

পৃশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

B 082583

Certified that the document is admitted to Registration. The signature sheets and the endrogement sheets attached with the document are the first of this document.

Dietrici Jub Register-II
Alipore, South 24 Parganas

1 OCT 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 27th day of

September, Two thousand Thirteen.

BETWEEN

Anndita Canda NAME AUD. Andrew 23 SEP 2013 S. CHATTE TUES Licensed Stamp Woods. C. C. Court 2 & 3, K. S. Rny Road, Kol-1 12 3 SEP 2013

E86691 :



District Sub-Register-II
Alipore, South 24 Parganas

Slevtified by me Amodifa Breu Adrocate ₹ 1 OCT 2013F

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 20 Page from 3218 to 3237 being No 10879 for the year 2013.



(Malay Chakraborty) 03-October-2013 DISTRICT SUB-REGISTRAR-II Office of the D.S.R. -I I SOUTH 24-PARGANAS West Bengal

(1) SRI DIPAK BASU, Son of Late Khagendra Nath Basu and Late Asha Rani Basu, by faith Hindu, by occupation retired from Service, residing at 1/6C, Paikpara Road, P.S. Cossipore, Dist- 24 Parganas(N) Kolkata - 700037 (2) MRS. SABITA SINHA, wife of Parimal Sinha, daughter of Late Khagendra Nath Basu and Late Asha Rani Basu, by faith Hindu, by occupation Housewife, residing at Santi Nagar, P.O. Rahara, Khardaha, North 24 Parganas, (3) SM. LEKHA BASU Widow of Late Ashok Basu, by faith Hindu, by occupation Housewife, and (4) SMT. ALINA BASU Daughter of Late Ashok Basu, by faith Hindu, by occupation Student, both are Daughter-in-law and granddaughter respectively of Late Khagendra Nath Basu and Late Asha Rani Basu, and both are residing at Budge Budge Trunk Road, P.O. Parbangla via Batanagar, P.S. Maheshtala herein after jointly called and referred to as the "VENDORS" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, legal representatives, administrator and assigns) the parties of the FIRST PART.

AND

(1) SMT. ASTABALA JANA, wife of Sri Bimal Jana, by faith Hindu, by occupation business, (2) SMT. KUMKUM JANA, wife of Sri Angshuman Jana, by faith Hindu, by occupation Housewife, both are residing at Daulatpur Park, P.O. Phoolbagan, P.S. Maheshtala,

Dist- 24 Parganas(S), Kolkata - 700141, hereinafter jointly called and referred to as the "PURCHASERS" Which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to include their heirs, executors, administrators and legal representatives and assigns) the parties of the OTHER PART.

WHEREAS by dint of a registered Bengali Kobala (Deed of Conveyance) dated 30.05.1953 the Vendor's mother Late Asha Rani Basu wife of Late Khagendranath Basu, residing at P.O. Batanagar, P.S. Maheshtala, District South 24 Parganas purchased the land a little more or less .05 decimal (sahtak) fully and particularly described in the schedule "B" below from the erstwhile owners Sri Amulya Charan Mondal Son of Late Mahesh Chandra Mondal (2) Sri Kinu Ram Mondal Son of Late Radha Krishna Mondal (3) Sri Dipankar Mondal son of Late Pran Krishna Mondal(minor) represented by his Mother as natural guardian and next friend Smt. Panchubala Dashi and (4) Smt. Panchu Bala Dashi, widow of Late Pran Krishna Mondal as Vendors mentioned in the said Bengali Kobala (Deed of Conveyance) dated 30.05.1953, which was Fregistered in the office of Sub-Registrar Alipore Sadar and recorded in Book No. 1 11 in Book No. I, Vol. No. 67, Pages 99 to 104, Being No. 3569, for the in Book No. I, Vol. No. 67, Pages 99 to 104, Being No. 3569, for the year 1953 for valuable consideration mentioned therein and the then said Asha Rani Bast, since deceased became the absolute

owner of the property mentioned in the schedule "B" hereunder written.

AND WHEREAS Asha Rani Basu while seized and possessed the entire schedule mentioned "B" property as an absolute owner thereof has muted her name in the record of the Settlement office and paid Taxes regularly to the Collectorate, Govt. of West Bengal.

AND WHEREAS Asha Rani Basu wife of Late Khagendranath Basu died intestate on 22.10.1991 leaving behind her two sons namely Sri Dipak Basu and Ashok Basu, since deceased and one married daughter Smt. Sabita Sinha wife of Sri Parimal Sinha as her only heirs and legal representatives to step into her shoes and as such on the death of Asha Rani Basu her two sons and daughter became the absolute joint owners of the schedule mentioned "B" property by way of inheritance as successors and they seized and possessed the schedule mentioned "B" property as a absolute owners have muted their names in the office of the Maheshtala Municipality, Ward No. 31 and paid the Taxes regularly in their own name as an absolute joint owners thereof.

AND WHEREAS the said Ashok Basu most unfortunately died intestate on 26.03.2008 leaving behind his widow Smt. Lekha Basu and only daughter Smt. Alina Basu the present VENDORS Nos. 3 and 4 herein to step into his shoes as his only heirs, successors and the legal Representatives and as such on the death of Ashok

Letter Base.

Basu his widow Smt. Lekha Basu and daughter Smt. Alina Basu jointly inherited the schedule mentioned "B" property as joint owners along with other co-sharers and/or owners thereof and paid the Municipal Taxes in the Maheshtala Municipality in the name of Ashok Basu and others but not muted their names in place and stead of Late Ashok Basu in the record of the Maheshtala Municipality.

AND WHEREAS the Vendors have agreed with the Purchasers to sell to them jointly the undivided half portion which they have possessing and enjoying more or less 05 decimal land being lying and situated in the western plot of the premises under Mouza Parbangla, P.S. Maheshtala, District South 24 Parganas, Kolkata 700141 which is fully and particularly described in the schedule "A" hereunder written at a price and full consideration money of Rs. 21,00,000.00 (Rupees Twenty One Lakhs) only and the other half portion on the eastern side plot of the premises under Mouza Parbagla, P.S. Maheshtala, District South 24 Parganas, Kolkata -700141 shall remain with the other owners namely the heirs of Anima Rani Basu and others which they are possessing and enjoying.

NOW THIS INDENTURE WITNESSES that in pursuance of the said Agreement and in full consideration of the said sum of Rs. 21,00,000.00 (Rupees Twenty One Lakhs) only paid by the purchasers jointly to the Vendors on or before the execution of

these presents the Receipt whereof the Vendors doth hereby as well as by the Receipt hereunder written admit and acknowledged of and from the same and every part thereof release and discharge the Purchasers and the Vendors doth hereby grant transfer, convey, sell, assign and assure unto and to the PURCHASERS ALL THAT the undivided half portion western plot of land measuring more or less 05 decimal vacant land which is lying and situate in the western side plot at Parbangla, P. S. Maheshtala, District South 24 Parganas, Kolkata 700141 within Maheshtala Municipality ward no. 31 together with all rights and easements in common passage, common amenities and shown and delineated in Red Colour border lines in the Map or Plan annexed herewith as part of this Deed comprised in and fully and particularly described in the Schedule "A" below or HOWSOEVER otherwise the said messuage land hereditament and premises or any part or portion thereof now are or is or at any time heretofore were or was situated lying butted and bounded called known numbered described or distinguished TOGETHER WITH all areas ways, passages, drains, sewers, waters, water courses and all rights, lights, liberties, privileges, easements, profits, appendages appurtenances whatsoever to the messuage land hereditaments and premises or any part or portion thereof belonging or in any were appertaining or usually held or enjoyed therewith or reputed to belong or be appertaining thereto and all the estate right, title and interest inheritance or reversion or reversions use trust possession property claim and demand

whatsoever of the Vendors or of any person or persons claiming any interest on his behalf into out of and upon the said messuage land hereditaments and premises and every part thereof and all deeds, Puttahs, Muniments writings and evidence and title which in anywise relate to the said messuage land hereditaments and premises or any part or portion thereof and which now are is or hereinaster may be in the custody power or possession of the vendors or any person or persons from whom he can or may procure the same without any action or suit at law in equity TO HAVE AND TO HOLD the said messuage land hereditaments and premises and all and singular other the premises hereby conveyed or express or intended so to be unto and to the use of the Purchasers absolutely and FOREVER and the vendors doth hereby covenant with the purchasers that the vendors have good full power and absolute authority to grant, transfer, sell and convey all and singular the said messuage land hereditaments and premises hereby granted, transferred sold and conveyed or expressed or intended so to be unto and to the use of the purchasers in the manner aforesaid and that the purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said messuage land hereditament and premises and every part or portion or portions thereof and receive the rents issues and profits thereof forever and that the said messuage, land hereditaments and premises hereby granted sold and transferred and conveyed or expressed or intended so to be are free and clear from all

encumbrances whatsoever and the vendors and persons having lawfully or equitably claiming any estate right, title and interest into or upon the said land hereditaments and premises or any part or portion thereof shall and will from time to time and at all times hereafter at the request and costs of the purchasers do and execute or cause to be done and executed all such acts, deeds and things assurances for further and more perfectly assuming the said messuage land hereditaments and premises and every part or portion or portions thereof hereby conveyed or expressed or intended so to hereto and to the use of the purchasers in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE "A" ABOVE REFERRED TO

(Schedule of the property sold)

area 2163 sq. ft. a little more or less undivided half portion of land area 2163 sq. ft. a little more or less undivided half portion of schedule "B" property mentioned hereunder written of the premises within Maheshtala Municipality, ward no. 31, Parbangla, P.S. within Maheshtala, Kolkata -700141, under Mouza Parbangla, Pargana Balia, J.L no. 49, Touzi no. 343, part R.S. Dag no. 354, R.S. Khatian no. 63 with all rights and easements in common passages which is shown and delineated in Red colour border lines in the

map or plan annexed herewith as part of the Deed of Conveyance which is butted and bounded in the manner as follows:-

ON THE NORTH

By khas land and thereafter Budge

Budge Trunk Rd. (40 ft wide Rod)

ON THE SOUTH

By Partly 8" wide municipality Road

ON THE EAST

By shop of Maya Rani Dey and part of

R.S. Dag No. 354 and Municipality

Road

ON THE WEST

By land of Kanai Mondal and R.S.Dag

No. 335, 336 and 733

THE SCHEDULE "B" ABOVE REFERRED TO

(Description of the entire land Vill Parbangla, P.S. Maheshtala, Dist- 24 Parganas (South) within Maheshtala Municipality ward no.

31, P.O. Parbangla, Via Batanagar, Kolkata-700141

ALL THAT piece or parcel of Bastu land measuring about 10 decimal more or less lying and situate Mouza Parbangla, J.L. No. 49, Touzi No. 343, R.S. Dag No. 354, R.S. K hatian No. 63, within P.S. Maheshtala, Dist. 24 Parganas(South), ADSR Alipore at present ward no. 31 of Mahestala Municipality.

IN WITNESS WHEREOF The parties hereto have hereunto set and described their respective hands and seals on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the Parties at Alipore

In the presence of

WITNESSESS:-

- 1) Sipre Brow. ACZPB9270C 2) Solita Sinha. CUXPS6503H
- LONGE BASE AUCPB6544Q
- AUEPB3423G

SIGNATURE OF THE VENDORS

2) Kum Kum Jana AWUPJ8083C

SIGNATURE OF THE PURCHASERS

Drafted by me: a ANINDITA BASU Advocate City Civil Court Kolkata - 700001

Computer Printed by me:

NEW VIJAYA 10, Old Post Office Street Kolkata-700001.

MEMO OF CONSIDERATION

Received from the within named Purchasers the within mentioned the Sum of Rs.21,00,000/-(Rupees twenty one lakhs) only being the full and final settlement towards payment of full and final consideration money for the Conveyance.

MEMO

- By A/c. payee cheque No. 728021 dated 27.06.13 Rs. 5,00,000/-
- By A/c. payee cheque No. 728022 dated 28.06.13 Rs. 2,50,000/-
- By A/c. payee cheque No. 006648 dated 28.06.13 Rs. 5,00,000/-
- 4. By A/c. payee cheque No. 006649 dated 27.06.13 Rs. 2,50,000/-
- 5. By A/c. payee cheque No. 322783 dated 19.09.13 Rs. 1,00,000/-
- 6. By A/c. payee cheque No. 507502 dated 19.09.13 Rs. 1,00,000/-
- 7. By A/c. payee cheque No. 303152 dated 19.09.13 Rs. 2,00,000/-
- 8. By A/c. payee cheque No. 303153 dated 19.09.13. Rs. 2,00,000/-

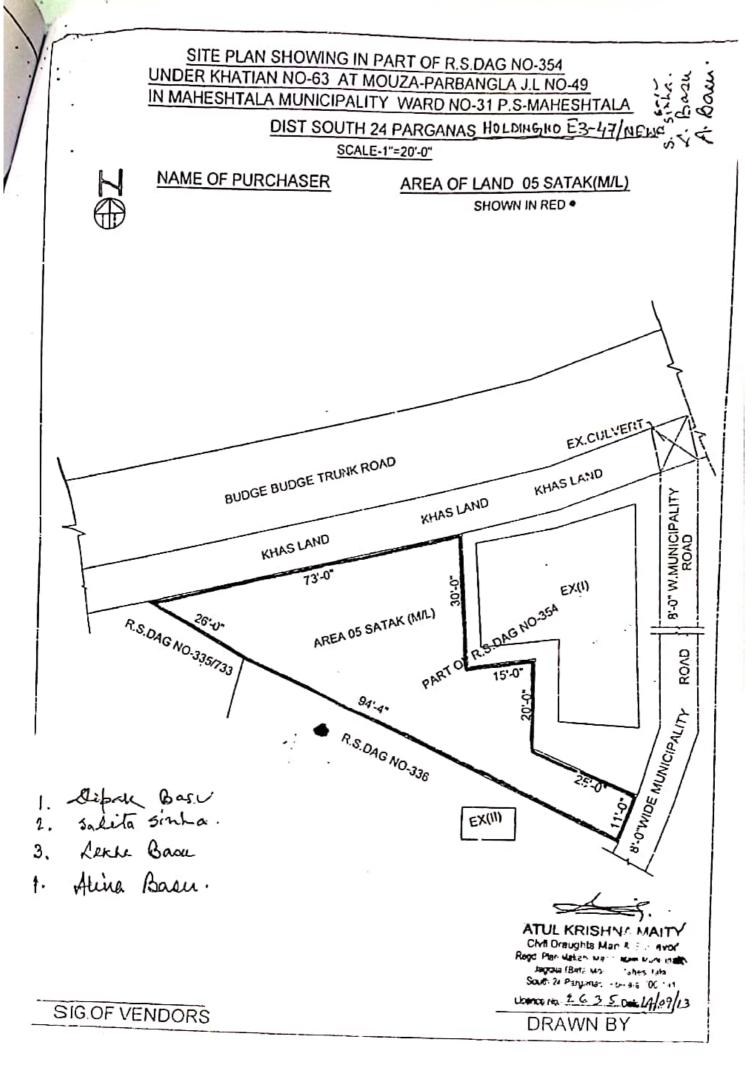
Total: Rs. 21, 00,000/-

WITNESSES

1. Parional Senha Sentionagan, Rahara-Po Kol-Zoous

- 1) Dipar Bris.
- 2) salit sinha.
- 3) Lerla Basu
- 4) Alina Baser.

SIGNATURE OF THE VENDORS





Government Of West Bengal Office Of the D.S.R. -I I SOUTH 24-PARGANAS District:-South 24-Parganas

Endorsement For Deed Number : I - 10879 of 2013 (Serial No. 11021 of 2013 and Query No. 1602L000022581 of 2013)

on 27/09/2013

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.-36.36.364/-

Certified that the required stamp duty of this document is Rs.- 254566 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

Presented for registration at 16.03 hrs on :27/09/2013, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Dipak Basu , one of the Executants.

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

Execution is admitted on 27/09/2013 by

- Dipak Basu, son of Lt Khagendra Nath Basu, 1/6c Paikpara Rd, Thana:-Cossipur, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700037, By Caste Hindu, By Profession: Retired Person
- Sabita Sinha, wife of Parimal Sinha , Santi Nagar, Thana:-Khardaha, P.O. :-Rahara, District:-North-24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
- 3. Lekha Basu, wife of Lt Ashok Basu, B B T Rd, Thana:-Maheshtala, P.O.:-Parbangla, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession: House wife
- 4. Alina Basu, daughter of Lt Ashok Basu , B B T Rd, Thana:-Maheshtala, P.O. :-Parbangla, District:-South 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession : Student
- Astabala Jana, wife of Bimal Jana, Daulatpur Park, Thana:-Maheshtala, P.O.:-Phoolbagan, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700141, By Caste Hindu, By Profession: Business
- Kumkum Jana, wife of Angshuman Jana, Daulatpur Park, Thana:-Maheshtala, P.O.:-Phoolbagan, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700141, By Caste Hindu, By Profession: House wife

Identified By Anindita Basu, son of . , High Court, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

C0001/10/2013 to 1000

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bongal-Registration Rule, 1962 duly stamped under schedule 1A, Article number: 23, 5 of Indian Stamp 813/1899.

Payment of Fees:

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

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01/10/2013 14:32:00 V



Government Of West Bengal Office Of the D.S.R. -I I SOUTH 24-PARGANAS District:-South 24-Parganas

Endorsement For Deed Number: I - 10879 of 2013 (Serial No. 11021 of 2013 and Query No. 1602L000022581 of 2013)

Amount By Cash

Rs. 40042.00/-, on 01/10/2013

(Under Article : A(1) = 39996/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 01/10/2013)

Deficit stamp duty

Deficit stamp duty

- 1. Rs. 121100/- is paid , by the draft number 493504, Draft Date 25/09/2013, Bank : State Bank of India, Kolkata High Court Br, received on 01/10/2013
- 2. Rs. 118170/- is paid , by the draft number 493572, Draft Date 30/09/2013, Bank : State Bank of India, Kolkata High Court Br, received on 01/10/2013
- 3. Rs. 10300/- is paid , by the draft number 015534, Draft Date 27/09/2013, Bank : State Bank of India, ALIPORE, received on 01/10/2013

(Malay Chakraborty) DISTRICT SUB-REGISTRAR-II

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DISTRICT SUB-REGISTRAR-II

Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the D.S.R. -I I SOUTH 24-PARGANAS, District- South 24-Parganas Signature / LTI Sheet of Serial No. 11021 / 2013

1. Signature of the Presentant

Name of the Presentant	Photo	7	
Dijak Basu		Finger Print	Signature with date
1/6c Paikpara Rd, Thana:-Cossipur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700037		LTI	27/9/13.
	27/09/2013	27/09/2013	

II . Sonature of the person

>1 No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dipak Basu Address -1/6c Palkpara Rd, Thana:-Cossipur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700037	Self		LΠ	Digne Base.
			27/09/2013	27/09/2013	
2	Sabita Sinha Address -Santi Nagar, Thana:-Khardaha, P.O. :-Rahara, District:-North 24-Parganas, WEST BENGAL, India,	Self		LII	Salitá sinna 27.9.10
			27/09/2013	27/09/2013	
	Lekha Basu Address -B B T Rd, Thana:-Maheshtala, P.O. :-Parbangla, District:-South 24-Parganas, WEST BENGAL, India,	Self		LII	Leiche Bas 27/9/201
			27/09/2013	27/09/2013	
1 2	Alina Basu Address -B B T Rd, Thana:-Maheshtala, P.O. -Parbangla, District:-South 24-Parganas, WEST BENGAL, ndia,	Self		LTI	Alina Basin.
		•	27/09/2013	27/09/2013	

Page 1 of 2 27/09/2013

(Malay Chakraborty) DISTRICT SUB-REGISTRAR-II Office of the D.S.R. -J I SOUTH 24-PARGANAS

Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Government of West Bengal Office of the D.S.R. -I I SOUTH 24-PARGANAS, District- South 24-Parganas Signature / LTI Sheet of Serial No. 11021 / 2013

II: Signature of the person(s) admitting the Ex

 Admission of Execution By	Status	Photo	Finger Print	Signature
\$ Astabala Jana Address - Daulatpur Park, Thana: - Maheshtala, P.O. :-Phoolbagan, District: - South 24-Parganas, WEST BENGAL, India, Pin: -700141	Self	27/09/2013	LTI 27/09/2013	Joans by the to
Kumkum Jana Address -Daulatpur Park, Thana:-Maheshtala, P.O. :-Phoolbagan, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700141	Self .	27/09/2013		Kum Kum Jana 27.09.2013.

Name of Identifier of above Person(s)

Amindita Basu High Court, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India,

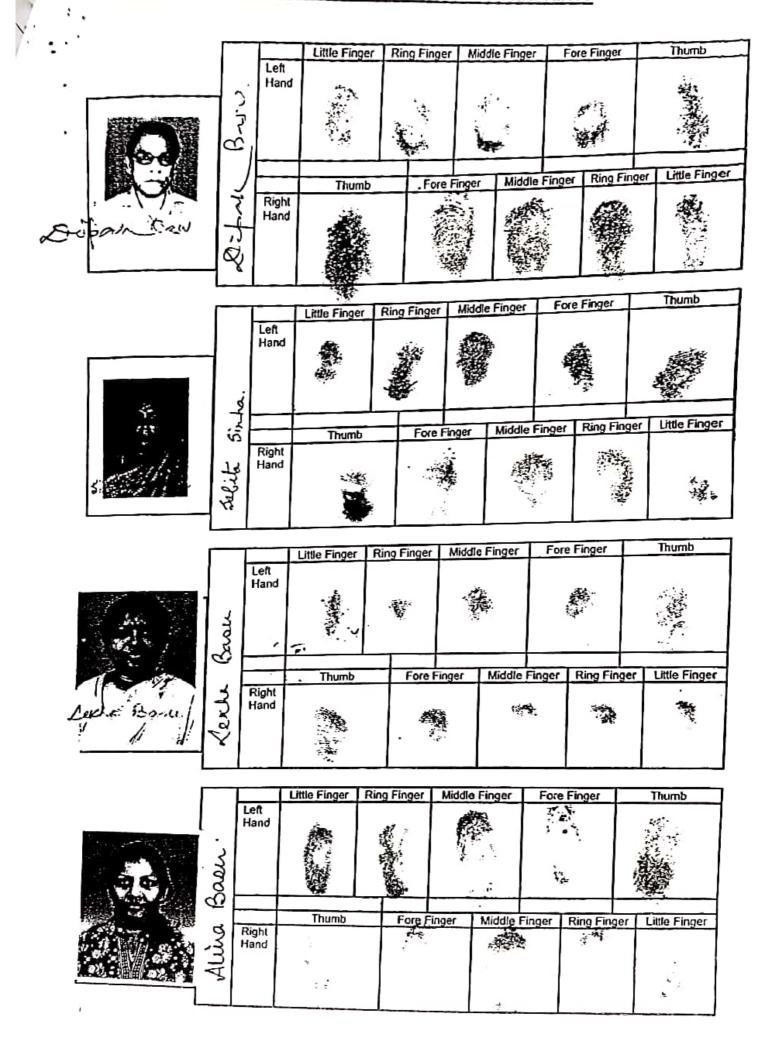
Signature of Identifier with Date

nolita Bose, Duce

27/09/2013

(Malay Chakraborty) DISTRICT SUB-REGISTRAR-II Office of the D.S.R. -I I SOUTH 24-PARGANAS

Page 2 of 2



SPECIMEN FORM FOR TEN FINGERPRINTS Little Finger Ring Finger Middle Finger Fore Finger Thumb Left Hand Little Finger Ring Finger Middle Finger Thumb Fore Finger Right Hand Thumb Fore Finger Middle Finger Little Finger Ring Finger Left Hand Middle Finger | Ring Finger Little Finger Thumb Fore Finger Right Hand * Thumb Middle Finger Fore Finger Little Finger Ring Finger Left Hand PHOTO Fore Finger Middle Finger Thumb Ring Finger Right Hand Little Finger Ring Finger Middle Finger Fore Finger Thumb Left Hand PHOTO Thumb Fore Finger Middle Finger | Ring Finger Right Hand

Certificate of Registration under section 60 and Rule 69. Registered in Book - I

Volume number 1602-2015, Page from 132720 to 132746 being No 160209942 for the year 2015.



Digitally signed by RINA CHAUDHURY Date: 2015.09.24 18:02:18 +05:30 Reason: Digital Signing of Deed.



(Rina Chaudhury) 24/09/2015 18:02:18
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)