

6344/14

Ve. 1295/14.

D. 632A/14



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06/06/14  
9/13830/14

पश्चिम बंगाल WEST BENGAL

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

S 698441

District Sub-Register-II  
Alipore, South 24 Parganas

12 JUN 2014

**DEED OF CONVEYANCE**

THIS INDENTURE made this the 06<sup>th</sup> day of June, Two Thousand and Fourteen (2014);

**BETWEEN**

SMT. MANJULA KARMAKAR, PAN No.CCZPK0279A, wife of Sri Jitendra Nath Karmakar, by faith - Hindu, by occupation - Homemaker, residing at Premises No. B4/5D, Diamond Park,


899 04/6/2014  
Sanjay Bhowal

Karna Pathuria Mahal

Durkham - 713409

Supra  
Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kal. 27

Mangala Karmakar

 3306

Mangala Karmakar

 3307

Sanjay Bhowal

 3308

Pritha Rakshit



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Sanjay Karmakar  
Advocate  
Alipore Court  
K01-27.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 3362 to 3379  
being No 06324 for the year 2014.



(Malay Chakraborty)   
13 June 2014  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R. -II SOUTH 24-PARGANAS  
West Bengal

Police Station - Haridevpur, Post Office - Joka, Kolkata - 700104,  
District - South 24 Parganas, hereinafter referred to as the  
"VENDOR" (which expression shall, unless excluded by or  
repugnant to the context be deemed to include her heirs,  
executors, administrators, legal representatives and assigns) of  
the **ONE PART**

**AND**

(1) **DR. SANJOY BISWAS**, PAN No.AKLPB6542K, son of Sri  
Biswanath Biswas, by faith-Hindu of Indian National, by  
occupation- Medical practitioner, presently residing at 47F,  
Selimpore Lane, 1<sup>st</sup> floor, Flat No.1A, Police Station - Jadavpur,  
Kolkata- 700 031 and (2) **DR. PRITHA BISWAS NEE RAKSHIT**,  
PAN No.BLOPR3930G, wife of Dr. Sanjoy Biswas, by faith- Hindu  
of Indian National, by occupation- Medical Practitioner, residing at  
47F, Selimpore Lane, 1<sup>st</sup> floor, Flat No.1A, Police Station -  
Jadavpur, Kolkata- 700 031, permanent address of both Pathuria  
Mahal, Kalna, Burdwan, 713409, hereinafter jointly referred to as  
the "**PURCHASERS**" (which term or expression shall unless  
excluded by or repugnant to the subject or context be deemed to  
include their heirs, executors, administrators, legal  
representatives and assigns) of the **OTHER PART**;



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**WHEREAS** by a conveyance bearing dated 29<sup>th</sup> day of June, 1970 registered in Book No. I, Volume No. 68 at Pages 640 to 647 as Deed No. 2843 for the year 1970 at the Registrar of Assurances, Calcutta, one Nani Gopal Chakraborty as the Vendor for the consideration mentioned therein sold, transferred, conveyed, granted, assigned and assured unto and in favour of The Ash Land and Housing Co-operative Society Limited subsequently renamed as Diamond Park Land and Housing Co-operative Society Ltd. a Co-operative Society registered under the Bengal Co-operative Societies Act, 1940 having its office at Diamond Park, Diamond Harbour Road, under Police Station : Thakurpukur, at present Haridevpur, South 24 Parganas therein described as the Purchaser **ALL THAT** piece and parcel of rayati interest Sali land containing by measurement an area more or less 33 decimals situated in Mouza - Kalua, Police Station : Thakurpukur, at present Haridevpur Addl. District Sub-Registration Office at Behala, J.L. No. 22, R.S. No. 336, Collectorate Touzi No. 98 appertaining to R.S. Dag No. 65 L.R. Dag No.74, under Khatian Nos. 289 under Joka-II Gram Panchayat at present Kolkata Municipal Corporation in the District of South 24 Parganas free from all encumbrances.

**AND WHEREAS** by a Conveyance bearing date 31<sup>st</sup> day of August, 1982 registered in Book No.I, Volume No.317 at pages 151 to 155



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as Deed No.12194 for the year 1982 at Alipore District Registration Office, which was subsequently rectified/ amended by a Deed of Rectification bearing date 15<sup>th</sup> day of September 1990 registered in Book No.I, Volume No.337, at pages 236 to 238 as Deed No.13655 for the year 1990 at the office of the District Sub Registrar, South 24 Parganas the said Diamond Park and Housing Co- Operative Society Limited as the vendor for the consideration mentioned therein sold transferred, conveyed, assigned and assured unto and in favour of one Sri Dilip Kumar Mukherjee, the Vendor herein, therein described as the Purchaser **ALL THAT** the piece and parcel of revenue paying rayati interest Sali land measuring an area more or less 1 Cottahs 15 Chittacks 26 sq. ft. situated in Mouza- Kalua, Police Station- Thakurpukur at present Haridevpur, ADSR Behala, J.L. No.22, R.S. No.336, Collectorate Touzi No.98, appertaining to R.S. Dag No.65 under Khatian No.289 being/Scheme plan plot No.506 within Joka-II Gram Panchayat at present under Kolkata Municipal Corporation in the District South 24 Parganas free from all encumbrances.

**AND WHEREAS** by a Deed of Conveyance bearing date 28<sup>th</sup> day of January, 2010 registered in Book No.I, CD Volume No.2 at pages 6455 to 6471 as Deed No. 00671 for the year 2010 in the office of the Additional Registrar of Assurances-I, Kolkata the said Dilip Kumar Mukherjee as the Vendor for the consideration mentioned





  
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therein sold, transferred, conveyed, granted, assigned and assured unto and in favour of Smt. Manjula Karmakar, the Vendor herein, therein described as the Purchaser **ALL THAT** the said piece and parcel of revenue paying rayati interest Sali land measuring an area more or less 1 Cottahs 15 Chittacks 26 sq. ft. situated in Mouza- Kalua, Police Station - Thakurpukur at present Haridevpur, ADSR- Behala, J.L. No. 22, R. S. No. 336, Collectorate Touzi No. 98 appertaining to R.S. Dag No. 65 under Khatian No. 289 within Joka-II Gram Panchayat at present under Kolkata Municipal Corporation in the District - South 24 Parganas free from all encumbrances.

**AND WHEREAS** the vendor thus becoming the absolute owner of the aforementioned land caused here name recorded and mutated in the office of the BL & LRO TM Block Behala and her said land has been recorded as LR Dag No. 74, under Khatian No.7170.

**AND WHEREAS** the vendor as lawful owner is seized possessed of and otherwise well sufficiently entitled to the said land meassuage, tenements, hereditaments and appurtenances (hereby intended to be granted and conveyed and hereinafter referred to as the said property) as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from encumbrances.



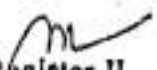
  
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**AND WHEREAS** the Vendor hath contracted with the purchasers for absolute sale to them of the said property hereinafter more particularly mentioned and described free from encumbrances at or for the price of Rs.20,00,000/- (Rupees Twenty Lacs) only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and consideration of the sum of Rs.20,00,000/- (Rupees Twenty Lacs) only to the Vendor paid by the Purchasers at or immediately before the execution of these presents the receipts whereof the vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchasers and also the said property, she the vendor as beneficial owner doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto the purchasers **ALL THAT** the said piece and parcel of revenue paying rayati interest Sali Land containing by measurement and area more or less 1 Cottahs, 15 Chittacks, 26 Sq. Ft. comprised in part Dag No. 65 at present LR Dag No. 74 under Khatian No. 289 at present L. R. Khatian No. 7170 in Mouza - Kalua, Police Station - Thakurpukur Haridevpur, A.D.S.R. Behala, J.L. No. 22, R.S. No. 36, under Kalua Gram Panchayat at present Kolkata Municipal Corporation in the District - South 24 Parganas as described and fully mentioned in the schedule hereunder written **TOGETHER WITH** full and free right and liberty for the purchasers their men,




  
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servants, agents, visitors and all persons authorized by the purchasers from time to time and at all times hereafter and for all purposes connected with the use and enjoyment of the said land or any part thereof to pass and repass along with Road of the said land and also full and free right and liberty for the purchasers their heirs, and successors-in-interests, to draw, lay, carrying, construct all water connections of every manner including Electric, Telephones etc. as may be deemed necessary by the purchasers for the best use and enjoyment of the said land along over and underground the said Road **TOGETHER WITH** all pits areas, sewers, drains, ways, path, passages water courses, lights, all other rights and liberties easements privileges, advantages, appendage and appurtenances whatsoever belong to the said land or in any wise appertaining to or usually held occupied or enjoyed or accepted reputed deemed or known as part and parcel thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and rents, issues and profits thereof **AND ALL**, the estate, right, title, interest inheritance use trust possessions, property, claims and demand whatsoever of the vendor of, into, out of and upon the said land with structures and every part thereof **TO HAVE AND TO HOLD** the said land measuring more or less 1 Cottahs, 15 Chittacks, 26 Sq. Ft. hereby granted transferred sold, conveyed and confirmed, expressed or intended so to be unto and to the use of the said purchasers their



  
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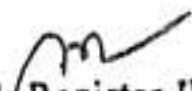
- 6 JUN 2014'

heirs, executors, and assigns, unconditionally absolutely and for ever AND the said vendor doth hereby for her heirs, executors, administrators or here successors in interest, declare that the vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to and has good, marketable, title and right full power and absolute authority to grant, transfer, sell convey the said land granted, sold conveyed and transferred or expressed or intended so to be unto and to the use of the said purchasers in the manner aforesaid and hath not in any way encumbered or charged or caused to be charged the said land and/or any part thereof, hereby conveyed by this Deed of Conveyance **AND** the purchasers their heirs, executors, administrators and assigns shall and may at all times peaceably and quietly possess and enjoy the said land and structure and receive the rents, issues and profits thereof without any lawful eviction interruption hindrance disturbance claim or demand whatsoever from or by the vendor or persons or persons lawfully or equitably claiming from under or in trust for her.

**AND THAT** free and clear and freely and clearly and absolutely discharged exonerated from all encumbrances made or suffered by the vendor or any person lawfully or equitably claiming aforesaid and well and sufficiently saved defended kept harmless and indemnified of from or against all former and other estates, liens,





  
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encumbrances, attachments and execution whatsoever made done executed occasioned or suffered by the vendor or any person or persons lawfully equitably claiming as aforesaid.

**AND FURTHER** that the vendor and all person or persons lawfully or equitably having or claiming any estate, right, title interest or inheritance into or upon the said land or any part thereon hereby granted, transferred or intended to or any part thereof shall and will from time to time and at all times hereafter at the request and costs of the purchasers do and execute or cause to be done and executed all such further act, deeds, and things for further and more perfectly assuring the said land or every part thereof unto and to the use of the purchasers their heirs, executors, administrators, representatives and assigns in the manner aforesaid, as may reasonably be required.

**AND THAT** the vendor doth further declare that the land hereby conveyed has not been affected by any schedule of acquisition or requisition and the vendor never received any notice to that effect or the said land or its portion thereof is suffered by any order of attachment or injunction of any Court.

**AND FURTHER** the Vendor declares that if it transpires that the said land hereby granted, transferred, sold, conveyed, is not free from all encumbrances as hereinbefore stated, the Vendor her



  
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heirs, executors, administrators, representatives and/or assigns will be liable to the Purchasers their heirs, executors, administrators and assigns and will be bound to make good any loss sustained by them.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of revenue paying rayati interest Sali land measuring by estimation an area of 1 (One) Cottah 15 (Fifteen) Chittacks 26 (twenty six) sq. ft. be the same a little more or less appertaining to R.S. Dag No.65 at present LR Dag No. 74 under Khatian No.289 at present L.R. Khatian No.7170, in Mouza-Kalua, R.S. No.36, J.L. No.22, Police Station - Thakurpukur at present Haridevpur A.D.S.R. - Behala in the District of South 24 Parganas under Joka-II Gram Panchayat being scheme plan plot No.506 of the Diamond Park land and Housing Society Ltd. for which annual revenue of Rs.10/- is payable to the Collector, 24 Parganas (South) and which is shown in the annexed plan and delineated thereon with border "RED" and which is butted and bounded in the manner as follows :

**ON THE NORTH BY** : Diamond Park Society Plot No.505;  
**ON THE SOUTH BY** : Diamond Park Society Plot No.507;  
**ON THE EAST BY** : Vendor's land;  
**ON THE WEST BY** : Road (14' ft. wide Road);



  
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**IN WITNESSES WHEREOF** the Vendor and 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 parties at Calcutta

in presence of :

**WITNESSES :**

1. Jaydeep Karmakar  
B4/5 D Diamond  
Desh Joka Kol-104

Mangula Karmakar

**SIGNATURE OF THE VENDOR**

2. Siben Sen-  
191 Janspur Road  
Kolkata - 74.

1. Senjoy Biswas.

2. Pritha Rakshit

**SIGNATURE OF THE PURCHASERS**

**DRAFTED BY :**

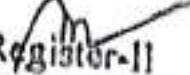
Mihir Lal Banerjee

(MIHIR LAL BANERJEE)

Advocate

8/2, K. S. Roy Road  
Kolkata - 700001.



  
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**RECEIVED** the within mentioned total consideration of Rs.20,00,000/- (Rupees Twenty Lakhs) only from the within named Purchasers as per Memo below :

**MEMO OF CONSIDERATION**

<u>Sl. No.</u>	<u>Particulars</u>	<u>Amount (In Rs.)</u>
1.	By Earnest money	6,00,000/-
2.	Today by Cheque No. 000262 dated 31.05.2014 drawn on United Bank of India, Kolkata part of total instrument value of Rs.50,00,000/-	14,00,000/-
<b>TOTAL</b>		<b><u>Rs.20,00,000</u></b>

**(RUPEES TWENTY LAKHS) ONLY.**

**WITNESSES :**

1. Jaydeep Karmakar  
B4/52 Diamond  
Pashu Tola KOL-104


Manjula Karmakar

SIGNATURE OF THE VENDOR

2. Siben Sen.  
191 Jangpura Road.  
Kolkata - 74.






  
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SITE PLAN OF PLOT IN R.S.DAG NO.65 NOW L.R. DAG NO.74, UNDER R.S.KHATIAN NO.289,NOW L.R.KHATIAN NO.1770 AT MOUZA-KALUA,J.L. NO.22,R.S.NO.336 UNDER THE JOKA GRAM PANCHAYET NO.II,AT PRESENT K.M.C. WARD NO.143,P.S-THAKURPUKUR NOW HARIDEVPUR, KOLKATA-104.  
 AREA OF LAND MEASURING -01 kh.15 ch.26 sft.(M/L).  
SHOWN BY RED BORDER,  
 LAND BEING FOR-SMT.MANJULA KARMAKAR.


**N**  
  
 SCALE -1"=30'-00"



*Manjula Karmakar*

*Purnendu Samant*  
**PURNENDU SAMANT**  
 Surveyor, Planner, Building Supervisor  
 A6/14, Diamond Park, Thakurpukur, Kol-104  
 Reg. No.- 38207



  
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পূর্ণেন্দু সামন্ত  
সদর দপ্তর, পূর্ণেন্দু সামন্ত  
২৪ পশ্চিম মেদিনীপুর, কলকাতা  
২৪ পর্গনা



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

Endorsement For Deed Number : I - 06324 of 2014  
(Serial No. 06344 of 2014 and Query No. 1602L000013630 of 2014)

On 06/06/2014

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

Presented for registration at 21.32 hrs on :06/06/2014, at the Private residence by Manjula Karmakar ,Executant.

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

Execution is admitted on 06/06/2014 by

1. Manjula Karmakar, wife of Jitendra Nath Karmakar , B4/5 D, Diamond Park, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : House wife
  2. Dr. Sanjoy Biswas, son of Biswanath Biswas , 47 F, Selimpore Lane, 1st Floor, Flat No. 1 A, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700031, By Caste Hindu, By Profession : Others
  3. Dr. Pritha Biswas Alias Dr. Pritha Rakshit, wife of Dr. Sanjoy Biswas , 47 F, Selimpore Lane, 1st Floor, Flat No. 1 A, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700031, By Caste Hindu, By Profession : Others
- Identified By Dhiraj Karmakar, son of ., Allpore Court, Thana:-Allpore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

On 09/06/2014

**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.-20,72,289/-

Certified that the required stamp duty of this document is Rs.- 103634 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

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, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 588.00/-, on 12/06/2014



( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

12/06/2014 17:54:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 06324 of 2014  
(Serial No. 06344 of 2014 and Query No. 1602L000013630 of 2014)

Amount by Draft

Rs. 22250/- is paid , by the draft number 084168, Draft Date 06/06/2014, Bank Name State Bank of India, I I M JOKA, received on 12/06/2014

( Under Article : A(1) = 22792/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 12/06/2014 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 3700/- is paid , by the draft number 084194, Draft Date 10/06/2014, Bank : State Bank of India, I I M JOKA, received on 12/06/2014
2. Rs. 100000/- is paid , by the draft number 084169, Draft Date 06/06/2014, Bank : State Bank of India, I I M JOKA, received on 12/06/2014

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II



( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

# SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Manjula Barnation</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature \_\_\_\_\_



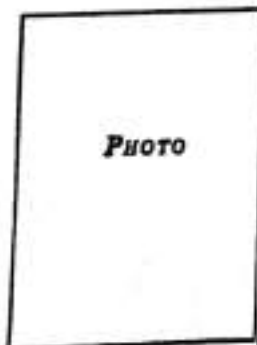
<i>Sanjay Patil</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature \_\_\_\_\_



<i>Pritha Bahalit</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

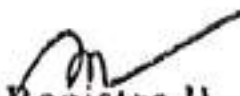
Signature \_\_\_\_\_



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature \_\_\_\_\_



  
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