

1680

I-1656/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 655797

certified that the document is a genuine registration, the signature sheets and the endorsement sheets attached with this document are part of this document

*[Signature]*  
 Registrar  
 District of Parganas, Alipore  
 West Bengal

**DEED OF CONVEYANCE**

**1 MAR 2013**

**THIS DEED OF CONVEYANCE** made this the 1<sup>st</sup> day of March, Two Thousand Thirteen **BETWEEN**

(1) **SRI KAMAL NASKAR**, Son of Late Khagendra Nath Naskar, by faith Hindu, by occupation Business (2) **SRI SWAPAN NASKAR**, Son of Late Khagendra Nath Naskar, by faith Hindu, by occupation Business (3) **SRI ROBIN NASKAR**, Son of Late Khagendra Nath Naskar, by faith Hindu, by

*2-57 5000*  
*4144/13*  
*29/31*

149695

NAME.....  
 ADD.....  
 Rs.....  
 28 FEB 2013  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, KOLKATA

Siddhartha Mukherjee  
119 Shipon Roy Rd.

28-34

28 FEB 2013  
28 FEB 2013

Brown's portrait.  
 vol - Daulat pur  
 P.O - Pailay Hut  
 P.S - Bishnu pur  
 D.T - 24 parganas.

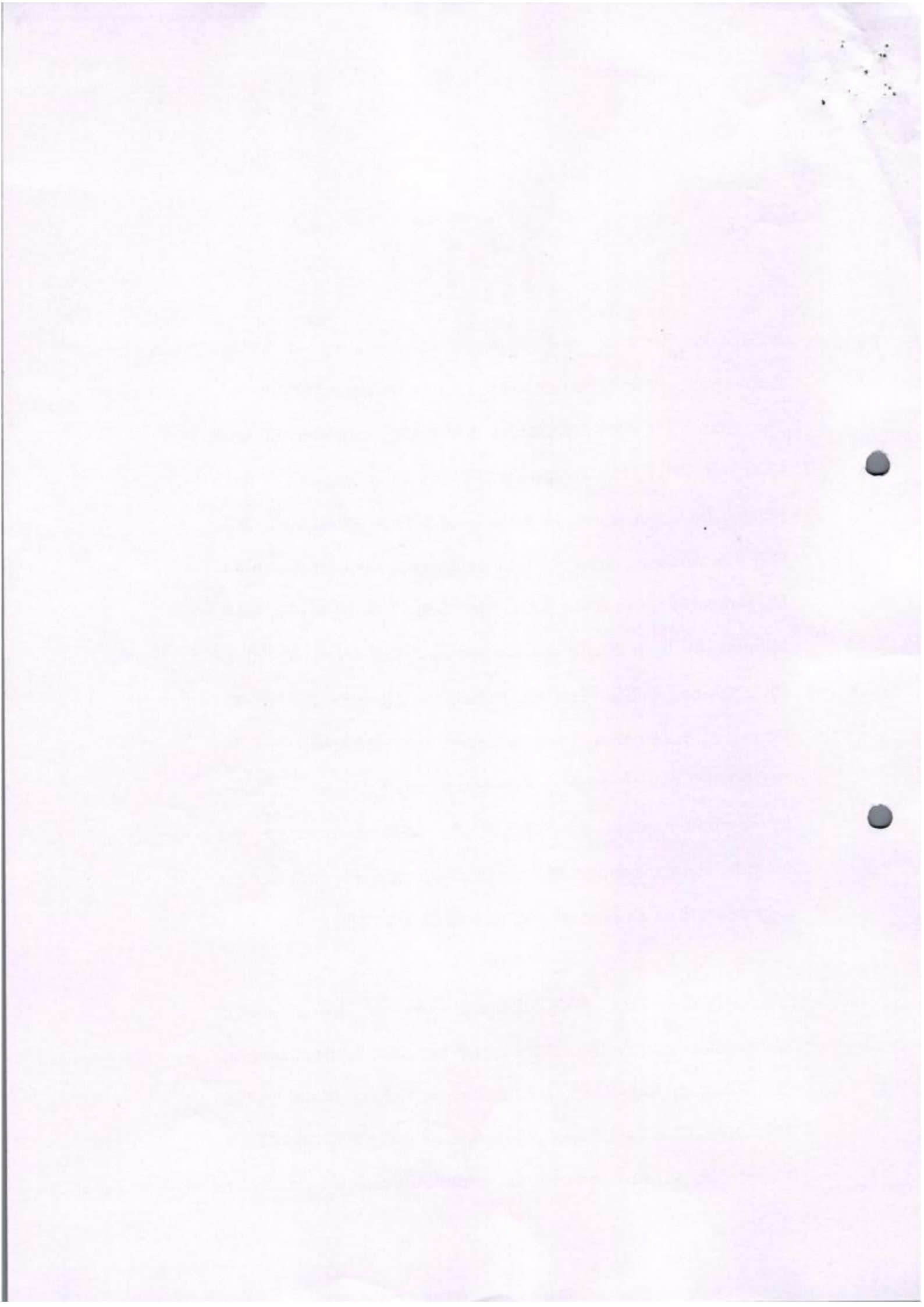


Stamp of Registrar, Alipore  
 West Bengal  
 1 MAR 2013

occupation Service, Nos. 1 to 3 are residing at Village Daulatpur, Police Station Bishnupur, District South 24-Parganas (4) **SMT. BAMANI NASKAR**, daughter of Late Khagendra Nath Naskar, and wife of Sri Mihir Naskar, by faith Hindu, by occupation Housewife of Village Ramnagar, Post Office Ramnagar, Police Station Bishnupur, District South 24-Parganas (5) **SMT. BINA RANI MONDAL**, Wife of Sri Basudeb Mondal, by faith Hindu, by occupation Housewife of Village Chhatuipur, Police Station Baruipur, District South 24-Parganas, hereinafter jointly called and referred to as the "**VENDOR**" (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 representatives and assigns) of the **ONE PART :**

**AND**

**SRI SIDDHARTHA MUKHERJEE**, Son of Sri Ashutosh Mukhopadhyay, by faith Hindu, by occupation Business, of 119, Bhupen Roy Road, Police Station Behala, Kolkata-700 034 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, legal representatives and assigns) ) of the **OTHER PART** :

**WHEREAS** one Khagendra Nath Naskar, since deceased, son of Late Ananta Kumar Naskar and father of the vendor herein seized and possessed of ALL THAT the Raiyati Dakhali Swattwiya Sali land measuring 34 Decimals out of 69 Decimals Sali land in R.S. Dag No. 31, R.S. Khatian No.365 and 58 Decimals Sali land in R.S. Dag No. 29 under R.S. Khatian No. 570, J.L. No. 79, Touzi no. 1299, 1774 and 1775 R.S. No. 341, Mouza Daulatpur under Kulerdari Gram Panchayet, Police Station Bishnupur , District 24-Parganas now South 24-Parganas.

**AND WHEREAS** the said Khagendra Nath Naskar while in possession and enjoyment of the aforesaid land by cultivating the same or otherwise duly recorded his name in the relevant R.S. record of rights in respect of the aforesaid land.

**AND WHEREAS** the said Khagendra Nath Naskar while in possession and enjoyment of the aforesaid land in the aforesaid two Dags by cultivating the same, by paying rent or otherwise died intestate in the year 1985 leaving behind him his wife Garobini Naskar, since deceased, six sons namely Balai Naskar,

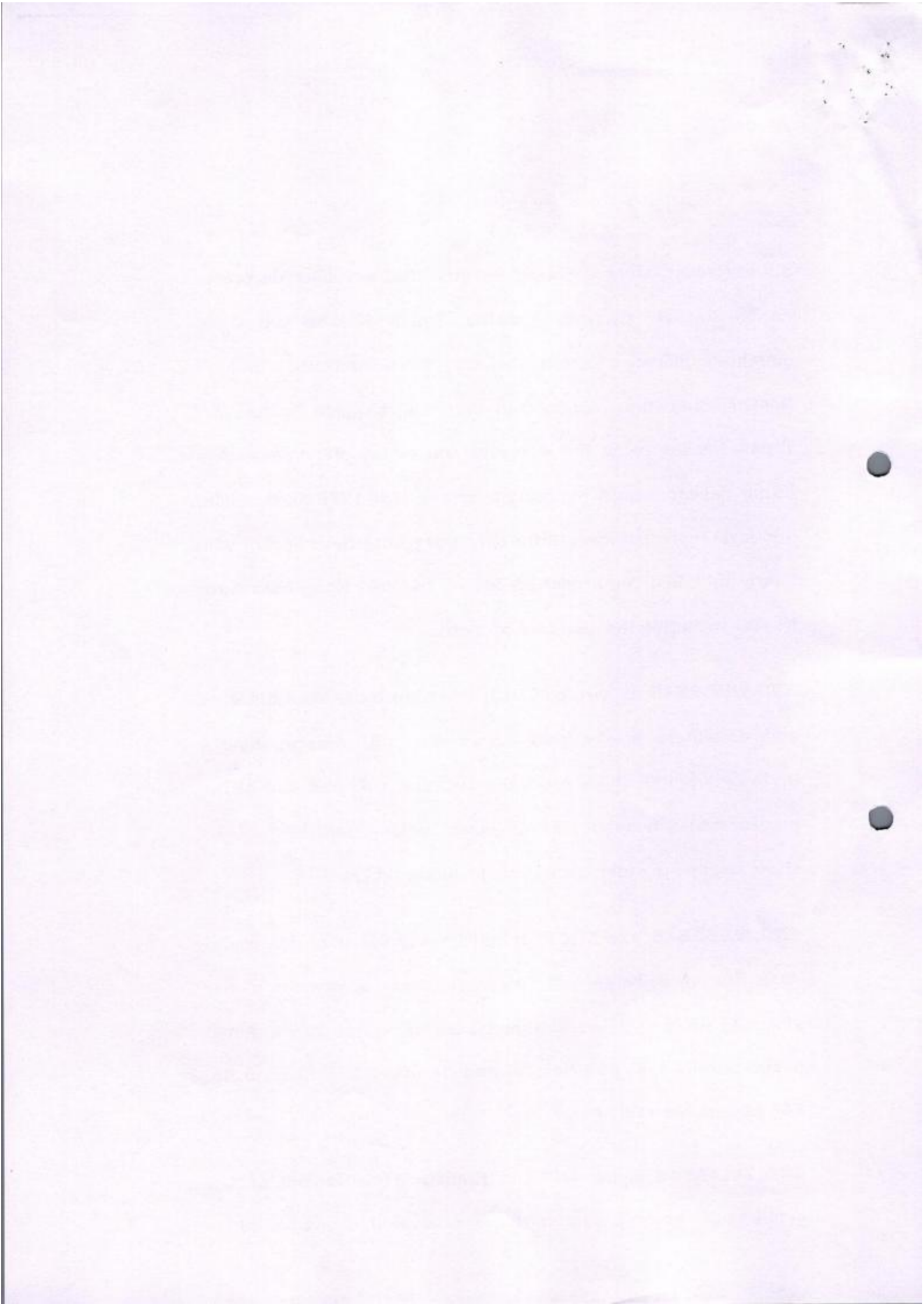


Subal Naskar, since deceased Shyamal Naskar, since deceased, Kamal Naskar, Swapan Naskar, Robin Naskar and three daughters namely Kamani Naskar, since deceased, Bamani Naskar, Bina Rani Mondal and Smt. Lakshmibala Naskar, Sri Tapan Naskar being the wife and son of his predeceased son Kanai Naskar, who died intestate in the year 1978 as the heirs and legal representatives of the said Khagendra Nath Naskar who jointly inherited the properties left by the said Khagendra Nath Naskar including the aforesaid property.

**AND WHEREAS** by virtue of such inheritance the aforesaid sons and daughters of the said Khagendra Nath Naskar having undivided 1/11<sup>th</sup> share each and the said wife and son of his predeceased son Kanai Naskar jointly making undivided 1/11<sup>th</sup> share became the joint owners of the aforesaid land.

**AND WHEREAS** the said Garobini Naskar widow of Khagendra Nath Naskar while in joint possession and enjoyment of her aforesaid share in the said property, her name was duly mutated in the present L.R. Dag Nos. 29 and 31 under L.R. Khatian No. 547 against her said share.

**AND WHEREAS** in the said L.R. Khatian 0.06 decimals of Sali land has been recorded out of the said Sali land in Dag No. 29





against her share and 0.03 decimals Sali land has been recorded in Dag No. 31 out of the said Sali land against her share in the same.

**AND WHEREAS** the said Garobini Naskar while in possession and enjoyment of her aforesaid land in the aforesaid two dags as absolute owner thereof by paying rent or otherwise died intestate on 14.07.2002 leaving behind her four sons namely Sri Balai Naskar, Sri Kamal Naskar, Sri Swapan Naskar, Sri Robin Naskar, two daughters namely Sri Bamani Naskar, Smt. Bina Rani Mondal and son and wife of her predeceased son Kanai Naskar, wife, sons and daughter of her predeceased son Subal Naskar, wife, Son and daughter of her another predeceased son Shyamal Naskar and husband and son of her predeceased daughter Kamani Naskar as her heirs and legal representatives who jointly inherited the properties left by the said Gorabini Naskar including her aforesaid property.

**AND WHEREAS** by virtue of such inheritance each of the sons and daughters of the said Garobini Naskar has inherited undivided 1/10<sup>th</sup> share in the aforesaid property of Garobini Naskar and the heirs of each of the predeceased sons and daughter have inherited undivided 1/10<sup>th</sup> share jointly of the said predeceased sons and daughter of the said Garobini Naskar.

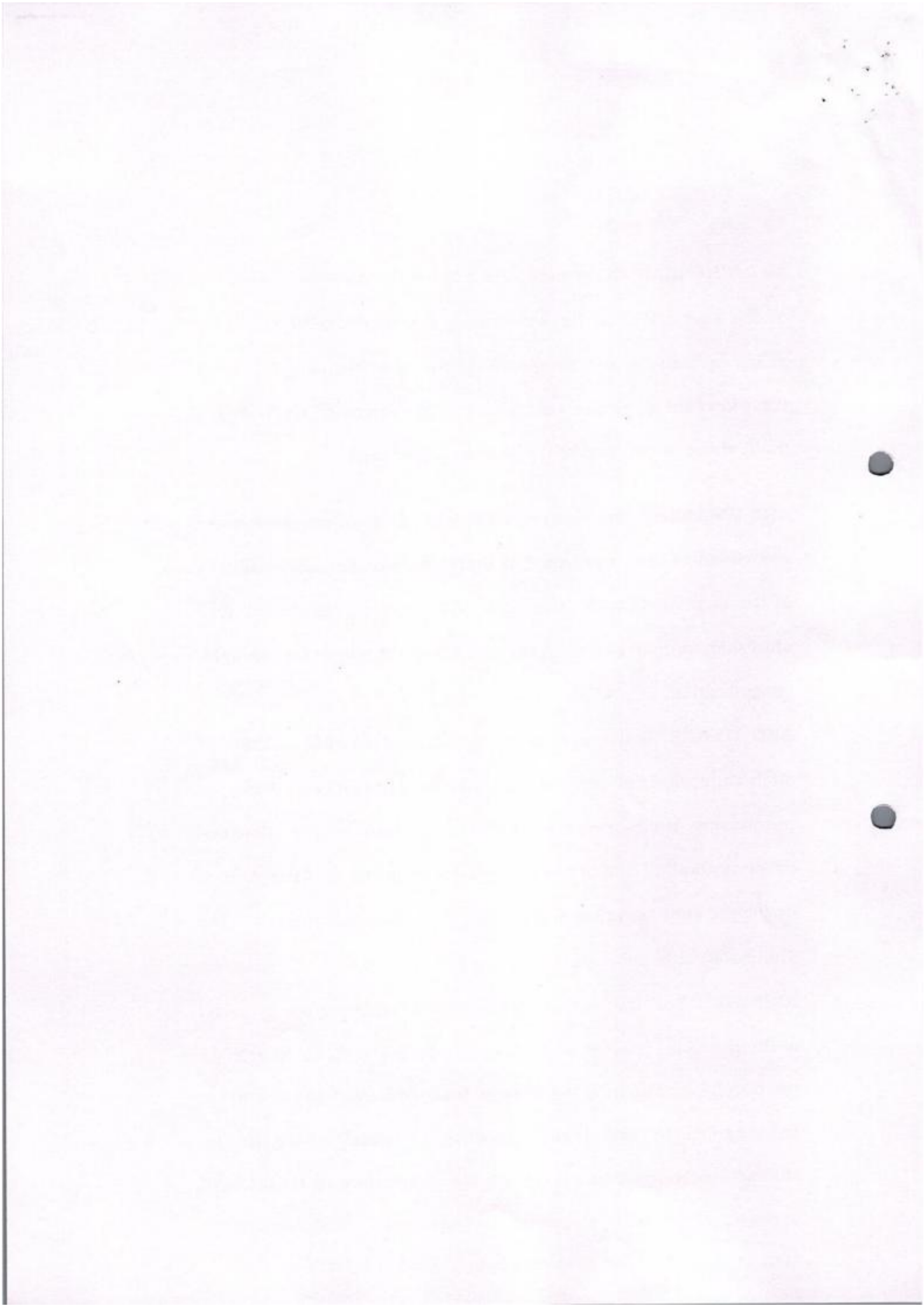


**AND WHEREAS** the vendor herein being the sons and daughters of the said Garobini Naskar having inherited undivided 1/10<sup>th</sup> share each in the aforesaid land of the said Garobini Naskar in the aforesaid dags are now jointly the owners of undivided ½ (half) share in the land of the aforesaid two dags.

**AND WHEREAS** the vendor herein while in joint possession and enjoyment of their undivided ½ (half) share in the aforesaid land in two dags along with their other co sharers decided to sell their aforesaid property free from all encumbrances for valuable consideration.

**AND WHEREAS** the purchaser herein after coming to know of such intention of the vendor herein approached them for purchasing their respective undivided share in the aforesaid property totaling half of the said total land in the said two dags at or for the consideration of Rs.1,10,000/- (Rupees One Lakh Ten Thousand) only per cottah.

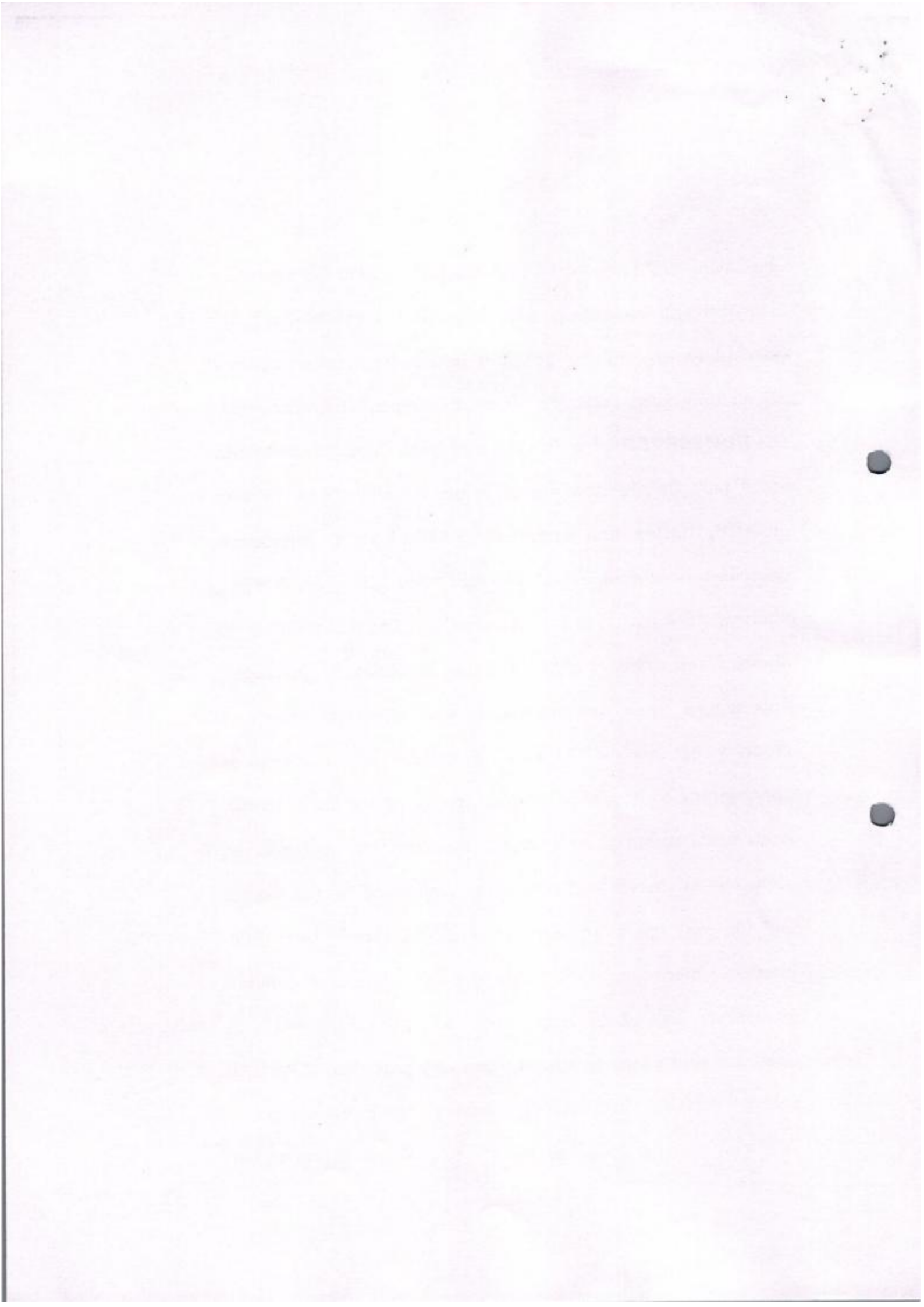
**AND WHEREAS** the vendor herein after considering the proposal of the purchaser herein and after considering the price offered by the purchaser herein is the highest price now available in market have agreed to sale their respective undivided share in the aforesaid property being the undivided half share in total out of the said total land in the said two dags to the purchaser herein at or for the said total consideration.



**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.3,00,973/- (Rupees Three Lakhs Nine hundred Seventy Three) only well and truly paid by the purchaser to the vendor herein as per memo of consideration hereunder written (the receipt of which the vendor herein do and each of them doth hereby admit and acknowledge and the vendor herein do and each of them doth hereby acquit, release and for ever discharge the purchaser herein from payment of the same and every party thereof as well as the said land hereby conveyed, transferred, assigned or intended so to be) the vendor herein do and each of them doth hereby grant, convey, transfer, assign and assure All That the undivided half share (being undivided  $1/10^{\text{th}}$  share of each of the vendor herein) in **ALL THAT** the Sali land measuring 0,06 Decimals i.e. 3 decimals equivalent to 1 Cottah 13 Chittacks 1.8 Square Feet in L.R. Dag No. 29 and 0,03 Decimals i.e.  $1 \frac{1}{2}$  decimals equivalent to 14 Chittacks 33.4 Square feet in L.R. Dag No. 31 under L.R. Khatian No. 547, J.L. No. 79, Touzi Nos. 1299 , 1774 and 1775 , R.S. No. 341, Mouza Daulatpur, under Kulerdari Anchal Panchayet, Police Station Bishnupur District South 24- Parganas measuring in total  $4 \frac{1}{2}$  decimals



equivalent to 2 Cottahs 11 Chittacks 35 Square Feet more or less with all easements attached thereto more fully and particularly described in schedule hereunder written free from all encumbrances charges, demands, lispensens whatsoever **OR HOWSOEVER** otherwise the said land, hereditaments and every part thereof now are or is or heretofore were or was situated, butted and bounded, called, known, numbered, described or distinguished together with all fence, hedges, ditches, ways paths, drains or other benefits or advantage of ancient and other rights, liberties, easements, privileges, appendages, and appertenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto and the rents, issues and profits thereof and /or every part thereof and ALL THE estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the vendor into and upon the said property and any or every part thereof And All deeds, pattahs, muniments, writings and evidences of Title which is any way relates to the said property or





any part or parcel thereof and which now is or are or hereafter shall or may be in the custody, power or possession of the vendor his heirs, executors, administrators or representatives or any person or persons from whom they can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD** the said land, messuage, tenement, hereditaments and premises hereby intended as to be granted, transferred and conveyed and every part thereof more fully described in the schedule hereunder to and unto and use of the purchaser his heirs, executors, administrators, representatives and assigns absolutely and forever free from all encumbrances and the vendor do an each of them doth hereby for themselves, their respective heirs, executors administrators and representatives covenant with the purchaser his heirs, executors, administrators, representatives and assigns that **NOTWITHSTANDING** any act, deed or thing whatsoever by the vendor or by way of their predecessors or ancestors in title done or executed or knowingly suffered to the contrary the vendor have now good right, full power and absolute authority and indefeasible title to grant, sell convey and transfer the said property hereby granted, sold conveyed



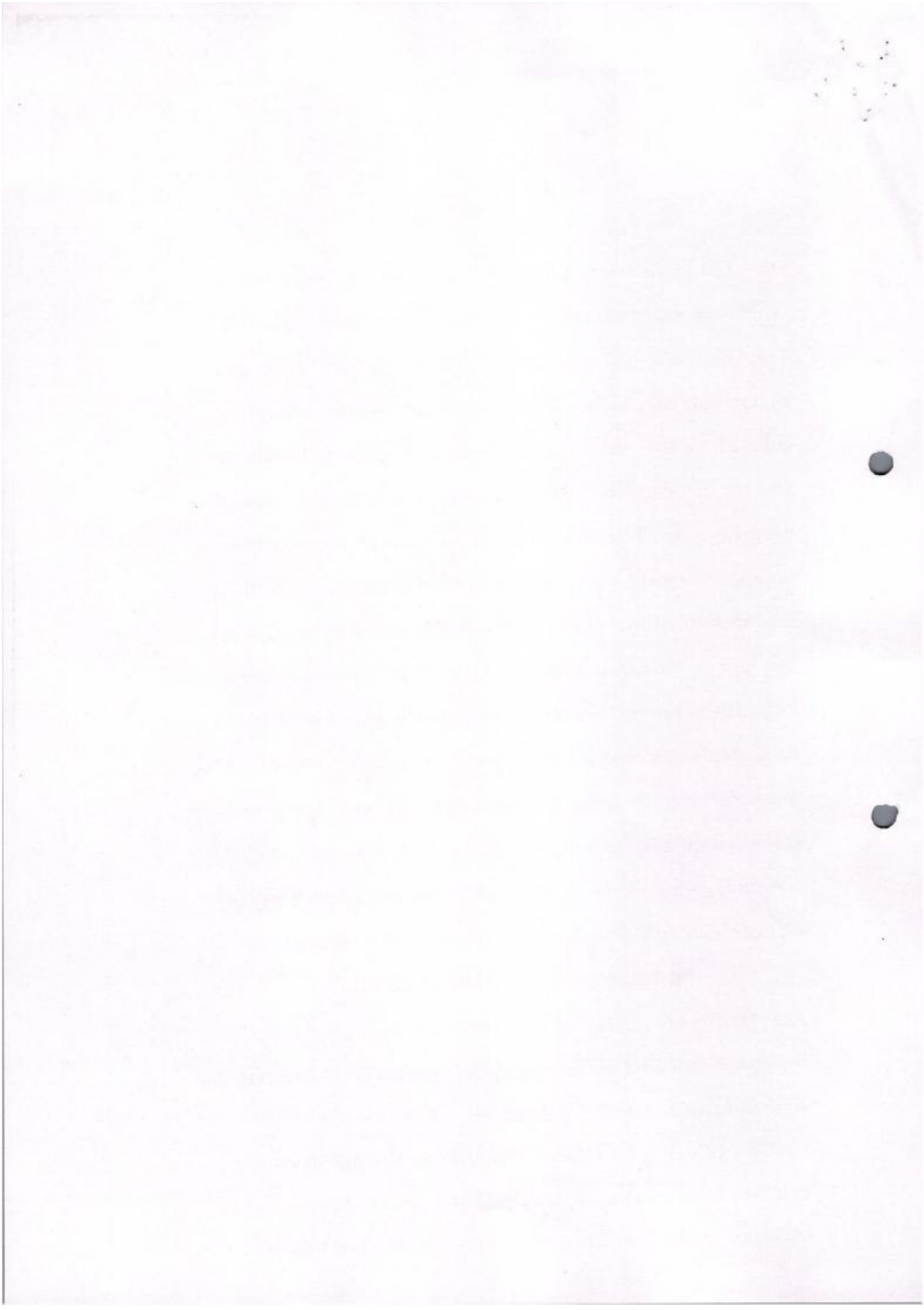
and transferred or expressed or intended so to be unto and to the use of the purchaser his heirs, executors, administrators, representatives and assigns in the manner aforesaid and deliver possession of the same simultaneously with the execution of these presents And the vendor herein their respective heirs, executors, administrators, legal representatives shall be liable to compensate the purchaser herein his heirs, executors, administrators, and assigns for the loss if any to be suffered by the purchaser herein for any of the acts, deeds and things done by the vendor herein in respect of the property described in Schedule below and that the purchaser his heirs, executors, administrators, representatives and assigns shall and will and may at all times hereafter peacefully and quietly possess and enjoy the said property with all easements attached thereto and every part thereof on getting his name duly mutated before the appropriate authority or authorities by paying the taxes and rents accordingly and receive the rents, issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the vendor or any person or persons lawfully and equitably claiming from under or in trust from him or from or under any of his ancestors or predecessors in



title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved, defended, kept, harmless and indemnified against all estate, charges, encumbrances, liens, lispence whatsoever made or suffered by the vendor or any person or 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 for the vendors to, from or under any of their predecessors or ancestors in title shall and will at the cost of the purchaser its executors, administrators, representatives and assigns 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 in the manner aforesaid as shall or may be reasonably required.

**SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the undivided  $\frac{1}{2}$  (half) share in Raiyati Dakhali Swattwiya Sali land measuring 0,06 Decimals i.e. 3 Decimals equivalent to 1 Cottah 13 Chittacks 1.8 Square Feet in L.R. Dag No. 29 under L.R. Khatian No. 547 and in **ALL THAT** the Sali land measuring 0,03 Decimals i.e.  $1 \frac{1}{2}$  decimals equivalent to 14 Chittacks 33.4 Square Feet more or less in



L.R. Dag No. 31 under L.R. Khatian No. 547, J.L. No. 79, Touzi Nos. 1299, 1774 and 1775, R.S. No. 341, Mouza Daulatpur, under Kulerdari Anchal Panchayet, Police Station Bishnupur, Additional District Sub Registry Office at Bishnupur, District South 24-Parganas, measuring in total 4 ½ decimals equivalent to 2 Cottahs 11 Chittacks 35 Square Feet more or less with all easements attached thereto.

**IN WITNESS WHEREOF** the parties hereto put their respective signature hands on this day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

in the presence of :-

- |   |   |
|---|---|
| 1. Basum prakash<br>vill - Daulat pur<br>P.O - Pailan Hut.<br>P.S - Bishnupur<br>D.T - 24 parganas. | 1. বাসুম নাথ  |
| 2. Deb Nath Naskar<br>vill - Daulat Pur.<br>P.O - Pailan nat<br>Dist - 24 P.G.S (S)                 | 2. দেবনাথ নাথ<br>3. বাসুম নাথ<br>4. [Redacted] D.T.I of Basmani Naskar<br>by the pen of বাসুম নাথ<br>5. বাসুম নাথ |

**SIGNATURE OF THE VENDOR**

*Siddhartha Mukherjee*  
**SIGNATURE OF THE PURCHASER**

**DRAFTED BY :**

*Lina Chakraborty*  
**LINA CHAKRABORTY,**  
Advocate,  
Alipore Judges Court,  
Kolkata- 700 027.





**MEMO OF CONSIDERATION**

**RECEIVED** a sum of Rs.3,00,973/- (Rupees Three Lakhs Nine Hundred Seventy Three) only from the within named purchaser towards the total consideration of the said property as follows:-

<u>Sl. No.</u>	<u>Cash/Draft</u>	<u>dated</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount</u>
1.					
2.					
3.					
4.					

**SIGNED SEALED AND DELIVERED**

in the presence of :-


1. *Brown purkait*

1. कमला नरकर

2. *Deb Nath Naskar*

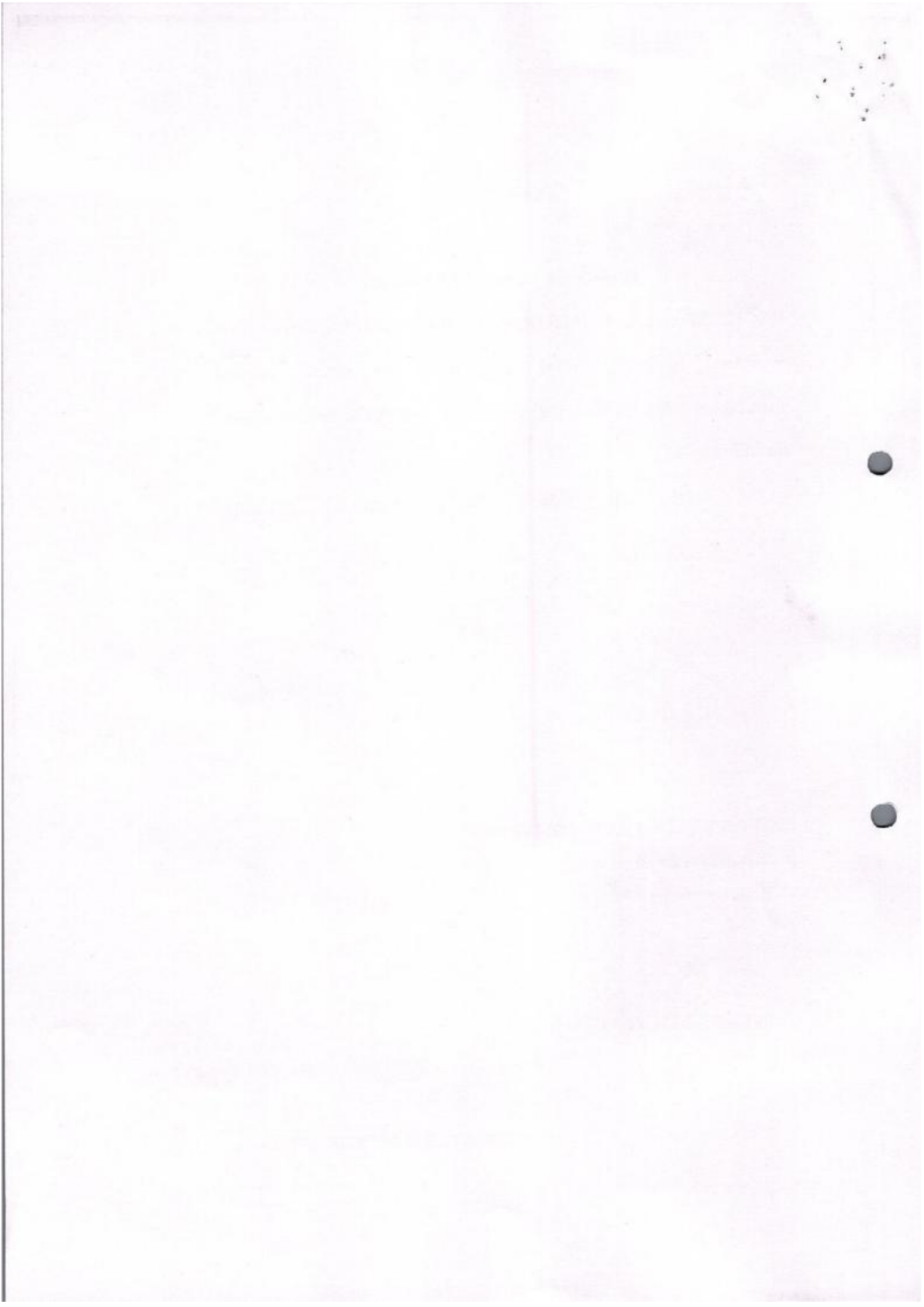
2. उमेश चंद्र नरकर

3. सुदित नरकर

4.  271 of Banani Naskar  
by the firm of सुदित नरकर

5. *बिना झांजा डगुल*

**SIGNATURE OF THE VENDOR**



**PRESENTANT**



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE रवि शंकर शर्मा



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE रवि शंकर शर्मा



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

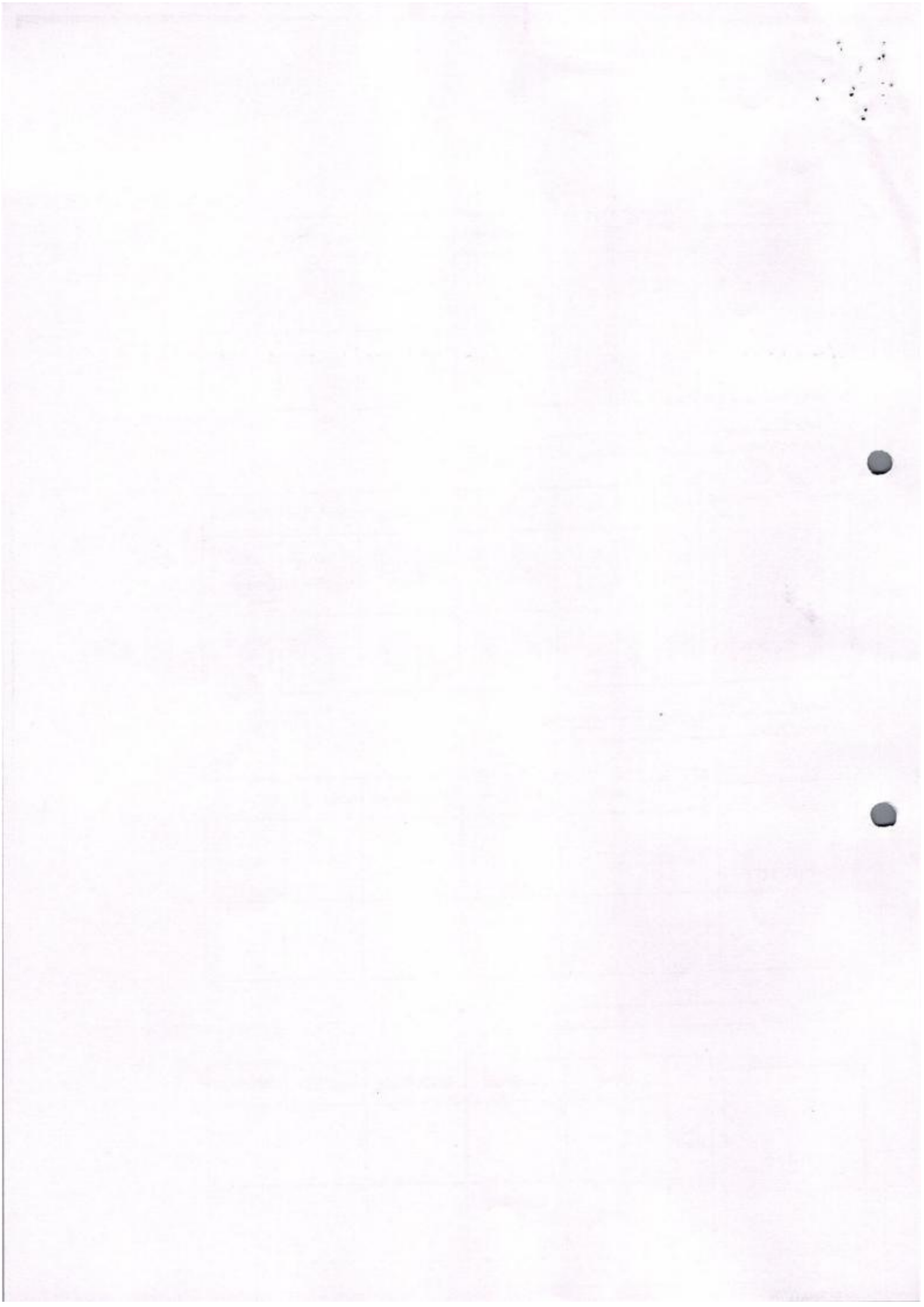
SIGNATURE .....



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....





Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand



Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand



Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand



Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right Hand

10

11

12



**Government of West Bengal**

**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**










**Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas**

**Signature / LTI Sheet of Serial No. 01680 / 2013, Deed No. (Book - I , 01656/2013)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
ddhartha Mukherjee 19 Bhupen Roy Rd., Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin 700034	 01/03/2013	 LTI 01/03/2013	<i>ddhartha Mukherjee</i> 01/03/2013

Signature of the person(s) admitting the Execution at Office.

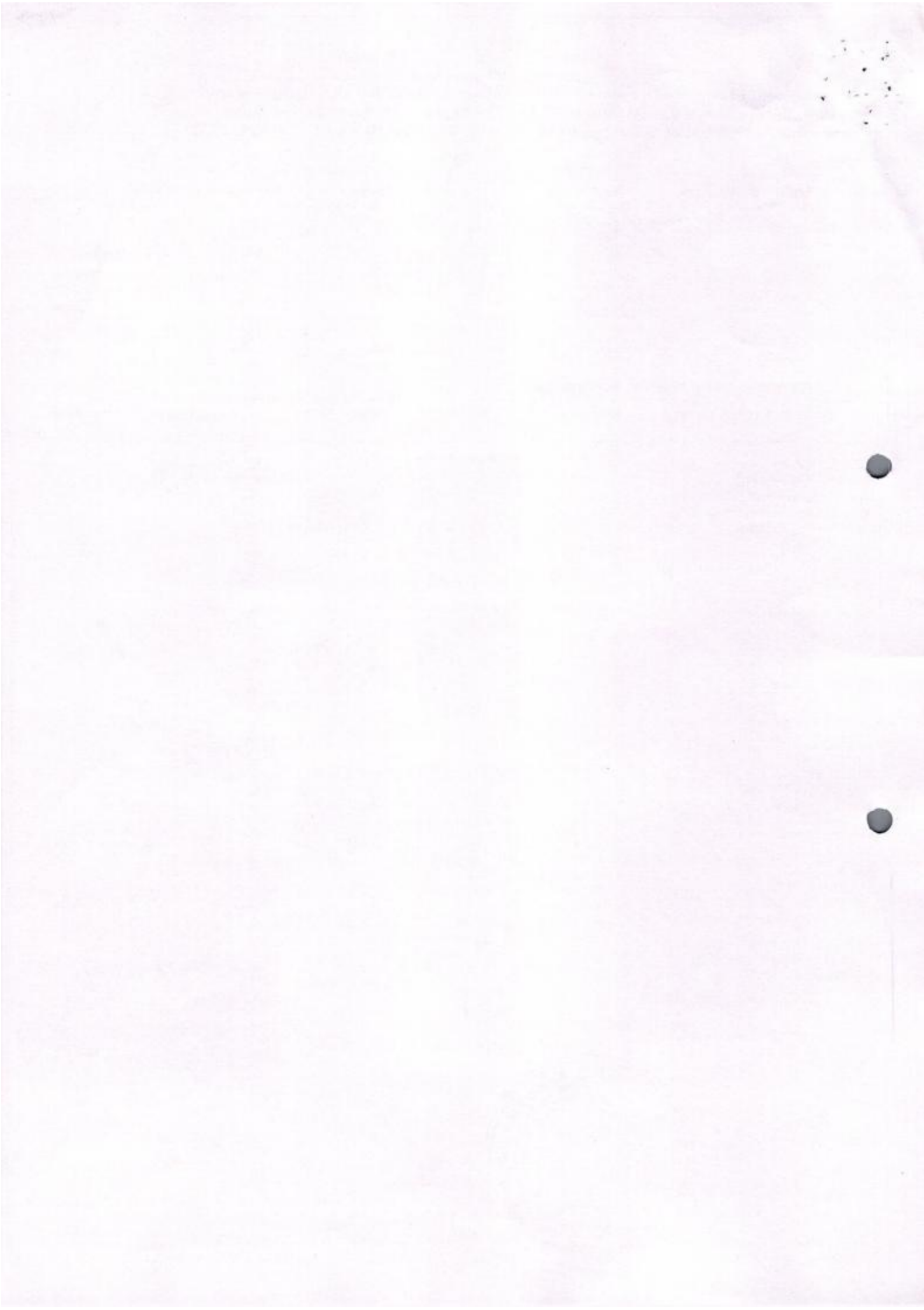
No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amal Naskar Address -Daulatpur, , , Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India,	Self	 01/03/2013	 LTI 01/03/2013	<i>কমল নস্কর</i>
2	Swapan Naskar Address -Daulatpur, , , Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India,	Self	 01/03/2013	 LTI 01/03/2013	<i>স্বপন নস্কর</i>
3	Robin Naskar Address -Daulatpur, , , Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India,	Self	 01/03/2013	 LTI 01/03/2013	<i>রাবিন নস্কর</i>
4	Bamani Naskar Address -Ramnagar, , , Thana:-Bishnupur, P.O. -Ramnagar ,District:-South 24-Parganas, WEST BENGAL, India,	Self	 01/03/2013	 LTI 01/03/2013	



*(Signature)*

(Ashoke Kumar Biswas)  
DISTRICT SUB-REGISTRAR-IV



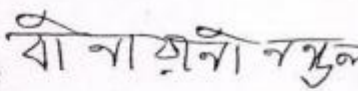


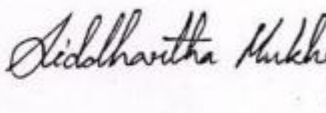
Office of the D.S.R. - IV SOUTH 24-PARGANAS





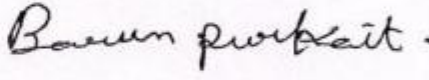
**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01680 / 2013, Deed No. (Book - I , 01656/2013)**

Signature of the person(s) admitting the Execution at Office.

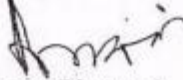
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Bina Rani Mondal Address -Chhatuipur, , Thana:-Baruipur, P.O. :-Ramnagar ,District:-South 24-Parganas, WEST BENGAL, India,	Self	 01/03/2013	 LTI 01/03/2013	
6	Siddhartha Mukherjee Address -119 Bhupen Roy Rd., Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	Self	 01/03/2013	 LTI 01/03/2013	

**Name of Identifier of above Person(s)**  
 Run Purkait  
 Chhatuipur, Thana:-Bishnupur, P.O. :-Pailan Hat  
 District:-South 24-Parganas, WEST BENGAL, India,

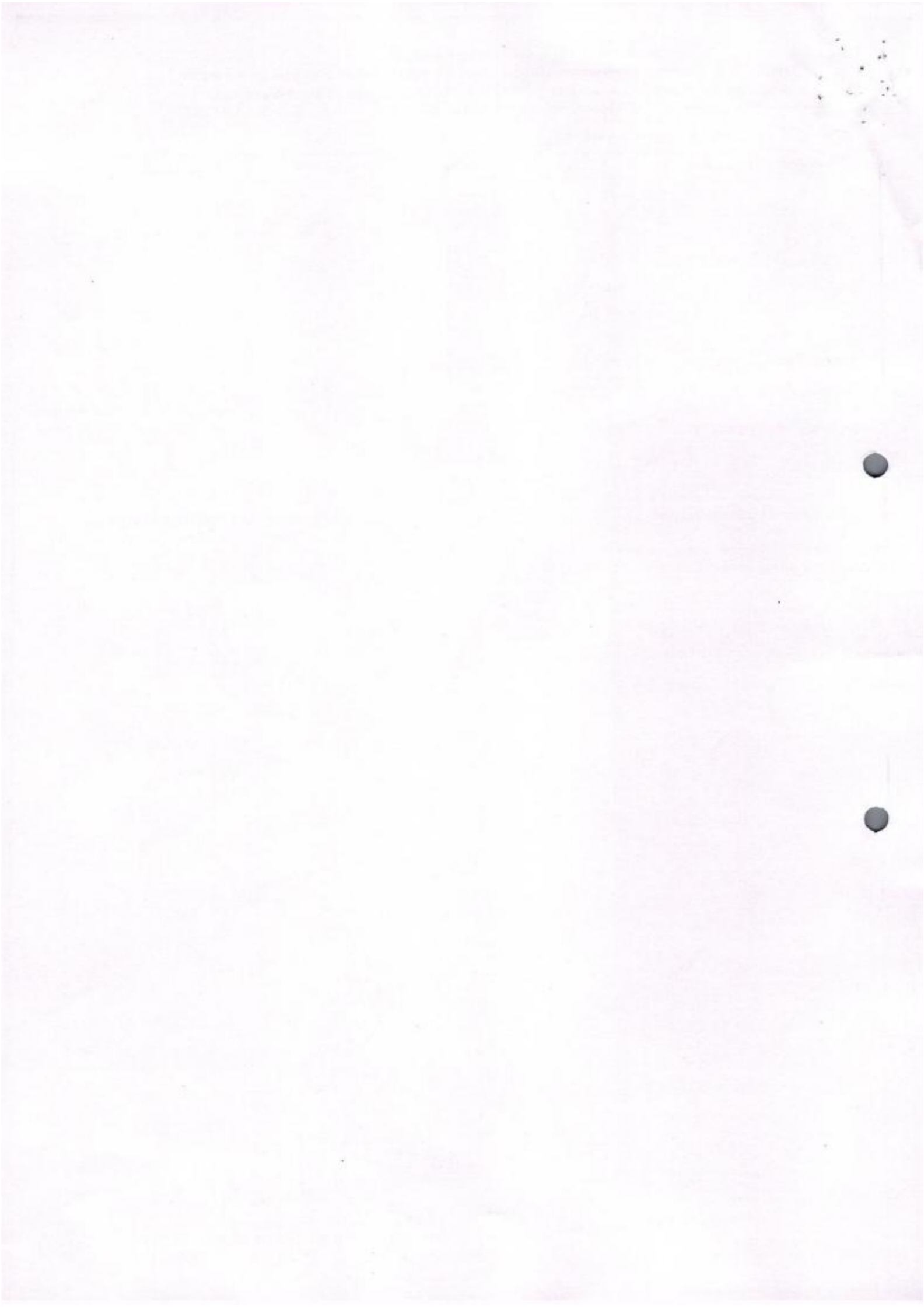
**Signature of Identifier with Date**

  
 1.03.2013





(Ashoke Kumar Biswas)  
**DISTRICT SUB-REGISTRAR-IV**  
**Office of the D.S.R. - IV SOUTH 24-PARGANAS**





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

**Endorsement For Deed Number : I - 01656 of 2013**  
**(Serial No. 01680 of 2013)**

**On 01/03/2013**

**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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 5473.00/-, on 01/03/2013

( Under Article : A(1) = 5434/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 01/03/2013 )

**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.-4,95,000/-

Certified that the required stamp duty of this document is Rs.- 24760 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 19770/- is paid , by the draft number 586927, Draft Date 01/03/2013, Bank : State Bank of India, BEHALA, received on 01/03/2013

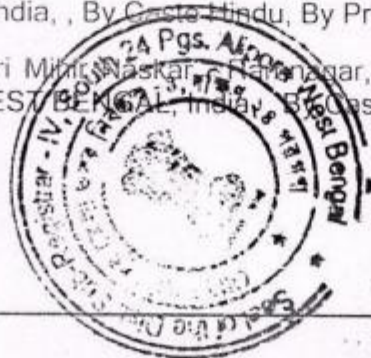
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 12.37 hrs on :01/03/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Sri Siddhartha Mukherjee ,Claimant.

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

Execution is admitted on 01/03/2013 by

1. Sri Kamal Naskar, son of Lt. Khagendra Nath Naskar , Daulatpur, , Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. Sri Swapan Naskar, son of Lt. Khagendra Nath Naskar , Daulatpur, , Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
3. Sri Robin Naskar, son of Lt. Khagendra Nath Naskar , Daulatpur, , Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Service
4. Smt. Bamani Naskar, wife of Sri Mihir Naskar , Ramnagar, , Thana:-Bishnupur, P.O. :-Ramnagar , District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife



*(Signature)*

**( Ashoke Kumar Biswas )**  
**DISTRICT SUB-REGISTRAR-IV**  
**EndorsementPage 1 of 2**





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

**Endorsement For Deed Number : I - 01656 of 2013**  
**(Serial No. 01680 of 2013)**

5. Smt. Bina Rani Mondal, wife of Sri Basudeb Mondal , Chhatuipur , Thana:-Baruipur, P.O. :-Ramnagar , District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife

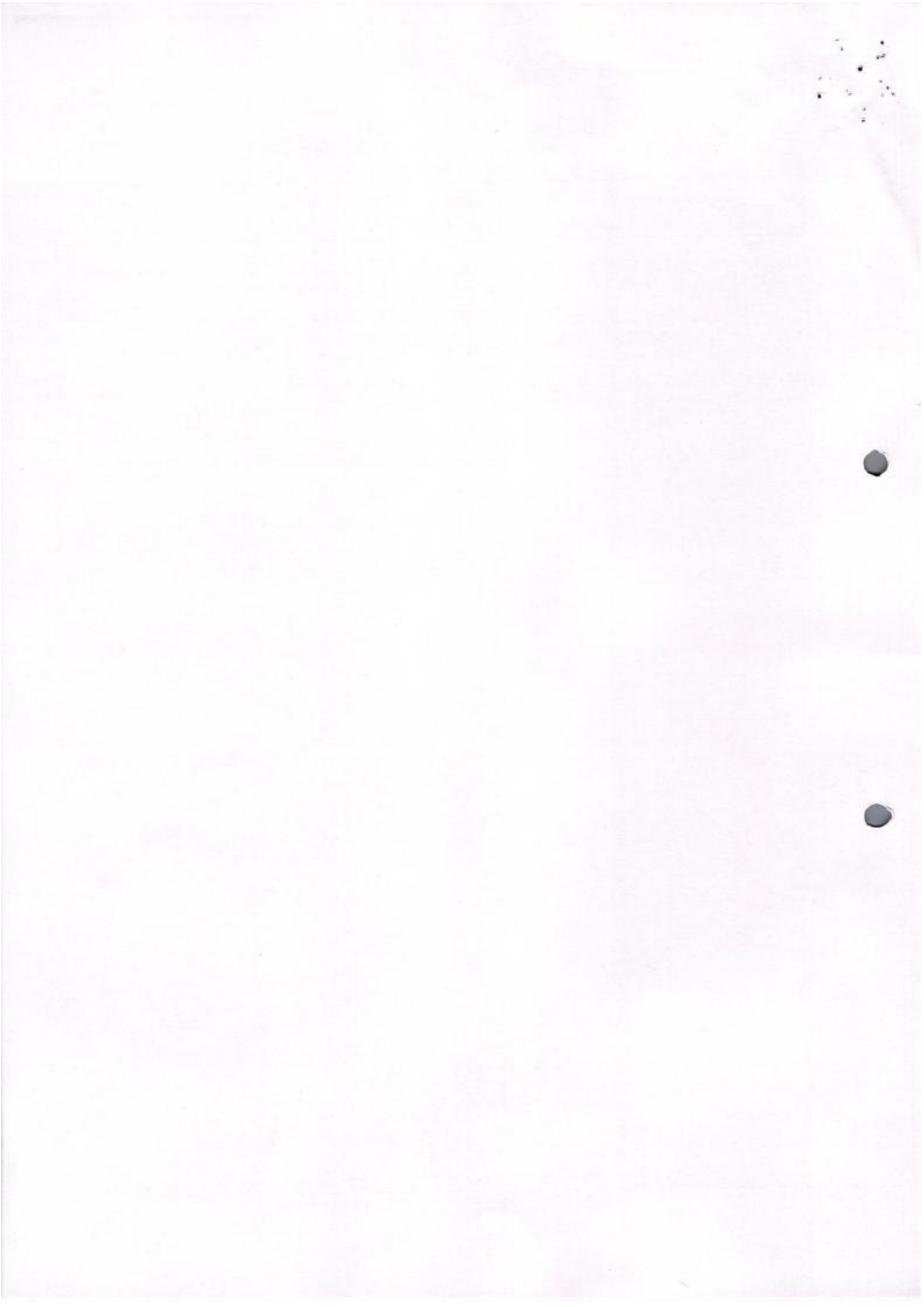
6. Sri Siddhartha Mukherjee, son of Sri Ashutosh Mukhopadhyay , 119 Bhupen Roy Rd., Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste Hindu, By Profession : Business

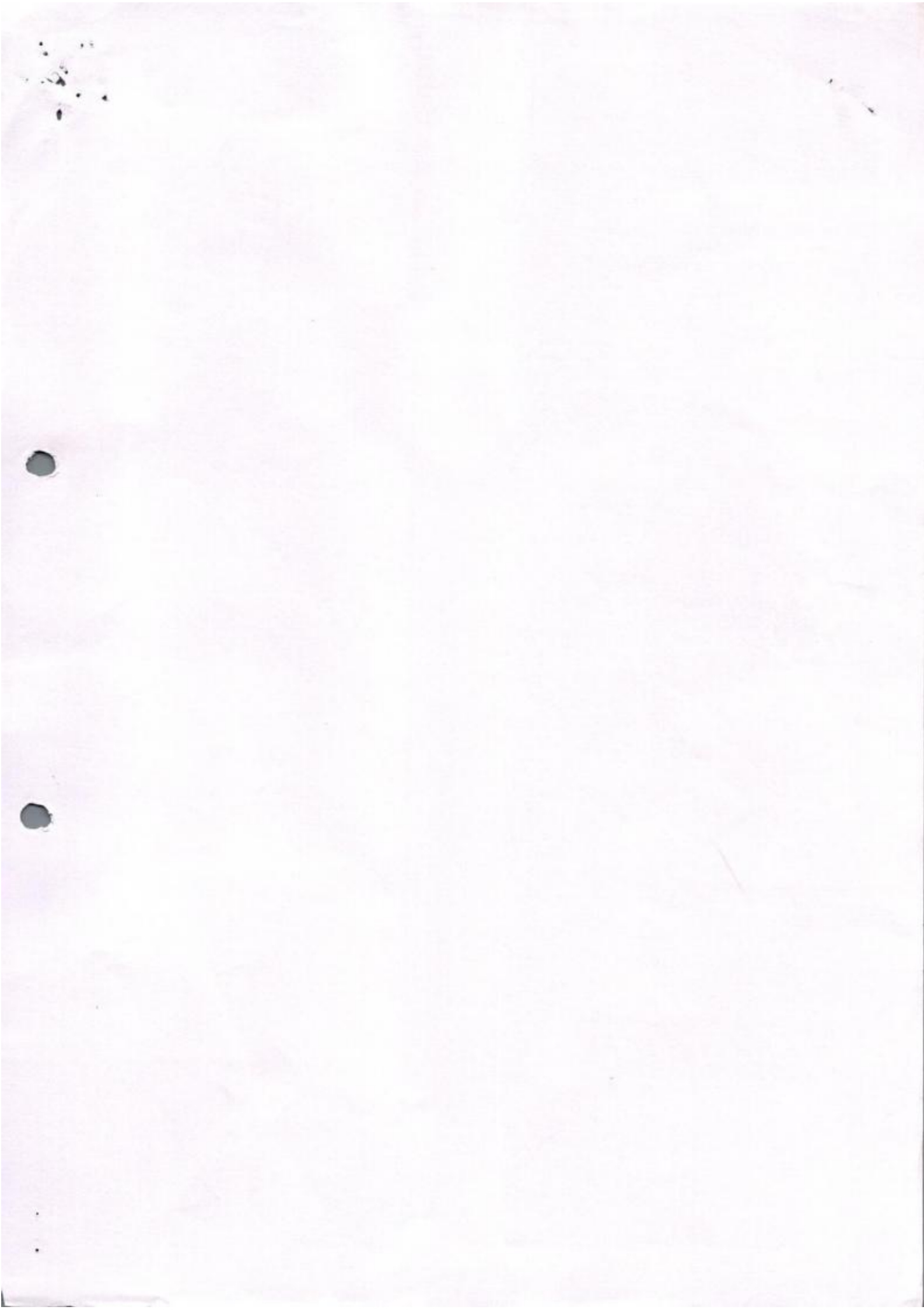
Identified By Barun Purkait, son of Prohlad Purkait, Daulatpur, Thana:-Bishnupur, P.O. :-Pailan Hat , District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 2 of 2





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 1434 to 1454  
being No 01656 for the year 2013.



*(Signature)*  
(Ashoke Kumar Biswas) 05-March-2013  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal