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पश्चिम बंगाल WEST BENGAL

K 928367

certified that the document is a genuine and
 original. The signatures and seals of the
 parties and the witnesses attached
 to this document are the part of the
 document.

[Handwritten signature]

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

9 APR 2013

DEED OF CONVEYANCE

1. Date : 19th April 2013
2. Place : Kolkata
3. Parties :
 - 3.1 SARAJIT DEY [VOTER
CARD I.D. NO. WB/20/
091/549688], son of Late

17-04-2013 1984

PINAKI CHATTOPADHYAY
Advocate
Judge's Court, Barasat

সেতার নাম
সংখ্যা
১০০/
সেতার নং
সেতার অফিসের নাম
সিদ্ধান্ত
তারিখ

স্বাক্ষর

09 APR 2013

045000

হাজরা এ.ডি.এস অফিস, হোস্টেল- উত্তর ২য় পর্যায়
ভেঙ্কারের নাম অথবা ঘোষ



Additional District Sub-Registrar
Barasat, New Town, North 2nd Phase

Subrata Mandal.
S/O - Himangshu Mandal.
vill - Reckpami
Po+Ps - Rajarchal -
Kal - 135
Buisness

09 APR 2013

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

CHANDRA DEY [VOTER CARD I.D. NO. WB/20/091/549294], daughter of Late Ahibhusan Dey, by faith - Christian, by occupation - House wife, by nationality - Indian, residing at Reckjoani, Kajiyalpara, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

RAMA SARKAR @ RUMA SARKAR [VOTER CARD I.D. NO. KTF0590000], wife of Ashish Sarkar, daughter of Late Ahibhusan Dey, by faith - Christian, by occupation - House wife, by nationality - Indian, residing at Reckjoani, Kajiyalpara, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal.

SHAMPA NASKAR [VOTER CARD I.D. NO. WB/20/091/549165], wife of Banamali Naskar, daughter of Late Ahibhusan Dey, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Reckjoani, Kajiyalpara, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, 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.



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Kalyani, New Town, North 24 Parganas

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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.

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 **363 Square Feet more or less** equivalent to **0 (Zero) Cottah 8 (Eight) Chittacks 3 (Three) 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 No. 4424, 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 1 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, Indubhusan Dey @ Indra Bhusan Dey & Bindubhusan Dey :** One Ahibhusan Dey, Indubhusan Dey @ Indra Bhusan Dey



Additional District and Regions
Maryland, New Town, North St. Petersburg

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& 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.

- 5.1.2 **Demise of Indubhusan Dey :** The said Indubhusan Dey @ Indra Bhusan 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 @ Indra Bhusan 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 :



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Marikina, New Town, North of Perimeter

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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.

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



Additional District Surgeon
New Town, North 24 Parganas

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- 5.1.8 **Demise of Ahibhusan Dey** : The said Ahibhusan Dey died intestate on 05.01.1986, leaving behind his wife namely Bina Dey, two sons namely Haru Dey and Sarajit Dey and six daughters namely Chandra Dey, Aparajita Biswas, Rama Sarkar @ Ruma Sarkar, Shampa Naskar, Dipti Biswas & Madhumita Dey @ Supia Ahamed as his heirs and successors in interest in respect of his share out of the aforesaid property left by the said Ahibhusan Dey, since deceased.
- 5.1.9 **Demise of Bina Dey** : The said Bina Dey, wife of Late Ahibhusan Dey died intestate on 11.02.2004, leaving behind her aforesaid two sons the said Haru Dey and Sarajit Dey and aforesaid six daughters the said Chandra Dey, Aparajita Biswas, Rama Sarkar @ Ruma Sarkar, Shampa Naskar, Dipti Biswas & Madhumita Dey @ Supia Ahamed as her heirs and successors in interest in respect of her share in the aforesaid property left by the said Bina Dey, since deceased.
- 5.1.10 **Absolute Ownership Haru Dey & Others** : Thus on the basis of the aforesaid facts and circumstances the share of the said Haru Dey, Sarajit Dey, Chandra Dey, Aparajita Biswas, Rama Sarkar @ Ruma Sarkar, Shampa Naskar, Dipti Biswas & Madhumita Dey @ Supia Ahamed (successors of Late Ahibhusan Dey), in the Ezmali Property, are as follows :-

Ezmali Property comprised in R.S./L.R. Dag No. 368, land measuring 726 sq.ft. more or less.

1.	Haru Dey	-	90.75 sq.ft.	
2.	Sarajit Dey	-	90.75 sq.ft.	
3.	Chandra Dey	-	90.75 sq.ft..	
4.	Aparajita Biswas	-	90.75 sq.ft..	
5.	Rama Sarkar @ Ruma Sarkar	-	90.75 sq.ft	
6.	Shampa Naskar	-	90.75 sq.ft	
7.	Dipti Biswas	-	90.75 sq.ft	
8.	Madhumita Dey			
	@ Supia Ahamed	-	<u>90.75 sq.ft</u>	726 sq.ft. m/l.



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Market, New Town, Bath St. Pigeon

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- 5.1.11 **Amalgamation and formation of Plot :** The said Sarajit Dey, Chandra Dey, Rama Sarkar @ Ruma Sarkar & Shampa Naskar (successors of the said Ahibhusan Dey, since deceased), amalgamated their share and formed into one single plot in total measuring 363 Square Feet equivalent to 0 (Zero) Cottah 8 (Eight) Chittacks 3 (Three) sq.ft. be the same a little more or less with the consent of their other co-owners, who already sold their share in the property.
- 5.1.12 **Desire of Sale by Sarajit Dey, Chandra Dey, Rama Sarkar @ Ruma Sarkar & Shampa Naskar to the present Purchaser :** The said Sarajit Dey, Chandra Dey, Rama Sarkar @ Ruma Sarkar & Shampa Naskar, present Owners/Vendors herein, jointly decide to sell the demarcated plot of Bastu land measuring **363 Square Feet more or less** equivalent to **0 (Zero) Cottah 8 (Eight) Chittacks 3 (Three) 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 No. 4424, 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 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. 2,28,690.00 (Rupees Two Lakh Twenty Eight Thousand Six Hundred Ninety) only**.
- 5.1.13 **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. 2,28,690.00 (Rupees Two Lakh Twenty Eight Thousand Six Hundred Ninety) only**.



Additional District Sub-Region
Martha New Town, North 84 Persons

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- 5.1.14 **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.
- 5.1.15 **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.
- 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.



**Additional District Sub-Registrar
Rajahmundry, North 24 Parganas**

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- 5.2.5 **No Dues** : No tax in respect of the Said Property is due to the Rajarhat Bishnupur 1 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, lispens, 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.
- 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



Additional District Court of New York County, New York
Market, New York, North of Perry

19 APR 5 11

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. 2,28,690.00 (Rupees Two Lakh Twenty Eight Thousand Six Hundred Ninety)** 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.

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.



Additional District Superintendent
Rajahmundry, North 24 Panchayat

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- 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, 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



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Market New Town North St. Petersburg

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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 I 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.



Additional District Superintendent
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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 363 Square Feet more or less equivalent to 0 (Zero) Cottah 8 (Eight) Chittacks 3 (Three) 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 No. 4424, 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	:	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.



Additional District Superintendent
Rajshahi, New Town, North 24 Parganas

19 APR 2013

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. *Hare Dey*

S/O - Ahibhusan Dey.

vill - Kajal para

Post - Rajarhat -

Kal - 135

Sarajit Dey
Sarajit Dey

2. Subrata Mandal.

S/O - Hirangshu Mandal.

vill - Reekjani

Post - Rajarhat -

Kal - 135

Chandra Dey
Chandra Dey

Rama Sarkar

@ *Ruma Sarkar*

Rama Sarkar

@ Ruma Sarkar

Drafted By :

Panabha Dasgupta
Adv. F/1305/2011

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Shampa Naskar
Shampa Naskar

Owners/Vendors

Composed By :

Gopa Dasgupta

Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.



Additional District S.D. Registrar
Kolkata, New Town, North 24 Parganas

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MEMO OF CONSIDERATION

Received Rs. 2,28,690.00 (Rupees Two Lakh Twenty Eight Thousand Six Hundred Ninety) 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. *Hou Dey*

Sarajit Dey
Sarajit Dey

2. *Subrata Mandal.*

Chandra Dey
Chandra Dey

Ruma Sarkar
@ *Ruma Sarkar*
Ruma Sarkar
@ Ruma Sarkar

Shampa Naskar
Shampa Naskar

Owners/Vendors



Additional District Sub-Station
Rajahmundry, New Town, North of Parade Road

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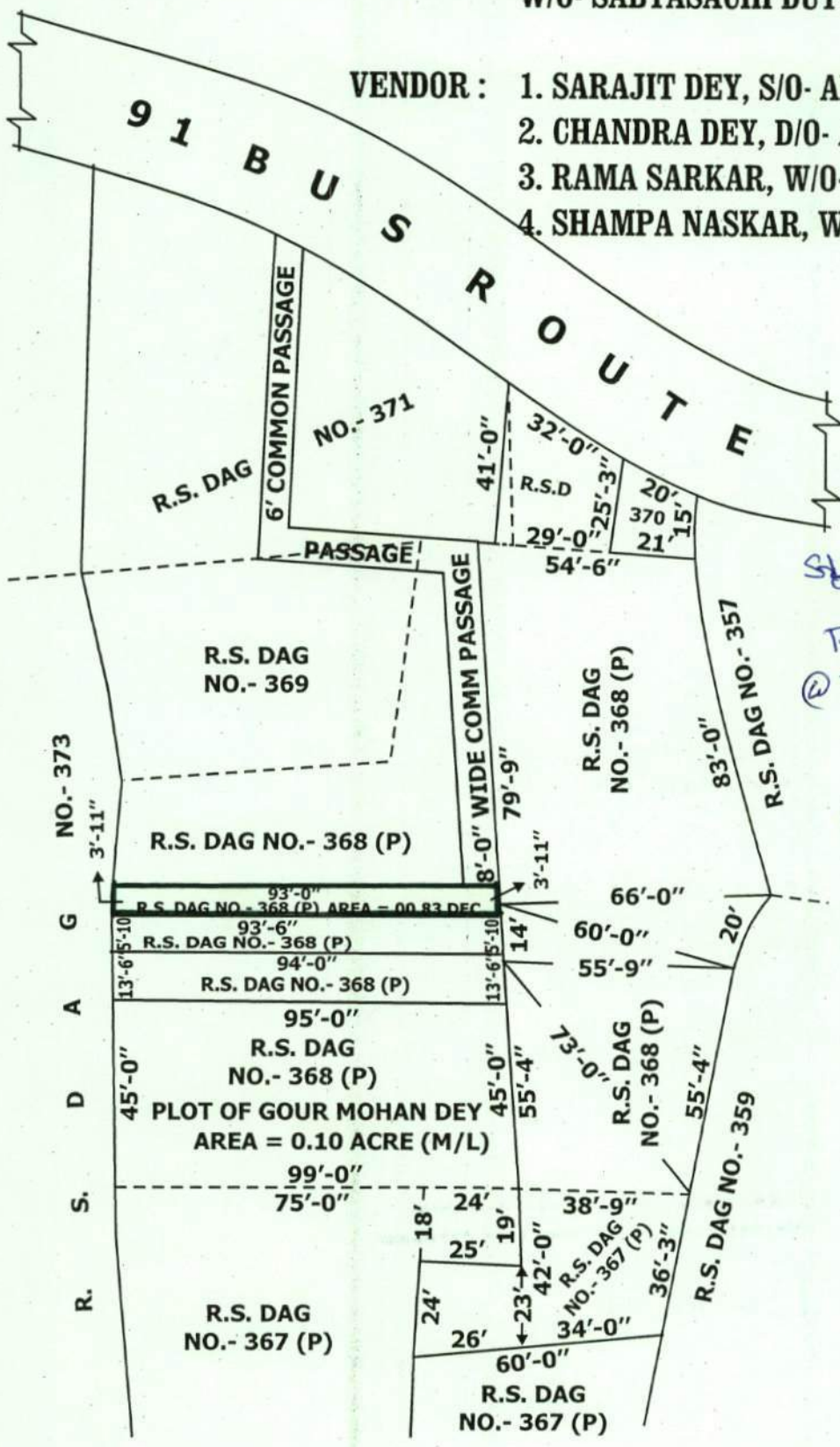


SITE PLAN OF R.S. DAG NO. 368 (P), AT MOUZA- RECKJUANI, J.L. NO. 13, R.S. NO. 198, R.S. KH. NO. 1868, L.R. KH. NO. 4424, P.S. -RAJARHAT, DIST.- NORTH 24 PARGANAS. UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.
PURCHASED PLOT OF AREA = 00KH-08CH-3SFT
PURCHASED PLOT SHOWN IN GREEN BORDER

SCALE: NTS

VENDEE : CHANDRANI DUTTA
W/O- SABYASACHI DUTTA

VENDOR : 1. SARAJIT DEY, S/O- AHIBHUSAN DEY
2. CHANDRA DEY, D/O- AHIBHUSAN DEY
3. RAMA SARKAR, W/O- ASHISH SARKAR
4. SHAMPA NASKAR, W/O- BANAMALI NASKAR



SARAJIT DEY
Rama sarkar
@ Ruma sarkar
Chandra dey
shampa Naskar

VENDOR'S SIGNATURE

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

PLOT COL.	REFERENCE	AREA IN			
		DEC	KH	CH	S.F.T.
	R.S. DAG NO. 368 (P)	00.83	00	08	03

MORE OR LESS














Additional District Superintendent
Rajshahi, New Town, North 24 Parganas












19 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

 S. R. S. Ch	LH.					
	RH.					












ATTESTED :- S. R. S. Ch

 Chandraya Bally	LH.					
	RH.					

ATTESTED :- Chandraya Bally

 Rama sarkar Ruma sarkar	LH.					
	RH.					

ATTESTED :- Rama sarkar @ Ruma sarkar

 Shampa Maskar	LH.					
	RH.					

ATTESTED Shampa Maskar



Additional District Judge
Rajahmundry, North 24 Panchayat

19 APR 2013

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

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

N.B. L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Chandrani Dutta</i>	LH.						
	RH.						

ATTESTED :- *Chandrani Dutta*

<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto;"> <p style="text-align: center; margin: 0;">PHOTO</p> </div>	LH.						
	RH.						

ATTESTED :-

<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto;"> <p style="text-align: center; margin: 0;">PHOTO</p> </div>	LH.						
	RH.						

ATTESTED :-

<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto;"> <p style="text-align: center; margin: 0;">PHOTO</p> </div>	LH.						
	RH.						

ATTESTED :-

Identified by



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

9 APR 2013



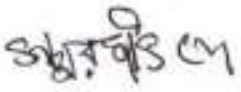






Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas

●Signature / LTI Sheet of Serial No. 04902 / 2013, Deed No. (Book - I , 04515/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Shampa Naskar Reckjoani Kajiyalpara, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 19/04/2013	 LTI 19/04/2013	Shampa Naskar 19/4/13

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Surajit Dey Address -Reckjoani Kajiyalpara, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 19/04/2013	 LTI 19/04/2013	
2	Chandra Dey Address -Reckjoani Kajiyalpara, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 19/04/2013	 LTI 19/04/2013	Chandra Dey
3	Rama Sarkar Address -Reckjoani Kajiyalpara, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 19/04/2013	 LTI 19/04/2013	Rama Sarkar
4	Shampa Naskar Address -Reckjoani Kajiyalpara, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 19/04/2013	 LTI 19/04/2013	Shampa Naskar

Name of Identifier of above Person(s)
 S Mandal
 Reckjoani, Thana:-Rajarhat, District:-North
 24-Parganas, WEST BENGAL, India, Pin :-700135

Signature of Identifier with Date


 Subrata Mandal. 19/04/2013

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

Additional District Sub-Registrar
 Office of the A.D.S.R. RAJARHAT

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

Endorsement For Deed Number : I - 04515 of 2013
(Serial No. 04902 of 2013 and Query No. L000008112 of 2013)

On 19/04/2013

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. 2742/- is paid , by the draft number 085588, Draft Date 18/04/2013, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 19/04/2013

(Under Article : A(1) = 2728/- ,E = 14/- on 19/04/2013)

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.-2,48,690/-

Certified that the required stamp duty of this document is Rs.- 12454 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 11958/- is paid , by the draft number 085589, Draft Date 18/04/2013, Bank : State Bank of India, TEGHORIA RAGHUNATHPUR, received on 19/04/2013

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

Presented for registration at 12.36 hrs on :19/04/2013, at the Office of the A.D.S.R. RAJARHAT by Shampa Naskar , one of the Executants.

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

Execution is admitted on 19/04/2013 by

1. Surajit Dey, son of Lt Ahibhusan Dey , Reckjoani Kajiyalpara, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
2. Chandra Dey, daughter of Lt Ahibhusan Dey , Reckjoani Kajiyalpara, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : House wife
3. Rama Sarkar Alias Ruma Sarkar, daughter of Lt Ahibhusan Dey , Reckjoani Kajiyalpara, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : House wife
4. Shampa Naskar, daughter of Lt Ahibhusan Dey , Reckjoani Kajiyalpara, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : House wife

19 APR 2013

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

(Debasish Dhar)

Additional District Sub-Registrar

EndorsementPage 1 of 2



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


Endorsement For Deed Number : I - 04515 of 2013
(Serial No. 04902 of 2013 and Query No. L000008112 of 2013)

Identified By S Mandal, son of H Mandal, Reckjoani, Thana:-Rajarhat, District:-North 24-Parganas,
WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar



19 APR 2013


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

Additional District Sub-Registrar

EndorsementPage 2 of 2



OFFICE OF THE DISTRICT COLLECTOR
RAJAHMUNDRY, NEW TOWN, NORTH, GODAVARI DISTRICT, ANDHRA PRADESH

12 APR 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2740 to 2762
being No 04515 for the year 2013.



(Debasish Dhar) 22-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

Sarajit Dey
Chandra Dey
Rama Sarkar
@ Ruma Sarkar
Shampa Naskar

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