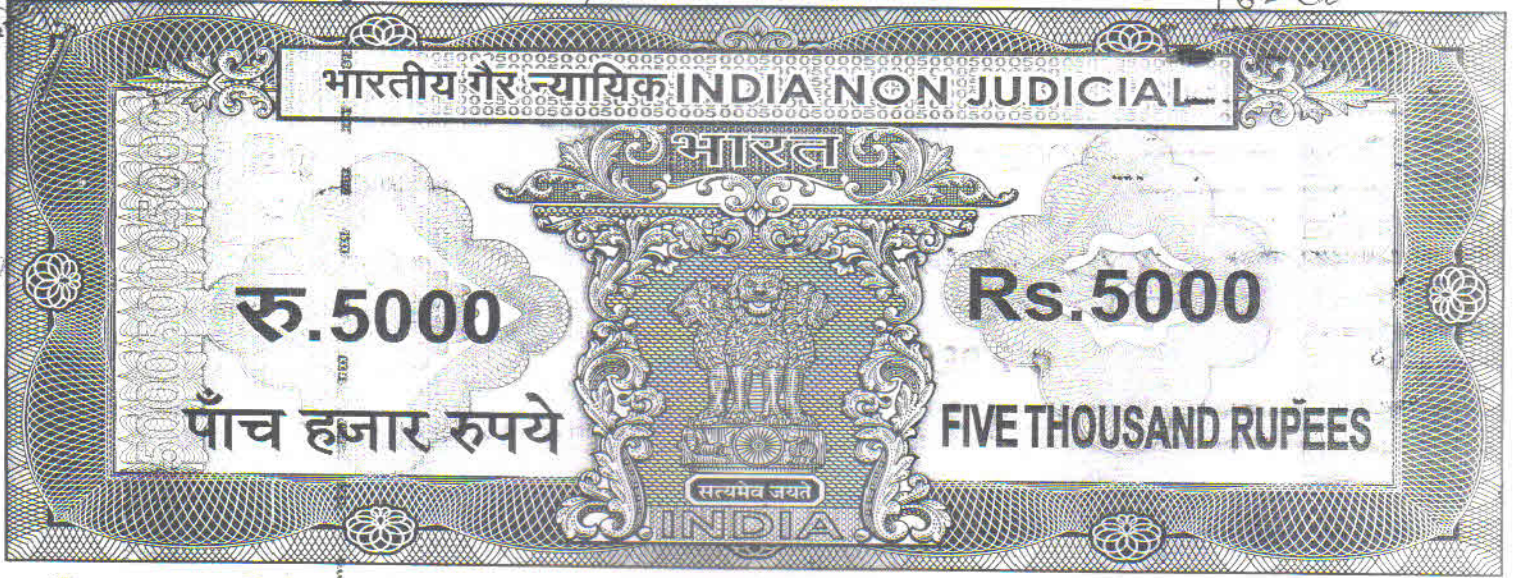


15855/13

12-16266



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 142950

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

Registrar (S 7(2))  
District Sub Registrar II  
24 Pgs (H) Bazaar

24 DEC 2013

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made on this the 16<sup>th</sup> day of December, 2013 of CHRISTIAN ERA.

Cont.....P/2

6924  
17.99988  
198281  
1700000

**B E T W E E N**

**SMT. GITA DASGUPTA**, Wife of Sri Arun Kumar Dasgupta, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at Barasat, Kaibarta Para, P.O. & P.S. - Barasat, District - North 24 Parganas, Kolkata - 700124, hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**. PAN - ADEPD0656L

**A N D**

**SRI ALOKE MALLICK**, Son of Late Sudhir Mallick, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Barasat, Kaibarta Para, Deshbandhu Sarani, P.O. & P.S. - Barasat, District - North 24 Parganas, Kolkata - 700124, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**. PAN - A11PM3184D



**WHEREAS** : one Haripada Chakraborty, S/o. Late Sarada Charan Chakraborty of Barasat purchased a piece and parcel of land admeasuring 5 (Five) Cottahs equivalent to 8.25 Dec. comprised in Dag No. 136, under Khatian No. 185, of Mouza - Barasat, J.L. No. 79, R.S. No. 261, Touzi No. 146, Pargana - Anowarpur, P.S. & A.D.S.R.O. - Barasat, District - North 24 Parganas within the local limit of Barasat Municipality by Virtue of two separate Sale Deeds executed and registered by Susila Bala Dasi, dated 02/12/1940 and Panchu Charan Das, dated 04/12/1940 and since then he had been possessing the same peacefully and without interruption of others.

**AND WHEREAS** subsequently by a Deed of Sale vide No. 1031, dated 27/02/1952 registered at S.R.O. - Barasat and recorded in Book No. I, Vol. No. 14, Pages from 267 to 268 the mother of the Vendor Smt. Pravabati Sen since deceased purchased the aforesaid land from said Haripada Chakraborty and took over peaceful possession thereat.

**AND WHEREAS** during the period of Revisional Settlement Operation

Cont.....P/4



said Pravabati Sen since deceased got her name recorded correctly and introduce new R.S. Khatian vide R.S. Khatian No. 956, R.S. Dag No. 136/984 wherein 8 Dec. land has been recorded in her name and accordingly R.S. Record was published.

**AND WHEREAS** thereafter said Pravabati Sen died intestate on 01/7/1971 leaving behind her two sons namely Sri Pranab Kumar Sen; Sri Sandip Sen and two daughters Smt. Gita Dasgupta and Smt. Bijali Sarkar as her legal heirs and successors and as per Provision of Law of Hindu Succession Act, 1956 they inherited the said property in equal share i.e. 1/4th share each.

**AND WHEREAS** by a Deed of Sale vide No. 8944, dated 07/11/1983 registered at S.R.O. - Barasat and recorded in Book No. I, Vol. No. 153, Pages from 226 to 230 Sri Sandip Sen transferred his entire 1/4th share in favour of the Vendor i.e. his sister and delivered peaceful possession in her favour.

**AND WHEREAS** thus the Vendor herein has become the absolute Owner of a piece and parcel of land admeasuring 2 Cottahs 8

②

Chittacks (i.e. 1 Cottah 4 Chittacks owned by dint of inheritance and 1 Cottah 4 Chittacks owned by purchase from her brother) and thus she has been possessing the same peacefully.

AND WHEREAS thereafter the Vendor herein got her name mutated with the Office of the Barasat Municipality vide Holding No. 15/B and 25/2 under Ward No. 09(24), Kaibarta Para Road and paying taxes accordingly.

AND WHEREAS thus the Vendor herein is now seized and possessed of or otherwise well and sufficiently entitled to the said land and hereditaments in fee simple thereto free from all encumbrances, liens, charges, and mortgages whatsoever.

AND WHEREAS due to some unavoidable circumstances and urgent need of money the Vendor herein announced her intention to dispose of the aforesaid undivided land admeasuring 2 Cottahs 8 Chittacks out of 5 Cottahs comprised in Dag No. 136, under Khatian No. 185, corresponding to R.S. Dag No. 196/984, under R.S. Khatian No. 956, of Mouza - Barasat, J.L. No. 79, R.S. No.

Cont.....P/6

261, Touzi No. 146, Pargana - Anowarpur, P.S. & A.D.S.R.O. - Barasat, District - North 24 Parganas within the local limit of Barasat Municipality, under Ward No. 09(24), Holding No. 15/B and 25/2 morefully and particularly described in the Schedule hereunder written for a highest market price of *Rs. 17,50,000.00 (Rupees Seventeen Lacs and Fifty Thousand) only* free from all encumbrances and the Purchaser herein after knowing and understanding the said intention of the Vendor and after having been fully satisfied regarding the encumbrances and marketable title of the property agreed to purchase the same at the said market price.

**NOW THIS DEED OF CONVEYANCE WITNESSETH :**

That in pursuance of the said agreement and in consideration of the said sum of *Rs. 17,50,000.00 (Rupees Seventeen Lacs and Fifty Thousand) only* of the lawful money of India in hands well and truly paid to the Vendor by the Purchaser at or before the execution of these presents (receipt whereto the Vendor doth hereby as well as by receipt hereunder written admit and acknowledge and of from the same and every part thereof acquit, release and forever discharge the Purchaser as well as the said land togetherwith all easement



Page : 7

rights) the Vendor doth hereby convey, transfer, sale and assign unto and to the use of the said Purchaser absolutely free from all encumbrances whatsoever fully and particularly described in the Schedule hereunder written and delineated in the plan annexed hereto OR HOWSOEVER otherwise the said land hereditaments and premises is or was situated butted and bounded called, known, numbered described and distinguished TOGETHERWITH all fixture yards, court-yards, areas, drains, sewers, ways, paths, passages, shrubs, wall, trees, water, water-courses whatsoever to the land hereditaments and premises belonging to or in anywise appertaining or usually hold enjoyed therewith or reputed to belong or to be appurtenant thereto AND all easement thereon and the reversion remainde or remainders and yearly monthly and other rents, issues and profits thereof and togetherwith the documents of title exclusively relating to the said land hereditament within the local limit of *Barasat Municipality, District - North 24 Parganas* AND ALL Estate right title and interest claim and demand whatsoever to the said Vendor and upon the said land hereditament and premises or any part thereof AND

Cont.....P/8



ALSO togetherwith the unrestricted right of the said Purchaser his heirs, executors and assigns to pass and repass with or without vehicles over and along side of the roads of the said premises and other roads of the said *Barasat* to have all rights of easement for underground or overhead passage or drains master taps, sewers pipe for filtered or unfiltered water, electric wires, cables, telephone and gas installation or other usual rights into and upon over and along with the said road on the side of the said premises TO HAVE AND TO HOLD the said land hereditament and premises hereby granted transferred and conveyed assigned and assured or expressed or intended so to be unto and to the use of the said Purchaser forever AND the Vendor doth hereby covenant that notwithstanding any acts, deeds, matters or things by the said Vendor or her predecessor-in-title done and executed or knowingly suffered to the contrary the said Vendor hath in herself indefeasible and absolute title as and for estate and hereditament in fee simple in possession of and estate equivalent thereto in the said land hereditaments and premises or expressed or intended so to be AND THAT the said Vendor now have in herself good right full power and absolute authority to grant,

Cont.....P/9

9 ✓



transfer, assign and assure the same in the manner aforesaid and the Purchaser will and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land with all easement rights and receive the rents, issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from/or by the Vendor or her assigns or by any person or persons lawfully or equitably claiming from under or in trust for the said Vendor AND that from the clear and freely and clearly and absolutely acquitted and exonerated and forever discharge or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and charges liens, debts, and attachments and encumbrances made or succeed by the Vendor and all persons lawfully or equitably claiming from under or in trust for the said Vendor AND FURTHER that the said Vendor and all person or persons having or lawfully equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the said Vendor shall and will from time to time and all times hereafter at the request and costs of the Purchaser

Cont.....P/10

9

do and execute all such acts, deeds, matters and things whatsoever for further and more perfectly assuring the said land unto and to the use of the said Purchaser as shall may be reasonably required AND the Vendor doth hereby covenant with the Purchaser that the said Vendor shall and will from time to time and at all times hereafter keep the Purchaser his heirs, executors and assigns safe harmless and indemnified and their estate and effect from and against dispossession of the said land or any part thereof and against all actions, proceedings, claims, demands and expenses and it may be put to or incur in respect of the said land with easement right and title hereby granted and conveyed transferred, assigned and assured or any part thereof by reason of any defect in title of the Vendor as set forth herein or of the Vendor not having no right or capacity to grant, convey, transfer and assign the same in the manner aforesaid.

The Vendor herein handed over all the relevant documents in original to the purchaser herein by these presents.

Cont.....P/11

2

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of ***undivided*** Danga land admeasuring **2 Cottahs 8 Chittacks** out of 5 Cottahs comprised in Dag No. 136, under Khatian No. 185, corresponding to R.S. ***Dag No. 136/984, under R.S. Khatian No. 956, of Mouza - Barasat, J.L. No. 79, R.S. No. 261, Touzi No. 146, Pargana - Anowarpur, P.S. & A.D.S.R.O. - Barasat, District - North 24 Parganas within the local limit of Barasat Municipality, under Ward No. 09(24), Holding No. 15/B and 25/2 which is fully shown and delineated in the Plan annexed hereto and boundary line marked by colour Red. The said plan will be treated as part of this Deed of Conveyance.***

**-: Entire Property is Butted and Bounded by :-**

***On the North*** : Jatindranath Nath Dey.  
***On the South*** : Plot No. 14.  
***On the East*** : Municipality Road.  
***On the West*** : Plot No. 9.



IN WITNESS WHEREOF the Vendor hereto after knowing and understanding the full contents of the Deed set and subscribed her hands and executed this Deed of Conveyance in her free will sound health and mind on this day, month and year written at the outset.

SIGNED, SEALED AND DELIVERED

by the parties in presence of

following WITNESSES :

1. Arun Kumar Das Gupta  
60, Kaibartya Para Rd, Champadali  
Barasat post 19 Post. Po. Barasat

Arun Das Gupta

SIGNATURE OF THE VENDOR

2. Amlan Dasgupta  
60, Kaibartya Para Rd  
Champadali kol-700124

-: Drafted by :-

Santosh Kumar Das Gupta  
( Santosh Kumar Dasgupta )  
Advocate

Judges' Court, Barasat  
En. No. : F/458/402/83

Alone Mallik  
SIGNATURE OF THE PURCHASER

-: Printed by :-

Suchismita De  
( Suchismita De )  
Barasat

MEMO OF CONSIDERATION

RECEIVED the total consideration amounting to Rs. 17,50,000.00  
(Rupees Seventeen Lacs and Fifty Thousand) only from the  
withinnamed Purchaser in full by cash.

Witnesses :-

- 1) Anam Kumar Dasgupta  
60, Kaibartya Para Rd Champadali  
Dist. North 24 Parg. P.O. Barua

*Anam Kumar Dasgupta*

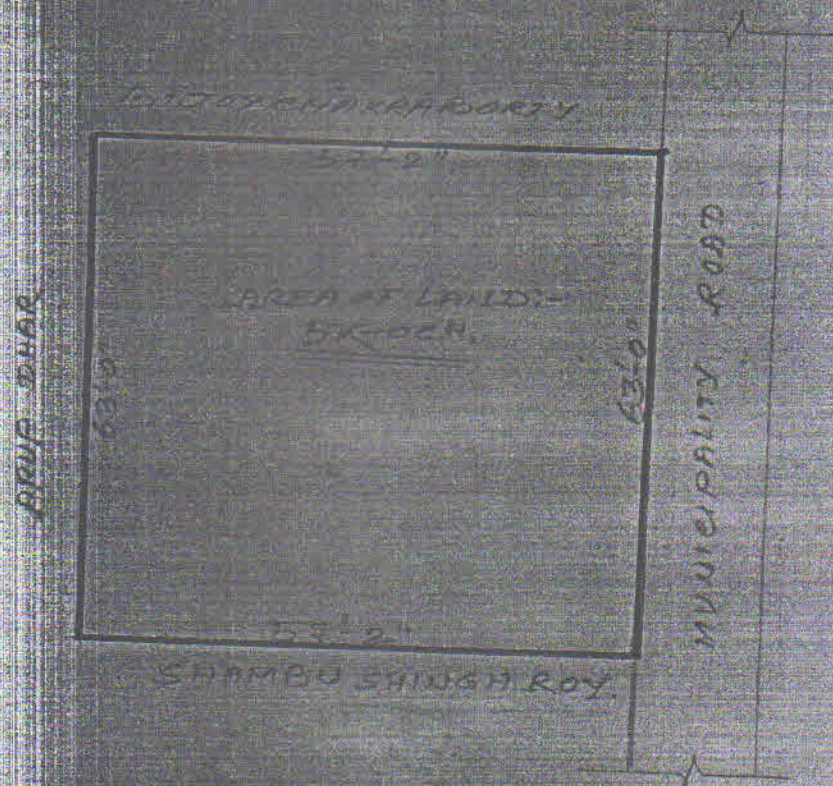
- 2) Anam Dasgupta  
60, Kaibartya Para Rd.  
Champadali Kol - 700124

SIGNATURE OF THE VENDOR

9 ✓



PART OF THE LAND AT MOURA - BARASAT, T.L. NO - 79, R.S.  
 NO-283, P.S. NO-182, S. NO-356, P.S. NO-136, R.S.  
 NO-196 (BEA. WORK) NO-9 (NEW) (OLD) - 24, HOLDING NO - 15/8,  
 (KALIAHOLE ROAD), P.S. 38 MUNICIPALITY - BARASAT,  
 NORTH 24 PARAGANAS. SCALE: 20'-0" = 1"  
 AREA: 2K 0CH OUT OF 5K-0CH.  
 PURCHASER NAME: ALOK DALLIK



*G. Dasgupta*

AUTHORIZED BY  
 10-12-2012  
 D. H. Mondal  
 Surveyor  
 Govt Reg. No- 66381/1981  
 Barasat, North 24 Pgs

NATURE OF THE VENDOR



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ( ✓ )

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Aloke Mishra

Signature of the Presentant / Executant /  
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ( ✓ )

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Prateek Daryal

Signature of the Presentant / Executant /  
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(3) Name .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ( ✓ )

<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span>PHOTO</span> </div>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant /  
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.





Government Of West Bengal  
Office Of the D.S.R. - II NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 16266 of 2013  
(Serial No. 15855 of 2013 and Query No. 1502L000036927 of 2013)

On 16/12/2013

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

Presented for registration at 20.19 hrs on :16/12/2013, at the Private residence by Alope Mallick  
,Claimant.

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

Execution is admitted on 16/12/2013 by

1. Gita Dasgupta, wife of Arun Kumar Dasgupta , Barasat Kaibarta Para, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Service
2. Alope Mallick, son of Late Sudhir Mallick , Barasat Kaibarta Para Road, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business

Identified By Amlan Dasgupta, son of Arun Kumar Dasgupta, 60- Kaibartya Para Road, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II

On 17/12/2013

**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.-17,99,998/-

Certified that the required stamp duty of this document is Rs.- 108010 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II

On 24/12/2013

**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, 4 of Indian Stamp Act, 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 19828.00/-, on 24/12/2013

( Under Article : A(1) = 19789/- , E = 7/- , M = 28/- , M.D. = 4/- on 24/12/2013 )



( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II



Government Of West Bengal  
Office Of the D.S.R. - II NORTH 24-PARGANAS  
District:-North 24-Parganas

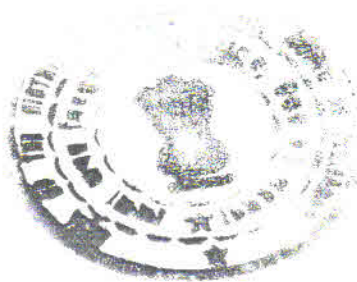
Endorsement For Deed Number : I - 16266 of 2013  
(Serial No. 15855 of 2013 and Query No. 1502L000036927 of 2013)

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 5020/- is paid , by the Bankers cheque number 563932, Bankers Cheque Date 23/12/2013, Bank : State Bank of India, BARASAT, received on 24/12/2013
2. Rs. 49000/- is paid , by the Bankers cheque number 563934, Bankers Cheque Date 23/12/2013, Bank : State Bank of India, BARASAT, received on 24/12/2013
3. Rs. 49000/- is paid , by the Bankers cheque number 563933, Bankers Cheque Date 23/12/2013, Bank : State Bank of India, BARASAT, received on 24/12/2013

( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II



( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 57  
Page from 2921 to 2939  
being No 16266 for the year 2013.



(Sushil Kumar Roy) 26-December-2013  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R. - II NORTH 24-PARGANAS  
West Bengal