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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

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Additional District Sub-Registrar
Rajarnat, New Town, North 24-Pgs

10 APR 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 10th day of

April

Two Thousand Fifteen (2015)

BETWEEN

Contd.....P/2.

(b-f) 895

7/4/2015

₹ 5000/-

ক্রেতার নাম

স্বামী

হাঙ্গুল ভেড়ার বাকস

বিসান নাম (স্ট্যাম্পের সীমা) এ. ডি. এম. জার. ৪

যাট নম্বর ক্র. নং: ১০০০০

মালিকের নাম: এটি কত টাকা খরিদ

Aspita Samaddan
Gouranga Nagar
KOT-159

27 MAR 2015

টেক্সটী ব্যবসায়ের ভেড়ার মিতা মত

554000



Upamand's Ray
8/0 W Alami Kanta Ray
Aswini Nagar
Bagui ak
KOT-159
Raj

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

10 APR 2015

(2)

SMT RAJKUMARI DIDWANIA [PAN-ADMPPD2055M], wife of Sri Rajkumar Didwania, by Nationality – Indian, Faith – Hindu, by Occupation – Housewife, formerly residing at 13 Prasanna Kumar Tagore Street, P.S. Jorabagan, Kolkata-700006, presently residing at 179A/1A Manicktala Main Road, P.S. Phoobagan, Kolkata-700054, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators, representatives, nominees and assigns) of the **ONE PART**.

Represented by her lawful constituted attorney **SRI SHYAMAL KANTI ROY** son of Late Jitendra Roy by Nationality – Indian, Faith – Hindu, by Occupation – Business, residing at Sulangari, Supriya Pally, P.O. Gouranganagar, P.S. Newtown, Kolkata-700159, by virtue of a registered General Power of Attorney vide Book No. IV, Volume No. 2, Pages from 2102 to 2111, Being No. 01177 for the year 2014 registered at A.D.S.R.O. Rajarhat, on 17th November, 2014.

A N D

SMT ARPITA SAMADDAR [PAN-AYIPG 6160B], wife of Sri Partha Samaddar, by Nationality – Indian, Faith – Hindu, by Occupation – Housewife, residing at Village & P.O. Gouranga Nagar, P.S. Newtown, District North 24-Parganas, Kolkata-700159, 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 legal heirs, executors, administrators, representatives, nominees and assigns) of the **OTHER PART**.

WHEREAS the original landlord Roy Bahadur Kanai Lal Nandy sold, transferred and conveyed the demised property to Sri Makhan Lal Seal benamdar of Sri Kartick Chandra Seal and Smt Renuka Seal benamdar of Sri Anil Chandra Seal on 07/03/1956 by a registered Deed of Conveyance duly registered in the office of the Sub-Registrar at Cossipore Dum Dum which copied in Book No. I, Volume No. 35, Pages from 261 to 270, Being No. 21158 for the year 1956.

AND WHEREAS in 1967 and 1969 the said Kartick Chandra Seal and Sri Anil Chandra Seal filed declaratory suit against the aforesaid benamdars Sri Makhan Lal Seal and Smt Renuka Bala Seal for the aforesaid property in the 3rd Court of Munsif at Sealdah and the aforesaid suit were registered being title suit No. 491 of 1967 and title suit No. 8 of 1969. And the said Sri Kartick Chandra

Contd.....P/3.



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(3)

Seal and Sri Anil Chandra Seal got a decree against the aforesaid banamanders in respect of demised property and they seized and possessed the said property free from all encumbrances.

AND WHEREAS by a Deed of Conveyance dated 18/03/1972 and registered in the office of the Sub-Registrar at Cossipore Dum Dum which copied in Book No. I, Volume No. 30, Pages from 116 to 120, Being No. 1591 for the year 1972 the said Sri Kartick Chandra Seal and Sri Anil Chandra Seal jointly sold, transferred and conveyed to Smt Mira Rani Nandy ALL THAT piece or parcel of land measuring an area of 99 Decimals absolutely and forever.

AND WHEREAS by another Deed of Conveyance dated 20/06/1973 and registered in the office of the Sub-Registrar at Cossipore Dum Dum which copied in Book No. I, Volume No. 104, Pages from 31 to 33, Being No. 3300 for the year 1973 the said Sri Kartick Chandra Seal and Sri Anil Chandra Seal jointly sold, transferred and conveyed to Sri Sachindra Nath Nandy ALL THAT piece or parcel of land measuring an area of 33 Decimals absolutely and forever.

AND WHEREAS by virtue of two Deed of Conveyance dated 22/04/1975 and registered in the office of the Sub-Registrar at Cossipore Dum Dum which copied in (1) Book No. I, Volume No. 51, Pages from 206 to 209, Being No. 3131 for the year 1975 and (2) Book No. I, Volume No. 60, Pages from 63 to 65, Being No. 3133 for the year 1975 the said Smt Mira Rani Nandy and Sri Sachindra Nath Nandy sold, transferred and conveyed to Smt Lila Rani Ghosh, wife of Sri Dulal Chandra Ghosh, of Krishnapur, P.S. Rajarhat, District North 24-Parganas demised property measuring an area of 66 Decimals and 16.50 Decimals absolutely and forever.

AND WHEREAS by virtue of two Deed of Conveyance the said Smt Lila Rani Ghosh became the absolute owner and possessor of said demised property measuring about 82.50 decimals and she duly mutated her name in the records of B.L. & L.R.O. under L.R. Khatian No. 420 and thus she seized and possessed of and or otherwise well and sufficiently entitled to the said land free from all encumbrances.

AND WHEREAS by a Deed of Conveyance dated 07/05/1985 and registered in the office of the Sub-Registrar at Bidhannagar (Salt Lake City) which copied in

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(4)

Book No. I, Volume No. 62F, Pages from 21 to 30, Being No. 3235 for the year 1985 the said Smt Lila Rani Ghosh sold, transferred and conveyed to Sri Fatik Chandra Mondal ALL THAT piece or parcel of land measuring an area of 83 Decimals comprised in R.S. Dag Nos. 591, 592, 593, 620, 645 & 646 under R.S. Khatian No. 228 corresponding to L.R. Khatian No. 420, lying and situated at Mouza – Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178 under Police Station Newtown formerly Rajarhat District North 24-Parganas, against valuable consideration mentioned therein.

AND WHEREAS by a Deed of Conveyance dated 01/08/1985 and registered in the office of the District Registrar at Alipore which copied in Book No. I, Volume No. 181, Pages from 14 to 27, Being No. 10713 for the year 1985 the said Sri Fatik Chandra Mondal sold, transferred and conveyed to Smt Rajkumari Didwania (the Vendor herein) ALL THAT piece or parcel of land being Plan Plot No. 3, measuring an area of 5 (Five) Cottahs 8 (Eight) Chittacks 21 (Twenty One) Square Feet be the same a little more or less comprised in R.S. Dag Nos. 591, 592, 593, 620, 645 & 646 under R.S. Khatian No. 228 corresponding to L.R. Khatian No. 420, lying and situated at Mouza – Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178 under Police Station Newtown formerly Rajarhat District North 24-Parganas, but as per physical possession the aforesaid purchased land situated only in R.S. Dag No. 591, against valuable consideration mentioned therein.

AND WHEREAS by virtue of aforesaid Deed of Conveyance the said Smt Rajkumari Didwania (the Vendor herein) became the absolute owner and possessor of the aforesaid land more fully and particularly described in the schedule hereunder written and since she seized and possessed of and/or otherwise well and sufficiently entitled to the said land free from all encumbrances and she has good right full power absolute authority and indefeasible title to grant sell convey etc to any body in any way whatsoever.

AND WHEREAS the said Smt Rajkumari Didwania (the Vendor herein) being in need of money intended, desired, declared and has agreed to sell and the Purchaser herein also has agreed to purchase a plot of land being Plan Plot No. 3B measuring an area 1 (One) Cottah 11 (Eleven) Chittacks be the same a little more or less along with all easement rights of common passages absolutely free from all encumbrances whatsoever which more fully and

Contd.....P/5.



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(5)

particularly described in the Schedule hereunder written at or for the consideration price of **Rs.6,00,000/-** (Rupees Six Lac) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs.6,00,000/-** (Rupees Six Lac) only to the Vendor paid by the Purchaser as per Memo below at or immediately before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the said Purchaser as well as the said land particularly described in the schedule hereunder written) the Vendor doth hereby grant, transfer, convey, sell, assign unto the Purchaser free from all encumbrances, attachments, charges, liens, lispendens ALL THAT piece or parcel of the said land and the right of common passages and all rights, easements and appurtenances as particularly mentioned and described in the schedule hereunder written **TO HAVE AND TO HOLD** the said land hereby granted, transferred, conveyed and assigned or expressed or intended so to be unto and to the use of the Purchaser hereby absolutely and forever free from all encumbrances, charges, attachments, liens, etc. whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER :-

1. THAT notwithstanding any act, deed, matter or thing whatsoever done by the Vendor or her predecessor – in – title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition use, trust or other thing whatsoever to alter or make void the same; and
2. THAT notwithstanding any act, deed, matter or thing whatsoever aforesaid, the Vendor now has good right, fully lawful absolute authority indefeasible title to grant, convey, transfer and assign her land hereby granted, transferred and assigned or expressed or intended to be with the appurtenances unto and to the use of the Purchaser aforesaid and according to the true intent and meaning of these presents ; and

Contd.....P/6.



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(6)

3. THAT the Purchaser all and may from time to time and at all times hereafter peaceably and quietly held, occupy, possess and enjoy the land hereby granted, transferred and assign and take rents and profits thereof for the absolute use and benefit without any lawful hindrance, interruptions, disturbance, suit, eviction, claim or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
4. THAT free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor were and saved defended kept harmless and other estate rights, title, claim, mortgages, charges, liens, lispendens, attachments and encumbrances whatsoever ; and
5. FURTHER that the Vendor and all persons having and lawfully claiming any estate right, title or interest whatsoever unto or upon the said land and every part thereof from under or in trust for the Vendor and / or her predecessor-in-title or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all such acts, assurances and things whatsoever for further better and perfectly assuring the said land hereby granted, conveyed, transferred and assigned or expressed or intended to be and transferred and assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required ; and
6. THAT the said land or any and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the Provisions of the Public Demand Recovery Act or otherwise and that no Certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and no steps taken in execution of any certificate at the instance of the Income Tax and / or Wealth Tax and / or Estate duty Authorities; and
7. THAT no notice issued under the Public Demand Recovery Act has been served on the Vendor nor any such notice has been published ; and
8. THAT the Vendor has not yet received any notice of Requisition or Acquisition of the property described in the Schedule below ; and

Contd.....P/7.



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(7)

9. THAT the Purchaser and all person or persons claiming through under him shall have undisputed and all manner of rights through over or under the common passage.

It is hereby declared that the land described in the Schedule below, is the self-acquired property of the Vendor and she is not the benamdar of the any one.

AND the Vendor delivers this day khas possession of the said land unto the Purchaser.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE :-

ALL THAT piece or parcel of Sali Land being Plan Plot No. 3/B measuring an area 1 (One) Cottah 11 (Eleven) Chittacks be the same a little more or less, comprised in **R.S. Dag No. 591** appertaining to R.S. Khatian No. 228 corresponding to L.R. Khatian No. 420, lying and situated at **Mouza - Sulangari**, J.L. No. 22, R.S. No. 196, Touzi No. 178, Superior Land Lord Government of West Bengal, represented by the Collector of North 24-Parganas within the jurisdiction of Additional District Sub-Registry office at Rajarhat, Newtown and within the local limits of Jyangra Hatiara No. II Gram Panchayet under Police Station Newtown formerly Rajarhat, in the District of North 24-Parganas. The saleable land shown and depicted in the annexed site plan with boundaries coloured by the **RED** border lines which will be treated as a part of this indenture.

The aforesaid 1 (One) Cottah 11 (Eleven) Chittacks of land is hereby sold together with all manners of easement right, rights of passage for men and materials which butted and bounded as follows: -

ON THE NORTH : BY PLOT NO 3/A.

ON THE SOUTH : BY PLOT NO 3/c.

ON THE EAST : BY 10 FEET ROAD.

ON THE WEST : BY R.S. DAG NO 591(P).



Additional District Sub-Registrar
Rajarnat, New Town, North 24 Pgs.

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(8)

IN WITNESS WHEREOF the parties hath hereunto set and subscribed their respective hands and seals after going through the contents of this Deed of Conveyance on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the parties at Kolkata

in the presence of :-

1. *Prabin Raha*
Vill:- *Sudanguni, Kolkata*
PC:- *Clowmange nagar*
PS:- *New Town*

2. *Upandas Ray*
Aswini Nagar
KOF-159.

Shivalkhandi Ray
As constituted attorney of
SMT. RAJKUMARI DIDWANIA

SIGNATURE OF THE VENDOR

Arpita Samadder

SIGNATURE OF THE PURCHASER

PREPARED BY :-

Upandas Ray
(SRI UPANANDA ROY)
of Aswinagar, Kolkata - 59,
Licence No. DW-XVI-31.
A.D.S.R.O. Bidhannagar

TYPED BY :-

SK Mainul
SK. MAINUL
Mondalganti, Kolkata - 52.

Contd.....P/9.



Additional District Sub-Registrar,
Rajahat, New Town, North 24-Pgs.

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(9)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser the within mentioned amount of **Rs.6,00,000/-** (Rupees Six Lac) only being the full consideration money of the said plot of land mentioned herein above and payment as per memo below :-

MEMO

Paid by Cash - - - - - **Rs 6,00,000/-**

TOTAL Rs.6,00,000/-

(Rupees Six Lac) only.

WITNESSES :-

1. Prabin Roy

Shyamal Kumbhkar
As constituted attorney of
SMT. RAJKUMARI DIDWANIA.

SIGNATURE OF THE VENDOR.

2. Upamanda Roy



Additional District Sub-Registrar
Rajahat, New Town, North 24-Pgs.

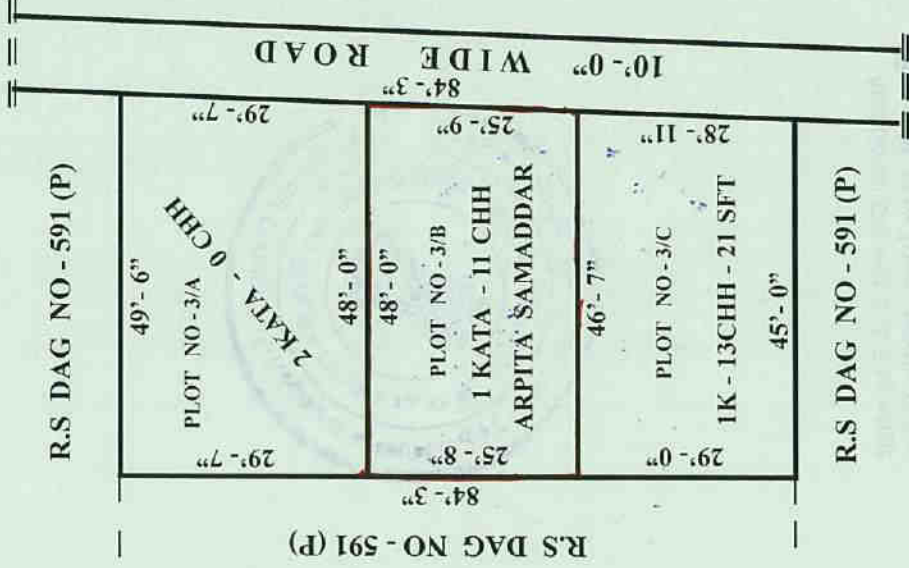
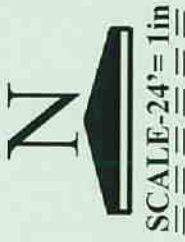
10 APR 2015

SITE PLAN OF R. S DAG NO-591 (P) . R. S KH. NO-228 . L. R
KHA. NO- . R. S. NO-176. TOUZI NO-178. AT MOUZA-
SULANGARI. J. L NO- 22. P. S-NEW TOWN. DIST. NORTH 24 .
PGS (N) UNDER-JYANGRA-HATIARA NO-2 GRAM PANCHAYET .

VENDEE - SMT. ARPITA SAMADDAR.

VENDOR - SHYAMAL KANTI ROY.

LAND AREA - 1 KATA - 11 CHH (M/L), P - 3/B



Arpita Samaddar

Shyamal Kanti Roy as Constituted attorney of
VENDOR'S SIGNATURE - SMT. RAJKUMARI DIBWANIA

Arpita
COPIED BY



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.













10 APR 2015

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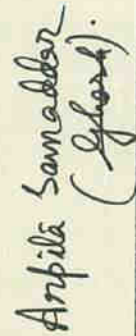











SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

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


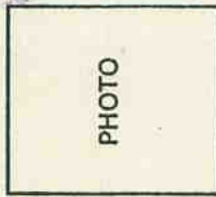
N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 	LH.					
	RH.					

ATTESTED :- *Shreeaakash*

 	LH.					
	RH.					

ATTESTED :- *Anpila Samadder*

 	LH.					
	RH.					

ATTESTED :-






Additional District Sub-Registrar
Rajahat, New Town, North 24-Pgs.






10 APR 2015

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. 04755 / 2015, Deed No. (Book - I , 04415/2015)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Shyamal Kanti Roy Sulanguri Supriya Pally, Kolkata, Thana:-New Town, P.O. :-Gouranga Nagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159	 10/04/2015	 LTI 10/04/2015	

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shyamal Kanti Roy Address -Sulanguri Supriya Pally, Kolkata, Thana:-New Town, P.O. :-Gouranga Nagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159	Attorney	 10/04/2015	 LTI 10/04/2015	
2	Arpita Samaddar Address -Gouranga Nagar, Kolkata, Thana:-New Town, P.O. :-Gouranga Nagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159	Self	 10/04/2015	 LTI 10/04/2015	

Name of Identifier of above Person(s)

Upamanda Ray
Aswininagar, Kolkata, Thana:-Baguiati, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700159

Signature of Identifier with Date


10/04/2015



10 APR 2012



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

Endorsement For Deed Number : I - 04415 of 2015

(Serial No. 04755 of 2015 and Query No. 1523L000008168 of 2015)

On 10/04/2015

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. 10222/- is paid , by the draft number 251353, Draft Date 09/04/2015, Bank Name State Bank of India, SWASTHYA BAHWAN, received on 10/04/2015

(Under Article : A(1) = 10208/- ,E = 14/- on 10/04/2015)

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.-9,28,124/-

Certified that the required stamp duty of this document is Rs.- 46426 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 41426/- is paid , by the draft number 251352, Draft Date 09/04/2015, Bank : State Bank of India, SWASTHYA BAHWAN, received on 10/04/2015

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

Presented for registration at 11.11 hrs on :10/04/2015, at the Office of the A.D.S.R. RAJARHAT by Shyamal Kanti Roy ,Executant.

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

Execution is admitted on 10/04/2015 by

1. Arpita Samaddar, wife of Partha Samaddar , Gouranga Nagar, Kolkata, Thana:-New Town, P.O. :-Gouranga Nagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159, By Caste Hindu, By Profession : House wife

Identified By Upananda Ray, son of Late Abani Kanta Ray, Aswininagar, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159, By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

1. Shyamal Kanti Roy, son of Late Jitendra Roy , Sulanguri Supriya Pally, Kolkata, Thana:-New Town, P.O. :-Gouranga Nagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159 By Caste Hindu By Profession: Business,as the constituted attorney of Rajkumari Didwania is admitted by him.

10 APR 2015 Additional District Sub-Registrar
Rajarhat, New Town, North 24-Parganas
(Debasish Dhar)
Additional District Sub-Registrar





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

Endorsement For Deed Number : I - 04415 of 2015

(Serial No. 04755 of 2015 and Query No. 1523L000008168 of 2015)

Identified By Upananda Ray, son of Late Abani Kanta Ray, Aswininagar, Kolkata, Thana:-Baguiati,
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159, By Caste: Hindu, By Profession:
Business.

(Debasish Dhar)
Additional District Sub-Registrar



10 APR 2015
Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

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

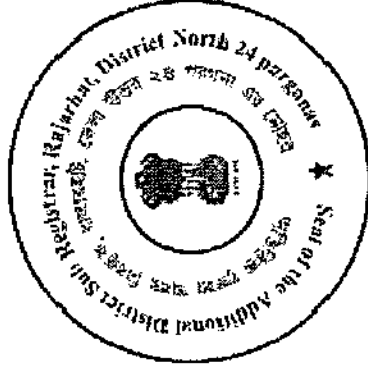
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 11335 to 11350
being No 04415 for the year 2015.



K
(Debasish Dhar) 10-April-2015
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal