

T- 12538/13



भारत INDIA INDIA NON JUDICIAL

ertified that the document is admitted to WE Solst Attail The Signature sheet and the endorsement sheets, attached with this document are the part of this document

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Addl. District Sub-Registral Sonarour, South 24 Parganas

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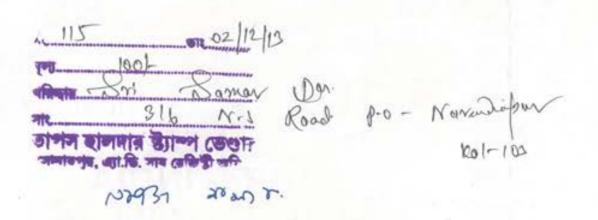
Addl. Dist Sub-Registras Sonarpore, South 24 Pgs. — 4 DEC 2013

# **DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made on this 4 17 day

of December

TwoThousand Thirteen (2013).





Sto Gagan Ch. Chotogi Mahamayapır Schooled Gaing Kol- 87. Brisines

## BETWEEN

(CSCPS 0065 H)

SMT. SANGHAMITRA SARKAR, wife of Subhachari Sarkar, by faith - Hindu, by occupation - Housewife, residing at 114B, Pocket - 1, Phase - 1, Mayur Vihar, New Delhi - 110091, hereinafter called and referred to as the "VENDOR" which will include her heirs and legal representatives, assignees and administrators unless repuganant to the context or specifically excluded hereinafter, PARTY OF THE FIRST PART.

#### AND

(Pan no ADTPD 6672 M)

SRI SAMAR DAS, Son of Late Phanindra Nath Das, by faith Hindu, by occupation - Business, residing at 316, N.S. Road, P.O Narendrapur, P.S. - Sonarpur, Kolkata - 700 103, hereinafter called
and referred to as the "PURCHASER" which will include his heirs
and legal representatives, assignees and administrators unless
repuganant to the context or specifically excluded hereinafter, PARTY
OF THE SECOND PART.



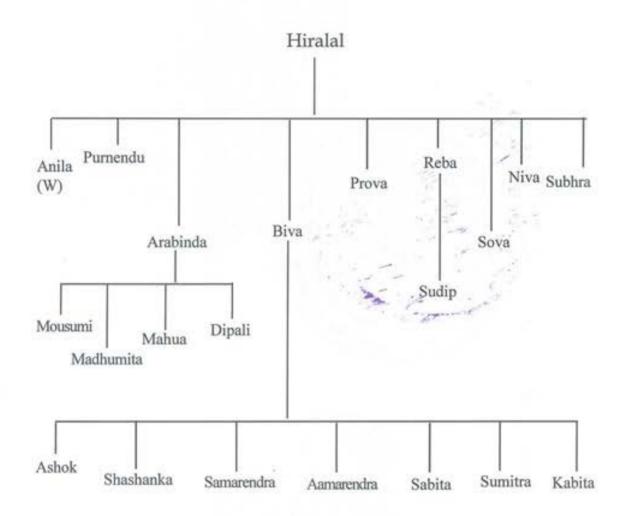




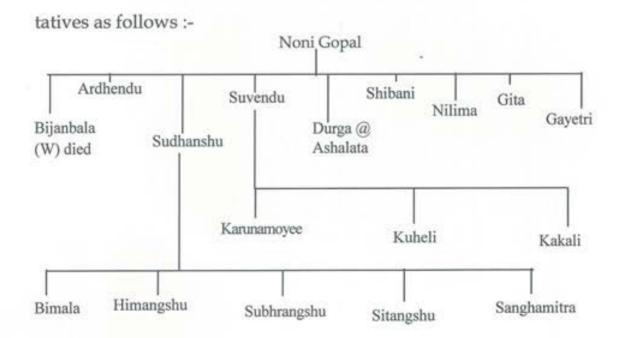
WHEREAS In view of the partiton deed being deed No. 686 of 1967 the property of C.S. Dag No. 1237 corresponding to R.S. Dag Nos. 1237 and 1237/1903, measuring 52 Decimals land, the 17 Decimals land out of total 26 Decimals land comprising of R.S. Dag No. 1236, R.S. Khatian Nos. 1792 and 1737 and 18 1/2 Decimals land of R.S. Dag No. 1231, R.S. Khatian No. 1792 was partitioned between Hiralal and Noni Goapl. Hiralal was allotted 26 Decimals land of C.S. Dag No. 1237, 06 Decimals land of R.S. Dag No. 1236 and 07 Decimals land of R.S. Dag No. 1231 total being 39 Decimals land in the said three Dags. Nani Goapl was allotted 25 Decimals land of C.S. Dag No. 1237, 11 Decimals land of R.S. Dag No. 1236 and 10 Decimals land of R.S. Dag No. 1231, 01 Decilams land of C.S. Dag No. 1237 and 1 1/2 Decimal land of R.S. Dag No. 1231 remained joint passage. Hiralal died leaving behind the heirs and legal representatives as follows :-



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Noni Gopal died leaving behind the heirs and legal represen-





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AND WHEREAS in view of the aforementioned partition deed dated 16.05.1967 being deed No. 686 of 1967 registered at S.R. Sonarpur, Noni Gopal had half share in the 01 Decimal land earmarked as common passage in C.S. Dag No. 1237 and in 01.5 Decimal land earmarked as common passage in R.S. Dag No. 1231.

after the demise of Noni Gopal and his wife namely Bijanbala, Nani Gopal's half share in the said 01 Decimal land earmarked as common passage in C.S. Dag No. 1237 and in the 1.5 Decimal land earmarked as common passage in R.S. Dag No. 1231, each of the three sons and five daughters acquired \$\$^1/\_{16}\$ th share. As will apear from the aforementioned genology Sudhanshu died leavine behind his wife Bimala, daughter Sanghamitra sons Subrangshu, Himanshu and Sitanshu. Thus on the demise of Bimala in the 01 decimal passage of C.S. Dag No. 1237 the vendor herein 1/64th share acquared 6.79 sq.ft. and 1.5 Decimal passage land of R.S. Dag No. 1231 the vendor acquired in 1/64th sgare 10.19 sq.ft.





ANDWHEREAS a partition took place in respect of other joint properties belonging to the heirs of Hiralal and Nonigopal including the 11 Decimal land of R.S. Dag No. 1236 (though erroneously written as 13 Decimals land) and the same was the subject matter of partition amongst the heirs of Hiralal and Nonigopal in the partition deed dated 02.07.1984 being Deed No. 9183 of 1984. By that partition deed 11 Decimals land of R.S. Dag No. 1236 which was allotted to Nanigopal by the partition Deed No. 686 of 1967 and which was inherited by all the heirs of Nonigopal after the demise of Nonigopal was re-allotted only in favour of Bimala, Himangshu, Shubranshu and Sitangshu, the heirs of Sudhangshu, one of the sons of Nonigopal. Though in the said partition deed dated 02.07.1984 being Deed No. 9183 of 1984 Sanghamitra the vendor herein was not a party, in the subsequent suit being Title Suit No. 27 of 2004 before the Ld. Civil Judge (Sr. Divn.) at Baruipur Sanghamitra was a party and Sanghamitra admitted the earlier partition Deed dated 02.07.1984 being Deed No. 9183 of 1984.



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ANDWHEREAS a partition deed took place dated 31.12.1986 being Deed No. 6 of 1987 whereby said 11 Decimals land of R.S. Dag No. 1236 become the subject matter of partition between Bimala, Himangshu, Subrangshu and Sitangshu. Subsequently Sitangshu field Title Suit No. 27 of 2004 on a claim that on the strength of the partition deed dated 02.07.1984 Sitangshu acquired 1/4th share in 11 Decimals land of R.S. Dag No. 1236 and as one of the four heirs and legal representatives of Bimala acquired 1/16th share. In the said Title Suit No. 27 of 2004, Himangshu, Subrangshu and Sanghamitra were defendants and the Ld. Court declared 5/16th share of each of Himangshu, Sitangshu and Subrangshu and 1/16th share of Sanghamitra. Thus by way of inheritance, partition deed dated 02.07.1984 being Deed No. 9183 of 1984 followed by the judgement and decree of the Title Suit No. 27 of 2004 passed by the Ld. Civil Judge (Sr. Div.) at Baruipur, the vendor herein acquired 0.6875 Dec. land in R.S. Dag No. 1236.



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ANDWHEREAS in view of the partition deed being No. 686 of 1967 each Nanigopal's heirs after demise of Bijan Bala wife of Nonigopal acquired 1/8th share in 25 dec. land of C.S. Dag No. 1237 i.e. 3.125 dec. land each, and 1/8th share in the 10 dec. land of R.S. Dag No. 1231 i.e. 1.250 dec. land each. Thus by way of inheritance the vendor acquired 0.78125 dec. land in C.S. Dag No. 1237 and 0.3125 dec. land in R.S. Dag No. 1231.

ANDWHEREAS Karunamoyee, Kuheli who jointly had 3.125 dec. land in C.S. Dag No. 1237 transferred 1.32 dec. land in favour of Sitangshu, Subrangshu and the vendor herein by the gift deed dated 10.03.2012 being deed no. 4351 of 2012 registered at A.D.S.R. Sonarpur. Again Ashalata @ Durgabala, Nilima, Gayatri and Sibani each of whom had 3.125 dec. land in C.S. Dag No. 1237 and 1.25 dec. land in R.S. Dag No. 1231 by way of inheritance from Nonigopal, since deceased jointly transferred 4.71 dec. land of C.S. Dag No. 1237 and 1.67 dec. land in R.S. Dag No. 1231 in favour of Sitangshu, Subrangshu and the vendor herein by the registered gift deed dated 10.03.2012 being Deed No. 3670 of 2012 registered at A.D.S.R.



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Sonarpur. Again Himangshu who had 0.78125 dec. land in C.S. Dag No. 1237 and 0.3125 dec. land in R.S. Dag No. 1231 by way of inheritance from Sudhanshu, son of Nanigopal transferred 0.78 dec. land in C.S. Dag No. 1237 and 0.31 dec. land in R.S. Dag No. 1231 in favour of Sitangshu, Subrangshu and the vendor herein by the registered gift deed dated 10.03.2012 being Deed No. 3673 of 2012 registered at A.D.S.R. Sonarpur. Again Himangshu who had 3.4375 dec. land in R.S. Dag No. 1236 by way of the partition deed dated 02.07.1984 being Deed No. 9183 of 1984 and judgement and decree of T.S. No. 27 of 2004 transferred 1.95 dec. land in R.S. Dag No. 1236 in favour of Subrangshu and the vendor herein by the registered gift deed dated 10.03.2012 being Deed No. 4348 of 2012 registered at A.D.S.R. Sonarpur. Subsequently Subrangshu, Sitangshu along with the vendor herein transferred 3.25 dec. land in C.S. Dag No. 1237 in favour of Ardhendu by the registered gift deed dated 10.03.2012 being Deed No. 4350 of 2012. Again the Subrangshu and Sitangshu jointly transferred 1.83 dec. land in C.S. Dag No. 1237 in favour of Sanghamitra, the vendor herein by the registered gift deed dated 10.03.2012 being Deed No. 4354 of 2012 registered at A.D.S.R. Sonarpur.





ANDWHEREAS in view of the aforementioned transfers the Vendor herein acquired 3.61 dec. land in C.S. Dag No. 1237, 1.6625 dec. land in R.S. Dag No. 1236 total being 5.2725 dec. land in the said two dags and in the 01 dec. passage land of C.S. Dag No. 1237, 6.79 sq.ft. land in the 1.5 dec. passage land of R.S. Dag No. 1231, 10.19 sq.ft. land.

ANDWHEREAS in the manners stated above the Vendor herein become the owner in respect of the property morefully described in the Schedule below.

ANDWHEREAS the Vendor herein declared that the Vendor would sell the property morefully described in the Schedule below and the purchaser herein learning about the aforementioned declaration and being fully satisfied about the title of the Vendor's property has agreed to purchase the property morefully described in the Schedule below at the total consideration money of sum Rs. 27,35,800/- (Rupees Twenty Seven Lacs Thirty Five Thousand Eight Hundred) only and the purchaser herein in consutation with



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ANDWHEREAS to void future complications both the Vendor and the Purchaser herein entered into a registered agreement for sale dated 22.05.2013 being Deed No. 11568 of 2013 registered at A.D.S.R. Sonarpur.

ANDWHEREAS at the time of execution of the said Agreement for Sale dated 22.05.2013 the Purchaser herein paid the Vendor sum of Rs. 5,00,000/- (Rupees Five Lacs) only vide Cheque No. 223029 dated 22.05.2013 against Kotak Mahindra Bank by way of advance and part payment of the consideration money and at the time of execution of this deed of conveyance the purchaser herein has paid the vendor the balance consideration money as set out in the memo of consideration hereinbelow and requested the Vendor to execute and register the Sale Deed in respect of the property more fully described in the Schedule below.



NOW THIS INDENTURE WITNESSES that pursuant to the registered Agreement for Sale dated 22.05.2013 being Deed No. 11568 of 2013 and consideration of total sum of Rs. 27,35,800/- (Rupees Twenty Seven Lacs Thirty Five Thousand Eight Hundred) only; which the purchaser has paid the vendor in the manner morefully set out in the memo of consideration hereinbelow, 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 forever exonerate the purchaser the property morefully described in the schedule below and all sorts of common user of the common places amenities and advantages attached to the same and the vendors doth hereby grant, transfer, convey, assign and assure unto and to the use of the purchaser the said property more particularly described in the schedule hereunder OR HOWSOEVER OTHERWISE the said property morefully described in the schedule 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



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passages, 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 passages and other road and all other benefits and amenities provided and / or as may be provided in future and all the estate right, title, interest claim or demand whatsoever both at in equity or in law 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 and 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



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purchaser that notwithstanding any act deed or thing done by the vendors or by any of the predecessor-in-interest or knowingly suffered to the contrary the vendors have good right, 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 hereinafter peaceably and quietly enter and peaceably possess and enjoy the said property morefully described in the schedule below and also to receive rents, issues and profits thereof without any lawful action, interruption, claims or demands whatsoever from or by the vendors or any person or persons lawfully or equitably claiming from, under or in trust from them or under any of his successors and predecessors-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 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



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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 hereinafter and from time to time at every reasonable request and costs of the purchaser or any other persons whom the purchaser may authorize to produce or do or cause to be done or produced in any offices courts of commission for examination of witnesses or otherwise as occasion may require all or any of the documents of title papers and writings 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 writing 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 papers, deeds and writing is destroyed. Immediately with the execution of this deed the vendors deliver the possession of the property morefully described in the schedule below to the purchaser who has the absolute right to deal with the property by way of sale, gift, mortgage and / or in any manner whatsoever.



Addl. Dist Suh-Registrar Sonacpore, South 24 Pgs. -4 DEC 2013

# SCHEDULE

ALL THAT 5.2725 Decimals land 16.98 sq.ft. passage land at Mouza
- Barhans Fartabad, J.L. No. 47, under Rajpur-Sonarpur Municipality
Ward No. 28, P.S. - Sonarpur, District - South 24 Parganas, set out as
follows:-

Khatian No.	Dag No.	Total area of land in the Dag	Area of land allotted to Nonigopal	Area of land of the Vendor	Area of land sold by this Deed
C.S. 511	C.S. 1237 R.S. 1237 AND 1237/1903	52 Dec.	25 Dec.	3.61 Dec.	3.61 Dec.
R.S. 1792 R.S. 1737	R.S. 1236	26 Dec.	11 Dec.	1.6625 Dec.	1.6625 Dec.

Total area of land is 5.2725 dec. land (+) plus 16.98 sq.ft. passage land out of 01 dec. passage in C.S. Dag No. 1237 corresponding to R.S. Dag No. 1237 and 1237/1903 and 1.50 dec. passage in R.S. Dag No. 1231.





# MEMO OF CONSIDERATION

Received sum of Rs. 27,35,800/- (Rupees Twenty Seven Lacs Thirty

Five Thousand Eight Hundred) only from the within named

Purchaser in the following manner:-

- i) All the time of execution of the Agreement for Sale dated 22.05.2013 being Deed No. 11568 of 2013 sum of Rs. 5,00,000/- (Rupees Five Lacs) only vide Cheque No. 223029 dated 22.05.2013 against Kotak Mahindra Bank Narendrapur Branch.
- Thousand Eight Hundred) only vide Cheque/No. 223151, 223152, 223153

  Thousand Eight Hundred) only vide Cheque/No. against

  at 04.12-13 on Kotak Makingra Bank Delki Pr. & DD NO. 054196

  at 04.12-13 on State Bank & Colin. Bank Delki Br. & DD NO. 054196

  Branch.

#### WITNESSES:

1. Shyand Robbins.
NIN Malanches
P.O. Malanche. Mchinges
AT - 21 Pos (2)

2. Shubmagshu Sarcolou Fortabad, Garia 24 Paple) Kolkala-700084

Sanghamilia Sackon.
Signature of the VENDOR



Addi: Sout Sub-Registrar Sonespore, South 24 Pgs. - 4 DEC 2013 IN WITNESES WHEREOF the parties hereunto set and subscibed their repective hands and seals on the date, month and year first above written.

## WITNESSES:

- 1. ShubrongSler Sazdar Faztabad, Po-Garcia 29 Pgs (5) Kol. 700089
- 2. Stryomel Kr. Shot. Will Marche. Holinge P.o. Halanche. Holinge Ar. 24/15(1)

Signature of the VENDOR

Jamar Dos

Signature of the PURCHASER

Prepared and Drafted by me:-

Bornipur Civil Court En. No. F/1179/2007

Typed by:-

Sholoraloally Santanu Chakraborty,

Sonarpur.



Addi. Dist Sub-Registrer Sonarpore, South 24 Pgs.

- 4 DEC 2015



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NAME: Samar Dan SIGNATURE Jamar Dan

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4 DEC 2013

#### 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. 15530 / 2013, Deed No. (Book - I , 12538/2013)

1. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sanghamitra Sarkar 114b, Pocket -1, Phase -1, Mayur Vihar ,, District:-New Delhi, DELHI, India, Pin 110091	04/12/2013	LTI 04/12/2013	5 ang hamiha Sarke 04/12/2013

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sanghamitra Sarkar Address -114b, Pocket -1, Phase -1, Mayur Vihar ,, District:-New Delhi, DELHI, India, Pin :-110091	Self	04/12/2013	LTI 04/12/2013	Sanghamilan Sonto
2	Samar Das Address -316, N. S. Road, Thana:-Sonarpur, P.O. :-Narendrapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103	Self	04/12/2013	LTI 04/12/2013	Jamar Das

Name of Identifier of above Person(s)

Imesh Chatterjee

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

Signature of Identifier with Date

(Biswajit Dey) ADDITIONAL DISTRICT SUB-REGISTRAR Office of the A.D.S.R. SONARPUR

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04/12/2013



Addl. Dist Sub-Registrar Sonarpore, South 24 Pgs.

- 4 DEC 2012



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

Endorsement For Deed Number: I - 12538 of 2013

(Serial No. 15530 of 2013 and Query No. 1608L000025517 of 2013)

#### On 04/12/2013

#### 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.

#### Payment of Fees:

Amount By Cash

Rs. 30561.00/-, on 04/12/2013

( Under Article : A(1) = 30547/- ,E = 14/- on 04/12/2013 )

### 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.-27,77,440/-

Certified that the required stamp duty of this document is Rs.-30 /- and the Stamp duty paid as: Impresive Rs.-100/-

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

Presented for registration at 15.01 hrs on :04/12/2013, at the Office of the A.D.S.R. SONARPUR by Sanghamitra Sarkar ,Executant.

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

Execution is admitted on 04/12/2013 by

- Sanghamitra Sarkar, wife of Subhachari Sarkar, 114b, Pocket -1, Phase -1, Mayur Vihar... District:-New Delhi, DELHI, India, Pin:-110091, By Caste Hindu, By Profession: House wife
- Samar Das, son of Phanindra Nath Das, 316, N. S. Road, Thana:-Sonarpur, P.O.:-Narendrapur, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700103, By Caste Hindu, By Profession Business

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

( Biswajit Dey )
ADDITIONAL DISTRICT SUB-REGISTRAR

( Biswajit Dey )
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 1

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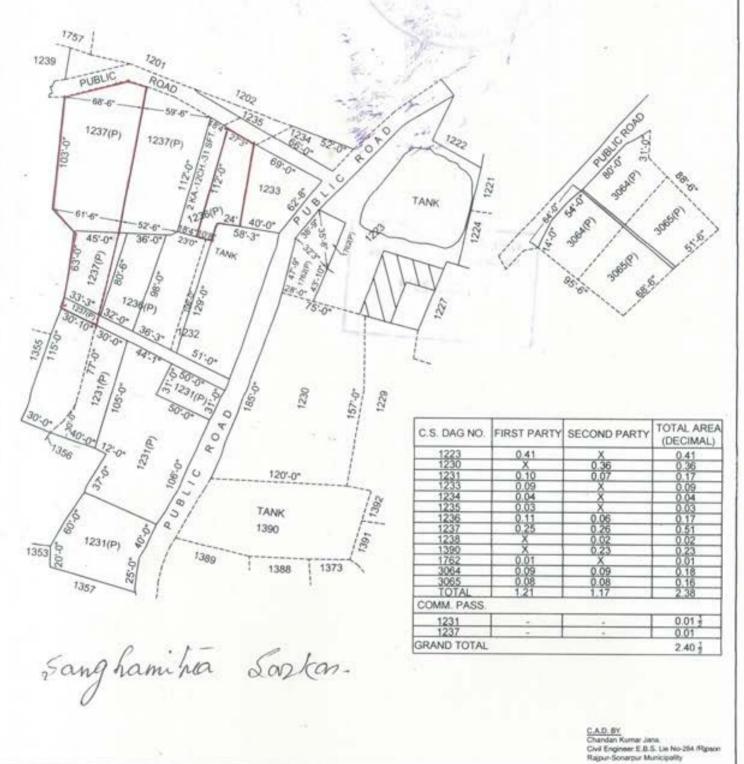


SITE PLAN AT MOUZA - BARHANS FARTABAD, J. L. NO - 47, SHEET NO. - 1 & 2, C. S. & R. S. DAG NOS - 1236 (P) & 1237 (P), R. S. KHATIAN NOS - 1792 & 1737 & 511, P. S. -SONARPUR, DIST. - SOUTH 24 PARGANAS, WARD NO - 28, UNDER RAJPUR SONARPUR MUNICIPALITY.

SCALE = 1" INCH = 90' FT. LAND AREA MARKED BY RED BORDER

DAG NO.	LAND AREA		
1236 (P)	2 KA 12 CH 31 SFT.		
1237 (P)	0 KA 8 CH 19 3 SFT.		
TOTAL LAND AREA	3 KA 5 CH5 3 SFT.		







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4 PEG 2013

# Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 28 Page from 1697 to 1720 being No 12538 for the year 2013.



(Biswajlt Dey) 04-December-2013 ADDITIONAL DISTRICT SUB-REGISTRAR Office of the A.D.S.R. SONARPUR West Bengal