

347/13

I 00340



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 584908

11/01/13
 2-65
 9-179/13

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

Add. District Sub-Registrar
 Behala, South 24 Parganas



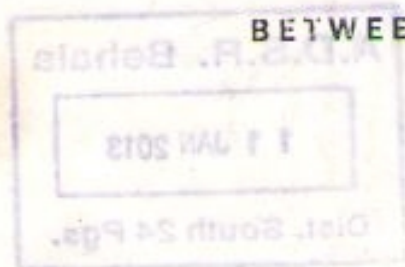
Visit Case No. 37 For 20 13
 J(1) (a) J(2) (a) = 25000
 J(1) (b) = 40000
 Total Rs. 65000
 A.D.S.R. (Behala)
 11-1-13

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 11th day of

January Two Thousand and Thirteen (2013)

BETWEEN



SRI MITHUN GHOSH, Son of Sri Rabindra Nath Ghosh, by Nationality Indian, by religion - Hindu, by Occupation - Service, residing at 121/1C, Monohar Pukur Road, Police Station - Kalighat, Kolkata - 700026, hereinafter called and referred to as the "OWNER/VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART:

A N D

M/S. JYOTIRMOY CONSTRUCTIONS. (a Construction Company) a Partnership Firm having its Office 2, Nafar Chandra Das Road, Police Station Behala, Kolkata-700034, District South 24 Parganas, represented by its Partners (1) SRI MALAY KANTI GHOSH, Son of Late Dinesh Chandra Ghosh, residing at 2, Nafar Chandra Das Road, Police Station Behala, Kolkata-700034, District South 24 Parganas and (2) SRI AKHILESH KUMAR GUPTA, Son of Late Som Prakash Gupta, residing at 8/B, Alipore Road, P.O. & Police Station Alipore, Kolkata - 700027, both by Nationality - Indian, both by religion - Hindu, both by occupation - Business, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, successors or successors-in-office, nominees and/or assigns) of the OTHER PART.

WHEREAS One Akshay Kumar Ghosh, Son of Haricharan Ghosh was seized and possessed of ALL THAT piece or parcel of land lying and situated in R. S. Dag No. 509 and 532 under R. S.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Description of the total property)

ALL THAT piece or parcel of land measuring 15 Cottahs 10 Chittaks 0 Sq. ft. be the same or a little more or less together with Roof Tile Shed Structure having an area of 400 Sq. ft. standing thereon comprising land area measuring 12 Cottahs 6 Chittaks 0 Sq. ft. in Dag No. 708 and land area measuring 3 Cottahs 4 Chittaks 0 Sq. ft. in Dag No. 710 both under Khatian No. 140 in Mouza - Muradpur, J. L. No. 13, Touzi No. 74, 77 and 82, R. S. No. 192, A.D.S.R. office at Behala and District Sub-Registry Office at Alipore, Police Station previously Thakurpukur presently Haridevpur and its Municipal Premises No. 55, Hem Chandra Mukherjee Road, within Ward No. 122 of The Kolkata Municipal Corporation and its Postal No. 6/2, Hem Chandra Mukherjee Road, Police Station previously Thakurpukur presently Haridevpur, Kolkata - 700008 and its Assessee No. 41-122-02-0025-9 in the District of South 24 Parganas together with all easement rights over the adjacent Road and to take electric connection, telephone connection, water pipe connection, drainage connection over and through the said road. The said total property is shown and delineated and depicted in the Map or Plan annexed hereto with RED border lines which is the part of this Deed of Conveyance and the said total property is butted and bounded as follows :-

ON THE NORTH : By 8' Wide K.M.C. Road. ✓
ON THE SOUTH : By another land -
ON THE EAST : By Partly Land and House of Mr. Shyam
Roy and Partly land and House of Mr.
Majumder.
ON THE WEST : By Land of Mr. Santosh Ghosh.

THE SECOND SCHEDULE ABOVE REFERRED TO :

(Description of the property hereby conveyed)

ALL THAT undivided and undemarcated 1/4th share of the First Schedule property i.e. **ALL THAT** undivided and undemarcated piece or parcel of land measuring 3 Cottahs 14 Chittaks 22.5 Sq. ft. be the same or a little more or less together with undivided and undemarcated Roof Tile Shed Structure having an area of 100 Sq. ft. standing thereon comprising land area measuring 3 Cottahs 1 Chittak 22.5 Sq. ft. in Dag No. 708 and land area measuring 13 Chittaks 0 Sq. ft. in Dag No. 710 both under Khatian No. 140 in Mouza - Muradpur, J. L. No. 13, Touzi No. 74, 77 and 82, R. S. No. 192, A.D.S.R. office at Behala and District Sub-Registry Office at Alipore, Police Station previously Thakurpukur presently Haridevpur and part of its Municipal Premises No. 55, Hem Chandra Mukherjee Road and its Postal No. 6/2, Hem Chandra Mukherjee Road, within Ward No. 122 of The Kolkata Municipal Corporation, Police Station previously Thakurpukur presently Haridevpur, Kolkata - 700008 and its Assessee No. 41-122-02-0025-9 in the District of South 24 Parganas.

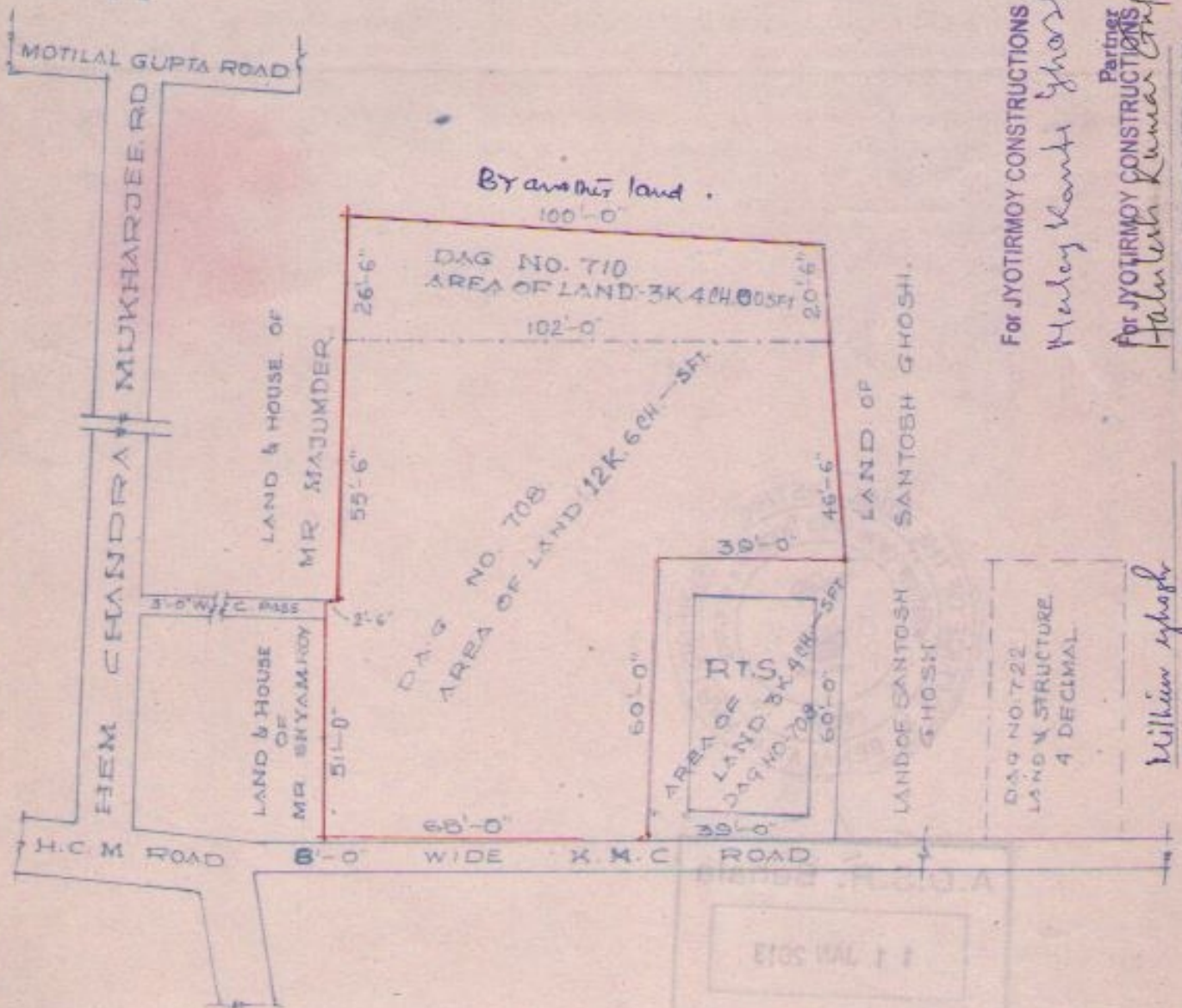
The undivided and undemarcated 1/4th share of the total property is the subject matter of this Deed of Conveyance.

SITE PLAN FOR
JYOTIRMOY CONSTRUCTIONS

AT PREMISES NO 55 HEM CHANDRA MUKHERJEE
ROAD. IN PART OF DAG NO. 710 & 708 KHATAN NO. 140.
J.L. NO. 13. MOUZA. MURADPUR. P.S.
HARIDEVPUR UNDER K.M.C.
WARD NO. 122 DIST. 24 P&S (S).

TOTAL AREA OF LAND 15 K. 10 CH. — SFT
SHOWN IN RED.

SCALE :- 1" = 33'-0"



For JYOTIRMOY CONSTRUCTIONS
Harley Kanti Ghosh.
Partner
For JYOTIRMOY CONSTRUCTIONS
Habibul Kumer Gupta
Partner

Wilhem Singh
S.G. OF VENDOR'S

S.G. OF PURCHASER'S
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 594 to 617
being No 00340 for the year 2013.



(Asish Goswami) 15-January-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A.D.S.R. BEHALA
West Bengal



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

Endorsement For Deed Number : I - 00340 of 2013
(Serial No. 00347 of 2013)

On

Payment of Fees:

On 11/01/2013

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

Presented for registration at 19.45 hrs on :11/01/2013, at the Private residence by Malay Kanti Ghosh, one of the Claimants.

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

Execution is admitted on 11/01/2013 by

1. Mithun Ghosh, son of Rabindra Nath Ghosh , 121/1 C, Monohar Pukur Road, Kolkata, Thana:-Kalighat, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Service
2. Malay Kanti Ghosh
Partner, M/s. Jyotirmoy Constructions, 2, Nafar Chandra Das Road, Kolkata, Thana:-Behala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034.
, By Profession : Business
3. Akhilesh Kr. Gupta
Partner, M/s. Jyotirmoy Constructions, 2, Nafar Chandra Das Road, Kolkata, Thana:-Behala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034.
, By Profession : Business

Identified By Utpal Kanti Ghosh, son of Late Dinesh Ch. Ghosh, 2, Nafar Chandra Das Road, Kolkata, Thana:-Behala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

On 14/01/2013

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 14/01/2013

Amount by Draft

Rs. 26110/- is paid , by the draft number 249799, Draft Date 09/01/2013, Bank Name State Bank of India, NEW ALIPORE, received on 14/01/2013

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



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

Endorsement For Deed Number : I - 00340 of 2013
(Serial No. 00347 of 2013)

(Under Article : A(1) = 26103/- ,E = 7/- on 14/01/2013)

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.-23,73,750/-

Certified that the required stamp duty of this document is Rs.- 142435 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

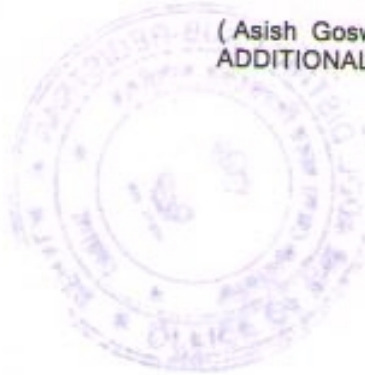
Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 300165, Draft Date 09/01/2013, Bank Name State Bank of India, Alipore (Calcutta), received on 14/01/2013
2. Rs. 49000/- is paid, by the draft number 300161, Draft Date 09/01/2013, Bank Name State Bank of India, Alipore (Calcutta), received on 14/01/2013
3. Rs. 39440/- is paid, by the draft number 249800, Draft Date 09/01/2013, Bank Name State Bank of India, NEW ALIPORE, received on 14/01/2013

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA