

1391/11

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I-14507/11



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 022620

11/02/11  
1345/11

Certified that the document is registered in accordance with the provisions of the Registration Act, 1908 and the enclosures thereto are the part of the document.



District Sub-Registrar-II  
Kolkata, South 24-Parganas

9 FEB 2011

DEED OF CONVEYANCE

THIS INDENTURE OF SALE MADE this the 7th day of February, 2011 BETWEEN  
 1) SRI BIMAL GOMES, son of Late Jacob Gomes, by faith Christian, by occupation Service,  
 2) SMT. ASHA GOMES wife of Sri Bimal Gomes, by faith Christian, by occupation Housewife both are residing at Paschim Putiary P.O.- R.C. Thakurani, Village-Ramchandrapur, P.S.- Thakurpukur, Kolkata -700104, hereinafter referred to as the VENDORS / OWNERS (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs, successors, legal representatives, administrators and assigns) of the FIRST PART.

District Sub-Registrar  
South 24-Parganas

9 FEB 2011

10000/-

No. 5565 Rs. .... Date 27/01/11  
 Name Pradip Sath.  
 Address 82/1, Raja Ram Mohan Roy Road.  
 KOL-11.  
 Sender Sri. Subhankar Das.  
 Alipore Collectory  
 South 24 Parganas

**SUBHANKAR DAS**  
 STAMP - VENDOR.  
 ALIPORA POLICE COURT  
 KOLKATA-700027

District Sub-Registrar  
 Alipora, South 24 Parganas  
 9 FEB 2011



District Sub-Registrar-II  
 Alipora, South 24 Parganas

9 FEB 2011

Diswonath Haldar  
 S/o. S.K. Haldar  
 Alipora Police Court  
 Idol Haba-27.  
 Business.



\* A N D \*

**MR. PRADIP SETH** son of Sri Nemai Seth by faith Hindu by occupation Business, residing at 82/1, Raja Ram Mohan Roy Road, Kolkata - 700 041, P.S. - Behala, hereinafter referred to the **PURCHASER** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs, successors, legal representatives, administrators and assigns) of the **SECOND PART**.

**WHEREAS** One Dhirendra Kumar Pal was the sole and absolute owner of the R.S.Dag No. 1196 under R.S. Khatiyon No. 297 at Mouza Paschim Putiari, J.L. No. 26, R.S. No. 275, Touzi No. 18, Pargana Magura area of Land 67 decimal within the Police Station: Thakurpukur, District South 24-Parganas and possessed the same without any obstruction, hindrance from any corner whatsoever.

**AND WHEREAS** said Dhirendra Kumar Pal gifted his son Pushpa Kanti Pal land area measuring more or less 54 decimal out of total land area 67 decimal in R.S.Dag No. 1196(Part) under R.S. Khatiyon No. 297 at Mouza Paschim Putiari, J.L. No. 26, R.S. No. 275, Touzi No. 18, Pargana Magura by a registered Gift Deed which was registered in the office of Sub Registrar Alipore in Book No. 1, Volume No. 90, Pages from 10 to 13, Being No. 8230 for the year 1973 dated on 22.08.73. and possessed and occupied the same without any obstruction hindrance from any corner for long time.

**AND WHEREAS** said Pushpa Kanti Pal sold and transferred piece and parcel of land measuring 11 Cottha 4 Chittacks out of total land area 54 decimal in R.S.Dag No. 1196(Part) under R.S. Khatiyon No. 297 at Mouza Paschim Putiari, J.L. No. 26, R.S. No. 275, Touzi No. 18, Pargana Magura by a registered Deed of Conveyance which was registered in the Office of District Sub-Registrar, Alipore, in Book No. 1, Volume No. 307, Pages from to , Being No. 17194 for the year 1985 dated 23.12.85. and handed over the right, title and possession of the same to the Vendors herein 1) Sri Bimal Gomes, son of Late Jacob Gomes, by faith Christian, by occupation Service, 2) Smt. Asha Gomes wife of Sri Bimal Gomes, by faith Christian, by occupation Housewife both are residing at Paschim Putiary P.O.- R.C. Thakurani, Village-Ramchandrapur, P.S.- Thakurpukur, Kolkata -700104, for ever and accordingly has become the absolute owner of the said land and mutated their names with the proper authority concerned and has been paying rents, the panchayet Khajna and taxes, impositions and outgoings in their names as such absolute Owner thereof free from all sorts encumbrances attachments liens, charges and liabilities whatsoever more fully and particularly mentioned and described in the SCHEDULE hereunder written and herein after for the sake of brevity and to avoid prolixity referred to as the said property inter alia.

**AND WHEREAS** the **OWNERS / VENDORS** has decided to sell & transfer all that the said pieces & parcel of land measuring about 5Cottahs 10 Chittaks 00 Sq. ft. more or less Bastu land in the records of the L/R Parcha together with messuages tenements & hereditaments standing there on with right of ingress & egress comprised in Mouja - Paschim Putiary, J.L. No. 26, R.S. No. 275, Touzi No. 18, appertaining to Khatain No. 297, comprised in the Dag No. 1196(Part) under Joka 1 Gram Panchayat, P.S. Thakurpukur, in the District of South 24-Parganas more fully described below the schedule stated hereunder free from all encumbrances, charges, lien, lispensens, trust, acquisition & requisition, claims & demands whatsoever or howsoever.

**AND WHEREAS** the **OWNERS / VENDORS** has declared & represented that the Vendors has not granted Power of Attorney to any one to negotiate and / or transfer the said land nor there is any court proceedings pending in any court of law relating to the said land and the said land is free from all encumbrances whatsoever.

**AND WHEREAS** the **OWNERS / VENDORS** has declared & represented to the Purchasers that no part of the aforesaid land is vested with the Government or semi- government and the Vendor has not received any notice of such vesting.



AND WHEREAS the OWNERS / VENDORS has declared & represented that there is no Bargadar in respect of any part of land and said and expect the Vendors as stated herein above non else have any right, title & interest herein.

AND WHEREAS the Purchaser verifying the all documents of the said land and after searching the all papers by all concerned authorities there after the purchasers agreed to purchase the said land after full satisfaction.

AND WHEREAS the Purchasers has expressed its desire to purchase from the Vendors all that the said piece and parcel of Sali agricultural land admeasuring 5Cottahs 10 Chittaks 00 Sq. ft. more or less together with messuages, tenements and hereditaments standing thereon with right of ingress and egress over the said Mouja - Paschim Putiary, J.L. No. 26, R.S. No. 275, Touji No. 18, appertaining to Khatain No. 297, comprised in the Dag No. 1196(Part) under Joka I Gram Panchayat, P.S. Thakurpukur, in the District of 24 Parganas (S) Sub-Registry office at Behala and as delineated in the plan annexed hereto.

AND WHEREAS in view of what is stated hereinabove and relying on the aforesaid representations and believing the same to be true and correct the Purchaser has agreed to Purchase and the Vendor has agreed to transfer by way of sale of all that the said piece and parcel of Bastu land under being part of Mouja - Paschim Putiary, J.L. No. 26, R.S. No. 275, Touji No. 18, appertaining to Khatain No. 297, comprised in the Dag No. 1196(Part) under Joka I Gram Panchayat, P.S. Thakurpukur measuring about 5Cottahs 10 Chittaks 00 Sq. ft. more or less Bastu land in the District of 24 Parganas (S) Sub-Registry office at Behala and every part thereof more fully or particularly mentioned in the SCHEDULE hereunder written at or for the total consideration of Rs 10,45,000/- (Rupees Ten Lacks, Forty Five Thousand) only more or less as per physical land measurement including mutation free from all encumbrances, charges, lien, lispensens, trust, acquisition & requisition, claims & demands whatsoever or howsoever as stated hereunder.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-**

In pursuance of the said Agreement and in consideration of the said sum of Rs 10,45,000/- (Rupees Ten Lacks, Forty Five Thousand) only truly paid by the purchaser to the Vendors on or before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same of every part thereof acquit release & discharge the said land and every part thereof as also the Purchaser ) the Owners / Vendors doth hereby sell, grant , convey, transfer by way of sale assign and assure unto and in favour of the Purchaser all that the said piece and parcel of Bastu Land do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign, assure unto the purchaser free from all sorts of encumbrances ALL THAT the piece and parcel of land part of of an area measuring 5 (Five)Cottahs 10 (Ten ) Chittaks 00(Zero) Sq. ft. more or less Bastu land in the records of the L/R Parcha in the District of 24 Parganas (S) together with messuages, tenements and hereditaments standing thereon with right of ingress and egress over the said Mouja - Paschim Putiary, J.L. No. 26, R.S. No. 275, Touji No. 18, appertaining to Khatain No. 297, comprised in the Dag No. 1196(Part) under Joka I Gram Panchayat, P.S. Thakurpukur Bastu land in the District of 24 Parganas (S) Sub-Registry office at Behala the details whereof are morefully described in the Seceond Schedule stated hereunder and delineated in the Map and Plan hereto annexed and bordered thereon in "RED" colour hereinafter referred to as the said land **TOGETHER WITH** all the things permanently attached thereto or standing thereon or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenant thereto **AND ALL** estate, right, title, interest use possession benefit claim and demand whatsoever of the Vendor into upon or in respect of the said land, messuages, tenements, hereditaments and every part thereof and all deeds pattahs, writings, muniments evidences of title relating thereto or any part thereof which now are or may hereafter in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity **TO HAVE AND TO HOLD** the same and the inheritance thereof in free simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser absolutely and forever.



1. **THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASERS** as follows :

a) **THAT NOTWITHSTANDING** any act deed or thing done hereto before executed or knowingly suffered to the contrary the Vendors is lawfully seised and possessed of the said Land free, from all encumbrances attachments or defect in title whatsoever and the Vendor has good right full power and absolute authority to sell, grant convey, transfer by way of sale and assure the said Land hereby conveyed or intended so to be unto and to use of the Purchaser in the manner aforesaid.

b) **THAT** the Purchasers shall from time to time hereafter peaceably and quietly hold possess and enjoy the said land in Bastu possession hereby conveyed with all appurtenances and receive the rents issues and profits and every part thereof for its own use and benefit without any lawful eviction interruption, claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully claiming from under or in trust the Vendor or its predecessors -in-title.

c) **THAT** the Purchasers shall hold the said land free and clear and freely and clearly and absolutely exonerated and for ever released and discharged or otherwise by the Vendor and well and sufficiently saved and defended kept harmless and indemnified of from and against all from and against all former and other estates title charge and encumbrances whatsoever and made executed occasioned and suffered by the Vendor or its predecessors-in-title or any person or persons having or lawfully claiming as aforesaid.

d) **THAT** the Vendors or all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or land, here detements hereby conveyed and granted or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done or executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the Purchaser according to the true intent and meanings of these presents as shall or may be reasonably required.

e) **THAT** the Vendor shall and will at all times hereafter at the request and cost of the Purchaser produce to the Purchaser or as the Purchaser shall direct all the deeds and writings for evidencing the title in respect of the said land and also furnish to the Purchaser copies of or extracts from the said Deeds and writings and shall and will in the meanwhile keep the same safe un obliterated, damage by fire or other accident expected.

f) **THAT** the Vendor shall and will sign all papers, affidavit declaration or prescribed forms for the purpose of mutation of the name of the Purchaser in respect of the said land in appropriate records of the local Municipal Corporation and other Govt. authorities.

g) **THAT** the Vendor hereby confirms to have delivered peaceful and vacant possession of the said Land to the Purchaser before the execution of these presents and accordingly the Purchaser is in possession of the said Land.

THE SCHEDULE ABOVE REFERRED TO:  
(The plot of land hereby sold and conveyed)

ALL THAT piece and parcel of homestead land measuring or containing about 5 (Five) Cottahs 10 (Ten) Chittaks 00 (Zero) Sq. ft. more or less Bastu land with 200 sq. ft. more or less asbestos shaded room in the records of the L/R Parcha in the District of 24 Parganas (S) Mouja - Paschim Putiary, J.L. No. 26, R.S. No. 275, Touji No. 18, appertaining to Khatain No. 297, comprised in the Dag No. 1196 (Part) under Joka I Gram Panchayat, P.S. Thakurpukur delineated in the sketch map or plan annexed hereto in RED border line thereon as part and parcel of this agreement and butted and bounded in the manner as follows :-

ON THE WEST : Land of Sri Ajit Sinha & Others.


ON THE NORTH : Church Property

ON THE SOUTH : Land of Vendors.

ON THE EAST : Julpia Road (at present Kanada) 30 ft wide.

IN WITNESSES WHEREOF the Vendors and the Purchaser herein have hereunto set and subscribed their respective hands and seals the day, month & year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF :


 Bimal Goud  
EASTERN GUJARAT

WITNESSES:

1. Florence Nathan  
27/1 Ranchandrapur  
Kolkata - 104

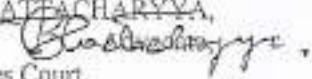
-----  
SIGNATURE OF THE VENDORS

2. Jaha Jini  
229/4/1A R. B. Road  
Cal - 34

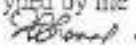
  
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SIGNATURE OF THE PURCHASER

Drafted by

TAPASH BHATTACHARYYA,

  
Alipore Judges Court,  
Kolkata-700027

Typed by me

  
Debasish Bhawal




Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the D.S.R.-II SOUTH 24-PARGANAS, District- South 24-Parganas  
 Signature / LTI Sheet of Serial No. 01391 / 2011

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Pradip Seth	 09/02/2011	 LTI 09/02/2011	

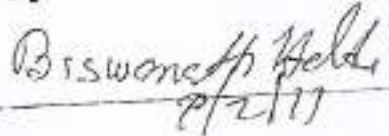
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bimal Gomes Address -Paschim Putlary, Ramchandrapur, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700104	Self	 09/02/2011	 LTI 09/02/2011	
2	Asha Gomes Address -Paschim Putlary, Ramchandrapur, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700104	Self	 09/02/2011	 LTI 09/02/2011	
3	Pradip Seth Address -62/1 Raja Ram Mohan Roy Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700041	Self	 09/02/2011	 LTI 09/02/2011	

Name of Identifier of above Person(s)

Biswanath Halder  
 Alipore Police Court, Thana:-Alipore, District:-South  
 24-Parganas, WEST BENGAL, India, P.O. :- Pin  
 :-700027

Signature of Identifier with Date

  
 9/2/11



Government Of West Bengal  
Office Of the D.S.R.-II SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 01450 of 2011  
(Serial No. 01391 of 2011)

3. Pradip Seth, son of Nemai Seth , 82/1 Raja Ram Mohan Roy Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700041 , By Caste Hindu, By Profession : Business  
Identified By Biewanath Halder, son of S K Halder, Alipore Police Court, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Business.

( Anima Sinha )  
DISTRICT SUB-REGISTRAR-II



( Anima Sinha )  
DISTRICT SUB-REGISTRAR-II  
EndorsementPage 2 of 2





Government Of West Bengal  
Office Of the D.S.R.-II SOUTH 24-PARGANAS  
District-South 24-Parganas

Endorsement For Deed Number : I - 01450 of 2011  
(Serial No. 01391 of 2011)

On

Payment of Fees:

On 09/02/2011

**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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 12399/-, on 09/02/2011

( Under Article : A(1) = 12353/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 09/02/2011 )

**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.-1123131/-

Certified that the required stamp duty of this document is Rs.- 56177 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 51177/- is paid, by the Bankers cheque number 143524, Bankers Cheque Date 03/02/2011, Bank Name State Bank of India, KHRODE GHOSH MARKET, received on 09/02/2011

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

Presented for registration at 11.38 AM on 09/02/2011, at the Office of the D.S.R.-II SOUTH 24-PARGANAS by Pradip Seth, Clerk

**Admission of Execution(Under Section 53,W.B. Registration Rules, 1962)**

Execution is admitted on 09/02/2011 by

1. Bimal Gomes, son of Lt Jacob Gomes , Paschim Putiary, Ramchandrapur, Thana:Thakurpukur, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700104 , By Caste Christian, By Profession : Service
2. Asha Gomes, wife of Bimal Gomes , Paschim Putiary, Ramchandrapur, Thana:Thakurpukur, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700104 , By Caste Christian, By Profession : House wife

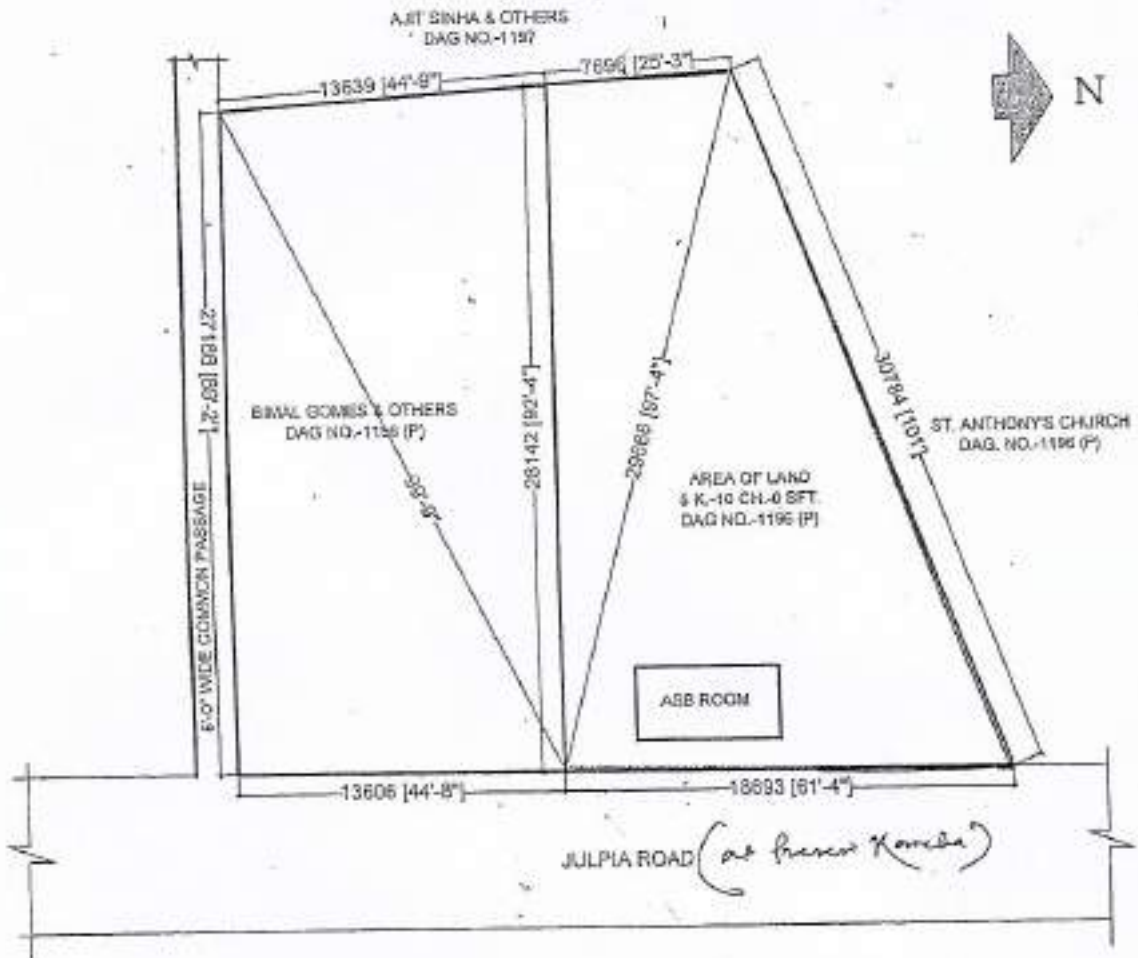
( Anima Sinha )

DISTRICT SUB-REGISTRAR-II  
EndorsementPage 1 of 2

09/02/2011 14:49:00

PROPOSED SITE PLAN OF R.S. DAG NO.-1196 PART, TOUZI NO.-18,  
 J.L. NO.-26, KHATIAN NO.-297, R.S. NO.-275, MOUZA- PASCHIM  
 PUTIARY, P.S.- THAKURPUKUR, DIST.-24 PARGANAS (SOUTH)  
 UNDER GRAM PANCHAYET- JOKA-I, SCALE-1:300

NAME OF THE PURCHASER- PRADIP SETH  
AREA OF LAND- 5K.- 10 CH.- 0SFT. (SHOWN IN RED BORDER)



*100% STRENGTH*

*(Bimal Gomes)*

SIGNATURE OF VENDORS

*(Pradip Seth)*

SIGNATURE OF PURCHASER



SPECIMEN FORM FOR TEN FINGERPRINTS



*W. Bruce Gunder*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*George S. Smith*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*George C. Lindip Sr.*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

MEMO OF CONSIDERATION

We, 1) SRI BIMAL GOMES, son of Late Jacob Gomes, by faith Christian, by occupation Service, 2) SMT. ASHA GOMES wife of Sri Bimal Gomes, by faith Christian, by occupation Housewife both are residing at Paschim Putiary P.O.- R.C. Thakurani, Village-Ramchandrapur, P.S. Thakurpukur, Kolkata -700104, received of and from MR. PRADIP SETH son of Sri Nemai Seth by faith Hindu by occupation Business, residing at 82/1, Raja Ram Mohan Roy Road, Kolkata - 700 041, P.S. - Behala, of Rs 10,45,000/- (Rupees Ten Lacks, Forty Five Thousand) only against sell of property 5Cottahs 10 Chittaks 00 Sq. ft. more or less Bastu land in the records of the L/R Parcha in the District of 24 Parganas (S) Mouja - Paschim Putiary, J.L. No. 26, R.S. No. 275, Touji No. 18, appertaining to Khatain No. 297; comprised in the Dag No. 1196(Part) under Joka I Gram Panchayat, P.S. Thakurpukur as per Memo below :-

By Cheque No. 672316 of ICICI, Gariahat Branch  
Kolkata-700020 dated on 14/03/10

Rs. 1,00,000.00

By Cheque No. 587150 of S.B.I, K.G. Market Branch  
Kolkata-700026 dated on 28/01/11 in favour of  
*Florence Emilia Nathan*

Rs. 9,45,000.00

Total

Rs.10,45,000.00

(Rupees Ten Lacks, Forty Five Thousand) only

WITNESSES:

1. Florence Nathan

2. *Jelleen*

*Bimal Gomes*  
*ASHA GOMES*

SIGNATURE OF THE VENDORS

Drafted by

TAPASH BHATTACHARYA  
*Bhattacharya*  
Advocate,

Alipore Judges Court,  
Kolkata-700027

Typed by me

*Debasish Bhawal*  
Debasish Bhawal



Certificate of Registration under section 60 and Rule 99.

Registered in Book - I  
CD Volume number 3  
Page from 5536 to 5547  
being No 01450 for the year 2011.



(Anima Sinha) 09-February-2011  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II SOUTH 24-PARGANAS  
West Bengal

17/02/11

