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1-3/102/ 80/2



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 443940

Certified that this document is admitted to Registration. The signature sheet and the document were part of this document.

Additional District Sub Registrar
Saidpur

DEED OF CONVEYANCE

DEED OF CONVEYANCE made this the 16th day of Oct and Twelve.

B E T W E E N



1333

Sl. No. 726 9/10/12 502

Mr. Subin ^{Rupera} *Subin*

Address *Alipur Police Court*

P. S. *Alipur Police Court*

Vendor.....

[Signature]

Santosh K. Dey
ALIPUR POLICE COURT
Kolkata - 27

কর্তৃপক্ষের নিকট
সংক্রান্ত বিষয়ে
সহকারী জজের
অনুমতি প্রাপ্ত
কর্তৃপক্ষের
অনুমতি প্রাপ্ত
কর্তৃপক্ষের
অনুমতি প্রাপ্ত

সংক্রান্ত বিষয়ে
কর্তৃপক্ষের
অনুমতি প্রাপ্ত



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Alipur Police Court
Case No. 27

D. A. R. SARKAR
16 OCT 2012
Dist. JUDGE 24 Parganas



अन्तिमवर्त पश्चिम बंगाल WEST BENGAL

K 443975

::2::

BISWADEB ROY son of Late Aswani Kumar Roy, by occupation service, by faith Hindu and residing at 164/3A,Lake Gardens, Flat no- C/3, P.S. Lake, Kolkata-700045, hereinafter referred to as "VENDOR"



Sl. No. 727 Di 9/10/12 5801
Rajpura

Mr. Sr. Smt. Anok Das Adh.
Address: Alipore Police Court

P. S.
Vendor: *Sr. Dey*

Santosh Kr. Dey
ALLPUR POLICE COURT
Kolkata - 27



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B K R. R. Seal
16 OCT 2012
Dist. Sealdah 24 Parganas

(which expression shall unless excluded by or to the context hereof be deemed to mean and include each of his successors, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

SMT. RUBY ROY, wife of Sri Panjki Roy, by faith- Hindu, by occupation- house wife, residing at-164/3A,Lake Gardens, Flat no- C/3, P.S. Lake, Kolkata-700045, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or to the context hereof be deemed to mean and include each of her successors, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

AND WHEREAS the said Sri Budhadeb Roy who by a conveyance Book no I, Volume no-385, Page no-200 to 207 at the office Sub-Registry office Alipore, being no-14732 in the year1983 was purchased from Buttho Nath Mondal of landed measuring about 4 Cottah 0 Chittack a little more or less of Mouza Nayabad, J.L. no-25, Toiuzi no-56, R.S. no-3, R.S. Khatian no-95, Dag no-145, 4.12.1944 the now The kolkata Municipal Corporation Premises no-559, Nayabad, P.S. Purba Jadavpur, Sub -Registration office at Alipore within the limit of the Kolkata Municipal Corporation ward no-109.

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AND WHEREAS the said Sri Budhadeb Roy who by a gift deed Book no I, Volume no-121, Page no-142 to 146 at the office Sub-Registry office Alipore, being no-4735 in the year1989 was gifted to his brother Biswadev Roy of landed measuring about 4 Cottah 0 Chittack presently and physically measuring about 3 Cottah 4 Chittack a little more or less and rest portion (12 Chittack) is encroached by the wide Road in the Mouza Nayabad, J.L. no-25, Touzi no-56, R.S. no-3, R.S. Khatian no-95, Dag no-145, 4.12.1944 the now The Kolkata Municipal Corporation Premises no-559, Nayabad, P.S. Purba Jadavpur, Sub -Registration office at Alipore within the limit of the Kolkata Municipal Corporation ward no-109.

AND WHEREAS in the manner as aforesaid the parties herein became the absolute owner and are absolutely seized and possessed with same premises no-559, Nayabad, P.S. Purba Jadav Pur, Sub -Registration office at Alipore within the limit of the Kolkata Municipal Corporation ward no-109.

AND WHEREAS in the terms of the verbal discussion the purchaser herein has paid all agreed consideration money to the Vendor for purchasing the said land which is mention in the second schedule and got the possession of the said undivided and undemarcated land from the Vendor and all acknowledging receipt of the payment made

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by the purchaser to the Vendor by signing in the Memo of Consideration below.

NOW THIS INDENTURE WITNESSETH that in pursuance of the verbal discussion and in consideration of the sum of Rs.70,000/- (Rupees seventy thousand) only by the purchaser to the vendor herein have admit and acknowledged of and from the said payment and forever release, acquit, exonerated and discharge the purchaser as well as the undivided undemarcated share of the land measuring about 100 sq.ft. more fully described in the respective schedule ^{2nd} hereunder the vendor doth hereby grant, convey, sell, transfer, assign and assure absolutely into the purchaser.

HOWSOEVER OTHERWISE the said land now is or are or heretofore was or were situated or distinguished together with all passages, ways, sewers, drains, walls, water courses, light, rights, liberties, benefits, privileges, advantages, easements, appendages, whatsoever to the said land belonging or in anywise appertaining thereto or usually held used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues, and profits thereof And All the estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the vendor upon the said land and every part thereof and all the deeds, pattahs, muniments, written, evidence of title whatsoever relating to the said land and

Ruby Roy

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Office of the Addl. Dist. Registrar
Sealdah



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every part thereof possession of the vendor, or any person or persons from whom the said vendor may procure the same without any lawful action. To Have And To Hold the said land and to use of the purchaser forever and for good free from all encumbrances and the vendor both hereby covenant with purchaser that Notwithstanding any act, thing, deeds, matters, matter whatsoever maid done or executed or knowingly suffered to the contrary the vendor now has good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell or expressed or intended so to be unto and to the use of the said purchasers in manner aforesaid and deliver vacant peaceful possession of the said land to the purchasers with the execution of these presents. And That the purchasers shall and may at all times hereafter peaceably and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the vendor or any of his predecessors-in-title and that free and clear, freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the purchasers indemnified from any charges, encumbrances, created by the vendor or by any others of their predecessors-in-title and the vendor states that the said property is free from all encumbrances, whatsoever and the vendor and all persons having lawfully or equitably claiming any estate or interest upon the said or any part thereof from under or in trust for the vendor shall and will

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from time to time or at all times hereafter at the cost and request of the purchaser do and execute all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said purchaser as shall or may be reasonably required.

THE vendor further declares that the said land has not been previously sold, leased, mortgaged, gifted or transferred and there is no charge, lien or listeners. There is no case suit or proceeding pending case before any court of law in respect of the said land and is no way encumbered and is free from all encumbrances.

IF any of the representations or covenants made hereinbefore by the vendor is subsequently found to be false or incorrect whereby or by reason whereof, the purchaser may suffer any loss or charges, damages the vendor shall be liable to compensate the loss or damages as may be sustained by the purchaser.

IF any error or omission in the recital of this Deed transpires at a later date the vendor at the costs and request of the purchasers shall do and execute or cause to be done or executed any supplementary deed or deeds of rectification in favour of the purchaser.

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THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of ^{Ashtu}land and structure admeasuring of 3 Cottahs 4 Chhitaks be the same or a little more or less together with the premises no-559, Nayabad, P.S. Purba Jadavpur, with in the limit of the Kolkata Municipal Corporation Ward no-109 being assessee no-311090805992 District Sub-Registration office at Alipore, District 24 Parganas (South) butted and bounded as follows:-

ON THE NORTH : By 12Ft. wide Road;
ON THE SOUTH : By land of plot no- P-4 (561, Nayabad);
ON THE EAST : By land of plot no P-2 (560, Nayabad);
ON THE WEST : By 17ft. wide Road;

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of ^{Pastu}land admeasuring 100 (Hundred) sqft. with undivided and undemarcated out of 3 Cottahs 4 Chhitaks be the same or a little more or less together with the premises no-559, Nayabad, P.S. Purba Jadav Pur, with in the limit of the Kolkata Municipal Corporation Ward no-109 being assessee no-311090805992 District Sub-Registration office at Alipore, District 24 Parganas (South).

Ruby Roy

Ruby Roy

D. A. R. S. A. S. A. S.
1 6 OCT 2012
Dist. Sub-Registrar



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

SIGNED SEALED AND DELIVERED

by the **PARTY** herein at Kolkata in the presence of

1. *Ashok Das*
Attv.

*Alipore Police Court
Kot-27*

Rudra Roy
SIGNATURE OF THE VENDOR

2. *Pirani RS*
Peak of
16A/3A, Lake Gardens
Kolkata - 700045

Piswadev Roy
SIGNATURE OF THE PURCHASER

Prepared by me as per direction of the party:

Ashok Das
(ASHOK DAS)

Advocate
Alipore Criminal Court
Kolkata-700027

DR. D. L. R. SHARMA
16 OCT 2012
Distt. Sub-Registrar





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

Endorsement For Deed Number : I - 03103 of 2012
(Serial No. 05027 of 2012)

On

Payment of Fees:

On 16/10/2012

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 1158.00/-, on 16/10/2012

(Under Article : A(1) = 1144/- ,E = 14/- on 16/10/2012)

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.-1,04,167/-

Certified that the required stamp duty of this document is Rs. - 6270 /- and the Stamp duty paid as:
Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 5300/- is paid, by the draft number 632740, Draft Date 13/10/2012, Bank Name
State Bank of India, LAKE GARDENS, received on 16/10/2012

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

Presented for registration at 12:23 hrs on :16/10/2012, at the Office of the A.D.S.R. SEALDAH by
Ruby Roy ,Claimant.

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

Execution is admitted on 16/10/2012 by

1. Biswadeb Roy, son of Lt Aswani Kumar Roy , Flat No:C/3, 164/3a, Lake Gardens, Kolkata,
Thana:-Lake, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045, By Caste
Hindu, By Profession : Service
2. Ruby Roy, wife of Pinaki Roy , 164/3a, Lake Gardens, Kolkata, Thana:-Lake, P.O. :- ,District:-South
24-Parganas, WEST BENGAL, India, Pin :-700045, By Caste Hindu, By Profession : House wife
Identified By Ashok Das, son of ., A P Court, Kolkata, P.O .:-, District:-South 24-Parganas, WEST
BENGAL, India, Pin:-700027, By Caste: Hindu, By Profession: Advocate.



(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

16/10/2012 12:38:00

EndorsementPage 1 of 1

SPECIMEN FORM FOR TEN FINGERPRINTS



Biswacher

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Ruby Roy

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Biswa

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



P H O T O



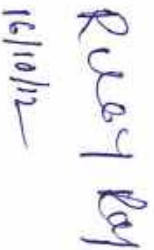
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

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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. SEALDAH, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 05027 / 2012, Deed No. (Book - I , 03103/2012)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ruby Roy 164/3a, Lake Gardens, Kolkata, Thana:-Lake, P.O. :-, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045			
	16/10/2012	LTI 16/10/2012	

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Biswadeb Roy Address -Flat No:C/3, 164/3a, Lake Gardens, Kolkata, Thana:-Lake, P.O. :- , District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045	Self			
			16/10/2012	LTI 16/10/2012	
2	Ruby Roy Address -164/3a, Lake Gardens, Kolkata, Thana:-Lake, P.O. :- , District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045	Self			
			16/10/2012	LTI 16/10/2012	

Signature of Identifier with Date


16/10/12

Name of Identifier of above Person(s)
 Ashok Das
 A P Court, Kolkata, P.O. :- ,District:-South
 24-Parganas, WEST BENGAL, India, Pin :-700027



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A.D.S.R. SEALDAH

SITE PLAN OF PREMISES NO. - 559, NAYABAD, WARD NO.-109, BOROUGH-XII,
P.S. - PURBA JADAVPUR.

AREA OF LAND - 03 K 04 CH. 00 SFT. = 217.393 SQM. SCALE 1:200
SHOWEN IN RED BORDER.



1089 12009

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KM

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 7

Page from 4710 to 4725

being No 03103 for the year 2012.



[Handwritten signature]

(Jaideb Pal) 18-October-2012

ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the A.D.S.R. SEALDAH

West Bengal