

S:- 15723

D 13440/12



6-08
6/11/12

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 737328

V.e NO:- 1733/12
 Q No:- 26212/12

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

Adcl. District Sub-Registrar
 Sonarpur, South 24 Parganas

Adcl. Dist Sub-Registrar
 Sonarpur, South 24 Pgs.
 - 9 NOV 2012

THIS DEED OF CONVEYANCE

DEED OF CONVEYANCE made this the 6th.....day
 Of November Two Thousand Twelve (2012).

নং 463 তার 06/11/12 বুল 1000।
বরিশদার
সার Shi. Samir Das,
3/6, N.S. Road & Sonarpur; Kat-103

শঙ্কর কুমার সরকার
স্ট্যাম্প ভেতর
সোনালপুর: পি.ডি.এস.আর অফিস
তারিখ ১৪ নভেম্বর

Geeta Biswas

3772

Geeta Biswas

3773

Jamar Das

Devjyoti Biswas
S/o Late Dr. Kamalash Chandra Biswas
D-3/1, Animikta Hsg. Complex
10, M.A. Road,
Newtown, Kat-156

Occupation: Service



BETWEEN

1) **GITA BISWAS** W/o of Late Kamaleash Biswas, by faith Hindu, by occupation housewife, nationality-Indian, residing at S2/1, A. P. Nagar, P.O. & P.S. - Sonarpur, Dist. - South 24 Parganas, Kolkata - 700 150, hereinafter referred to as the **VENDORS** which expression will include their heirs and legal representatives assigns and administrators unless repugnant to the context or specifically excluded hereinafter, on the **ONE HAND**;

AND

BETWEEN

SRI SAMAR DAS, son of Late Phanindra Nath Das, by Faith - Hindu, by occupation - Business, by Nationality - Indian, Residing at 316, N.S.Road, P.O. - Narendrapur, P.S. - Sonarpur, Kolkata - 700103, hereinafter called and referred to as "**PURCHASER**" (which expression will include his heirs and legal representatives, assignees and administrators unless repugnant to the context or specifically excluded hereinafter on the **OTHER HAND**).

AND 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 Land of C.S. Dag No. 1237, belonged to Nonigopal and Hiralal Sardar;



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AND WHEREAS 18 Decimals land of R.S. Dag no. 3064 of R.S. Khatian no. 1737 and 16 Decimals land of R.S. Dag no. 3065 of R.S. Khatian no. 1792 originally belonged to Nanigopal and Hiralal Sardar each having half share therein.

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, 18 Decimals land of R.S. Dag no. 3064 of R.S. Khatian no. 1737 and 16 Decimals land of R.S. Dag no. 3065 of R.S. Khatian no. 1792.

AND WHEREAS by virtue of that partition Nanigopal was allotted 25 Decimals land in C.S. Dag No. 1237 , and 09 Decimals of land in R.S. Dag No. 3064 and 08 Decimals of land in R.S. Dag No. 3065 marked with **RED** bordered line in the Partition plan annexed with the said partition Deed, dated 16.05.1967.

AND WHEREAS 01 Deciamal land of C.S. Dag No. 1237 was kept as Common passage for the egress and ingress into the respective allotment of Hiralal and Nanigopal as the joint property , each of Hiralal and Nanigopal Having half share therein;



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AND WHEREAS in the manner stated above Nanigopal became the absolute owner of 25 Decimals Demarcated land of C.S. Dag no. 1237, and 09 Decimals demarcated land of R.S. Dag no. 3064 and 08 Decimals land of R.S. Dag no. 3065 alongwith the half share in the common passage measuring more or less 01 Decimal in C.S. Dag no. 1237 as shown in the partition deed dated 16.05.1967 . The said 25 Decimals land in C.S. Dag No. 1237, and 09 Decimals of land in R.S. Dag No. 3064 and 08 Decimals of land in R.S. Dag No. 3065 which is the exclusive property of Nonigopal alongwith half share in 01 Decimals common passage of C.S. Dag no. 1237 are being more particularly described in the schedule 'A' below.

AND WHEREAS Nanigopal Sardar died leaving behind Ardhendu Sekhar Sardar, Sudhanshu Sekhar Sardar, Suvendu Sekhar Sardar being three sons and five daughters namely Durga, Shibani, Nilima, Gita and Gayatri and one wife namely Bijan Bala Sardar as his sole heirs and legal representatives. Subsequently Nonigopal's wife Bijan Bala Sardar died leaving behind her aforesaid three son namely Ardhendu Sekhar Sardar, Sudhanshu Sekhar Sardar, Sudhendu Sekhar Sardar, and five daughters namely Durga, Shibani, Nilima, Gita and Gayatri as her sole heirs and legal representatives.

AND WHEREAS in the manner stated above Gita 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 01 Dec. common passage in C.S. Dag No. 1237.



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AND WHEREAS the vendors 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. 13,25,000/ (Rupees thirteen lakhs Twenty Five 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 more fully described in the schedule 'B' Below at the said consideration money. The Property more fully described in the Schedule 'B' below is the subject matter of this sale deed is here by sold.

NOW THIS INDENTURE WITNESSETH : That in consideration of Sum of Rs. 13,25,000/ (Rupees thirteen lakhs Twenty Five 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 and acknowledge and of and 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



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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 in law the vendor 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 or 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 she 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 her or under



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any of her 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 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 her 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.



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SCHEDULE - A

District - South 24 Parganas, P.S. & A.D.S.R. Office - 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 Nonigopal
R.S. 511	C.S. 1237 R.S. 1237 And 1237/1903	52 Decimals	25 Decimals
R.S. 1737	R.S. 3064	18 Dec.	09 Dec.
R.S. 1792	R.S. 3065	16 Dec.	08 Dec.

Total area of land allotted to Nonigopal is 42 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 **RED** border line.



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SCHEDULE - B

ALL THAT 1/8th share in the 42 Deciamls land comprising of R.S. Dag No.1237,1237/1903 of R.S. Khatian No.511, R.S. Dag No. R.S. Dag no. 3064 of R.S. Khatian No. 1737 and R.S. Dag no. 3065 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 Nonigopal	Vendor's share in Nonigopal's allotment	Area of land sold by this deed
511	1237	1237 1237/1903	52 Dec.	25 Dec.	1/8 th	3.125 Dec.
1737		3064	18 Dec.	09 Dec.	1/8 th	1.125 Dec.
1792		3065	16 Dec.	08 Dec.	1/8 th	1 Dec.

Total area of land sold by this deed is 5.25 Decimals out of 42 Decimals and 1/16th share in 01 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 27.22 Sq.ft. out of 01 Decimal.



~~Addl. Dist Sub-Registrar~~
Sonarpur, South 24 Pgs.
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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 & DELIVERD

By the Vendor at Sonarpur

In presence of :-

1. Shubragshu Sardar
Fartabad, Sardar Pura
P.O. - Garcia, Dist. - 24 Pgs (W)
Kolkata - 700084

2. Devjyati Biswas
D-3/1, Amimikha Hsg. Complex
10, M.A. Road, Newtown
Kolkata - 156.

Geeta Biswas.

SIGNATURE OF VENDOR

Jamar Das

SIGNATURE OF PURCHASER



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
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MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser the within mentioned sum of Rs. 13,25,000 (Rupees Thirteen Lakhs Twenty Five Thousand) only as full and entire consideration money.

MEMO

<u>Date:</u>	<u>Bank:</u>	<u>Branch:</u>	<u>Cheque No.</u>	<u>Amount:</u>
06/11/2012	849769	SBI Koli Branch	849769	RS. 1,30,000/-
DO	SBI	"	849768	RS. 1,30,000/-
DO	SBI	"	849766	RS. 1,30,000/-
DO	DO	"	849767	RS. 1,30,000/-
DO	Katalk Mahindra	"	884720	RS. 3,00,000/-
DO	"	"	884719	RS. 2,00,000/-
DO	UBI	Gandhi Branch	745019	RS. 3,00,000/-

Rs. 13,25,000

(Rupees Thirteen Lakhs Twenty Five Thousand only)

WITNESSESS :-

1. Shubangini Sarda
Fatehabad, Sardar Para
2. Devjyoti Biswas
D-3/1, Amnikhatsg. Complex
10, M.A. Road, Newtown
Kot- 156

Geta Biswas

SIGNATURE OF VENDOR

Drafted and prepared by me.

Sathi Kar (Adv)
SATHI KAR
Advocate

Regn. No.-WB1748/2009












Baruipur Civil Court












Typed by me.

Apurba Chatterjee
Apurba Chatterjee.



Add. Dist. Sub-Registrar
Sonarpur, South 29 Pgs.
= 91.07.2012

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

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					
NAME		SIGNATURE				

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					
NAME		SIGNATURE				

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					
NAME		SIGNATURE				



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

Endorsement For Deed Number : I - 13440 of 2012
(Serial No. 15723 of 2012)

On

Payment of Fees:

On 06/11/2012

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

Presented for registration at 18.00 hrs on :06/11/2012, at the Private residence by Gita Biswas ,
Executant.

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

Execution is admitted on 06/11/2012 by

1. Gita Biswas, wife of Lt. Kamalesh Biswas , S2/1 , A.p. Nagar, Kolkata, Thana:-Sonarpur, P.O. :-Sonarpur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150, By Caste Hindu, By Profession : House wife
2. Samar Das, son of Lt Phanindra Nath Das , 316, N S Road, Kolkata, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Hindu, By Profession : Business

Identified By Devjyati Biswas, son of Lt Kamalesh Chandra Biswas, D3/1 , Animikha Hsg. Complex, 10, M A Road, New Town, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700156, By Caste: Hindu, By Profession: Service.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/11/2012

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.-21,89,187/-

Certified that the required stamp duty of this document is Rs.- 131371 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 09/11/2012

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

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

09/11/2012 16:15:00

EndorsementPage 1 of 2



Additional District Sub-Registrar
Sonarpore, South 24 Pgs.
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Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 13440 of 2012
(Serial No. 15723 of 2012)

Rs. 0.00/-, on 09/11/2012

Amount by Draft

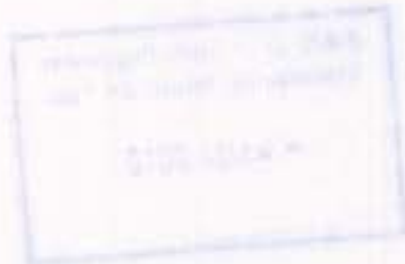
Rs. 24093/- is paid , by the draft number 849764, Draft Date 06/11/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 09/11/2012

(Under Article : A(1) = 24079/- ,E = 14/- on 09/11/2012)

Deficit stamp duty

Deficit stamp duty Rs. 130371/- is paid, by the draft number 849765, Draft Date 06/11/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 09/11/2012

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

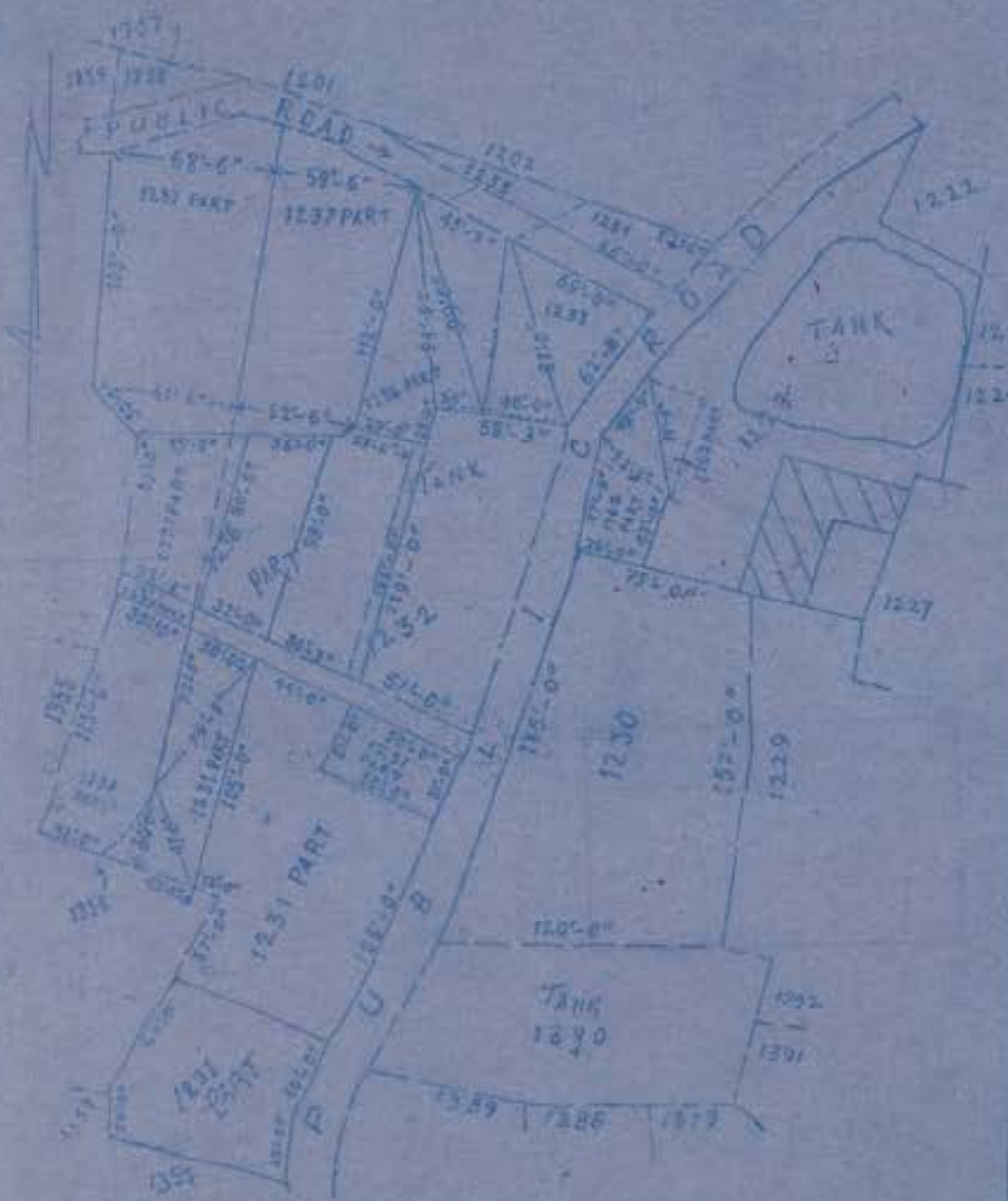


 (Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 9 NOV 2012

MB33 - BARIHANSFORTH ROAD, J.L. NO 47, SHEET NO. 1 & 2
 HS. SONARPUR, DIST. - 24 PARGANAS (SOUTH)
 PARTITION PLAN BETWEEN SRI MANI GOPAL SARDAR
 BEING FIRST PARTY & HIRALAL SARDAR BEING SECOND PARTY
 BORDER OF C.S. DAG SHOWN. SCALE - 1" = 120'
 FIRST PARTY'S SHARE SHOWN COLOURED IN RED.
 SECOND PARTY'S SHARE SHOWN COLOURED IN YELLOW.



S. NO.	FIRST PARTY	SECONDARY	TOTAL AREA
1223	.41	X	.41
1230	X	.26	.26
1231	.10	.07	.17
1232	.08	X	.08
1234	.04	X	.04
1235	.03	X	.03
1236	.11	.06	.17
1237	.25	.26	.51
1238	X	.03	.03
1390	X	.13	.13
1762	.01	X	.01
3064	.09	.00	.09
3065	.08	.08	.16
TOTAL	1.17	1.17	2.34
CON. PAGE			
1233			.01
1237			.01
GRAND TOTAL			2.36

Geeta Binias



✓
Addl. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
- 9 NOV 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 35
Page from 6585 to 6601
being No 13440 for the year 2012.



Bj
(Biswajit Dey) 12-November-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal