

2. 5406

I 4656/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 497079

Certificate of registration is admitted to register on the signature sheet and the endorsement fees attached with this document and the value of this document.

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

11 7 APR 2012

QNO:- 9678/12

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this17.12..... day of
April....., Two Thousand Twelve (2012).

Dipali Sarker

1188 16/04/12
মূল্য 1800/-

নং

তার

মূল্য 1800/-

খরিদার

Samar Das

সং

316, N.S. Road, Narendrapur. Kol-103

শঙ্কর কুমার সরকার

স্ট্যাম্প ডেভার

সোনায়পুর এ্যা.ডি.এস.আর অফিস

দক্ষিণ ২৪ পরগণা



Chunh Chatterji
Sogagan Ch. Chatterji
Maharajapur
Garis Kol Ra.
Buzim

(2)

1) **SMT. MAUSUMI MANDAL** wife of Sri Arup Kumar Mandal by faith Hindu , by occupation Housewife residing at Village & P.O.-Maheshtala (Dakgher) behind Ramayantala , P.S. Maheshtala , District South 24 parganas 2) **SMT. MADHUMITA HALDER** W/o Sri Avijit Halder , by faith Hindu , by occupation Housewife residing at 144 , Birsanagar Zone No. 5, P.O.- Telco , District East Singbhum, (1) & (2) both are being represented by their constituted attorney **SMT. DIPALI SARDAR** , W/o late Arabinda Sardar, by faith Hindu , by occupation housewife residing at Fartabad Sardarpara , P.O.- garia ,P.S. Sonarpur District South 24 Parganas , 3) **SMT. MAHUA MANDAL** wife of Sujit Mondal by faith Hindu ,by occupation Housewife residing at 116/8 Kalipada Mukherjee Road , P.O. Barisa , Kolkata – 700008 and (4) **SMT. DIPALI SARDAR** , W/o Late Arabinda Sardar , by faith Hindu , by occupation housewife residing at Fartabad Sardarpara , P.O.- garia ,P.S. Sonarpur District South 24 Parganas hereinafter referred to as the VENDORS which expression will include their respective heirs and legal representatives assigns and administrators unless repugnant to the context or specifically excluded hereinafter, on the **ONE PART**;

AND
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**.

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,



(3)

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 of 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 jointly were the owners in
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.



(4)

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

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 Bivā 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 Arabinda Sardar who had 1/8th share in the schedule 'A' property

died intestate leaving behind the vendors herein as his sole heirs and legal

representatives . thus the vendorsherein jointly acquired 1/8th share in the schedule 'A'

property as property as the heirs and legal representatives of Arabinda Sardar along

with 1/16th share in the 01 Decimal common passage comprising of C.S. Dag no.

1237;

AND WHEREAS the vendor No. 1 and 2 appointed the vendor No. 4 , their mother

Dipali Sardar as their constituted attorney with authority to execute and register the



sale deed in respect of their share in the schedule 'A' property by putting signature for and on their behalf and to collect the consideration money of their share for and on their behalf by executing the registered general power of attorney dated 20.03.2012 being deed No. 00690 of 2012 registered in A.D.S.R. Sonarpur;

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. 13,28,000/- (Rupees thirteen lakhs twenty Thousand) 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 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. 13,28,000/- (Rupees thirteen lakhs twenty Thousand) 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 andacknow-ledge 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



(6)

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



(7)

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 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 Land in that Dag	Area of Land allotted to Hiralal
R.S. 511	c.s. 1237 R.S. 1237 And 1237/11.903	52 Decimals	26 Decimals
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 Deciamls 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.	06Dec.	1/8 th	.75Dec.
1792		1231	17 Dec.	07 Dec.	1/8 th	.87Dec.

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

ro 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 WITNESESS 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. Chiruk Chatterji
Manoj Chatterji
Garia Road.

(witnesses)
2. Monoranjan Kumar
16/11/1A B. N. Chatterji
Rd. Kat. 700042

1. Dipali Sardar
Self and Constituted Attorney of
Mansumi Mondal
Madhumita Halder

2) Mahua Mandal

SIGNATURE OF VENDORS

Jamar Das

SIGNATURE OF PURCHASER



MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser the within mentioned sum of Rs. 13,28,000/- (Rupees thirteen lakhs twenty Thousand) only as full and entire consideration money.

MEMO

Date: (Amount)	Bank:	Branch:	Cheque No.	
17-04-2012	S.B.I.	Narendrapur	090488	Rs. 13,28,000/-
17-04-2012	S.B.I.	Narendrapur	090489	Rs. 10,00,000.00
17-04-2012	- DO -	- DO -	090490	Rs. 3,28,000.00
				<u>Rs. 13,28,000.00</u>

Dipali Sardar

WITNESSES :-

1. Umesh Chatterjee
Mahamayapur
Garia, Kolkata
2. Monoranjan Chatterjee
164/1c/1A. B.B. Chatterjee
Rd, Kat. 700042

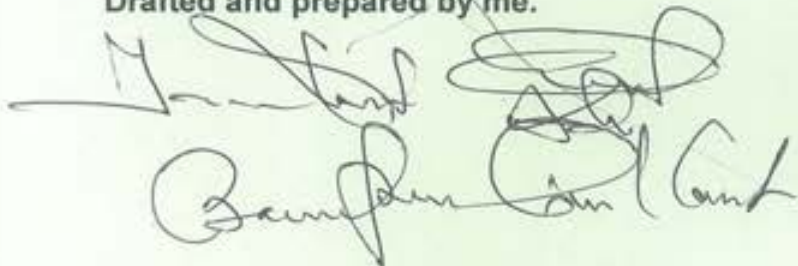
1. Dipali Sardar

Self and Constituted Attorney of
Mausumi Mondal and
Madumita Halder

2. Mahua Mondal

SIGNATURE OF VENDORS

Drafted and prepared by me.



Typed by me.












Apurba Chatterjee
Apurba Chatterjee.

Mahamayapur, Garia









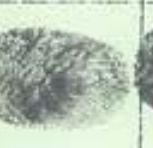




PRESENTANT/		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SAMAR DAS SIGNATURE Samar Das

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME Dipali Sardar SIGNATURE Dipali Sardar

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME MAHUA MANDAL SIGNATURE Mahua Mandal

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE



Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 05406 / 2012, Deed No. (Book - I , 04656/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Samar Das 316, N. S. Road, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Narendrapur Pin :-700103	 17/04/2012	 LTI 17/04/2012	<i>Samar Das</i> 17-4-12

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dipali Sardar Address -Fartabad Sardar Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084	Self and as Attorney	 17/04/2012	 LTI 17/04/2012	<i>Dipali Sardar</i>
2	Mahua Mandal Address -116/8, Kalipada Mukherjee Road, Kolkata, Thana:-Behala, District:-Kolkata, WEST BENGAL, India, P.O. :-Barisa Pin :-700008	Self	 17/04/2012	 LTI 17/04/2012	<i>Mahua Mandal</i>
3	Samar Das Address -316, N. S. Road, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Narendrapur Pin :-700103	Self	 17/04/2012	 LTI 17/04/2012	<i>Samar Das</i>

Name of Identifier of above Person(s)

Umesh Chatterjee
Mahamayapur, Thana:-Sonarpur, District:-South
24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin
:-700084

Signature of Identifier with Date

Umesh Chatterji
17/04/2012

Bp
(Biswajit Dey)

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





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

Endorsement For Deed Number : I - 04656 of 2012
(Serial No. 05406 of 2012)

On

Payment of Fees:

On 17/04/2012

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 17/04/2012

(Unde: Article : A(1) = 14608/- ,E = 14/- on 17/04/2012)

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/-

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

Deficit stamp duty

Deficit stamp duty Rs. 78711/- is paid, by the draft number 673994, Draft Date 16/04/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 17/04/2012

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

Presented for registration at 14.32 hrs on :17/04/2012, at the Office of the A. D. S. R. SONARPUR by Samar Das ,Claimant.

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

Execution is admitted on 17/04/2012 by

1. Dipali Sardar, wife of Lt. Arabinda Sardar , Fartabad Sardar Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 , By Caste Hindu, By Profession : House wife
2. Mahua Mandal, wife of Sujit Mondal , 116/8, Kalipada Mukherjee Road, Kolkata, Thana:-Behala, District:-Kolkata, WEST BENGAL, India, P.O. :-Barisa Pin :-700008 , By Caste Hindu, By Profession : House wife


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

17/04/2012 16:34:00

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 - 04656 of 2012
(Serial No. 05406 of 2012)

3. Samar Das, son of Lt. Phanindra Nath Das , 316, N. S. Road, 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, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 , By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

1. Dipali Sardar, wife of Lt. Arabinda Sardar , Fartabad Sardar Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 By Caste Hindu By Profession: House wife, as the constituted attorney of 1. Mausumi Mandal 2. Madhumita Halder is admitted by him.

Identified By Umesh Chatterjee, son of Gagan Ch. Chatterjee, Mahamayapur, 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


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



HOUZA - 122 KANI FACTORY NO. 47 / SHEET NO. 146
 ES. SCHARPUN. DIST. - 24 FARGANA (SOUTH)
 PARTITION PLAN BETWEEN SRI KANI GOPAL SARDAR
 BEING FIRST PARTY & HIRALAL SARDAR BEING SECOND PARTY
 BORDER OF C.S. DAG SHOWN - - - - - SCALE - 1" = 50' 0"
 FIRST PARTY'S SHARE SHOWN COLOURED IN RED.
 SECOND PARTY'S SHARE SHOWN COLOURED IN YELLOW.



C.S. DAG NO.	FIRST PARTY	SECOND PARTY	TOTAL AREA
1223	.41	X	.41
1250	X	.36	.36
1231	.10	.07	.17
1233	.09	X	.09
1234	.04	Y	.04
1235	.03	X	.03
1236	.11	.06	.17
1237	.25	.26	.51
1238	X	.02	.02
1390	X	.12	.12
1762	.01	X	.01
3064	.09	.09	.18
3065	.08	.08	.16
TOTAL	1.21	1.17	2.38
COM. PASSAGE			
1233			.03
1237			.01
GRAND TOTAL			2.40 1/2

Dipali Sardar
 self and constituted Attorney of
 Mausumi Mandal
 Madhumita Halder

Mahua Mandal




Handwritten text in Bengali, likely a signature or official note, located below the stamps.

Handwritten text at the bottom of the page, possibly a date or reference number.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 3676 to 3693
being No 04656 for the year 2012.




(Biswajit Dey) 18-April-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal