

1-08103/14

भारतीय गैर न्यायिक
एक सौ रुपये Rs. 100
रु. 100 ONE HUNDRED RUPEES
भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL P 933865

16/09/14
7.30
R-4029/14

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.

Visit Case No. 1334 For 20 14
J(1) (a)/K(2)(a) = 200
J(2)/K(2) = 500
Total Rs. = 700
A.D.S.R. (Behala)
15-9-14

Addl. District Sub-Registrar
Behala, South 24 Parganas

DEED OF CONVEYANCE

- Date** - This indenture is made on this the 16th day of September, 2014
- Nature of Document** - Deed of Conveyance

3. Parties - Between

- OWNER** : SRI NANDA DULAL BHATTACHARJEE [PAN - BQMPB6151Q] son of late Kamini Kumar Bhattacharjee, by occupation Retired, by faith Hindu, resident of Karunamoyee Lane, P.S. Haridevpur, Kolkata 700082 hereinafter referred to as "OWNER/VENDOR" (Which expression unless be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**; and
- PURCHASERS** : M/S. SUN CONSTRUCTION [PAN - ACGFS2924K], a Partnership Firm, incorporated under the Partnership Act, 1932 having its registered office at 1278, Mahatma Gandhi Road, P.S. formerly Thakurpukur now Haridevpur, Kolkata 700 082 represented by its four partners namely, (1) SRI SUBHENDU BANERJEE, [PAN - AHNPB7077Q] son of Late Amar Nath Banerjee, by faith Hindu, by Nationality: Indian, by Occupation: Business, residing at 114B, Mahatma Gandhi Road, Kolkata 700082, (2) SRI CHIRANJIT DUTTA [PAN - AESPD5825J], son of Sri Radal Chandra Dutta, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at 303, Panchanantala Lane, Kolkata 700041, (3) SRI SANDIP DUTTA, [PAN - AHGPD0525J] son of Sri Badal Chandra Dutta, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at 303, Panchariantala Lane, Kolkata 700041 and (4) SRI BIKASH DAS, [PAN - AEHPD9345Q] son of Late Bipul Chandra Das, by Faith: Hindu, by Nationality: Inman, by Occupation: Business, residing at 140/3, Panchanantala Lane, Kolkata 700041 hereinafter referred to as "PURCHASERS" (Which expression unless be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**, and
- CONFIRMING PARTY** : SRI SUBAL CHANDRA HALDER [PAN - ABKPH5147C] son of late Makhan Chandra Halder, resident of 842/15, Upen Banerjee Road, Kolkata 700060 hereinafter referred to as "CONFIRMING PARTY" (Which expression unless be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**
- Subject Matter**: Transfer of the "Demised property" described in **Schedule-B** being all that the undivided 6/7th share of land measuring about 6(six) Cottahs 14 (fourteen) sq. ft. together with a tile shed structure standing thereon measuring about 200 sq. ft. comprising in Dag No.637 under R.S. Khatian No.108, R.S. No. 81, J.L. No.11, Touzi No.3, Mouza Siriti, Pagura Magura, Police Station formerly Behala now Haridevpur, lying and situate at Holding No.79/55, Karunamoyee Ghat Road and Premises No.79, Karunamoyee Ghat Road, Kolkata

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700082 District 24 Parganas(S) within the limits of Kolkata Municipal Corporation, Ward No.115 described in **Schedule-A** (the "Premises").

5. **Recital/Background** - Whereas

- At all material times one Kamini Kumar Bhattacharjee was the absolute owner and seized and possessed of and well and sufficiently entitled to All That piece and parcel of land admeasuring 6 Cottahs 14 Sq. ft. be the same a little more or less comprising in Dag No.637 under R.S. Khatian No.108, R.S. No. 186, J.L. No.11, Touzi No.3, Mouza Siriti, Pagura Magura, Police Station formerly Behala now Haridevpur, Dist 24 Parganas (south) by virtue of a Deed of Bengali Kobala dated 4th June 1952 registered before the Sub-Registrar at Behala in Book No. I, Volume No. 17, Pages 199 to 202, Being No. 991 for the year 1952 executed by one Nani Gopal Ghosal as vendor.
- The said Kamini Kumar Bhattacharjee during his life time had constructed a tile shed structure on the said plot of land and duly mutated his name in the records of the then South Suburban Municipality now KMC and the same was assessed and numbered as Holding No.79/55, Karunamoyee Ghat Road, Dist 24 Parganas (south) morefully and particularly described in the Schedule-A written hereunder and hereinafter referred to as "said premises".
- While seized and possessed of the said land, the said Kamini Kumar Bhattacharjee who was a Hindu by religion and governed by the Dayabhaga School of Hindu Law died intestate surviving his only son namely Nanda Dulal Bhattacharjee and six daughters namely Minati Banerjee, Renuka Chandra, Sandhya Ganguli, Dipali Ganguly, Kanak Bhattacharjee & Sudha Rani Bhattacharjee as their heirs and representatives who became entitled to in fee simple in possession of the said land admeasuring 6 Cottahs 14 Sq.ft. be the same a little more or less together with a structure standing thereon comprising in Dag No.637 under R.S. Khatian No.108, R.S. No. 81, J.L. No.11, Touzi No.3, Mouza Siriti, Pagura Magura, Police Station formerly Behala now Haridevpur, Holding No.79/55, Karunamoyee Ghat Road, Dist 24 Parganas (south) each having an undivided 1/7th share within the meaning of Hindu Succession Act, 1956.
- In pursuance thereof the said Minati Banerjee, Renuka Chandra, Sandhya Ganguli, Dipali Ganguly, Kanak Bhattacharjee out of their nature love and affection had gifted and transferred their respective undivided 1/7th share aggregating to 5/7th share in the said property in favour of their said brother Sri Nanda Dulal Bhattacharjee

Donor/Executant	Book No.	Volume	Pages	Being No.
Dipali Ganguly & Kanak Bhattacharjee	1	52	147 to 152	2508/1989
Minati Banerjee	1	17	210 to 214	855/1983
Renuka Chandra & Sandhya Ganguli	1	210	264 to 276	13301/1988

- By virtue thereof the said Sri Nanda Dulal Bhattacharjee and the said Sudha Rani Bhattacharjee thus became the absolute joint owners and seized and possessed of or otherwise well and sufficiently entitled to the undivided 6/7th share and 1/7th share respectively in respect of the said land admeasuring 6 Cottahs 14 Sq.ft. be the same a little more or less together with a structure standing thereon comprising in Dag No.637 under R.S. Khatian No.108, R.S. No. 81, J.L. No.11, Touzi No.3, Mouza Siriti, Pagura Magura, Police Station formerly Behala now Haridevpur, Holding No.79/55, Karunamoyee Ghat Road, Dist 24 Parganas (south), which was subsequently assessed by the Kolkata Municipal Corporation (S.S.Unite) and known and numbered as Premises No. 79, Karunamoyee Ghat Road, Kolkata 700082 free from all encumbrances, charges, liens, lispendences, mortgage, acquisition, requisition, claims and demands whatsoever.
- The said Sudha Rani Bhattacharjee while seized and possessed of her said undivided share died intestate and her husband namely Durgesh Bhattacharjee also died intestate surviving their two sons namely Sri Shakti Bhattacharjee, Sri Shekhar Chandra Bhattacharjee and three daughters namely Smt. Shankari Bala Singha, Smt. Gouri Bhattacharjee & Smt. Parvati Devi(Giri), as their heirs and heiress who pursuant to their parent's demise became the joint owners and well and sufficiently entitled to the said undivided 1/7th share (1/35th share each) within the meaning of Hindu Succession Act, 1956.
- Meanwhile the said Sri Nanda Dulal Bhattacharjee, the owner herein, being desirous of selling his share of land had entered into a verbal negotiation with the confirming party herein and also engaged him to transfer his said undivided 6/7th share in respect of the said land admeasuring 6 Cottahs 14 Sq.ft. be the same a little more or less together with a structure standing thereon comprising in Dag No.637 under R.S. Khatian No.108, R.S. No. 81, J.L. No.11, Touzi No.3, Mouza Siriti, Pagura Magura, Police Station formerly Behala now Haridevpur, Holding No.79/55, Karunamoyee Ghat Road, Dist 24 Parganas (south), being KMC Premises No. 79, Karunamoyee Ghat Road, Kolkata 700082 to any intending buyer by virtue of General Power of Attorney dated 14.03.2014 registered in the office of Adl. District Sub-Registrar at Behala

government and/or semi-government and/or other statutory body and/or authority;

2.14 The Seller hereby confirm that the undivided share is not vested under any act or statute and further confirms that the undivided share or any part or portion thereof has not been declared as non-transferable land by any Government or any body or authority.

2.15 AND that on or before execution of these presents, the Seller has delivered physical possession of the land in question in favour of the Purchaser firm;

SCHEDULE -A ABOVE REFERRED TO
(Description of land)

ALL THAT the piece or parcel of homestead land measuring about 6(six) Cottahs 14 (fourteen) sq. ft. be the same a little more or less together with a tile shed structure standing thereon measuring about 200 sq. ft. comprising in Dag No.637 under R.S. Khatian No.108, R.S. No.186, J.L. No.11, Touzi No.3, Mouza Siriti, Pagura Magura, Police Station formerly Thakurpukur now Haridevpur, lying and situate at Holding No.79/55, Karunamoyee Ghat Road being KMC Premises No.79, Karunamoyee Ghat Road, Kolkata 700082 within the limits of Kolkata Municipal Corporation, Ward No.115 under the jurisdiction of District Sub Registrar - II at Alipore and Sub Registrar office at Behala, District 24 Parganas(South)

- On the North : 12' ft. wide road
- On the South : House of Batakrishna Pal
- On the East : House of Kalyan Bhattacharjee
- On the West : House of Mr. Mithun

SCHEDULE -B ABOVE REFERRED TO
(undivided share hereby sold)

ALL THAT the undivided 6/7th (six-seventh) share of the Schedule-A land measuring about 6(six) Cottahs 14 (fourteen) sq. ft. together with a tile shed structure standing thereon measuring about 200 sq. ft. comprising in Dag No.637 under R.S. Khatian No.108, R.S. No.186, J.L. No.11, Touzi No.3, Mouza Siriti, Pagura Magura, Police Station formerly Thakurpukur now Haridevpur, lying and situate at Holding No.79/55, Karunamoyee Ghat Road being KMC Premises No.79, Karunamoyee Ghat Road, Kolkata 700082 within the limits of Kolkata Municipal Corporation, Ward No.115 under the jurisdiction of District Sub Registrar - II at Alipore and Sub Registrar office at Behala, District 24 Parganas(South)

Space	Total Area	Undivided 6/7 th share
Land	6 cottah 14 sq. ft.	3714.86 sq. ft. (5 cottahs 2 chitracis 24.86 sq. ft.)
Structure	200 sq. ft.	171.43 sq. ft.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day month and year first above written.

SIGNED AND DELIVERED

- By the withinnamed VENDOR
in the presence of:
1. Gowam Mukherjee
85, Netaji Suktas Road,
Behala,
Kolkata-700034
 2. Malay Naskar
77, Gopal Pura Road
Behala
Kolkata-700060

Nanda Satal Bhattacharya
VENDOR

For SUN CONSTRUCTION
Bikash Das Partner
For SUN CONSTRUCTION
Chiranjit Bhatta Partner
For SUN CONSTRUCTION
Suren Banerjee Partner

SIGNED AND DELIVERED

- By the withinnamed PURCHASERS
in the presence of:
1. Gowam Mukherjee.
 2. Malay Naskar

For SUN CONSTRUCTION
Sandip Saha Partner

PURCHASERS

SIGNED AND DELIVERED

- By the withinnamed CONFIRMING PARTY
in the presence of:
1. Gowam Mukherjee.
 2. Malay Naskar

Sandip Saha
CONFIRMING PARTY

MEMO OF CONSIDERATION

RECEIVED from the withinnamed purchaser by the withinnamed vendor the within mentioned sum of Rs.50,00,000/- (Rupees fifty lacs only) being the full consideration money paid on account of sale under these presents in the manner following :

By Pay Order no. 010548 dated 12.09.2014 drawn on HDFC Bank, Tollygunge, Kolkata for a total sum of Rs.50,00,000/- only

WITNESSES :

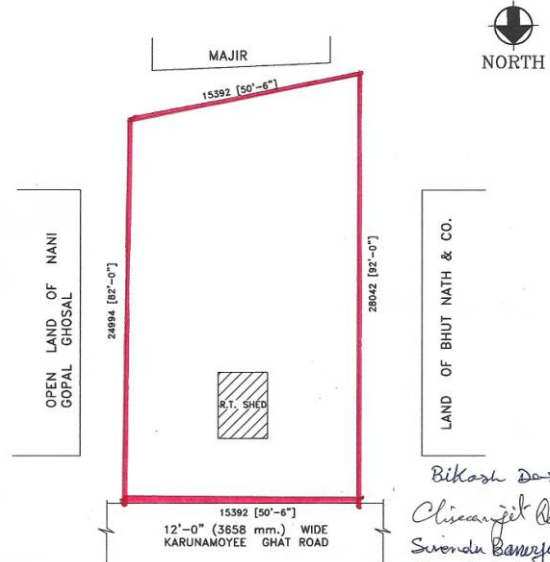
1. Gowam Mukherjee.
2. Malay Naskar

Nanda Satal Bhattacharya
Nanda Satal Bhattacharya
Signature of Vendor

PLAN OF UNDIVIDED 6/7 th. SHARE OF LAND MEASURING ABOUT 06 COTTAH-00 CHITAK-14 SQ.FT. TOGETHER WITH TILE SHED STRUCTURE MEASURING 200 SFT. COMPRISING IN DAG NO.-637, R.S. KHATIAN NO.-108, MOUZA-SIRITI, AT PREMISES NO.- 79, KARUNAMOYEE GHAT ROAD, P.S.-HARIDEVPUR FORMERLY KNOWN AS THAKURPUKUR), KOLKATA-700 082, UNDER THE K.M.C. (S.S.UNIT) WARD NO.-115.

AREA SHOWN BY RED BORDER
SCALE = 1:200

UNDIVIDED 6/7 th. SHARE OF LAND = 3714.86 SQ.FT.
UNDIVIDED 6/7 th. SHARE OF STRUCTURE = 171.43 SQ.FT.



Nanda Satal Bhattacharya
SIG. OF OWNER (S)



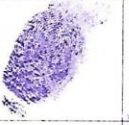
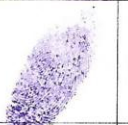




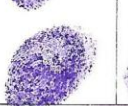

Bikash Das
Chiranjit Bhatta
Suren Banerjee
Sandip Saha
SIG. OF PURCHASER

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *Nanda Subal Chandra*

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name *Bikash Das*

Signature *Bikash Das*

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	left hand					
	right					