

04853

ve-1109/14

1-04607/14



पश्चिम बंगाल WEST BENGAL

78AA 755527



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



District Sub-Register-*Soma Jajodia*
Alipore, South 24-parganas

THIS DEED OF CONVEYANCE is made on this 11th day of June Two Thousand and Fourteen
BETWEEN SONIA JAJODIA (Income Tax PAN AEVPJ2684Q) wife of M.r. Punit Jajodia
 presently residing at No. 80A, Tiljala Road, Kolkata 700 039 PS Tiljala hereinafter 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 include her heirs, executors,

205758
SANJAY KUMAR BAID
Advocate,

NAME..... Old Post Office Street
ADD..... Kolkata-700 001
Rs.....

20 MAR 2014
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata



20 MAR 2014
20 MAR 2014

Indra Prava Tajodia



veti-2789


Indra Prava Tajodia




veti-2790



Sonia Tajodia


District Sub-Registrar-III
Alipore, South 24 Parganas

11 JUN 2014


Trilok Chand Naita
S. Le. Naita
48. Naita

Service
Shri Jagadhar Das,
H/6-2, Tollygunge Road
Kolkata-700 026

administrators, legal representatives and/or assigns) of the **ONE PART AND CHANDRA PRAVA JAJODIA** (Income Tax PAN ACTPJ8304M) wife of Mr. Parmanand Jajodia presently residing at No. 80A, Tiljala Road, Kolkata 700 039 PS Tiljala hereinafter 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 her heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**:

WHEREAS:

- A. The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to as absolute owner of **ALL THAT** the municipal premises No. 1A/4, Kustia Road, Kolkata 700 039 PS Tiljala in ward No. 66 of the Kolkata Municipal Corporation (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 tin shed structure together with the undivided 50 sq. ft. share in the land measuring about 03 cottahs and 15 chittacks lying situate at and/or being municipal premises No. 1A/4, Kustia Road, Kolkata 700 039 PS Tiljala in ward No. 66 of the Kolkata Municipal Corporation, (hereinafter 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 by the Vendor doth hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in



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favour of the Purchaser herein **ALL THAT** the un-demarcated and undivided **50 Sq. ft. super built up area** into or upon the tin shed structure together with the **undivided 50 sq. ft. share** in the land measuring about **03 cottahs and 15 chittacks** lying situate at and/or being municipal premises No. **1A/4, Kustia Road, Kolkata 700 039 PS Tiljala** in ward No. **66** of the Kolkata Municipal Corporation (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 and 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.

II. THE VENDOR DOETH 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 is 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 doth hereby profess to transfer subsists and that the Vendor has 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;



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Alipore, South 24 Parganas
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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 or parcel of land containing by ad-measurement an area of about 03 cottahs and 15 chittacks lying situate at and/or being municipal premises No. 1A/4, Kustia Road, Kolkata 700 039 PS Tiljala in ward No. 66 of the Kolkata Municipal Corporation, Sub-Registry Sealadah in the District of South 24-Parganas and is butted and bounded in the manner following that is to say: -

ON THE NORTH: By 12 feet wide passage;

ON THE EAST: By municipal premises No. 1A/3S, Kustia Road;

ON THE SOUTH: By municipal premises No. 138B, Picnic Garden Road;

ON THE WEST: By municipal premises No. 138F, Picnic Garden 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 un-demarcated and undivided 50 sq. ft. super built up area in the tin shed structure together with undivided 50 sq. ft. share in the land comprised in the said 'Premises'.



✓
District Sub-Registrar-III
Alipore, South 24 Parganas



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

Endorsement For Deed Number : I - 04607 of 2014
(Serial No. 04853 of 2014 and Query No. 1603L000009445 of 2014)

On 11/06/2014

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

Presented for registration at 18.00 hrs on :11/06/2014, at the Private residence by Chandra Prava Jajodia ,Claimant.

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

Execution is admitted on 11/06/2014 by

1. Sonia Jajodia, wife of Mr. Punit Jajodia , 80 A, Tiljala Road, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : Others
2. Chandra Prava Jajodia, son of Mr. Parmanand Jajodia , 80 A, Tiljala Road, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste Hindu, By Profession : Others

Identified By Trilok Chand Naita, son of Late Mahabir Prasad Naita, 46, Sreedhar Roy Road, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste: Hindu, By Profession: Service.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 12/06/2014

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.

Payment of Fees:

Amount By Cash

Rs. 2741.00/-, on 12/06/2014

(Under Article : A(1) = 2695/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 12/06/2014)

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.-2,45,834/-

Certified that the required stamp duty of this document is Rs.- 14770 /- and the Stamp duty paid as: Impresive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty Rs. 14770/- is paid by the draft number 679921, Draft Date 09/06/2014, Bank : State Bank of India, BALLYGUNGE, received on 12/06/2014



(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III
Alipore, South 24 Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 04607 of 2014
(Serial No. 04853 of 2014 and Query No. 1603L000009445 of 2014)

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



District Sub-Registrar-III
Alipore, South 24 Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 2990 to 2999
being No 04607 for the year 2014.



(Rajendra Prasad Upadhyay) 13-June-2014
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal
District Sub-Registrar-III
Alipore, South 24 Parganas

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

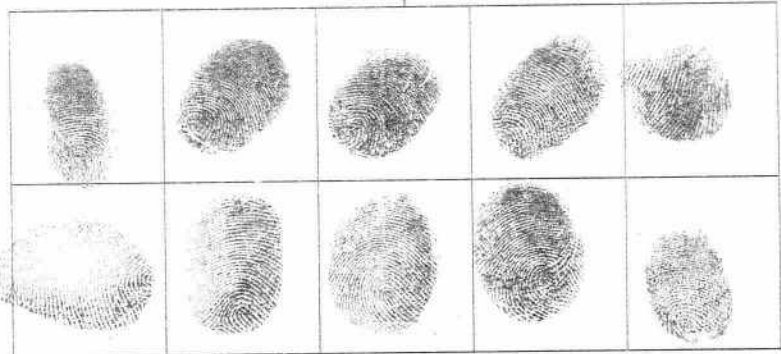
by the VENDOR at Kolkata

in the presence of:

Kallali Laxadars Das,
54/4/6-2, Tollygunge Road
Kolkata - 700 039

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

Soni's Tajodia



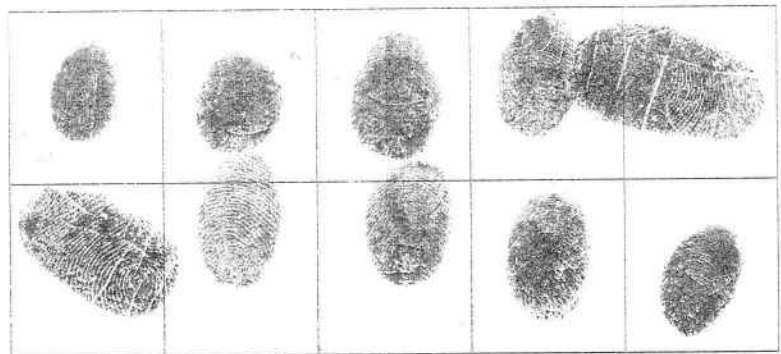
SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata

in the presence of:

Kallali Laxadars Das,
54/4/6-2, Tollygunge Road
Kolkata - 700 039

Chandra Prava Tajodia



MEMO OF CONSIDERATION

RECEIVED of and from the PURCHASER 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:

Kallali Laxadars Das,

Soni's Tajodia
VENDOR

Drafted by: Dilip Kumar Goel, Advocate
Calcutta High Court



District Sub-Registrar-III
Alipore, South 24 Parganas

11 JUN 2014