

9019/14

1-08712/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 452752

B 452752

15/10/14
 2/15
 R-15281/14

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.

Addl. District Sub-Registrar
 Behala, South 24 Parganas

Visit Case No.- 1432 For 20.14

J(1)(a)/K(2)(a) = 250

J(2)/K(2) = 500

Total Rs. = 750

A.D.S.R. (Behala)

13.10.14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 15th day of October Two Thousand and Fourteen (2014)

BETWEEN

For JUDICIAL AUTHORITY

For JUDICIAL AUTHORITY

SRI SHYAM ROY ALIAS SHYAM CHANDRA ROY (PAN ASGPRO214D), Son of Late Haripada Roy, by Nationality Indian, by religion - Hindu, by Occupation - Service, residing at 60A, Santosh Roy Road, Police Station previously Thakurpukur presently Haridevpur, Kolkata - 700008, District South 24 Parganas, hereinafter called and referred to as the **"OWNER/VENDOR"** (which term or expression shall unless excluded by or repugnant to the context shall 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) (PAN AAJFJ1754H), a Partnership Firm having its Office at 8/B, Alipore Road, P.O. & Police Station Alipore, Kolkata - 700027 represented by its Partners (1) **SRI AKHILESH KUMAR GUPTA**, Son of Late Som Prakash Gupta, residing at 8/B, Alipore Road, P.O. & Police Station Alipore, Kolkata - 700027, (2) **SMT. SEEMA GUPTA**, Wife of Sri Akhilesh Kumar Gupta, residing at 8/B, Alipore Road, P.O. & Police Station Alipore, Kolkata - 700027, (3) **SRI SANJIV GUPTA**, Son of Vijay Kumar Gupta, residing at 1/35, Poddar Nagar, Near South City Mall, Kolkata - 700068 and (4) **SRI JAYANTA KUMAR DUTTA**, Son of Late Santi Ranjan Dutta, residing at 21, Raja Manindra Road, Paik Para Fast Row, Kolkata - 700037, all by Nationality - Indian, all by religion - Hindu, all by occupation - Business, hereinafter called and referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its, executors, administrators,

having good marketable title therein and free from all encumbrances.

The Purchaser search the records in the Office of The Kolkata Municipal Corporation, Sub-Registry Office, Land Revenue Office, Land Acquisition Office and other offices of Govt. and local authority and satisfied about the right, title and interest of the Owner/Vendor in the property as conveyed by this Deed of Conveyance.

If any error or omission of any sort is transpired in this Deed in future, the Owner/Vendor shall at all times hereafter at the cost and request of the Purchaser do and execute or cause to be done and executed any supplementary Deed or Rectification Deed and / or Declaration in favour of the Purchaser herein.

THAT THE OWNER/VENDOR do hereby accord his consent to the Purchaser for mutating its name in the record of The Kolkata Municipal Corporation and other concerned offices in respect of the said property as conveyed by this Deed of Conveyance.

THAT THE OWNER/VENDOR shall be liable or responsible to meet up all impositions, rates and taxes of the appropriate authorities for the said property upto the date of the execution of this Deed of Conveyance.

THE SCHEDULE ABOVE REFERRED TO :

(Description of the Property hereby conveyed)

ALL THAT piece and parcel of land measuring 2 Cottahs 3 Chittaks 0 Sq. ft. be the same or a little more or less together

with Roof Tile Shed Pucca Structure having an area of 500 Sq. ft. (more or less) Standing thereon comprising Two Bed Rooms, One Kitchen, Two Toilets and One Verandah lying and situated in R. S. Dag No. 554 under R. S. Khatian No. 418 in Mouza Muradpur, J. L. No. 13, R. S. No. 192, Touzi Nos. 74-77 and 82, Pargana Magura, Police Station previously Thakurpukur presently Haridevpur, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and its Municipal Premises No. 91/28, Motilal Gutpa Road, within Ward No. 122 of The Kolkata Municipal Corporation and its Postal No. 91/28, Motilal Gupta Road, Police Station previously Thakurpukur presently Haridevpur, Kolkata - 700008 and with Assessee No. 41-122-08-0475-0 in the District of South 24 Parganas together with all easement rights over the 13' ft. wide Road adjacent to the said property and the Purchaser shall have all rights to arrange for electric connection, telephone connection, water pipe connection, drainage system over and through the said road. The said property conveyed by this Deed is Shown 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 property is butted and bounded as follows:-

ON THE NORTH : By 13' ft. wide Road maintained by
K.M.C. /

ON THE SOUTH : By the property of Dag No. 553.

ON THE EAST : By the property of Dag No. 554.


ON THE WEST : By the property of Dag No. 532.

The said property is situated as per the list of the concerned registration Office within the jurisdiction of Motilal Gupta Road, 2 - (Sodepur 1st Lane to Santosh Roy Road).

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 28
Page from 1577 to 1599
being No 08712 for the year 2014.




(Asish Goswami) 20-October-2014
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 - 08712 of 2014
(Serial No. 09019 of 2014 and Query No. 1607L000015281 of 2014)

On 15/10/2014

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

Presented for registration at 19.45 hrs on :15/10/2014, at the Private residence by Sanjiv Gupta , one of the Claimants.

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

Execution is admitted on 15/10/2014 by

1. Shyam Roy Alias Shyam Chandra Roy, son of Lt. Haripada Roy , P. S. - Haridevpur, 60 A, Santosh Roy Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008, By Caste Hindu, By Profession : Service
2. Sanjiv Gupta
Partner, M/s. Jyotirmoy Constructions(a Construction Company), 8/ B, Alipore Road, Kolkata, Thana:-Alipore, P.O. :-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Profession : Business
3. Akhilesh Kr. Gupta
Partner, M/s. Jyotirmoy Constructions(a Construction Company), 8/ B, Alipore Road, Kolkata, Thana:-Alipore, P.O. :-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Profession : Business
4. Seema Gupta
Partner, M/s. Jyotirmoy Constructions(a Construction Company), 8/ B, Alipore Road, Kolkata, Thana:-Alipore, P.O. :-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Profession : Business
5. Jayanta Kr. Dutta
Partner, M/s. Jyotirmoy Constructions(a Construction Company), 8/ B, Alipore Road, Kolkata, Thana:-Alipore, P.O. :-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Profession : Business

Identified By Partha Pratim Majumder, son of , Alipore Judges Court, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

On 16/10/2014

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 Draft

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



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

Endorsement For Deed Number : I - 08712 of 2014
(Serial No. 09019 of 2014 and Query No. 1607L000015281 of 2014)

Rs. 27640/- is paid , by the draft number 775638, Draft Date 13/10/2014, Bank Name State Bank of India, Alipore Court Treasury Branch, received on 16/10/2014

(Under Article : A(1) = 27632/- ,E = 7/- ,Excess amount = 1/- on 16/10/2014)

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.-25,12,500/-

Certified that the required stamp duty of this document is Rs.- 150760 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

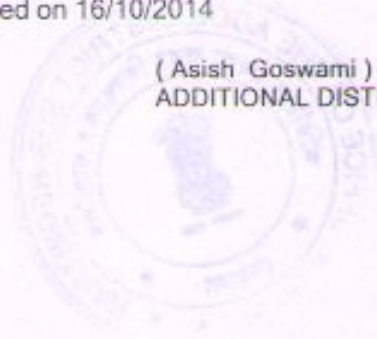
Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 487431, Draft Date 13/10/2014, Bank : State Bank of India, Behala (Calcutta), received on 16/10/2014
2. Rs. 49000/- is paid , by the draft number 728887, Draft Date 13/10/2014, Bank : State Bank of India, Roy Bahadur Road, Behala, received on 16/10/2014
3. Rs. 47770/- is paid , by the draft number 775639, Draft Date 13/10/2014, Bank : State Bank of India, Alipore Court Treasury Branch, received on 16/10/2014

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



(Asish Goswami)

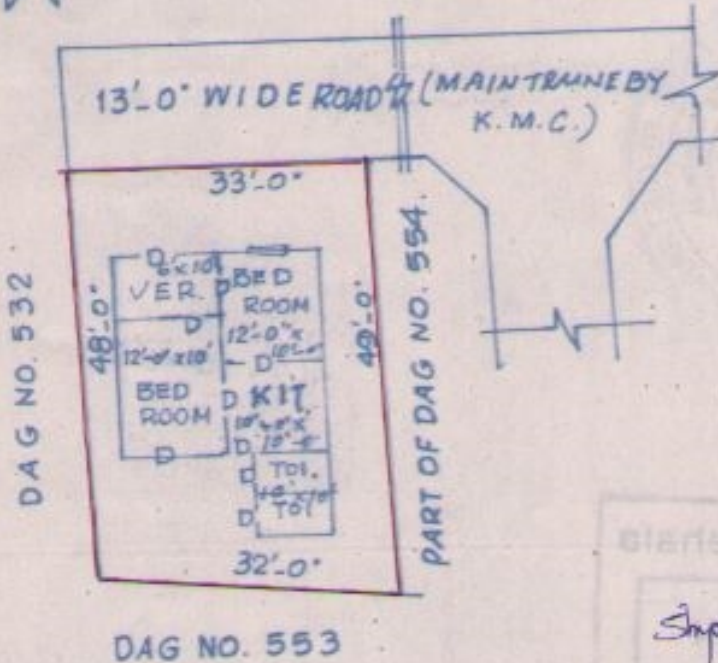
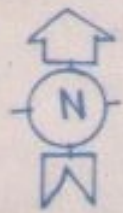
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

DEED PLAN FOR LAND WITH ONE STORIED BUILDING (ASBESTORS SHED.)
 AT MUNICIPAL PREMISES NO. 91/28, MOTILAL GUPTA ROAD, WITHIN
 WARD NO. 122, UNDER THE K. M. C. (S. S. UNIT).
 IN DAG NO. 554, UNDER KHATIAN NO. 418, MOUZA - MURADPUR,
 J. L. NO. 13, P. S. THAKURPUKUR, NOW HARIDDEVPUR, DIST. 24 PGS. (S.)
 SCALE. 1" = 20' 0"

AREA OF THE LAND. - 02K-03CH-00SFT. (APPX)
 SHOWN IN RED BORDER.

AREA OF THE BUILDING (ASBESTORS SHED) 500 SFT. (APPX)

NAME OF THE PURCHASER. M/S. JYOTIRMOY CONSTRUCTIONS



Shrimati Jay @ Shrimati Chandra Ray

SIGN. OF THE OWNER/VENDOR

For JYOTIRMOY CONSTRUCTIONS
Abhishek Kumar Gupta
 Partner / Authorised Signatory

For JYOTIRMOY CONSTRUCTIONS
Sama Gupta
 Partner / Authorised Signatory

For JYOTIRMOY CONSTRUCTIONS
Sonju Gupta
 Partner / Authorised Signatory

For JYOTIRMOY CONSTRUCTIONS
Jayanku K. Datta
 Partner / Authorised Signatory

SIGN. OF THE PURCHASER.