

00497

1-66622/2010

भारतीय नै न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

613785



The convenience stamps attached to this document are the part of this document

2010
Ad. R. Dist. Sub. Registrar,
Biswanath, South 24 Pgs.

Prathandrasakshi Chatterjee

Rijush Dasgupta

03 FEB 2010 **DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made on this the 2nd day

of February, Two thousand Ten (2010)

BETWEEN

1962, executed between all parties mentioned...

No. 936 Date 14/11/2010 Rs. 5800/-
Name P. Jyoti Naskar
Address P. Jyoti Naskar, Kollon, Bishnupur
my P. P. U.

VENDOR: NARAYAN UDIN GAZI
ALIPOR JUDGE COURT
KOLKATA-700027

Signature of Vendor

Mr. Nataraj Nath Chatterjee



VCT/1
165

Nataraj Nath Chatterjee



Partha Chatterjee
510 Haffner Road
681 Sankar Road
Cal - 26

550

ADSB, BISHNUPUR
SOUTH 24 PARGANAS

02 FEB 2010

SRI RATHINDRA NATH CHATTERJEE, son of Late Banku Behari Chatterjee, by faith - Hindu, by Nationality - Indian, by occupation - Retired, residing at 68, Sadananda Road, Police Station - Kalighat, Kolkata - 700 026, hereinafter called and referred to as the "VENDOR/OWNER" (which term or expression shall unless excluded by or repugnant to the context shall mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the ONE PART.

AND

SRI PIJUSHANASKAR son of Sri Madan Naskar, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Chakrajumolla, Police Station - Bishnupur, Dist.- South 24 Parganas, hereinafter called or referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context shall mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the "OTHER PART".

WHEREAS by Deed of Conveyance dated 27th day of February, 1962, executed between Sri Niranjan Mondal therein referred to

as the Vendor of the One part and Rathindra Nath Chatterjee referred to as to purchaser of the other part herein referred to as the Vendor and registered with the office of the Additional Dist. Sub Registrar at Bishnupur in Book No. 1 Volume No. 20 pages 73 to 77 Being No. 1337 for the year 1962 whereby and whereunder the said vendor sold Granted Conveyed and transferred unto the said Purchaser ALL THAT piece and parcel of land measuring more or less 66 decimals. with structures standing therein lying and situate of Pargana - Magura Mouza - Chakrajumolla, J. L. No. 18, C.S. - Khatian No. - 20, R.S. Khatian No. 349, comply LR.Khatian No. 735/1, R.S. & L.R. Dag No. 159, 160 the District of South Parganas within the limits of Rasapunja Gram panchayat free from all encumbrances, liens, lispence, charges, trusts whatsoever for valuable consideration mentioned therein.

AND WHEREAS by another Deed of Conveyance dated 27.02.62 executed between Sri Panchu Charan Sardar, referred to as the Vendor of the one part and Sri Rathindra Nath Chaterjee, therein referred to as the Purchaser, of the other part herein referred to as the Vendor and registered with the office

of the Additional District Sub-Registrar at Bishnupur, and recorded in Book No. 1, Volume No. 18, Pages 277 to 278, Being No.1394 for the year 1962 whereby and whereunder the said Vendor therein sold, granted, conveyed and transferred unto the said Purchaser ALL THAT piece and parcel of land measuring about 1 decimal be the same a little more or less, lying at Pargana - Magura, Mouza - Chakrajumolla, Touzi No. 1, J.L.No. 18, Prajoli Khatian No. 389, L.R.Khatian No. 735/1, R.S. & L.R.Dag No. 132/1003 in the District of South 24 Parganas within the limits of Rasapunja Gram Panchayat free from all encumbrances, liens, lispence, charges, trusts whatsoever for valuable consideration mentioned therein.

AND WHEREAS by virtue of aforesaid two deeds of Conveyance the Vendor herein become absolutely seized and possessed of other wise well and sufficiently entitled to ALL THAT piece and parcel of land measuring schedule particularly described and mentioned in the thereunder written absolutely free from all encumbrances whatsoever (hereinafter referred to as the said property).

AND WHEREAS some time in the year 1992 Madan Makal who has no right title and interest in respect of the said Property had falsely claimed possession in respect of the said Property.

AND WHEREAS one Madan Makal and others falsely filed a Title Suit which was registered as Title suit No. 3 of 1994 before the 10th Court of Civil Judge Sr. Division at Alipore on the allegation contained therein claiming the right, title and interest in the said property.

AND WHEREAS the said suit no. 3 of 1994 was disposed off by the Ld. Civil Judge (Senior Divn.) at the Court of the Alipore on 22nd December, 2000 against the Vendor herein.

AND WHEREAS the Vendor herein preferred an appeal against the said Judgment passed by the Ld. 10th Civil Judge , at Alipore before the Ld. District Judge , Alipore which was as Title Appeal No. 22/2000 and was disposed of by the additional District Judge 10th Court at Alipore on 12th Oct, 2001.

AND WHEREAS second appeal in respect of the same was filed before the Hon'ble High Court at Calcutta by the Vendor vide SAT. No. 164/2002 (S.A. 6/2003) against the order dated 12.10.2001 passed by the Ld. 10th Addl. District Judge in Title Appeal 22 of 2000 and Hon'ble Justice Mr. Pranab Kumar Deb on 8.12.2009 passed 16 annas decree in favour of the Vendor on the basis of compromise petition filed by the parties .

AND WHEREAS the said MADAN MAKAL and others filed second appeal before the Hon'ble High Court at Calcutta Tender No. has been registered as 460/2002 being SA 98/2003 and the said Appeal was dismissed for non prosecution by the Hon'ble Justice Mr. Tapan Mukherjee.

AND WHEREAS since purchase the Vendor herein has been seized and possessed of or otherwise well and sufficiently entitled to aforesaid land measuring more or less 67 decimals TOGETHER WITH one-storied building measuring more or less 600 sq.ft. thereon lying at Pargana Magura, Mouza - Chakrajummolla J. L. No. -18 C. S. Khatian No. 20 L.R.Khatian no. -735/1 R.S.& L.R.Dag No. 159, 160, 132/1000 P. S. -

Bishnupur, Dist. - South 24 Pargana, within the limits of Rasapunja Grampanchyat particularly mentioned and described in the Schedule hereunder written without any claim, demand, attachment, encumbrances whatsoever from any corner by paying rents and taxes to the appropriate authority.

AND WHEREAS the Vendor has agreed to sale and the purchaser has agreed to purchase the said from all encumbrances 16.75 decimals out of 67 decimals land together with 100 sq. ft. out of 400 sq. ft. of one storied building standing thereon lying at Pargana Magura, Mouza - Chakrajumolla, J. L. No. -18 C. S. Khatian No. 20, R.S.Khatian No. 349 , L.R. Khatian No. 735/1 , R.S. & L.R. Dag No. 159, 160, Prajai Khatian no. 389, R.S. & L.R.Dag No. 132/1003 under P.S. - Bishnupur , District South 24 Pargana within the limits of Rasapunja Grampanchyat more fully described in the schedule below including all right title interest possess on and the Purchaser herein agreed to purchase the aforesaid land measuring more or less 16.75 decimals value of Rs.

together with one storied building standing thereon measuring more or less 100 sq. ft. out of 400 sq. ft. value of Rs.

more fully described in the schedule below total consideration price of Rs.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the sum of Rs.

paid by the Purchaser to the Vendor at or immediately before the execution of these presents the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser his heirs, executors, administrators, representatives and assigns and every one of them and also the said property the Vendor as beneficial owner do hereby indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchasers ALL THAT piece and parcel of land with structure standing thereon measuring more or less 16.75 decimals out of 67 decimals land together with 100 sq. ft. more or less out of 400 sq. ft. of one storied building standing thereon lying at Pargana Magura, Mouza - Chakrajumolla, J. L. No. - 18 C. S. Khatian No. 20, R.S. Dag No. 349, R.S. & L.R. Khatian No. 735/1 R.S. & L.R. Dag No. 159, 160, Prajai Khatian No. 349 and R.S. &

L.R. Dag No. 132/1000 under P. S. - Bishnupur , Dist. - South
24 Parganas the said property fully mentioned and described in
the Schedule hereunder OR HOWSOEVER otherwise the said
property now or heretofore were or was situate, butted,
bounded ,called, known, numbered, descried and distinguished
TOGETHER WITH ALL RIGHT of way and all other rights
including rights of easement and the right of user of pucca
surface drains or under ground drains over the passage is
shown in the map annexed hereto hereby sold and the right of
swears drains water pipes and any other connections to and
over under and through the said common passages and also all
erections fixtures court yards sewers and drains , water courses,
ways, paths , passages , common spaces, lights rights liberties
easements privileges advantages and appurtenances
whatsoever to the said land hereditaments and premises
belonging or anyway appertaining to or with the same or any
part thereof and all estate right , title and interest claims and
demands whatsoever of the Vendor into and upon the said
property or every part thereof AND all deeds, pattaahs,
muniments , writings and evidences of title which in any way

relate to the said property or any part or parcel thereof and which now are or hereafter or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, representatives or any persons from whom he or they can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, appurtenances unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns absolutely and forever AND the Vendor do hereby for himself his heirs, executors, administrators and representatives, covenant with the Purchaser his heirs, executors, administrators, representatives and assigns notwithstanding any act, deed or thing whatsoever by the Vendor or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary them the Vendor had at all material times heretofore and now has good right, full power absolute authority and indefeasible title to grant, sell, convey,

transfer, assign and assure the said property hereby granted, sold, conveyed and transferred, expressed or intended so to be unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns shall and may all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any eviction, interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for him or from on under any of his ancestors or predecessors in title AND THAT free and clear and free and clearly absolutely acquitted, exonerated and released or otherwise by and at the cost and expenses of the Vendor well and sufficiently indemnified of from and against all and all manner or claims charges, liens, debts, attachments and encumbrances whatsoever/made or suffered by the Vendor or any of his ancestors or processors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever

in the said property or any part thereof from under or in trust for him the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser his heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this deed as shall or may be reasonably required AND FURTHER MORE that the Vendor and all his heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser his heirs and executors, administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinunder contained.

THE SCHEDULE ABOVE REFERRED TO

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 16.50 decimals out of 66 decimals land lying at Pargana Magura, Mouza - Chakrajumolla J. L. No. -18 C. S. Khatian No. 20, R.S.Khatian No. 349, L.R.Khatian No. 735/1 L.R. Dag No. 159, 160 and land measuring more or less .25 decimals out of 1 decimal land together with 100 sq. ft. more or less out of 400 sq. ft. of structure standing thereon at Pargana - Magura, Mouza - Chakrajumolla, J.L.No. 18, Prajai Khatian No. 349 , L.R.Khatian No. 735/1, R.S & L.R. Dag No. ^{159/160} total land measuring more or less 16.75 decimal out of 67 decimal ,under P. S. - Bishnupur, within the jurisdiction of Rasapunja Gram Panchayet, District South 24 Parganas, including all rights of ingress and egress and all easement rights together with right, title , interest, possession of the said property and morefully and particularly shown and delineated with colour RED in the Map or Plan annexed herewith which is butted and bounded by :

ON THE NORTH : Village Road.

ON THE SOUTH : Plot No. D

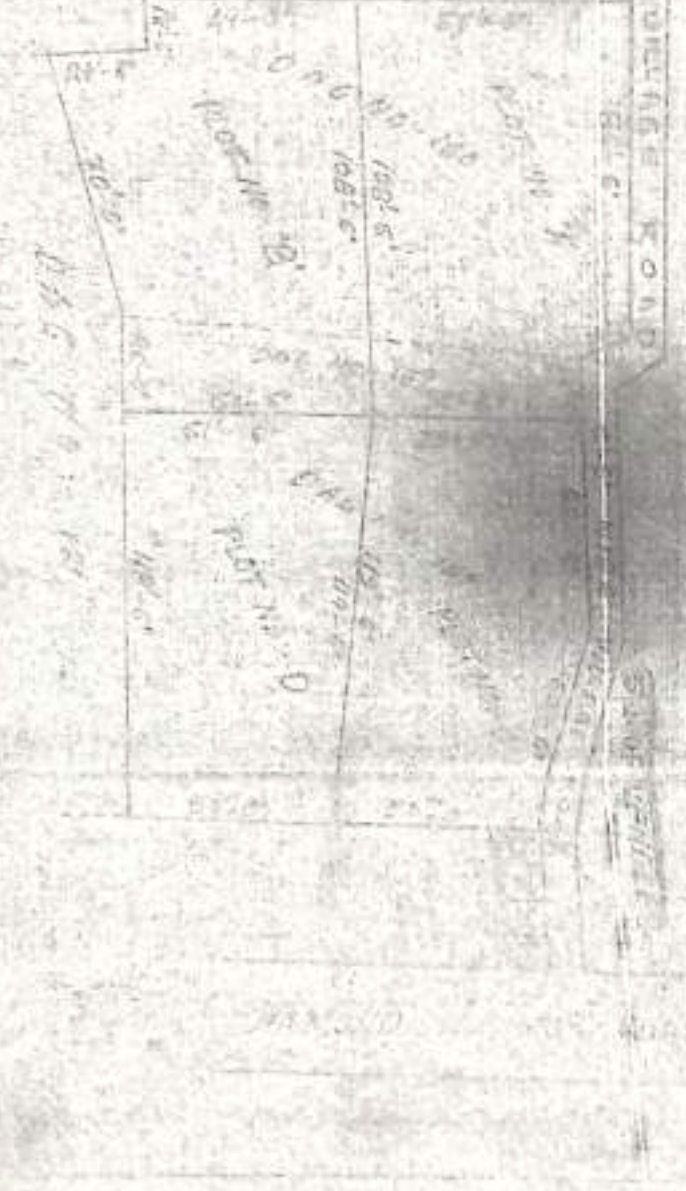
ON THE EAST : Dag No. 132/1003

ON THE WEST : Plot No. A

SITE PLAN AT GEORGA-SHANKARAPUR PL. No-78. R. No. 128. 35. 65. R. No. 20. R. No. 349. L.R. No. 725/L. L.R. No. 159. 160. 182. 1003. PLOT No-7. B. 5. D. R. O. BANDER. SCALE-1:2000.

DPC NO.	NAME OF VENDEE		NAME OF VENDEE	
	PIURSH NUMBER	CHISE NUMBER	PRESENT NUMBER	PRESENT NUMBER
159	2-75 DEC.	15-75 DEC.	3-75 DEC.	18-75 DEC.
160	19 DEC.	X	12 DEC.	X
182/1003	0-26 DEC.	0-26 DEC.	0-26 DEC.	6-26 DEC.
TOTAL AREA	16-01 DEC.	16-01 DEC.	16-01 DEC.	16-01 DEC.

DISTRICT NO. 159
 DISTRICT NO. 160
 DISTRICT NO. 182
 DISTRICT NO. 1003



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

Name

Signature

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

Name PIDUS NASKAR

Signature Pidus Naskar

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

Name

Signature

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

Name

Signature

IN WITNESSES WHEREOF the Parties hereto have executed and deliver these present at Kolkata on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

in the presence of:

WITNESSES

1. Pratibha Chatterjee
S/o R.N. Chatterjee
68, Sardar Rd,
Cal- 26,

Pratibha Chatterjee
Signature of the VENDOR

2. Sesanta Sekhar Mookerjee
Alipore Judges' Court -
Kaf-27

Rijush Daskar
Signature of the PURCHASER

Drafted by :-
Krishna Pada Saha
Advocate
Alipore Judges' Court, Kolkata-27.

Computer Print by :-
Avijit Laha
"Joy Mataji Print"
Alipore Judges Court, Kolkata-27.

MEMO OF CONSIDERATION

RECEIVED the sum of Rs. 6,25,000/- (Rupees Six lacs Twenty five thousand) only being the entire consideration amount from the abovenamed Purchaser in the manner following :-

Draft No	Bank	date
686901	Union Bank of India, Bikaner	15.6.17


Total Rs. 6,25,000/-

WITNESSES

1. Partha Chatterjee,
S/o R. N. Chatterjee
C.B. Sadananda Rd,
Cal. 76

2. Srinivas Setchar Mastan
Aripore Judge Court
Kat- 27

Arthindranatha Mastan
Signature of the VENDOR


Government Of West Bengal
Office Of the A. D. S. R. BISHNUPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00622 of 2010
(Serial No. 00497 of 2010)

On 02/02/2010

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

Presented for registration at 20.35 hrs on 02/02/2010, at the Private residence by Rathindra Nath Chatterjee.Executant.

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

Execution is admitted on 02/02/2010 by

1. Sri Rathindra Nath Chatterjee, son of Lt. Banku Behari Chatterjee , 68, Sadananda Road, Kolkata-700026 , Thana Kalighat, By Caste Hindu, By Profession : Retired Person
2. Sri Pijush Naskar, son of Sri Madan Naskar , Vill.- Chakrajumolla, Dist.- South 24 Pgs , Thana Bishnupur, By Caste Hindu, By Profession : Business

Identified By Partha Chatterjee, son of Rathindra Nath Chatterjee, 68, Sadananda Road, Kol.-700026 ,Thana: -, By Caste: Hindu, By Profession: Others.

(Naushad Shahid)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 03/02/2010

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 : 23,5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 27082/- ,E = 7/- on 03/02/2010

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.-2462603/-

Certified that the required stamp duty of this document is Rs. - 123140 /- and the Stamp duty paid as Impresive Rs. - 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 118160/- is paid,*by the draft number 887859, Draft Date 18/01/2010, Bank Name STATE BANK OF INDIA, Kulerdari, received on 03/02/2010

(Naushad Shahid)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Naushad Shahid)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

EndorsementPage 1 of 1

03/02/2010 15:01:00



ADSR, BISHNUPUR
SOUTH 24 PARGANAS

03 FEB 2010

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 892 to 912
being No 00622 for the year 2010.



Naushad

(Naushad Shahid) 03-February-2010
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal