

08197

D-9118

2-54
24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 502577

Certified that the document is admitted to registration. The signature Sheet / Sheet's and the endorsement sheet / Sheet's attached with this document's are the part of this document

Registrar U/S 7(2)
District Sub Registrar II
24 Pgs (N) Barasat

18 JUN 2017

DEED OF CONVEYANCE

Transaction Value Rs. 4,00,000.00

Govt. Value Rs. 4,95,998.00

THIS DEED OF CONVEYANCE made this the 15 day of June, 2012 (Two Thousand and Twelve) of the Christian Era ;

BETWEEN

V.C.No = 1134
Dt. = 15.6.12
Page = 250
7507

Contd. P/2.

(2)

SRI SHYAMAL KUMAR PAUL son of Late Haripada Paul, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at A/6, Sarat Chandra Colony, P.O. Rajbari, P.S. Airport, Kolkata-700 081, hereinafter referred to and called as the VENDOR (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

1) NARGIS KHATUN wife of Sawkat Ali, by faith - Islam, by Nationality - Indian, by occupation - House wife, residing at Vill. Maliakur, P.O. Bamangachi, P.S. Barasat, Dist. North 24 - Parganas, 2) SHAMPA GHOSH wife of Sri Badal Ghosh, by faith - Hindu, by Nationality - Indian, by occupation - House wife, residing at Ganga Nagar, Ghoshpara, P.O. Ganganagar, P.S. Airport, Kolkata - 700 132, 3) SONTOSH SHARMA wife of Sampat Kumar Sharma, by faith - Hindu, by Nationality - Indian, by occupation - House wife, residing at Ganga Nagar, Madhyamgram, P.S. Barasat, Kolkata - 700 132, hereinafter called and referred to as the PURCHASERS (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS one Jibananda Paul son of Late Krishna Lal Paul, resident of Kotrang G.T. Road, P.S. Uttarpara, Dist. Hooghly purchased a piece or parcel of land measuring an area of 28 Decimals more or less comprised and contained in C.S. & R.S. Dag No. 628 under C.S. Khatian No. 60, R.S. Khatian No. 720

Contd. P/3.

(3)

of Mouza - Siti, J.L. No. 101, P.S. Barasat, Dist. North 24-Parganas, from one Didar Box Mondal of Siti, P.S. Barasat, Dist. North 24 -Parganas by virtue of a Deed of Sale being no. 2428 dated 25/02/1965 registered at S.R.O. Barasat duly copied in Book No. 1, Vol. No. 39, Pages from 105 to 107, free from all encumbrances.

AND WHEREAS the said Jibananda Paul also purchased another plots of land in different Dags on different dates and while he was enjoying and possessing the same got his name recorded in L.R. Khatian No. 600 being L.R. Dag No. 539, area of land 01 Acre 26 Decimals more or less out of 14 Acres 34 Decimals having .0865 share of Mouza - Siti, J.L. No. 101, P.S. Barasat, Dist. North 24 -Parganas, free from all encumbrances.

AND WHEREAS one Asoke Kumar Paul son of Late Nityananda Paul, resident of Siti, P.O. Kazipara, P.S. Barasat, Dist. North 24 -Parganas purchased a piece or parcel of land measuring an area of 37 Decimals more or less out of 74 Decimals comprised and contained in C.S. & R.S. Dag No. 671 under Khatian No. 364 of Mouza - Siti, J.L. No. 101, P.S. Barasat, Dist. North 24 -Parganas from one Maola Box Mondal of Siti, P.S. Barasat, Dist. North 24 -Parganas by virtue of a Deed of Sale being no. 2078 dated 04/04/1977 registered at S.R.O. Barasat, free from all encumbrances.

AND WHEREAS the said Asoke Kumar Paul also purchased another plots of land in different Dags on different dates and while he was enjoying and possessing the same got his name

Contd. P/4.

(4)

recorded in L.R. Khatian No. 12 being L.R. Dag No. 539, area of land 02 Acres 52 Decimals more or less out of 14 Acres 34 Decimals having 0.1746 share of Mouza - Siti, J.L. No. 101, P.S. Barasat, Dist. North 24 -Parganas, free from all encumbrances.

AND WHEREAS by a Deed of Sale being no. 02341 executed on 28/08/2006 and registered on 30/08/2006 at the office of A.D.S.R. Barasat, Dist. North 24 -Parganas, the said 1) Jibananda Paul represented by his Constituted Attorneys namely Sri Asoke Kumar Paul and Sri Arup Kumar Paul both sons of Late Nityananda Paul of Siti, P.O. Kazipara, P.S. Barasat, Dist. North 24 -Parganas (vide Deed No. 00069 dated 13/02/2003 registered at D.R. - II, North 24 -Parganas, Barasat in Book No. IV, Vol. No. 6, Pages from 56 to 62) and 2) Asoke Kumar Paul son of Late Nityananda Paul of Siti, P.O. Kazipara, P.S. Barasat, Dist. North 24 -Parganas, the Vendors therein through their Confirming Party Messers Dizar Agro Resource Development Private Limited represented by its Director Sri Sanjoy Kumar Shaw son of Sri Mewalal Shaw of P-23, Dobson Lane, Howrah - 711101 having its office at P-594, Purna Das Road, P.S. Lake, Kolkata - 700 029 jointly sold and conveyed a piece or parcel of 'Danga/ltkhola' land measuring an area of 03 Cottahas more or less equivalent to 4.96 Decimals more or less out of which land measuring 01 Cottah 06 Chittacks 08 Sq. ft. equivalent to 2.26 Decimals out of 01 Acre 26 Decimals owned and possessed by the aforesaid Jibananda Paul, comprised and contained in C.S. & R.S. Dag No. 628, L.R. Dag No. 539 under C.S. Khatian No. 60, R.S. Khatian No. 720, L.R. Khatian No. 600 in Scheme Plot No. 115 of

Contd. P/5.

(5)

Mouza - Siti, J.L. No. 101, P.S. Barasat, Dist. North 24 -Parganas, and land measuring 01 Cottah 09 Chittacks 37 Sq. ft. equivalent to 2.70 Decimals out of 02 Acres 52 Decimals owned and possessed by the aforesaid Asoke Kumar Paul, comprised and contained in C.S. & R.S. Dag No. 671, L.R. Dag No. 539 under Khatian No. 364, L.R. Khatian No. 12 in Scheme Plot No. 115 of Mouza - Siti, J.L. No. 101, P.S. Barasat, Dist. North 24 -Parganas in favour of the present Vendor herein Sri Shyamal Kumar Paul, son of Late Haripada Paul, residing at A/6, Sarat Chandra Colony, P.O. Rajbari, P.S. Airport, Kolkata - 700 081 and the said Deed was duly recorded in Book No. I, Vol. No. I, Pages from 14362 to 14377 for the year 2007 having right, title, interest and possession therein, more fully and particularly mentioned and described in the **First & Second Schedule** hereunder written, free from all encumbrances.

AND WHEREAS the present Vendor herein is now seized and possessed a piece or parcel of "Danga/Itkhola" land containing an area of 03 Cottahas equivalent to 4.96 Decimals more or less as fully described in the **First & Second Schedule** hereunder written, free from all encumbrances, charges, liens, lispence, attachments, trusts whatsoever.

AND WHEREAS relying upon the aforesaid representation and/or declarations of the Vendor and believing the same to be true and acting on good faith and the Vendor agreeing to sell, assign and transfer a piece or parcel of "Danga/Itkhola" land measuring an area of 03 Cottahas equivalent to 4.96 Decimals more or less more fully and particularly described in the

Contd. P/6.

(6)

First & Second Schedule hereunder written and hereinafter referred to as the said property and the Purchasers have agreed to purchase the said property at a total consideration price of Rs. 4,00,000/- (Rupees Four Lakhs) only, free from all encumbrances, liens, charges, lispendences, attachments, trusts whatsoever and howsoever on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 4,00,000/- (Rupees Four Lakhs) only paid by the purchasers to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written, admit and acknowledge to have received on and from the same and every part thereof, the Vendor doth hereby release, acquit, exonerate and discharge the Purchasers and the said property hereby conveyed) the Vendor doth hereby indefeasibly grant, sell, convey, transfer, assign and assure unto and to the use of the Purchasers its ownership, entitlements, right, title and interest in **ALL THAT** a piece or parcel of "Danga/Itkhola" land meseuring an area of 03 Cottahas equivalent to 4.96 Decimals more or less within Mouza - Siti, J.L. No. 101, Re. - Su. No. 50, Touzi No. 146 in C.S. & R.S. Dag No. 628, 671, L.R. Dag No. 539 under C.S. Khatian No. 60, R.S. Khatian No. 720, 364, L.R. Khatian Nos. 600, 12, P.S. Barasat within the local limits of Barasat Municipality, Dist. North 24 -Parganas, more fully and particularly dscribed in the **First & Second Schedule** hereunder written and hereinafter referred to as the said prorerty **TOGETHER WITH** all rights, liberties, easements, privilages, appendages, paths, passages, tenaments, premises

Contd. P/7.

(7)

and hereditaments belonging to or in any way appertaining to the said property or any part thereof unto and to the use of the Purchasers absolutely and for ever and the Vendor has delivered vacant, khas and peaceful possession of the said property under the Puchasers on this date at the time of payment of full consideration price and the said Vendor doth hereby covenant with the Purchasers that **NOTWITHSTANDING** any act, deed, matter or things by the Vendor done, executed or knowingly suffered to the contrary, the Vendor hath good right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property and every part thereof unto and to the use of the said Purchasers absolutely and for ever and the Vendor doth hereby further covenant with the Purchasers that the said property hereby sold, transferred, conveyed or expressed or intended so to be is free from all encumbrances, attachments, liens, charges and lispendents whatsoever and howsoever and the Purchasers shall and will and at all times hereafter possess and enjoy the said property and receive rents, issues, profits thereof and therefrom without any lawful eviction, interruption or interference, claim, demand whatsoever from or by the Vendor or any other person or persons claiming through under or in trust for the Vendor further that the Vendor shall and will from time to time and at all times hereafter at the requests and costs of the Purchasers do and execute and cause to be done and executed all such other and further acts, deeds, matters and things for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers and further that the Vendor shall and will at all times hereafter indemnify

Contd. P/8.

(8)

save and keep the Purchasers indemnified against all actions, losses, claims, damages, liens, charges, lispendents whatsoever in respect of the said property in these presents and the purchasers are put in Khas possession of the same from today and the purchasers shall and may at all times hereafter subject to mutate their names and making payment of taxes and other outgoings to the Barasat Municipality and to other Concerned Authorities, shall peacefully and quietly possess and enjoy the said property conveyed hereby and may receive rent and profit thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming or to claim by, from, through, under or in trust for the vendor and the vendor doth hereby covenant with the purchasers as follows :-

1. That notwithstanding anything done by the vendor, he has good right, title and full power and absolute authority to sell, transfer, grant and convey the said property unto the purchasers with such possession as aforesaid in the way and manner hereby done or intended to be done.

2. That the purchasers and all persons claiming through and under him may at all times hereinafter hold, own and possess the same and receive the rents, issues and profit thereof without any eviction, interruption, claim or demand whatsoever from the vendor or any person claiming through and under him and the purchasers are well and sufficiently saved, defended, kept, harmless and indemnified of and from and against all former and other estates claims, charges, liens and encumbrances, attachments and

Contd. P/9.

(9)

executions whatsoever had made, done, executed, occasioned or suffered by the vendor or their predecessors-in-title or interest or any person or persons claiming or to claim by, from, through, under or in trust for them.

3. That there has not been at any time, any claim, whatsoever adverse to the vendor's title to the said property.

4. That the purchasers shall be entitled to have their names mutated in the office of the competent authority and in the Barasat Municipality and anywhere else as they likes, and the vendor will render help to the purchasers as required in that respect.

5. That the vendor and all persons claiming through and under him or in trust for him shall at all times hereafter at the request and costs of the purchasers or person claiming through and under them do and execute or cause to be done and executed all such further acts, deeds and things as may be reasonably required for more perfectly assuring the said messuage land and hereditaments and premises upon the purchasers.

6. That the vendor will make good all the losses that the purchasers may suffer or be put to suffer for any incorrectness in the recital hereinmade and for any defect, weakness or deformity of the vendor, free and clear title as hereinbefore stated and the vendor and/or his respective legal heirs shall be bound by the decision in this behalf.

Contd. P/10.

(10)

7. That the Map or Plan annexed hereto shall form a part of these presents.

--: THE FIRST SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of "Danga/Itkhola" land measuring an area of **01 (one) Cottah 06 (six) Chittacks 08 (eight) Sq. ft.** equivalent to 2.26 Decimals more or less out of 01 Acre 26 Decimals appertaining to **Scheme Plot No. 115, C.S. & R.S. Dag No. 628, L.R. Dag No. 539 under C.S. Khatian No. 60, R.S. Khatian No. 720, L.R. Khatian No. 600** (in the name of Jibananda Paul) of **Mouza - Siti, J.L. No. 101, Re.-Su. No. 50, within Touzi No. 146** under the present authority of the land, the Governor of West Bengal represented by its Collector, District North 24 -Parganas being Holding No. 49 within the limits of Barasat Municipality within the Jurisdiction of A.D.S.R. Office - Barasat, P.S. Barasat, Dist. North 24 - Parganas.

--: THE SECOND SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of "Danga/Itkhola" land measuring an area of **01 (one) Cottah 09 (nine) Chittacks 37 (thirtyseven) Sq. ft.** equivalent to 2.70 Decimals more or less out of 02 Acres 52 Decimals appertaining to **Scheme Plot No. 115, C.S. & R.S. Dag No. 671, L.R. Dag No. 539 under Khatian No. 364, L.R. Khatian No. 12** (in the name of Asoke Kumar Paul) of **Mouza - Siti, J.L. No. 101, Re. - Su. No. 50, within Touzi No. 146** under the present authority of the land, the Governor of West Bengal represented by its Collector,

Contd. P/11.

(11)

District North 24 -Parganas being Holding No. 49 within the limits of Barasat Municipality within the Jurisdiction of A.D.S.R. Office-Barasat, P.S. Barasat, Dist. North 24 - Parganas.

Total area of land in the **First & Second Schedule 03 (three) Cottahas equivalent to 4.96 Decimals more or less** the said land has been shown and delineated in the **Map or Plan** annexed hereto and the Boundary line marked by colour **RED**.

The Govt. Rent will be fixed as per West Bengal Land Holding Revenue Act.

The Photographs, ten fingers impressions of the Vendor and the Purchasers and the said Plan will be treated and considered as part of the instant Deed of Conveyance.

BUTTED AND BOUNDED BY

ON THE NORTH:- 22' feet wide Road ;
ON THE SOUTH:- Land of Scheme Plot No. 113;
ON THE EAST :- Land of Scheme Plot No. 114;
ON THE WEST :- Others land.

MEASUREMENT OF THE LAND

ON THE NORTH :- 32' - 09" ;
ON THE SOUTH :- 32' - 09" ;
ON THE EAST :- 65' - 00" ;
ON THE WEST :- 67' - 00" .

Contd. P/12

(12)

IN WITNESS WHEREOF the Vendor and Purchaser here to have set and subscribed their respective hands after knowing and understanding the full contents of this Deed in her sound health and sound mind on this the day, month and year first above written.

SIGNED AND DELIVERED

IN PRESENCE OF THE FOLLOWING

WITNESSES:

- 1) Papiya Paul.
A/6 Sarat chandra colony
Post - Raybari
KOL-81
Suyamal Kumar Paul .

SIGNATURE OF THE VENDOR
- 2) Md. Mahasin Molla
Birpur, Abdalpur, Barasat
KOL - 700155

SIGNATURE OF THE PURCHASERS

Drafted and explained by :-

Champak Kaurilal.
Enr WP/282/86
Advocate

District Judges' Court,
North 24-Parganas, Barasat.

Typed by me :-

Mrinmoy Adhikari
(Mrinmoy Adhikari)

Barasat.

(13)

MEMO OF CONSIDERATION

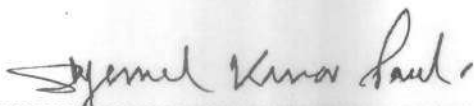
RECEIVED from the within named Purchasers the sum of Rs. 4,00,000/- (Rupees Four Lakhs) only being the full consideration money as per Memo of Condition below :

In Cash Rs. 4,00,000.00

(Rupees Four Lakhs) only.

WITNESSES ::

1) Papiya Paul,
A/B Sarat chandra Colony
Post - Rajbari
KOL - 81


.....
Signature of the Vendor.

2) Md. Mahasin Molla
Bispan, Abdapur, Basarat
KOL - 700155

SITE PLAN OF C.S. & R.S. DAG NO-628 (P) L.R. DAG NO-539 (P)

C.S. KH. NO-60. R.S. KH. NO-720. L.R. KH. NO-600 & C.S. & R.S. DAG NO-

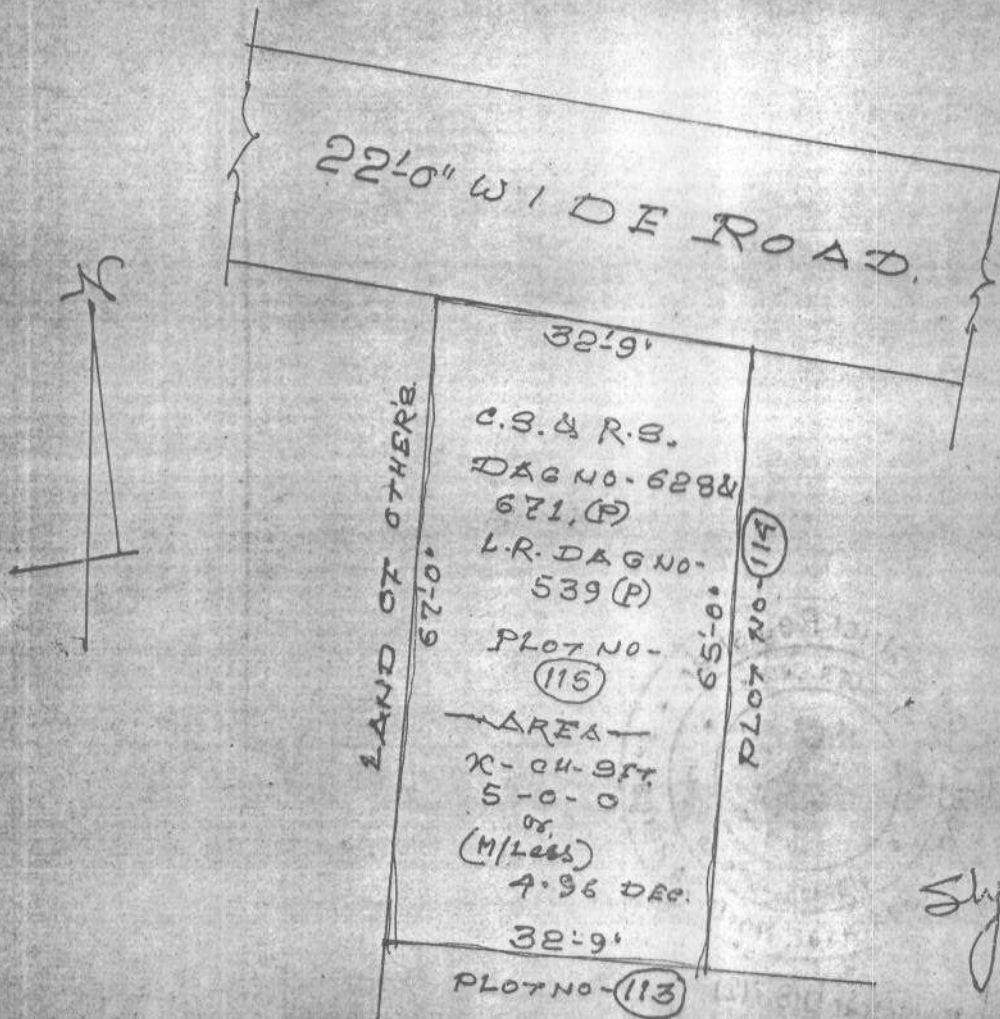
671 (P) L.R. DAG NO-539 (P) KH. NO-364, L.R. KH. NO-12, AT MOUZA-

SITI, J.L. NO-101, R.S. NO-50, P.B. & MUNICIPALITY BARABAT, DIST-

NORTH 24 PARGANAS. WARD NO-11, HOLDING NO-49, P.L. NO-115, TOTAL

AREA OF LAND-3KT. 08.496 DEC. (M/RS)

SCALE 2"=80'-0"



Shyama Kanta Paul

(SCHEDULE OF LAND)

PL. NO.	C.S. & R.S. DAG NO.	L.R. DAG NO.	KT.	CH.	SPT.	DEC. (M/RS)	NAME OF PURCHASER.
115	628 (P)	539 (P)	1	6	08	2-26	
	671 (P)	539 (P)	1	9	37	2-70	
	628 & 671	539	3	0	0	4-96	

DRAWN AS PER PLAN
[Signature]
 ENGINEER IN CHARGE
 DISTRICT SURVEY OFFICE

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

(1) Name

Status - Presentant/Executant Claimant/Attorney/Principal/Guardian/Testator (✓)



Nargis Khatun

L. H.
বাম হাত

LITTLE



RING



MIDDLE



FORE



THUMB



THUMB



FORE



MIDDLE



RING



LITTLE



All the above fingerprints are of the above named person and attested by the said person

Nargis Khatun

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name

Status - Presentant/Executant Claimant/Attorney/Principal/Guardian/Testator (✓)



L. H.
বাম হাত

LITTLE



RING



MIDDLE



FORE



THUMB



THUMB



FORE



MIDDLE



RING



LITTLE



All the above fingerprints are of the above named person and attested by the said person

Shampa Ghosh

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(3) Name Sri Shyamal Kumar Paul

Status - Presentant/Executant Claimant/Attorney/Principal/Guardian/Testator (✓)



L. H.
বাম হাত

LITTLE



RING



MIDDLE



FORE



THUMB



THUMB



FORE



MIDDLE



RING



LITTLE



All the above fingerprints are of the above named person and attested by the said person

Shyamal Kumar Paul

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.

V/C - CKW4521977

S/No - BAUPG3879E

V/C - BWCO451831

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document

(1) Name : Sontosh sharma Status - Presentant সন্তোষ



বাম হাতের আঙ্গুলের ছাপ

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said parson.

সন্তোষ শর্মা

Signature of the Presentant

(2)

Name :

Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)



বাম হাতের আঙ্গুলের ছাপ

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ

THUMB	FORE	MIDDLE	RING	LITTLE

Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

Signature of the Presentant

Executant / Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)

১/০ - Ckw4324307



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 09118 of 2012
(Serial No. 08197 of 2012)

On

Payment of Fees:

On 15/06/2012

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

Presented for registration at 14.54 hrs on :15/06/2012, at the Private residence by Shyamal Kumar Paul ,Executant.

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

Execution is admitted on 15/06/2012 by

1. Shyamal Kumar Paul, son of Lt Haripada Paul , A/6 Sarat Chandra Colony, Thana:-Airport, P.O. :-Rajbati ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Service Identified By P Paul, son of . . , A/6 Sarat Chandra Colony, Thana:-Airport, P.O. :-Rajbari ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700081, By Caste: Hindu, By Profession: Others.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

On 18/06/2012

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 5484.00/-, on 18/06/2012

(Under Article : A(1) = 5445/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 18/06/2012)

ertificate 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.-4,95,998/-

Certified that the required stamp duty of this document is Rs.- 29770 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 1 of 2

18/06/2012 06:31:00 P



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 09118 of 2012
(Serial No. 08197 of 2012)

Deficit stamp duty Rs. 29300/- is paid, by the draft number 908336, Draft Date 01/06/2012, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 18/06/2012

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 29
Page from 1437 to 1456
being No 09118 for the year 2012.



(Sushil Kumar Roy) 19-June-2012
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal