

1557/2018. Deed - Ashok K. Prasad.

9-9096



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 062879 E 062879

First Comm
Case no: 1021
2018

1691414/18
05.11.18
@myu.
5.20/18
12.11.18

Notarized that the document is submitted to
Registrar. The Signature Sheet at 30
Assessment Sheet attached with this document
is the true of this document.

Amita Banerjee
ADDL DIST. SUB REGISTRAR
NAIHATI, NORTH 24 PGS

12 NOV 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 5/ th day of
November, Two Thousand and Eighteen, in Christian Era,

BETWEEN

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1) SMT. SHARMILA KUNDU wife of Late Arup Kumar Kundu,
2. SRI SUPROVAT KUNDU 3. SRI SOHAM KUNDU both sons of Late Arup Kumar Kundu, all by faith -Hindu, by Nationality Indian, by Occupation -Housewife, Service and Student respectively, all residing at 22, Rudra Main Road, (Rani Kuthi), Post Office Bansberia, P.S. Mogra, District Hooghly, Pin -712502, represented by their constituted attorney of TAHAMINA KHATUN wife of Nur Islam, by Faith Muslim, by Nationality Indian, by Occupation Housewife, residing at Village Shibdaspur, Post Office Shalidaha, P.S. Naihati, District North 24-Parganas, Pin -743145, by Virtue of a registered General Power of Attorney duly executed on 14.08.2018 and the same was registered and recorded in Book No. IV, Being No. 00738 at the Office of the Additional District Sub-Registrar at Naihati, for the year 2018, hereinafter called and referred to as the "VENDORS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators legal representative and assigns) of the ONE PART.

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SRI ASHOK KUMAR PRASAD son of Late Satya Narayan Prasad, by faith -Hindu, by Occupation- Business, by Nationality Indian, residing at 25, Ashok Mitra Road, Post Office Kanchrapara, P.S. Bizpur, District North 24-Parganas, Pin -743145, 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 his heirs executors administrators, representatives and assigns) of the OTHER PART.

WHEREAS One Debidas Gupta and Shyamadas Gupta both sons of Satyendra Nath Gupta were the absolute joint owner of half share and Arup Kumar Kundu was the owner of half share the Sixteen Annas property 58 Decimal of Danga land, contained in R.S. 1237, 1238, 1239, 1234 corresponding to L.R. Dag No. 1484, 1487, 1488, 1479, under Khatian No. 127, ¹²⁷⁹1279, 816, 389, corresponding to L.R. Khatian No. 7797, 7793, 7795 of Mouza Halisahar, J.L. No. 6, Ressa No. 37, Touzi Hal 1, Police Station Bijpur, Additional District Sub-Registrar at Naihati, within the limit of Halisahar Municipality, Ward No. 6, Shibergoli Ghoshpara Road, Holding No. 2/2/4, in the District of North 24-Parganas;



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AND WHEREAS the said Debidas Gupta and Shyamadas Gupta jointly by a registered deed of sale dated 31.10.1987 of their half share sold unto Arup Kumar Kundu in respect of 29 Decimal out of 58 Decimal of Danga land, contained in R.S. 1237, 1238, 1239, 1234 corresponding to L.R. Dag No. 1484, 1487, 1488, 1479, under Khatian No. 127, 1297, 816, 389, corresponding to L.R. Khatian No. 7797, 7793, 7795 of Mouza Halisahar, J.L. No. 6, Ressa No. 37, Touzi Hal 1, Police Station Bijpur, Additional District Sub-Registrar at Naihati, within the limit of Halisahar Municipality, Ward No. 6, Shibergoli Ghoshpara Road, Holding No. 2/2/4, in the District of North 24-Parganas, and the same was registered and recorded in Book No. 1, Being No.10772 at the Office of the Assurance of Calcutta, in the year 1987;

AND WHEREAS after purchasing the half share the said Arup Kumar Kundu was the absolute owner of Sixteen annas property land measuring 58 Decimal of Danga Land, contained in R.S. 1237, 1238, 1239, 1234 corresponding to L.R. Dag No. 1484, 1487, 1488, 1479, under Khatian No. 127, 1297, 816, 389, corresponding to L.R.

Khatian No. 7797, 7793, 7795 of Mouza Halisahar, J.L. No. 6, Ressa No. 37, Touzi Hal 1, Police Station Bijpur, Additional District Sub-Registrar at Naihati, within the limit of Halisahar Municipality, Ward No. 6, Shibergoli Ghoshpara Road, Holding No. 2/2/4, in the District of North 24-Parganas;

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AND WHEREAS the said Arup Kumar Kundu recorded his name in L.R. record of rights and got New L.R. Khatian No. is 12858 and L.R. Dag No. 1487 land measuring 41 Decimal of Danga land and L.R. Dag No. 1488 land measuring 17 Decimal of Danga land and also Mutated his name in Local Halisahar Municipality and paid to the relevent Khajna and Taxes upto date in respect of the said property;

AND WHEREAS the said Arup Kumar Kundu seized and possessed thereof died on 03.04.2017 leaving behind his wife and two sons the present vendor herein have become absolute owners have been in joint possession thereof in respect of ALL THAT piece and parcel of Danga Land measuring 58 Decimal, comprised in R.S. 1238 corresponding to L.R. Dag No. 1487 land measuring 41 Decimal comprised in R.S. 1239 corresponding to L.R. Dag No. 1488 land measuring 17 Decimal under Own L.R. Khatian No. 12858, of Mouza Halisahar, J.L. No. 6, Ressa No. 37, Touzi Hal 1, Police Station Bijpur, Additional District Sub-Registrar at Naihati, within the limit of Halisahar Municipality, Ward No. 6, Shibergoli Ghoshpara Road, Holding No. 2/2/4, in the District of North 24-Parganas;

AND WHEREAS the present Vendors having thus acquired title by the aforesaid manner and have been in joint possession as absolute owner by exercising all rights of ownership in respect thereof;

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AND WHEREAS the present Vendors are lawfully seized and possessed of or otherwise sufficiently entitled to sell the property morefully described in the Schedule hereinafter given, and depicted and delineated in the map or plan hereto annexed.

AND WHEREAS the Vendors being in need of money for lawful purposes gave out their intention to sell out of All THAT piece or parcel of DANGA LAND measuring 5 (Five) Cottahs or 3600 Square feet equivalant to 08.25 Decimal, morefully described in the Schedule hereinafter given in response whereto the purchaser approached the Vendors for purchase of the said property offering therefore the price of Rs. 20,00,000/- (Rupees Twenty Lacks) only lump sum, which being found to be the best price available in the present market for the said property, free from all encumbrances, attachment liens, lispendents, charges, whatsoever to the Purchaser at or for the price of Rs. 20,00,000/- (Rupees Twenty Lacks) only;

AND NOW THIS DEED OF SALE WITNESSES that in pursuance of the agreement aforesaid and in consideration of the said sum of Rs. 20,00,000/- (Rupees Twenty Lacks) only for lawful Indian Money paid by the purchaser through the Bank Payment (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release, execute and discharge the Purchaser his heirs executors, administrators, successor-in- interest, legal representatives and assigns and every one of them and also the said property they the Vendors as beneficial owners do by these presents indefeasibly grant sell convey and transfer and assigns and assure unto the Purchaser his heirs, executors, successors, administrators, representatives and assigns free from encumbrances, attachments and other defects in title ALL THAT the said property fully mentioned and described in the schedule

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hereto OR HOWEVER otherwise the said property now or hereto before were or was situated butted, bounded, called known, numbered described and distinguished TOGETHER WITH the land or ground and benefit and advantage of ancient and other rights, liberties, easements privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any thereof usually, held, used occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions and remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use trust, proper claim and demand whatsoever both at law and in equity of the Vendors into and upon the said property or every part thereof AND all deeds, pattas, muniments, writings and evidences of the title which in any wise, relate to the said property of any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors their respective heirs, executors, successors, administrators or representatives or any persons from whom they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, numbers and appurtenances unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns for ever freed and discharges from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims liens etc. whatsoever created or suffered by the Vendors from to these presents AND the Vendors do hereby their respective heirs, executors, administrators and

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representatives, covenant with the Purchaser his heirs, executors, administrators representatives and assigns THAT notwithstanding any act deed, or thing whatsoever by the Vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary they the Vendors has at all material times heretofore and now have good right, full power and absolute authority and indefeasible title to grant sell, convey, transfer assigns and assure and said property hereby granted sold, conveyed and transferred or expressed or intended to be, unto and to the use of the Purchaser his heirs executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser his heirs executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and equity enter into hold, possess and enjoy the said property and every part thereof without any lawful eviction, hinder and interruption, disturbance, claim or Demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of their ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by the at the costs and expenses of the Vendors well and sufficiently save indemnified of them from and against all claims, charges, liens, debts, attachments encumbrances whatsoever made or suffered by the Vendors of any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust them the Vendors or from or under any of their predecessors of ancestors in title shall and will from time to time and

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at all times hereafter at the request and costs of the Purchaser his heirs, executors, administrators, representatives and assigns do and execute or cause to be done, and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part, thereof unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendors and all their heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser his heirs, executors, administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reason for any defect in the title of the Vendors any breach of the covenants herein under contained.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of "DANGA" Land measuring 5 (Five) Cottahs or 3600 Square feet equivalent to 08.25 Decimal, be the same a little more or less with all easement rights thereto, out of 41 Decimal, comprised in R.S. 1238 corresponding to L.R. Dag No. 1487 under Own L.R. Khatian No. 12858, of Mouza Halisahar, J.L. No. 6, Ressa No. 37, Touzi Hal 1, Police Station Bijpur, Additional District Sub-Registrar at Naihati, within the limit of Halisahar Municipality, Ward No. 6, Shibergoli Ghoshpara Road, Holding No. 2/2/4, in the District of North 24-Parganas, wherefore proportionate annual rent is payable to the State of West Bengal, through the District Collector, North 24-Parganas and butted and bounded in the manner that is to say as follows :-



-[10]-

ON THE NORTH : L/o. Vendors.
ON THE SOUTH : L/o. Vendors &
4 Feet wide Common passage.
ON THE EAST : Nur Islam.
ON THE WEST : L/o. Vendors.

The said property is depicted and delineated in the map or plan hereto annexed and made part thereof and shown within RED Border lines thereon.

The photographs, Signatures, and impression of ten Fingers prints of the parties are enclosed in separate sheet and be made part thereof.

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IN WITNESSES WHEREOF, the parties hereto 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 PARTIES IN THE Presence of :

1. Dulal chandra shukla
Walisakar,

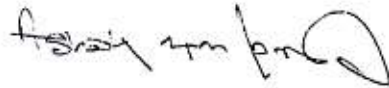
2. Umefade Sant
Nathoo

Tahamina Khatur

**As constituted attorney for
and on behalf of**

- 1) SMT. SHARMILA KUNDU
2. SRI SUPROVAT KUNDU
3. SRI SOHAM KUNDU

SIGNATURE OF THE VENDORS



Drafted by :
Deed writer
Bidyut Kanti Sengupta
Naikali A.D.S.R.O.
L/c No DW/XII 33

SIGNATURE OF THE PURCHASER

Typed by :
Kartick Ch. Banerjee
SRI KARTICK CH. BANERJEE
37/1, Joy Ram Naya Bhusan Lane,
BHATPARA

SITE PLAN OF SALE DEED OF HOLDING NO 2/24, AT SHIBERGOLI GHOSHPARA ROAD UNDER, HALISAHAR MUNICIPAL IN WARD NO - 6, MOUZA- HALISAHAR, J.L.NO - 6, DAG NO R.S. 1238, L.R. 1487, KHATIAN NO L.R. 12858, P.S. BIJPUR, DIST. NORTH 24 PC NOT TO SCALE

AREA OF LAND : 3600 SFT, OR, 5 KHS. 0 CH. 0 SFT. OR, 8.25 DEC MORE OR LESS

NAME & SIG: OF VENDEE
ASHOK KR. PRASAD

VENDOR
SIGNATURE OF VENDOR'S

SIG:

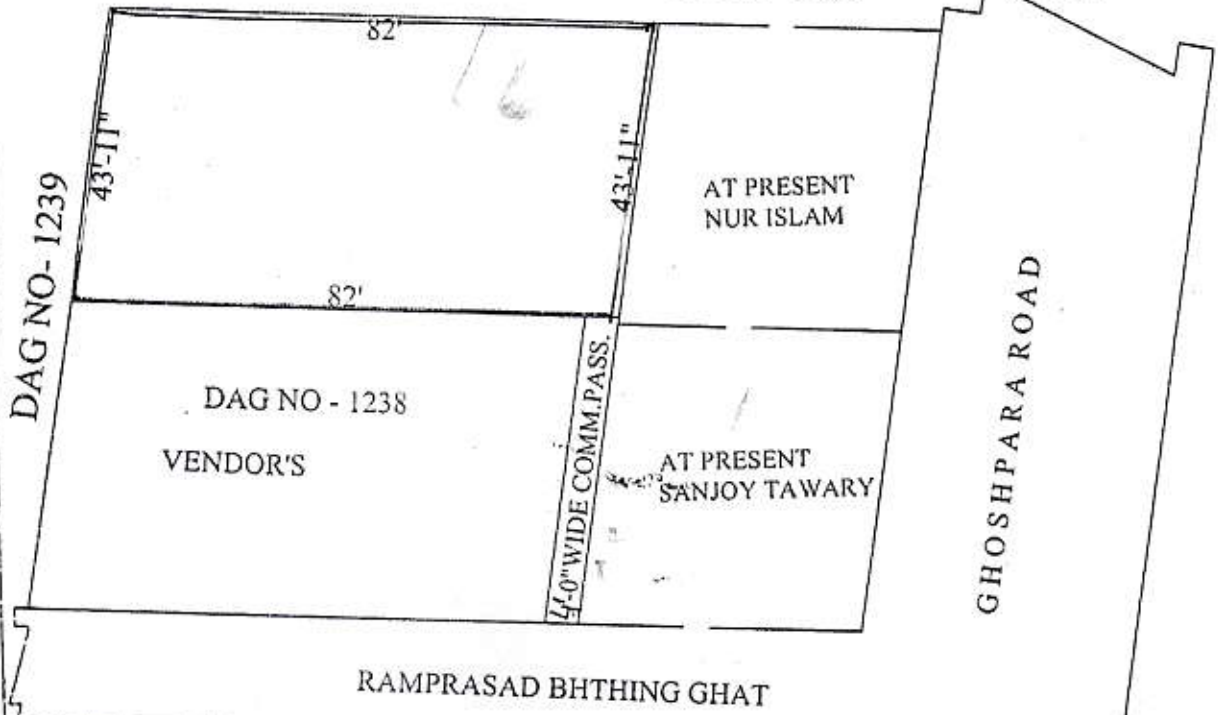


Ashok kr prasad

*Tahmina Khatun
Shahnida Khatun
Suprat Khatun
Soham Khatun
as constituted
Attorney for*

DAG NO - 1239

DAG NO - 1238



Himangshu Chak
HIMANGSHU CHAKRAVARTY
SURVEYOR, D/M/C
87, SANJIB CHATTERJEE
NAIHATI, DIST. 24PC

TRACED BY

NOTE : NOT MEASURED ALL MEASUREMENTS SKETCH MAP, DIRECTION & DATA GIVEN BY VENDEE & VENDOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAHAMINA KHATUN

SEKH EBRAHIM

01/10/1988
Permanent Account Number

DQKPK3104A

Tahamina Khatun
Signature



संघीय रिजिस्ट्रार ऑफ इन्डिया
REGISTRAR GENERAL OF COMPANIES
GOVT OF INDIA

SHARMILA KUNDU
DILIP KUMAR PAUL
18/10/1964
APLR/K3219D



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUPROVAT KUNDU
ARUP KUMAR KUNDU
25/06/1991

Permanent Account Number
CHKPK5552L

Signature



उत्तरप्रदेश विभाग
भारत सरकार
SOHAMKUNDU
ARURKUMARKUNDU
22/12/1997
EPXPK8055M



उत्तरप्रदेश विभाग
भारत सरकार
SOHAMKUNDU
ARURKUMARKUNDU
22/12/1997
EPXPK8055M