



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 497077

Certified that the document is admitted to registration on the Signature sheet and the stamp paper is attached with this document.

Adlt. Dir. of Registration
Sonarpur, South 24 Parganas

Q no: - 31737/11

M. Value Rs. 29,54,541/- J 6 JAN 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this16.11..... day of January....., Two Thousand Eleven (2011).

1373 16/01/12
नर भार 1000/-

परिहार
सर

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

शरदर कुडर सरकर
रुगुडर डरुडर
रुगुडर डरुडर डरुडर डरुडर डरुडर
डरुडर डरुडर डरुडर डरुडर डरुडर



Unmesh Chatterji
S/o Gagan Ch. Chatterji
Mahamayapur School Rd
Ganis. Kol-84.
Binnis

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 - 700 103, 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 **OTHER PART**.

AND

1. **SMT. SOVA NASKAR**, Wife of Sri Chittaranjan ~~Ray~~ Naskar, by Faith - Hindu, by Occupation - Housewife, Residing at Vill - Bastaref, P.O. - Baegu, P.S. - Rajarhat, Dist - North 24 Parganas, Pin No. 700 135,
2. **SMT. NIVA MONDAL**, Wife of Sri Dilip Kumar Mondal, by Faith - Hindu, by Occupation - Housewife, Residing at Vill - Raipur, P.O. - Champahati, P.S. - Baruipur, Dist - South 24 Parganas, 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, administrarors, 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;



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 Nos. 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 Nos. 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 in 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 dared 15.06.1967.



AND WHEREAS 01 Decimal 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 become 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 Decimals common passage of C.S. Dag No. 1237.

AND WHEREAS Hiralal Sardar died leaving behind tow sons namely Purnendu Sardar, Arabinda Sardar, and six daughter namely Biva Mondal, Prova Giri, Sova Roy Naskar, Niva Mondal, Reba Sardar and Subhra Mondal as his sole heirs and legal representatives, each acquired 1/8the share in the schedule 'A' property.

AND WHEREAS in the manner stated above Sova Naskar acquired 1/8the share in the schedule A property, said Sova Roy Naskar is vendor no. 1 herein. The Niva Mondal vendor no. 2 herein being one of the daughter of Hiralal acquired 1/8the share in the schedule 'A' property. Thus the vendors herein jointly have 1/4th share in the schedule A property and 1/8the share in the 01 Decimals, common passage in C.S. Dag No. 1237;



AND WHEREAS the vendor herein declared to sell their 1/4th share in the schedule A property and 1/8th share in the common passage of C.S. Dag No. 1237 at the total consideration money of Rs. 14,72,250/- (Rupees Fourteen Lakhs Seventy Two Thousand Two Hunderd and Fifty) only. And the purchaser herein learning about the said declaration of the vendors herein agreed to purchase their 1/4th share in the schedule 'A' property which is being morefully described in the schedule 'B' below at the said consideration money. The property more fully described in the schedule 'B' below is the subject matte of this sale Deed.

NOW THIS INDENTURE WITNESSETH : That in consideration of sum of Rs. 14,72,250/- (Rupees Fourteen Lakhs Seventy Two Thousand Two Hunderd and Fifty) 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 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 commonamenities 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 saod property more particularly described in the schedule 'B' hereunder written OR HOW-
SOEVER OTHERWISE the said property morefully 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, 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 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 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 purchase that notwithstanding any act, deed or things done by the vendors 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 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, chages and ecuties 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 witnesses or otherwise as occasion may require all or any of the documents of title, papers and writing relating the property hereby granted and conveyed and transfered or expressed ori-



ented 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 from 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 - Barhansartabad,

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 1237/1903	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 1/4th 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. that dag.	Total area of land in to Hiralal	Area of land allotted Hiralal's	Vendor's share in in vendor's allotments	Area of land sold share's
511	1237	1237 1237/1903	52 Dec.	26 Dec.	1/4th	6.5 Dec.
1792 1737		1236	26 Dec.	06 Dec.	1/4th	1.5 Dec.
1792		1231	17 Dec.	07 Dec.	1/4th	1.75 Dec.

Total area of land sold by this deed is 9.75 Decimals out of 39 Decimals and 1/8th share in 1 Decimals 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 55 sq. ft. out of 01 Decimals.



IN WITNESESS WHEREOF the parties hereto set and subscribed in
thei 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. *Somendu Sekhar Sarder*
Fartabad. P.O - Garis
24895(5) Pin 700084
2. *Unish Unatopi*
Mahamaya pu.
Garis Kol-84.

Soua Naskar.
Niva Mondal

SIGNATURE OF VENDORS

Jaman Das

SIGNATURE OF PURCHASER



MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser the within mentioned sum of Rs. 14,72,250/- (Rupees Fourteen Lakhs Seventy Two Thousand Two Hundred and Fifty) only as full and entire consideration money.]

MEMO

Date	Bank	Branch	Cheque No.	Rs.
16-01-2012	U.B.P	Garia Str. Road.	446182	Rs. 7,36,125-00
16-01-2012	Kotak Mahindra	Narandapur	000007	Rs. 7,36,125-00

WITNESSES :-

1. Savmunda Sekhar Sardas
Ratnabad. P.O. Garia
24/8/84(S). Dihi 70008,
2. Urush Chetani
Maharajapur.
Garia Kot-84.

Sova Naskar.
Niva Mondal

SIGNATURE OF VENDORS

Drafted and prepared by me.

Gagan Chandra Chatterjee
Deputy Director of A.D.S.R. office Sonarpur
Dihi No 31/9.

Typed by me.

Devojyoti Kayal
Devojyoti Kayal

Dihi, Sonarpur.



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

NAME SOVA NASKAR..... SIGNATURE Sova Naskar.....

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

NAME NIVA MONDAL..... SIGNATURE NIVA Mondal
Niva Mondal

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

NAME Samar Das..... SIGNATURE Samar Das.....

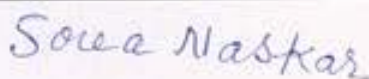
CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE.....



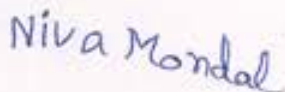


Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00453 / 2012, Deed No. (Book - I , 00404/2012)

I. Signature of the Presentant

Name of the Presentant	Signature with date
Sova Naskar	 16/01/2012

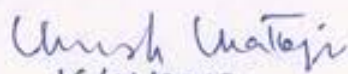
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1.	Sova Naskar Address -Bastaref, Village: Bastaref, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Baegu Pin :-700135	Self		 LTI	
			16/01/2012	16/01/2012	
2.	Niva Mondal Address -Raipur, Village: Raipur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Champahati	Self		 LTI	
			16/01/2012	16/01/2012	

Name of Identifier of above Person(s)

Umash Chatterjee
 Mahamayapur School Road, Garia, Kolkata,
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin
 700084

Signature of Identifier with Date


 16/01/2012





Handwritten initials or signature.



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

Endorsement For Deed Number : I - 00404 of 2012
(Serial No. 00453 of 2012)

On

Payment of Fees:

On 16/01/2012

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. 32501/-, on 16/01/2012

(Under Article : A(1) = 32494/- ,E = 7/- on 16/01/2012)

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.-2954541/-

Certified that the required stamp duty of this document is Rs.- 206827 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 205837/- is paid, by the draft number 672847, Draft Date 29/12/2011, Bank Name State Bank Of India, NARENDRAPUR, received on 16/01/2012

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

Presented for registration at 15.03 hrs on :16/01/2012, at the Office of the A. D. S. R. SONARPUR by Sova Naskar , one of the Executants.

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

Execution is admitted on 16/01/2012 by

1. Sova Naskar, wife of Chittaranjan Naskar , Bastaref, Village:Bastaref, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Baegu Pin :-700135 , By Caste Hindu, By Profession : House wife
2. Niva Mondal, wife of Dilip Kr Mondal , Raipur, Village:Raipur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Champahati , By Caste Hindu, By Profession : House wife

 (Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

16/01/2012 15:43:00





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

Endorsement For Deed Number : I - 00404 of 2012

(Serial No. 00453 of 2012)

Identified By Umesh Chatterjee, son of Gagan Ch Chatterjee, Mahamayapur School Road, Garia, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste: Hindu, By Profession: Business.

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR



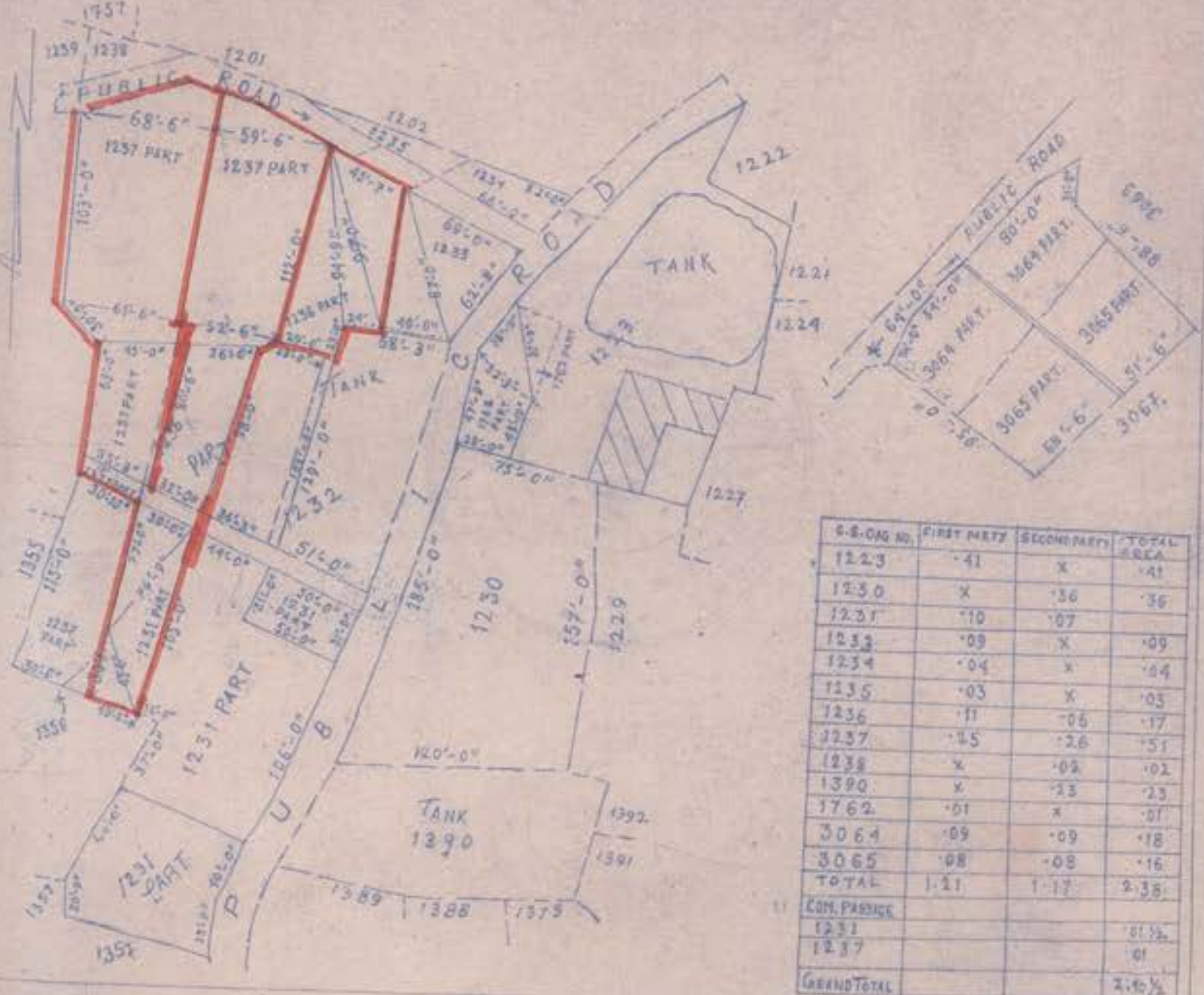
 (Biswajit Dey)

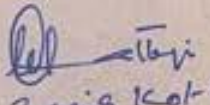
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2



MOUDA - 822 - 1/4 PART 1/4 - W.L. NO. 42, SHEET NO. 1 & 2
 RE SONARPUR, DIST - 24 FARGANAS (SOUTH)
 PARTITION PLAN BETWEEN SRI HANI 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.



Drawn by:-

 Ganis Koli-87.

Sowa Naskar
 NIVA Monal



2012 JAN 16

16 JAN 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 6702 to 6719
being No 00404 for the year 2012.



(B. Rajit Dey) 17-January-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal