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Addl. Dist. Sub-Registrar  
Adipore, South 24 Parganas

20 MAR 2019.

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 20<sup>th</sup> day

of March Two thousand Nineteen (2019),

BETWEEN

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No.....Rs.- **1000/-** Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (G)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

S. Majumdar

Advocate

Alipur Judge's Court

Kolkata - 27

22946 = 1000/-



Sukanta Majumdar  
Advocate  
Alipore Judge's court  
KOL-27  
S/o- late S. Majumdar

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Alipore  
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South 24 Parganas  
Kolkata-700027

**SMT MAHASWETA ROY CHOWDHURY, PAN- AFVPR8154A**, Wife of Samir Roy Chowdhury, by faith-Hindu, by Occupation- Business, by Nationality - Indian, residing at C/28, Ramgarh, P.O.- Naktala, P.S.- Previously Jadavpur there after Patuli Now Netaji Nagar, Kolkata-700047, hereinafter called and referred to as the **OWNER/VENDOR/ FIRST PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives, successors, nominees and assigns) of the **FIRST PART**.

**AND**

**ABUBAKKAR SEKH, PAN - BLBPS1103D**, Son of Mohd. Alim Sekh, by faith - Muslim, by Occupation -Business, by Nationality - Indian, residing at F/14, Bapujinagar, P.O. Regent Estate, Police Station - Jadavpur, Kolkata - 700092, hereinafter called and referred to as the **PURCHASER / SECOND PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, legal representatives, successors, nominees and assigns) of the **SECOND PART**.

**WHEREAS** Bastu land measuring 23 decimals more or less (Split up of land measuring 17 decimals Comprised in C.S. Dag No.- 284, Corresponding to R.S. Dag No.-300, under C.S. Khatian No.-123, corresponding to R.S. Khatian No. - 274, and Bastu land measuring 6 decimals more or less Comprised in C.S. Dag No. - 284, Corresponding to R.S. Dag No. - 300, under C.S. Khatian No. - 58, Corresponding to R.S. Khatian No.- 63), situated and lying at Mouza -Patuli, J.L. No.-29, Touzi No.-13, Re. Sa. No.-23, within P.S.- Previously Sadar

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Tollygunge there after Jadavpur Now Patuli, District 24 Parganas (South) was recorded in the name of Kalu Halder, Jainaddin Halder, Abdar Ali Halder, Moni Halder in the Revisional Settlement record or R.S. Record and they had been jointly seized and possessed the said property without any disturbance or interference in any manner whatsoever.

**AND WHEREAS** said Kalu Halder used to enjoy his proportionate share of land during his life time and he died intestate leaving behind him two sons namely Abbas Ali Halder and Sawkat Ali Halder, wife namely Rabiyan Bibi and three daughters namely Suja Bibi, Nehar Bibi, Hazra Bibi as his legal heirs and the said Abbas Ali Halder, Sawkat Ali Halder, Rabiyan Bibi, Suja Bibi, Nehar Bibi & Hazra Bibi had been jointly seized and possessed the said land along with other Co-Owners without any disturbance or interference in any manner whatsoever.

**AND WHEREAS** the said legal heirs of deceased Kalu Halder namely Abbas Ali Halder, Sawkat Ali Halder, Rabiyan Bibi, Suja Bibi, Nehar Bibi & Hazra Bibi along with other Owners namely Jainaddin Halder, Abdar Ali Halder, Moni Halder had been jointly seized and possessed the said land of 23 satak in Dag No.-300, without any disturbance or interference in any manner whatsoever and to better use & enjoyment of the entire land the said legal heirs of deceased Kalu Halder namely Abbas Ali Halder, Sawkat Ali Halder, Rabiyan Bibi, Suja Bibi, Nehar Bibi & Hazra Bibi get  $7\frac{1}{4}$  Satak of land as their portion of Land by a mutual Family settlement entered in between the Abbas Ali Halder, Sawkat Ali Halder, Rabiyan Bibi, Suja Bibi, Nehar Bibi & Hazra Bibi and the Jainaddin Halder, Abdar Ali Halder & Moni Halder.



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**AND WHEREAS** said Abbas Ali Halder, Sawkat Ali Halder, Rabiyan Bibi, Suja Bibi, Nehar Bibi, Hazra Bibi being in need of money divided their said land in two plots mentioned Plot No. A & B and they made a 6 ft wide private passage for connecting road from starting of their Land to end of their land out of their total land for the use of the both plots being Plot No. A & B.

**AND WHEREAS** said Abbas Ali Halder, Sawkat Ali Halder, Rabiyan Bibi, Suja Bibi, Nehar Bibi, Hazra Bibi sold the Plot being marked as Plot No. "A" measuring about 2 Katthas 3 Chhattacks 6 Sq ft. more or less of Land including private passage to Smt. Smriti Kana Chowdhury by way of sale deed dt. 22/08/1970, which was registered in the joint Sub Registry Office at Alipore recorded in Book No. I, Volume No. 76, Page 149 to 155, Being No. 3963, for the year 1970.

**AND WHEREAS** after purchasing the said property the said Smt. Smriti Kana Chowdhury applied before JLRO, Behala for mutating his name as the recorded owner of the Land measuring 1 katta 14 Chattacks 27 Sq. ft. excluding passage out of total purchased land measuring 2 kattahs 3 Chattacks 6 Sq. ft more or less including 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft. more or less of Land.

**AND WHEREAS** on 08/01/1975, vide case no. 528T/9-2, for the year 1974/75, the JLRO, Behala mutated the name of Smt. Smriti Kana Chowdhury as the recorded owner of the said land measuring an area of 1 katta 14 Chattacks 27 Sq. ft. excluding passage out of total purchased land measuring 2 kattahs 3



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Chattacks 6 Sq. ft more or less including 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft. more or less of Land.

**AND WHEREAS** said Smt. Smriti Kana Chowdhury being in need of money sold the Land measuring about an area of bastu land measuring more or less 1 katta 14 Chattacks 27 Sq. ft. together with all right, title, interest of passage having 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft of land aggregating a total land of 2 kattahs 3 Chattacks 6 Sq. ft more or less jointly to Sri Ajit Kumar Ghosh dastidar & Smt. Renuka Ghosh dastidar by way of sale deed which was registered in the office of the District Sub Registry Office at Alipore recorded in **Book No. I, Being No. 895 for the year 1994.**

**AND WHEREAS** by way of purchase the said Sri Ajit Kumar Ghosh dastidar & Smt. Renuka Ghosh dastidar jointly became the Owner of the land 1 katta 14 Chattacks 27 Sq. ft. together with Asbestor sheded structure thereon measuring 160 sq. ft. more or less together with all right, title, interest of private passage having 6 ft wide passage having an area of 4 Chattak 29 Sq. Ft of land aggregating a total land of measuring 2 kattahs 3 Chattacks 11 Sq. ft more or less and each of them became the owner of undivided unpartitioned 50% share of land and jointly mutated their name in the office of Kolkata Municipal Corporation being Assessee No, 31-101-09-0556-8, and the said property was/is assessed as Premises No. 553, Baishnabghata Patuli, Kolkata - 700094

**AND WHEREAS** wife of Ajit Kumar Ghosh, dastidar, Smt. Renuka Ghosh dastidarp, who was a Hindu, governed by the Bengal school of Hindu Law, died interstate on 16<sup>th</sup> day of September 2000, leaving behind his husband namely



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Sri Ajit Kumar Ghosh dastidar and Two daughters namely Smt Chanda Roy and Smt. Sucharita Das as her legal heirs and successors and no other person or persons as her legal heirs and successors.

**AND WHEREAS** by way of inheritance the said Smt Chanda Roy and Smt. Sucharita Das along with their Father Ajit Kumar Ghosh dastidar become the absolute joint Owners and are sized and possessed of all that the bastu land measuring more or less 1 katta 14 Chattacks 27 Sq. ft. together with all easement right, title, interest of passage having 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft of land aggregating a total land of 2 kattahs 3 Chattacks 6 Sq. ft more or less Comprised in regarding C.S. Dag No.284, R.S. Dag No.300, (Three Hundred) under C.S. Khatian No.123 & 58, Corresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertainint to J.L. No.29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygangue, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC Premises No. 553, Baishnabghata Patuli, P.O.- Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata-700094, herein after referred to & called as the **SAID PROPERTY**, which is more particularly described in the **SCHEDULE** hereunder written.

**AND WHEREAS** On & from the date of inheritance of the same the above named Smt Chanda Roy, Smt. Sucharita Das and Ajit Kumar Ghosh dastidar started possessing & enjoying the **SAID PROPERTY**, (morefully & particularly described in the **SCHEDULE** hereunder written) jointly & peacefully without any disturbance and/or hindrance from anybody.



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**AND WHEREAS** said Smt Chanda Roy, Smt. Sucharita Das and Ajit Kumar Ghosh dastidar being in need of money sold the Land measuring more or less 2 kattahs 3 Chattacks 6 Sq. ft consisting of PLOT-"A" bastu land measuring 1 katta 14 Chattacks 27 Sq. ft. together with Asbestor sheded structure standing thereon measuring 100 sq. ft. more or less and also together with all right, title, interest of private passage of 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft of land aggregating a total land of 2 kattahs 3 Chattacks 6 Sq. ft more or less being known as KMC Premises No. 553, Baishnabghata Patuli, P.O.- Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata-700094, to **MAHASWETA ROY CHOWDHURY**, the present Owner/Vendor herein by way of sale deed which was registered in the office of the District Sub Registrar-I, at Alipore recorded in Book No. I, Volume No. 46, Pages 99 to 110, Being No. 1651 for the year 2001.

**AND WHEREAS** the aforesaid SMT. **MAHASWETA ROY CHOWDHURY** the Owner/Vendor herein by virtue of the Purchase became the absolute Owner of the entier land measuring more or less 2 kattahs 3 Chattacks 6 Sq. ft consisting of PLOT-"A" bastu land measuring 1 katta 14 Chattacks 27 Sq. ft. together with Asbestor sheded structure standing thereon measuring 100 sq. ft. more or less and also together with all right, title, interest of private passage of 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft of land aggregating a total land of 2 kattahs 3 Chattacks 6 Sq. ft more or less Comprised in regarding C.S. Dag No.284, R.S. Dag No. 300, (Three Hundred) under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertaining to J.L. No. 29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Sadar Tollygunge, there after Jadavpur Now Patuli,

Mahasweta Roy Chowdhury.



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District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC premises No.- 553, Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094, for sake of brevity herein after referred to & called as the **SAID PROPERTY** (described in the **SCHEDULE**) and well sufficiently entitled to having all right title, interest at all material times was in possession of the **SAID PROPERTY** (described in the **SCHEDULE**).

**AND WHEREAS** the aforesaid MAHASWETA ROY CHOWDHURY, applied before Kolkata Municipal Corporation for mutating her name as the recorded owner of the of the **SAID PROPERTY** (described in the SCHEDULE) and the Kolkata Municipal Corporation mutated the name of MAHASWETA ROY CHOWDHURY, as the Owner of the **SAID PROPERTY** being Assessee no.-31-101-09-0556-8.

**AND WHEREAS** the aforesaid MAHASWETA ROY CHOWDHURY, also applied before BL&LRO for mutating her name as the recorded owner of the of the **SAID PROPERTY** (described in the SCHEDULE).

**AND WHEREAS** the said MAHASWETA ROY CHOWDHURY, the Owner/Vendor herein, the Owner/Vendor herein on ground of his personal reasons and urgent need of money intends to sell the schedule below property to any third party & looking for solvent purchaser/ Purchaser, who/they can purchase the said schedule below property.

**AND WHEREAS** knowing from reliable sources the intention of the Owner/Vendor herein, the Purchaser herein is the intending Purchaser desirous of purchasing a land with structure have approached the Owner/Vendor herein



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for transfer of the **SAID PROPERTY** (more Particularly described in Schedule below), being a land measuring more or less 2 kattahs 3 Chattacks 6 Sq. ft consisting of PLOT-"A" bastu land measuring 1 katta 14 Chattacks 27 Sq. ft. together with Asbestor sheded structure standing thereon measuring 100 sq. ft. more or less and also together with all right, title, interest of private passage of 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft of land aggregating a total land of 2 kattahs 3 Chattacks 6 Sq. ft more or less Comprised in regarding C.S. Dag No.284, R.S. Dag No. 300, (Three Hundred) under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertainint to J.L. No.29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygangu, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC premises No.- 553, Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094, for a total consideration of ~~Rs. 26,00,000/-~~ (Rupees Twenty Six Lakhs only) and on coming to know of such intention of the Purchaser, the Owner/Vendor herein have agreed to sale the **SAID PROPERTY** (more Particularly described in Schedule below) and accepted the said offer as highest of the market and reasonable for sale and/or transfer of the **SAID PROPERTY** (more Particularly described in Schedule below) at the said price and/or consideration of Rs. 26,00,000/- (Rupees Twenty Six Lakhs only).

**AND WHEREAS** the Owner/Vendor have agreed to sell the **SAID PROPERTY** (more Particularly described in Schedule below) being a land measuring more or less 2 kattahs 3 Chattacks 6 Sq. ft consisting of PLOT-"A" bastu land measuring



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1 katta 14 Chattacks 27 Sq. ft. together with Asbestor sheded structure standing thereon measuring 100 sq. ft. more or less and also together with all right, title, interest of private passage of 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft of land aggregating a total land of 2 kattahs 3 Chattacks 6 Sq. ft more or less Comprised in C.S. Dag No.284, R.S. Dag No. 300, (Three Hundred) under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertaint to J.L. No.29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygange, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC premises No.- 553, Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094, to the Purchaser herein at or for a consideration of Rs. 26,00,000/- (Rupees Twenty Six Lakhs only) and the simultaneously Purchaser herein agree to purchase the **SAID PROPERTY** (more Particularly described in Schedule below) on some terms and conditions, stipulations and covenants.

**AND WHEREAS** the Owner/Vendor have represented and assured the Purchaser that the **SAID PROPERTY** (more Particularly described in Schedule below) is free from all encumbrances, charges, liens, impendence, attachments, trust whatsoever or howsoever and the Owner/Vendor have further represented and assured the Purchaser that he have absolute power and authority to sell and transfer the **SAID PROPERTY** (more Particularly described in Schedule below).



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**AND WHEREAS** in pursuant to and in terms of the foretasted fact, the Owner/Vendor are completing the sale of the **SAID PROPERTY** (more Particularly described in Schedule below).

**NOW THIS INDENTURE WITNESSES** that in pursuance of the said Verbal Agreement and in consideration of the said sum of Rs. 26,00,000/- (Rupees Twenty Six Lakhs only) paid by the Purchaser herein to the Owner/Vendor herein at or before the execution of this present (the receipt whereof Rs. 26,00,000/- (Rupees Twenty Six Lakhs only) the Owner/Vendor herein doth hereby admit and acknowledge) and of and from the same and every part thereof doth hereby grant and release and forever discharge the Purchaser), the Owner/Vendor as owner doth hereby grant, convey, transfer, assign and assure unto the Purchaser, his heirs, executors, assigns **ALL THAT** the piece and parcel of land measuring more or less, 2 kattahs 3 Chattacks 6 Sq. ft consisting of PLOT-"A" bastu land measuring 1 katta 14 Chattacks 27 Sq. ft. together with Asbestor sheded structure standing thereon measuring 100 sq. ft. more or less and also together with all right, title, interest of private passage of 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft of land aggregating a total land of 2 kattahs 3 Chattacks 6 Sq. ft more or less Comprised in regarding C.S. Dag No.284, R.S. Dag No. 300, (Three Hundred) under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertainint to J.L. No.29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S. Previously Sadar Tollygangue, there after Jadavpur Now Patuli, District-24 Parganas South, within the limits of the Kolkata Municipal Corporation, Ward No.101, being known as KMC premises No.- 553,



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Baishnabghata Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata - 700094, more fully and particularly described in the Schedule below, as shown in the site plan with **RED** border **TOGETHER WITH** all yards, Courts areas, with all areas and facilities of roads, paths, passage parks and tank sewers, drains, waterways, lights, liberties, privileges, easements appurtenant whatsoever to the said plot of land and premises belonging to or in anywise appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto free from all encumbrances **TO HAVE AND TO HOLD** the hereditaments and premises or residential plot with structure hereby granted and conveyed unto and to the use of the Purchaser herein, for his heirs, executors and assigns forever **AND** the said Owner/Vendor hereby for herself and her successor, successors-in-office, executors, administrators, covenant with the said Purchaser herein and declare that the said Owner/Vendor is seized and possessed of and have not in any way encumbered or charged or caused to be encumbered or charged the **SAID PROPERTY** more Particularly described in Schedule below to be conveyed by this Deed of Sale and that the said Purchaser herein & his heirs, executors peaceable and quietly possess and enjoy the said plot of land described in the Schedule below and hereditaments premises and received all income usufructs there from without interruption claim or demand whatsoever from or by the Owner/Vendor herein or any person or persons lawfully and equitably claiming from under or in trust for her **AND** the said Owner/Vendor shall and will direct the said Purchaser herein to take physical and actual possession of the **SAID PROPERTY** more Particularly described in Schedule below simultaneously with the execution of these presents **AND** the Owner/Vendor shall or will and for all times to come at the request of and the



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costs of the Purchaser herein or his successors, administrators and executors or caused to be done or executed all such acts and things whatsoever or for further and more perfectly assuring the title of the Purchaser of the said plot of land described in the Schedule below and the said Owner/Vendor herein further covenants that if it transpires that the property hereby conveyed by the Owner/Vendor herein is not free from all encumbrances as herein before stated by the Owner/Vendor herein and or successors, administrators, executors and its successors-in-office will do all acts to make the title perfect or else will be liable for damages or compensations as admissible in law and will be bound to make good the loss if any sustained by the said Purchaser as the case may be.

- I) **THE OWNER/VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows:-**
- i) **THAT** the interest which the Owner/Vendor do hereby profess to transfer, subsists and the Owner/Vendor have the right, full power and absolute authority to grant, sell, convey, transfer, assign and assure unto the Purchaser herein the **SAID PROPERTY** (as described in the Schedule) **TOGETHER WITH** the benefits, rights and properties hereby sold and conveyed.
- ii) Notwithstanding any act, deed, matter or thing whatsoever by the Owner/Vendor or by her predecessors in title or interest done or executed or knowingly suffered to the contrary. the Owner/Vendor is lawfully and absolutely entitled to the **SAID PROPERTY** and has acquired good right full power and absolute authority and indefeasible titles to grant, sell convey, transfer, assure and assign the said land with structure as



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morefully described in the schedule below and every part thereof unto and to the use of the purchaser for a perfect title without any manner of dispute, hindrance or condition or use or trust or other such things to alter, defeat, encumber or make void the same.

*iii)* **AND THAT** the Purchaser herein shall and may at all times hereafter peacefully and quietly enter into hold, own, possess and enjoy the **SAID PROPERTY** (as mentioned in **SCHEDULE** below) and every part thereof and hereditaments, premises hereby conveyed and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully and equitably claiming the right of estate thereof from under or in trust for them or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Owner/Vendor herein well and sufficiently save indemnified of, from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owner/Vendor or any of her predecessors in title or any person or any persons lawfully or equitable claiming as aforesaid.

*iv)* **AND FURTHER MORE THAT** the Owner/Vendor herein and her successors, executors, administrators, legal representatives, assigns & heirs shall at all time hereafter indemnify and keep indemnified the Purchaser herein and his heirs and executors, administrators and assigns against all loss, damages costs charges and expenses if any suffered by



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reason of any defect in the title of the Owner/Vendor herein or any breach of the covenants hereunder contained.

- v) The Owner/Vendor herein declare that she will execute deed of rectification in future if required by the Purchaser herein or his successors, executors, administrators, legal representatives, assigns & heirs in respect of the **SAID PROPERTY** as described and mentioned in the Schedule written hereunder.
- vi) **AND THAT** the Owner/Vendor herein shall, from time to time and at all times hereafter, upon every request and at the costs of the Purchaser, make, do acknowledge, exercise, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the **SAID PROPERTY** (as described in the Schedule) **TOGETHER WITH** benefit, rights and properties hereby granted unto the Purchaser, in the manner aforesaid.
- vii) The party of the first part Owner/Vendor herein had not done or will not do anything or make any grant in any manner, whatsoever whereby the right of the Purchaser hereunder stated may be prejudicially affected and shall do all acts as may be necessary to ensure the rights available to the Purchaser and as a Owner of the said property.
- viii) **AND THAT** the Owner/Vendor herein do hereby further covenant with the Purchaser that the **SAID PROPERTY** (as described in the Schedule) is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the Government Authorities under the Public Demand & Recovery Act or any other Acts or



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otherwise whatsoever and that there is no certificate case or proceedings against the Owner/Vendor herein for realization of arrears of taxes or dues or otherwise for the time being in force and that the **SAID PROPERTY** (as described in the Schedule) is not otherwise charged, mortgaged or encumbered.

- ix)* **THAT** the Owner/Vendor herein do hereby further covenant with the Purchaser that the **SAID PROPERTY** (as described in the Schedule) is free from all claims, demands, encumbrances, mortgages, charges, liens, attachment, lispensens, uses, waqf, debutters, trust, prohibition, Income Tax Attachments, Financial institution charges, statutory prohibitions, prohibitory order from Court of Law, civil or criminal nature or pending cases in the Court of Law, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Owner/Vendor herein or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owner/Vendor or the Owner/Vendor's predecessors- in -title.
- x)* That on & from the date of execution of these presence the Owner/Vendor herein handed over the Khas, Vacant and Peaceful possession of the **SAID PROPERTY** (morefully described in SCHEDULE hereunder written) to the Purchaser herein.
- xi)* That together with all other rights the Owner/Vendor have in the **SAID PROPERTY** (morefully described in SCHEDULE hereunder written) and all other appurtenances including but not limited to customary and other



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rights of easements for beneficial use of the **SAID PROPERTY** (morefully described in SCHEDULE hereunder written).

- xii)* That on & from the date of execution of these presence the Purchaser have become the absolute owner of the **SAID PROPERTY** as more fully described in the schedule below & have the liberty to enjoy, use, hold, posses and occupying the Schedule property in terms of his own choices and accord with the right of construction & with the further right to sell, gift, assign, mortgage, lease or to make any kind of transfer in respect of the Schedule property in favour of any person or persons as per his own sweet will & choice.
- xiii)* That the express indemnification by the Owner/Vendor herein about the correctness of the Owner/Vendor' title, Owner/Vendor' authority to sell and non-existence of any encumbrances on the **SAID PROPERTY** (morefully described in SCHEDULE hereunder written) and this conveyance is being accepted by the purchaser on such express indemnification by the Owner/Vendor, which if found defective or untrue at any time, the Owner/Vendor shall at all times hereafter, at the costs, expenses, risk and responsibility of the Owner/Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under the Owner/Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the purchaser and/or the purchaser's successors-in-interest, of, from and against any loss, damages, costs, charges and expenses, which may be suffered by the



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Purchaser and/or the purchaser's successors-in-interest by reason of the aforesaid.

- xiv)* That All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the said property relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the Knowledge of the Owner/Vendor, shall be borne, paid and discharged by the Owner/Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- xv)* That on and from this day the Purchaser shall have the liberty and authority to mutate his name in the records of the Kolkata Municipal Corporation, BL&LRO and / or any other appropriate authority concern together with the office of J.L.R.O. and other Government Offices to be the recorded Owner of the **SAID PROPERTY**, as more fully described in the Schedule below and shall pay the taxes and rates as shall be assessed in his names after deleting the name of the Owner/Vendor from the records of the concerned authority.
- xvi)* The Owner/Vendor covenants with the Purchaser herein further that the Purchaser become the Owner of the Schedule property and shall act strictly under the terms and conditions hereinbefore.

**II) The PURCHASER do hereby covenant with the OWNER/VENDOR as follows:-**

- i) Every right to sell and transfer the "said Property" to any third party in any manner whatsoever and further shall have every right to use and enjoy the



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said Schedule Property by himself or through the tenant and shall have every right to earn rent or profit thereof.

- ii) After completion of the sale, the Purchaser shall have every right to apply for mutation & inclusion of his names in the places of the name of the owner/vendor herein for the purpose of mutation in respect of the "said Property" before the KMC & BLRO and also apply for electricity connection in his names etc.

**SCHEDULE ABOVE REFERRED TO**

**THE SAID PROPERTY**

**ALL THAT PIECE AND PARCEL** of total land measuring more or less 2 kattahs 3 Chattacks 6 Sq. ft consisting of PLOT-"A" bastu land measuring 1 katta 14 Chattacks 27 Sq. ft. together with Asbestor sheded structure standing thereon measuring 100 sq. ft. more or less and also together with all right, title, interest of private passage of 6 ft wide passage having an area of 4 Chattak 24 Sq. Ft of land aggregating a total land of 2 kattahs 3 Chattacks 6 Sq. ft more or less Comprised in C.S. Dag No. 284, R.S. Dag No. 300, under C.S. Khatian No.123 & 58, Coresponding to R.S. Khatian No. 274 & 63 of Mouza-Patuli, appertainint to J.L. No.-29, Re. Sa. No. 23, Touzi No.13, Pargana-Khaspur, Rayathi Dakhali Sattya Bisistha, within P.S.-Previously Sadar Tollygunge thereafter Jadavpur now Patuli, District-24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 101, Assessee No. 31-101-09-0556-8., being known as KMC Premises No. 553, Baishnabghata Patuli, P.O.- Patuli, P.S.- Previously Jadavpur Now Patuli, Kolkata-700094, and the entire property is marked by red border in the site plan attached herewith. The Proportionate rent is payable



Handwritten signature or mark.

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to the collector 24 Parganas (South), Alipore on behalf of the Govt. of West Bengal as per present Govt. Rate, butted and bounded by as follows:

- NORTH : Land of C. S. Dag. No. 284.  
 SOUTH : Land of C. S. Dag. No. 284.  
 EAST : Land of C. S. Dag. No. 285.  
 WEST : 6 Ft. wide Passage and Land of Plot "B".

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

**WITNESSES**

1. Sarmila Roy Chowdhury  
 C/22, Ramguch, P.O. Nakitala,  
 Kalkuli (700047) -

Mahasweta Roy Chowdhury

\_\_\_\_\_  
**SIGNATURE OF THE OWNER/VENDOR**

2. Tanay Kundu  
 Canning Town  
 South 24 P.G.S  
 Pin - 743329

Abe SK

\_\_\_\_\_  
**SIGNATURE OF THE PURCHASER**

Drafted & Prepared in my Office as per Parties instruction & information.

Sukanta Majumdar

Advocate,  
 Alipore Judges Court, Kol-27.  
 Enrollment No.- WB/765/1999.



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**MEMO OF CONSIDERATION**

**RECEIVED** from the within named Purchaser the within mentioned consideration price of Rs. **26,00,000/- (Rupees Twenty six Lakhs)** only being the consideration in full and final satisfaction for the said property morefully and particularly mentioned and described in the **SCHEDULE** herein above written as per Memo below:

By Cheque no.-175895, dt. 15/03/2019

Drawn on UBI, Jadavpur Br.

Rs. 26,00,000.00

Total

Rs. 26,00,000.00

**RECEIVED (RUPEES TWENTY SIX LAKHS ONLY)**

**WITNESSES**

1. *Sami Roy Chowdhury*

2. *Tanay Kundu*

*Mahasweta Roy Chowdhury*

**SIGNATURE OF THE VENDOR/OWNER**



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|       |            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand  |       |                        |               |             |              |
|       | right hand |       |                        |               |             |              |

Name .....

Signature .....



|            |  | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|--|-------|------------------------|---------------|-------------|--------------|
| left hand  |  |       |                        |               |             |              |
| right hand |  |       |                        |               |             |              |

Name MAHASWETA ROY CHOWDHURY

Signature Mahasweta Roy Chowdhury



|            |  | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|--|-------|------------------------|---------------|-------------|--------------|
| left hand  |  |       |                        |               |             |              |
| right hand |  |       |                        |               |             |              |

Name ARUN BAKKAR BEKH

Signature Arun Bakkar Bekh

|       |            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand  |       |                        |               |             |              |
|       | right hand |       |                        |               |             |              |

Name .....

Signature .....



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South 24 Parganas  
Kolkata- 700027

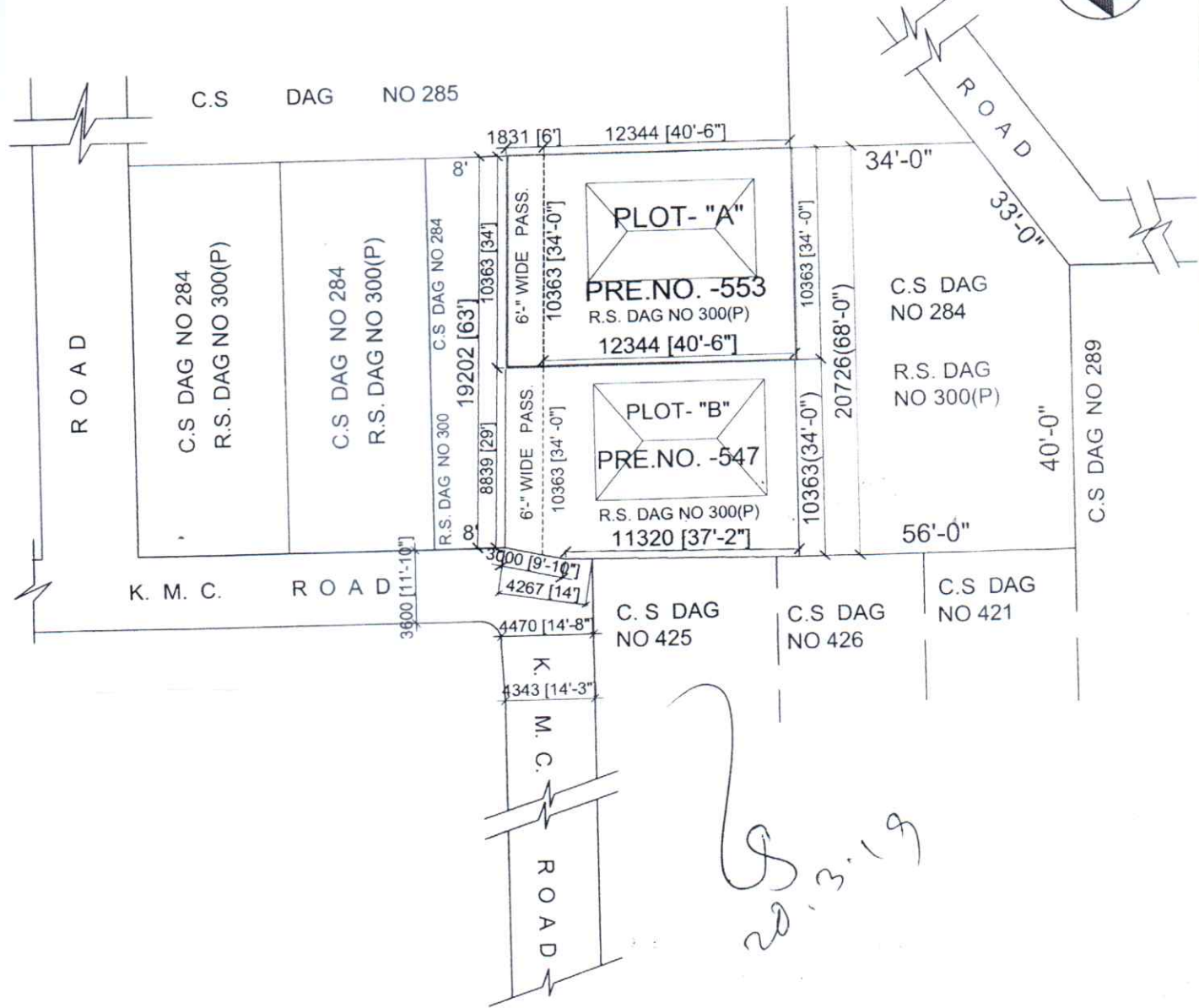
**SITE PLAN OF PLOT- "A " , AT PREMISES NO.- 553 ,BAISHNABGHATA PATULI ,  
 WARD NO.- 101, AT R.S DAG NO. 300(P), R.S. KHATIAN NO. 274 & 63,  
 IN MOUZA PATULI ,J.L. NO- 29,P.S :- PATULI,DIST - 24 PARGANAS (SOUTH) ,  
 UNDER KOLKATA MUNICIPAL CORPORATION .**

LAND AREA OF PLOT - "A" = 1k-14ch-27 sqft. (M/L) ( EXCLUDING PASSAGE)  
 AREA OF PASSAGE = 0k-04ch-24 sqft. (M/L)  
 TOTAL LAND AREA = 2k-03ch-06 sqft. (M/L) ( INCLUDING PASSAGE)

SCALE -1:300

100 sqft- Structure

*Mahasweta Roy Chowdhury*



*Mahasweta Roy Chowdhury.*  
 SIGN. OF VENDOR

*B S K*  
 SIGN. OF PURCHASER

*Buddhiswar Naskar*  
**BUDDHISWAR NASKAR**  
 L.B.S. CLASS-I  
 L.C. NO.-1354  
 UNDER KOLKATA MUNICIPAL CORPORATION  
 Ph - 9830229750

TRACE BY



Addl. Dist. Sub-Registrar  
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South 24 Parganas  
Kolkata-700027

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAHASWETA ROY CHOWDHURY  
PRITHWISH GUHA NEOGAI

09/11/1956

Permanent Account Number

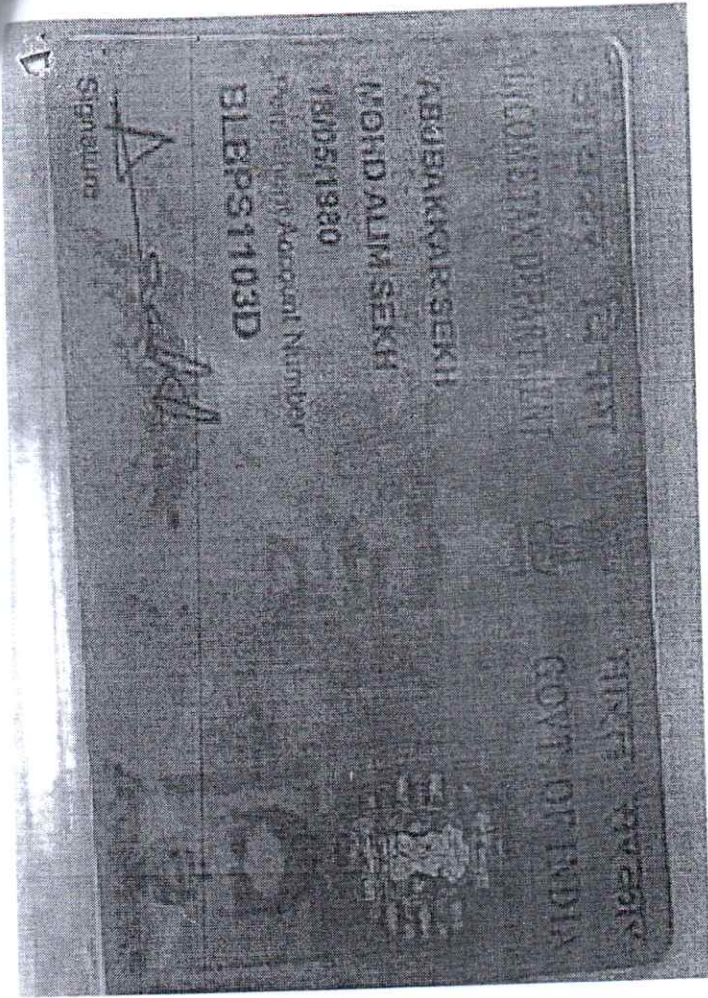
**AFVPR8154A**

Mahasweta Roy  
Chowdhury

Signature



Mahasweta Roy Chowdhury



A bu 8A





**BAR COUNCIL OF WEST BENGAL**  
 (STATUTORY BODY UNDER THE ADVOCATES ACT 1961)  
 2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA-700 001  
 PHONE : 2248 8956/7233  
**IDENTITY CARD**



Name.....

**SUKANTA MAJUMDAR** Advocate

Father's/Husband's Name.....

**SUKUMAR MAJUMDAR**

*Jyoti Priya Mallick*  
 JYOTIPRIYA MALLICK  
 CHAIRMAN EX-COMMITTEE

*Sanatan Mukhopadhyay*  
 SANATAN MUKHOPADHYAY  
 CHAIRMAN

Card No. C- 0342

Address Recorded on the Roll. B/ 10A, BAPUJI NAGAR

P.O. - REGENT ESTATE KOLKATA-700 092

Present Address..... - DO -

Enrolment No..... WB/ 765 / 1999

Date of Enrolment..... 09.04.1999. Date of Birth..... 02.01.1970.

Date 4.3.07

*M. M.*  
 Secretary/Assistant Secretary

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-037894256-1

Payment Mode Online Payment

GRN Date: 20/03/2019 09:43:04

Bank : State Bank of India

BRN : IK00ZEVXP8

BRN Date: 20/03/2019 09:44:17

DEPOSITOR'S DETAILS

Id No. : 16050000434576/7/2019

[Query No./Query Year]

Name : SUKANTA MAJUMDAR

Contact No. :

Mobile No. : +91 9830125655

E-mail :

Address : ALIPORE JUDGES COURT KOL27

Applicant Name : Mr Sukanta Majumdar

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|--|--------------------|------------|
| 1       | 16050000434576/7/2019 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 155620     |
| 2       | 16050000434576/7/2019 | Property Registration- Registration Fees | 0030-03-104-001-16 | 26114      |

Total

181734

In Words : Rupees One Lakh Eighty One Thousand Seven Hundred Thirty Four only

## Major Information of the Deed

|   |  |   |            |
|---|--|---|------------|
| Deed No :                               | I-1605-01820/2019  | Date of Registration                          | 20/03/2019 |
| Query No / Year                         | 1605-0000434576/2019   | Office where deed is registered               |            |
| Query Date                              | 13/03/2019 1:30:21 PM  | A.D.S.R. ALIPORE, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details | Sukanta Majumdar<br>Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830125655, Status : Advocate |   |            |
| Transaction                             | Additional Transaction   |   |            |
| [0101] Sale, Sale Document              | [4308] Other than Immovable Property, Agreement [No of Agreement : 2]  |   |            |
| Set Forth value                         | Market Value   |   |            |
| Rs. 26,00,000/-                         | Rs. 26,10,000/-  |   |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |   |            |
| Rs. 1,56,620/- (Article:23)             | Rs. 26,114/- (Article:A(1), E)   |   |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |   |            |

### Land Details :




District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Patuli, Premises No: 553, , Ward No: 101 Pin Code : 700094

| Sch No               | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land             | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|----------------------|-------------|----------------|-----------------------|--------------------------|-------------------------|-----------------------|--------------------------------|
| L1                   |             |                | Bastu                 | 2 Katha 3 Chatak 6 Sq Ft | 25,80,000/-             | 25,80,000/-           | Width of Approach Road: 6 Ft., |
| <b>Grand Total :</b> |             |                |                       | <b>3.6231Dec</b>         | <b>25,80,000 /-</b>     | <b>25,80,000 /-</b>   |                                |




### Structure Details :

| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 100 Sq Ft.        | 20,000/-                | 30,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| <b>Total :</b>   |                   | <b>100 sq ft</b>  | <b>20,000 /-</b>        | <b>30,000 /-</b>      |                           |




**Seller Details :**

| SI No  | Name,Address,Photo,Finger print and Signature  |   |  |   |
|--|--|---|--|---|
| 1  | Name   | Photo   | Finger Print   | Signature   |
|  | <b>Smt Mahasweta Roy Chowdhury</b><br>Wife of Mr Samir Roy Chowdhury<br>Executed by: Self, Date of Execution: 20/03/2019<br>, Admitted by: Self, Date of Admission: 20/03/2019 ,Place : Office |  |  |  |
|  | 20/03/2019   | LTI<br>20/03/2019   |  | 20/03/2019  |
| C/28, Ramgarh, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFVPR8154A, Status :Individual, Executed by: Self, Date of Execution: 20/03/2019 , Admitted by: Self, Date of Admission: 20/03/2019 ,Place : Office |  |   |  |   |

**Buyer Details :**

| SI No   | Name,Address,Photo,Finger print and Signature   |  |  |   |
|---|---|--|--|---|
| 1   | Name  | Photo  | Finger Print   | Signature   |
|   | <b>Abubakkar Sekh (Presentant)</b><br>Son of Mohd Alim Sekh<br>Executed by: Self, Date of Execution: 20/03/2019<br>, Admitted by: Self, Date of Admission: 20/03/2019 ,Place : Office |  |  |  |
|   | 20/03/2019  | LTI<br>20/03/2019  |  | 20/03/2019  |
| Son of Mohd Alim Sekh Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BLBPS1103D, Status :Individual, Executed by: Self, Date of Execution: 20/03/2019 , Admitted by: Self, Date of Admission: 20/03/2019 ,Place : Office |   |  |  |   |

**Identifier Details :**

| Name  | Photo   | Finger Print   | Signature   |
|---|---|--|---|
| <b>Mr Sukanta Majumdar</b><br>Son of Late S Majumdar<br>Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 |  |  |  |
|   | 20/03/2019  | 20/03/2019   | 20/03/2019  |

Identifier Of Smt Mahasweta Roy Chowdhury, Abubakkar Sekh

| Transfer of property for L1 |                             |                                   |
|-----------------------------|-----------------------------|-----------------------------------|
| Sl.No                       | From                        | To. with area (Name-Area)         |
| 1                           | Smt Mahasweta Roy Chowdhury | Abubakkar Sekh-3.62313 Dec        |
| Transfer of property for S1 |                             |                                   |
| Sl.No                       | From                        | To. with area (Name-Area)         |
| 1                           | Smt Mahasweta Roy Chowdhury | Abubakkar Sekh-100.00000000 Sq Ft |

**Endorsement For Deed Number : I - 160501820 / 2019**

**On 19-03-2019**

**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 26,10,000/-

*Sukanya Talukdar*

**Sukanya Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal**

**On 20-03-2019**

**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 : of Indian Stamp Act 1899.

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

Presented for registration at 13:40 hrs on 20-03-2019, at the Office of the A.D.S.R. ALIPORE by Abubakkar Sekh, Claimant.

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

Execution is admitted on 20/03/2019 by 1. Smt Mahasweta Roy Chowdhury, Wife of Mr Samir Roy Chowdhury, C/28 Ramgarh, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, Profession Business, 2. Abubakkar Sekh, Son of Mohd Alim Sekh, F/14, Bapujinagar, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Muslim, by Profession Business Indetified by Mr Sukanta Majumdar, , Son of Late S Majumdar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 26,114/- ( A(1) = Rs 26,100/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 26,114/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2019 9:44AM with Govt. Ref. No: 192018190378942561 on 20-03-2019, Amount Rs: 26,114/-, Bank State Bank of India ( SBIN0000001), Ref. No. IK00ZEVXP8 on 20-03-2019, Head of Account 0030-03-104-001-16