

03670/2015

I-03812/15



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 831858

8-7762/15  
Rs 27,20,000/-

certified that the Document is admitted to registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

Additional Registrar  
of Assam & Mizoram  
06.5.15

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 06<sup>th</sup> day of  
May, 2015 TWO THOUSAND FIFTEEN B E T W E E N  
SRI SANTOSH SAMADDAR, son of Madhu Sudan Samaddar, PAN-  
EJZPS8925L, by Nationality Indian, by faith Hindu, by occupation  
Service, residing at Garia, P.S. Sonarpur, Kolkata- 700 084, hereinafter

Contd....

SL. NO. 2472 DATE 23 APR 2015  
NAME.....  
ADD.....  
AMT.....

**BISWANATH GHOSH**  
Advocate  
High Court, Calcutta  
10, K. S. Roy Road, 2nd Floor  
R. No.-36, Kolkata - 700001

5000 (Five Thousand only)

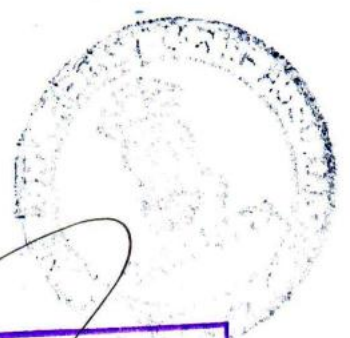


*Phool*

**MOUSUMI GHOSH**  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

859708 E

Identified by  
Biswanath Ghosh  
Advocate  
High Court Calcutta



**ADDITIONAL REGISTRAR**  
**OF ASSURANCES-I, KOLKATA**  
- 6 MAY 2015

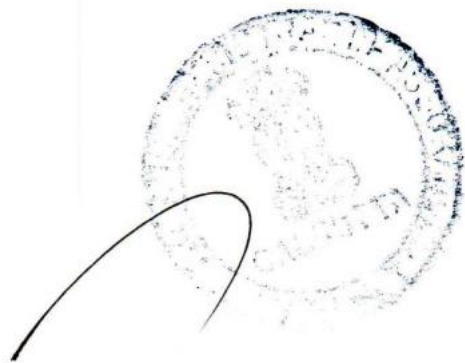
called and referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successor, heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

SMT. AVANTIKA SACHDEV, wife of Avneesh Sachdev, PAN-AJVPS9303C, by Nationality Indian, by faith Hindu, by occupation Service, residing at 15, Ballygunge Park Road, P.S. Karaya, Kolkata- 700 019, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her successors, heirs, executors, administrators, legal representatives and assigns) of the OTHER PART

WHEREAS one Bibhuti Prasanna Roy Chowdhury was the absolute owner by way of purchase of all that Shali land area 16 Cottahs 3 Chittaks comprised in R.S. and L.R. Dag No. 1 in Mouza Garagacha under the Rajpur- Sonarpur Municipality, the then District 24-Parganas along with other land under A.D.S.R. office and Police Station Sonarpur, and during the possession the said Bibhuti Prasanna Roy Chowdhury sold, conveyed by way of registered Bengali Kobala dated 14.12.1962 a part of shali land measuring 16 Cottahs 3 Chittaks in favour of Atul Chandra Chakraborty, the said Bengali Kobala was registered in the office of the District -Registrar, 24 -Parganas, recorded in Book No. I, Volume No. 87, Page from 234 to 239, Being Deed No. 4762 for the year 1962.

AND WHEREAS after purchase, said Atul Chandra Chakraborty was absolute owner and possessed the said property and paid khajna Dhakila before the appropriate authority in respect of the said property. During the possession, said Atul Chandra Chakraborty sold, conveyed by way of registered Bengali Kobala dated 07.09.1973 of all that Sali land measuring 16 Cottahs 3 Chittaks in favour of Puspa Ranjan Pal, the said Bengali Kobala was registered in the office of the District -Registrar, 24-Parganas, recorded in Book No. I, Volume No. 133, Page from 278 to 283, Being Deed No. 4884 for the year 1973.



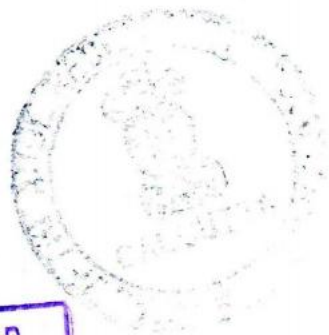
**ADDITIONAL REGISTRAR  
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**AND WHEREAS** after purchase, said Puspa Ranjan Pal was absolute owner and possessed the said property. During the possession, said Puspa Ranjan Pal died intestate leaving behind his wife namely Smt. Rekha Pal, she became the absolute owner of the said property as per provision of Hindu Succession Act, and possessed and enjoyed the said property, during the possession said Rekha Pal sold, conveyed by way of registered Bengali Kobala, dated 05.01.2007, of all that two plots marked A & B of Shali land measuring 3 Cottahs 15 Chittaks and 2 Cottahs 12 Chittaks 2 Sq.ft. i.e. total 6 Cottahs 11 Chittaks 2 Sq.ft. out of 16 Cottahs 3 Chittaks land in Mouza -Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 56 appertaining to C.S. Khatian No. 55 & 28, R.S. Khatian No. 42 & 50 comprised in R.S. Dag. No. 1, within P.S. Sonarpur, under A.D.S. R. office at Sonarpur within the Rajpur- Sonarpur Municipality, Ward No. 1, now in the District. of South 24 -Parganas in favour of Santosh Samaddar, THE PRESENT VENDOR, the said Bengali Kobala was registered in the office of the A.D.S.R at Sonarpur, recorded in Book No. I, Volume No. 125, Being Deed No. 6319 for the year 2007.

**AND WHEREAS** after purchase the Vendor is absolutely seized and possessed of all the said Sali land admeasuring 6 Cottahs 11 Chittaks 2 Sq.ft. more or less out of 16 Cottahs 3 Chittaks land in R.S. Dag No. 1 corresponding to L.R. Dag No. 1, appertaining to R.S. Khatian No. 42 & 50 in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 56 within P.S. & A.D.S. R. office at Sonarpur under Rajpur-Sonarpur Municipality, Ward No. 1, in the District. of South 24 -Parganas and recorded his name in the L.R. Record of Rights, finally published under L.R. Khatian No. 425 and sufficiently entitled to the aforesaid property as absolute owner thereof and the said property is free from all sorts of encumbrances.

**AND WHEREAS** the Vendor for his necessity expressed his intention to sell demarcated separated and exclusive portion out of his said property measuring 2 Cottahs more or less out of 6 Cottahs 11 Chittaks 2 Sq.ft. land and coming to know of such intention of the Vendor, the Purchaser approached the Vendor and offered to purchase the said property for a total

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consideration price of Rs. 4,00,000/- (Rupees Four Lac only) and the Vendor accepted the said offer and agreed to sell the said 2 Cottahs more or less of land in favour of the Purchaser at or for the said consideration of Rs. 4,00,000/- (Rupees Four Lac only) the said property is free from all sorts of encumbrances.

**AND WHEREAS** by an agreement dated 22<sup>nd</sup> day of June,2008 made between the parties hereto, it was inter alia agreed that the Vendor shall sell and Purchaser shall buy that said land containing an area 2 Cottahs for a total consideration price of Rs. 4,00,000/- (Rupees Four Lac only).

**AND WHEREAS** the Purchaser had paid the full consideration price as referred above on and before 22<sup>nd</sup> day of June,2008 and the receipts whereof the Vendor hereby admits and acknowledges. The physical possession of the said land was handed over by the Vendor to the Purchaser on 22.06. 2008 which the Purchaser herein admits and acknowledges. THEREFORE the transaction was completed on 22.06. 2008, but the Deed of Conveyance was not executed.

**AND WHEREAS** the Purchaser herein have approached the Vendor to complete sale, convey of the said land in favour of the Purchaser by executing the **DEED OF CONVEYANCE**

**NOW THIS INDENTURE WITNESSETH** that on payment of Rs. 4,00,000/- (Rupees Four Lac only) as per Memo of Consideration hereunder written, by the Purchaser to the Vendor at or before this presents (the payment whereof the Vendor do hereby and hereunder admit and acknowledge and acquit release the Purchaser and the Said Property hereby conveyed) the Vendor do hereby sell, transfer, alienate, convey and assure unto the Purchaser forever free from all encumbrances ALL THAT the Said Property, area 2 Cottahs out of out of 6 Cottshs 11 Chittaks 2 Sq.ft. land together with all easement rights and facilities of the said land in R.S.

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Dag No. 1, corresponding to L.R. Dag No. 1, appertaining to R.S. Khatian No. 42 & 50, corresponding to L.R. Khatian No. 425 in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 56 within P.S.-Sonarpur under Rajpur- Sonarpur Municipality, Ward No. 1, in the District. of South 24 -Parganas under A,D.S.R., Sonarpur, within the Rajpur- Sonarpur Municipality, Ward No. 1, more fully described in the Schedule hereunder written or HOWSOEVER otherwise SAID PROPERTY now or heretofore were or was situated butted bounded called known numbered described and distinguished TOGETHER WITH ALL benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever or any part thereof belonging to or in anyway 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 FURTHER TOGETHER WITH all paths passages, streets, trees, drains, sewers, water courses, underground water courses, soils, subsoils, fences, fittings, fixtures etc AND remainder and remainders, reversion and reversions AND issues and profits thereof and of any part thereof AND issues and profits thereof and of any part thereof AND ALL the deeds, pattahs, muniments, writings and evidence of title and which now are or hereafter shall or may be in the custody power or possession of the VENDOR its heirs, executors, administrators, representatives or any person from whom he/they can or may produce the same without action on suit at law or in equity. TO HAVE AND TO HOLD and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights and appurtenances into the use of the PURCHASER her executors, administrators, representatives and assigns forever AND the VENDOR do hereby itself, its heirs executors administrators, representatives and assignees THAT notwithstanding any act, deed or things whatsoever by the VENDOR or by any of its predecessors and ancestors in title done or executed or knowingly suffered to the contrary the VENDOR have at all material times heretofore and now have good right, full powers absolute

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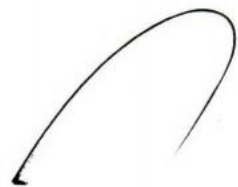
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authority and indefeasible title grant sell convey transfer assign and assure the SAID PROPERTY hereby granted sold conveyed and transferred or expressed or intended as to be into and to the use of the PURCHASER her executors, administrators, representatives and assignees in the manner aforesaid AND THAT the PURCHASER her/their executors, administrators, representatives and assignees shall and may at all times hereafter peaceably equitably and enjoy the SAID PROPERTY and every part thereof and receive the rents issues and profits thereon without any lawful eviction interruption claim or demand whatsoever from or by the VENDOR of any person or persons lawfully or equitably claiming from under or in trust to them or from or under any of their ancestor or predecessors in title and that fee and clear and truly and clearly absolutely acquitted exonerated and released or otherwise by and at their costs and expenses of the VENDOR will and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the VENDOR or any of its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the VENDOR and all persons having lawfully or equitably any estate or interest whatsoever or any part thereof from or in trust of the VENDOR or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereinafter at the request and cost of the PURCHASER his/their executors, administrators, representatives and assignees do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assigning and every part thereof unto and to the use of type PURCHASER her/their executors, administrators, representatives and assignees accordingly to the true intend and meaning of this Deed as shall or may be reasonably required AND FURTHER THAT and that the Purchaser shall also be entitled to sell, lease, mortgage, gift, lien or otherwise alienate the said land in any manner whatsoever aforesaid as shall or may be reasonably required AND FURTHER THAT the said Purchaser shall have right to cause separate assessment by mutating their names in the

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A handwritten signature in black ink, consisting of a single, fluid, curved stroke.

ADDITIONAL REGISTRAR  
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office of the Rajpur-Sonarpur Municipality, Local authority, B.L & L.R.O, J.L & L.R.O, D. L.& L.R.O. and/or any other Government and semi Government offices and/or any other office/s in place of the name of VENDOR to which the VENDOR shall give all consent and signature if necessary and VENDOR further declare that the said land hereby sold is not subject to any attachment, alignment lien, charges, mortgage or any suit or execution of any court of law and the said land is free from all encumbrances AND FURTHER THAT the VENDOR and all its heirs, executors and administrators shall at all time thereafter indemnify and keep indemnified the PURCHASER his/their executors, administrators, representatives and assignees, if any, suffered by reason of any defect in the title of the VENDOR for any breach of the covenant hereunder contained.

### SCHEDULE

**ALL THAT** piece and parcel of Sali land measuring **2 Cottahs** more or less out of 6 Cottahs 11 Chittaks 2 Sq.ft. more or less out of total 178 Satak land in **R.S. Dag No. 1**, corresponding to L.R. Dag No.1, appertaining to R.S. Khatian No. 42 & 50 corresponding to L.R. Khatian No. 425 in Mouza Garagacha, Pargana Khashpur J.L. No. 45, R.S. No. 41, Touzi No. 56 within **P.S. -Sonarpur**, under A.D.S. R. office at Sonarpur within the limits of the Rajpur- Sonarpur Municipality, Ward No. 1, in the District. of South 24 -Parganas together with all easements rights and also common passage/s of the said property thereof.

The proportionate annual rent of the said land is payable to the office of the Collector, Government of West Bengal. The said land is delineated RED BORDER in the plan annexed hereto, which is butted and bounded as follows :

ON THE NORTH : Part of R.S.Dag No. 1  
 ON THE SOUTH : Part of R.S.Dag No. 6  
 ON THE EAST : Part of R.S.Dag No. 1  
 ON THE WEST : Part of R.S.Dag No. 1 and  
 4 feet wide Common passage

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

SIGNED, AND  
DELIVERED IN THE  
PRESENCE OF :-

1. Nivek Anand  
32A, Kanesh Chandra  
Avenue, 6th Floor  
Kolkata - 700013.

*[Handwritten Signature]*

-----  
SIGNATURE OF VENDOR

2. Gautam Das  
D-71, Jadu Colony  
Kot-34.

Reader & Explained  
Prepared & Drafted by

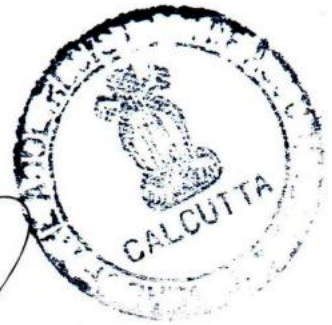
Biswanath Ghosh  
F1693/444/97.  
BISWANATH GHOSH  
ADVOCATE  
High Court, Calcutta.

Computer Typed by

*[Handwritten Signature]*

(S.GHOSH)  
10, K.S.Roy Road, 2<sup>nd</sup> floor,  
Kolkata- 700 001.

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OF ASSURANCES-I, KOLKATA  
- 6 MAY 2015**



MEMO OF CONSIDERATION

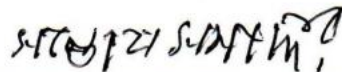
RECEIPT of and from within named Purchaser the within mentioned sum of Rs. 4,00,000/- (Rupees Four Lac only) towards the full and final consideration price as follows:-

Date	Cash/Cheque	Amount
08.06.2008	In Cash	Rs. 1,00,000/-
14.06.2008	In Cash	Rs. 1,50,000/-
22.06.2008	In Cash	Rs. 1,50,000/-
		Rs. 4,00,000/-

(RUPEES FOUR LAC ONLY)

WITNESSES :-

1. Vivek Agarwal



SIGNATURE OF VENDOR

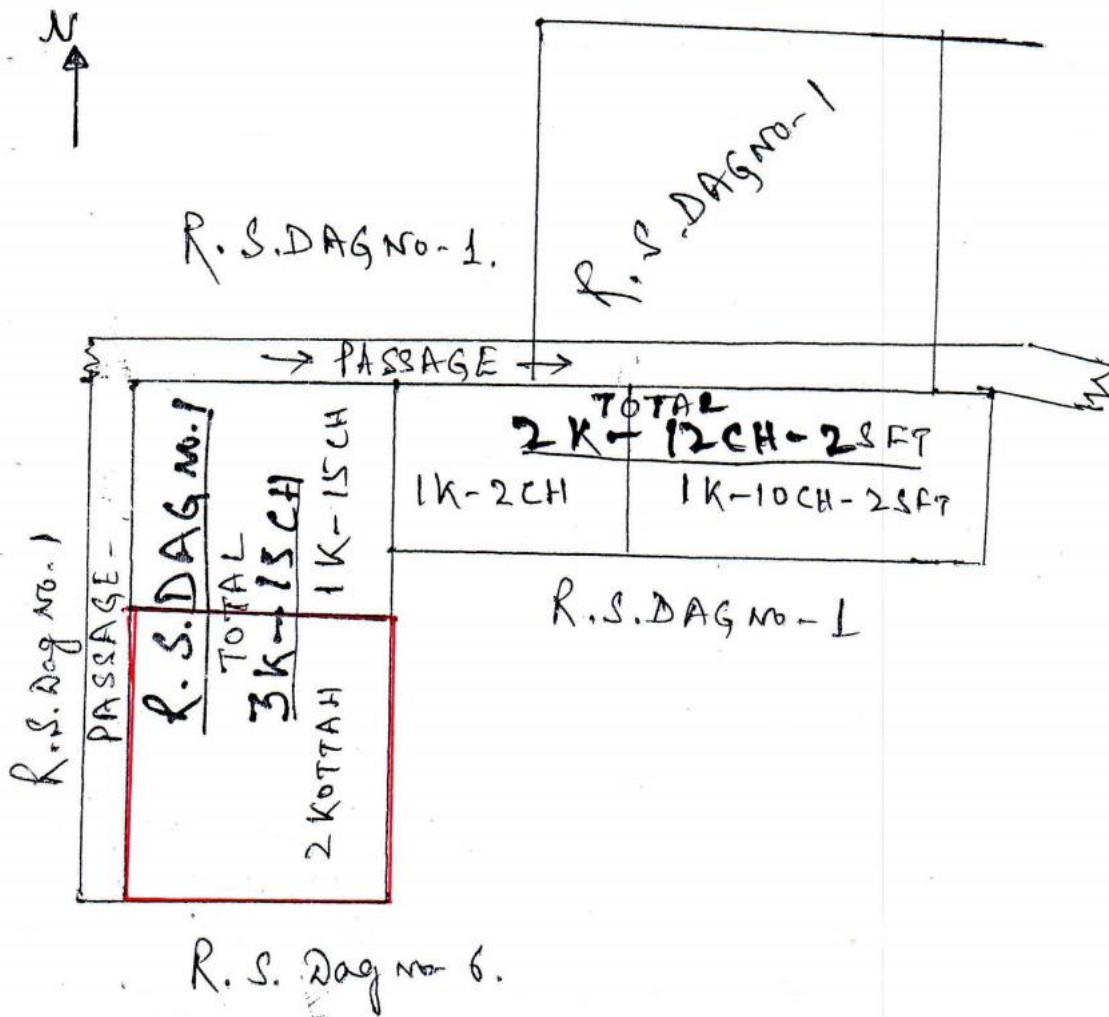
2. Gautam Das



ADDITIONAL REGISTRAR  
OF ASSURANCE CO. KOLKATA  
- 6 MAY 2015

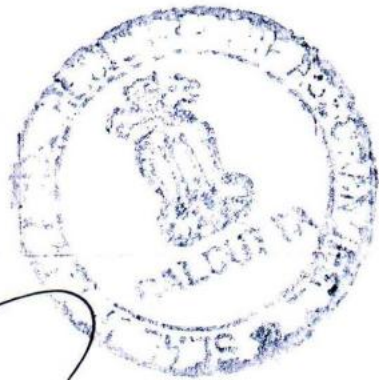
SITE PLAN OF R.S. DAG NO-1, L.R. DAG NO-1, R.S. KHATIAN NO-42 & 50 L.R. KHATIAN NO-425, MOZZA-GARAGACHA, J.L. NO-45 P.O. SONARPUR, DISTRICT-24-PGS (SOUTH) UNDER RAJPUR-SONARPUR MUNICIPALITY WARD NO-1, SCALE: 20' → 1"

VENDOR :- SANTOSH SAMADDAR  
PURCHASER :- AVANTIKA SACHDEV  
AREA : 2 COTTAS.



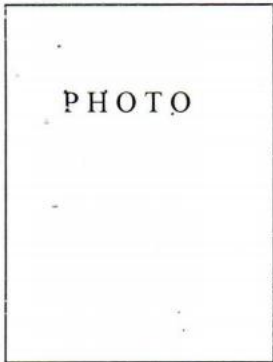
\_\_\_\_\_  
SIGNATURE OF VENDOR

*Santosh Samaddar*  
 \_\_\_\_\_  
 S. Mukherjee, LBS.  
 DRAWN BY



**ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
- 6 MAY 2015**

# SPECIMEN FORM FOR TEN FINGER PRINTS



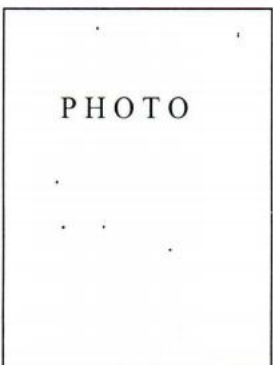
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



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



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



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 6 MAY 2015



**Government Of West Bengal**  
**Office Of the A.R.A. - I KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 03812 of 2015**  
**(Serial No. 03670 of 2015 and Query No. 1901L000007763 of 2015)**

**On 06/05/2015**

**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 Draft

Rs. 30007/- is paid , by the draft number 091349, Draft Date 04/05/2015, Bank Name State Bank of India, SUBODH MALLICK SQUARE, received on 06/05/2015

( Under Article : A(1) = 29909/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 06/05/2015 )

**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.-27,20,000/-

Certified that the required stamp duty of this document is Rs.- 163220 /- and the Stamp duty paid as:  
Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 158250/- is paid , by the draft number 091350, Draft Date 04/05/2015, Bank : State Bank of India, SUBODH MALLICK SQUARE, received on 06/05/2015

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

Presented for registration at 11.15 hrs on :06/05/2015, at the Office of the A.R.A. - I KOLKATA by Santosh Samaddar ,Executant.

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

Execution is admitted on 06/05/2015 by

1. Santosh Samaddar, son of Madhu Sudan Samaddar , Garia, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Service

Identified By Biswanath Ghosh, son of - , E. N. F / 693/444/97, High Court, Kolkata, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA





( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA







**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - I KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 03670 / 2015, Deed No. (Book - I , 03812/2015)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Santosh Samaddar Garia, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	 06/05/2015	 LTI 06/05/2015	<i>Santosh Samaddar</i> 6/5/15

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

Sl No:	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Santosh Samaddar Address -Garia, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 06/05/2015	 LTI 06/05/2015	<i>Santosh Samaddar</i>

**Name of Identifier of above Person(s)**  
 Biswanath Ghosh  
 E. N. F / 693/444/97, High Court, Kolkata,  
 District:-Kolkata, WEST BENGAL, India

**Signature of Identifier with Date**  
*Biswanath Ghosh, Advocate*  
 6/5/15



**ADDITIONAL REGISTRAR**  
**OF ASSURANCES-I, KOLKATA**  
**- 6 MAY 2015**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 10  
Page from 7036 to 7050  
being No 03812 for the year 2015.



(Dinabandhu Roy) 07-May-2015  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal