

शिन्ठियवङ्ग पश्चिम बंगाल WEST BENGAL

E 497078

QNO!-31738/11

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

Addl. District Sub-Registrar Sonarpur, South 24 Parganas

3 0 DEC 201

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this ... 3.0.15 day of .December...., Two

Thousand Eleven (2011).

29/12/11 2568 विद्यान Samar Das 316, N.S. Road, Narendryon, Kol-103 常

শঙ্কর ক্সার সরকার

স্ট্যা ": ভেন্ডার সোন্দ্রপুর গ্রা.ডি.এস.আর অফিস দক্ষিণ ২৪ পরগণা



Unush Chathyi Spageach. Chathyi Mahanayapu School Rd Jania Kol-87. 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 - 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. SUBHRA MONDAL, Wife of Sri Asit Kumar Mondal, by Faith - Hindu, by Occupation - Housewife, Residing at 155 N.C. Chatterjee Road, Kasba, Kolkata - 700 052, and 2. SMT. PROVA GIRI, wife of Sri Madhusudan Giri, by Faith - Hindu, by Occupation - Housewife, Residing at Bimal Mukherjee Sarani, P.O. - Madarat, 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 land 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 15.06.1967, 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 15.06.1967.

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 two 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 Subhra Mondal the vendor no.

1, acouired 1/8the share in the schedule A property, Prova Giri the vendor no. 2

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 Lakh 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 matter of this sale Deed.







NOW THIS INDENTURE WITNESSETH: That in consideration of sum of Rs. 14,72,250/- (Rupees Fourteen Lakh 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 HOWSOEVER 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 commection, 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 amenties 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 porperty 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 ecuity 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 convenant 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 whatwsoever 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 ecuities 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 withnesses 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 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 byfire 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 morefully 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	Area of Land
		Landin that Dag	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 alloted 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 **YOLLOW** 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.	Dag No.	Dag No.	Total area	Area of	Vendor's	Area of
R.S.	C.S.	R.S.	of land in	land allotted	share in	land sold
		that dag.	to Hiralal	Hiralal's	in vendor's	
					allotments	share's
511	1237	1237	52 Dec.	26 Dec.	1/4th	6.5 Dec.
		1237/1903				
1792		1236	26 Dec.	06 Dec.	1/4th	1.5 Dec.
1737						
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 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. Sitangsku Sardar Forlabad Sardarpara po Garia, Koikala - 700084

2.

Subbra Mondal

SIGNATURE OF VENDORS

Vamar Des

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 Lakh Seventy Two Thousand Two Hunderd and Fifty) only as full and entire consideration money.

MEMO

Date	Bank	Branch	Chequ No.	Rs.
30-12-2011	Motar Makindra	ascaendrapur	000005	7,36,125-00
-80.	- AD .	- 20 .	000006	7, 36, 125.00

WITNESESS: ---

1. Sitangshu Sardar Fartabad Sardarpora Po-Garia, Kolkata. 700084.

2. Umrsh Challeyis chod Ro Mahamayapur School Ro garis, Kol-87.

Subwa Mondal

SIGNATURE OF VENDOR

Drafted and prepared by me.

Barenson Cew (Gran

Typed by me.

Devojyoti Kayal Dihi, Sonarpur.







PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RICHTHAND					(1)

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE
6	LEFTHAND			0	0	6
	RICHTHAND				0	

NAME SUBARA MONDAL SIGNATURE Subbra Mondal

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	EFTHAND	# 1				A STATE OF THE PARTY OF THE PAR
	THAND I			8		
	RIGH		W		***************************************	

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	FINGER
	LEFTHAND					
95	RICHTHAND					

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. 16386 / 2011, Deed No. (Book - I , 14211/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Subhra Mondal	
	Subbra Mondal
	30.12.17
	30.12.17

i No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Subhra Mondal Address -155, N. C.	Self	1		The state of
	Chatterjee Road, Kolkata, Thana:-Kasba,				Subbra Mondal
	District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700052			LTI	
	,-700032	AL 5	30/12/2011	30/12/2011	6.5
2	Prova Giri Address -Bimal Mukherjee Sarani, Thana:-Baruipur,	Self	100		सेल्य ह्यापु
	District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Madarat			LΠ	
		10	30/12/2011	30/12/2011	
3	Samar Das Address -316, N. S. Road, Thana:-Sonarpur, District:-South 24-Parganas,	Self			James Da
	WEST BENGAL, India, P.O. :-Narendrapur Pin :-700103			LTI	
			30/12/2011	30/12/2011	

Name of Identifier of above Person(s)

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

Signature of Identifier with Date

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

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30/12/2011





And the second



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

Endorsement For Deed Number: I - 14211 of 2011 (Serial No. 16386 of 2011)

On

Payment of Fees:

On 30/12/2011

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. 32508/-, on 30/12/2011

(Under Article : A(1) = 32494/- ,E = 14/- on 30/12/2011)

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.- 206837 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 205837/- is paid, by the draft number 672846, Draft Date 28/12/2011, Bank Name State Bank Of India, NARENDRAPUR, received on 30/12/2011

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

Presented for registration at 16.29 hrs on :30/12/2011, at the Office of the A. D. S. R. SONARPUR by Subhra Mondal , one of the Executants.

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

Execution is admitted on 30/12/2011 by

- Subhra Mondal, wife of Asit Kr. Mondal , 155, N. C. Chatterjee Road, Kolkata, Thana:-Kasba, District:-Kolkata, WEST BENGAL, India, P.O.: - Pin:-700052 , By Caste Hindu, By Profession: House wife
- Prova Giri, wife of Madhusudan Giri, Bimal Mukherjee Sarani, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O.:-Madarat, By Caste Hindu, By Profession: House wife

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

30/12/2011 18:00:00





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

Endorsement For Deed Number: I - 14211 of 2011

(Serial No. 16386 of 2011)

 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 School Road, 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
EndorsementPage 2 of 2







MCUZA:- BARHANS FARTABAD, J.L. NO.47: SHEET NO. 162

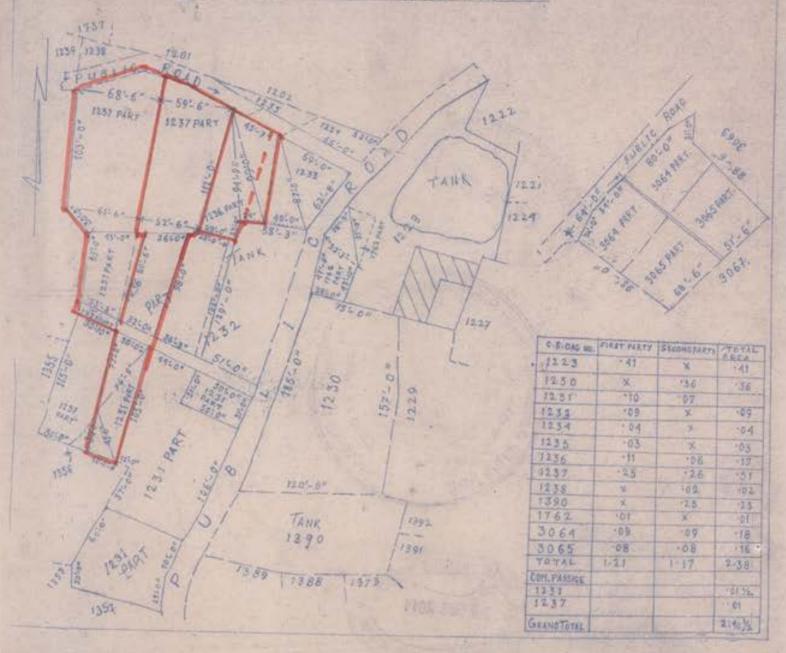
15 SONARPUR DIST:- 24 PARGANAS (SOUT H)

PARTITION PLAN BETHEEN SRI NAMI GOPAL SARDA P

BEING FIRST PARTY & HIRALAL SARDAR BEING SECOND PARTY

BORDER OF C S. DAG SHOWN SCALE - 1"-50" FIRST PARTY'S SHARE SHOWN COLDURED IN RED.

SECOND PARTY'S SHARE SHOWN COLDURED IN YELLOW.



Subhra Hondal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 33 Page from 3094 to 3110 being No 14211 for the year 2011.



(Biswajit Dey) 30-December-2011 ADDITIONAL DISTRICT SUB-REGISTRAR Office of the A. D. S. R. SONARPUR West Bengal

