

08167

VC-2351/13

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1-0 8147/17



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

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16/8/13
6.50 PM
15/8/13

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the past of this document.

District Sub-Register-III
Alipore, South 24-parganas

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 26th day of

August TWO THOUSAND AND THIRTEEN (2013) BETWEEN

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 1212 to 1231
being No 08147 for the year 2013.



(Rajendra Prasad Upadhyay) 11-September-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

D.S.R.-III
South 24 Parganas
Alipore



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08147 of 2013
(Serial No. 08167 of 2013 and Query No. 1603L000015523 of 2013)

On 26/08/2013

Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 18.50 hrs on :26/08/2013, at the Private residence by Sri Biswajit Biswas, one of the Claimants.

Admission of Execution(Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 26/08/2013 by

1. Sri Partha De, son of Sri Nirmal Chandra De, Sector-3, H A -197, Salt Lake City, Kolkata, Thana:-Bidhannagar (South), District:-North 24-Parganas, WEST BENGAL, India, Pin :-700097, By Caste Hindu, By Profession : Business
2. Mahua De, wife of Sri Partha De, Sector-3, H A -197, Salt Lake City, Kolkata, Thana:-Bidhannagar (South), District:-North 24-Parganas, WEST BENGAL, India, Pin :-700097, By Caste Hindu, By Profession : Business
3. Li Tai Yu, son of Late Li Chin Cheng, 47, South Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Buddhist, By Profession : Business
4. Li Tai Pao, son of Late Li Chin Cheng, 47, South Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Buddhist, By Profession : Business
5. Li Tai Choi, son of Late Li Chin Cheng, 47, South Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Buddhist, By Profession : Business
6. Sri Biswajit Biswas, son of Srii Probhash Biswas, A /41, Ganga Nagar, Mukundapur, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700099, By Caste Hindu, By Profession : Business

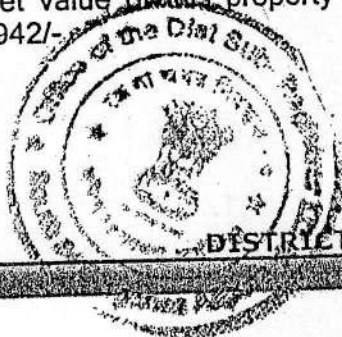
Identified By Ajay Kumar Goswami, son of Late H . C . Goswami, Flat No:3/8,wzcr,phase-413, Golf Green, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700095, By Caste: Hindu, By Profession: Service.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 27/08/2013

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-61,44,942/-



District Sub-Registrar-III
Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08147 of 2013
(Serial No. 08167 of 2013 and Query No. 1603L000015523 of 2013)

Certified that the required stamp duty of this document is Rs.- 430166 /- and the Stamp duty paid as:
Impressive Rs.- 1000/-

(Srijani Ghosh)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 11/09/2013

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 67630/- is paid , by the draft number 717008, Draft Date 11/09/2013, Bank Name State Bank of
India, GARFA, received on 11/09/2013

(Under Article : A(1) = 67584/- , E = 14/- , H = 28/- , M(b) = 4/- on 11/09/2013)

Deficit stamp duty

Deficit stamp duty Rs. 429200/- is paid , by the draft number 717006, Draft Date 11/09/2013, Bank :
State Bank of India, GARFA, received on 11/09/2013

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



District Sub-Registrar-III
Alipore, South 24-Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

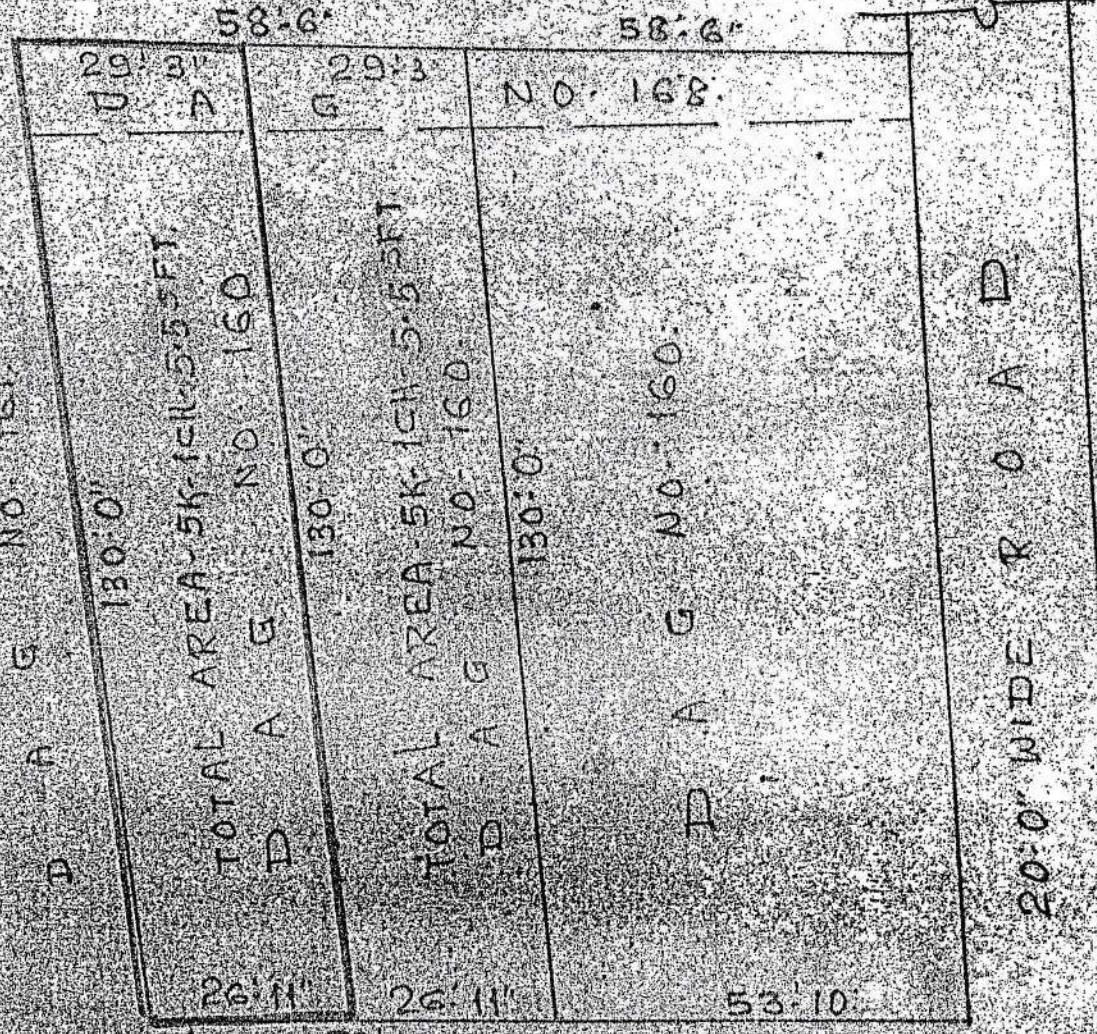
Endorsement Page 2 of 2

11/09/2013 14:23:00

PLAN OF PREMISES NO. 3129, NAYABAD, OF MOUZA
 NAYABAD, J. NO. 25, DAG NO. 160 (P) & 168 (P),
 KHATAN NO. 2, P.S. PURBAJADAVPUR, UNDER
 K.M.C. WARD NO. 109, DIST. 24. PG 5. (5).

DAG NO. 160 AREA 4K 9CH 18 SFT.
 DAG NO. 168 AREA 0K 7CH 32.5 SFT.
 TOTAL AREA 5K 1CH 5.5 SFT.

D A G NO. 168



20.0' WIDE ROAD

Mahine de Banerjee

Li Tafas

Handwritten signatures and notes on the right side of the diagram.

DRANBY

(1) SRI PARTHA DE, (PAN NO. AGBPD 0496N) son of Sri Nirmal Chandra De, (2) SMT. MAHUA DE, (BANERJEE), (PAN NO. AIQPB 7889L), wife of Sri Partha De, both by Religion- Hinduism, both by Nationality- Indian, both by Occupation- Business, both are residing at HA-197, Salt Lake City, Sector-III, Kolkata -700 097, hereinafter collectively called and referred to as the "VENDORS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their and/or each of their respective heirs, executors, successors, administrators, legal representatives and/or assigns) of the ONE PART

AND

(1) LI TAI YU (PAN NO. ABBPL 2623E), (2) LI TAI PAO, AND (PAN NO. ABBPL 2624D), (3) LI TAI CHOI (PAN NO. AAWPL 9832F), all sons of Late Li Chin Cheng, all by faith - Buddhist, all by occupation - Business, all are residing at 47, South Tangra Road, P.S. Tangra, Kolkata -700 046, (4) SRI BISWAJIT BISWAS, (PAN NO. AJPPB 3712L), son of Sri Probhash Biswas, by faith Hindu, by Occupation- Business, residing at A/41, Ganga Nagar, Mukundapur, P.S. Purba Jadaupur, Kolkata - 700 099, hereinafter collectively called and referred to as the "PURCHASERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their and/or each of their respective heirs, executors, successors, administrators, legal representatives and/or assigns) of the OTHER PART

WHEREAS one Rajendra Nath Dhara & Putiram Dhara both sons of Basu Dhara, & Sri Nibas Dhara son of Giridhar Dhara were the recorded owners in the Revisional Settlement Records of Right in respect of ALL THAT piece and parcel of land measuring 66 decimals comprised in Dag No. 160 and 17 decimals comprised in Dag No. 168, appertaining to R.S. Khatian No. 2, Situated at Mouza-Nayabad, J.L.No.25, Pargana-Khaspur, R.S.No.3, Touzi No. 56, under P.S. formerly Tollygunge then Jadavpur thereafter Kasba, now Purba Jadavpur, at present lying within the limits of the Kolkata Municipal Corporation, Ward No. 109, Sub-Registry Office at Sealdah, in the District of 24 Parganas, since South 24 Parganas, along with other landed property, morefully described in the Schedule hereunder written.

AND WHEREAS by virtue of mutual partition and/or division, the said Sri Putiram Dhara was exclusively seized and possessed of the 1/3rd share of the said land in separately from others and free from all encumbrances, by paying the usual rents and taxes.

AND WHEREAS while the said Sri Putiram Dhara enjoying and possessing the said land died intestate leaving behind him surviving his wife Smt. Sukuli Dhara, two sons namely Sri Modo Dhara & Sri Jagai Dhara and three daughters namely Smt. Gita Mondal, wife of Late Satya Charan Mondal, Smt. Vedi Pailan, wife of Sri Kalipada Pailan and Smt. Beno Sardar, wife of Sri Ajay Sardar, as his only legal heirs and successors who inherited the

said land left by the said deceased as per Hindu Suiccession Act 1955.

AND WHEREAS being the absolute owners of the said land, the said Smt. Sukuli Dhara and 5 others as aforesaid, jointly sold, transferred and conveyed a plot of gross land measuring **10 Cottahs 14 Chittaks** be the same a little more or less, out of which **9 cottahs 14 Chittaks 25 sq.ft** in Dag No. 160 and **15 Chittaks 20 sq.ft.** in Dag No. 168, which is lying and situated at Mouza-Nayabad, J.L.No.25, Pargana-Khaspur, R.S.No.3, Touzi No. 56, appertaining to R.S. Khatian No. 2, in Dag No. 160 & 168, under P.S. formerly Tollygunge then Jadavpur thereafter Kasba, now Purba Jadavpur, by a Bengali Deed of Sale dated 08.06.1988, registered in the office of District Registrar at Alipore and recorded in Book No. I, Volume No. 180, Pages from 17 to 26, Deed No. 6975 for the year 1988 unto in favour of the Sri Subodh Dhara and Sri Arun Dhara and Sri Arabinda Dhara, all sons of Sri Kanai Dhara of Vill -Nayabad, P.S. Purba Jadavpur, Kolkata -700 099, Dist: 24 Parganas(South) for a valuable consideration mentioned therein.

AND WHEREAS after such purchase, said Sri Subodh Dhara and Sri Arun Dhara and Sri Arabinda Dhara got their names mutated in the office of the Kolkata Municipal Coporation and the said land is known and numbered as Municipal Premises NO. 3129, Nayabad, P.S. Purba Jadavpur, Kolkata -700 099.

AND WHEREAS by virtue of the aforesaid purchase said

said Sri Subodh Dhara, Sri Arun Dhara and Sri Arabinda Dhara were peaceful land uninterrupted possession of the said property and Sri Subodh Dhara, Sri Arun Dhara and Sri Arabinda Dhara due to urgent need of money for meaning his legal necessities by Registered Indenture dated 23.06.1910, registered in the Office of the D.S.R. -III, Alipore, 24 Parganas recorded Book No. 1, CD Volume No. 9, Pages 7579 to 7594, being No. 04823 for the year 2010, sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring **10 Cottahs 14 Chittaks 00 Sq.ft.** more or less including area of common passage/road and the area of common passage/road measuring about **11 Chittaks 34 sq.ft** and after deducting the area of common passage/road net area measuring **10 Cottahs 2 Chittaks 11 sq.ft** more or less, along with **500 sq.ft** Tile shed structure standing thereon, which is lying and situated at Mouza-Nayabad, J.L.No.25, Pargana-Khaspur, R.S.No.3, Touzi No. 56, appertaining to R.S. Khatian No. 2, in Dag No. 160 & 168, under P.S. formerly Tollygunge then Jadavpur thereafter Kasba, now Furba Jadavpur, at present lying within the limits of the Kolkata Municipal Corporation, being **Premises No. 3129, Nayabad, Ward No. 109, Sub-Registry Office at Sealdah,** in the District of 24 Parganas, since South 24 Parganas also lying within the local limits, under K.M.C. in favour of **SRI PARTHA DE,** son of Sri Nirmal Chandra De, (2) **SMT. MAHUA DE,(BANERJEE),** wife of Sri Partha De, of HA-197, Salt Lake City, Sector-III, Kolkata -700 097, the Vendors herein for the consideration therein mentioned.

AND WHEREAS after purchase of the aforementioned property Vendors herein mutated their names in the records of Kolkata Municipal Corporation and recorded as **Premises No. 3129, Nayabad, Ward No. 109, Vide Assessee No. 311090861972.**

AND WHEREAS the Vendors herein namely SRI PARTHA DE, and SMT. MAHUA DE,(BANERJEE), the party of the One part herein being in need of money for their various legal necessities declared to absolute sale ALL THAT piece and parcel of land measuring 5 Cottahs 1 Chittaks 5.5 Sq.ft. more or less, out of land measuring about 10 Cottahs 2 Chittaks 11 sq.ft. along with 250 sq.ft Tile shed structure standing thereon, which is lying and situated at Mouza-Nayabad, J.L.No.25, Pargana-Khaspur, R.S.No.3, Touzi No. 56, appertaining to R.S. Khatian No. 2, in Dag No. 160 & 168, under P.S. formerly Tollygunge then Jadavpur thereafter Kasba, now Purba Jadavpur, at present lying within the limits of the Kolkata Municipal Corporation, being **K.M.C. Premises No. 3129, Nayabad, Ward No. 109.** and Sub-Registry Office at Sealdaha in the District South 24 Parganas, together with right to use of existing common road adjacent to the said land and the purchasers herein agreed to purchase the said land at a fixed price of **Rs. 50,00,000/- (Rupees Fifty Lacs) only.**

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs. 50,00,000/- (Rupees Fifty Lacs) only** being the lawful

money of the union of Indian well and truly paid by the said purchaser to Vendors on or before the execution of the these presents which is the full consideration money of the said property (the receipt whereof the Vendors do hereby admit and acknowledge of and from and every part thereof as per Memo of consideration hereunder written) and of and from the same and every part thereof the Vendors do hereby absolute sale, acquit, release and discharge forever the said purchasers and the said property hereby transferred the Vendors do hereby grant, transfer, convey, sell, assure and assign unto the said the purchasers ALL THAT piece and parcel of land measuring about **5 Cottahs 1 Chittaks 5.5 sq.ft.**, along with **250 sq.ft** R.T.S. structure standing thereon, which is lying and situated at Mouza - Nayabad, comprising corresponding ot R.S. Khatian No. 2, R.S.Dag No. 160, 168, J.L. No. 25, Touzi No. 56, R.S. No. 3, under K.M.C. Ward No. 109, P.S. Purba Jadaupur, and part of **K.M.C. Premises No. 3129 Nayabad, Kolkata - 700 099** and Sub-Registry Office at Sealdaha in the District South 24 Parganas, together with right to use of existing common road on the "said Property" adjacent to the said land, as described in the schedule hereunder written and delineated in the plan annexed hereto and depicted by **RED** border lines or howsoever otherwise the "said land" hereditament now is or are or heretofore was or were situated, butted, bounded, called known, numbered, described or distinguished with all paths, passages ways, sewers, drains, ditches, hedges, bushes, shrubs

water, water courses, and all other former and ancient right, title, interest, liberties, benefits privileges, advantage, easements, appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong to be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title interest, claim and demand whatsoever in the said land both at law and in equity of the Vendor into and upon the "said Land" and every part thereof and all the deeds, pattahs, muniments, writing evidences, of title relating to or concerning the "said land" hereditaments and premises or every part thereof which now are or may hereafter be in the custody power, control or possession of the Vendor or any person or persons from whom the said Vendors or any person or persons from whom the said Vendors may procure the same without any lawful action eviction or suit to have and to hold the said land and hereditament so to be unto and to the use of the purchaser absolutely forever free from all encumbrances. the Vendors do hereby covenant with the purchasers that notwithstanding any act, thing, deed, matters, whatsoever made done or executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the "said land" hereby sold or expressed or intended so to be unto and to the use of the purchasers in the

manner aforesaid and delivered full vacant and peaceful khas possession thereof simultaneously with the execution of these presents and that the purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the "said Land" and the said property and every part thereof and pay the rents to the collector South 24 Parganas for the State of W.B. upon getting the name duly mutated in the BLRO concerned in place of the Vendors and receive the rents, issues, and profits thereof without any lawful eviction, interruption claim and demand etc.

Further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof under or in trust for the Vendors shall and will from time to time or at all times hereafter at the costs and request of the purchaser to do and execute or cause to be done and executed all such acts, deeds, and things and matters whatsoever for further better and more perfectly assuring and conveying the said land and the said property to and unto the Purchaser as shall or may reasonably be required.

The said land and the said property has not been acquired by the State Govt. or any other authority nor the Vendor received any notice for acquisition or requisition of the said land or any part thereof.

If any of the representations or covenants made hereinbefore by the Vendor is subsequently found to be false or any fraud is detected hereafter the Vendors shall be liable for the same.

-: THE SCHEDULE "A" ABOVE REFERRED TO :-

ALL THAT piece and parcel of Bastu land measuring 5 (Five) Cottahs 1(one) Chittaks 5.5(five point five) sq.ft., more or less, along with 250 sq.ft R.T.S. structure standing thereon, which is lying and situated at Mouza - Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, comprising in R.S. Khatian No. 2, R.S.Dag No. 160, 168, under K.M.C. Ward No. 109, P.S. Purba Jadavpur, and part of K.M.C. Premises No. 3129, Nayabad, Ward No. 109, Vide Assessee No. 311090861972, and Sub-Registry Office at Sealdaha in the District South 24 Parganas, within the Jurisdiction Kolkata Municipal Corporation together with right to use of existing common road adjacent to the said Plot of land as well as said premises together with all right of easements thereto and the said plot of land with structure hereby sold delineated by a map or Plan annexed hereto and depicted by Red border lines which forms to be the part and parcel of this document and same is butted and bounded as follows :-

On the North :- By land of R.S. Dag No. 168.

On the South :- By 20ft. wide Road.

On the East :- Land of Vendors

On the West :- By Land of R.S. Dag No. 161.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

EXECUTED AND DELIVERED

by the Parties hereto at Kolkata

in the presence of :-

WITNESSES :-

1. *Abin Saha*
Mr

2. *Ajay Kumar G*
Flat-3/8, Phase-4B.
Golf Green.
Kolkata. 700095.

Janak

Mahua de Bernerjee

SIGNATURE OF THE VENDORS

1 *[Signature]*

2 *[Signature]*

3 *Li Tarao*

4 *[Signature]*

SIGNATURE OF THE PURCHASERS

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of Rs. 50,00,000/- (Rupees Fifty lacs) only being the full and entire consideration money in the manner hereunder written.

<u>Sl. No.</u>	<u>Cheque/D.D. No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount (Rs.)</u>
1.	038737	24.08.13	Axis Bank, Garia	Rs. 6,25,000/-
2.	038738	24.08.13	Axis Bank, Garia	Rs. 6,25,000/-
3.	918553	24.08.13	Punjab & Sind Bank Tangra Br.	Rs. 6,25,000/-
4.	918551	24.08.13	Punjab & Sind Bank Tangra Br.	Rs. 6,25,000/-
5.	805355	24.08.13	Federal Bank Tangra Br.	Rs. 6,25,000/-
6.	918549	24.08.13	Punjab & Sind Bank Tangra Br.	Rs. 6,25,000/-
7.	918558	24.08.13	Punjab & Sind Bank Tangra Br.	Rs. 6,25,000/-
8.	918556	24.08.13	Punjab & Sind Bank Tangra Br.	Rs. 6,25,000/-
Total				Rs. 50,00,000/-

(Rupees Fifty lacs) only

WITNESS :-

1. Alok Safui

2. Ajay Kumar Gomon

(Signature)

(Signature)
SIGNATURE OF THE VENDORS

Drafted by me :

(Signature)

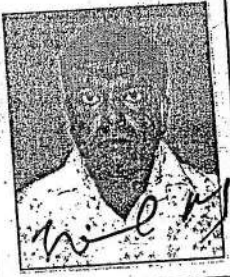





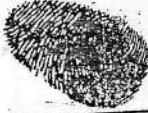




Alok Safui

Advocate












Alipore Police Court
Kolkata - 700027

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PHOTO	left hand					
	right hand					












Name.....
Signature.....

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	right hand					

Name..... BISWAJIT BISWAS.....
Signature..... *Biswas*.....

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name..... PARTHA DE.....
Signature..... *Partha De*.....












		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name..... MAHUA DE BANERJEE.....
Signature..... *Mahua de Banerjee*.....
Mahua de Banerjee

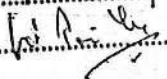
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PHOTO	left hand					
	right hand					












Name

Signature

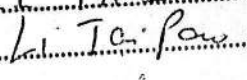
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	right hand					












Name LI TAI YU

Signature 

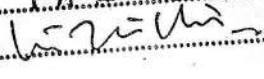
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	left hand					
	right hand					

Name LI TAI PAO

Signature 

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name LI TAI CHOT

Signature 



THE KOLKATA MUNICIPAL CORPORATION
Assessment-Collection Department
No Outstanding Certificate (NOC)

NOC No: E1499052020/311090870675
NOC Issue Date : 16/03/2021

From
The Assessor-Collector

To

The Owner:
LI TAI YU,
LI TAI PAO,
LI TAI CHOI &
SRI. BISWAJIT BISWAS

Dear Sir(s)/Madam(s),

Re: Assessee No : 311090870675
Premises No : 3129/1, NAYABAD
Ward No : 109

This is to inform that, as per our records, there is no outstanding amount due against the above mentioned assessee no as on date.

This NOC is based on the AV Rs. 81470 w.e.f. 1/2017

This payment status is valid upto 31/03/2021.

For, Assessor-Collector

Date : 16/03/2021

Current unpaid amount Rs. 0.

Pending GR - .

As per available data as on our record.

This NOC will not cover any fresh/supplementary demand on account of General Revaluation/Interim Revaluation.
This NOC will be treated as invalid and cancelled, if any payment through Bank Draft / Pay Order drawn in favour of KMC, fails to be encashed.
This document being computer generated does not require any signature



THE KOLKATA MUNICIPAL CORPORATION
Assessment-Collection Department
No Outstanding Certificate (NOC)

NOC No: E1499052020/311090870675
NOC Issue Date : 16/03/2021

From
The Assessor-Collector

To

The Owner:

LI TAI YU,
LI TAI PAO,
LI TAI CHOI &
SRI. BISWAJIT BISWAS

Dear Sir(s)/Madam(s),

Re: Assessee No : 311090870675
Premises No : 3129/1, NAYABAD
Ward No : 109

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