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1-3105/2012



पश्चिमवङ्ग पञ्चिम बंगाल WEST BENGAL

K 443976

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

Additional Sub-Registrar
Saidpur

DEED OF CONVEYANCE

DEED OF CONVEYANCE made this the 26th day of Oct Two Thousand and Twelve.

BETWEEN





पश्चिम बंगाल WEST BENGAL

K 443977

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SMT. RUBY ROY, wife of Sri Pinaki 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 "VENDOR"

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Sl. No. 725 9/10/2011 500

Ms. Sr. Name: *Pratik Barua*

Address: *Kalyani Barua*

P. S. Name: *Barua*

Pratik Barua

Vendor: *Barua*
Santosh K. Dey
ALIPUR POLICE COURT
Kolkata - 27



16 OCT 2012
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(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 **FIRST**

PART.

AND

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 “**PURCHASER**” (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 **SECOND PART.**

AND WHEREAS the said Bhogirath Mondal owner of the land admeasuring about 2 Bighas 6 Chittaks a little more or less which was lying and situated at Khatian no-95, Dag no-145, R.S. no-3, Mouza Nayabad, J.L no-25, Touzi no 56, P.S. Purba Jadav Pur, in respect the Kolkata Municipal Corporation premises no-561, Nayabad, P.S. Sub -Registration office at Alipore within the limit of the Kolkata Municipal Corporation ward no-109.

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AND WHEREAS said Bhogirath Mondal died intestate and his wife also leaving behind survival Sri Bhutanath Mondal, Sri Manoranjan Mondal, Sri Subdar Mondal, Smt.Kunti Mondal, Smt.Chani Mondal, Smt. Tulshi Mondal are the legal heirs of Khatian no-95, Dag no-145, R.S. no-3, Mouza Nayabad, J.L no-25, Touzi no 56, P.S. Purba Jadav Pur, in respect the Kolkata Municipal Corporation premises no-561, Nayabad, P.S. Sub -Registration office at Alipore within the limit of the Kolkata Municipal Corporation ward no-109.

AND WHEREAS the said the said Smt. Ruby Roy who by a conveyance recorded Book no 1, Volume no-385, at the office Sub-Registry office Alipore, being no-14730 for the year1983 was purchased from Sri Bhutanath Mondal, Sri Manoranjan Mondal, Sri Subdar Mondal, Smt.Kunti Mondal, Smt.Chani Mondal, Smt. Tulshi Mondal landed area measuring about 4 Cottah 10 Chitrack a little more or less presently and physically 4 Cottah 3 Chitrack 16 Sq.ft. rest portion of the land encroached by the wide Road in 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-561, Nayabad, being Assessee no- 31-109-08-0561-0, 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



DR. R. SUDHAKAR
16 OCT 2012
District Sub-Registrar

with same premises no-561, 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
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 ^{2nd} schedule
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,

Ruby Roy



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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 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



SEALDAH
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Dist. Sub-Registrar

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 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,

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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.

THE FIRST SCHEDULE ABOVE REFERRED TO

Bastu

ALL THAT the piece or parcel of land admeasuring of 4 Cottahs 3 Chitaks 16 sq.ft. be the same or a little more or less together with the premisesno-561, Nayabad, P.S. Purba Jadav Pur, with in the limit of the Kolkata Municipal Corporation Ward no-109 being assessee no-311090805610 District Sub-Registration office at Alipore, District 24 Parganas (South) butted and bounded as follows:-

ON THE NORTH : Plot No. 3 (559, Nayabad);
ON THE SOUTH : Dag No. 131;
ON THE EAST : Plot No. 2 (560, Nayabad);
ON THE WEST : By 17ft. Wide Road

THE SECOND SCHEDULE OF THE FIRST

Bastu

ALL THAT the piece or parcel of land admeasuring 100 (Hundred) sqft. with undivided and undemarcated out of 4 Cottahs 3 Chitaks

Ruby Roy

Ruby Roy

D. S. R. MALIBU
16 OCT 2012
Dist. Sub-Registrar



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16Sq.ft.be the same or a little more or less Together with the premisesno-561, Nayabad, P.S. Purba Jadav Pur, with in the limit of the Kolkata Municipal Corporation Ward no-109, being assessee no-311090805610 District Sub-Registration office at Alipore, District 24 Parganas (South).

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*
Adv.
Alipore Police Court
Kot-27

Rudra Roy
SIGNATURE OF THE VENDOR

2. *Priyansu Das*
Flat 43
169/3A, Lake Gardeny
Kot-27

Biswadeb Roy
SIGNATURE OF THE PURCHASER

Prepared by me as per direction of the party:

Ashok Das
(ASHOK DAS)
Advocate
Alipore Criminal Court
Kolkata-700027

D. A. R. RAJAPAL
16 OCT 2012
Dist. Sub-Registrar

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

Endorsement For Deed Number : I - 03105 of 2012
(Serial No. 05031 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 632769, Draft Date 16/10/2012, 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 13.03 hrs on :16/10/2012, at the Office of the A.D.S.R. SEALDAH by
Ruby Roy ,Executant.

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

Execution is admitted on 16/10/2012 by

1. 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
2. Biswadeb Roy, son of Lt Aswani Kr 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
Identified By Ashok Das, son of ., A P Court, P.O. :-, District:-South 24-Parganas, WEST BENGAL,
India, , By Caste: Hindu, By Profession: Advocate.



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR

16/10/2012 13:15:00

EndorsementPage 1 of 1

SPECIMEN FORM FOR TEN FINGERPRINTS



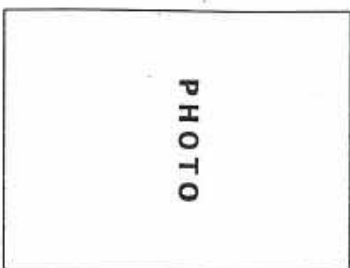
Ruby Roy

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



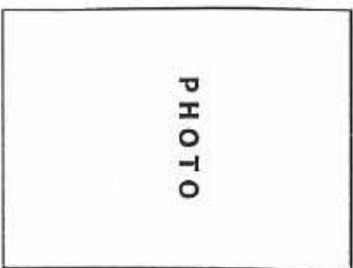
Biswadeb Roy

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



PHOTO

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



PHOTO

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

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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. 05031 / 2012, Deed No. (Book - I , 03105/2012)

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		 LTI	<i>Ruby Roy</i> 16/10/12
	16/10/2012	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	Ruby Roy Address -164/3a, Lake Gardens, Kolkata, Thana:-Lake, P.O. :- , District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045	Self		 LTI	<i>Ruby Roy</i>
			16/10/2012	16/10/2012	
2	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		 LTI	<i>Biswadeb Roy</i>
			16/10/2012	16/10/2012	

Name of Identifier of above Person(s)

Ashok Das
A P Court, P.O. :-, District:-South 24-Parganas, WEST
BENGAL, India,

Signature of Identifier with Date

Ashok Das
16/10/12

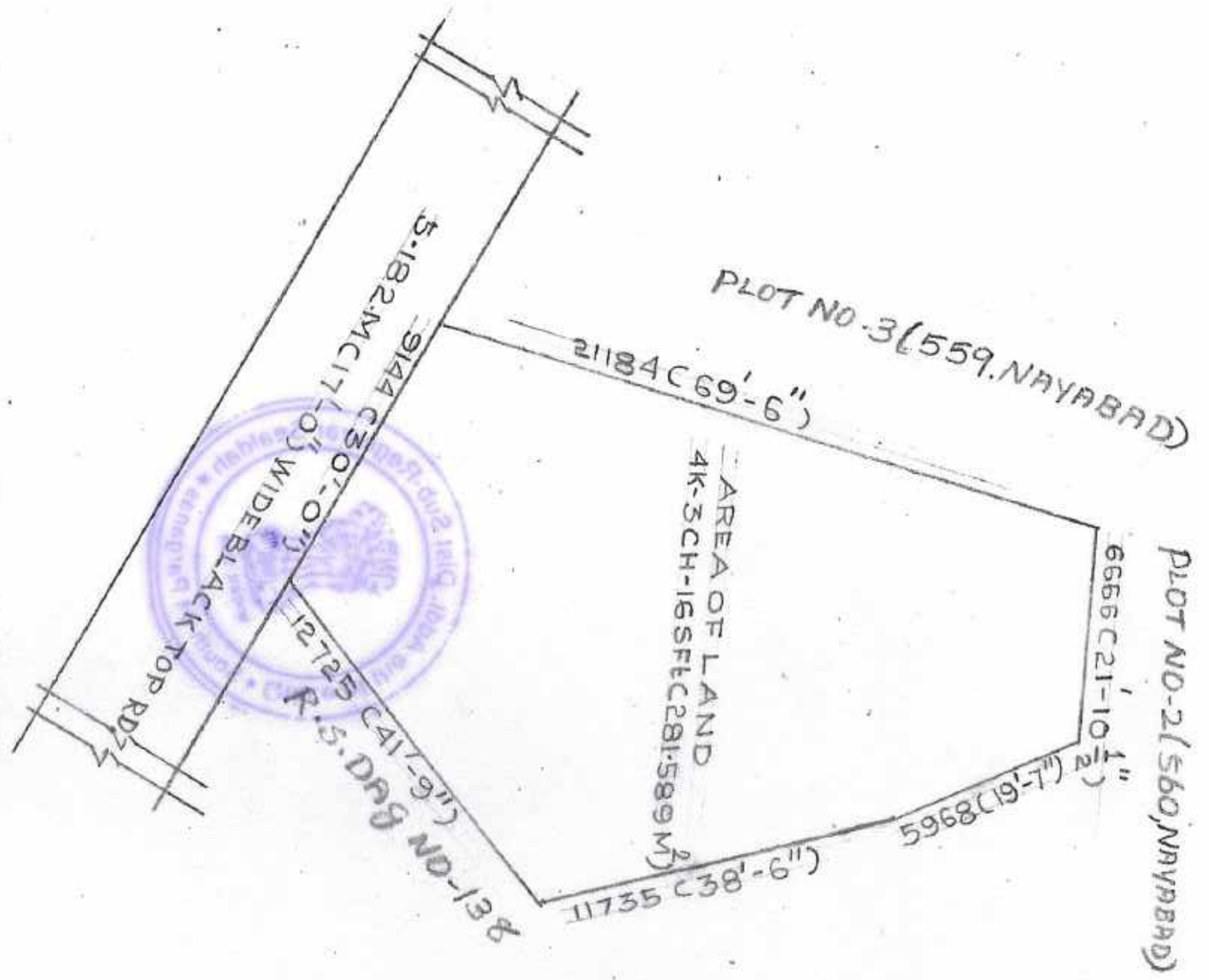


(Jaideb Pal)

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

SITE PLAN OF PREMISES NO. - 561, NAYABAD, WARD NO.-109, BOROUGH-12,
P.S. - PURBA JADAVPUR.

AREA OF LAND - 04 K 03 CH.16 SFT. =281.589 SQM. SCALE 1:200
SHOWEN IN RED BORDER.



Runy Roy
SIGNATURE OF OWNER

Pi Siva Reddy Roy
Stamp: 5105 TCO B 1
REGISTERED BY DISTRICT OFFICE

16 OCT 2012
16 OCT 2012
16 OCT 2012

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 7

Page from 4735 to 4750

being No 03105 for the year 2012.



J

(Jaideb Pal) 18-October-2012

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal