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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 075761

14-12-13
SNO - 21095/13
12:30 Am

Certified that the document is admitted to register by the Registrar at Alpara in the office of the District Registrar, Alpara, West Bengal and the part of this document

[Signature]
Distt. Registrar
Alpara, South 24 Parganas

17 DEC 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 14th day of December, 2013 (Two Thousand and Thirteen).

BETWEEN

For D.P. ASSOCIATES
[Signature]
Partner

5453 25 OCT 2013 5002
i. NO. Rupees
A/S. Sub. Smt. Rastha Isalim Majumdar etc
Address. Alipore Jagis Court
P. S. 11/27
Vendor. 5453

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27

Sikam Ghosh



veti
9942



Sikam Ghosh



veti
9943

Ramesh Singh



veti
9944

ADOL. DIST. SUE-RECORDS
ALIPORE, SOUTH 24 PGS.
14 DEC 2013
Signature.....

Pa. Li. Sin
Identified by me
Dipen Jana
Son of Lt. B. C. Jana
C/A. Balaram Bose
1st Lane, Kolkata - 20

SMT. TANUSREE SINGH, wife of Mr. Vikash Singh and daughter of Late Ambar Nath Das, by faith : Hindu, by nationality : Indian, by occupation : Service, residing at Flat No.966, Tower No.II, New Hewo- Society, Plat - 41, Sector - 56, Gurgaow : 122001, hereinafter called referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context shall deem to mean and include her heirs, legal representatives, executors, administrators, successors and assigns) of the **ONE PART**.

AND

(1) **SRI PARTHA GHOSH**, son of Late Mahadeb Ghosh, by faith : Hindu, by occupation : Business, residing at 24, Ashutosh Mukherjee Road, Police Station : Bhawanipur, Kolkata - 700020 and (2) **SRI DEBASIS GHOSH**, son of Late Nityananda Ghosh, by faith : Hindu, by occupation : business, residing at 67B, Shyama Prasad Mukherjee Road, Police Station : Tollygunge, Kolkata : 700026, hereinafter jointly called and referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include each of their respective heirs, legal representatives, executors, administrators, successors and assigns) of the **OTHER PART**.

WHEREAS::

A. One Ambar Nath Das, son of Late Madhusudan Das of 36A, Beni Nandan Street, Kolkata - 700025 became the owner of **ALL**

THAT land measuring about 8 (Eight) Chittaks and/or 360 (Three Hundred Sixty) Square Feet more or less and portion of structure thereon out of total land and structure lying in Mouza : Kansaripara, formerly Touji No. 1298 at present 2833, Dihi Panchannagram, Division-6, Sub-division-C, Holding No.337 and 338, within the local limits of the Kolkata Municipal Corporation under Ward No.71, being portion of Premises No.36A, Beni Nandan Street formerly under Police Station : Bhawanipur at present Kalighat, Kolkata : 700025, by way of inheritance.

B. While in possession and enjoyment of the said land said Ambar Nath Das died intestate on 08/08/2010 leaving behind him his wife Sunanda Das, one son Asish Das and one daughter namely Tanusree Singh, the Vendor herein as his only heirs and successors who jointly inherited the said share of the deceased in equal share i.e. 120 Square Feet of land each in the said Premises No.36A, Beni Nandan Street, Kolkata : 700025.

C. While in possession thereof said Sunanda Das and Asish Das jointly transferred and conveyed all their share i.e. 240 (Two Hundre Forty) Square Feet or 5 (Five) Chittaks 15 (Fifteen) Square Feet more or less togetherwith asbestos shed structure measuring about 233.40 Square Feet (super built area) being portion of Premises No.36A, Beninandan Street, Police Station : Bhawanipur, Kolkata : 700025 to Tanusree Singh, the Vendor herein by way of

Gift absolutely and forever. Said Deed was registered in the office of District Sub-Registrar-I and recorded in Book No. 1, C.D. Volume No.5, Pages from 2666 to 2681, Being No.01040, for the year 2011.

D. Thus the Vendor herein became owner of 120 Square Feet of land by way of inheritance from her father and 240 Square Feet from her mother and brother as stated above and became the owner of said 360 Square Feet or 8 Chittaks of land together with asbestos shed structure having a super built up area of 350 Square Feet more or less being portion of Premises No.36A, Beninandan Street, Police Station : Kalighat, Kolkata : 700025.

E. Being in need of money the Vendor herein declared for absolute sale of said portion of property comprising of land measuring about 8 (Eight) Chittaks or 360 (Three Hundred Sixty) Square Feet more or less together with old asbestos shed structure measuring about 350 Square Feet more or less being portion of Premises No.36A, Beninandan Street, Police Station : Bhawanipore at present Kalighat, Kolkata : 700025 and the Purchaser herein have agreed to purchase the said property, morefully described in **SCHEDULE** below at or for the total consideration of **Rs.5,00,000/- (Rupees Five lacs) only** free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs.5,00,000/- (Rupees five lacs) only** truly paid by the Purchasers to the Vendor on or before the execution of these present the receipt whereof the Vendor do hereby admits and acknowledges as per memo of consideration as mentioned hereunder and of and from the same and every part thereof hereby acquit, release and forever discharge the Purchasers as well as the said property and the Vendor hereby sell, grant, transfer, convey, assign and assure unto the said Purchasers **ALL THAT** Bastu land measuring about 8 (Eight) Chittaks or 360 Square Feet more or less lying in Mouza : Kansaripara, formerly Touji No. 1298 at present 2833, Dihi : Panchannagram, Division : 6, Sub-Division : C, Holding No.337 and 338, together with one old asbestos shed structure having a super built up area of 350 (Three Hundred Fifty) Square Feet more or less lying within the local limits of the Kolkata Municipal Corporation, under Ward No.71, being portion of Premises No.36A, Beni Nandan Street, Police Station : Bhawanipore at present Kalighat, Kolkata : 700025, together with all right of easement and appurtenances attached thereto alongwith right of egress and ingress on the passage adjacent to the said land, more fully and particularly described in **SCHEDULE** below absolutely and forever together with undivided one-twelfth share of all fixtures, yard courts, areas, sewers, drains, ways, path, passages, common fences, water, water courses, lights, rights, liberties,

privileges, easements and appurtenances whatsoever to the said property hereditaments and premises or any part thereof together with all deeds, pattahs and muniments of title whatsoever in anywise relating to or concerning the said property which now are or hereinafter shall or may be in the possession power or control of the Vendor or any other person or persons from whom he may procure the same without any action or suit **TO HAVE AND TO HOLD** the said property hereditaments and premises hereby granted or expressed so to be unto to the use of the Purchasers absolutely and forever and the Vendor do hereby covenants with the Purchasers that notwithstanding any act, deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of the said property hereby conveyed or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter, defeat, encumber or make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendor hath now in themselves good right and full power to grant, convey the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said property with all right to collect rent from the said tenant, arrear as well as current and the Vendor or any person or persons

lawfully or equitably claiming from under or in trust for themselves shall always keep the Purchasers indemnified against all claims or demands And further that the Vendor and all persons or having or lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the said Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property hereditaments and premises and every part thereof unto and to the use of the Purchasers in as shall or may be reasonably required.

MOREOVER the Vendor shall execute all documents, deed of declaration or rectification or any other supplementary deed or deeds at the cost of the Purchasers to establish their good and effective title and the Purchasers shall have full right and absolute authority to bring electric, telephone, gas and water connection under or over the said passage attached herewith and finally the Purchasers shall have right to cause separate assessment by mutating their names in the Office of Kolkata Municipal Corporation or any other Government office or any statutory authority in place of the name of the Vendor to which the Vendor shall give all consents and the signature if necessary and the Purchasers shall also have full right to sell, transfer, convey or mortgage the said property at their discretion and the Vendor declares that the property hereby sold is not subject to any

attachment, alignment, lien, charges or mortgage neither the said property is attracted by any authority, nor it is subject to any suit or execution of any Court of Law and the said property is free from all encumbrances. The Vendor hereby declares that as the original of the title deed is lying in the custody of her other co-sharers she is unable to deliver the copy of the same to the Purchasers. The Purchasers after going through all the details agreed to purchase the undivided portion of share along with the legal consequences thereof from the Vendor.

FURTHER that the Purchasers shall have right to bring water, electric and gas connection through or under the passage appertaining to the property and also shall have right to use the said passage for their egress and ingress. The Vendor herein further declares that if any defect of title or that of possession be transpired afterwards, in that event the Vendor shall execute another documents in respect of the said property in favour of the Purchasers at the cost of the Purchasers. The Purchasers shall also have right to realize rents, arrear as well as current, from the tenants to the extent of her share against receipt and this Deed itself shall deem to be Delegation of Authority for that purpose. Be it further stated here that if any claim ever be made by any person as co-sharer then upon being proved the Purchasers herein shall settle all such claim at their responsibility, the Vendor herein shall have no liability in respect thereof.

THE SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE PROPERTY HEREBY SOLD)

ALL THAT piece and parcel of Bastu land measuring about 8 (Eight) Chittaks or 360 Square Feet more or less lying in Mouza : Kansaripara, formerly Touji No. 1298 at present 2833, Dihi : Panchannagram, Division : 6, Sub-Division : C, Holding No.337 and 338, together with one old asbestos shed structure of 80 (eighty) years old having a super built up area of 350 (Three Hundred Fifty) Square Feet more or less occupied by tenant, lying within the local limits of the Kolkata Municipal Corporation, under Ward No.71, being portion of Premises No.36A, Beni Nandan Street, Police Station : Bhawanipore at present Kalighat, Kolkata : 700025, together with all right of easement and appertences attached thereto alongwith right of egress and ingress on the passage adjacent to the said land, Assessee No. 11-071-04-0048-9, entire property is being butted and bounded by:-

- ON THE NORTH** : Rooms of Tushar Nath Das & Ors.;
- ON THE SOUTH** : Rooms of the heirs of Late Amarnath Das;
- ON THE EAST** : Rooms of the heirs of late Amarnath Das
& Asish Das;
- ON THE WEST** : 4' wide common passage;

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the Parties at Kolkata in the presence of:

WITNESSES:

1. VIKASH SINGH
966/11, New Heno-2
Sector-56, Guptan-122001
(PAN No: AKHPD6089K)

Pamree Singh
SIGNATURE OF THE VENDOR

2. Dipen Jana
47A, Balaram Bose
1st Lane, Kal - 25

1. Paritosh (PAN No: AEHPG6235Q)

2. Abanish Ghosh (PAN No: ADDPG2439D)

SIGNATURE OF THE PURCHASERS

Drafted by me:

Parina Pratin Majumdar
WB/743/84 ADV
Advocate
Alipore Judges' Court,
Kolkata - 700027

Typed by:

Smaity
NEW VIJAYA
10, Old Post Office Street,
Kolkata - 700001

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs.5,00,000/- (Rupees five lacs) only** towards the full and final consideration of this deed, as per Memo below: -

MEMO

By Cash on 14.12.2013

Rs. 5,00,000/-

TOTAL:**Rs.5,00,000/-****(Rupees Five lacs) only****WITNESSES:**

1. *VIKASH SINGH*
966111, New HAWA-2
Sector-5B, Gurgaon-122001

Pamree Singh
SIGNATURE OF THE VENDOR












2.

For D.P. ASSOCIATE
Pamree Singh
Partner

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |












Name

Signature

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|--|------------|--|--|---|--|--|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |












Name *Pans* ...S.M.F. TANUSREE SINGH

Signature *Tanusree Singh*

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name *Partha* ...SRI PARTHA GHOSH

Signature *Partha Ghosh*

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name *Debasis* ...SRI DEBASIS GHOSH

Signature *Debasis Ghosh*



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

Endorsement For Deed Number : I - 09886 of 2013
(Serial No. 12323 of 2013 and Query No. 1605L000021035 of 2013)

On 14/12/2013

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

Presented for registration at 12.30 hrs on 14/12/2013, at the Private residence by Debasis Ghosh, one of the Claimants.

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

Execution is admitted on 14/12/2013 by

1. Vanusree Singh, wife of Vikash Singh, Plot No. 41, Sector - 56, Flat No. 966 Tower - II, New Henna Society, Gurgaon, District:-Gurgaon, HARYANA, India, Pin :-122001, By Caste Hindu, By Profession : Service
2. Partha Ghosh, son of Late Mahadeb Ghosh, 24, Ashutosh Mukherjee Road, Kolkata, Thana-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020. By Caste Hindu, By Profession : Business
3. Debasis Ghosh, son of Late Nitya Nanda Ghosh, 67 B, Shyama Prasad Mukherjee Road, Kolkata, Thana-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Business

Identified by Dipen Jana, son of Late B. C. Jana, 47 A, Balaram Bose 1st Lane, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste: Hindu, By Profession: Others.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 16/12/2013

Payment of Fees:

Amount by Draft

Rs. 23745/- is paid, by the draft number 679211, Draft Date 12/12/2013, Bank Name State Bank of India, BHOWANIPORE, received on 16/12/2013

(Under Article A(1) = 23727/-, E = 14/-, Excess amount = 4/- on 16/12/2013)

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.-21,57,303/-

Certified that the required stamp duty of this document is Rs.- 129458 /- and the Stamp duty paid is Impressive Rs.- 5000/-

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

19/12/2013 12:05:00

For D.P. ASSOCIATION
Prabin Ghosh
Partner
14/12/2013



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

Endorsement For Deed Number : I - 09886 of 2013
(Serial No. 12323 of 2013 and Query No. 1605L000021035 of 2013)

Deficit stamp duty

Deficit stamp duty

- 1. Rs. 45000/- is paid , by the draft number 679212, Draft Date 12/12/2013, Bank : State Bank of India, HOWANIPORE, received on 16/12/2013
- 2. Rs. 45000/- is paid , by the draft number 679210, Draft Date 12/12/2013, Bank : State Bank of India, HOWANIPORE, received on 16/12/2013
- 3. Rs. 34460/- is paid , by the draft number 679209, Draft Date 12/12/2013, Bank : State Bank of India, HOWANIPORE, received on 16/12/2013

(Arnab Basu)
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/12/2013

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.

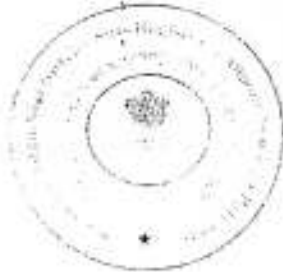
(Arnab Basu)
 ADDITIONAL DISTRICT SUB-REGISTRAR

Arnab Basu

(Arnab Basu)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 39
Page from 2828 to 2844
being No 09866 for the year 2013.



[Signature]
19-December-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal

Certificate of Registration under section 60 and Rule 63

Registered in Book - I
CD Volume number 39
Page from 2828 to 2844
being No 09886 for the year 2013.



Basu
Alipore, 19-December-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D. S.R. ALIPORE
West Bengal