

1168/2019

১১৬৮/১৯  
১১/৩/১৯

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

15/3/19

Additional Registrar  
15 March 2019

**:: DEED OF CONVEYANCE ::**

*This deed of conveyance is made  
on 15<sup>th</sup> Day of March, 2019.*

Contd....P/2

1168/2019/19

Handwritten signature

**BETWEEN**

**SRI SURENDRA KUMAR SINGH**, (PAN-AXSPS6237L), son of Late Chandrama Singh, by faith-Hindu, by Occupation - Business, by Nationality-Indian, residing at B-5/96, Kalyani, Indrasan Niwas, P.O.:& P.S.:Kalyani, Dist.: Nadia, Pin 741235, W.B., represented by his constituted attorney **SRI KRISHNA PADA DAS**, son of Late Upendra Chandra Das, by faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at 424, K. G. R. Path (South), P.O.:Kanchrapara, P.S.:Bizpur, Dist. North 24 Parganas, Pin 743145, W.B., hereinafter called and referred as the "**VENDOR**" (which term and expression shall unless repugnant to the context mean and include his heirs, executors, administrators, legal representative and assign) of the **FIRST PART**.

**AND**

"**M/S. MOTHER INDIA & COMPANY**", (PAN-AAYFM6664N) a Proprietorship firm, having its registered Office at 424, K. G. R. Path (South), P.O.:Kanchrapara, P.S.:Bizpur, Dist. North 24 Parganas, PIN: 743145, W.B., represented by its Proprietor - **SRI KRISHNA PADA DAS**, (PAN-AEWPD0370E) son of Late Upendra Chandra Das, by faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at 424, K. G. R. Path (South), P.O.:Kanchrapara, P.S.:Bizpur, Dist. North 24 Parganas, Pin 743145, W.B., by faith-Hindu, by Occupation-Business by Nationality-Indian, hereinafter called and

referred as the "**DEVELOPER**" (which term and expression shall unless repugnant to the subject or context, mean and include its proprietor, administrators, successors-in-interest, legal representative and assignees) of the **SECOND PART**.

A N D

**SRI SOUMEN KUMAR GHOSH**, (PAN-BHKPG9099P), son of Late Sudhir Chandra Ghosh, by Occupation-Service, by faith : Hindu, by Nationality : Indian, residing at 74, Basanta Babu Road, P.O.:Kanchrapara, P.S.:Bizpur, Dist.: North 24 Parganas, Pin-743145, W.B., hereinafter referred to as the **PURCHASER** (Which term and expression shall unless repugnant to the context mean and include his heirs, executors, administrators, legal representative and assign) of the **THIRD PART**.

**WHEREAS** by the Deed of Gift Being No.I-3083 executed and registered on 16.09.2011 at the Office of A.D. S. R. Kayani, one Sri Surendra Kumar Singh, land owner got the "Bastu" Land more fully described in the First Schedule measuring 6 Cottah 8 Chattak or 10.70 Decimal (land measuring 2 Cottah 1 Chattak 45 Sq. Ft. Or 03.36 Decimal appertaining to R. S. & L. R. Dag No.245 under R. S. Khatian No.689, L. R. Khatian No.256/1 and land measuring 1 Cottah 5 Chattak 01 Sq. Ft. Or 02.17 Decimal appertaining to R. S. & L. R. Dag No.246 under R. S. Khatian No.687, L. R. Khatian No.256/1 and land measuring 3 Cottah 1 Chattak 44 Sq. Ft.

7/10/11

Or 05.17 Decimal appertaining to R. S. & L. R. Dag No.247 under R. S. Khatian No.688, L. R. Khatian No.256/1) all of Mouza-Kanchrapara, J.L. No.57 within the local limit of Kalyani Municipality, Ward No.20, Rathtala from his brother Sri Vijoy Kumar Singh and the owner Surendra Kumar Singh obtained another "Bastu" land measuring 6 Cottahs 8 Chattak or 10.70 Decimal by the Deed of Conveyance Being No.878 dated 27.01.1981 (land measuring 2 Cottah 3 Chattak 24 Sq. Ft. Or 03.60 Decimal appertaining to R. S. & L. R. Dag No.245 under R. S. Khatian No.686 & 689 and land measuring 2 Cottah 1 Chattak 35 Sq. Ft. Or 03.55 Decimal appertaining to R. S. & L. R. Dag No.246 under R. S. Khatian No.687 and land measuring 2 Cottah 2 Chattak 31 Sq. Ft. Or 03.55 Decimal appertaining to R. S. & L. R. Dag No.247 under R. S. Khatian No.690) all of Mouza-Kanchrapara, J.L. No.57 within the local limit of Kalyani Municipality, Ward No.20, Rathtala from Smt. Pratima Debi, both registered in the Office of Addl. Dist. Sub Registrar at Kalyani, Nadia.

AND WHEREAS Being thus seized and possessed of the total landed area of 13 Cottah or 21.40 decimal comprised in R.S. & L.R. Dag no 245, 246, 247 under different khatation as aforesaid, of Mouja —Kanchrapara, J.L. No. 57, within the area of Kalyani, Addl. Dist. Sub-Registrar office, more fully described in the schedule hereunder as the absolute Owner thereof free from all encumbrances whatsoever, become desirous of developing the said premises by demolishing the

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building thereon and raising a multi-storied building in place thereof and the Developer on coming to know of the said after several discussion between them, the parties hereto have agreed to develop the said premises on such terms.

**AND WHEREAS** Sri Surendra Kumar Singh, S/o. Late Chandrama Singh residing at B-5/96, Indrasan Niwas, Kalyani, Nadia agreed to construct a multi storied building and approached the Developer, "M/S. MOTHER INDIA COMPANY" to develop the property with some terms and conditions and in consensus ad idem between the parties, the said Surendra Kumar Singh executed and registered Development Agreement or Construction Agreement Being Book No.I-447 on 29.01.2016 at the Office of A.D.S.R. Kalyani & Development Power Being No. I-2896 dated 08/07/2016 for the year 2016 at the Office of A.D.S.R. Kalyani, Volume number 1303-2016, pages from 50187 to 50207. in favour of Sri Krishna Pada Das, Proprietor of M/S. MOTHER INDIA COMPANY.

**AND WHEREAS** with a view to develop the aforesaid property by making construction of the proposed building said Developer cum Attorney has got a plan sanctioned building plan by the authority of Kalyani Municipality (Plan No.P/04/2016-2017) for construction of a G+4 storied residential building into and over the said plot of land or part thereof as more fully mentioned in the First Schedule

hereunder written and the Developer has started construction work of the said building.

**AND WHEREAS** the Developer herein agreed to sell its Flat of its allocation and the Purchaser hereafter has agreed to purchase one self contained residential Flat identified by Flat No, "1D" measuring super built up area of which is 831 Sq. ft. on the 1st Floor located at Mouza - Kanchrapara, appertaining to R.S. & L.R. Dag No.245, 246, 247 corresponding under L. R. Khatian No. 1386 & 256/1 of Mouza-Kanchrapara, Kalyani, Nadia in the Building together with undivided proportionate share in the land at a total price of Rs.16,00,000/- (Rupees Sixteen lakh only) under the terms and conditions hereinafter appearing to which the parties hereunto, herein before mentioned has mutually agreed.

**AND WHEREAS** the purchaser has inspected and satisfied himself Title Deeds of the Vendor in respect of the Flat and has not raised any objection with regard thereto.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-**

In pursuance to the Agreement for sale dated 15/5/2018, the Purchaser has already paid the consideration of Rs.16,00,000/- (Rupees Sixteen lakh only) to the **DEVELOPER** by the said purchaser before the execution of these presents the **DEVELOPER** doth grant, convey, transfer and assure unto the purchaser all that the said Flat. **AND** all that the right, title interest, claim and demand whatsoever of

the Vendor into or upon and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser, his heirs, executors, administrators, assigns absolutely and forever together with title deeds, writings, manuscripts, and other evidences of title **AND THE VENDOR** do hereby covenant with the Purchaser, his heirs, executors, administrators, representatives and assigns 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 any encumbrances, attachments or defect in title whatsoever and that the Vendor has full power and absolute authority to sell the Flat in manner aforesaid **AND** the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the Flat without any claim or demand whatsoever from the vendor or any person claiming through or under him.

The **DEVELOPER** does hereby covenants with the **PURCHASER** that the vendor has not done any act, deed, matter or thing nor been party or privy to any such act, deed, matter or thing whereby or by reason whereof he is or may be prevented from confirming and assuring sale of the said Flat in the matter aforesaid and the purchaser is fully satisfied with the title of the Flat and the material by which it is made and amenities provided to.

**FIRST SCHEDULE ABOVE REFERRED TO**

V. A. G.

**ALL THAT** piece and parcel of Bastu land measuring more or less 13 (Thirteen) Cottah upon which a (G+4) Building consisting of several brick built flats and shops at Mouza-Kanchrapara, , J.L. No.57, appertaining to R.S. & L. R. Dag No.245 and 246 and 247 under R.S. Khatian No.687, 688, 689 and 690, L. R. Khatian No.459/1 & 1386, under P.S. Kalyani, Pin 741235, within the local limit of Kalyani Municipality, Ward No.20, Holding No.F-57/245, 246, 247/796, Rathtala, Additional District Sub-Registration Office at Kalyani, within the jurisdiction of District Collector of Nadia which is butted and bounded as follows :-

On the North by: Kiran Mohan Roy & Shakti Pada Mukherjee

On the South by : Land comprising dag No.241, 242 & 243

On the East by : Ghoshpara Road.

On the West by : Land comprising Dag No.248

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**ALL THAT** one self contain Residential Flat identified by Flat No. "1D" measuring super built up area of which is 831 Sq. ft. on the First Floor consisting of 2 bed rooms, 2 toilets, 1 Kitchen and one Drawing cum Dining room together with undivided undemarcated share of land underneath of the Building namely "JANANI APARTMENT".

**THIRD SCHEDULE ABOVE REFERRED TO**  
**[COMMON AREAS AND FACILITIES]**

Lift, Lift well and Lift room on the top floor.



1. Staircase on the floors & overhead room.
2. Staircase land on all floors, Stair case landings on all floors.
3. Drainage and sewerage.
4. Water pump, water tank, water pipes and other common plumbing installation.
5. Open spaces outside of the covered area of the multi-storied building, passages from the building to the main road, foundation, outer walls and different types of outer pipes and other common electrical.
6. Overhead reservoir.
7. Underground reservoir.
8. Main gate for entrance to the Premise.
9. Septic Tank.
10. Roof of the top floor.
11. Water supply: Pump operated Deep Tube Well will be utilized for water supply and overhead reservoir will be provided on ultimate roof.
13. Two wheelers parking garage.

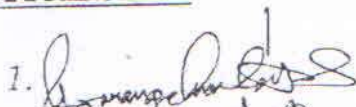
6/9/20

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON EXPENSES)**

1. All expenses for maintaining, white wash, painting repainting and all repairing the common parts including the outer walls of the building and common area electric charge with maintaining pump motor.
2. Salary of the Security Guard and Sweeper charge.
3. Establish and all other expenses of the association including the formation Office establishment misc. expenses.
4. All charges and security nominees to be deposited for the common facilities.
5. Costs and charges for maintenance of the building.

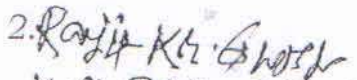
**IN WITNESS WHEREOF** the parties hereto have subscribed their respective hands and seals on the day, month and year first above written.

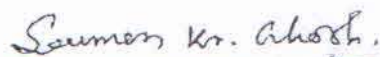
**WITNESSES :**

1.   
 Prad Court



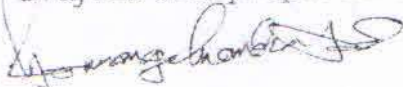
As constituted attorney of the Vendor

2.   
 Kaly Bihari Road  
 Kanchinagar



Signature of the Purchaser

(Drafted and prepared by:-



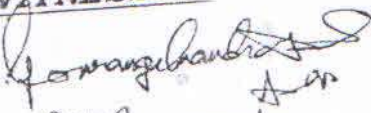
**MEMO OF CONSIDERATION**

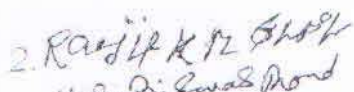
Received in full and final settlement Rs. 16,00,000/- (Rupees Sixteen lakh only) being full consideration of Flat identified by Flat No. "1D" measuring super built up area of which is 831 Sq. ft. on the 1st Floor at the newly constructed building appertaining to Mouza-Kanchrapara, , J.L. No.57, appertaining to R.S. & L. R. Dag No.245 and 246 and 247 under R.S. Khatian No.687, 688, 689 and 690, L. R. Khatian No.459/1 & 1386, under P.S. Kalyani, Pin 741235.


<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
			1. Cash , Rs. 1,90,000/- - Date : 15/06/2018
			2. Axis Bank/ Kanchrapara, Rs.3,00,000/- - Date :
			3. Bandhan Bank, Rs.7,60,000/- - Ch. No.000001. Date: 28/02/2019.
			4. Bandhan Bank, Rs.3,50,000/- - Ch. No.000001.
			<b><u>Rs.16,00,000/-</u></b>

(Rupees Sixteen lakh only)

**WITNESSES :**

1.   
Pitl court

2.   
Kali Bihari Mond  
Kanchrapara

  
Signature of the DEVELOPER

REGISTRATION OF SALE DEED SITE PLAN OF A RESIDENTIAL  
 1st FLOOR, (JANANI APARTMENT) UNDER MOUZA:- KANCHRAPARA,  
 AG NO:-R.S. & L.R.- 245,246,247, KHATIAN NO:-L.R.-1386, 459/1, HOLDING  
 5.246.247/796 AT RATHALA, WARD NO:- 20, UNDER KALYANI  
 CITY, P.S.- KALYANI, DIST:- NADIA. (AS PER DOCUMENT GIVEN BY THE PARTY)

**FLAT AREA:-**

BUILD UP AREA = 665.00 SFT  
 25% ADD: = 166.00 SFT  
 PER BUILT UP AREA = 831.00 SFT

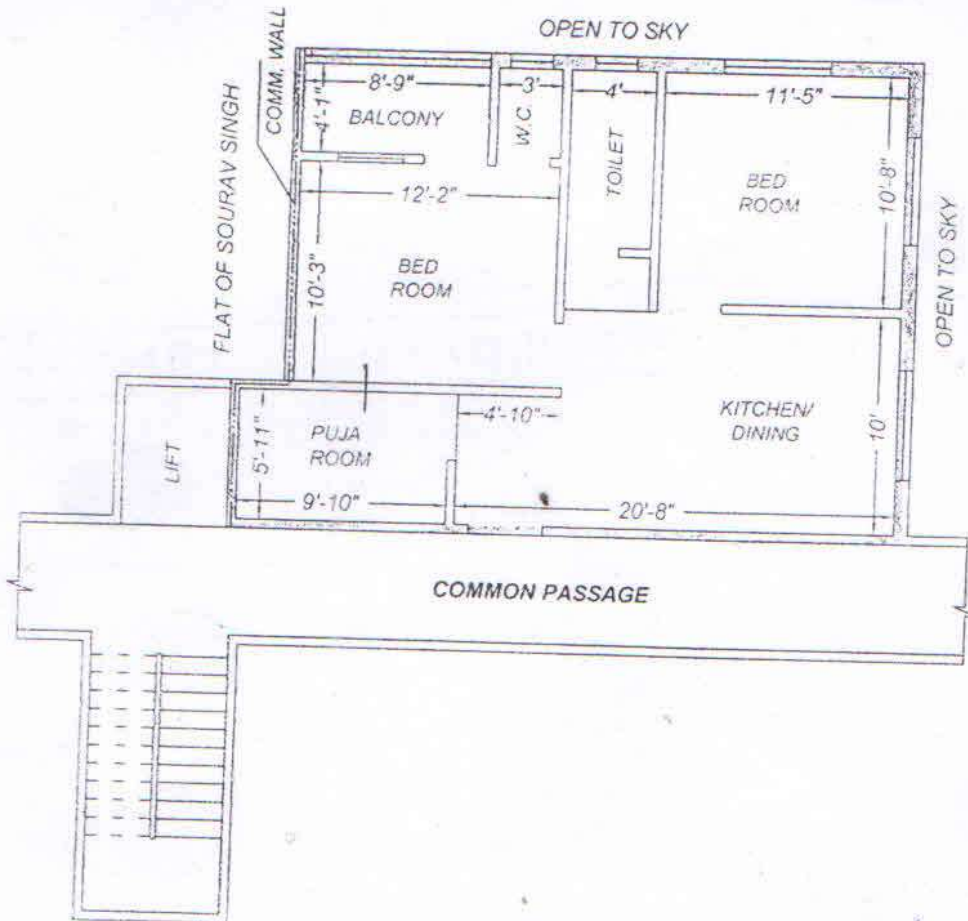
**NAME OF THE DEVELOPER:-**

SRI. KRISHNAPADA DAS.  
 S/O LATE UPENDRA CH. DAS.

**NAME OF THE VENDEE:-**

SRI. SOUMEN KUMAR GHOSH.  
 S/O LATE SUDHIR CH. GHOSH.

**SCALE :- 1" = 8'**



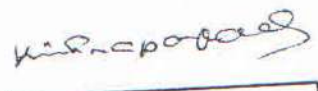
*Nattho Ram Silech*






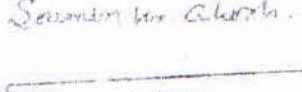







*W. S. R. Das*  
 SIGN. OF VENDOR

*Soumen K. Ghosh*  
 SIGN. OF VENDEE

SIGN. OF L.B.S.

অতিরিক্ত জেলা অধিবক্তক, ~~কক্সবাজার~~ কক্সবাজার

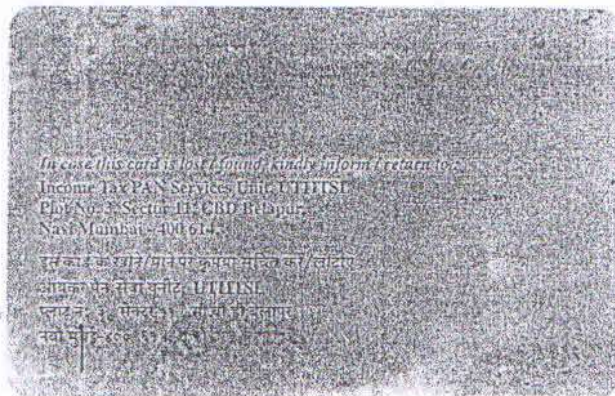
হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ
	কনিষ্ঠা	স্বাক্ষর-	কনিষ্ঠা	
	অনামিকা	  উক্ত বাম এবং ডান হস্তের টিপগুলি আমার  স্বাক্ষর-	অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	

বাম হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ
	কনিষ্ঠা	স্বাক্ষর- Soumen Kr. Ghosh.	কনিষ্ঠা	
	অনামিকা	  উক্ত বাম এবং ডান হস্তের টিপগুলি আমার  স্বাক্ষর-	অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	



Sourmen K. Ghosh.

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ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

XYV1040518



নির্বাচকের নাম : সৌমেন কুমার ঘোষ  
Elector's Name : Soumen Kumar Ghosh  
পিতার নাম : সুধীর চন্দ্র ঘোষ  
Father's Name : Sudhir Chandra Ghosh  
পিতা/Sex : পুং / M  
জন্ম তারিখ : XXXX/1985  
Date of Birth

*Soumen K. Ghosh.*

XYV1040518

ঠিকানা:

৯৮/৭৪, বাসন্তাবাবু রোড (অংশিত), কাঞ্চরাপারা,  
বীজপুর, উত্তর ২৪ পরগণা-৭৪৩১৪৫

Address:

98/74, BASANTABABU ROAD(PART),  
KANCHRAPARA, BIJPUR, NORTH 24  
PARGANAS-743145

Date: *Soumen*  
10/01/2017

103 - বিজপুর নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক  
অধিকারিকের দায়িত্বে স্বাক্ষর

Facsimile Signature of the Electoral  
Registration Officer for

103 - Bijpur Constituency

বিধান পরিবর্তন হলে নতুন ঠিকানা দেওয়ার দিও নাম  
মোলা ও একই নামের নতুন পরিচয়পত্র পাওয়ার  
কথা নির্বাচন পত্র এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention the Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number

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