

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 610283

Certified that the document is admitted to registration. The signature sheet/s and assessment sheet/s attached with this document are the part of this document

Add. Dist. Sub-Registrar
Alipore, South 24 Parganas

18 FEB 2011.

DEED OF CONVEYANCE

4

THIS INDENTURE is made this the 18th day of FEBRUARY Two Thousand Eleven BETWEEN (1) SMT. BINAPANI MUKHERJEE, wife of Late Tushar Kanti Mukherjee, by faith Hindu, by occupation Housewife, residing at 23A/1/1, D. P. P. Road, P. S. Jadavpur, Kolkata - 700 047 and (2) SMT. DEBJANI CHATTERJEE, wife of Sri Agnideb Chatterjee, by faith Hindu, by occupation - Housewife, residing at 1/384, Jodhpur Park, P. S. Lake, Kolkata - 700 068, hereinafter jointly referred to as the 'VENDORS' (which expression shall unless excluded by or repugnant to

...2.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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- 2 -

the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART:

A N D

SMT. RUPA PAUL, wife of Sri Biswajyoti Paul & Daughter of Late Tushar Kanti Mukherjee, by faith Hindu, by occupation Housewife, residing at 260A/1, N.S.C. Bose Road, P.S. - Jadaupur, Kolkata. - 700 047, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART:

...3.

भारतीय गैर न्यायिक

पचास
रुपये
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INDIA NON JUDICIAL

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पश्चिम बंगाल WEST BENGAL

- 3 -

WHEREAS the husband of the Vendors no.1 and father of the Vendors no.2 & Purchaser herein namely Tushar Kanti Mukherjee by a registered Deed of sale, dated 27.08.1965, registered in the office of the Sub-Registrar at Alipore and recorded in Book no. I, Volume no. 79, pages from 56 to 60, Being no. 4458 for the year 1965, purchased All That piece and parcel of land measuring 2 Cottahs 1 Chittaks 33 Sq. ft. be the same a little more or less, situated at Mouza - Naktala, Pargana - Khaspur, Touzi No. 56, comprised in Dag no. 449, appertaining to Khatian no. 101, under P.S. formerly Tollygunge then Jadavpur, at present within the limits of the Kolkata Municipal Corporation, Ward no. 100, Sub-Registry office at Alipore, in the District of 24-Parganas, now South 24-Parganas, morefully described in the Schedule 'A' hereunder written, from the then lawful owners namely

...4.

Suratannessa Bibi and Rahila Khaton Bibi, for a valuable consideration mentioned therein.

AND WHEREAS after such purchase, the said Tushar Kanti Mukherjee mutated his name in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as municipal premises no. 23A/1/1, D.P.P. Road, Kolkata - 700 047, vide Assessee No. 211000401321, upon payment of rents and taxes thereto and thereafter he constructed and erected a two storied building on the said land or on part thereof and started living with his family members till his last breath.

AND WHEREAS during his life time, the said Tushar Kanti Mukherjee sold the ground floor Eastern side flat of the said building, measuring 581 sq. ft., together with undivided proportionate share in the land to one Smt. Pronati Banerjee wife of Sri Rajat Kumar Banerjee, by a Deed of sale, dated 30.03.2009, registered at A.R.A.-I, Kolkata, vide Book no. I, Deed no. 03554 for the year 2009.

AND WHEREAS while the said Tushar Kanti Mukherjee was enjoying and possessing the remaining portion of the said building together with said land wherein the said building is erected, died intestate on 17.09.2009, leaving behind him surviving his wife, and two daughters, being the Vendors and the Purchaser herein as his only legal heirs and successors, who jointly inherited the said property left by the said deceased.

AND WHEREAS thus the Vendors herein along with the Purchaser herein jointly seized and possessed of the remaining portion of the two storied building along with undivided share in the land, more fully described in the schedule 'A' hereunder written, each having 1/3rd share therein, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Vendors herein declared for absolute sale of their undivided 2/3rd share in the Ground floor Left hand side flat measuring 339 sq.ft. super built up area i.e. undivided 226sqft. together with undivided proportionate share in the land morefully described in the Schedule -B hereunder written, free from all encumbrances at a total price or consideration money of Rs.3,00,000/-(Rupees three lac) only, and the Purchaser, who is also the owner of 1/3rd share in the said flat, agreed to purchase the said undivided 226 sq.ft. of flat as mentioned in the schedule 'B' hereunder written at the said consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.3,00,000/- (Rupees Three lac) only well and truly paid by the Purchaser to the Vendors on or before the execution of these presents, that being the full consideration money of the said flat (the receipt whereof the Vendors do hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Vendors do hereby acquit, release and forever discharge the Purchaser as well as the said undivided flat with undivided share in the land hereby sold) the Vendors do hereby grant, transfer, convey, sell, assign and assure unto the Purchaser ALL THAT undivided proportionate share of land comprising municipal premises no.23A/1/1, D.P.P. Road, P.S. Jadavpur, Kolkata - 700 047, K.M.C. Ward No.100, Dist. South 24-Parganas, morefully described in the First Schedule hereunder written TOGETHER WITH undivided 2/3rd share in the said flat on the ground floor Left hand side, measuring 339 sq.ft. i.e. 226 sq.ft. super built up area morefully described in the schedule 'B' hereunder written, TO HAVE AND TO HOLD the said undivided proportionate share of land and the undivided 2/3 share in the flat absolutely and forever unto and in favour of the Purchaser TOGETHER WITH all the rights, appurtenances thereto

free from all encumbrances and together with all easements, quasi-easements and other stipulations or provisions in connection with the beneficial use and enjoyment of the said flat TOGETHER WITH right to use the staircase, electrical installations, entrance and other common areas in common with the Vendors and other co-owners of the said building for the purpose of uninterrupted access to and from the main municipal road or otherwise fully described in the schedule 'C' hereunder written.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) The interest which the Vendors do hereby profess to transfer subsists and that the Vendors have good right, full power and absolute authority to grant, transfer, convey the said undivided proportionate share in the land and the 2/3rd share in the flat hereby granted, transferred and conveyed unto the Purchaser in the manner aforesaid and delivered the vacant possession of the said flat to the Purchaser simultaneously with the execution of this deed.
- b) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into, upon, hold, possess and enjoy the said undivided share of land and the said flat and every part thereof and receive the rents, issues and profits thereof without any interruption, disturbances, claim or demand whatsoever for or by the Vendors or any person or persons claiming through or under or in trust for them.
- c) The said undivided proportionate share in the land together with constructed flat hereby transferred sold and conveyed are freed and discharged from or against all manner of encumbrances, trusts, liens and attachments whatsoever.
- d) The Vendors shall from time to time and at all times hereafter upon every reasonable request and cost of the Purchaser

make do acknowledge execute and perfect all such further lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said undivided proportionate share of land and the flat unto the Purchaser in the manner aforesaid.

THE PURCHASER DO HEREBY COVENANT WITH THE VENDORS AS FOLLOWS:-

- a) The Purchaser shall pay the proportionate share of municipal taxes, water taxes or like taxes under any law, which may be assessed on the said entire building so long as the said flat sold to the purchaser shall not be separately assessed.
- b) The Purchaser shall pay the proportionate cost and expenses for maintaining, repairing the out terrace of the building, replacement of any fixtures and fittings or components or accessories of the building and for white washing or painting of the outer portion of the building.
- c) The Purchaser shall keep the flat and its walls, partition walls, pillars, sewers, drains, pipes and appurtenances thereof in good tenantable repair and conditions.

AND it is hereby further agreed and declared by and between the Parties hereto as follows :-

- a) That the proportionate share of land attributable to the said flat hereby conveyed shall always remain undivided and impartible in the said premises.
- b) Subject to the provision contained in this deed, the Purchaser shall be entitled to exclusive ownership possession and enjoyment of the said flat and have the right of transferable and heritable as other immoveable properties.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 2 cottahs 1 chittaks 33 sq. ft. be the same a little more or less together with two storied building standing thereon, situated at Mouza-Naktala, Pargana -Khaspur, Touzi no. 56, C.S. Khatian no. 101, Dag No. 449, being municipal Premises no. 23A/1/1, D.P.P. Road, within the limits of the Kolkata Municipal Corporation, Ward No. 100, having its Assessee No. 211000401321, under P.S. Jadavpur, sub-Registry office at Alipore, in the District of South 24-Parganas, being butted and bounded as follows :-

On the North : Premises No. 87/11/B-3, Raja S.C. Mullick Road,

On the South : 12' ft. wide D.P.P. Road,

On the East : Premises No. 23A/2B, D.P.P. Road,

On the West : Premises No. 23A/2A, D.P.P. Road.

SCHEDULE 'B' ABOVE REFERRED TO

ALL THAT undivided 2/3rd share in the Ground floor Western side flat of the said two storied building, measuring 339 sq. ft. i.e. undivided 226 sq. ft. super built up area, consisting of one Bed room, one kitchen, one Dining space, and one W.C. with two entrances and exits together with undivided proportionate share in the land beneath the said building, situated at premises no. 23A/1/1 D.P.P. Road, P.S. Jadavpur, Kolkata -700 047, K.M.C. Ward no. 100, District South 24-Parganas, morefully described in the Schedule 'A' hereinabove written and shown in the map or plan annexed hereto and depicted with RED border line,

Be it noted here that the Purchaser has her own 1/3rd share in the said flat by way of inheritance and purchased 2/3rd share in the flat by this deed from the co-owners/Vendors and thus the Purchaser became the absolute owner of entire flat as mentioned in this Schedule as well as shown in the map or plan annexed hereto,

Delyani Chatterjee

SCHEDULE 'C' ABOVE REFERRED TO

Common areas and facilities in this deed shall include :-

- a) The foundation, columns, girders, beams, supports, main walls, corridors, stairs, staircase landing, ways and entrance and the roof of the building.
- b) The installation of common services such as power, light, water, drainage, sewerage boundary wall etc.
- c) The underground and overhead water tank, water pump motor, pipes, ducts, tap water connection, electrical equipments, apparatus and installations existing for common use.
- d) All other common parts of the property necessary or convenient to its existence, maintenance for common use.

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

SIGNED & DELIVERED

In presence of :-

1. *Paula Bandy*
11/120, Gidly Club Rd.
Kol - 33

2. *S. S. J. S. J.*
11/120, Gidly Club Rd.
Kol - 33.
P. S. J. S. J.

Binaf ali Mukherjee

Debjani Chatterjee.
.....
Vendors.

Ripa Paul.
.....
purchaser.



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

Name Binapani Mukherjee

Signature Binapani Mukherjee



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

Name Debjani Chatterjee

Signature Debjani Chatterjee



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

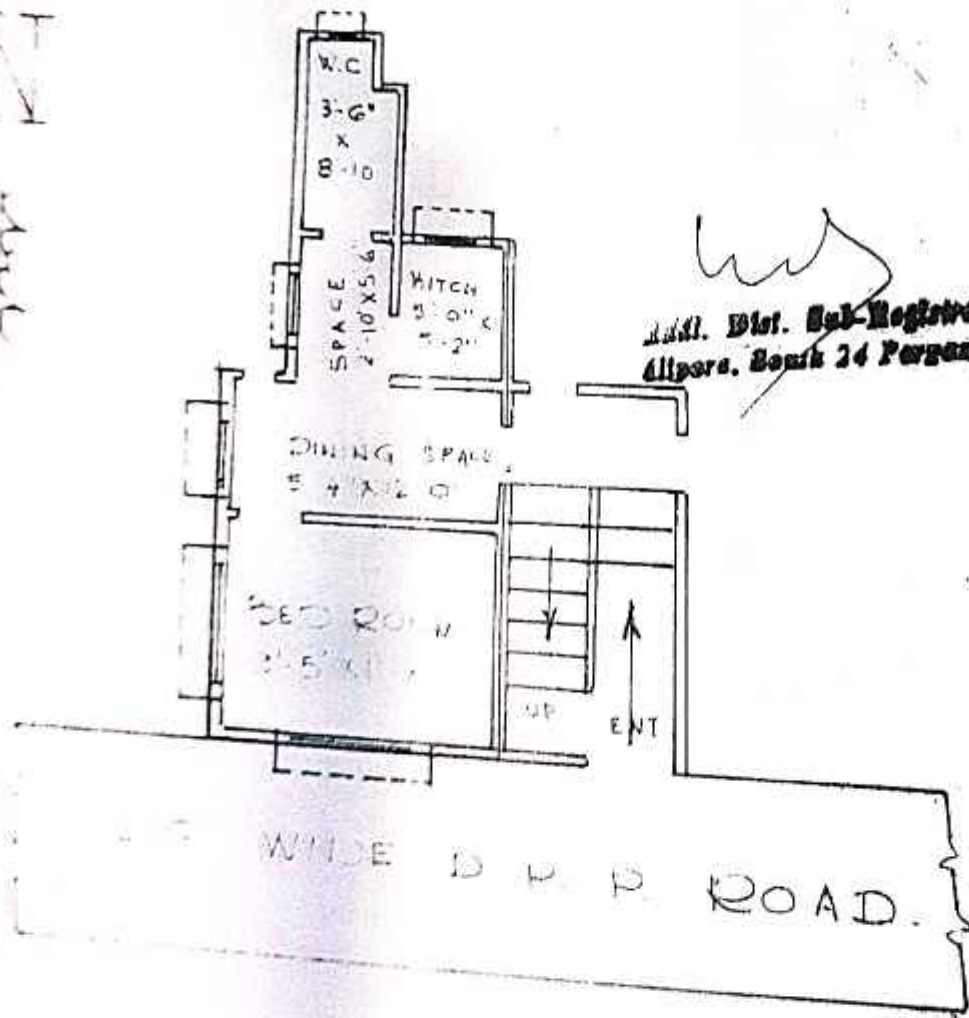
Name Rupa Paul

Signature Rupa Paul

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

GROUND FLOOR FLAT SITE PLAN FOR -
 SMT RUPA PAUL AT MUNICIPAL PRE. NO.
 23, A.P.P. D.P.R. ROAD, KOLKATA-700047,
 OF MOUZA NAKTALA, C.S. KHATIAN NO. 101, IN
 CASE NO 443, TOUZI NO. 56, P.S. JADAVPUR,
 DIST. SOUTH 24 PGS K.M.C. WARD NO. 100, ASS.
 NO. 21000040301. FLAT MEASURING 339 SQ. FT.
 BUILT UP SHOWN IN RED LINES. SCALE: 1:100.

North



Asst. Dist. Sub-Registrar
 Alipora, South 24 Parganas

Binafara Mukherjee

Dabjani Chatterjee

SIG. OF VENDOR/S.

Rupa Paul







SIG. OF PURCHASER/S.

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. ALIPORE, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 01618 / 2011, Deed No. (Book - I , 01243/2011)

Signature of the Presentant

Name of the Presentant	Signature with date
Debjani Chatterjee	Debjani Chatterjee 18.2.11

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Binapani Mukherjee Address -23 A/1/1, Durga Prasanna Paramhansa Road, Kolkata, Thana: Jadavpur, District -South 24-Parganas, WEST BENGAL, India, P.O. :- Pin -700047	Self		 LTI	Binapani Mukherjee
			18/02/2011	18/02/2011	
2	Debjani Chatterjee Address -1, 364, Jodhpur Park, Kolkata, Thana:-Lake, District -South 24-Parganas, WEST BENGAL, India, P.O. :- Pin -700068	Self		 LTI	Debjani Chatterjee
			18/02/2011	18/02/2011	
3	Rupa Paul Address -260 A/1, N.S.C Bose Road, Kolkata, Thana:-Jadavpur, District -South 24-Parganas, WEST BENGAL, India, P.O. :- Pin -700047	Self		 LTI	Rupa Paul
			18/02/2011	18/02/2011	

Name of Identifier of above Person(s)

Navigopal Banerjee
14/120, Golf Club Road, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin
700022

Signature of Identifier with Date

Navigopal Banerjee
18.02.2011



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

Endorsement For Deed Number : I - 01243 of 2011
(Serial No. 01618 of 2011)

On

Payment of Fees:

On 18/02/2011

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.

Payment of Fees:

Amount By Cash

Rs 3303/- on 18/02/2011

(Under Article : A(1) = 3289/ ,E = 14/- on 18/02/2011)

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. -300000/-

Certified that the required stamp duty of this document is Rs.- 18020 /- and the Stamp duty paid as:
Impresive Rs.- 2050/-

Deficit stamp duty

Deficit stamp duty Rs. 18020/- is paid, by the draft number 180807, Draft Date 17/02/2011, Bank Name State Bank of India, BANSDRONI, received on 18/02/2011

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

Presented for registration at 12.44 hrs on :18/02/2011, at the Office of the A. D. S. R. ALIPORE by Debjani Chatterjee one of the Executants.

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

Execution is admitted on 18/02/2011 by

- 1 Binapani Mukherjee, wife of Lt Tushar Kanti Mukherjee , 23 A/1/1, Durga Prasanna Paramhansa Road, Kolkata Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700047 , By Caste Hindu, By Profession : House wife
- 2 Debjani Chatterjee, wife of Agnideb Chatterjee , 1/384, Jodhpur Park, Kolkata, Thana:-Lake, District -South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 , By Caste Hindu, By Profession House wife


(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR