D.S.R. II Barasat, Book-1, Deed No 5307, Year 2012

(A)

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

11AB 405796

FEE PAID

F (I) + F (II)	4.00
C (a) + C (b)	135.00
Stamp	10.00
Kerax	
Plan Sec	
E. Paper	
G. F. S.	10.00
	159.00

Copy prepared & delivered to Registrar on 30/05/17

Memo No 15202 1372/17 / 30/05/17

District Sub-Registrar-II
North 24-Parganas, Barasat

30/05/17

SEAL OF THE DISTRICT SUB REGISTRAR-II OF NORTH 24 PARGANAS, DISTRICT NORTH 24 পরগণা, জেলা উত্তর ২৪ পরগণা

1

04807

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्गल पश्चिम बंगाल WEST BENGAL A 385828

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

Registrar U/S 7(2)
District Sub Registrar II
24 Pgs (N) Barasat

17 APR 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 16th. day of April, 2012 A. D.

- Between -

SRI RAMEN CHATTERJEE, Son of - Late Radhagobindha Chatterjee, by faith - Hindu, by Occupation-Business, residing at - Baklatala, Kalipark, Post Office - Rajarhat-Gopalpur, Police Station - Dum Dum Airport,

.... 2.

REGISTRAR of NORTH 24 PARGANAS, DISTRICT NORTH 24 PARGANAS

V.C. NO = 654
Cal. = 16.4.12

Fee(1) = 250
Fee(2) = 200
450/-

নং - ৩০২
সন ও তারিখ ২.৪.১২
ক্রেতার নাম
সাকিন - Partha Pratim Roy
স্ট্যাম্প মূল্য - ৫৩০০/-
ভেন্ডার - Bangur pr. 89
বারাসাত কোর্ট, উত্তর ২৪ পরগণা
ভেন্ডার - শ্রী হারান চন্দ্র সাধু
টি.ডি নং -
তারিখ - 26.3.12
মোট স্ট্যাম্প মূল্য 269 ac
ট্রেজারী অফিস বারাসাত

Partha Pratim Roy
1781

Partha Pratim Roy
1782

Raman Chatterjee

Sd/- District Registrar
জেলা নিবন্ধকের কার্যালয়
উত্তর ২৪ পরগণা
Barasat, North 24 Parganas

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

06 APR 2012

(UTTAM Barai)
OBAIS Barai
Add. Kalipur
P.O. P. Gopalpur
P.S. Barasat
Kol. 136
Occ. Business

REGISTRAR OF NORTH 24 PARGANAS, DISTRICT NORTH
উত্তর ২৪ পরগণা, জেলা উত্তর ২৪ পরগণা

Roman Chakraborty

Kolkata - 700 136, hereinafter called and referred to as the ' VENDOR ' (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART :

- A N D -

PARTHA PRATIM ROY, Son of - Mukul Chandra Roy, residing at - BB12/A, Rabindra Pally, Jyengra, P.S. - Baguihati, Kolkata - 700 059, by Religious faith - Hindu, by Occupation - Business, hereinafter called and referred to as the ' PURCHASER ' (which terms or expression shall unless excluded by or repugnant to the context subject to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS, the property is lying and situated within the District of North 24-Parganas, in the State of West Bengal, under Police Station - Airport, ADSRO - Bidhannagar (Saltlake City), of Mouza - Gopalpur, J.L.No.2, under CS Khatian No. 1687, RS Khatian Nos. 3002 & 1830, R.S. Dag No. 2817, Area of land - 02 (two) Cottahs, which morefully and particularly mentioned in the schedule below.

.... 3

Rama Chakraborty

AND WHEREAS, one Babar Ali Mondal was the absolute owner of a plot of land measuring - 61 decimals which is lying within Mouza - Gonalpur, J.L. No. 2, comprised in C.S. Dag No. 3801, R.S. Dag No. 2817, under C.S. Khatian No. 1678, R.S. Khatian Nos. 3002 & 1830, under P.S. Airport, within the local limits of Rajarhat-Gonalpur Municipality, in the district of North 24-Parganas.

AND WHEREAS, being on peaceful physical possession said Babar Ali Mondal died and intestate leaving behind him, his only son, Abdul Latif Mondal and two wives, Mst. Rahimunnesa Bibi and Mst. Keramannesa Bibi as his legal heirs and successors to his estate and in that circumstances, Abdul Latif Mondal became the absolute owners of remaining 06 Annas of the aforesaid property by virtue of inheritance and in terms of Muslim Act.

AND WHEREAS, in course of his peaceful use and enjoyment said Abdul Latif Mondal transferred his share of the aforesaid property measuring - 54 decimals out of 61 decimals in favour of one, Badsa Ali Mondal by virtue of one Deed of Conveyance duly registered before the Sub-Registrar at. Cossipore-Dum Dum, which has been recorded in Book No.I, Volume No. 135, Pages : 170 - 179, Being No. 1752, Year : 1955.

.... 4.

SUB REGISTRAR & OF NORTH 24 PARGANAS, DISTRICT NORTH 24 PARGANAS

AND WHEREAS, in course of the peaceful physical use, occupation of the land said [illegible] conveyed and transferred the land measuring about - 54 decimals to one, Pradip Kumar Das and Sudhangshu [illegible] by virtue of a Deed of Conveyance, which duly registered at ADSRO - Cossipore-Dum Dum and recorded in Book No. I, Volume No. 53, Pages from : 173 to 176 , Being No. 5403, in the Year : 1955 and subsequently Mst. Fahimunnesa Bibi and Mst. Kermannesa Bibi jointly sold, conveyed and transferred their shares of the aforesaid property measuring .07 ½ decimals unto the favour of one, Pathikanta Hazra by virtue of one Deed of Conveyance , which recorded in Book No. I, Vol. No.102, Pages from : 128 to 129, Being No. 6709, in the Year - 1956.

AND WHEREAS, thus the said Pradip Kumar Das, Sri Sudhangshu Kumar Das and Sri Pathi Kanta Hazra became the absolute owners of the aforesaid property and while seized and possessed of the said land they have sold, conveyed and transferred a portion of the same measuring about 19 (eighteen) Cottahs, 10 (ten) Chittacks unto the favour of Sri Swapan Kumar Mondal and Sri Rup Chand Ghosh by virtue of one, Deed of Conveyance duly registered before the Registrar of Assurance, Kolkata and recorded in Book No. I, being No. 9580, in the Year : 1983.

.... 5.

Raman Chatterjee

Thereafter being on their peaceful physical possession of land, said Sri Swapan Kumar Mondal and Sri Rup Chand Ghosh, sold, conveyed and transferred an area of land measuring about - 05 (five) Cottahs in favour of one, Sri Shib Prasanna Biswas and Sri Sakti Prasanna Biswas by virtue of a Deed of Conveyance which was duly registered at the office of ADSR - Cossipore-Dum Dum and recorded in Book No. I, Being No.698, in the Year, 1984.

AND WHEREAS, said Sri Shib Prasanna Biswas and Sri Sakti Prasanna Biswas being on their peaceful physical possession jointly transferred, sold and conveyed a portion of the said land measuring about - 02 (two) Cottahs unto the favour of Sri Prabuddha Roy and Smt. Sikha Roy, the then Vendor, by virtue of a Deed of Conveyance which was duly registered in the office of Registrar of Assurance at Kolkata and recorded in Book No. I, Volume No. 355, Pages from : 145 to 153, Being No. 15752, in the Year, 1985.

AND WHEREAS, being the owners of the said land measuring about - 02 (two) Cottahs of land the said Sri Prabuddha Roy and Smt. Sikha Roy jointly transferred, sold, and conveyed to SRI. RAMEN CHATTERJEE, Son of - Late Radhagobinda Chatterjee, the present Vendor hereto, by way of a registered Deed of Sale being Deed No. 07984, in the

.... 6.

Ramen Chatterjee

Year : 2008, recorded in the Book No. I, CS Volume No.3, Pages from : 958 to 974, registered at the Office of - ARSR - Bidhannagar (Saltlake City), Dist. North 24-Parganas.

AND WHEREAS, thus the present Vendor become the absolute physical owner of the landed property measuring about - 02 (two) Cottahs of Sali land within Mouza - Gopalpur, J.L. No. 2, comprised in RS Dag No. 2817, under CS Khatian No. 1678, RS Khatian Nos. 3002 & 1830, within Police Station - Airport, and under the local limits of Rajarhat-Gopalpur Municipality, in the District of North 24-Parganas,

AND WHEREAS, since his such valid the Vendor herein is seized and possessed of and/or otherwise well and sufficiently entitled to the said property and enjoy the same peacefully, freely, absolutely and without any interruptions from any corners and have been paying the rents and taxes to the respective authorities properly.

AND WHEREAS, the Vendors hereto wants to sell out an area of land - 02 (Two) Cottahs and to that effect the Vendor was in quest of a Purchaser to sell the hereunder written schedule of property and the within named - Purchaser agreed to purchase the said quantum of land

... 7.

Raman Chatterjee

which particularly mentioned in the schedule of property on the terms and conditions hereunder contained at or for the price of Rs. 7,75,000 (Rupees : Seven Lac Seventy five thousand) only as and by way of consideration paid by the Purchaser to the Vendor of these presents.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of and in continuance and in consideration of the sum of Rs. 7,75,000/- (Rupees : Seven Lac Seventy - five Thousand) -) only paid by the Purchaser to the Vendor simultaneously with the execution of these presents (the receipt whereof the Vendor hereby admits and acknowledges) and of and from the same release and discharge to the Purchaser and the said Vendor as beneficial owner do hereby grant, convey, sell, transfer, assign and assure unto the Purchaser free from all encumbrances, attachments and other defect in title, if any, in respect of 'SAID LAND '.

AND ALL the estate, right, title, interest, claim and demand whatsoever of the Vendor into /upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE AND TO HOLD own and possess the same unto and to the use of the Purchaser absolutely and forever together in the title deeds, writings, muniments and other evidences

.... 8.

Ramen Chatterjee

of title and the Vendor do hereby covenant with the Purchaser that NOTWITHSTANDING any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said land has got good and clear marketable title and free from any encumbrances, attachments or defect-in-title whatsoever and that the Vendor has full power and absolute authority to sell the said land in the manner aforesaid.

AND THE PURCHASER shall hereafter peacefully and quietly hold, possess and enjoy the said land in khas without any claim or demand whatsoever from the Vendor and further that the Vendor covenant with the Purchaser to save harmless indemnified the Purchaser from or against all encumbrances, charges, and arrities whatsoever.

AND THE VENDOR further covenant that he shall at the request and costs of the Purchaser 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 assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of these presents. It is to be declared that, if any defect arises in the said land in respect of right, title, interest and possession, if any or any claimant,

REGISTRAR-A OF NORTH 24 PARGANAS, DISTRICT NORTH.

... 9.

successor or heir or administrators of the Vendor claim at present, or in future, the Vendor shall be liable to be prosecuted in proper court of law and shall be liable to compensate the purchaser the whole amount with interest as per law.

AND WHEREAS FURTHER AGREES that the Purchaser will mutate his name in the Office of BL & LRO and in the local Municipality in place of the Vendor and will pay rents and taxes to the proper authorities and will take receipts thereof and the Vendor agrees that, if there is any error found which may be required to rectify the Deed and the Vendor bind himself to rectify the Deed and the cost of the purchaser.

The land sold is marked as in ' RED COLOUR ' in the Map annexed herewith.

SCHEDULE OF LAND AS REFERRED TO ABOVE

ALL THAT piece and parcel of a Plot of land measuring an Area of - 02 (two) Cottahs be the same a little more or less which has been recorded as SALI, and lying, situated under Mouza - Gopalpur, J.L. No. 2,

.... 10.

Ronny Chatterjee

R.S. No. 140, Touzi No. 125, comprised in R.S. Dag No. 2817, under C.S. Khatian No. 1672, R.S. Khatian Nos. 3002 & 1950, within the jurisdiction of Airport Police Station, within the local limits of Rajarhat-Gopalpur Municipality, and in the District of North 24-Parganas, which is butted and bounded as follows :-

ON THE NORTH	:-	Land of Sri Swadesh Ranjan Chakraborty, and Smt. Sukriti Chakraborty.
ON THE SOUTH	:-	Land of Sri Prithis Nandi and Smt. Monica Nandi.
ON THE EAST	:-	Common Passage (12' ft. wide)
ON THE WEST	:-	Earlier Common Passage. (R.S. Dag No. 2817)

The proportionate annual rents and taxes is payable to the Collector, North 24-Parganas, Government of West Bengal.

The Blue Printed Sketch Map, and Photographs and also the fingure prints of the Parties in separate sheets are attached herewith and shall be treated as parts and parcel of this INDENTURE.

Raman Chatterjee

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser an amount of Rs. 7,75,000/- (Rupees : Seven Lac seventy five thousand) only as and by way of consideration value of the property as mentioned in the schedule in presende of the following Witnesses as per Memo below : -

- M E M O -

By Bank Draft, of AXIS BANK, - Bagutati Branch, Rs.4,35,000/-
dt. 16.4.12.
Draft No.037596.

By Cash. ... Rs.3,40,000/-

(Rupees : Seven Lac Seventy-five thousand) only. Total : Rs.7,75,000/-

Witnesses : -

1. [signature]
KALI PADA

2. Mani Sankar Chowrabothy
Narayanpur

Raman Chatterjee
SIGNATURE OF THE VENDOR.

..... 12.

Raman Chatterjee

Raman Chatterjee

IN WITNESS THEREOF, the Vendor hereto has set and subscribed his hands and seals on the day, month and year which first above written.

SIGNED, SEALED & DELIVERED
in presence of the following
Witnesses : -

1. Hoposed
Kalipada

Raman Chatterjee
SIGNATURE OF THE VENDOR.

2. Manisankar
Chakraborty
Naraganpur.
Kol - 126.

Partha Pratim Roy
SIGNATURE OF PURCHASER.

Drafted by :-
Atem Chandra Roy
Advocate
Enrolled Barrister
No. B. 234/94
Advocate.

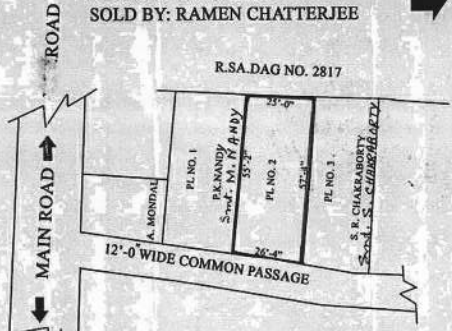
Typed by : -

Nikhil Dutta
Nikhil Dutta,
Barasat Court Compound

NORTH 24 PARGANAS, DISTRICT HOOGHLY

SITE PLAN OF R.S.DAG NO. 2817, C.S.KH.NO. 1678, R.S.KH NO. 3002, 1830
MOUZA- GOPALPUR, J.L.NO. 02, R.S.NO. 140, P.S- AIRPORT
DIST- NORTH 24 PGS, WARD NO. 5,
UNDER RAJARHAT GOPALPUR MUNCIPALITY
SCALE- 1'=24"
AREA OF LAND : 02KH, 0CH, 0SFT
SOLD TO: PARTHA PRATIM ROY
SOLD BY: RAMEN CHATTERJEE

N



Ramen Chatterjee
SIGNATURE OF VENDOR

COPIED BY:
S.GHOSH
L.B.S

UNDER RULE 44A OF THE I.R. ACT 1908

(1)

Name .....

Status - Presentant

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the presentant

(2)

Name .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 05307 of 2012
(Serial No. 04807 of 2012)

On

Payment of Fees:

On 16/04/2012

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

Presented for registration at 15.00 hrs on :16/04/2012, at the Private residence by Partha Pratim Roy ,Claimant.

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

Execution is admitted on 16/04/2012 by

1. Ramen Chatterjee, son of Lt Radhagobinda Chatterjee , Bablatala Kalipark, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur , By Caste Hindu, By Profession : Business
2. Partha Pratim Roy, son of Mukul Chandra Roy , Bb12/a Rabindra Pally, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Baguihati Pin :-700059 , By Caste Hindu, By Profession : Business

Identified By Uttam Boral, son of Obnis Boral, Kalipark, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur , By Caste: Hindu, By Profession: Business.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

On 17/04/2012

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. 9928.00/-, on 17/04/2012

(Under Article : A(1) = 9889/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 17/04/2012)

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 -9,00,000/-

Certified that the required stamp duty of this document is Rs.- 54010 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

17/04/2012 04:21:00 P

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
Endorsement ad

Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 05307 of 2012
(Serial No. 04807 of 2012)

1. Rs. 3040/- is paid, by the draft number 905804, Draft Date 04/04/2012, Bank Name State Bank of India, KOLKATA AIR PORT, received on 17/04/2012
2. Rs. 10545/- is paid, by the draft number 914784, Draft Date 15/02/2012, Bank Name State Bank of India, BIKASH BHVN GOVT CMPL, received on 17/04/2012
3. Rs. 35445/- is paid, by the draft number 913617, Draft Date 11/01/2012, Bank Name State Bank of India, BIKASH BHVN GOVT CMPL, received on 17/04/2012

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

Seal of the District Registrar, Barasat, North 24 Parganas

Seal of the District Registrar of North 24 Parganas, District North 24 Parganas

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 5110 to 5127
being No 05307 for the year 2012.

Seal of the District Sub Registrar- II of North 24 Parganas, District-North 24 Parganas

(Sushil Kumar Roy) 19-April-2012
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

SEAL OF THE DISTRICT SUB REGISTRAR-II OF NORTH 24 PARGANAS, DISTRICT NORTH 24 PARGANAS

Digitally signed by SUSHIL KUMAR RAY
Date: 2015.06.05 10:27:05 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

Checked by
30/05/17

Certified to be a True Copy

District Sub Registrar - II
North 24 Parganas, Barasat
30/05/17

FOLS
C.D

নম্বর -
সন ও তারিখ -
ক্রেতার নাম -
সাকিন -
ষ্ট্যাম্প মূল্য -
ভেন্ডার শ্রী-
বারাসাত কোর্ট
উত্তর ২৪ পরগণা
টি/ডি নং -
ষ্ট্যাম্প ক্রয়ের তারিখ - 04 MAY 2017
মোট ষ্ট্যাম্পের মূল্য - 400000/-
ট্রেজারী অফিস - বারাসাত
ভেন্ডার শ্রী তাপস কুমার সাহ