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Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

  
A.D.S.R Howrah

28 SEP 2011

*GANAPATI SARAANAAM.*

**DEED OF CONVEYANCE.**

**Valued at Rupees.18,00,000 /- only ;**

**P.S Shibpur, District.Howrah.**

**THIS DEED OF CONVEYANCE** is made on this 28th day of September, Christian Two thousand and Eleven Between **SRI PARTHA SARATHI GANGULY**, Son of Late Sital Chandra Ganguly, by faith Hindu, by occupation Service, residing at- 881, Sarat Chatterjee Road, Police Station. Shibpur, District. Howrah and at present residing at Flat No 16C2, 16<sup>th</sup> Floor of DJORD Tower, Hiland Park, 1925, Chak Garia, Kolkata- 700 094, in the State of West Bengal, hereinafter referred to as the **OWNER / VENDOR** ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include all his heirs, successors, executors, administrators and assigns ) of the **ONE PART** :



-:: **A N D** ::-



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U. S. Chandra K. B. Chandra  
Advocate

**SRI NAVANIL PATRA**, Son of Sri Joydeb Patra, by faith Hindu, by occupation- Business, residing at- 67, Panchanan Tala Road, Police Station. Howrah, District Howrah, in the State of West Bengal, hereinafter referred to as the **PURCHASER / BUYER** ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include all his heirs, successors, executors, administrators and assigns) of the **OTHER PART** :

**WHEREAS** originally one Srikanta Ganguly was the absolute owner and occupier in respect of Premises No. Formerly 598, Circular Road and then known and renamed as 881, Sarat Chatterje Road, P.S Shibpur, District. Howrah, measurig about 4 Katta 12 Chatak 2 Sq.ft with Dwelling house standing thereon and Premises No 878, Sarat Chatterjee Road, P.S Shibpur, District. Howrah, measuring about 9 Katta 0 Chatak 36 Sq.ft with Dwelling house standing thereon including all sorts of easements and amenities annexed therewith being his exclusive property ;  
AND

**WHEREAS** during such enjoyment of the properties in khas, said Srikanta Ganguly executed one Registered Deed of Family Settlement in favour of Sukumar Ganguly, Sudhakar Ganguly, Sital Ganguly, Krishnadhan Ganguly, Sudhin





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Ganguly and Dhananjoy @ Khoka Ganguly in respect of Premises No 881 & 878, Sarat Chatterjee Road, P.S Shibpur, District., Howrah vide Dated 14<sup>th</sup> day of December, 1938 and recorded in Book No I, Volume No 38, Pages from 86 to 91, Being No 1953 for the Year 1938 thereat; AND

**WHEREAS** in terms of the above mentioned Settlement Deed, the parties began to use and enjoy the said property in khas and during such enjoyment, Sudhakar Ganguly died as Bachelor and thereafter Sukumar Ganguly died on 30<sup>th</sup> day of August, 1996 and Krishnadhan Ganguly died on 9<sup>th</sup> day of January, 1992 and Sudhin Ganguly died on 14<sup>th</sup> day of January, 1995; AND

**WHEREAS** on the Death of Sukumar Ganguly, his share devolved upon his Son and Daughter namely Sri Jayanta Ganguly and Smt Sikha Bhattacharya. Be it mentioned here that the Wife of Sukumar Ganguly namely Smt Umarani Ganguly died on 3<sup>rd</sup> day of March, 1994; AND

**WHEREAS** likewise on the death of Krishnadhan Ganguly, his Wife, only Son and 3 Daughters jointly inherited the share of the deceased Krishnadhan Ganguly namely Smt Minati Ganguly, Sri Saibal Ganguly, Kumari Sarbari Ganguly, Kumari Piyali Ganguly and Smt Mahua Chakraborty ; AND





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**WHEREAS** be it mentioned here that Sudhin Ganguly died as Bachelor and as such his share duly devolved upon his living Brothers and sisters namely Three Brothers Sri Sukumar Ganguly, Sri Sital Ganguly, Sri Dhananjoy Ganguly and Two Sisters namely Smt Parul Bala Banerjee and Smt Aannapurna Chatterjee ; AND

**WHEREAS** thus Jayanta Gangulay and Another became owner of 1/5<sup>th</sup> share and Dhananjoy Ganguly became owner of 1/5<sup>th</sup> share and Smt Minati Ganguly & 4 others became owner of 1/5<sup>th</sup> share, Sri Sital Ganguly became owner of 1/5<sup>th</sup> share and Smt Parul Bala Banerjee and Smt Annapurna Chatterjee jointly became owner of rest 1/5<sup>th</sup> share of the property in respect of Premises No 881 & 878, Sarat Chatterjee Road, P.S Shibpur, District Howrah and began to use and enjoy the same in Joint / Ezmal; AND

**WHEREAS** as the parties named above faced much troubles relating to joint user and possession for which they amicably Partitioned the said properties vide a Deed of Partition Dated 8<sup>th</sup> day of March, 2000 and on payment of Balance Stamp Duty and Registration Fees, the same was entered into Book No I, Volume No 95, Pages from 66 to 80, Being No 398 for the Year 2001 in the Office of District Sub Registrar at Howrah ; AND





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**WHEREAS** in terms of the said Deed of Partition, Sri Sital Chandra Ganguly being 4<sup>th</sup> Party to the said Deed were absolutely allotted "Unga" schedule mentioned property and shown in the Annexed Partition Plan No.1 being Lot "A" and Coloured with "Red" border line, measuring about 2 Katta 5 Chatak 15 Sq.ft with old Two storied Building standing thereon including all sorts of easements including right of user of the 10 Feet wide common passage on the Eastern side in respect of Premises No 881(P), Sarat Chatterjee Road, Police Station Shibpur, District Howrah in exclusion of others being his absolute and sole allotment; AND

**WHEREAS** Sri Sital Chandra Ganguly became absolute owner and occupier in respect of the schedule mentioned property and began to use and enjoy the same along with his family members peacefully and uninterruptedly by discharging his statutory obligations thereof; AND

**WHEREAS** during such enjoyment Sri Sital Chandra Ganguly died intestate on 24.05.2010 , leaving behind him surviving only son namely the Vendor herein Sri Partha Sarathi Ganguly. Be it mentioned here that the Wife of Sital Chandra Ganguly namely Smt Ratna Ganguly predeceased her Husband on 04.05.1997; AND





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**WHEREAS** thus the vendor became absolute owner and occupier in respect of the schedule mentioned property by way of inheritance and now the Vendor is residing elsewhere for which the Vendor declared to sell the schedule mentioned property, measuring about 2 (Two) Katta 5 (Five) Chatak and 15 (Fifteen) Square Feet, be the same a little more or less with old Two storied Pucca Building standing thereon in respect of Premises No. 881 (P), Sarat Chatterjee Road, Police Station Shibpur, District. Howrah and the Purchaser has offered to purchase the same at a lumpsum amount of Rs. 18,00,000/- (Rupees Eighteen Lakhs) only and the Vendor have no better offer and as such have accepted the said price to be highest and reasonable and have agreed to sell the same in favour of the Purchaser and the Purchaser have requested to execute Deed to the Vendor and hence this Deed.

**:: NOW THIS DEED OF INDENTURE WITNESSETH AS FOLLOWS ::**

1. In pursuance of the said Agreement arrived at and in between the parties and in consideration of payment of total sum of Rs. 18,00,000/- (Rupees Eighteen Lakhs) only as per Memo below paid by the Purchaser to the Vendor (which the Vendor hereby accepts and also acknowledges being amount of full consideration to his full and final satisfaction and further release the purchaser from payment of any further sum in future), the Vendor hereby convey, grant, transfer,





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assign and assure by way of Sale to the purchaser **ALL THAT** piece and parcel of Mokorari Mourashi Bastu land, measuring about **2 Katta 5 Chatak 15 Sq.ft** with Two storied old Building standing thereon including all sorts of easements, amenities, privileges, benefits, heriditaments annexed therewith in respect of Premises No. **881(P)** , **Sarat Chatterjee Road**, Police Station Shibpur, District. Howrah, Ward No. **44** of Howrah Municipal Corporation and duly described in the schedule below and for clearness delineated in the annexed Map or Plan hereto with colour "**Red**" border line together with appurtenances, heriditaments, paths, pathways, Drains, pipes, passages etc and all sorts of easements, semi-easements and benefits whatsoever **TO HAVE AND TO HOLD** the same unto the Purchaser absolutely and forever as owner thereof.

2. **THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS :-**

(a) That the Vendor is the sole owner in respect of the schedule mentioned property and have perfect title, full ownership and absolute possession and perfect transferable rights thereof.

(b) That there are no other claimants and/or owners excepting the present vendor in the property under sale.





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(c) That the property hereby sold is free from all encumbrances.

(d) That the Purchaser is well entitled to use, enjoy and occupy the property hereby sold being part of Premises No. 881(P), Sarat Chatterjee Road, Police Station Shibpur, District. Howrah without any interruption or disturbances either from the Vendor or from any other person or persons claiming through or under the Vendor.

(e) That the Purchaser is well entitled to mutate his name before Howrah Municipal Corporation, Settlement Department etc and the Vendor hereby afford his consent for doing so.

(f) That the Vendor further agrees to co-operate with the Purchaser to have his name recorded as stated above.

(g) That the Arrear of Tax and Revenue shall be paid by the Vendor upto this date.

(h) That the Vendor hereby undertake to indemnify the purchaser in the event of any defect in marketable title of the Vendor is detected or the purchaser's peaceful possession as absolute owner by any way disturbed by the Vendor or persons claiming through or under them and the vendor shall





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compensate the Purchaser according to law and shall remove all such defects, if any, detected in the title of the Vendor.

(i) That the Purchaser is further entitled to use, enjoy and occupy the schedule mentioned property according to his own choice and necessity like raising of construction or otherwise.

(j) That the vendor hereby undertake to execute and register any other Deed like Deed of rectification, Deed of Declaration either for removing any defect or in order to pass a better title and for comfortable enjoyment of the property by the purchaser being absolute owner at the cost and request of the purchaser.

(k) That the property hereby sold is absolutely free from all encumbrances and no part of the same is neither acquired, requisition or vested by Howrah Municipal Corporation, Kolkata Metropolitan Development Authority, Settlement Department, Government of West Bengal nor any notice is issued upto this date for such purposes nor the same is Charged, Mortgaged, Hypothicated in anywhere nor the same is decreed by any competent court of Law and the same is absolutely free and hereby sold to the purchaser.





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(l) the Vendor hereby delivers khas and vacant possession of the property and also the Original Deeds and documents, papers this day to the purchaser and further declare to produce any other papers in future, if are found lying with the Vendor.

(m) That the Vendor have executed this Deed after realizing the actual meaning of the Deed in between the lines and acknowledging the consideration amount, while physically fit and mentally alert.

**SCHEDULE OF PROPERTY HEREBY SOLD.**

**ALL THAT** piece and parcel of Bastu land, measuring about **2 (Two) Katta 5 (Five) Chatak 15 (Fifteen ) Square Feet** a little more or less with more than 40 Years old dilapidated Two storied building standing thereon having **740 Sq.ft** on the Ground floor and **570 Sq.ft** at the First floor and comprised in R.S.Record of Right as Mouza, Shibpur, P.S/ Thana, Shibpur, Sheet No. 28, Khatian No.187 District. Howrah , measuring about .0385 Satak/ Decimal being part of Premises No. **881(P), Sarat Chatterjee Road**, Police Station, Shibpur, District. Howrah in **Ward No.44** of Howrah Municipal Corporation with all sorts of easements, amenities annexed therewith including right of user of the





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Passage for egress and ingress and butted and bounded as follows :-

**ON THE NORTH** ; Premises No 882, Sarat Chatterjee Road, Howrah.

**ON THE SOUTH** ; Premises No.881 (P), Sarat Chatterjee Road, Howrah..

**ON THE EAST** ; 10 (Ten) feet wide Common Passage.

**ON THE WEST** : Property of Jayanta Ganguly & Others.

**IN WITNESSES WHEREOF** the Vendor have hereby hereto put and subscribed his hands on this Deed on the day month and year, first above written.

Witnesses :-

1. Deban kr. Ghosh  
Howrah Cant

Panthesanathi Ganguly.

SIGNATURE OF THE VENDOR.

2. Chandu Shekhar Singh  
Advocate  
Judges court Howrah

3. Joy debi Patra.  
67 Panchanangala Rd Howrah





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**Memo of Consideration**

Received a total sum of Rs. 18,00,000/- (Rupees Eighteen Lakhs) only from the abovenamed Purchaser through Cheque/Draft stated below for sale of the schedule mentioned property, which I do hereby accept and acknowledge.

<u>Sl No</u>	<u>Date</u>	<u>Cheque/Draft</u>	<u>Bank</u>	<u>Amount</u>
1.	16.04.2010	819157	S.B of Hyderabad	Rs. 4,00,000
2.	16.04.2010	819158	S.B of Hyderabad	Rs. 4,00,000
3.	20.09.2011	By cash	-----	Rs.10,00,000
				<b>Total Rs.18,00,000</b>

*Parthasarathi Ganguly*

**Signature of the Vendor.**

Drafted by me and

Prepared in my Office :

*Sumitra K Banerjee*  
(MR SUMITRA KUMAR BANERJEE)

Advocate.

Judges' Court, Howrah.



**THE END.**





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**FORM FOR TEN FINGER IMPRESSION**

Sl. No.	Picture & Signature of Executants					
<p><i>Parthasarathi Ganguly</i></p>	 <p><i>Parthasarathi Ganguly</i></p>					
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Signature of					
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
<p><i>Sumit</i></p>	 					
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Signature of					
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Signature of					
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Mr. Sumit Kumar Banerjee  
 Advocate  
 Howrah Judges Chamber



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28 SEP 2017

T. R. FORM No.-7

( See S. R. 46 )

Challan for Deposit of money in the account of Government of West Bengal

1. Name of the Bank & Branch *SBI Howrah*

2. (a) Name of the Treasury

(b) Treasury Code

*H 10 17*

**NOT FOR DELIVERY**

3. Account Code

*00300210200717*

( 14 Digit must be filled up properly )

4. Detail Head of Account

5. (a) Amount

*1,08,520/-*

(b) In Words

*Rupees One Lakh Eight thousand five hundred twenty only*

6. By whom tendered Name & Address :

*Jagan kr. Ghosh*

7. Name / Designation & Address of the Departmental Officer on whose behalf / favour money is paid

*NAVANIL PATRA  
67, Panchanatala Road. 1st & 2nd Floor Howrah*

8. (a) Particulars and Authority of Deposit :

(b) T. V. No. & Date of A. C. Bill

9. Accounts Officer by whom adjustable Accountant General ( 9A & E ) West Bengal Verified

Signature of Departmental / Treasury Officer

*Jagan kr. Ghosh*  
Depositor's Signature

Date :

Treasury Received Challan No.

Received payment

Bank Scroll Serial No.

Receipt by the Bank / Treasury

Signature with seal of the Bank

(Date :

In respect of Challan relating to refund of unspent amount of A. C. Bill



SERIALISED AUTHENTICATED BANK RECEIPT

SABR No. : 002857  
001



STATE BANK OF INDIA

**HOWRAH-00091**

Branch Name :

Branch Code :

Date:

24-09-2011

Certified that a sum of

Rs. 1,08,520/- (Rupees One lac Eight thousand five hundred twenty only.) has been paid towards Stamp

Duty by Sri/Smt Navanil Palra

residing at 67, Panchamantala Road P.O. Dist-Howrah.

For Credit to the Account of the Govt. of West Bengal.

Not over Rs. 1,08,520/-

*Navanil*

*Navanil*

Signature of authorized Officer  
(S. S. Number: 13/8562)

Signature of authorized Officer  
(S. S. Number: 5-2935)



(Considered to be valid if signed by 2 authorized officials for amount of Rs. 50,000/= or more)

*Parthasarathi Ganguly.*



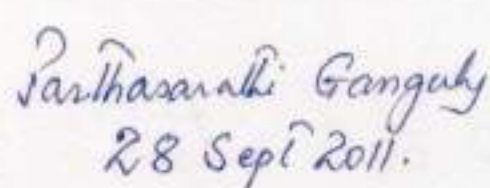
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Government of West Bengal  
 Department of Finance (Revenue) Directorate of Registration and Stamp Revenue  
 Office of the A. D. S. R. HOWRAH, District- Howrah  
 Signature / LTI Sheet of Serial No. 07372 / 2011, Deed No. (Book - I , 06593/2011)

Signature of the Presentant

Name of the Presentant	Signature with date
Partha Sarathi GANGULY	 28 Sept 2011.

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Partha Sarathi Ganguly Address: 891, Sarat Chatterjee Rd, Thana: Saltpur, District: Howrah, WLSI BENGAL, India, P.O.	Self	 28/09/2011	 LTI 28/09/2011	

Name of Identifier of above Person(s)  
 Sanatya Kumar Banerjee  
 Howrah Court, District: Howrah, WLSI BENGAL, India,  
 P.O.:

Signature of Identifier with Date

  
 28/9/11

  
 Howrah Court, WLSI  
 Howrah, District: Howrah, West Bengal  
 710003

←

(Rina Chaudhury)  
 ADDITIONAL DISTRICT SUB-REGISTRAR  
 Office of the A. D. S. R. HOWRAH

Additional District  
Sub-Registrar, Howrah



Additional District  
Sub-Registrar, Howrah

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Government Of West Bengal  
Office Of the A. D. S. R. HOWRAH  
District:-Howrah

Endorsement For Deed Number : I - 06593 of 2011

(Serial No. 07372 of 2011)

On

Payment of Fees:

On 28/09/2011

**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 Cash

Rs. 19884/- on 28/09/2011

( Under Article : A(1) = 19877/- , E = 7/- on 28/09/2011 )

**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. -1807112/-

Certified that the required stamp duty of this document is Rs. 108437 /- and the Stamp duty paid as Impressed and Adhesive Rs. - 0/-

Stamp Paid By SABR

1. Rs. 108520/- is paid by the SABR number 002857, SABR Date 24/09/2011, Bank Name State Bank of India, HOWRAH, received on 28/09/2011, by Sri Navani Mitra 67, Panchanan Road, P.S. + Dist. Howrah

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

Presented for registration at 11:15 hrs on 28/09/2011, at the Office of the A. D. S. R. HOWRAH by Partha Sarathi Ganguly, Executant.

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

Execution is admitted on 28/09/2011 by

1. Partha Sarathi Ganguly, son of 11 Sital Chandra Ganguly, 881, Sarat Chatterjee Rd, Thana - Shibpur, District: Howrah, WEST BENGAL, India, P.O. -, By Caste Hindu, By Profession - Service  
Identified By: Sumitra Kumar Banerjee, son of ..., Howrah Court, District: Howrah, WEST BENGAL, India, P.O. -, By Caste, Hindu, By Profession: Advocate.

( Rina Chaudhury )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Rina Chaudhury )

ADDITIONAL DISTRICT SUB-REGISTRAR

28/09/2011 11:40:00

EndorsementPage 1 of 1



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 20  
Page from 1457 to 1475  
being No 06593 for the year 2011.



  
(Rina Chaudhury) 28-September-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. HOWRAH,  
West Bengal