

S-5807

I 5010/12



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9/4/12

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 444639

v.e.m:- 700/12
QNO:- 9373/12

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

RS
Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

24 APR 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 12th day of April

TWO Thousand Twelve (2012).

1639 16/04/12 1000/-
নং তার মূল্য

খরিদদার Sri. Samar Das
সং 3/6. N-S. Road, Nazimuddinpur; Kat-103

শঙ্কর কুমার সরকার
স্ট্যাম্প ডেভার
সোনালপুর এ্যা.ডি.এস.আর অফিস
দক্ষিণ ২৪

Samar Das

V. C. T. 9 No 1251



Samar Das

১৬৫ ১১৮



V. C. T. 9 No

Sudip Saadon



Chunh Chatterji
Slo gagan Ch. Chatterji
Mahamayapur
Garis 1201 84.
Business

BETWEEN

SRI SAMAR DAS, son of Late phanindra Nath Das, by Faith - Hindu, by occupation - Business, by Nationalty - Indian, Residing at 316, N.S. Road, P.O. - Narendrapur, P.S. _ Sonarpur,,Kolkata - 700103, hereinafter called and referred to as "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, legal representatives and assigns) of the **OTHERPART**.

SRI SUDIP SARDAR, Son fo Late Subhas sardar, by Faith - Hindu, by occupation - Business, Residing at Vill & P.O.- Khalisadi,P.S. - Haroa, Dist - North 24 Parganas, Pin No. - 743425, hereinafter called and referred to as

The "**VENDORS**" (which expression shall unless excluded by or repugnant To the context be deemed to mean and include theirs heirs, executors, Administrators , legal representatives and assigns) of the **ONE PART**.

WHEREAS the property of C.S.- Dag No. 1237, comprising of 52 Decimals land was recorded in R.S. Khatian No. 511 in R.S. Dag No. 1237, Comprising of 46 Decimals land and in R.S. Dag No. 1237/1903, Comprising of 06 Decimals land. The said 52 Decimals of C.S. Dag No. 1237,belonged to Nonigopal and Hiralal Sardar;

AND WHEREAS the property of Dag No. 1236 was recorded in R.S. Khatian No. 1792 to the extent or 13 Decimals land out of 26 Decimals land and in R.S. khatian No. 1737 to the extent of 13 Decimals land out of 26 Decimals land.Hiralal and Nonigopal iointly were the owners in



(3)

respect of 13 Decimals land of R.S. Dag No. 1236, R.S. khatian No. 1792
and 4 Decimals land of R.s. Dag No. 1236, R.S. Khatian No. 1737;

AND WHEREAS 17 Decimals land of C.S. and R.S. Dag No. 1231
Of R.S. Khanda Khatian No. 1792 coming from Khatian No. 496 originally
Belonged to Nonigopal and Hiralal;

AND WHEREAS by virtue Of a partition Deed dated 16'05'1967',
Said Nonigopal and Hiralal partitioned along with other joint properties 52
Decimals land of C.S. Dag No. 1237, corresponding to R.S. Dag No.1237
And,1237/1903 of R.S. khatian No.511,17,Decimals land of C.S. and R.S. Dag
No. 1236 of R.S. Khatian No. 1792 and 1737 and 17 Decimals land of C.S. and
R.S. Dag No. 1231 of R.S. Khatian No. 1792 coming from khatian No. 496;

AND WHEREAS by virtue of that partition Nonigopal was allotted
25 Decimals land in C.S. Dag No. 1237 ,marked with **RED** bordered line 11
Decimals land in R.S. Dag No. 1236 marked with **RED** bordered line and
10 Decimals in R.S. Dag No. 1231 marked with **RED** bordered line in the
Partition plan annexed with the said partition Deed, dated 16.05.1967].

AND WHEREAS Hiralal was allotted 26 Decimals land in C.S. Dag NO.
1237, marked with **YELLOW** bordered line, 6 decimals land in R.S. Dag No.
1236 marked with **YELLOW** bordered line and 07 Decimals land in R.S.
Dag no. 1231 marked with **YELLOW** bordered line in the partition plan annexed
With the said partition deed dated 15.06.1967.

AND WHEREAS 01 Deciaml land of C.S. Dag No. 1237 was kept as
Common passage for the egress and ingress into the respective allotment of



(4)

Hiralal and Nonigopal as the joint property , each of Hiralal and Nonigopal
Having half share therein;

AND WHEREAS in the manner stated above Hiralal became the absolute
Owner of 26 Decimals demarcated land of C.S. Dag no. 1237 , 06 Decimals
Demarcated land of R.S. Dag no. 1236 and 07 Decimals demarcated land of
R.S. Dag No. 1231 morefully described in the schedule 'A' below and said
Hiralal had half share in the 01 Decimal common passage of C.S. Dag no. 1237.

AND WHEREAS Hiralal Sardar died leaving behind two sons namely purnendu
Sardar, Arabinda Sardar and six daughters namely Biva Mondal,
Prova Giri , Sova Roy Naskar , Niva Mondal , Reba sardar and Suvra
Mondal as his sole heirs and legal representatives each acquired 1/8th share
In the schedule 'A' property.

AND WHEREAS in the manner stated above Reba Sardar acquired 1/8th
Share in the schedule 'A' property. Reba Sardar died leaving behind the
Vendor herein as her sole heir and legal representative. The Vendor being
The son and sole heir and legal representative of Reba Sardar acquired 1/8th
Share in the schedule 'A' property. Thus the vendor herein has 1/8th share in
The schedule 'A' property and 1/16th share in the 1 Dec., common passage in
C.S. Dag No. 1237;

AND WHEREAS the vendor herein declared to sell his 1/8th share in the
schedule A property and 1/16th share in the common passage of C.S. Dag
No. 1237 at the total consideration money of Rs. 7,36,125/ (Rupees Seven lakhs
thirty-six Thousand one hundred twenty-five) only . And the purchaser herein
Learning about the said declaration of the vendors herein agreed to purchase his
1/8th share in the schedule 'A' property and 1/16th share in the common passage



(5)

Of C.S. Dag No. 1237 which is being morefully described in the schedule 'B' Below at the said consideration money. The Property morefully described in the Schedule 'B' below is the subject matter of this sale deed.

NOW THIS INDENTURE WITNESSETH : That in consideration of Sum of Rs. 7,36,125/ (Rupees Seven lakhs thirty-six Thousand one hundred twenty-five) only being the full price of the property morefully described in the Schedule 'B' below being lawful money of the Union of India truly paid by the purchaser to The vendors the receipt whereof the vendors doth hereby admit andacknowledge And of the from the same and every part thereof doth hereby acquit , Release and for ever exonerate the purchaser the property morefully described In the schedule 'B' below and all sorts of common user of the common amenities And advantages attached to the same and the vendors doth hereby grant, Convey, transfer assign and assure unto and to the use of the purchaser the said Property more particularly described in the schedule 'B' hereunder written **OR HOWSOEVER OTHERWISE** the said property more fully described in the Schedule 'B' below and all other rights of common user of the common places, Amenities and advantages attached to the said property now are or is hereto Before was/were situated tenanted, bounded, called, numbered described or Distinguished together, with all benefits and rights of roads and passage, drains Water, taps, lines and pipes for filtered and unfiltered water Connection electricity Gas, telephone etc. and all other usual rights upon and under the said roads and Passage and other roads and all other benefits and amenities provided and/or as May be provided in future and all the estate, right, title, interest, claim or Demands whatsoever both at in equity or the vendors have under and upon the Said land, hereditaments and premises or any part thereof **TOGETHER** with all Deeds, pattas, muniments of title whatsoever, if any relating to or concerning with

The said property of any part thereof which now are or hereinafter shall or may Be in the possession or control of the vendors or any other person or persons from whom they may procure the same without any action in law or in equity and All rights and advantages of the vendors by and under the covenant for Production of the relevant title deeds, relating to the said property **AND TO HAVE AND TO HOLD** the said property hereby granted, conveyed, transferred, Assured, expressed so to be including the rights of way etc. as stated above unto And to the use of the purchaser, absolutely and forever and free from all Encumbrances and the vendors doth hereby covenant with the Purchaser that Notwithstanding any act, deed or things done by the vendor or by any of the Predecessor-in-interest done or knowingly suffered to the contrary the vendors Have good right, title full and absolute authority to grant transfer, convey and Assure the said property hereby conveyed or expressed so to be unto and to the Use of the purchaser in the manner aforesaid and he shall at all times hereafter Peaceably and quietly enter and peaceably possess and enjoy the said property Morefully described in the schedule 'B' below and also receive, rents, issue and profits thereof without any lawful action interruption, claim or demands whatsoever from or by the vendors or any person or persons lawfully or equitably claiming from under or in trust for them or under any of their successors and predecessor-in-title or any person or persons lawfully or equitably claiming as aforesaid as the vendors hereby covenant to save harmless and keep indemnified the purchaser from or against all encumbrances, charges and equities whatsoever **AND FURTHER** the vendors and all persons having or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the vendors and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring and conveying the said



(7)

property and every part thereof unto and to the use of the purchaser in the manner aforesaid and the vendors shall and will at all times hereafter and from time to time at every reasonable request and costs of the purchaser or any other person or persons whom the purchaser may authorise, do and Produce or cause to be done and produced in any offices, courts or commission For examination of with nesses or otherwise as occasion may require all or any of The documents of title, papers and writing. Relating to the property hereby granted And conveyed and transferred or expressed oriented so to be or any part thereof And also at the like request and costs of the purchaser such attested or other Copies or extracts of and from the said records or writings or any of them in their Possession or power, the purchaser may require and shall and will in the Meantime require unless prevented by fire or for other inevitable accident any Paper, deeds and writings is destroyed. The vendors hereby and herewith at the Time of execution of this deed of conveyance delivered the khas possession of The property more fully described in the schedule 'B' below to the purchaser Herein who has duly taken the delivery of possession.

SCHEDULE - A

District - South 24 Parganas, P.S. - Sonarpur, Mouza - Barhansfartabad,

J.L. No. 47, within Rajpur-Sonarpur Municipality,

Khatian No.	Dag No.	Total area of Landin that Dag	Area of Land allotted to Hiralal
R.S. 511	c.s. 1237 R.S. 1237 And123711.903	52 Decimals	26 Decimals



(8)

R.S. 1792, 1737	R.S. 1236	26 Decimals	06 Decimals
R.S. 1792	R.S. 1231	17 Decimals	07 Decimals

Total area of land allotted to Hiralal 39 Decimals and half share in 01 Decimals common passage of C.S. Dag No. 1237, more particularly delineated in the plan annexed herewith and marked with **yellow** border line.

SCHEDULE - B

ALL THAT 1/8th share in the 39 Decimals land comprising of R.S. Dag Nos. 1237, 1237/1903 of R.S. Khatian no. 511 R.S. Dag No. 1236 of R.S. Khatian No. 1792 and 1737, R.S. Dag no. 1231 of R.S. Khatian No. 1792 out of the aforementioned schedule 'A' property set out as follows :-

Kh. No. R.S.	Dag No. C.S.	Dag no. R.S.	Total Area of Land	Area of land allotted to Hiralal	Vendor's share in vendor's allotment	Area of land sold by this deed
511	1237	1237 1237/1903	52 Dec.	26 Dec.	1/8 th	3.25 Dec.
1792 1737		1236	26 Dec.	06 Dec.	1/8 th	.75 Dec.
1792		1231	17 Dec.	07 Dec.	1/8 th	.87 Dec.



(9)

Total area of land sold by this deed 4.87 Decimals out of 39 Decimals and 1/16th share in 1 Decimal common passage in c.s. Dag No. 1237, corresponding to R.S. Dag no. 1237 and 1237/1903 of R.S. Khatian No. 511 being more or less 27.5 Sq.ft. out of 01 Decimal.

IN WITNESS WHEREOF the parties hereto set and subscribed in their respective hands and seals on the date, month and year first above written.

SIGNED, SEALED & DELIVERED

By the Vendors at Sonarpur

In presence of :-

1. Mukul Sarda
vill+P.O - Khatiasady
P.S - Hazra, 28 P.O.S (W)
2. Chiranjit Khatari
Naham ayap
Ganis Kal-89.

Sudip Sarda
SIGNATURE OF VENDOR

Jamar Das
SIGNATURE OF PURCHASER



MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser the within mentioned sum of Rs. 7,36,125 (Rupees Seven Lakhs thirty-six Thousand One Hundred and Twenty-five) only as full and entire consideration money.

MEMO

Date:	Bank:	Branch:	Cheque No.	Amount:
19-04-2012	S.B.I.	Narendrapur	090496	Rs. 5,00,000 + 00
19-04-2012	Kotak Mahindra	- do.	000022	Rs. 2,36,125 + 00
				<u>Rs. 7,36,125 + 00</u>

WITNESESS :-

1. Mukul Sardar
Vill+PO- Khatiasady, 2nd P.G.S (IV)
P.S- Hasoa

Chunh Uatter,
Mahamayapur
Garia S Kol-84.

Sudip Sardar

SIGNATURE OF VENDORS

Drafted and prepared by me.












Gagan Chandra Chatterjee
Seedwrits-Livecure
L. N.P. XXX/9/9
Stamp on A.D.S.R. office.

Typed by me.

Apurba Chatterjee
Apurba Chatterjee.

Mahamayapur, Garia



PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME SAMAR DAS SIGNATURE Samar Das

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME Sudip Saedon SIGNATURE Sudip Saedon

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME SIGNATURE

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME SIGNATURE





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

Endorsement For Deed Number : I - 05010 of 2012
(Serial No. 05807 of 2012)

On

Payment of Fees:

On 19/04/2012

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

Presented for registration at 16.00 hrs on :19/04/2012, at the Private residence by Samar Das
Claimant.

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

Execution is admitted on 19/04/2012 by

1. Sudip Sardar, son of Lt. Subhas Sardar , Khalisadi, Village:Khalisadi, Thana:-Harooa, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-743425 , By Caste Hindu, By Profession : Business
2. Samar Das, son of Lt. Phanindra Nath Das , 316, N S Road, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Narendrapur Pin :-700103 , By Caste Hindu, By Profession : Business

Identified By Umesh Chatterjee, son of Gagan Ch. Chatterjee, Mahamayapur, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 , By Caste: Hindu, By Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/04/2012

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, 4 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. 14622.00/-, on 24/04/2012

(Under Article : A(1) = 14608/- ,E = 14/- on 24/04/2012)

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.-13,28,180/-

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

24/04/2012 16:13:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 05010 of 2012
(Serial No. 05807 of 2012)


Certified that the required stamp duty of this document is Rs.- 79711 /- and the Stamp duty paid as:
Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 78711/- is paid, by the draft number 674039, Draft Date 19/04/2012, Bank Name
State Bank Of India, NARENDRAPUR, received on 24/04/2012

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



 (Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



MOBILE NO. 9876543210
 DIST. - 14 DANAG (SOUTH)
 PARTITION PLAN BETWEEN SKYANI GOPAL SARDAR
 BEING FIRST PARTY & HIRALAL SARDAR BEING SECOND PARTY
 BORDER OF C.S. BAG SHOWN. SCALE - 1" = 200'
 FIRST PARTY'S SHARE SHOWN COLOURED IN RED
 SECOND PARTY'S SHARE SHOWN COLOURED IN YELLOW



C.S. BAG NO.	FIRST PARTY	SECOND PARTY	TOTAL AREA
1232	41	X	41
1230	X	36	36
1231	10	07	17
1233	08	X	08
1234	21	X	21
1235	03	X	03
1236	11	06	17
1237	15	16	31
1238	X	01	01
1239	X	02	02
1262	07	X	07
3064	09	09	18
3065	08	08	16
TOTAL	121	117	238
COP. PASSAGE			
1234			01
1237			01
GRAND TOTAL			240


Sudip Sardar



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 5433 to 5448
being No 05010 for the year 2012.




(Biswajit Dey) 27-April-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal