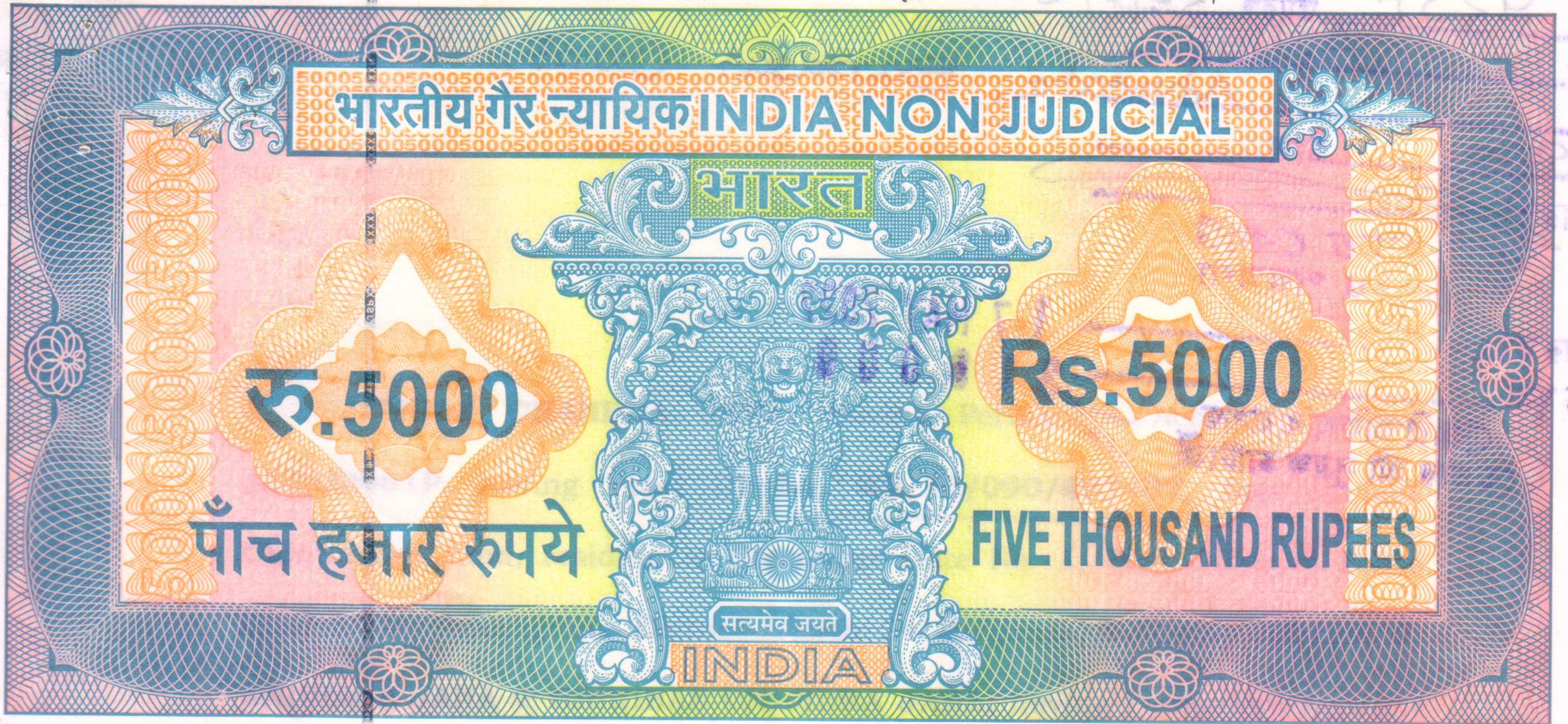


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 410645

certified that the Document is submitted to Registrar. The signature sheet/sheets The Escheator's name/Name attached with this Document are the part of this Document.

*Shash*  
 211642508/22  
 7/6/22  
 MV-60,00,000/-

*Shash*

Additional District Sub-Registrar  
 Barasat, North 24 Parganas

- 7 JUN 2022

# DEED OF CONVEYANCE

VALUED at Rs. 60,00,000/- (Rupees Sixty Lakh) only.

This Deed of Sale is made on this the 7<sup>th</sup> day of June, 2022 (Two Thousand and Twenty Two) A.D.

BETWEEN

4237

তারিখ 25/5/2022.

A. Dutta

Advocate, Barasat Court.

মূল্য 5000 টাকা

ভেদার শ্রী

কোম্পানী কোর্ট  
উত্তর 24 পরগণা

ক্রয়ের তারিখ

17 MAY 2022

মোট মূল্য

310000

ট্রেজারী অফিস, বারাসাত  
ভেদার শ্রী সুরভ চ্যাটার্জী



৩১০০০০

পাঁচ লাখ মাত্র

H 410645

যদি কোন প্রকারে এই ডিডের অনুলিপি  
কোন ব্যক্তিকে প্রদান করা হয়, তাহলে  
এই ডিডের অনুলিপি, প্রমাণিত হইলে  
অনুলিপি প্রদানকারী ব্যক্তির বিরুদ্ধে  
কোনও আইনগত দায়িত্ব থাকিবে না।



Additional District Sub-Registrar  
Barasat, North 24 Parganas

7 JUN 2022

DEED OF CONVEYANCE

Additional District Sub-Registrar

Barasat, North 24 Parganas

7 JUN 2022

VALUE at Rs. 60,00,000/- (Rupees Sixty Lakh) only.

Sansar Saha  
S/o Saur Saha  
West Chandigarh  
Madhyamgram  
Kolkata - 700130  
Road No. S/IL/71553.

BETWEEN

This Deed of Sale is made on this the 7th day of June, 2022 (Two Thousand and Twenty Two) A.D.

1. **SUBHAS CHANDRA JANA**, having Permanent Account Number **AEIPJ0961P**, having Voter ID No. **WB/13/090/897407**, Son of Late Chintamoni Jana, residing at Sreenagar Gate No. 1, Post Office & Police Station- Madhyamgram, District- North 24 Parganas, Kolkata- 700129, 2. **SRINIBAS JANA @ SRINIBAS CHANDRA JANA**, having Permanent Account Number **ACGPJ5517R**, having Voter ID No. **FTD2414894**, Son of Late Chintamoni Jana, residing at Vill -Kumarpur, P.O. & P.S.- Contai, Purba Medinipur, West Bengal, PIN- 721401, both are by religion - Hindu, by occupation - Service, nationality - Indian, hereinafter referred to as the **VENDORS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**SUBASH CHANDRA DUTTA**, having Permanent Account Number **ADTPD6722C**, having Voter ID No. **CKW1463306**, Son of Sukumar Dutta, by religion - Hindu, by occupation - Business, nationality - Indian, residing at Sreenagar 3 No. gate, P.O. and P.S.- Madhyamgram, District - North 24 Parganas, Kolkata- 700129, hereinafter referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS** One **MUCHA ALI MONDAL @ MUSA ALI MONDAL** was the absolute owner of **ALL THAT** piece and parcel of land measuring about 74(Seventy Four) Decimals alongwith other landed property, comprised in Dag No. 532, under Khatian No. 166, J.L. No. 52, Mouza – HUMAIPUR, Touzi No. 146, Re. Suv. No. 56, within the municipal limit of Madhyamgram Municipality, under P.S. & A.D.S.R.O. - Barasat, District- North 24 Parganas and seized and possessed over the same peacefully without any encumbrances.

**AND WHEREAS** while in possession over the above mentioned landed property said **MUCHA ALI MONDAL @ MUSA ALI MONDAL** sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about 09(Nine) Cottah 8(Eight) Chittak out of 74(Seventy Four) Decimals alongwith other landed property, comprised in Dag No. 532, under Khatian No. 166, J.L. No. 52, Mouza – HUMAIPUR, Touzi No. 146, Re. Suv. No. 56, within the municipal limit of Madhyamgram Municipality, under P.S. & A.D.S.R.O. - Barasat, District- North 24 Parganas, in favour of one **SAMIR RANJAN GHOSH** by dint of a Deed of Sale registered on 03-01-1972 in the office of Sub-Registry Office, at Barasat, being no. 15 of the year 1972 and in favour of AMAL KUMAR GHOSH by dint of a Deed of Sale registered on 03-01-1972 in the office of Sub-Registry Office, at Barasat, being no. 14 of the year 1972 and delivered the peaceful possession over the same and in

so peaceful possession the aforesaid AMAL KUMAR GHOSH transferred his landed property by dint of a Nadabipatra registered on 05-07-1976 in the office of Sub-Registrar Office, at Barasat, being no. 5550 of the year 1976 and delivered the peaceful possession over the same and thus said **SAMIR RANJAN GHOSH** became the absolute owner of the below schedule property alongwith other landed properties and seized and possessed over the same.

**AND WHEREAS** while in possession over the above mentioned landed property said **SAMIR RANJAN GHOSH** sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about **1(One) Cottahs 8(Eight) Chittaks** more or less, comprised in Dag No. 532, under Khatian No. 166, J.L. No. 52, Mouza - HUMAIPUR, Touzi No. 146, Re. Suv. No. 56, within the municipal limit of Madhyamgram Municipality, under P.S. & A.D.S.R.O. - Barasat, District- North 24 Parganas, in favour of one **MAMATA CHATTERJEE** by dint of a Deed of Sale registered on **09-03-1988** in the office of District Registry Office, at Barasat, recorded in **Book- I, Volume No. 24, Pages from 60 to 65, being no. 1616 of the year 1988** and delivered the peaceful possession over the same.

**AND WHEREAS** while in possession over the above mentioned landed property said **MAMATA CHATTERJEE** sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about **6(Six) Chittaks** more or less, comprised in Dag No. 532, under Khatian No. 166, J.L. No. 52,

Mouza – HUMAIPUR, Touzi No. 146, Re. Suv. No. 56, within the municipal limit of Madhyamgram Municipality, under P.S. & A.D.S.R.O. - Barasat, District- North 24 Parganas, in favour of the present Vendors namely **SUBHAS CHANDRA JANA & SRINIBAS JANA @ SRINIBAS CHANDRA JANA** by dint of a Deed of Sale registered on **08-10-1990 in the office of Addl. District Registry Office, at Barasat, being no. 9086 of the year 1990**, recorded in Book – I, Volume No. 140, Pages from 199 to 206 **AND ALL THAT** piece and parcel of land measuring about **6(Six) Chittaks** more or less, comprised in Dag No. 532, under Khatian No. 166, J.L. No. 52, Mouza – HUMAIPUR, Touzi No. 146, Re. Suv. No. 56, within the municipal limit of Madhyamgram Municipality, under P.S. & A.D.S.R.O. - Barasat, District- North 24 Parganas, in favour of the present Vendors namely **SUBHAS CHANDRA JANA & SRINIBAS JANA @ SRINIBAS CHANDRA JANA** by dint of a Deed of Sale registered on **08-10-1990 in the office of Addl. District Registry Office, at Barasat, being no. 9085 of the year 1990**, recorded in Book – I, Volume No. 140, Pages from 191 to 198 **AND ALL THAT** piece and parcel of land measuring about **6(Six) Chittaks** more or less, comprised in Dag No. 532, under Khatian No. 166, J.L. No. 52, Mouza – HUMAIPUR, Touzi No. 146, Re. Suv. No. 56, within the municipal limit of Madhyamgram Municipality, under P.S. & A.D.S.R.O. - Barasat, District- North 24 Parganas, in favour of the present Vendors namely **SUBHAS CHANDRA JANA & SRINIBAS JANA @ SRINIBAS CHANDRA JANA** by dint of a Deed of Sale registered on **08-10-**

1990 in the office of Addl. District Registry Office, at Barasat, being no. 9091 of the year 1990, recorded in Book - I, Volume No. 137, Pages from 365 to 370 **AND ALL THAT** piece and parcel of land measuring about **6(Six) Chittaks** more or less, comprised in Dag No. 532, under Khatian No. 166, J.L. No. 52, Mouza - HUMAIPUR, Touzi No. 146, Re. Suv. No. 56, within the municipal limit of Madhyamgram Municipality, under P.S. & A.D.S.R.O. - Barasat, District- North 24 Parganas, in favour of the present Vendors namely **SUBHAS CHANDRA JANA & SRINIBAS JANA @ SRINIBAS CHANDRA JANA** by dint of a Deed of Sale registered on **08-10-1990 in the office of Addl. District Registry Office, at Barasat, being no. 9092 of the year 1990**, recorded in Book - I, Volume No. 137, Pages from 371 to 376 and delivered the peaceful possession over the same.

**AND**

**AND WHEREAS** while in possession over the above mentioned landed property said **SAMIR RANJAN GHOSH** sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about **2(Two) Cottahs** more or less, comprised in Dag No. 532, under Khatian No. 166, J.L. No. 52, Mouza - HUMAIPUR, Touzi No. 146, Re. Suv. No. 56, within the municipal limit of Madhyamgram Municipality, under P.S. & A.D.S.R.O. - Barasat, District- North 24 Parganas, in favour of the present owner namely **SUBHAS CHANDRA JANA & SRINIBAS JANA @ SRINIBAS CHANDRA JANA** by dint of a Deed of Sale registered on **29-11-1989 in the office of Addl. District**

**Sub-Registry Office, at Barasat, recorded in Book- I, Volume No. 149, Pages from 43 to 48, being no. 9509 of the year 1989 AND ALL THAT** piece and parcel of land measuring about **15(Fifteen) Chittak 28(Twenty Eight) Sq.Ft.** more or less, comprised in Dag No. 532, under Khatian No. 166, J.L. No. 52, Mouza – HUMAIPUR, Touzi No. 146, Re. Suv. No. 56, within the municipal limit of Madhyamgram Municipality, under P.S. & A.D.S.R.O. - Barasat, District- North 24 Parganas, in favour of the present owner namely **SUBHAS CHANDRA JANA & SRINIBAS JANA @ SRINIBAS CHANDRA JANA** by dint of a Deed of Sale registered on **26-05-1998 in the office of Aof ddl. District Sub-Registry Office, at Barasat, recorded in Book- I, Volume No. 42, Pages from 117 to 122, being no. 1990 of the year 1998** and delivered the peaceful possession over the same.

**AND WHEREAS** while in possession over the above mentioned landed property said **SUBHAS CHANDRA JANA & SRINIBAS JANA @ SRINIBAS CHANDRA JANA** constructed a single storied residential Pucca building measuring an area about **770 (Seven Hundred Seventy) Sq.Ft.** more or less with concrete boundary wall over and around the aforesaid landed property maintaining all norms of the than local authority and while in peaceful possession they recorded their names in the office of B.L. & L.R.O. in **L.R. Dag No. 830, under L.R. Khatian No. 2121/1 (in the name of SUBHAS CHANDRA JANA) & L.R. Khatian No. 1864/1 (in the name of**



**SRINIBAS JANA @ SRINIBAS CHANDRA JANA)** and which is finally published accordingly and also mutated their names in the records of Madhyamgram Municipality in **Ward No. 8(New)** under  **Holding No. 12 of Sreenagar 1 No. Road** and peacefully seized and possessed over the same.

**AND WHEREAS** the present **VENDOR** i.e. **SUBHAS CHANDRA JANA & SRINIBAS JANA @ SRINIBAS CHANDRA JANA** thus became the owner of **ALL THAT** piece and parcel of land measuring about **4 (Four) Cottah 7(Seven) Chittak 28(Twenty Eight) Sq.Ft.** more or less, togetherwith a single storey residential Pucca building measuring an area about **770 (Seven Hundred Seventy) Sq.Ft.** more or less standing thereon with a concrete boundary wall over and around landed property, comprised in Dag No. 532 corresponding to **L.R. Dag No. 830**, under R.S. Khatian No. 166 corresponding to **L.R. Khatian No. 2121/1 (in the name of SUBHAS CHANDRA JANA) & L.R. Khatian No. 1864/1 (in the name of SRINIBAS JANA @ SRINIBAS CHANDRA JANA)**, lying and situated at J.L. No. 52, Mouza - HUMAIPUR, Touzi No. 146, Re. Suv. No. 56, within the municipal limit of Madhyamgram Municipality, in **Ward No. 8(New)**, under  **Holding No. 12 of Sreenagar 1 No. Road**, under P.S. & A.D.S.R.O. - Barasat, District- North 24 Parganas, TOGETHERWITH all types of easement rights alongwith all right, title and interest annexed thereto and have been enjoying and possessing the same peacefully without any interruption by other and is free from all short of encumbrances, lien, mortgage, charges

whatsoever.

**AND WHEREAS** due to some unavoidable circumstances and urgent need of money the Vendor published his intention to dispose of the aforesaid **ALL THAT** piece and parcel of land measuring about 4 (Four) Cottah 7(Seven) Chittak 28(Twenty Eight) Sq.Ft. in physical measurement **4 (Four) Cottah 6(Six) Chittak 12(Twelve) Sq.Ft.** more or less, togetherwith a single storied residential Pucca building measuring an area about **770 (Seven Hundred Seventy) Sq.Ft.** more or less standing thereon with a concrete boundary wall over and around landed property, comprised in Dag No. 532 corresponding to **L.R. Dag No. 830**, under R.S. Khatian No. 166 corresponding to **L.R. Khatian No. 2121/1 (in the name of SUBHAS CHANDRA JANA) & L.R. Khatian No. 1864/1 (in the name of SRINIBAS JANA @ SRINIBAS CHANDRA JANA)**, lying and situated at J.L. No. 52, Mouza - HUMAIPUR, Touzi No. 146, Re. Suv. No. 56, within the municipal limit of Madhyamgram Municipality, in **Ward No. 8(New)**, under  **Holding No. 12 of Sreenagar 1 No. Road**, under P.S. & A.D.S.R.O. - Barasat, District-North 24 Parganas, TOGETHERWITH all types of easement rights alongwith all right, title and interest annexed thereto, which is morefully and particularly described in the Schedule hereunder written for a highest market price of **Rs. 60,00,000/- (Rupees Sixty Lakh) only** and the Purchaser having come to know the said intention of the Vendor and after having all

necessary searches and being satisfied regarding the free and marketable title of the property agrees to purchase the same at the said market price.

**NOW THIS DEED OF SALE WITNFSSFTH** that in pursuance of the said covenants and in consideration of the said sum of **Rs. 60,00,000/- (Rupees Sixty Lakh) only** received by the Vendor in full from the Purchaser hereof (the receipt whereof is acknowledged hereby) and this Vendor is executing and presenting for register this Deed of Sale in favour of the Purchaser in respect of the land referred to above and as described in detail in the schedule hereunder written and that from this day the Vendor is totally divested of all rights, title to the land sold hereby to the Purchaser who have become the full owners with absolute right and title to the land hereby and the Purchaser is entitled and empowered to mutate his name with the Govt. Sheristha and also in Madhyamgram Municipality and shall pay rents and taxes directly to them and all rights, title and possession including easement rights, right to common passage drainage whatsoever to the land also vest in the Purchaser who will enjoy the property sold to him in his absolute right through his heirs, executors and assigns and further the Purchaser will have all right and power to transfer the said property to any one as he likes by sale, gift, lease, mortgage or by any other lawful means and right to improve it change its nature and character and make any construction over the said land according to his convenience.

**THIS DEED ALSO WITNESSES** that the property sold hereby have not been transferred by the Vendor hereto to any other by sale, gift, lease or mortgage nor he have contracted to sale the same to anybody else for such transfer nor encumbered the same in any way and the property sold hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Purchaser is hereby put in open peaceful possession thereof and the Vendor and/or his heirs, executors, administrators and assigns shall and will and for all times to come at the request and cost of the Purchaser do or execute or caused to be done or executed all such acts, deeds and things whatsoever for further and more-perfectly assuring the right, title of the Purchaser to the said property and every part thereof and if the title to and possession in the land to the Purchaser be in any way hampered in consequence of any action/fraud/deed performed or done by the Vendor, directly or indirectly, and if it is found that the said property hereby sold is not free from all encumbrances as herein before stated the Vendor and his heirs, executors, successors and assigns will be liable to the Purchaser and will be bound to refund the aforesaid consideration money with interest and all costs thereon.

**THE SCHEDULE OF THE PROPERTY REFERRED TO**

**(THE SAID LAND)**

**ALL THAT** piece and parcel of land measuring about **4 (Four) Cottah**

7(Seven) Chittak 28(Twenty Eight) Sq.Ft. more or less in physical measurement 4 (Four) Cottah 6(Six) Chittak 12(Twelve) Sq.Ft. more or less, togetherwith a single storied residential Pucca building measuring an area about 770 (Seven Hundred Seventy) Sq.Ft. more or less standing thereon with a concrete boundary wall over and around landed property, being Plot Nos. 6A&7A, 6B&7B, 6C&7C :

- i. 1 (One) Cottah 8(Eight) Chittak comprised in scheme Plot No. 6A&7A & 2 (Two) Cottah comprised in scheme Plot No. 6B&7B, togetherwith a single storied residential Pucca building measuring an area about 770 (Seven Hundred Seventy) Sq.Ft. more or less standing thereon with a concrete boundary wall over and around landed property;
- ii. 15(Fifteen) Chittak 28(Twenty Eight) Sq.Ft. in physical measurement 14 (Fourteen) Chittak 12 (Twelve) Sq.Ft. comprised in scheme Plot No. 6C&7C;

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A total area of land 4 (Four) Cottah 7(Seven) Chittak 28(Twenty Eight) Sq.Ft. more or less in physical measurement 4 (Four) Cottah 6(Six) Chittak 12(Twelve) Sq.Ft. more or less, togetherwith a single storied residential Pucca building with cemented flooring measuring an area about 770 (Seven Hundred Seventy) Sq.Ft. more or less standing thereon with a concrete boundary wall over and around landed property, being Plot No. 6A&7A, 6B&7B, 6C&7C, Nature of land **BASTU**, comprised in Dag

No. 532 corresponding to **L.R. Dag No. 830**, under R.S. Khatian No. 166 corresponding to **L.R. Khatian No. 2121/1 (in the name of SUBHAS CHANDRA JANA) & L.R. Khatian No. 1864/1 (in the name of SRINIBAS JANA @ SRINIBAS CHANDRA JANA)**, lying and situated at pargana – Anowarpur, J.L. No. 52, Mouza – HUMAIPUR, Touzi No. 146, Re. Suv. No. 56, within the municipal limit of Madhyamgram Municipality, in **Ward No. 8(New)**, under  **Holding No. 12 of Sreenagar 1 No. Road**, under P.S. – Barasat now Madhyamgram, A.D.S.R.O. - Barasat, District- North 24 Parganas, TOGETHERWITH all types of easement rights alongwith all right, title and interest annexed thereto, The schedule property also delineated in the Plan or **MAP** annexed hereto. The annexed Plan, Fingerprints and Colour photographs of the parties herein shall be treated as a part of this Deed, being butted and bounded as follows :-

**On the North :-** Land of L.R. Dag No. 824.

**On the South :-** Land of L.R. Dag No. 831 & 832.

**On the East :-** Land of L.R. Dag No. 829.

**On the West :-** Land of purchaser (Plot No. 6 & 7) and 21 Ft. Wide Road.

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

**SIGNED, SEALED AND DELIVERED**

In presence of :-

**WITNESSES :-**

1. Sanjay Zorha  
Madhyangram  
Kot-130

1. Subhas Chandra Jana

2. Srimibas Jana @ Srimibas Chandra Jana

2. Shyam Prasad Dutta  
Madhyangram  
Kot-129

\_\_\_\_\_  
**Signature of the VENDOR**

**DRAFTED BY**

*Shyam Prasad Dutta*

Advocate 07 <sup>06</sup> 2022

Barasat Judges Court

R/1869/1538/2011

2 "

*Subash Ch. Dutta*

\_\_\_\_\_  
**Signature of the PURCHASER**