

1159

1 MAR 2013

I 973/13



14/7/13  
8-55 pm

Q- 2209/2013 MW, 9215714/ -

पश्चिम बंगाल / WEST BENGAL

G 284842

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

*[Signature]*

Additional District Sub Registrar  
Burdwan

v.c - 261  
8-55 pm

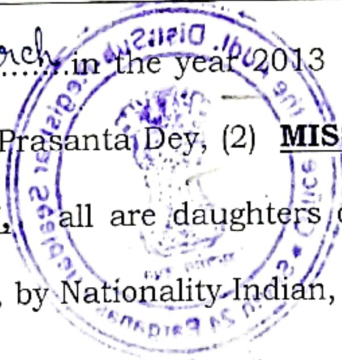
**DEED OF CONVEYANCE**

*Baby Deey*  
*[Signature]*  
*[Signature]*  
*[Signature]*

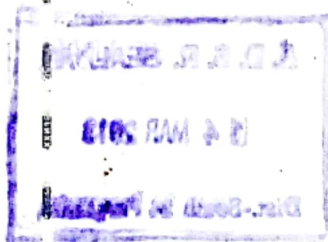
**THIS DEED OF CONVEYANCE**

is made this the...<sup>14<sup>th</sup></sup>

day of March in the year 2013 **BETWEEN (1) SMT. BABY DEY**  
wife of Sri Prasanta Dey, (2) **MISS. JHUMA DEY** No. (3) **MISS. SOMA DEY,**  
all are daughters of Sri Prasanta Dey, all are by  
faith Hindu, by Nationality Indian, by occupation- Business and



Contd...



No. 1302 Value 1 my - 11 MAR 2013  
Date.....  
Sold to..... Dr. Achana Majumdar  
Address..... 30/1, Hara Mohan Majumdar  
b.p. Balinghata  
Vender.....  
Ref-85

Sealdah Civil Court  
(ALOKE MUKHERJEE)

*[Handwritten signature]*  
- Achana Majumdar

*[Handwritten signature]*  
- Achana Majumdar  
vi e-T-9-769

Document of the Court of the District  
is hereby certified as a true and correct  
copy of the original. The  
Registrar of the District Court  
at Sealdah.

*[Handwritten signature]*  
- Baldeep  
vi e-T-9-770



A. D. S. R. SEALDAH  
14 MAR 2013  
Dist.-South 24 Parganas

all are residing at 64/5, Garfa Main Road, P.S. Kasba, .Kolkata - 700075 hereinafter referred to as the **VENDORS** (which terms or expressions unless repugnant to the context shall mean and include their heirs, executors, administrator, legal representatives and assigns ) of the **ONE PART**; The PAN Card No. of the Vendor No. (1) is AGKPD8904G No. (2) PAN card No. is AIIPD1578L and No. (3) PAN CARD NO. is AIIPD1577F..

**AND**

**DR. ARCHANA MAJUMDAR** daughter of LATE Rabindra Nath Majumdar, by faith Hindu, by Nationality - Indian by occupation - Medical Practitioner, residing at 30F, Hara Mohan Ghosh Lane, P.S. Beliaghata, Kolkata - 700 85, hereinafter referred to as the **PURCHASER** (which terms or expressions unless repugnant to the context shall mean and include her heirs, executors, administrator, legal representatives and assigns ). of the **OTHER PART**; The PAN Card No. of the Purchaser is AEJPD3540B.

**AND**

**SHRI PRASANTA DEY** son of Late Ram Ratan Dey, by faith Hindu, by Nationality- Indian, by occupation- Business, residing at 64/5, Garfa Main Road, P.S. Kasba. .Kolkata - 700075, hereinafter referred to as the **CONFIRMING PARTY** (which terms or expressions unless repugnant to the context shall mean and include his heirs, executors,

administrator, legal representatives and assigns ) of the  
ANOTHER PART

WHEREAS All that part and parcel of Bastu land measuring about 6 (six) Cottahs 4 (four) Chittacks 35 (thirty five) square feet be the same or little more less alongwith 300 sq.ft. RT Shed, alongwith all sorts of easement rights over the path passages, side spaces thereto lying and situated at premises being Pr. no. 58/A, Mohendra Mondal Road, (formerly known as 80 and 81 Mohendra Mondal Road), P.S. Kasba, District - South 24 Parganas, J L NO. 19, R S No. 2, Touzi No. 10,12 and 13, Khatian no. 1732, Dag No. 2225, Ward No. 106 within the

Bolinda Kolkata Municipal Corporation, Kolkata - 700 078 under the Aley A.D.S.R. Sealdah which has been fully described in the Schedule Sho given hereunder and shown by Red border lines in the Plan Woom annexed hereto below together with all sorts of rights over the common passages and hereinafter referred to as the "said Premises" is the subject matter of the present Deed of Conveyance.

ANDWHEREAS One Sri Prabhat Chandra Majumder (since deceased) purchased the land measuring about 36 decimel (satak) situated in the District South 24 Pargans, Police Station - the then Tollygunge ( at present Kasba) , Village Parganas Khaspur, Kasba, under the then District 24 Parganas (now District South 24 Parganas) Collector Office, J L No. 19, R.S.

No. 2, Tourzi no. 10,12 and 13, Khatian no. 461, Dag No. 2224, in the then Jadavpur Municipality, the then Sub Registration office at Alipore (at present A.D.S.R., Sealdah) under owner Government of West Bengal, ( now within the jurisdiction of the Kolkata Municipal Corporation, Ward no. 106 and under the A.D.S.R. Sealdah ) by way of Registered Deed of Purchase dated 19-10-1955 from its then then recorded owner Sri Bhuban Chandra Laskar and Bishnupada Laskar.

The aforesaid Deed was recorded in the Book No. 1, Volume No. 129, Pages 58 to 62, being Deed No. 7608 for the year 1955 in the office of the Sub-Registrar at Alipore..

**ANDWHEREAS** said Prabhat Chandra Majumder further purchased a piece of land measuring about 35 decimal (satak) by a Registered Deed of Purchase dated 01-02-1956 situated in the aforesaid place under the Khatian no. 83, Dag No. 2224, from the then owner Sri Laxmikanta Mondal.

The aforesaid Deed of Purchase was registered before the office of the Sub Registrar at Alipore and recorded therein in Book No. 1, Volume no. 8, Pages 43 to 52, Being Deed No. 265, for the year 1956.

**ANDWHEREAS** thereafter said Prabhat Chandra Majumder further purchased a land measuring about 43 decimal

(satak) situated under Dag No. 2225, Khatian no. 1732 in the aforesaid place by a Registered Deed dated 11-02-1956 from it's the then owner Biharilal Mondal.

The aforesaid Deed of Purchase was registered before the office of the Sub Registrar at Alipore and recorded therein in Book No. 1, Volume no. 8, Pages 39 to 42, Being Deed No. 263, for the year 1956.

**ANDWHEREAS** being the owner of the land measuring in total 114 decimal (satak) more or less in the aforesaid way said Prabhat Chandra Majumder seized and possessed the same peacefully without any interruption and obstructions from any corner, executed two Deed of Settlement in favour of his sons out of which one was executed on 27-11-1981 in favour of his two sons namely Sri Mrinal Kanti Majumder and Sri Sambhu Nath Majumder and another one was executed on 27-11-1981 in favour of his another two sons namely Sri Ranabir Majumder and Sri Rabindra Nath Majumder.

Out of the aforesaid two Deeds, the first Deed of Purchase was recorded in Book No. 1, Volume no. 393, Pages 193 to 200 being no. 12903, for the year 1981 and second was recorded in the Book no. 1, Volume no. 393, pages 185 to 192 Being No. 12902 for the year 1981 in the A.D.S.R..

**ANDWHEREAS** after death of said Prabhat Chandra Majumder said sons of the deceased Prabhat Chandra Majumder

Book of Deed  


i.e. Mrinal Kanti Majumder, Sumbhu Nath Majumder, Ranabir Majumder and Rabindra Nath Majumder became the absolute owners of the properties obtained from their father as per terms of the two separate aforesaid Deed of Settlement executed by their father Prabhat Chandra Majumder and seized and possessed the same absolutely free from any encumbrances made R.T. shed structures in their respective portion and duly mutated their names before the concerned authorities in respect of the respective portion mentioned in the aforesaid Deed of Settlement.

**ANDWHEREAS** said Sambhu Nath Majumder and Ranabir Majumder sold out their respective properties being Pr. No. 80 and 81, Mohendra Mondal Road which has been fully described in the Schedule below and hereinafter referred to as the "said premises" to the present vendors i.e. Smt. Baby Dey, Miss. Jhuma Dey and Miss. Soma Dey by valuable consideration by way of Deed of Conveyance dated 20.10.2008.

The aforesaid Deed of Purchase was registered before the D.S.R. at Alipore and recorded therein in Book No. I,

CD Volume no. 2, Pages 4929 .to 4940 Being Deed No 06543,  
for the year 2008.

**ANDWHEREAS** the Vendors herein after purchase the  
“said premises” described in the Schedule below, being absolute  
owners of the “said premises” enjoying the same freely and  
smoothly without any obstruction from any corner mutating their  
names before the Kolkata Municipal Corporation and other  
concerned offices and have been paying ground rents and taxes  
regularly.

**ANDWHEREAS** after mutation the said premises has been  
renumbered 58/A, Mohendra Mondal Road, having new Assessee  
No. 31-106-11-0156-5.

**ANDWHEREAS** the Vendors for various cogent reasons  
have declared to sell the “said Premises” and the purchaser has  
proposed to purchase the “said Premises” at a total consideration  
of a sum of Rs...90,00,000/- (Rupees Ninety lakhs ) only to which  
proposal the Vendors have agreed and the vendors have  
accepted full amount of consideration money i.e. the sum of Rs.  
90,00,000/- (Rupees Ninety Lakhs ) only from the Purchaser by  
Bank drafts, the receipt whereof the Vendors hereby  
acknowledge as per Memo of Consideration given hereunder.



**NOW THIS DEED WITNESSES** that in pursuance of the said offer and acceptance and the purchaser's paying the entire amount of consideration money i.e. a sum of Rs. 90,00,000/- (Rupees Ninety Lakhs) only paid by the purchaser to the Vendors, the receipt whereof the Vendors hereby admit and acknowledge as per Memo of Consideration given hereunder, and the Vendors do hereby release and forever discharge the purchaser the "said Premises" and the Vendors do hereby absolutely and indefeasibly grant, convey, sell, transfer and assign unto and upon the purchaser free from all encumbrances, charges, liens, trust, amenities, lispendens, attachment and debutter, wakf, charges for maintenance residence or otherwise easement or any acquisition or requisition in respect of the "said Premises" i.e All that part and parcel of Bastu land measuring about 6 (six ) Cottahs 4 (four) Chittacks 35(thirty five ) square feet be the same or little more less alongwith 300 sq.ft. RT Shed alongwith all sorts of easement right over the path passages, side spaces thereto lying and situated at premises being no. 58/A, Mohendra Mondal Road, (formerly known as 80 and 81 Mohendra Mondal Road), P.S. Kasba, (formerly Tollygunge), District - South 24 Parganas, J I. NO. 19, R S No. 2, Touzi No. 10,12 and 13, Khatian no. 1732, Dag No. 2225, Ward No.106 within the Kolkata Municipal Corporation under the A.D.S.R. Sealdah which has been fully described in the Schedule given hereunder and shown by Red bordered line in the Plan annexed hereto

together with water, electric, sewerage, lines, electric lines including all sorts of easement rights over the "said premises" alongwith all sorts of common rights over the common passages.

**HOWSOEVER OTHERWISE** the "said Premises" or any part thereof now is or are or at any time heretofore was or were situated, butted, bounded called, known, numbered and described or distinguished **TOGETHER WITH** all ways, and paths, passage, common passages, drains, lights, privileges, easements, appurtenances whatsoever to the said land and building belonging to or in anywise appertaining and reputed or known to be part or parcel or member thereof now or heretofore held, used and occupied or enjoyed therewith, the reversion, reversions, remainder, remainders, rents and current issues and profits thereon **AND ALL** the rights, title and interest claim and demand of the said Vendor unto and upon the said land and the "said Premises" and every part thereof **TOGETHER WITH** original of all deeds, documents, pattahas, muniments, writings and evidence of title relating to the said land and structures or any part or parcel thereof which now is or are or hereafter shall or may be in custody power or possession of the Vendors or any person or persons from whom they can or may procure the same without any action or suit or at law or in equity and to **HAVE AND TO HOLD** the "said Premises" hereinbefore expressed to be hereby absolutely granted, sold, conveyed, transferred, assured

and assigned or expressed or intended so to be with all her rights, members, appurtenances whatsoever unto and to the use of the purchaser absolutely and forever and free from all encumbrances whatsoever and the Vendors do hereby covenant with the purchaser that the "said Premises" is free from all encumbrances and it is not subject matter of any acquisition, requisition and not under any litigation or attachment or otherwise and notwithstanding any act, deed or things whatsoever by the Vendors made, done, executed or knowingly suffered to the contrary, the Vendors have good right, full power and absolute authority and indefeasible title to grant and transfer the "said premises" and every part thereof unto and to the use of the purchaser in the manner aforesaid AND THAT the purchaser shall and may at all times henceforth peaceably and quietly possess and enjoy the "said Premises" and every part thereof and rents, issues and profits thereof without any lawful action, eviction, interruption, claim or demand whatsoever from or by the Vendors or any person claiming lawfully or equitably claiming through under or in trust for their free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise, by and at the costs and expenses of Vendors AND THAT the Vendors will well and sufficiently indemnify if in future it is transpired that there is any defect of title of the Vendors in the "said premises" and for that any loss is to be sustained by the purchaser AND FURTHER that the Vendors and all persons

having or lawfully and equitably claiming as aforesaid shall and will from time to time and at all times hereafter at the request of the purchaser or person or persons requiring the same do or execute or cause to be done or executed all such deeds acts matters and things whatsoever for further better and more perfectly assuring the same lands and structures and every part thereof unto and to use of the purchaser in the manner aforesaid as shall or may be required AND the purchaser by virtue of this present Deed of Conveyance will have every right to sell, gift, mortgage, lease or transfer in any way and erect building on the "said Premises" in the manner as per desire of the purchaser being the absolute owner of the "said Premises" without any prior consent of any one for which the Vendors and her successors in interests shall have no right to raise any objection in any manner AND the Vendors further covenant that there is no dues in respect of the "said premises" towards Municipal taxes, and electric charges, however, if any Municipal taxes are detected due till to date the Vendors shall pay those due taxes and Electric bill ( if any)..

The Confirming Party herein the husband of Vendor no. 1 and father of the Vendors No. (2) and (3) states that the statements made by the Vendors are all true and the Confirming Party hereby confirms the Deed of Conveyance..

The vendor also has handed over to the purchaser all the original documents relating to the title of the "said premises" and deliver khas possession of the "said premises" to the purchaser.

**SCHEDULE ABOVE REFERRED TO :**

( DESCRIPTION OF THE "SAID PREMISES"  
WHICH IS HEREBY SOLD OUT)

All that part and parcel of Bastu land measuring about 6 (six ) Cottahs 4 (four) Chittacks 35(thirty five ) square feet be the same or little more less <sup>having cemented floor and 56 years old</sup> alongwith, 300 sq.ft. RT Shed, alongwith all sorts of easement right over the path passages, side spaces thereto lying and situated at premises being no. 58/A, Mohendra Mondal Road, (formerly known as 80 and 81 Mohendra Mondal Road, P .S. Kasba (formerly Tollygunge) District South 24 Parganas , J L NO. 19, R S No. 2, Touzi No. 10,12 and 13, Khatian no. 1732, Dag No. 2225. Ward No. 106 within the Kolkata Municipal Corporation under the A.D.S.R. Sealdah, which has been fully described in the Schedule given hereunder and shown by Red bordered line in the Plan annexed hereto together with water, electric, sewerage lines alongwith all sorts of rights over the "said premises" ( which is a residential premises) including all sorts of easement rights, together with all sorts of common rights over the common passages which is butted and bounded as follows :

Baldev Singh  
Rajendra Singh  
Rajendra Singh

- On the North - Partly other premises (building) and then partly 8' wide common passage
- On the East - Partly 126, Mohendra Monal Road (building) and partly 88, Vivekananda Sarani (premises).
- On the South - Partly Pr no. 79 and 79/1, Mohendra Mondal Road (Building) , partly by 12' wide common passage
- On the West - Partly other buildings and partly 84, Mohendra Mondal Road (building)

**IN WITNESSES WHEREOF** the Vendors, Purchaser and Confirming Party sign this Deed on the day, month and year mentioned above in presence of

Baby Deey  
(BABY DEY)

Thumadey

Soma Deey.

**SIGNATURE OF THE VENDORS**

**WITNESSES :**

1. *[Signature]*  
Civil Court Sealah  
Kolkata-700014

2. Ruby Bhattacharya  
Advocate  
Civil Court Sealah  
Kolkata-700014

3. *[Signature]*  
133 Shambhu Barin  
Laner, Kolar 700014

④ Samir Bhattacharya  
3/40 Bijaygarh KOL-32

⑤ *[Signature]*  
to, Ganga Main Rd.,  
KOL-78.

*[Signature]*  
Aschama Majumdar

**SIGNATURE OF THE PURCHASER**

*[Signature]*  
Pravin Deey

**SIGNATURE OF THE CONFIRMING PARTY**

⑥ Moinal Kanti Majumdar  
30/1, Radha Madhar Datta Garden Lane  
Beleghata, Kolkata-700010

**MEMO OF CONSIDERATION**

Received from the purchaser full amount of Consideration money as per instructions by the Vendors in the following manner :

Bolu Dey	Thumadey	On 11.03.2013 by Bank draft Vide no. 0300916, dtd. 13.03.2013 Issued on Bank of India, Belligghata Branch in the name of the Vendor No. 1	Rs. 30,00,000.00
		On 12.03.2013 by Bank draft Vide no. 0300914, dtd. 13.03.2013 Issued on Bank of India, Belligghata Branch in the name of the Vendor No. 2	Rs. 30,00,000.00
		On ..... -2013 by Bank draft Vide no. 0300914, dtd. 13.03.2013 Issued on Bank of India, Belligghata Branch in the name of the Vendor No. 3	Rs. 30,00,000.00
		----- Rs. 90,00,000.00 -----	

(Rupees Ninety Lakhs ) only

Bolu Dey  
Thumadey  
Goma Day.

**SIGNATURE OF THE VENDORS**

**WITNESSES :**

1. Swapan Kumar Sircar  
Advocate
2. Ruby Bhattacharya  
Advocate
3. Soumitra Bhattacharya
4. Uday Mulya
5. Moinal Kanti Majumdar
6. Pragnadip Das

Drafted by me and prepared in my office, ...  
Read over and explained by me

Swapan Kumar Sircar  
(Swapan Kumar Sircar)

Advocate, Civil Court, Scaldah, Kol-14.

Computerised by :

Plabu

Swamiji Pally, Baguihati, Kol-59

SALE DEED PLAN OF THE LAND WITH R. T. SHED STRUCTURE THEREON  
 SITUATED AT PREMISES NO.-58/A (FORMERLY 80 & 81) MAHENDRA  
 MONDAL ROAD, KOLKATA - 700078, P.S.-KASBA, DAG NO.-2225,  
 KHATIAN NO.-1732, J. L. NO.-19, MOUZA - GARFA, WARD NO.-106,  
 UNDER KOLKATA MUNICIPAL CORPORATION

SOLD OUT PREMISES SHOWN BY RED BORDER LINES.

AREA OF SOLD OUT LAND : 6 K 4 CH 35 S. FT.

AREA OF SOLD OUT R. T. SHED : 300 S. FT.

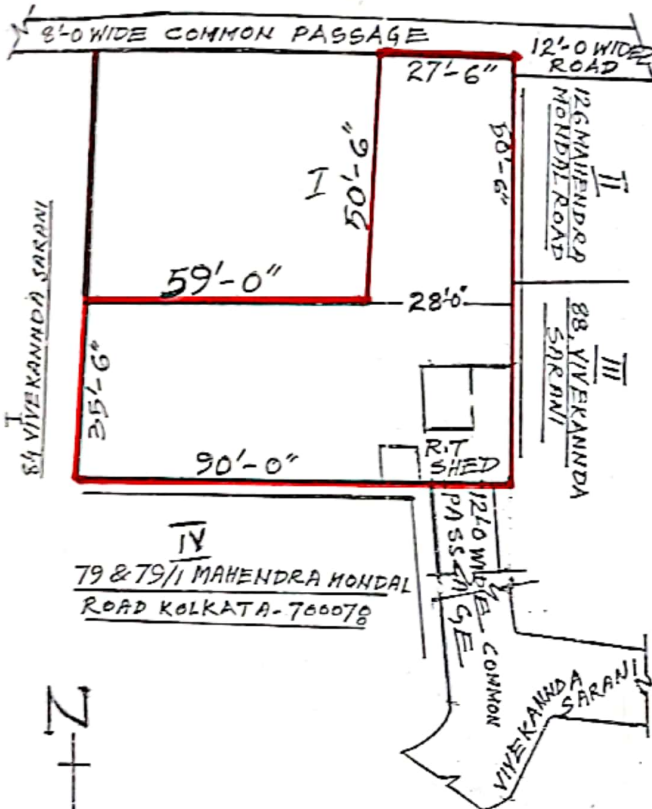
NAME OF VENDORS : (1) SMT. BABY DEY.

(2) MISS JHUMA DEY.

(3) MISS SOMA DEY.

NAME OF PURCHASER : DR. ARCHANA MAJUMDER.

NAME OF CONFIRMING PARTY : SRI PRASANTA DEY.



**SITE PLAN**  
 SCALE - 1" = 30'-0"

1. Baby Dey

2. Jhuma Dey

3. Soma Dey.

SIGNATURE OF VENDORS

*Archana Majumder*  
 Archana Majumder

SIGNATURE OF PURCHASER



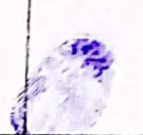
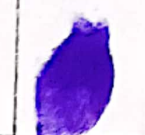
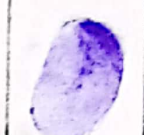


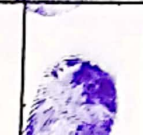



*Prasanta Dey*  
 Prasanta Dey

SIGNATURE OF CONFIRMING PARTY






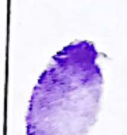
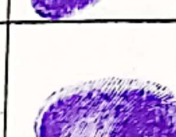

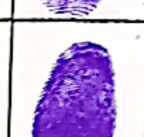


*Goutam Saha*  
 GOUTAM SAHA  
 L.B.S. No.-451  
 Kolkata Municipal Corporation

SIGNATURE OF L.B.S.










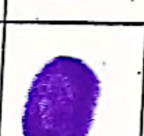



		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					


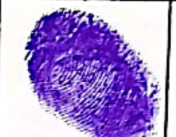




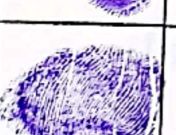




Name... BABY DEY  
 Signature... Baby Dey

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









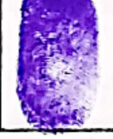

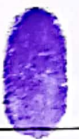
Name... Thuma Dey  
 Signature... (Thuma Dey) Thuma Dey

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

Name... SOMA DEY  
 Signature... (Soma Dey) (Soma Dey)

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

Name... ARCHANA MAJUMDAR  
 Signature... (Archana Majumdar)  
 Archana Majumdar

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

Name PRASAN TADEY

Signature *Prasan Tadey*

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

Name .....

Signature .....

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

Name .....

Signature .....

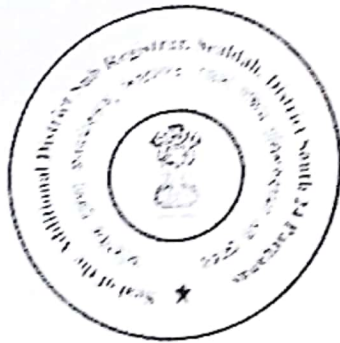
		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					


Name .....

Signature .....

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 929 to 950  
being No 00973 for the year 2013.



  
(Jaideb Pal) 19-March-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SEALDAH  
West Bengal