

S-4372/09

1-0082/10



K  
6-500  
23/12/09

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

VAC Cozem 871 ch - 23/12/09  
B 601727

J(1)	2500
J(2)	2500
= 5000 received	
on 23/12/09	

VAC Cozem 2500 ch - 23/12/09

K(1)	500
K(2)	3000
= 3500 received	
on 11/1/10	

11/1/10

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this 23<sup>rd</sup> day of December Two Thousand and Nine (2009...).

13/12/09

**B E T W E E N**

**SMT. ASHA SEN** alias **ASHA SEN SHARMA**, wife of Late Hari Prasanna Sen Sharma, by faith - Hindu, by Nationality - Indian, by occupation - ....., residing at 29A, Charu Chandra Avenue, Police Station - Charu Market, in the Town of Kolkata, Kolkata - 700 037, hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context and / or subject be deemed to mean and include her heirs, successors, administrators, legal representatives and assigns) of the **ONE PART.**

Certified that the document is admitted to registration and the signature sheet/s and the endorsement sheets attached with this document are the part of this document.

*[Signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 601728

[ 2 ]

A N D

(1) GOVIND KEDIA, son of Late Ramanand Kedia, by faith – Hindu and (2) SMT. POOJA KEDIA, wife of Govind Kedia, by Occupation – Housewife, both by faith – Hindu, by Nationality – Indian, residing at 98, Cristopher Road, brindavan Garden, Block No. 'A-5', Flat No. 10D, Kolkata – 700 048, hereinafter called or referred to as the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context and / or subject be deemed to mean and include their heirs, successors, administrators, legal representatives and assigns) of the OTHER PART.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 601729

[ 3 ]

**WHEREAS** by an Indenture of sale executed on 07.02.1936, made between one Messrs Mungiram Bangur and Company referred to therein as the Vendor of the One Part AND one Hariprasanna Sen Sharma and Debaprasanna Sen Sharma, both referred to therein as the Purchasers of the other part, registered at the Office of the District Sub-Registrar of 24-Parganas at Alipore and recorded in Book No. 1, Volume No. 15, Pages 257 to 262, Being No. 1864, for the year 1936, the said Vendor therein, for the consideration mentioned therein, sold, granted, transferred, assigned and assured to and in favour of the said Purchasers therein all that the homestead land measuring about 2 Cottahs 4 Chittacks 0 Suare feet lying and situated and being Premises No. 41, Russa Road, (subsequently known and numbered as 29A, Charu Chandra Avenue), Calcutta (hereinafter referred to as the "SAID MOTHER LAND").

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000



ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 601730

[ 4 ]

**AND WHEREAS** the said Haripasanna Sen Sharma and the said Debaprasanna Sen Sharma, each in undivided equal share of the said plot of land measuring more or less 2 Cottahs 4 Chittacks without any encumbrances with all rights, liberty, right and easement, erected and built thereon while thus seized and possessed of the said mother land constructed a two storied masonry building on the said mother land by making equal contribution thereto.

**AND WHEREAS** the said Hariprasanna Sen Sharma died intestate on 18.08.1944 leaving behind him and survived by his wife Smt. Asha Sen as his only legal heiress in accordance to the Hindu Law of Dayabhaga School prevailing at that relevant time.



**AND WHEREAS** by a Deed of Partition one Smt. Asha Sen alias Asha Sen Sharma, wife of Late Hariprasanna Sen Sharma, one co-owner of the First Part mentioned therein and Debaprasanna Sen Sharma alias Debaprasanna Sen, son of Late Janardan Hari Sen Sharma other co-owner of the Second Part mentioned therein and divided the said property of a piece or parcel of land measuring 2 Cottahs 4 Chittacks more or less together with building standing thereon lying and situated at Premises No. 41, Russa Road, (subsequently known and numbered as 29A, Charu Chandra Avenue, Calcutta – 700 033, within the local limits of Calcutta Municipal Corporation, in Ward No. 81, within the jurisdiction of Charu Market Police Station, by virtue of a Registered Deed of Partition executed on 10.10.1972, duly registered in the Office of District Sub-Registrar Alipore, 24-Parganas, and recorded in Book No. I, Volume No. 18, Pages 105 to 123, Being No. 4171, for the year 1972 and the said property is mentioned in the Schedule 'B' marked Lot 'A' of the said Deed of Partition .

**AND WHEREAS** said Smt. Asha Sen alias Asha Sen Sharma after getting the possession of her allotted portion of **ALL THAT** piece or parcel of land measuring an area 1 (one) Cottah 5 (Five) Chittacks  $3\frac{3}{4}$  ( Three point three four) Square feet together with partly two storied building measuring about 948.9 Square feet approx. lying and situated at Premises No. 29A, Charu Chandra Avenue, Calcutta – 700 033, within the local limits of Calcutta Municipal Corporation, in Ward No. 81, within the jurisdiction of Charu Market Police Station, thereafter said Smt. Asha Sen alias Asha Sen Sharma mutated her name of the Local Calcutta Municipal Corporation presently known as Kolkata Municipal Corporation, the vendor herein free from all sorts of encumbrances together with right to sell, conveyed and / or transfer the same and / or right to into any agreement with anybody in manner as she deemed fit and proper.

**AND WHEREAS** now the Vendor hereby agreed to sell and the Purchasers hereby agreed to purchase **ALL THAT** piece or parcel of land measuring an area 1 (one) Cottah 5 (Five) Chittacks  $3\frac{3}{4}$  ( Three point three four) Square feet together with partly two storied building measuring about 948.9 Square feet approx. lying and situated at Premises No. 29A, Charu Chandra Avenue, Calcutta – 700 033, within the local limits of Calcutta Municipal Corporation, in Ward No. 81, within the jurisdiction of Charu Market Police Station, within the limits Kolkata Municipal

Corporation, particularly mentioned in the Schedule hereinafter written at or for the total consideration of Rs. 9,00,000/- (Rupees Nine Lac) only free from all sorts of encumbrances and for greater clearance of the same one SITE PLAN is annexed herewith and delineated in RED mark which will be treated as a Part of this Deed of Conveyance.

**NOW THIS INDENTURE WITNESSETH** that herein both the parties in pursuance of the Agreement for Sale dated July, 2008, and in total consideration of the sum of Rs. 9,00,000/- (Rupees Nine Lac) only paid by the Purchasers as per Memo below at or immediately before the execution of these presents (the receipt whereof the Vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquit, release and forever discharge the said Purchasers as well as the said property, particularly described in the Schedule hereunder written) the Vendor do hereby grant, sell, transfer, assign and assure unto the Purchasers herein ALL THAT piece or parcel of land measuring an area 1 (one) Cottah 5 (Five) Chittacks  $3\frac{3}{4}$  (Three point three four) Square feet together with partly two storied building measuring about 948.9 Square feet approx. lying and situated at Premises No. 29A, Charu Chandra Avenue, Calcutta – 700 033, within the local limits of Calcutta Municipal Corporation, in Ward No. 81, within the jurisdiction of Charu Market Police Station, within the limits Kolkata Municipal Corporation, mentioned in the Schedule hereinafter written and delineated in map or plan annexed hereto and therein bordered RED Colour, together with full benefits of passages, ways, rights, liberties, privileges, all manner of easement and appurtenances belonging to AND ALL the estate, rights, title, interest, claim and demand whatsoever of the Vendor into or upon the same and every part thereof TO HAVE AND TO HOLD the said property hereby granted, conveyed, transferred and assigned and intended so to be unto and to the use of the Purchasers herein absolutely and forever free from all encumbrances, charges, attachments, liens etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession and the Vendor do hereby covenant with the Purchasers as follows :-

1. THAT notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or



defects in title whatsoever and that the Vendor has full power and absolute Authority to sell the said property in manner aforesaid.

2. THAT the Purchasers shall hereafter peaceably and quietly hold possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or any claimants through or under her.
3. FURTHER THAT the Vendor, her heirs, successors, executors, administrators, representatives or assigns, covenant with the Purchasers, their heirs, successors, executors, administrators, representatives or assigns, to save harmless indemnify and keep indemnified the Purchasers, their heirs, successors, executors, representatives or assigns, free or against all encumbrances, charges and equities whatsoever.
4. THAT the Vendor, her heirs, successors, executors, administrators, representatives or assigns, further covenant that the Vendor will at the request and cost of the Purchasers, their heirs, successors, executors, administrators, representatives or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assigning the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.
5. THAT the Purchasers herein will be entitled to mutate their names in respect of the said piece or parcel of land, with the authorities concerned of West Bengal.
6. AND that the said piece or parcel of land or any part or portion thereof or any interest therein has not vested in and / or are / is not acquired by the State of West Bengal Estate Acquisition Act, 1956 or statutory modification thereof or any other law for the time being in force.
7. ALL THE taxes, land revenue and impositions payable in respect of the said property up-to-date of these presents have been fully paid by the Vendor and if any portion of such taxes, levies, impositions etc. found to have remained

unpaid for the period up to the date hereof, the same shall be deemed to be the liability of the Vendor and realisable from the Vendor.

**IT IS** hereby declared that the land described in the Schedule below is the self acquired property of the Vendor and they are not the benemder of any one.

**AND** the Vendor delivers this day khas possession of the said property unto the Purchasers.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

**ALL THAT** piece or parcel of land measuring an area 1 (one) Cottah 5 (Five) Chittacks  $3\frac{3}{4}$  ( Three point three four) Square feet together with partly two storied building measuring a total 850 (Eight Hundred Fifty) Square feet approx. lying and situated at Premises No. 29A, Charu Chandra Avenue, Calcutta – 700 033, within the local limits of Calcutta Municipal Corporation, in Ward No. 81, within the jurisdiction of Charu Market Police Station, within the limits Kolkata Municipal Corporation, which is butted and bounded as follows :-

**ON THE NORTH** : 29/B, Charu Chandra Avenue.

**ON THE SOUTH** : (Mondal's property), 63, Tollygache Circular Road.

**ON THE EAST** : 27, Charu Chandra Avenue.

**ON THE WEST** : 31, Charu Chandra Avenue.



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

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

1. Ajay Agnewal  
s/o Lt. Shri Kishan Chand  
Agnewal  
SA, Subashini Ganguly Boral  
KOL-25

2. Tannu Baskin  
s/o Arun Baskin  
pt. 13/54, R.M. Rd  
kt-37

Asha Sam

\_\_\_\_\_  
SIGNATURE OF THE VENDOR.

Drafted by :-

Amit Gupta.

Amit Gupta  
Advocate High Court Calcutta  
Member Bar Association High Court, Calcutta

Govind Kunal Kedia

Pooja Kedia

\_\_\_\_\_  
SIGNATURE OF THE PURCHASERS

- **MEMO OF CONSIDERATION** -

**RECEIVED** a sum of Rs. **9,00,000/-** (Rupees Nine Lac) only from the withinnamed Purchasers, being the full consideration money of the aforesaid land fully described in the Schedule hereinabove written and payment as per Memo below :-

- **M E M O** -

<u>Date</u>	<u>Cash / Chque No.</u>	<u>Particulars</u>	<u>Amount (Rs.)</u>
25.07.2008	DD No. 725250	S. B. I.	3,00,000.00
03.12.2008	DD No. 769049	U. B. I.	1,00,000.00
18.12.2008	DD No. 938753	O.B.C.	2,50,000.00
23.12.2009	DD No. 462441	O.B.C.	<u>2,50,000.00</u>
TOTAL : Rs.			<u>9,00,000.00</u>

(Rupees Nine Lac) only.

**WITNESSES :-**

1. *Ajay Agarwal*

2. *Tannu Bafeta*

*Risha Sen*

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





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

Endorsement For Deed Number : I - 00082 of 2010  
(Serial No. 04372 of 2009)

On 23/12/2009

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

Presented for registration at 18.50 hrs on :23/12/2009, at the Private residence by Govind Kumar Kedia, one of the Claimants.

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

Execution is admitted on 23/12/2009 by

1. Asha Sen Alias Asha Sen Sharma, wife of Late Hari Prasanna Sen Sharma , 29 A, Charu Chandra Avenue Kolkata, Charu Market, , Thana:-, District:-, , , Thana Charu Market,Pin 700033, By Caste Hindu, By Profession : Others
2. Govind Kumar Kedia, son of Late Ramanand Kedia , 92, Cristopher Road, Brindavan Garden Block No A-5, Flat No 10 D, Kolkata, .. , Thana:-, District:-, . . . , Thana ..,Pin 700048, By Caste Hindu, By Profession : Others

Identified By Ajoy Agarwal, son of Late K C Agarwal, 5 A, Suhasini Ganguly Sarani, Kolkata, , P.S.:., PINCODE:700025 Pin :-700025 , By Caste: Hindu, By Profession: Business.

( Abani Kumar Dey )  
DISTRICT SUB-REGISTRAR-I

On 24/12/2009

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 24277/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 24/12/2009

**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.-2207120/-

Certified that the required stamp duty of this document is Rs.- 132447 /- and the Stamp duty paid as: Impressive Rs.- 4000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 40000/- is paid, by the draft number 334516, Draft Date 23/12/2009, Bank Name STATE BANK OF INDIA, Harish Mukherjee Rd, received on 24/12/2009
2. Rs. 40000/- is paid, by the draft number 334517, Draft Date 23/12/2009, Bank Name STATE BANK OF INDIA, Harish Mukherjee Rd, received on 24/12/2009
3. Rs. 48447/- is paid, by the draft number 334518, Draft Date 23/12/2009, Bank Name STATE BANK OF INDIA, Harish Mukherjee Rd, received on 24/12/2009

( Abani Kumar Dey )  
DISTRICT SUB-REGISTRAR-I

On 11/01/2010

( Abani Kumar Dey )  
DISTRICT SUB-REGISTRAR-I



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

Endorsement For Deed Number : I - 00082 of 2010  
(Serial No. 04372 of 2009)

**Endorsement by Commissioner after execution of commission**

1. [Case No. 00025 - 2010]

( Abani Kumar Dey )  
DISTRICT SUB-REGISTRAR-I

**On 12/01/2010**

**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.

( Abani Kumar Dey )  
DISTRICT SUB-REGISTRAR-I

( Abani KumarDey )  
DISTRICT SUB-REGISTRAR-I  
EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 1612 to 1630  
being No 00082 for the year 2010.



(Abani Kumar Dey) 14-January-2010  
DISTRICT SUB-REGISTRAR-I  
Office of the D.S.R.-I SOUTH 24-PARGANAS  
West Bengal



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name GAJINDER KUMAR REDIA

Signature Gajinder Kumar Redia



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name POOJA REDIA

Signature Pooja Redia



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Asha Sen

Signature Asha Sen



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					