

60

DEED

OF

CONVEYANCE

Surv 18- Self
Act

14050/2011

15222/11



LD

अखिल भारतीय पश्चिम बंगाल WEST BENGAL

A 299698

क्र. 3212/11
दि. 10/12/11
9/12/11

325 f.

REGISTRY OF ASSURANCES
KOLKATA



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

ASD

Additional Registrar
of Assurances-II, Kolkata

12.12.11

3588/11

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 9th day of December 2011, (Two Thousand and Eleven) of the CHRISTIAN ERA.

380
14
330

9/11

সংখ্যা -
সন ও তারিখ -
ক্রেতার নাম -
সাকিন -
স্ট্যাম্প মূল্য -
ভেতার শ্রী -

14/3
8/12/2011

Tarun Kumar Maji Advocate
Bharat Court

বারাসাত কোর্ট
উত্তর ২৪ পরগণা

টি. ডি নং -
স্ট্যাম্প ক্রয়ের তারিখ - 5/12/2011
মোট স্ট্যাম্পের মূল্য - 18000/-
ট্রেজারী অফিস - বারাসাত
ভেতার শ্রী তাপস কুমার সাহা

Bhabatank Ghosh



8674C

Bhabatank Ghosh



8675C

বিনয়নাথ বসু



8676C

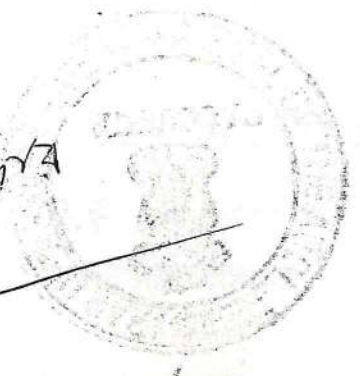
চৈতন্যনাথ বসু



8677C

চৈতন্যনাথ

@hattu Soomra



Handwritten signature





Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 15222 of 2011
(Serial No. 14050 of 2011)

On

Payment of Fees:

On 09/12/2011

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

Presented for registration at 15.25 hrs on :09/12/2011, at the Private residence by Bhabataran Ghosh, Claimant.

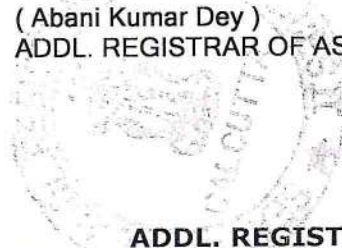
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 09/12/2011 by

1. Harendra Nath Sardar, son of Late B Sardar , Chakpachuria, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste Hindu, By Profession : Cultivation
2. Smt Rekhabela Sardar, wife of Late H Sardar , Chakpachuria, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste Hindu, By Profession : House wife
3. Debdas Sardar, son of Late H Sardar , Chakpachuria, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste Hindu, By Profession : Cultivation
4. Madhusudan Sardar, son of Late H Sardar , Chakpachuria, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste Hindu, By Profession : Cultivation
5. Smt Pachi Baidya (Sardar), wife of D Baidya , Chakpachuria, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste Hindu, By Profession : House wife
6. Smt Monorama Mondal, wife of S Mondal , Sardarpara, Kalikapur, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste Hindu, By Profession : House wife
7. Bhabataran Ghosh, son of Late T C Ghosh , 1/51, Dr M N Saha Road, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700074 , By Caste Hindu, By Profession : Business

Identified By Chattu Sardar, son of Arjun Sardar, Chakpunchruai, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste: Hindu, By Profession: Business.

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II



(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 15222 of 2011
(Serial No. 14050 of 2011)

On 12/12/2011

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. 12081/-, on 12/12/2011

(Under Article : A(1) = 11990/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 12/12/2011)

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.-1090908/-

Certified that the required stamp duty of this document is Rs.- 54555 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 49600/- is paid 29921508/12/2011 State Bank of India, NAGERBAZAR DUM DUM, received on 12/12/2011

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II



(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 2 of 2

12/12/2011 11:57:00

BETWEEN

(1) **SRI HARENDRA NATH SARDAR**, son of Late Buddiswar Sardar, by Occupation- Cultivation, (2) **SMT. REKHABALA SARDAR**, wife of Late Habul Sardar alias Habul Chandra Sardar, by Occupation- Household work, (3) **SRI DEBDAS SARDAR**, son of Late Habul Sardar alias Habul Chandra Sardar, by Occupation- Cultivation, (4) **SRI MADHUSUDAN SARDAR**, son of Late Habul Sardar alias Habul Chandra Sardar, by Occupation- Cultivation, (5) **SMT. PACHI BAIDYA (SARDAR)**, wife of Dilip Baidya, daughter of Late Habul Sardar alias Habul Chandra Sardar, by Occupation- Household work, No. 1 to 5 all are residing at Village - Chakpachuria, Police Station- New Town (Rajarhat), Kolkata- 700 135, District – North 24-Parganas, (6) **SMT. MONORAMA MONDAL**, wife of Sanjoy Mondal, daughter of Late Habul Sardar alias Habul Chandra Sardar, by Occupation- Household work, residing at Sardarpara, Kalikapur, P.S.- New Town (Rajarhat), Kolkata- 700 135, District- North 24-Parganas, all are by faith- Hindu, by Nationality- Indian, hereinafter collectively referred to and called as the **VENDORS** (which terms and expressions shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and/or assigns) of the **ONE PART**.

AND

SRI BHABAT^ATRAN GHOSH, son of Late Tarak Chandra Ghosh, by faith –Hindu, by Occupation – Business, Nationality- Indian, residing at 1/51, Dr. M. N. Saha Road, P.S. - Dum Dum, Kolkata- 700 074, District - North 24 Parganas, hereinafter referred to and called as the '**PURCHASER**' (which terms and expressions shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrator, legal representatives and assigns) of the **OTHER PART**.

WHEREAS Buddiswar Sardar, son of Durga Charan Sardar, of Village - Chakpachuria, under Police Station- Rajarhat at present New Town, Kolkata-700 35,



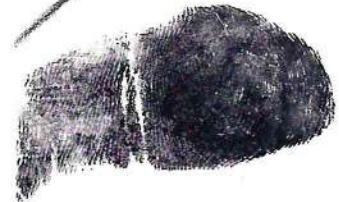
8678C

अश्वि अश्विन अश्विन



8679C

अश्वि 8 6672



8680C

Monorama Mondal



Chattu Soodan
S/o Arjun Soodan
Vill+PO Chak pur Chauai
Kot - 135
Business



A

District – North 24-Parganas, was 8 annas recorded owner in respect of **ALL THAT** piece and parcel of Shali land measuring about 23 Decimals more or less, situated at Mouza- Chakpachuria, J.L. No.- 33, Touzi No.-145, comprised in R.S. Dag No.- 416, under R.S. Khatian No.-597, along with other lands within the said Mouza, within the local limits of Patharghata Gram Panchayet, Police Station – New Town (formerly Rajarhat), under A.D.S.R.O. Bidhannagar (Salt Lake City), District- North 24-Parganas and thus seized and possessed of the same died intestate left behind his Two sons, namely, Harendra Nath Sardar and Habul Sardar alias Habul Chandra Sardar, and Four daughters, namely, Smt. Hansi Naskar alias Draupadi Naskar, wife of Hazari Naskar, Smt. Madari Gayen, wife of Nepal Gayen, Smt. Chandra Sarkar alias Chandana Sarkar, wife of Manik Sarkar and Smt. Astobala Mondal, wife of Ashok Mondal as his legal heirs to inherit the aforesaid and below schedule property along with other properties.

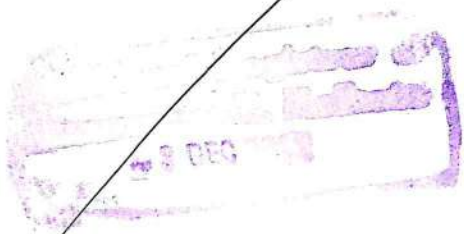
AND WHEREAS the aforesaid legal heirs of Buddiswar Sardar thus seized and possessed of the same on the basis of amicable Oral Settlement, the aforesaid Harendra Nath Sardar and Habul Sardar alias Habul Chandra Sardar, recorded their names in the L.R. Record of Right as owner of 2 Decimals in each i.e. 4 Decimals of land having R.S. & L.R. Dag No.- 416, under L.R. Khatian No.- 1886 & 1953 respectively, within the Mouza- Chakpachuria, J.L. No.- 33, Touzi No.-145, within the local limits of Patharghata Gram Panchayet, Police Station – New Town (formerly Rajarhat), under A.D.S.R.O. Bidhannagar (Salt Lake City), District- North 24-Parganas.

AND WHEREAS the aforesaid Habul Sardar alias Habul Chandra Sardar died intestate leaving behind his wife, namely, Smt. Rekhabela Sardar, Two sons, namely, Sri Debdas Sardar & Sri Madhusudan Sardar, and Two married daughters namely, Smt. Pachi Baidya (Sardar) & Smt. Moncrama Mondal, Vendors No-2 to 6 herein, to inherit his share of 2 Decimals of land under L.R. Khatian No.- 1953, R.S. & L.R. Dag No.- 416, within the Mouza- Chakpachuria, J.L. No.- 33, Touzi No.-145, within the local limits of Patharghata Gram Panchayet, Police Station – New Town (formerly Rajarhat), under A.D.S.R.O. Bidhannagar (Salt Lake City), District- North 24-Parganas and thus jointly seized and possessed of the same without any disturbance or hindrances from

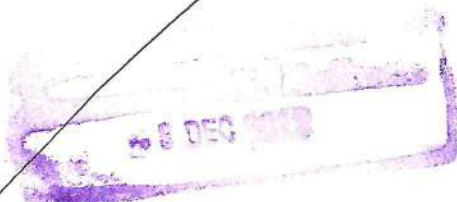


any corner whatsoever and in fee simple thereto and free from all encumbrances, liens, charges and mortgages whatsoever in nature and due to urgent need of money and cogent grounds, the Vendors herein, have expressed their intention to sell out and /or to dispose of their aforesaid **4 Decimals** of land situated at **MOUZA- CHAKPACHURIA**, J.L. No.- 33, Touzi No.-145, comprised in R.S. & L.R. Dag No.- 416, under R.S. Khatian No.-597, L.R. Khatian No.- 1886 & 1953, within the local limits of Patharghata Gram Panchayet, Police Station – New Town (formerly Rajarhat), under A.D.S.R.O. Bidhannagar (Salt Lake City), District- North 24-Parganas, fully described in the schedule herein below and the Purchaser knowing the said intention of the Vendors offered a proposal for purchasing the same and the Vendors accepted the proposal of the Purchaser and after long discussion by and between the parties the Vendors agrees to sell and the Purchaser agree to purchase the same in fee simple and free from all encumbrances at or for a total consideration of **Rs.3,00,000/- (Rupees Three Lac)** only, which is the highest market price as settled and agreed by and between the parties;

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 paid by the Purchaser to the Vendors, simultaneously with the execution of these presents and the receipt whereof is accepted and acknowledged by the Vendors as per Memo of Consideration and the Owners/Vendors doth hereby admitting and acknowledging the same and every part thereof and doth hereby acquit, release and discharge for ever unto and in favour of the Purchaser **ALL THAT** piece and parcel of Shali land measuring about **4 Decimals** more or less, situated at **MOUZA- CHAKPACHURIA**, J.L. No.- 33, Touzi No.-145, comprised in R.S. & L.R. Dag No.- 416, under R.S. Khatian No.-597, L.R. Khatian No.- 1886 & 1953, within the local limits of Patharghata Gram Panchayet, Police Station – New Town (formerly Rajarhat), under A.D.S.R.O. Bidhannagar (Salt Lake City), District- North 24-Parganas, fully described in the schedule herein below, in fee simple thereto and free from all encumbrances, liens, charges and mortgages whatsoever in nature and the Owners/Vendors doth hereby sale, grant, convey, transfer, assign and assure unto and in favour of the Purchaser the aforesaid property fully described in the Schedule herein below together with benefits of all the rights, title and interest attached with the land **TOGETHER WITH**



right to use other rights, liberties, easements and quasi-easements, privileges, advantages with all right to use all other amenities, facilities and benefits attached with the land and **ALL THAT** the Estate, right, title, interest, claim and demand whatsoever of the Vendors unto or upon the same and every part thereof in law and equity **TO ENTER INTO AND TO HAVE AND TO HOLD OWN POSSESS AND ENJOY** the same and every part thereof hereby sold, conveyed, transferred, assigned, and delivered possession or expressed and intended so to be conveyed and transferred, with their rights, numbers and appurtenances unto and to use in favour of the Purchaser, his heirs, executors, administrator, legal representatives and assigns absolutely and forever together with all the Deeds and Documents, in original and or copy of the deeds, pattas, hereditaments and muniments of title and every part thereof which now are or is and hereafter shall or may be in the custody power or possession of the Vendors or any person of the Vendors in the form of original duly authenticated by the Vendors without any action or suit or proceedings in law and equity and to hold the said property and all amenities and facilities, messuage and hereditaments and muniments of title hereby conveyed and transferred unto the use of the Purchaser and the Purchaser, his heirs, legal representatives, executors and assigns absolutely and forever and the Vendors discharged from or otherwise the Vendors well and sufficiently indemnify against all loss, damage, encumbrances, mortgage etc. with undertakes to refund the entire consideration money in case if it is found that any part of the statements is false and any kind of defects of whatsoever in nature suffered by the Purchaser to these presents etc. and the Vendors doth hereby for themselves and their respective heirs covenant with the Purchaser and his heirs that **NOTWITHSTANDING THAT** any acts, deeds or things whatsoever the Vendors or their predecessor-in-title done, executed or knowingly suffered or to the contrary the Vendors have good right full power and absolute authority and indefeasible title and interest to grant, convey, sell and transfer the said property hereby granted, sold, conveyed and assigned to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of this present free from all encumbrances and liabilities and without any hindrance eviction, disturbance, claim or demand whatsoever or from or under in trust for the Vendors and that the Vendors absolutely acquitted and discharged and sufficiently saved, defend, kept harmless and indemnified of or from and against all the defects in title, lispensens, attachments and liabilities whatsoever



made or suffered by the Vendors and all material times hereafter the Vendors hereby further declare that they or their predecessor- in-title have not deposited the title Deed in respect of the Schedule land anywhere by way of mortgage or in any other manner whatsoever and the Vendors hereby also declared that the Schedule property is not acquisitioned by any authority concern and the Vendors hereby further undertakes that at the request and the cost of the Purchaser will do, execute or cause to be done and executed all such acts, deeds, matters, things and petitions for the betterment of the Purchaser's title and as well as for the betterment as well as better enjoyment of the Schedule property and also for mutation and things whatsoever for more perfectly and effectually granting and assuring the said property and also for better enjoyment of the said property and together with all benefits and rights hereby transferred as shall as may be reasonably be required and the Vendors doth hereby further covenant with the Purchaser that the Purchaser shall have every right to transfer the aforesaid and below mentioned Schedule property by way of sale, gift, mortgage, lease, assign etc.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
(DESCRIPTION OF THE LAND HEREBY SOLD)

ALL THAT piece and parcel of Shali land measuring about **4 Decimals** more or less lying over and situated at **MOUZA- CHAKPACHURIA**, J.L. No.- 33, Touzi No.-145, comprised in R.S. & L.R. Dag No.- 416, under R.S. Khatian No.-597, L.R. Khatian No.- 1886 & 1953, within the local limits of Patharghata Gram Panchayet, Police Station – New Town (formerly Rajarhat), under A.D.S.R.O. Bidhannagar (Salt Lake City), District - North 24-Parganas, along with all the amenities and facilities, easement and quasi-easement right attached thereto for better enjoyment of the same for which annual proportionate share of Ground Rent, which will be assessed as per West Bengal Land Holding Revenue Act payable to the Govt. of West Bengal through the office of the District Collector, North 24-Parganas, which is butted and bounded by as follows:-

ON THE NORTH : - R.S. & L.R. Dag No.- 417.

ON THE SOUTH : - Common passage & Dag No.- 415.

ON THE EAST : - Part of Dag No-416.

ON THE WEST : - Part of Dag No-416.

Annexed sketch map bordered with Red Colour be treated as part of the Deed



A

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

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF THE FOLLOWING
WITNESSES: -

1) @kattuSardar
S/O Arjun Sardar
Village @karpun@hrai
KOL - 135

1. ২১শ্রী শ্রীমতী অরুণা

2. শ্রীমতী অরুণা

3. চন্দ্রানন্দা

2) দীপ্তকান্ত নন্দা
কোম্পানি
কো/নন্দা-২০০

4. অরুণা

5. শ্রীমতী

6. Monorama Mondal

SIGNATURE OF THE VENDORS

Bhabubal Ghosh

SIGNATURE OF PURCHASER

Drafted, Read over and Explained
in Bengali by me and Prepared in my office: -
(TARUN KUMAR MAJI)
ADVOCATE

Tarun Kumar Maji
Advocate WB-233/87

District Judges' Court, Barasat, North 24-Parganas



A

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.3, 00,000/- (Rupees Three Lac) only from the within named Purchaser as full and final payment of the total consideration money in the following manner: -

M E M O

By Cheque vide no. 414886

dt. 09-12-2011 drawn on

United Bank of India, Deem Deem Br.

Rs. 2,00,000/-

By cheque no. 414887 dt. 09-12-2011

drawn on Bank of India Deem Deem Br

Rs. 1,00,000/-

Total Rs.3,00,000/-

(Rupees Three Lac) only

WITNESSES: -

1) Chattu Som Som

1. शिव प्रकाश शर्मा

2. राजेश कुमार शर्मा

3. CHANDAN KUMAR

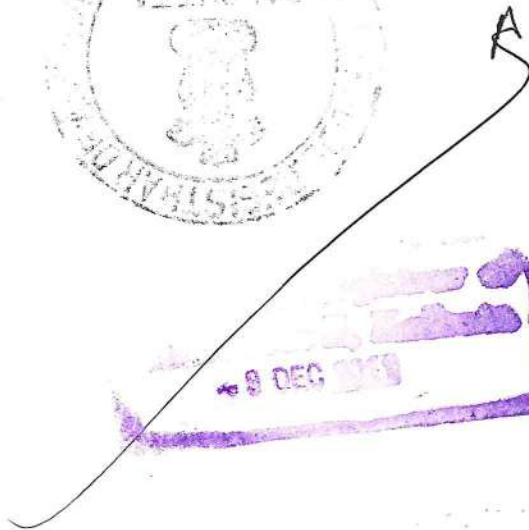
2) दीपक शर्मा

4. अरवि कुमार शर्मा

5. शक्ति शर्मा

6. Monoxoma Mondal

SIGNATURE OF THE VENDORS



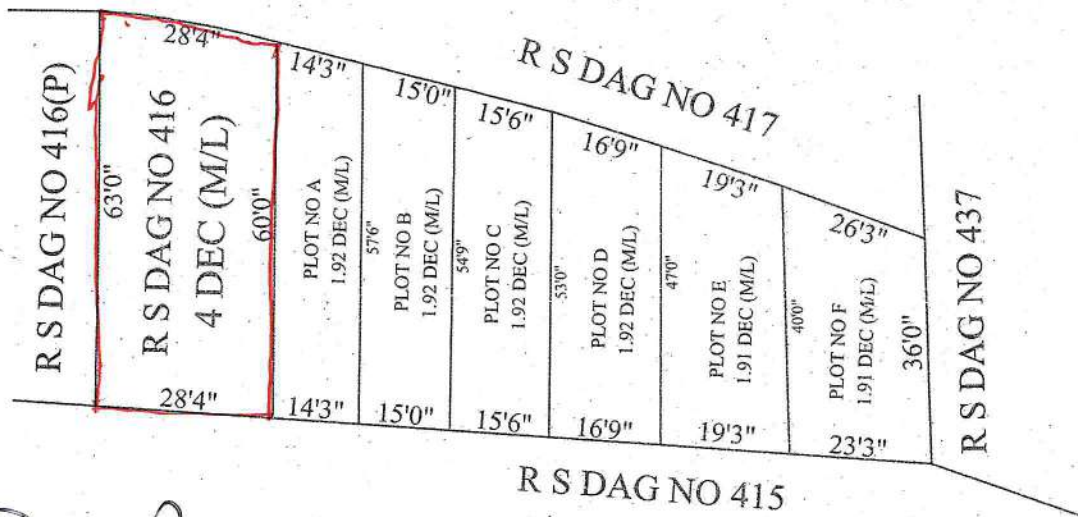
SITE PLAN OF R.S. & L.R. DAG NO. - 416 R S KHATION NO
 L R KHATION NO 1886; 1953 AT MOUZA CHAKPACHURIA J.L. NO 33
 R S NO 205.5 TOUZI NO 145 P S RAJAR HAT NOW UNDER NEW TOWN.
 DIST NORTH 24 PARGANAS

AREA SHOWN IN RED BORDER
 SCALE 10' = 1"



PURCHASER

SOLD BY
 HARAN SARDAR
 & OTHERS



શ્રી સુશિવ સાર્દાર

ભાગ્યજીવ સાર્દાર
 ગાંધીનગર

Monorama Mondal

Bhabat Lal Phogsh

શ્રી રમેશ









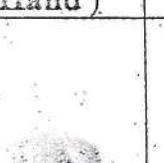

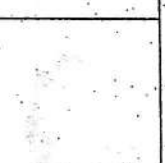





















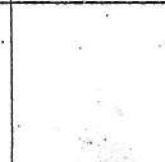
શ્રી રમેશ સાર્દાર

Drawn By :

N.B. NOT SURVEY.






PAGE NO.....
SPECIMEN FORM FOR TEN FINGER PRINTS

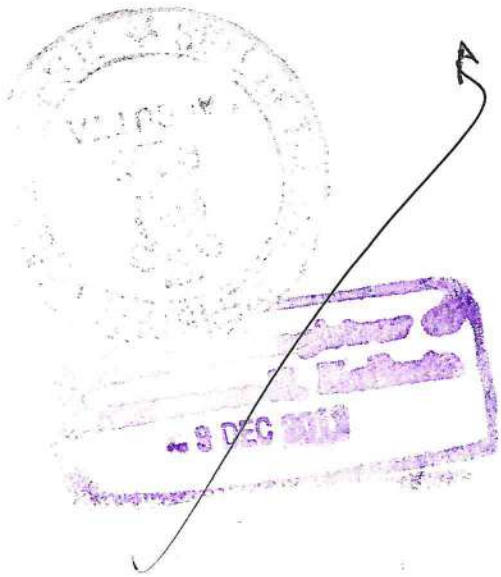
SL. No.	Signature of the Executants/ Presentants						
	 CHANDAN NWA	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							
	 SHYAM SUNDA	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							
	 RAJESH KUMAR	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							

10












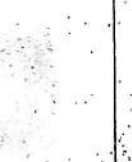


PAGE NO.....
SPECIMEN FORM FOR TEN FINGER PRINTS

SL. No.	Signature of the Executants/ Presentants					
	 Monorama Mondal	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 ଶ୍ରୀ ଚିତ୍ରା	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 ଶ୍ରୀ ରାମଚନ୍ଦ୍ର	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



PAGE NO.....
SPECIMEN FORM FOR TEN FINGER PRINTS

SL. No.	Signature of the Executants/ Presentants								
		Little	Ring	Middle	Fore	Thumb			
		(Left Hand)							
		Thumb	Fore	Middle					
		(Right Hand)							
Little	Ring	Middle	Fore	Thumb					
		(Left Hand)							
		Thumb	Fore	Middle					
		(Right Hand)							
		Little	Ring	Middle					
(Left Hand)									
Thumb	Fore	Middle						Ring	Little
(Right Hand)									
Little	Ring	Middle						Fore	Thumb

0



9 DEC 2011



THIS DEED OF conveyance is made on
this the day of December , 2011 A.D.

BETWEEN

SRI HARENDRA NATH SARDAR & OTHERS

....." ONE PART"

AND

SRI BHABATRAN GHOSH

....." OTHER PART"

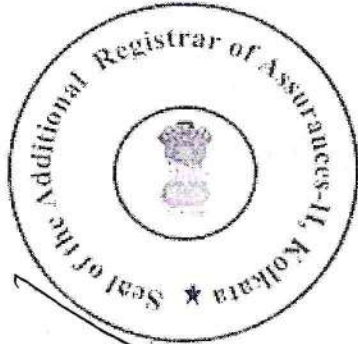
Drafted by :-

TARUN KUMAR MAJI
ADVOCATE

BARASAT JUDGES' COURT,
DISTRICT NORTH -24 PARGANAS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 60
Page from 5304 to 5320
being No 15222 for the year 2011.



Abani Kumar Dey

(Abani Kumar Dey) 21-December-2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal