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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 926433

certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document are the part of this instrument.

Additional District Sub-Registrar  
Kolkata, New Town, North 24 Parganas

DEED OF CONVEYANCE

04 APR 2013

11 0 APR 2013

1. Date : 9 th April ' 2013

2. Place : Kolkata

3. Parties :

3.1 GOUR MOHAN DEY [VOTER  
ID NO. WB/20/091/555196], son  
of Late Indubhusan Dey, by faith -

Visit card No  
1318/13

534

সাল 2013 তাং 04-04

no - 209

ক্রমিক নং

মূল্য 500/-

ভেদভারের নাম

ট্রেজারী অফিস বারানাস

ট্রেজারী মূল্য

তারিখ

হাবড়া এ.ডি.এস.আর অফিস, কোলা- উত্তর 28 পরগণা

ভেদভারের নাম স্বপা ঘোষ

PINAKI CHATTOPADHYAY  
Advocate  
Judge's Court, Barasat

150000

20 MAR 2013

Debasish Dey



2544

Debasish Dey



2545

Gun Mohan Dey



2546

lekha Rani dey @  
lekha Chatterjee

বুড়োবাড়ী

কোলা- উত্তর 28 পরগণা

P.S.Po - বাগাচ হাট

কোলা. টি. ২৪. উত্তর ২৮

কোলা- বাগাচ হাট



Additional District Sub-Registrar  
Barasat, New Town, North 24 Parganas

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Christian, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

**DEBASISH DEY [PAN NO. BOJPD2948Q]**, son of Late Indra Bhusan Dey @ Late Indubhusan Dey, by faith - Christian, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

**LEKHA RANI DEY @ LEKHA CHATTERJEE**, wife of Late Amal Kumar Chatterjee, daughter of Late Indra Bhusan Dey @ Late Indubhusan Dey, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 50/6, M.G. Road, Budge Budge, Kolkata - 700 173, West Bengal.

All hereinafter jointly and collectively called and referred to as the **“OWNERS/ VENDORS”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, administrators, executors, representatives and assigns) of the **ONE PART**.

**AND**

3.2 **CHANDRANI DUTTA [PAN NO. AFTPD0031J]**, wife of Sabya Sachi Dutta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Reckjoani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the **“PURCHASER”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, administrators, executors, representatives and assigns) of the **OTHER PART**.

Owners/Vendors and the Purchaser collectively Parties and individually Party.



Additionalis Usutai sub-kegiatan  
diarahkan New Town, Banta di Perumahan

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**NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-****4. Subject Matter of Deed of Conveyance :**

4.1 **Said Property :** ALL THAT piece and parcel of a demarcated plot of Bastu land measuring 544.50 (Five Hundred Forty Four Point Five Zero) Square Feet equivalent to 0 (Zero) Cottah 12 (Twelve) Chittacks 04.50 (Zero Four Point Five Zero) sq.ft. be the same a little more or less including 100 sq.ft. more or less of cemented flooring Tiles Shed, lying and situate at Mouza - Reckjoani, J.L. No. 13, Re.Sa. No. 198, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 368, under R.S. Khatian No. 1868, L.R. Khatian Nos. 4425, 553 & 559, A.D.S.R.O. formerly Bidhannagar Salt Lake City, presently A.D.S.R.O. Rajarhat, New Town, within the local limit of Rajarhat Bishnupur I No. Gram Panchayet, in the District North 24 Parganas, West Bengal, demarcated Plan attached herewith and morefully described in the Schedule below [SAID PROPERTY/SOLD PROPERTY].

**5. Background, Representations, Warranties and Covenants :**

5.1 **Representations and Warranties Regarding Title :** The Owners/Vendors have made the following representation and given the following warranty to the Purchaser regarding title.

5.1.1 **Absolute Ownership of Ahibhusan Dey & Others :** One Ahibhusan Dey, Indubhusan Dey & Bindubhusan Dey were the absolute joint owners of land measuring 20 decimals more or less out of 40 decimals more or less of land comprised in R.S. Dag No. 368 under R.S. Khatian No. 1868, in Mouza - Reckjoani, J.L. No. 13, Re.Sa. No. 198, Touzi No. 172, P.S. Rajarhat, in the District North 24 Parganas.



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- 5.1.2 **Demise of Indubhusan Dey** : The said Indubhusan Dey died intestate, leaving behind his wife namely Pritilata Dey, three sons namely Gour Mohan Dey, Saradindu Dey & Debasish Dey and two daughters namely Sikha Rani Dey & Lekha Rani Dey @ Lekha Chatterjee as his legal heirs and successors in interest in respect of the aforesaid land, left by the said Indubhusan Dey, since deceased.
- 5.1.3 **Partition Suit** : The said Pritilata Dey & Other successors of Indubhusan Dey instituted a Suit for Partition against their co-owners, the said Ahibhusan Dey & Bindubhusan Dey in the year 1984 before the Ld. 5th Asst. Dist. Judge at Alipore, Vide Title Suit No. 121 for the year 1984.
- 5.1.4 **Solenama** : Upon the intervention of some well wishers, the Plaintiffs and the Diffendants entered into a Settlement and a Solemana was prepared in accordance with the Settlement and submitted before the Ld. 5th Asst. Dist. Judge at Alipore, in the aforesaid Title Suit No. 121 for the year 1984.
- 5.1.5 **Decree** : By Order No. 66 dated 13.11.1986, the Ld. 5th Asst. Dist. Judge at Alipore, was pleased to pass an order in the said Title Suit No. 121 for the year 1984, that "the suit be decreed on compromise in terms of the solenama, which do form part of the decree.
- 5.1.6 **Details of Compromise Petition** : In accordance with the said Compromise Petition/ Solenama placed before the Ld. Court and Decree passed by the Ld. Court, the details of the Compromise regarding R.S. Dag No. 368, is as follows :

Total land coming within the perview of Compromise Petition 20 decimals more or less.

Ownership of Pritilata Dey, Gour Mohan Dey, Saradindu Dey, Debasish Dey, Sikha Rani Dey & Lekha Rani Dey @ Lekha Chatterjee 10 decimals more or less.



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Ownership of Bindubhusan Dey 05 decimals more or less.

Ezmali Ownership of Pritilata Dey, Gour Mohan Dey, Saradindu Dey, Debasish Dey, Sikha Rani Dey, Lekha Rani Dey @ Lekha Chatterjee and Bindubhusan Dey and Ahibhusan Dey 05 decimals more or less.

5.1.7 **Absolute Ownership Pritilata Dey & Others :** Thus on the basis of the aforesaid facts and circumstances the share of each owner in the ezmali property are as follows :-

Ezmali Property in R.S. Dag No. 368, land measuring 05 decimals equivalent to 2178 sq.ft. more or less.

1a)	Pritilata Dey	-	121 sq.ft.	
1b)	Gour Mohan Dey	-	121 sq.ft.	
1c)	Saradindu Dey	-	121 sq.ft.	
1d)	Debasish Dey	-	121 sq.ft.	
1e)	Sikha Rani Dey	-	121 sq.ft.	
1f)	Lekha Rani Dey			
	@ Lekha Chatterjee	-	<u>121 sq.ft.</u>	726 sq.ft. more or less
2)	Bindubhusan Dey	-		726 sq.ft. more or less
3)	Ahibhusan Dey	-		726 sq.ft. more or less

5.1.8 **Demise of Pritilata Dey & Sikha Rani Dey :** The said Pritilata Dey died intestate on 25.08.2004, leaving behind her three sons the said Gour Mohan Dey, Saradindu Dey & Debasish Dey and two daughters the said Sikha Rani Dey & Lekha Rani Dey @ Lekha Chatterjee as her heirs and successors in interest in respect of her share out of the aforesaid land left by the said Pritilata Dey, since deceased. And the said Sikha Rani Dey, daughter of Late Indra Bhusan Dey @ Late Indubhusan Dey & Late Pritilata Dey also died intestate as spinster, leaving behind her aforesaid brother namely the said Gour Mohan Dey, Saradindu Dey & Debasish Dey and



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aforesaid sister namely the said Lekha Rani Dey @ Lekha Chatterjee as her heirs and successors in interest in respect of her share out of the aforesaid land left by the said Sikha Rani Dey, since deceased.

Share of other successors of Indra Bhushan Dey @ Indubhusan Dey after demise of Pritilata Dey & Sikha Rani Dey are as follows :

1)	Gour Mohan Dey	-	181.50 sq.ft.	
2)	Saradindu Dey	-	181.50 sq.ft.	
3)	Debasish Dey	-	181.50 sq.ft.	
4)	Lekha Rani Dey			
	@ Lekha Chatterjee	-	<u>181.50 sq.ft.</u>	726 sq.ft. m/l.

5.1.9 **Amalgamation and formation of Plot :** The said Gour Mohan Dey, Debasish Dey & Lekha Rani Dey @ Lekha Chatterjee, all sons & daughter of Late Indra Bhushan Dey @ Indubhusan Dey, present owners herein, amalgamated their share and formed into one single plot in total measuring 544.50 Square Feet equivalent to 0 (Zero) Cottah 12 (Twelve) Chittacks 04.50 (Zero Four Point Five Zero) sq.ft. be the same a little more or less with the consent of their other co-owner, Saradindu Dey, who already sold his share in the property,

5.1.10 **Desire of Sale by Gour Mohan Dey, Debasish Dey & Lekha Rani Dey @ Lekha Chatterjee to the present Purchaser :** The said Gour Mohan Dey, Debasish Dey & Lekha Rani Dey @ Lekha Chatterjee, present Owners/Vendors herein, jointly decide to sell the demarcated plot of Bastu land measuring **544.50 (Five Hundred Forty Four Point Five Zero) Square Feet** equivalent to **0 (Zero) Cottah 12 (Twelve) Chittacks 04.50 (Zero Four Point Five Zero) sq.ft.** be the same a little more or less including **100 sq.ft. more or less of cemented flooring Tiles Shed,** lying and situate at **Mouza - Reckjoani, J.L. No. 13, Re.Sa. No. 198, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 368,** under R.S. Khatian No. 1868, L.R. Khatian Nos. 4425, 553 & 559, A.D.S.R.O. formerly Bidhannagar Salt Lake City, presently A.D.S.R.O. Rajarhat, New Town, within the



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local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal [SAID PROPERTY/SOLD PROPERTY], morefully described in the Schedule hereunder written to the present Purchaser, at a total consideration of **Rs. 3,43,035.00 (Rupees Three Lakh Forty Three Thousand Thirty Five) only.**

- 5.1.11 **Acceptance by Purchaser :** The Purchaser herein has accepted the aforesaid proposal of the Owners/Vendors and agreed to purchase the SAID PROPERTY morefully described in the Schedule hereunder written, at an agreed consideration of **Rs. 3,43,035.00 (Rupees Three Lakh Forty Three Thousand Thirty Five) only.**
- 5.1.12 **Title of the Owners/Vendors :** Thus in the abovementioned facts and circumstances, the Owners/Vendors have become the absolute joint owners of the Said Property.
- 5.1.13 **True and Correct Representations :** The Owners/Vendors are the absolute and undisputed joint owners of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants regarding Encumbrances :** The Owners/Vendors represent, warrant and covenant regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition :** The Owners/Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land :** The Owners/Vendors do not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.



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- 5.2.3 **No Encumbrance by Act of Owners/Vendors** : The Owners/Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell** : The Owners/Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues** : No tax in respect of the Said Property is due to the Rajarhat Bishnupur I No. Gram Panchayet and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Owners/Vendors.
- 5.2.6 **No Right of Preemption** : No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage** : No mortgage or charge has been created by the Owners/Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Owners/Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owners/Vendors or the Owners/Vendors' predecessors-in-title and the title of the Owners/Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee** : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.



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5.2.10 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Owners/Vendors from selling, transferring and / or alienating the Said Property or any part thereof.

6. **Basic Understanding :**

6.1 **Agreement to Sell and Purchase :** The Owners/Vendors have approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), has agreed to purchase the Said Property from the Owners/Vendors.

7. **Transfer :**

7.1 **Hereby Made :** The Owners/Vendors hereby sell, convey and transfer to the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the SAID PROPERTY demarcated Plan attached herewith and morefully described in the Schedule below free from all encumbrances.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs. 3,43,035.00 (Rupees Three Lakh Forty Three Thousand Thirty Five) only** paid by the Purchaser to the Owners/Vendors, receipt of which the Owners/Vendors hereby and by the Memo and Receipt hereunder written admit and acknowledge.

8. **Terms of Transfer :**

8.1 **Salient Terms :** The transfer being effected by this Conveyance is :

8.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute :** Absolute, irreversible and perpetual.



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- 8.1.3 **Together with All Other Appurtenances** : Together with all other rights the Owners/Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands inherited by the Owners/Vendors as mentioned in the various sub-clauses of Clause 5 above.
- 8.2 **Subject to** : The transfer being effected by this Conveyance is subject to :
- 8.2.1 **Indemnification** : Indemnification by the Owners/Vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owners/Vendors about the correctness of the Owners/Vendors' title and the representations and authority to sell, which if found defective or untrue at any time, the Owners/Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.
- 8.2.2 **Transfer of Property Act** : All obligations and duties of Owners/Vendors and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the Owners/Vendors to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 8.4 **Outgoings** : All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Owners/Vendors, with regard to which the Owners/Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession** : The Owners/Vendors hereby covenant that the Purchaser and her heirs, executors, administrators, representatives and assigns, shall and may,



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from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owners/Vendors.

- 8.6 **Indemnity** : The Owners/Vendors hereby covenant that the Owners/Vendors or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and her heirs, executors, administrators, representatives and assigns and / or her successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and her heirs, executors, administrators, representatives and assigns and / or her successors-in-interest by reason of any defect in title of the Owners/Vendors or any of the representations being found to be untrue.
- 8.7 **No Objection to Mutation** : The Owners/Vendors declare that the Purchaser can fully be entitled to mutate her name in all records B.L. & L.R.O. and in the office of the concerned Rajarhat Bishnupur 1 No. Gram Panchayet and / or any other respective authority/authorities and to pay tax or taxes and all other impositions in her own name. The Owners/Vendors undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts** : The Owners/Vendors hereby covenant that the Owners/Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and / or her successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



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THE SCHEDULE ABOVE REFERRED TO[SOLD PROPERTY / SAID PROPERTY]

ALL THAT piece and parcel of a demarcated plot of Bastu land measuring 544.50 (Five Hundred Forty Four Point Five Zero) Square Feet equivalent to 0 (Zero) Cottah 12 (Twelve) Chittacks 04.50 (Zero Four Point Five Zero) sq.ft. be the same a little more or less including 100 sq.ft. more or less of cemented flooring Tiles Shed, lying and situate at Mouza - Reckjoani, J.L. No. 13, Re.Sa. No. 198, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 368, under R.S. Khatian No. 1868, L.R. Khatian Nos. 4425, 553 & 559, A.D.S.R.O. formerly Bidhannagar Salt Lake City, presently A.D.S.R.O. Rajarhat, New Town, within the local limit of Rajarhat Bishnupur I No. Gram Panchayet, in the District North 24 Parganas, West Bengal, demarcated Plan attached herewith. The plot of land is butted and bounded as follows :-

ON THE NORTH : R.S. Dag No. 368 (P).  
 ON THE SOUTH : Chandrani Dutta [R.S. Dag No. 368 (P)].  
 ON THE EAST : R.S. Dag No. 368 (P).  
 ON THE WEST : R.S. Dag No. 373.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.



KEMENTERIAN KESEHATAN REPUBLIK INDONESIA  
Galerhat, New Town, Bertis 44 Porsese

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *নূরুন্নাহার,*  
*কো. অফিসার অফিস*  
*P.O.P.S. = বাজার রাস্তা*  
*কোম্পা - ডি: ২৪০৬০০০০,*
2. *শ্রীমতী মনোজা*  
*শ্রীমতী মনোজা*  
*১৫৫/১৫৫/১৫৫/১৫৫/১৫৫*  
*১৫৫/১৫৫/১৫৫/১৫৫/১৫৫*

*Gour Mohan Dey*

Gour Mohan Dey

*Debasish Dey*

Debasish Dey

Drafted By :

*Pooja Navajee Samal*  
*Adv.*  
*11/05/2011*

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

*Lekha Rani Dey @*  
*Lekha Chatterjee*

Lekha Rani Dey

@ Lekha Chatterjee

Owners/Vendors

Composed By :

*Gopa Dasgupta*  
 Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.



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MEMO OF CONSIDERATION

Received Rs. 3,43,035.00 (Rupees Three Lakh Forty Three Thousand Thirty Five) only as full and final consideration money of the schedule land morefully mentioned in the Schedule herein after written, from the above named Purchaser.

Witnesses :-

1. 

2. 



Gour Mohan Dey



Debasish Dey





Lekha Rani Dey

@ Lekha Chatterjee

Owners/Vendors





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Balarhat, New Town, North 24 Parganas

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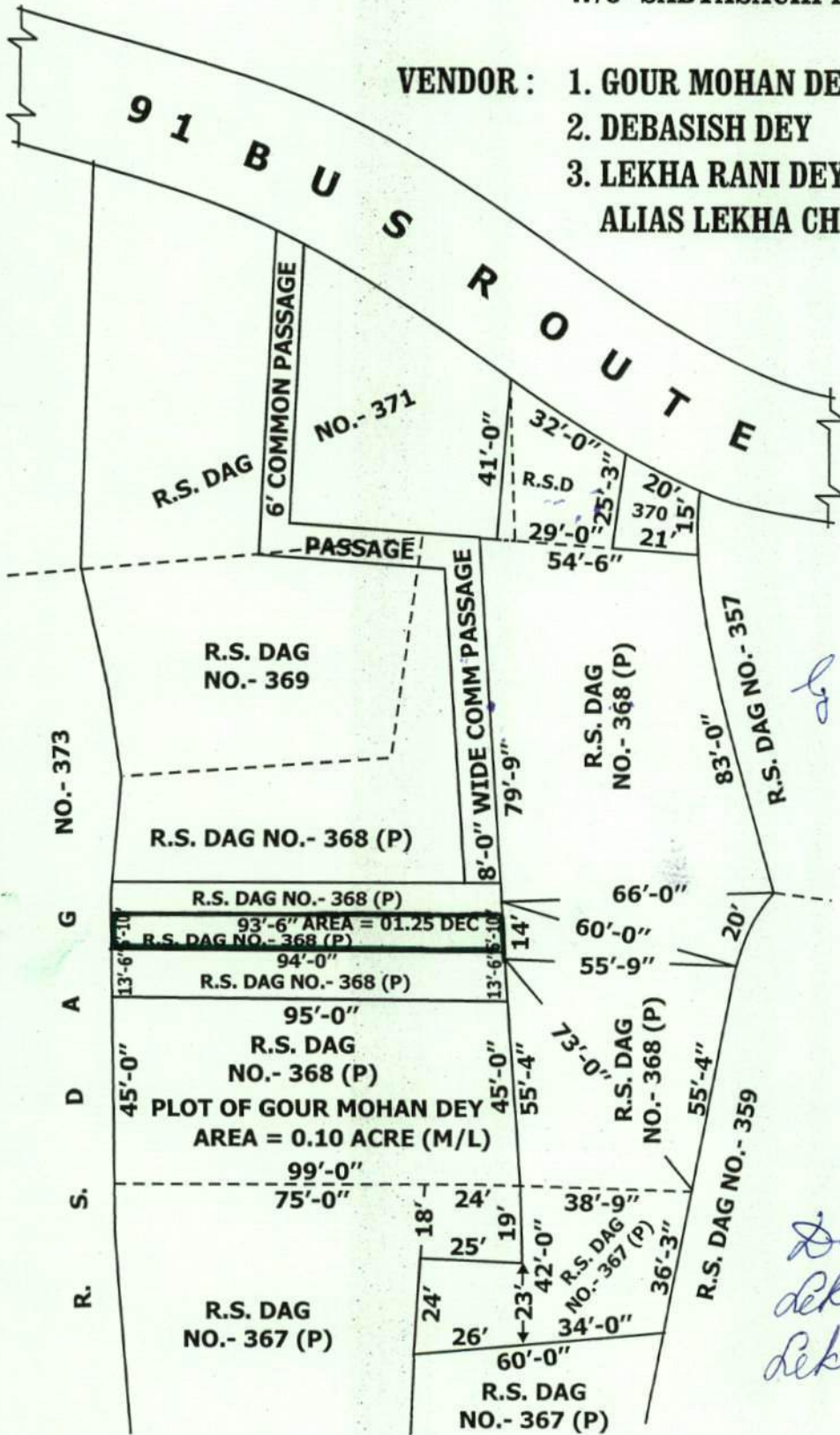


**SITE PLAN OF R.S. DAG NO. 368 (P), AT MOUZA- RECKJUANI, J.L. NO. 13, R.S. NO. 198, R.S. KH. NO. 1868, L.R. KH. NO. 4424, 4425, P.S. -RAJARHAT, DIST.- NORTH 24 PARGANAS. UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET. PURCHASED PLOT OF AREA = 00KH-12CH-4.5SFT  
PURCHASED PLOT SHOWN IN GREEN BORDER**

SCALE: NTS

**VENDEE : CHANDRANI DUTTA  
W/O- SABYASACHI DUTTA**

**VENDOR : 1. GOUR MOHAN DEY  
2. DEBASISH DEY  
3. LEKHA RANI DEY  
ALIAS LEKHA CHATTERJEE**



*Gour Mohan Dey*

*Debasish Dey  
Lekha Chatterjee @  
Lekha Rani Dey*

VENDOR'S SIGNATURE

PLOT COL.	REFERENCE	AREA IN			
		DEC	KH	CH	S.F.T.
	R.S. DAG NO. 368 (P)	01.25	00	12	4.5

MORE OR LESS

COPIED BY  
SK. R. ALI  
SURVEYOR  
REGD. NO. 16522  
RAJARHAT, KOL-135



Additional District Sub-Registrar  
Calcutta New Town North 24 Parganas

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SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B.- L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS



LH.



RH.



*Ganesh...*  
ATTESTED

*Ganesh...*



LH.



RH.



*Debasish...*  
ATTESTED

*Debasish...*



LH.



RH.

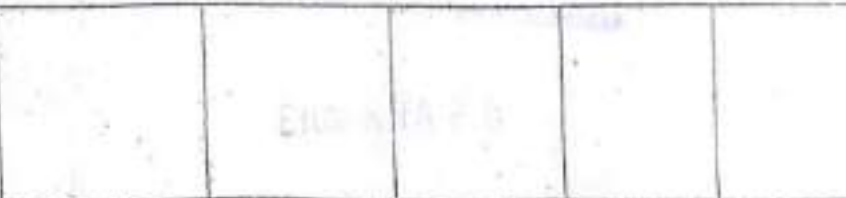


*de Lekha...*  
ATTESTED

*Lekha Chatterjee*  
*Lekha Bani Nay @*

*Lekha Chatterjee*

LH.



RH.



ATTESTED



Additional District Sudharbat  
Sudharbat, New Town, North 24 Parganas

09 APR 2013



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 C Chandrani Bhatta	LH.					
	RH.					

ATTESTED :- Chandrani Bhatta

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-



Additional District Sub-Registrar  
Rajshahi, New Town, North 24 Parganas

09 APR 2013



Government Of West Bengal  
Office Of the A.D.S.R. RAJARHAT  
District:-North 24-Parganas

Endorsement For Deed Number : I - 04132 of 2013  
(Serial No. 04460 of 2013 and Query No. L000007579 of 2013)

On 09/04/2013

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

Presented for registration at 16.30 hrs on :09/04/2013, at the Private residence by Debasish Dey , one of the Executants.

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

Execution is admitted on 09/04/2013 by

1. Gour Mohan Dey, son of Lt Indubhusan Dey , Reckjoani, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Christian, By Profession : Business
2. Debasish Dey, son of Lt Indra Bhusan Dey Alias Lt Indubhusan Dey , Reckjoani, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Christian, By Profession : Business
3. Lekha Rani Dey Alias Lekha Chatterjee, daughter of Lt Indra Bhusan Dey , 50/6 M G Rd Budge Budge, District:-Kolkata, WEST BENGAL, India. Pin :-700173, By Caste Christian, By Profession : House wife

Identified By N Hossain, son of A Ali, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

( Debasish Dhar )  
Additional District Sub-Registrar

On 10/04/2013

**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.

**Payment of Fees:**

Amount by Draft

Rs. 3787/- is paid , by the draft number 085450, Draft Date 09/04/2013, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 10/04/2013

( Under Article : A(1) = 3773/- ,E = 14/- on 10/04/2013 )

**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.-3,43,035/-

Certified that the required stamp duty of this document is Rs.- 17172 /- and the Stamp duty paid as: Impressive Rs.- 500/-

10 APR 2013

*(Signature)*  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Parganas

( Debasish Dhar )  
Additional District Sub-Registrar



স্বাক্ষরিত: ১৫/০৫/১৯৬৮  
অতিরিক্ত জেলা পুলিশ সুপার, নতুন টাউন, উত্তর ২৪ পরগণা



Government Of West Bengal  
Office Of the A.D.S.R. RAJARHAT  
District:-North 24-Parganas

Endorsement For Deed Number : I - 04132 of 2013  
(Serial No. 04460 of 2013 and Query No. L000007579 of 2013)

**Deficit stamp duty**

Deficit stamp duty Rs. 16672/- is paid , by the draft number 085455, Draft Date 09/04/2013, Bank ; State Bank of India, TEGHORIA RAGHUNATHPUR, received on 10/04/2013

( Debasish Dhar )  
Additional District Sub-Registrar

*Debasish Dhar*  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Parganas

10 APR 2013


( Debasish Dhar )  
Additional District Sub-Registrar  
EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 8844 to 8864  
being No 04132 for the year 2013.



  
(Debasish Dhar) 10-April-2013  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal

DATED THE      DAY OF      2013

**DEED OF CONVEYANCE**

**BETWEEN**

Gour Mohan Dey

Debasish Dey

Lekha Rani Dey

@ Lekha Chatterjee

**Owners/Vendors**

Chandrani Dutta

**Purchaser**

**Drafted By**

**Pinaki Chattopadhyay & Associates**

**Solicitor & Advocates**

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph : 2570 8471

**Composed By**

**Gopa Dasgupta**

Teghoria Main Road

Kolkata - 700 157