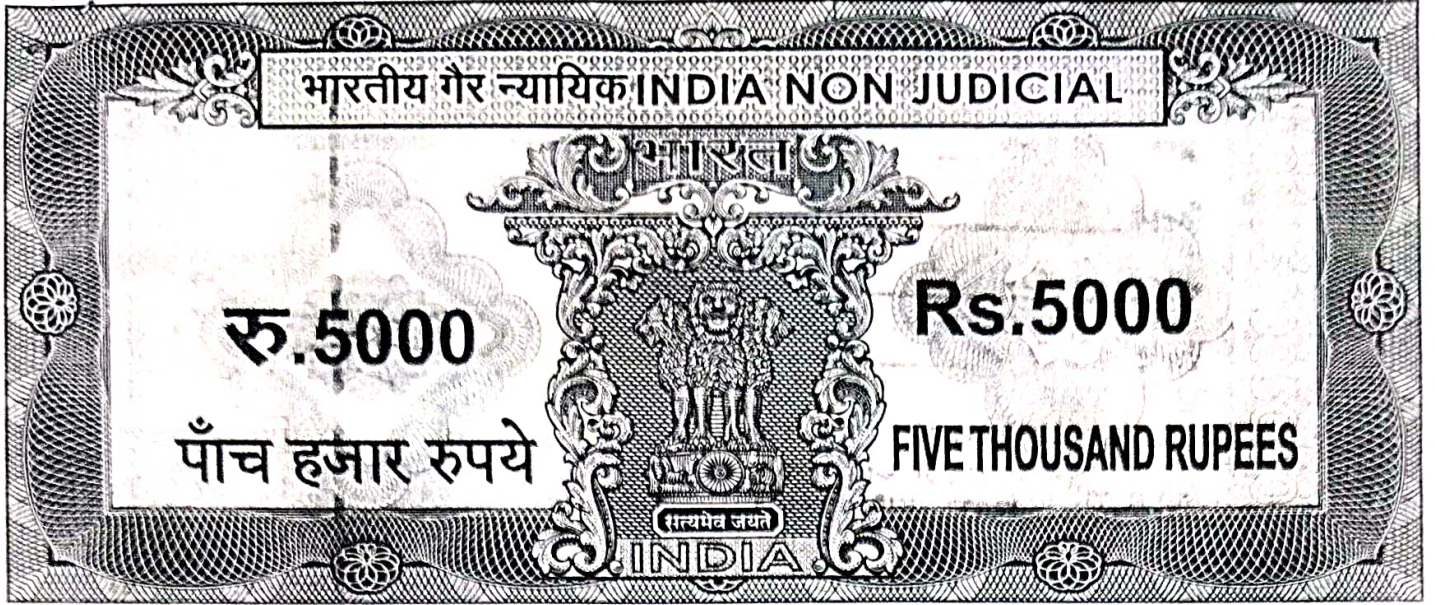


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 508173

01/11/2017  
40,00,000/-

(6) Land

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

District Sup. Register  
Howrah

14 NOV 2017

## DEED OF CONVEYANCE

POLICE STATION -HOWRAH,

DISTRICT-HOWRAH

CONSIDERATION VALUED AT RS. 40,00,000/-

THIS DEED OF CONVEYANCE is made on this ...14<sup>th</sup>... day of  
November, 2017 (Two Thousand Seventeen)

\* B E T W E E N \*

Contd...

3998 তাং 30.10.12

ক্রম - শ্রী / শ্রীমতী Souil Ghos

ঠিকানা Howrah

পূর্বাঙ্গ Sushil টাকা

স্বাক্ষর

*[Handwritten Signature]*

অরুণ সরকার  
হাওড়া কালেক্টরেট  
হাওড়া কোর্ট কমপ্লেক্স



Sub-Regional  
Howrah

14 NOV 2012

(1) **SRI ANINDYA MITRA, [PAN-AIHPM9114C]** Son of Late Prasanta Mitra, by faith Hindu, by Nationality Indian and (2) **SMT. BABY ROYCHOWDHURY, [PAN-AGIPR7354N]** Wife of Ashok Banerjee and daughter of Late Prasanta Mitra, by faith Hindu, by Nationality Indian, both residing at 106, Kiran Chandra Singha Road, Post Office & Police Station Shibpur, District Howrah-711102, hereinafter jointly called and referred to as the **VENDORS** (Which expression unless excluded by or repugnant to the context shall mean and include all their respective heirs, legal representatives, successors, executors, administrators and assignors) of the **ONE PART.**

**AND**

**SRI SUNIL KUMAR SHAW, [PAN-BDBPS9769K]** Son of Ganga Prasad Shaw, by faith Hindu, by Nationality Indian, residing at 33/2, M.C. Ghosh Lane, Post Office & Police Station-Howrah, District- Howrah-711101, hereinafter called and referred to as the **PURCHASER** (Which expression unless excluded by or repugnant to the context shall mean and include all his heirs, legal representatives, successors, executors, administrators and assignees) of the **OTHER PART.**

**WHEREAS ALL THAT** piece and parcel of Bastu Land measuring more or less 1 (One) Cottah 26 (Twenty Six) Square feet, comprised in and situated at Howrah Municipal Corporation Holding No.83, Nilmoni Mullick Lane, Police Station & District Howrah, within the ambit of Howrah Municipal Corporation Ward No. 19, **AND ALSO** Bastu Land measuring more or less 1 (One) Cottah 42 (Forty Two) Square feet (as per Deed) which is at present as per physical measurement 1 Cottah 4 Chittaks 30 Square Feet including Private passage attached thereto, comprised in and situated at Howrah Municipal Corporation Holding No.83 & 88A, Nilmoni Mullick

*Contd....*

Lane, Police Station & District Howrah, within the ambit of Howrah Municipal Corporation Ward No. 19, which have since been amalgamated into single plot of land measuring about 02 Cottah 05 Chittaks 11 Square Feet (according to present physical measurement) together with structure made of R.T. Shed standing thereon measuring more or less 100 Square feet, together with right to use Common Passages attached to the properties hereby sold together with all sorts of easements annexed thereto, within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Howrah, which is morefully and particularly described in the Schedule hereunder written and hereinafter called the said properties and shown in the annexed sketch map is hereinafter referred to as the subject matter of this Deed;

**AND WHEREAS** previously Prasanta Kumar Mitra (now deceased) purchased from one Prodosh Kumar Mitra all that piece and parcel of Bastu Land measuring more or less 1 (One) Cottah 26 (Twenty Six) Square feet, together with structure made of R.T. Shed standing thereon, comprised in and situated at Howrah Municipal Corporation Holding No.83, Nilmoni Mullick Lane, Police Station & District Howrah, by virtue of a Registered Bengali Kobala dated 24th December, 1997 and the said Kobala was Registered before the Office of District Sub-Registrar at Howrah and Recorded in Deed No.4347 for the year 1997 and since then the said Prasanta Kumar Mitra became absolute owner in respect of the said property;

**AND WHEREAS** the said Prasanta Kumar Mitra acquired the Bastu Land measuring more or less 1 (One) Cottah 42 (Forty Two) Square feet (as per Deed) which is at present as per physical measurement 1 Cottah 4

*Contd....*

Chittaks 30 Square Feet including Private passage attached thereto, together with structure made of R.T. Shed standing thereon, comprised in and situated at Howrah Municipal Corporation Holding No.83 & 88A, Nilmoni Mullick Lane, Police Station & District Howrah together with right to use Common Passages of the property by way of Gift from his mother Smt. Pritimoyee Mitra by virtue of a Registered Deed of Gift dated 23rd August, 1990 and the said Deed was Registered before the Office of A.D.S.R. at Howrah and Recorded in Deed No.3617 and since then the said Prasanta Kumar Mitra became absolute owner in respect of the said land;

**AND WHEREAS** the said Prasanta Kumar Mitra while enjoying and possessing the aforesaid two properties died 03.07.1999 leaving behind his legal heirs and successors i.e. his widow wife Smt. Kshama Mitra (since deceased), one son SRI ANINDYA MITRA and one daughter SMT. BABY ROYCHOWDHURY who inherited the Schedule mentioned properties from their deceased husband and father respectively namely Prasanta Kumar Mitra by way of inheritance according to the provisions of Hindu Succession Act, 1956 and they became joint owners thereof each having their undivided 1/3<sup>rd</sup> share thereof.

**AND WHEREAS** thereafter said Smt. Kshama Mitra died intestate on 04.12.2015 leaving behind his aforesaid son and daughter i.e the present Vendors herein as her only legal heirs and successors and her undivided 1/3<sup>rd</sup> share in the aforesaid properties has been devolved upon her aforesaid son and daughter.

**AND WHEREAS** in the manner as aforesaid, the present Vendors herein have become the joint Owners and Occupiers of the Schedule mentioned properties the have amalgamated the above mentioned two plots of land  
*Contd....*

into one single plot of land by virtue of a registered Deed of Amalgamation which was registered in the Office of D.S.R. at Howrah and recorded in Book No. I, Being No. 10272 for the year 2017 and now the present Vendors herein are in peaceful possession of the Schedule mentioned properties without any interruption from any corner whatsoever and the said properties remains free from all encumbrances;

**AND WHEREAS** the Vendors herein are thus seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu Land measuring more or less 1 (One) Cottah 26 (Twenty Six) Square feet, comprised in and situated at Howrah Municipal Corporation Holding No.83, Nilmoni Mullick Lane, Police Station & District Howrah, within the ambit of Howrah Municipal Corporation Ward No. 19, AND ALSO Bastu Land measuring more or less 1 (One) Cottah 42 (Forty Two) Square feet (as per Deed) which is at present as per physical measurement 1 Cottah 4 Chittaks 30 Square Feet including Private passage attached thereto, comprised in and situated at Howrah Municipal Corporation Holding No.83 & 88A, Nilmoni Mullick Lane, Police Station & District Howrah, within the ambit of Howrah Municipal Corporation Ward No. 19, which have since been amalgamated into single plot of land measuring about 02 Cottah 05 Chittaks 11 Square Feet (according to present physical measurement) together with structure made of R.T. Shed standing thereon measuring more or less 100 Square feet, together with right to use Common Passages attached to the properties hereby sold together with all sorts of easements annexed thereto, within the within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Howrah as mentioned in the Schedule hereunder written is hereinafter referred to as the "PROPERTIES" under "TRANSFER";

*Contd....*

**AND WHEREAS** the Vendors herein being in urgent need of money declared to sell the Schedule mentioned properties at a consideration amount of **Rs. 40,00,000/- (Rupees Forty Lakhs) only** to which the Purchaser has agreed to purchase the same and hence this Deed;

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS :**

- A. That in consideration of payment of a sum of **Rs. 40,00,000/- (Rupees Forty Lakhs) only** paid this day by the Purchaser to the Vendors as per Memo of consideration hereunder written, the receipt whereof Vendors **DO HEREBY** admit, acknowledge and discharge the Purchaser from making payment of any further sum whatsoever, the Vendors **DO HEREBY** transfer convey and assign by way of sale unto the Purchaser **ALL THAT** piece and parcel of Bastu Land measuring more or less 1 (One) Cottah 26 (Twenty Six) Square feet, comprised in and situated at Howrah Municipal Corporation Holding No.83, Nilmoni Mullick Lane, Police Station & District Howrah, within the ambit of Howrah Municipal Corporation Ward No. 19, **AND ALSO** Bastu Land measuring more or less 1 (One) Cottah 42 (Forty Two) Square feet (as per Deed) which is at present as per physical measurement 1 Cottah 4 Chittaks 30 Square Feet including Private passage attached thereto, comprised in and situated at Howrah Municipal Corporation Holding No.83 & 88A, Nilmoni Mullick Lane, Police Station & District Howrah, within the ambit of Howrah Municipal Corporation Ward No. 19, which have since been amalgamated into single plot of land measuring about 02 Cottah 05 Chittaks 11 Square Feet (according to present physical measurement)

*Contd....*

together with structure made of R.T. Shed standing thereon measuring more or less 100 Square feet, together with right to use Common Passages attached to the properties hereby sold together with all sorts of easements annexed thereto, within the within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Howrah, mentioned in Schedule hereunder written unto the Purchaser **AND TO HAVE AND TO HOLD** the same absolutely and forever.

- B. That said title, interest, claim, demand whatsoever of the Vendors unto or upon the same and every part thereof **TO HAVE AND TO HOLD** the same unto and to use by the Purchaser including **his** heirs, executors, administrators, assignees absolutely and forever **TOGETHER WITH** all title, deeds, things, writings and other evidences of title and the Vendors **DO HEREBY** covenant with the Purchaser and assign that notwithstanding any acts, deeds, and things hereto before done, executed and knowingly suffered to the contrary, the Vendors are now fully seized and possessed of the said properties free from all encumbrances, attachments or defects in title whatsoever and the Vendors have full power, control and authority to sell the schedule mentioned properties and the Purchaser shall henceforth peaceably and quietly hold, possess, enjoy the said properties in khas without claim or demand whatsoever from the Vendors or any person claiming through or under them.

*Contd....*



**THE VENDORS HEREBY COVENANT WITH THE PURCHASER AS  
FOLLOWS :**

1. That the Vendors have subsisting, absolute and unfettered perfect right to sell the schedule mentioned properties having no other Co-owners and Co-sharers.
2. That the properties hereby sold is free from all encumbrances.
3. That the properties hereby sold is not attached with any decree by the Court, nor the said properties is Debattar one.
4. That the Vendors hereby declare that they have not entered into any agreement for sale with any other person/persons, organization nor with anybody in connection with the said properties, nor the Vendors have mortgaged the said properties with any Bank or any Financial Institution and nor the properties has been encumbered in any way and the same is not also attached with any scheme of Government/Improvement Authority nor the properties is acquired under the Land Acquisition Act, and there is no legal impediment or otherwise as a reason of which the Vendors are prevented for selling the Schedule mentioned properties and the said properties remains free from all encumbrances.
5. That the Vendors shall cooperate with the Purchaser as and when necessary by the Purchaser in course of mutation of property.

*Contd....*

6. That the Purchaser shall have every right to mutate **his** name before Settlement Department and Howrah Municipal Corporation etc. by deleting the name of the recorded owner and to pay revenues and taxes thereof in **his** own name before all competent authorities and the Vendors further agree to Co-operate with the Purchaser for all time for the purpose of mutation.
7. That the Purchaser is entitled to develop the Schedule mentioned properties according to **his** own liking and the Purchaser shall use, enjoy and peaceably and quietly possess the Schedule mentioned properties including **his** heirs, legal representatives, successors, and assignees having absolute perfect transferable right like sale, gift, mortgage etc..
8. That the Vendors hereby undertake to execute and register any further Deed in future like Deed of Rectification or Deed of Declaration for more and further clear title and also better enjoyment of the Purchaser, in case of necessity, at the request and cost and expenses of the Purchaser.
9. That the Purchaser is entitled to use, occupy and enjoy all easements, appurtenances, hereditaments, messuages,

*Contd....*

advantages, benefits, privileges appertaining to and arising out of the properties hereby sold along with all advantages of path, pathways, passage and also entitled to install electricity, telephone and water connection underneath the common passage appertaining to the properties hereby sold to the Purchaser by the Vendors and the Purchaser is also entitled to construct and renovate the schedule mentioned properties and the Purchaser shall and may at all times, hereinafter peaceably and quietly possess and enjoy the said plot of land with said description in full and receive rent, issues and profits thereof without any lawful eviction, introduction claims or demands whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors-in-interest.

10. That the Vendors hereby deliver khas possession of the properties hereby sold to the Purchaser.
11. That the Vendors hereby execute this Deed of Conveyance in favour of the Purchaser after realising the meaning of this Deed at their free will and consent, while physically fit and mentally alert.

*Contd....*

**SCHEDULE OF PROPERTIES HEREBY SOLD**

**ALL THAT** piece and parcel of Bastu Land measuring more or less 1 (One) Cottah 26 (Twenty Six) Square feet, comprised in and situated at Howrah Municipal Corporation Holding No.83, Nilmoni Mullick Lane, Police Station & District Howrah, within the ambit of Howrah Municipal Corporation Ward No. 19, **AND ALSO** Bastu Land measuring more or less 1 (One) Cottah 42 (Forty Two) Square feet (as per Deed) which is at present as per physical measurement 1 Cottah 4 Chittaks 30 Square Feet including Private passage attached thereto, comprised in and situated at Howrah Municipal Corporation Holding No.83 & 88A, Nilmoni Mullick Lane, Police Station & District Howrah, within the ambit of Howrah Municipal Corporation Ward No. 19, which have since been amalgamated into single plot of land measuring about 02 Cottah 05 Chittaks 11 Square Feet (according to present physical measurement) including private passage together with structure made of R.T. Shed standing thereon measuring more or less 100 Square feet, together with right to use Common Passages attached to the properties hereby sold together with all sorts of easements annexed thereto, within the within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Howrah and the entire property is butted and bounded as follows :-

*Contd....*

**On the North :** Nilmoni Mullick Lane.

**On the South :** Property of Makali Bayam Samity.

**On the East :** partly 8'feet wide common passage thereafter Land and building of P.K. Mitra and partly Land and Building of Probir Kumar Mitro.

**On the West :** Property of G.C.Das (Holding No. 82, Nilmoni Mullick Lane.

**The property is morefully and particularly described and delineated with RED colour border in the Plan annexed to this Deed which is made a part of this Deed.**

*Contd....*

IN WITNESS WHEREOF the parties herein hereby put their respective signature on this Deed of Conveyance on this day, month and year above written.

WITNESSES

1. Debasini Gu.  
100/11, M. C. Ghosh  
Lane, Howrah - 711101

Anuradha Mitra.

2 - Sandhya Mondal  
Howrah

Balraj Roy Chowdhury

\_\_\_\_\_  
SIGNATURE OF THE VENDORS

Sunil Kumar Ghosh  
\_\_\_\_\_  
SIGNATURE OF THE PURCHASER

Drafted by me

Bilal Kumar Majumdar

Advocate

Judges' Court at Howrah

Enrolment No. WB/1051/1974.

Computerized by

Timir Das

Judges' Court, Howrah

Contd....

MEMO OF CONSIDERATION

Received of and from the within-mentioned Purchaser a sum of **Rs. 40,00,000/- (Rupees Forty Lakhs) only** as total consideration money for the Schedule mentioned properties in the manner as below :-

Date	Particulars	Amount
07.08.2017	Ch. No. 385662 of Axis Bank	Rs. 5,00,000/-
07.08.2017	Ch. No. 385663 of Axis Bank	Rs. 5,00,000/-
07.11.2017	Ch. No. 015946 of Axis Bank	Rs. 15,00,000/-
07.11.2017	Ch. No. 015947 of Axis Bank	Rs. 15,00,000/-

**Total Rs. 40,00,000 /-**

**(Rupees Forty Lakhs) only**

WITNESSES

1. Debasis Sa.  
100/11, M. C. Ghosh  
Lane, Howrah - 711101

Anandya Mitra.

2. Asoy Banerjee  
106 Nirvan Chandra  
Singh Road,  
Flat No - B-10  
Shibpur, Howrah

Baloy Roy Chowdhury

SIGNATURE OF THE VENDORS

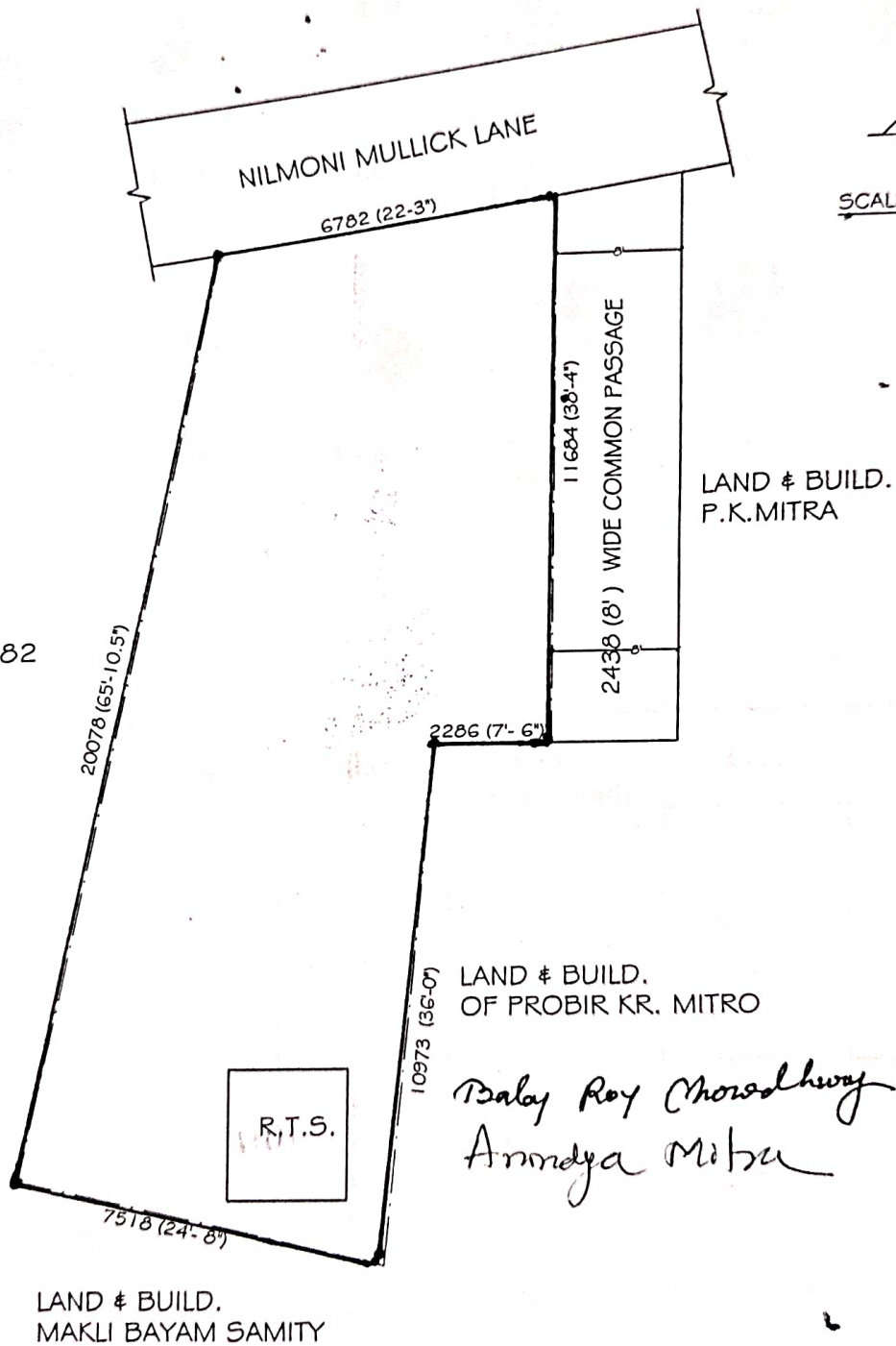
# DEED PLAN

AT HOLDING NO.- 83 & 88 / A , NILMONI MULLICK LANE,  
P.S.- HOWRAH , DIST.- HOWRAH. WARD.- 19.












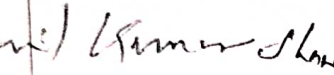










AREA OF THE LAND :- 02 K. 05 CH.- 11 SFT.  
SHOWN IN COL. **RED**























VENDOR.- BABY ROY CHOWDHURY, ANINDYA MITRA.

VENDEE.- SUNIL KUMAR SHAW

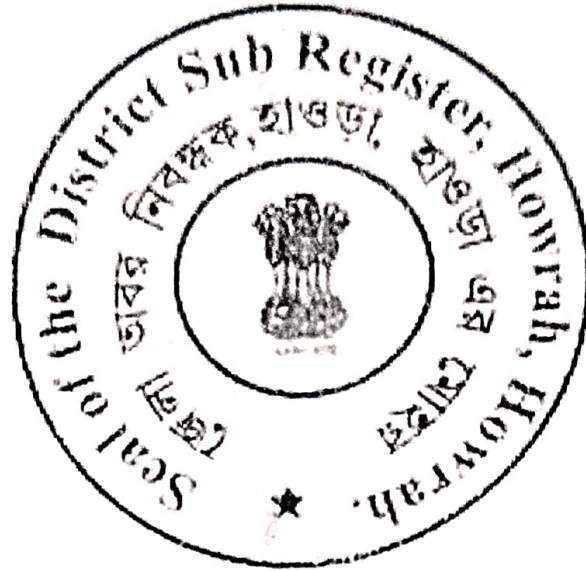




Picture Signature Of Executants	Little	Ring	Middle (Right Hand)	Fore	Thumb
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
Signature	Little	Ring	Middle (Right Hand)	Fore	Thumb
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					

Picture Signature Of Executants	Little	Ring	Middle (Right Hand)	Fore	Thumb
					
	<p>Little</p>	<p>Ring</p>	<p>Middle (Left Hand)</p>	<p>Fore</p>	<p>Thumb</p>
<p>Anirudh K. Bha</p>					
Signature	Little	Ring	Middle (Right Hand)	Fore	Thumb
					
	<p>Little</p>	<p>Ring</p>	<p>Middle (Left Hand)</p>	<p>Fore</p>	<p>Thumb</p>
<p>Baby Roy Chowdhury</p>					

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0501-2017, Page from 278115 to 278139  
being No 050110283 for the year 2017.



Digitally signed by TAPAS DUTTA  
Date: 2017.11.14 14:27:42 +05:30  
Reason: Digital Signing of Deed.

*Tapas Dutta*

(Tapas Dutta) 14-11-2017 14:27:36  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. HOWRAH  
West Bengal.

(This document is digitally signed.)