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I-0114/14



पश्चिमबङ्गाल पश्चिम बंगाल WEST BENGAL

B 243086

2560/14

M. 45,00,000/-

29/4/14

12-10

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 29th day of April
Two Thousand and Fourteen (2014)

BETWEEN

Certify that the document is admitted
to registration. The signature sheets
and the endorsement sheets attached
with this document are the part of
this document.

Adtl. District Sub-Registrar
Bichannagar (Salt Lake City)
29 APR 2014

4684 28.04.2014 Rs. 5000/00
 ক্ষেত্র নাম Kelut Hom Community
 বা Advocate High Court - Kolkata.
 স্থান ভেদে নাম Advocate
 বিধান নাম (সংসদীয় সিটি) এ. বি. এ. আর. Advocate
 মোট টাকার অর্থ 5000
 চালান নং মেটি বক টাকা বরিস

25 APR 2014

টাকারি বাবাকপুর ভেদে মিতা দখল / 950000



Ajay Kumar Ghosh.

S/o Ashit Ranjan Ghosh

DB - 76, Salt Lake

Kolkata - 700064

Business.

Addl. District Sub-Registrar
 Bidhannagar, (Salt Lake City)

29 APR 2014

SMT. BHASWATI GHOSH, wife of Ajoy Kr. Ghosh, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at U/62, Mahabir Bikash – HC Block Salt Lake at present residing at DB-76, Salt Lake City, Sector – I, Kolkata – 700 064, hereinafter called and referred to as the VENDOR (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

MRS. UMA MONDAL, wife of Mr. Anukul Chandra Mondal, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at Mission Bazar, P. O. Krishnapur, P. S. New Town, Kolkata – 700 102, Dist. North 24-Parganas, hereinafter referred to and called as the "PURCHASER" (which terms or expression shall unless excluded by or repugnant to the contexts be deemed to mean and to include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS :-

A] One Golak Chandra Naskar, Tilok Chandra Naskar and Rabindra Nath Naskar, all are the sons of Late Rajendra Nath Naskar jointly purchased a landed property from one Dharendra Nath Naskar by virtue of one Deed of Conveyance duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 88, pages 127 to 129, Being No. 6037, for the year 1958 and the said Golak Chandra Naskar, Tilok Chandra Naskar and Rabindra Nath Naskar apart from their purchased land as aforesaid also inherited some landed property from their father Rajendra Nath Naskar, since deceased.

B] The said Golak Chandra Naskar, Tilok Chandra Naskar and Rabindra Nath Naskar together with Smt. Giribala Dassi, the widow of Rajendra Nath Naskar, since deceased entered into a Deed of Amicable Partition with regard to the entire property which they hold jointly and the property they inherited from Rajendra Nath Naskar, since deceased and the said Deed of Partition was registered at the Office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 94, pages 21 to 29, Being No. 6039, for the year 1958.

C] In terms of said Deed of Partition one of them Sri Tilok Chandra Naskar became the absolute owner a portion of the aforesaid property measuring an area of 57 Decimal and while seized and possessed of the aforesaid property said Tilok Chandra Naskar appointed one Mantu Naskar and Pankaj Naskar as his Constituted Attorney empowering themselves to sell, convey and transfer the same to others.



D] While seized and possessed of the said property, said Mantu Naskar and Pankaj Naskar as the Constituted Attorney of original Owner Sri Tilok Chandra Naskar sold, conveyed and transferred a portion of the same measuring an area of 4 (four) Cottahs 15 (fifteen) Chittacks 35 (thirty five) sq. ft. lying and situated under Mouza - Mahishbathan, J. L. No. 18, R. S. No. , Touzi No. 10, comprised in C. S. Dag No. 366, R. S. Dag No. 373, under C. S. Khatian No. 50, R. S. Khatian No. 48 under L. R. Khatian No. 123, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipality, in the District of North 24-Parganas in favour of Smt. Bhaswati Ghosh, the Vendor herein by virtue of one Deed of Conveyance duly registered to the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. 1, Being No. 2017, for the year 1993.

E] While seized and possessed of the aforesaid property by the Vendor herein, a portion of her purchased property measuring an area of 1 (one) Cottah 7 (seven) Chittacks 26 (twenty six) sq. ft. is diverted with the drain and Metal Road which is adjoining with the captioned property and the remaining portion measuring an area of 3 (three) Cottahs 8 (eight) Chittacks 8 (eight) sq. ft. is exclusively belonged with the Vendor herein.

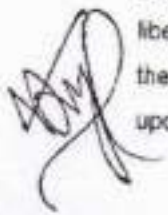
E] Since then the Vendor herein is seized and possessed and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the Vendor will think fit and proper.

F] With a view to sell out the said property i.e. ALL THAT piece and parcel of a plot of land measuring an area of 3 (three) Cottahs 8 (eight) Chittacks 8 (eight) sq. ft. more or less, together with one Asbestos Shed measuring an area of 100 sq. ft. standing thereon, lying and situated under Mouza - Mahishbathan, J. L. No. 18, R. S. No. , Touzi No. 145, comprised in C. S. Dag No. 366, R. S. Dag No. 373, under C. S. Khatian No. 50, R. S. Khatian No. 48 under L. R. Khatian No. 123, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipality, in the District of North 24-Parganas, Vendor herein entered into an Agreement for Sale with the Purchaser herein at or for the total consideration of Rs. 45,00,000/- (Rupees Forty Five Lac) only free from all sorts of encumbrances and under some other terms and conditions mentioned thereon and subsequently the Purchaser herein have paid a sum of Rs. 45,00,000/- (Rupees Forty Five Lac) only to the Vendor towards the entire consideration of the said property, where the Vendor hereby admitted and acknowledged the same as per Memo given below and subsequently handed over the

peaceful and vacant possession of the said property unto the favour of the Purchaser herein.


G] Now the Vendor hereby agreed to execute and register a proper Deed of Conveyance unto the favour of the Purchaser herein conveying the ownership right, title and interest over and above the aforesaid property i.e. ALL THAT piece and parcel of a plot of land measuring an area of 3 (three) Cottahs 8 (eight) Chittacks 8 (eight) sq. ft. more or less, together with one Asbestos Shed measuring an area of 100 sq. ft. standing thereon, lying and situated under Mouza – Mahishbathan, J. L. No. 18, R. S. No. , Touzi No. 145, comprised in C. S. Dag No. 366, R. S. Dag No. 373, under C. S. Khatian No. 50, R. S. Khatian No. 48 under L. R. Khatian No. 123, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipality, in the District of North 24-Parganas, particularly mentioned in the Schedule hereunder written at or for the total consideration of Rs. 45,00,000/- (Rupees Forty Five Lac) only free from all sorts of encumbrances and for greater clearance of the same one MAP or PLAN is annexed herewith and delineated in RED mark which will be treated as a part of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs. 45,00,000/- (Rupees Forty Five Lac) only paid by the Purchaser as per Memo of consideration below at or immediately before the execution of these presents (the receipt whereof the Vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquit, release and forever discharge the said Purchaser as well as the said property, particularly described in the Schedule hereunder written) the Vendor do hereby grant, sell, transfer, assign and assure unto the Purchaser herein ALL THAT piece and parcel of a plot of land measuring an area of 3 (three) Cottahs 8 (eight) Chittacks 8 (eight) sq. ft. more or less, together with one Asbestos Shed measuring an area of 100 sq. ft. standing thereon, lying and situated under Mouza – Mahishbathan, J. L. No. 18, R. S. No. , Touzi No. 145, comprised in C. S. Dag No. 366, R. S. Dag No. 373, under C. S. Khatian No. 50, R. S. Khatian No. 48 under L. R. Khatian No. 123, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipality, in the District of North 24-Parganas, mentioned in the Schedule hereinafter written together with full benefits of passages, ways, rights, liberties, privileges, all manner of easement and appurtenances belonging to AND ALL the estate, rights, title, interest, claim and demand whatsoever of the Vendor into or upon the same and every part thereof TO HAVE AND TO HOLD the said property



hereby granted, conveyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession and the Vendor do hereby covenant with the Purchaser as follows :-

1. THAT notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defects in title whatsoever and that the Vendor has full power and absolute Authority to sell the said property in manner aforesaid.
2. THAT the Purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or any claimants through or under her and also mutated her name in the Records of Rights and obtained L. R. Khatian No. 756 in her name.
3. FURTHER THAT the Vendor, her heirs, successors, executors, administrators, representatives or assigns, covenant with the Purchaser, her heirs, successors, executors, administrators, representatives or assigns, to save harmless indemnify and keep indemnified the Purchaser, her heirs, successors, executors, representatives or assigns, free or against all encumbrances, charges and equities whatsoever.
4. THAT the Vendor, her heirs, successors, executors, administrators, representatives or assigns, further covenant that the Vendor will at the request and cost of the Purchaser, her heirs, successors, executors, administrators, representatives or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assigning the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.
5. THAT the Purchaser herein will be entitled to mutate her name in respect of the said property, with the authorities concerned of West Bengal.
6. ALL THE taxes, land revenue and impositions payable in respect of the said property up-to-date of these presents have been fully paid by the Vendor and if any portion of such taxes, levies, impositions etc. found to have remained unpaid for the period up to the date hereof, the same shall be deemed to be the liability of the Vendor and realisable from the Vendor.



IT IS hereby declared that the property described in the Schedule below is the self acquired property of the Vendor and she is not the benamder of any one.

AND the Vendor delivers this day khas possession of the said land unto the Purchaser, who in turn, fully satisfied in all respect including the character of the land being sold to the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of land measuring an area of 3 (three) Cottahs 8 (eight) Chittacks 8 (eight) sq. ft. more or less, together with one Asbestos Shed measuring an area of 100 sq. ft. standing thereon, lying and situated under Mouza - Mahishbathan, J. L. No. 18, R. S. No. —, Touzi No. 145, comprised in C. S. Dag No. 366, R. S. Dag No. 373, under C. S. Khatian No. 50, R. S. Khatian No. 48 under L. R. Khatian No. 123, New L. R. Khatian No. 756, ^{at Mondal Patti} within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipality, in the District of North 24-Parganas, which is butted and bounded as follows-

<u>ON THE NORTH</u>	:	Metal Road. — 24' - 0"
<u>ON THE SOUTH</u>	:	R. S Dag No. 373 (P).
<u>ON THE EAST</u>	:	D. B. Road. — 20' - 0"
<u>ON THE WEST</u>	:	R. S Dag No. 373 (P).

Bhanki Ghosh

IN WITNESS WHEREOF the parties hereto hereunto set and subscribed their hand and seals on the day, month and year first above written.

SIGNED & DELIVERED by the

Parties at Kolkata in the presence of :-

1. Ajay Kumar Ghosh.
DB- 76, Salt Lake
Kolkata - 700064.

2. Anand Ch. Mandal
Kishnapur Mission B2
P. Kishnapur
KOL- 102

Bhanki Ghosh

PAN CARD NO. ADXPG9957A

SIGNATURE OF THE VENDOR.

Drafted by :-

Dilip Homchaudhury,
Advocate.
(D.M. R. S. 76/76)

30/11/21

PAN CARD NO. AKJPM5767B

SIGNATURE OF THE PURCHASER

- MEMO OF CONSIDERATION -

RECEIVED with thanks from the above named Purchaser a sum of Rs. 45,00,000/- (Rupees Forty Five Lac) only towards the full consideration of the Schedule mentioned property, referred earlier in terms of this Deed of Conveyance and as per Memo given below :-

<u>M E M O</u>			
<u>Cheque No.</u>	<u>Date</u>	<u>Banker's Name</u>	<u>Amount (Rs)</u>
134241	28.04.2014	State Bank of India	9,00,000.00
134257	28.04.2014	State Bank of India	9,00,000.00
134258	28.04.2014	State Bank of India	9,00,000.00
134259	28.04.2014	State Bank of India	9,00,000.00
134260	28.04.2014	State Bank of India	9,00,000.00
TOTAL			Rs. 45,00,000.00

(Rupees Forty Five Lac) only

WITNESSES :-

1. *Ajay Kumar Ghosh.*

2. *Ankur Chandra*

Bhaski Ghosh

SIGNATURE OF THE VENDOR.

[Signature]



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 01174 of 2014
(Serial No. 01186 of 2014 and Query No. 1504L000002560 of 2014)

On 29/04/2014 **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 Draft

Rs. 49530/- is paid , by the draft number 137195, Draft Date 28/04/2014, Bank Name State Bank of India, NEWTOWN RAJAHAT, received on 29/04/2014

(Under Article : A(1) = 49489/- ,E = 14/- ,Excess amount = 27/- on 29/04/2014)

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.-45,00,000/-

Certified that the required stamp duty of this document is Rs.- 315020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 310020/- is paid , by the draft number 137194, Draft Date 28/04/2014, Bank : State Bank of India, NEWTOWN RAJAHAT, received on 29/04/2014

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

Presented for registration at 12.10 hrs on :29/04/2014, at the Office of the A.D.S.R. BIDHAN NAGAR by Bhaswati Ghosh ,Executant.

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

Execution is admitted on 29/04/2014 by

1. Bhaswati Ghosh, wife of Ajoy Kr. Ghosh , Sec - I, D B - 76, Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste Hindu, By Profession : House wife
2. Uma Mondal, wife of Anukul Ch. Mondal , Mission Bazar, Kolkata, Thana:-New Town, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : House wife

Identified By Ajoy Kumar Ghosh, son of A-R Ghosh, D B - 76, Salt Lake, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste: Hindu, By Profession: Business.





Goutam Sinha Roy)
 ADDITIONAL DISTRICT SUB-REGISTRAR

Addl. District Sub-Registrar
 Bidhanagar, (Salt Lake City)

(Goutam Sinha Roy)
 ADDITIONAL DISTRICT SUB-REGISTRAR

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 01186 / 2014, Deed No. (Book - I , 01174/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bhaswati Ghosh Sec - I, D B - 76, Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	 29/04/2014	 LTI 29/04/2014	<i>Bhaswati Ghosh</i> 29/4/2014

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bhaswati Ghosh Address -Sec - I, D B - 76, Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 29/04/2014	 LTI 29/04/2014	<i>Bhaswati Ghosh</i>
2	Uma Mondal Address -Mission Bazar, Kolkata, Thana:-New Town, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 29/04/2014	 LTI 29/04/2014	<i>উমা মন্ডল</i>

Name of Identifier of above Person(s)
Ajoy Kumar Ghosh
D B - 76, Salt Lake, Kolkata, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700064

Signature of Identifier with Date

Ajoy Kumar Ghosh
29/4/2014

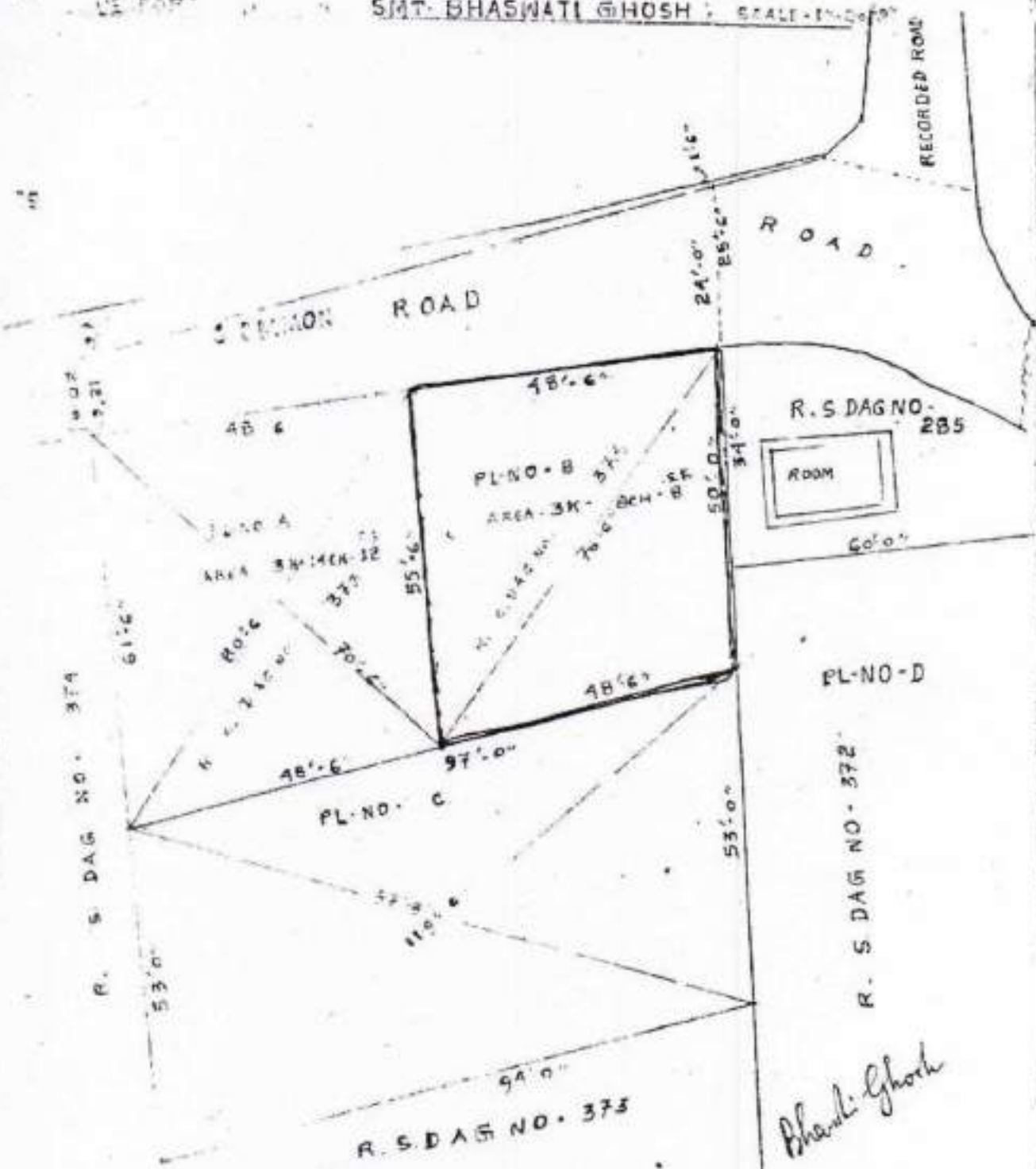


A
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

(Goutam Sinha Roy)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR

AT PURA MAHISBATHAN; J.L. NO-18; R.S. NO- 203.
 AT J.L. NO- 50; IN R.S. KHATIANN- 48; IN R. KHATIANN-
 C- 366 P.S. DAGNO- 373; UNDER P.S. BIDHAN NAGAR (2)
 PARRA LAS. UNDER BIDHAN NAGAR MUNICIPALITY, NARAYNO-1
 ENCL. PL. NO- (2) SMT. LIMA MONDAL, AREA OF LAND- 3K- 2CH- 8 ST
 VE. PART SMT. BHASWATI GHOSH; SCALE- 1"= 100'












উমা মন্ডল

CHART BY: A. Mondal

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

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

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 Bhanu Gyokh	LH.					
	RH.					

ATTESTED :- Bhanu Gyokh

 ઉમામુલ	LH.					
	RH.					

ATTESTED :- ઉમામુલ


<div style="border: 1px solid black; width: 100px; height: 80px; margin: 10px auto; text-align: center; line-height: 80px;"> PHOTO </div>	LH.					
	RH.					

ATTESTED :-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 98 to 110
being No 01174 for the year 2014.




(Goutam Sinha Roy) 30-April-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal