



म. 750300

04AA 885640
 4881 Dist Sub Registrar
 Dum Dum Dist North 24 Parganas
 28/9/05

04AA 885640
 28/9/05
 28 SEP 2006



Ratan Pal



Debi Pal

A. 7689.08
 25/08
 E
 7696.08

23/11
 101-

THIS DEED OF CONVEYANCE is made on this 28th day of

September Two Thousand Five BETWEEN SMT. NAMITA CHAKRABORTY wife of Sri Arun Kumar Chakraborty by faith Hindu, by Occupation - Service, Citizen of India, residing at 478, Jawpur Road, Police Station Dum Dum, in the District of North-24-Parganas, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives, successors and assigns) of the

ONE PART. A N D

60% 30/180
 2415
 RT 341
 11476

Alipore Judges Court
Kol. 27



1-07-50 - 50,000
28th Sept 1950 of
Namita Chakrabarty

Namita Chakrabarty

19713

Namita Chakrabarty

Carroll

Addl Dist Sub Registrar
Comptroller Genl. Dept. 24 P.W. 23
12 8 SEP 2005

19714

Ratan Paul

P.T. 0

Namita Chakrabarty

W/o Arun In Chakrabarty
478 Jawahar Rd
Dum Dum 21 Pgs W

2. Ratan Paul

Sl. Lt Narumba with Paul
B. Debi Paul w/o Ratan Paul
Both are 131 R.N. Tagore Rd
Kali 77.11

Arun In Chakrabarty
Sl. Lt Swadesh Ch. Chakrabarty
13/11
Kali 67 W
Carroll

Addl Dist Sub Registrar
Comptroller Genl. Dept. 24 P.W. 23
12 8 SEP 2005



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60% = 30,180/-

Deficit Stamp duty of Rs. 7,50,000/-
2,450/-
 To paid w/s 41 by Bank of India
 07/08/06 - 7,50,000/- from
 Late Ramu Brandel
 Certified that the above stamp

30/11/06
 Vide Misc Receipt No. 8878
 07.09.06

A.D.B. Comptrolr Dm Dm
 04. Parganas (North)
 07.09.06

A.D.B. Comptrolr Dm Dm
 04. Parganas (North)
 07.09.06

[2]

(1) SRI RATAN PAUL son of Late Narendra Chandra Paul and (2) SMT. DEBI PAUL wife of Sri Ratan Paul both by faith – Hindu, Citizen of India, residing at 131, Rabindra Nath Tagore Road, Kolkata – 700 077, in the District of North-24-Parganas hereinafter referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.



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[3]

WHEREAS Sri Sarada Prasad Das and Sri Sashi Bhusan Das were the joint owners and their names were recorded in respect of the land measuring .71 Decimals in Dag No. 1711 under Khatian No. 265, J.L. No. 23, R.S. No. 16, Touzi No. 1298/2833 in Mouza – Kalidaha, Police Station – Dum Dum, Addl. District Sub Registrar Cossipore, Dum Dum, in the District of North-24-Parganas.

AND WHEREAS said Sashi Bhusan Das died intestate leaving behind him surviving his five sons who jointly inherited the share of said Sashi Bhusan Das in the above property and were in possession with their other co-owner said Sarada Prasad Das.



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[4]

AND WHEREAS said Sri Sarada Prasad Das died intestate leaving behind him surviving his five sons who jointly inherited the share of said Sarada Prasad Das in the above property.

AND WHEREAS the aforesaid legal heirs of said Sarada Prasad Das and Sashi Bhusan Das while Seized and possessed of the above property, joint possession being inconvenient they mutually partitioned the same by a Deed of Partition dated 31.01.1941 and registered in the office of the Sub- Registrar at Cossipore, Dum Dum in Book No. I, Volume No. 38, Pages 150 to 188 as Being No. 376 of 1941.

Continued Page 5



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[5]

AND WHEREAS by virtue of aforesaid Deed of Partition Sri Banku Behari Nath and his Four brothers all heirs of Sarada Prasad Das, became the joint owners of demarcated portion of land, as their shares in the above property.

AND WHEREAS said Banku Behari Das and others while seized and possessed of the above property sold, transferred and conveyed from the same a portion measuring an area 01 Cottah 02 Chittaks 25 Sq.ft., in favour of Sri Birendra Nath Chakraborty by a Kobala dated 14.07.1959, which was registered in the office of the Sub-Registrar Cossipore, Dum Dum in Book No. 1, Volume No. 86, Pages 129 to 132 as Being No. 5769 of 1959.



[6]

AND WHEREAS said Sri Birendra Nath Chakraborty while seized and possessed of the above property sold, transferred and conveyed the same in favour of Smt. Namita Chakraborty wife of Sri Sukumar Chakraborty by a Kobala registered in the office of the Sub-Registrar at Cossipore, Dum Dum in Book No. I, Volume No. 114, Pages 63 to 66, as Deed No. 7677 of 1961.

AND WHEREAS said Smt. Namita Chakraborty died intestate leaving behind her surviving her husband Sri Sukumar Chakraborty & two married daughters Smt. Sanchita Chakraborty & Smt. Indrani Mukherjee as her only legal heirs who jointly inherited the above property in equal shares.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

378382

[7] .

AND WHEREAS said Sri Sukumar Chakraborty, Smt. Sanchita Chakraborty and Smt. Indrani Mukherjee while seized and possessed of the above property measuring 01 Cottah 02 Chittaks 25 Sq.ft., comprised in Dag No. 1711 under Khatian No. 265, J.L. No. 23, R.S. No. 16, Touzi No. 1298/2833 in Mouza – Kalidaha, Police Station – Dum Dum, Addl. District Sub- Registrar Cossipore, Dum Dum in the District of 24-Parganas (North) sold, transferred and conveyed in favour of Smt. Namita Chakraborty wife of Sri Arun Kumar Chakraborty by a Kobala dated 16.03.1992 which was registered in the office of the Addl. District Sub-Registrar Cossipore, Dum Dum in Book No. I, Volume No. to , as Being No. 1661 of 1992.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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[8]

AND WHEREAS Smt. Namita Chakraborty the Vendor herein after purchase as aforesaid duly mutated her name in the records of the local Municipality in respect of the said land and constructed a two storied building thereon as per building plan sanctioned by the local South Dum Dum Municipality vide Sanction Plan dated 26.07.1995 and now well seized and possessed of the same free from all encumbrances and attachments, hereinafter referred to as the said property.

AND WHEREAS Smt. Namita Chakraborty the Vendor agreed to sell and the Purchasers herein Sri Ratan Paul and Smt. Debi Paul have agreed to purchase the said property, fully described in the Schedule below at the said consideration of Rs. 7,00,000/- (Rupees Seven Lacs only) free from all encumbrances and attachments and accordingly entered into an agreement for sale on 05.09.2005 on payment of Rs. 41,000/- as earnest money.

Continued Page 9

NOW THIS INDENTURE WITNESSTH that in pursuance of the said agreement and in consideration of the sum of Rs. 7,00,000/- (Rupees Seven Lacs only) paid by the Purchasers to the Vendor as detailed in the Memorandum of Consideration, the receipt whereby the Vendor admit and acknowledge, by the receipt hereunder and the Vendor as beneficial owner do hereby grant, convey, sell, transfer, assign and assure to the Purchasers, free from all encumbrances. ALL THAT 01 Cottah 02 Chittaks 25 Sq.ft., of land together with two storied building standing thereon comprised in Dag No. 1711 under Khatian No. 265, J.L. No. 23, R.S. No. 16, Touzi No. 1298/2833 in Mouza – Kalidaha, Police Station – Dum Dum, together with all rights, liberties, privileges, easements and appurtenances whatsoever to the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same to the Purchasers absolutely.

The Vendor hereby deliver to the Purchasers all deeds and papers, now in their possession and custody relating to the title of the Vendor to the property hereby conveyed. AND the Vendor and all persons claiming under them, doth hereby covenant with the Purchasers that the Vendor is now lawfully seized and possessed of the said property free from all encumbrances or defect whatsoever and that she has absolute authority to sell the said property in manner aforesaid.

AND the Purchasers may hereafter peaceably and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or any person claiming through or under him.

AND the Vendor covenant to save harmless and to keep indemnified the Purchasers from or against all encumbrances and equities whatsoever. AND the Vendor however covenants that she shall, at the request and cost of the Purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid and also putting them in possession of the same according to the true intent and meaning of this Deed these presents.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land measuring 01 Cottah 02 Chittaks 25 Sq.ft. together with two storied building, having an area of 447 Sq.ft., in each floor, together with all the existing fixtures and fittings therein comprised in Mouza - Kalidaha, appertaining to Dag No. 1911, Khatian No. 265, J.L. No. 23, R.S. No. 16 and Touzi No. 1298/2833, being previous Holding No. 1/1A/22, present Holding No. 469/1 within Ward No. 12(previous), 18(present) of South Dum Dum Municipality now known as

Namita Choudhary

Total Area (447sq.ft + 447sq.ft) = 894sq.ft.

deed, within Addl. District Sub-Registrar, Cossipore, Dum Dum in the District of North-24-Paraganas, together with all easements rights attached thereto and butted and bounded by as follows: -

On the North : Land of Smt. Gita Biswas.
On the East : 20' ft Road.
On the South : Land of Sukumar Chakraborty and others.
On the West : House of Smt. Usha Pramanick.

IN WITNESSTH WHEREOF the said Vendor and the Purchasers have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor and Purchasers
at Calcutta in the presence of.

Namita Chakraborty
VENDOR

1. *Baidyanath Pal.*

D Ratan Pal.
Debi Pal.

PURCHASERS

2. Arjun Kumar Chakraborty
13/11, Ariff Road.

RECEIPT

RECEIVED from the withinnamed Purchasers the withinmentioned sum of Rs. 7,00,000/- (Rupees Seven Lacs only) being the full amount of consideration money in the manner stated in the memo of consideration below: -

MEMO OF CONSIDERATION

By Banker's cheque No. 578691
dated 19.09.05 on S.B.I, Lake
Tower Bazzel Rs: 6,54,000 = 00

By cash Rs: 46,000 = 00

Total Rs: 7,00,000 = 00

Rupees Seven Lacs only.

Namita endardak
VENDOR

WITNESS:

1. Baidyanath Pal
809/A, Lake Tower.
Mach-A. Rd-89.
2. Arun Kumar Chakrabarti

Drafted by me.

Reddy N. Shankar
WA/76/78
Advocate
Alipore Subson, C.O.V.D.-

Typed by me.

Raj Kumar Tiwari

Kalam (Lakewood)
H/12/137/98



Arjun
28/9/05

Addl Dist Sub Registrar
Seaspore Dam Dam 84 Pgs. 8
28 SEP 2005



Addl Dist Sub Registrar
Seaspore Dam Dam 84 Pgs. 8

Arjun
28/9/05

For the year 2004-05
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