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भारतीय गैर न्यायिक

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RUPEES
Rs.10

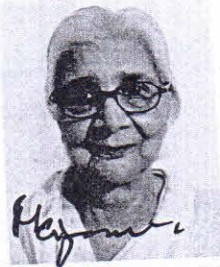
INDIA NON JUDICIAL

9N0-13501/13

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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THIS DEED OF CONVEYANCE is made on this 24th day of July Two Thousand and Thirteen BETWEEN (i) PURABI GHOSH (Income Tax PAN APMPG0903R), wife of Late Nipendra Nath Ghosh and (ii) SAMIRAN MAZUMDAR (Income Tax PAN AFHPM8855K) son of Late Pancananan Mazumdar all of No. 2/1D, Gobinda Auddy Road, PS Chetla, Kolkata 700 027 hereinafter jointly referred to as the VENDOR (which term or expression shall unless excluded by or there be something repugnant to the subject or context shall be deemed to mean and

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

25 JUL 2013

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

Siva Moudra



6286

SANJAY K

8, Old Post Office

NAME..... Kolkata-700
 ADD.....
 Rs.....
 22 MAY 2013
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kols 1

22 MAY 2013

22 MAY 2013

Siva Moudra



6284



S. Hazra



6287

Urali Ghosh



6288

S. Hazra



6289

ADDL. DIST. SUB-REGISTRAR
 ALIPORE, SOUTH 24 PGS.
 24 JUL 2013
 Signature.....

[Handwritten signature]

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Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road

include both of their respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART** AND (i) **DIPALI MAZUMDER** (Income Tax PAN ASJPM6466B) wife of Late Rabindra Nath Mazumder, (ii) **RAJIB MAZUMDER** (Income Tax PAN AERPM6942C) son of Late Rabindra Nath Mazumder both presently residing at Flat No. 3B, Pratiksha, 12/114B, Prince Anwar Shah Road, Kolkata 700 068 and (iii) **DEBASIS MAZUMDER** (Income Tax PAN ADKPM7986J) son of Late Rabindra Nath Mazumder presently residing at House No. B – 5, Cluster – 5, Sector – 3, Purbachal, Salt Lake, PS Bidhannagar, Kolkata 700 097 and are hereinafter collectively referred to as the **PURCHASER** (which term or expression shall unless excluded by or there be something repugnant to the subject or context shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**:

WHEREAS:

- A. The Vendor are absolutely seized and possessed of or otherwise well and sufficiently entitled to as absolute owner of **ALL THAT** the municipal premises No. 2/1D, Gobinda Auddy Road, Kolkata 700 027, Police Station Chetla (formerly New Alipore) (hereinafter referred to as the '**PREMISES**') morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- B. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the un-demarcated and undivided 50 Sq. ft. super built up area into or upon the structure at the said Premises together with the undivided proportionate share in the land comprised in the said Premises, (hereinafter collectively referred to as the said '**SHARE**') morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written at or for the total consideration of Rs.5,000/= (Rupees Five Thousand) only.

NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.5,000/= (Rupees Five Thousand) only** of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor

doth hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendor doth hereby acquit release and discharge the Purchaser and the said Share hereby intended to be conveyed he the Vendor doth hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the un-demarcated and undivided 50 Sq. ft. super built up area into or upon the structure at the said Premises together with the undivided proportionate share into or upon the land comprised in the municipal premises **No. 2/1D, Gobinda Auddy Road, Kolkata 700 027, Police Station Chetla** (formerly New Alipore) (hereinafter referred to as the said **SHARE**) and the same is morefully and particularly described in the **SECOND SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever or any part thereof belonging or in any way appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Share and every part thereof **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Share hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Share and all and every entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Share and every part thereof being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Share and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Share being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and

forever in the manner as aforesaid free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespassers, tenants whatsoever and/or howsoever.

II. **THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER** as follows: -

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to the contrary the Vendor are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Share hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendor do hereby profess to transfer subsists and that the Vendor have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Share and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents;
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Share and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for him lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Share and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor and/or the predecessors in title of the Vendor;

- d) **THAT**, the said Share and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;
- e) **THAT**, the Vendor and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Share or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Share hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;

THE FIRST SCHEDULE ABOVE REFERRED TO

('PREMISES')

ALL THAT the piece and parcel of land measuring about 02 Cottahs 10 Chittacks and 13 Sq. ft. be the same a little more or less together with the structure lying thereon and lying situate at and/or being municipal premises No. 2/1D, Gobinda Auddy Road, Kolkata - 700 027 within PS. Chetla (formerly New Alipore) in ward No. 82 of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows:-

ON THE NORTH : By Gobinda Auddy Road;

ON THE SOUTH : By municipal premises No. 2/1D/1, Gobinda Auddy Road;

ON THE EAST : By municipal premises No. 2/1F, Gobinda Auddy Road;

ON THE WEST : By municipal premises No. 2/1H, Gobinda Auddy Road;

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

('SHARE')

ALL THAT the *Residential* un-demarcated and undivided 50 sq. ft. super built up area in the structure together with undivided proportionate share in the land comprised in the said 'Premises' referred to in the First Schedule above.

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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of:

[Handwritten Signature]

Trilok Chand Naita,
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road
Kolkata - 700 039

Kakali Tapadar Das.

Purabi Ghosh

Purabi Ghosh
Purabi Ghosh
Seindam

Purabi Ghosh

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Seindam

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SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

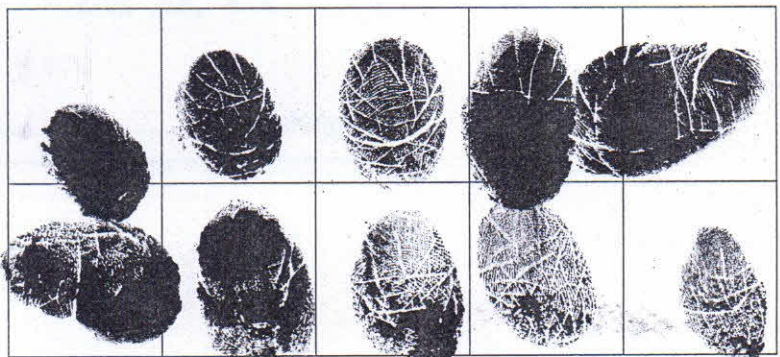
[Handwritten Signature]

Dipali Mazumdar

DIPALI MAZUMDAR

Left

Right



Kakali Tapadar Das.
KAKALI TAPADAR DAS
D/O. C. S. TAPADAR
21/2, BALLYGUNGE PLACE
KOLKATA-700019



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 06064 of 2013
(Serial No. 07657 of 2013 and Query No. 1605L000013501 of 2013)

On 24/07/2013

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

Presented for registration at 18.35 hrs on :24/07/2013, at the Private residence by Samiran Mazumder , one of the Executants.

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

Execution is admitted on 24/07/2013 by

1. Purabi Ghosh, wife of Late Nipendra Nath Ghosh , 2/1 D, Gobinda Auddy Rd, Kolkata, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
2. Samiran Mazumder, son of Late Panchanan Mazumder , 2/1 D, Gobinda Auddy Rd, Kolkata, Thana:-Chetla, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By Profession : Others
3. Dipali Mazumder, wife of Late Rabindra Nath Mazumder , Flat No:3 B, Pratiksha, 12/114 B, Pr. Anwar Shah Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700068, By Caste Hindu, By Profession : Others
4. Rajib Mazumder, son of Late Rabindra Nath Mazumder , Flat No:3 B, Pratiksha, 12/114 B, Pr. Anwar Shah Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700068, By Caste Hindu, By Profession : Others
5. Debasis Mazumder, son of Late Rabindra Nath Mazumder , House No. B - 5, Cluster - 5, Sector - 3, Purbachal, Salt Lake, Kolkata, Thana:-Bidhan Nagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700097, By Caste Hindu, By Profession : Others

Identified By Trilok Chand Naita, son of Late Mahabir Prasad Naita, 46, Sreedhar Roy Road, Kolkata, W. B., India, Pin :-700039, By Caste: Hindu, By Profession: Others.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 25/07/2013

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 2478.00/-, on 25/07/2013

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

25/07/2013 14:40:00

EndorsementPage 1 of 2

Drafted by me
Dilip Kumar Gop
Advocate
High Court, Calcutta



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 06064 of 2013
(Serial No. 07657 of 2013 and Query No. 1605L000013501 of 2013)

(Under Article : A(1) = 2464/- ,E = 14/- on 25/07/2013)

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.-2,25,000/-

Certified that the required stamp duty of this document is Rs.- 13520 /- and the Stamp duty paid as: Impresive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty Rs. 13520/- is paid , by the draft number 459358, Draft Date 24/07/2013, Bank : State Bank of India, BALLYGUNGE, received on 25/07/2013

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

25/07/2013 14:40:00

Drafted by me
Dilip Kumar Gop
Advocate
High Court, Calcutta

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 3519 to 3529
being No 06064 for the year 2013.



Basu
(Arbab Basu) 31-July-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal

Raymond

Raymond
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Raymond
Right



Das

Das
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Das
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MEMO OF CONSIDERATION

RECEIVED of and from the **PURCHASERS** abovenamed the within mentioned amount of **Rs.5,000/= (Rupees Five Thousand) only** vide valid RBI Notes in **CASH** in full and final payment of the consideration amount in terms hereof.

Witnesses:

Das
Kallali Lopadas Das.

Das
Purabi Ghosh.
VENDOR

Drafted by me
Delip Kumar Gop
Advocate
High Court, Calcutta