

7-02278



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

5,56,128/-

037725

13/3/09

*[Signature]*  
Asst. District Sub-Registrar  
Salt Lake City

13 MAR 2009

*Ajay Kumar Bhowmik*  
(*Ajay Bhowmik*)  
*Dayal Ghosh*

DEED OF CONVEYANCE

VALUED AT RS. 5,25,000.00 (RUPEES : THREE LAK TWENTYFIVE THOUSAND ) ONLY.

*Ajay Kumar Bhowmik*  
*Dayal Ghosh*

THIS DEED OF CONVEYANCE is made this the 13<sup>th</sup> day of March, Two Thousand Nine ( 2009 ), BETWEEN SHRI AJAY KUMAR BHOWMICK, son of Shri Jagat Bandhu Bhowmick, by caste - Indian Hindu, by occupation - Service Holder, residing at - Salt Lake City, Sector - , Police Station - Bichannagar

2 SEP 2008  
700

Ajaya Ghosh

Dayal Ghosh

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( North ), Kolkata - 700064, in the Dist. of North 24-Parganas, hereinafter called the V E N D O R ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns ) of the ONE PART.

A N D

SHRI DAYAL GHOSH, son of Late Nandalal Ghosh, by caste - Indian Hindu, by occupation - Business, residing at - Reckjoani Ghosh para, Post Office and Police Station - Rajarhat, in the Dist. of North 24-Parganas, Kolkata - 700135, hereinafter called the P U R C H A S E R ( which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns ) of the OTHER PART.

W H E R E A S the under Scheduled property originally belongs to Shri Jitendra Nath Guha, at Mousa - BHATENDA, Rajarhat, in the Dist. of North 24-Parganas, with different Dags and Khattis and entire property was recorded in the Revisional Settlement Zari in the name of Shri Jitendra Nath Guha of Bhatenda.

AND WHEREAS thereafter the said Jitendra Nath Guha, having died on the year - 1966, his left out properties were inherited by his five sons namely as - (1) Shri Nikhil Guha, (2) Shri Samir Guha, (3) Shri Sishir Guha, (4) Shri Dinesh Guha and (5) Shri Binay Guha and three daughters namely as - (1) Smt. Sabita Dutta Roy, (2) Smt. Amita Das and (3) Sumita Das and his wife

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and where enjoying the property jointly and during their enjoyment wife of the said Jitendra Nath Guha, having died on the year - 1977, her portion on the left out property were inherited by his said five sons and three daughters.

AND WHEREAS during their enjoyments at the present in L.R. and K.B. Settlement operation, the said property along with other properties were recorded in the name of the said - (1) Shri Mihir Guha, (2) Shri Samir Guha, (3) Shri Sisir Guha, (4) Shri Dinesh Guha, (5) Shri Biman Guha, (6) Smt. Sabita Dutta Roy, (7) Smt. Amita Das and (8) Smt. Sumita Das, in L.R. Kri. Khatian Nos. - 568, 763, 283, 470, 758, 40, 762 & 685 and L.R. Akri. Khatian Nos. - 260, 114, 170, 182, 181, 18, 261 & 809, thereafter the said Sisir Guha, having died in unmarried stage, his left out portion of the property were inherited by his said four brothers namely as - (1) Shri Mihir Guha, (2) Shri Samir Guha, (3) Shri Dinesh Guha, and (4) Shri Bimal Guha and three daughters namely as - (1) Smt. Sabita Dutta Roy, (2) Smt. Amita Das and (3) Smt. Sumita Das and where enjoying the property jointly, free from all encumbrances, during their incumbrances, for advantages of enjoyment of the property. They in 1987 on 10th day of July, 1987 made a Partition Deed amicably, by Deed No. - 3789, for the - 1987, copied in Book No. - I, Volume No. - 77, Pages Nos. - 105 to 124, registered at - A.D.S.R. Office - Salt Lake City ( Bidhannagar ) and made an apportion the property, in between themselves of the Partition Deed - 'GA' Scheduled property, was marked in the part of Shri Samir Guha and during

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his absolute enjoyment of the property within the said -  
173 & 304 Nos. Krt. Khatian and Dag Nos. - 217 & 229, lying  
at Mouza - Bhatenda, Police Station - Rajarhat, in the Dist.  
of North 24-Parganas.

AND WHEREAS Smt. Alaka Saha, wife of Shri Amal Krishna Saha,  
residing at - CC Block, P & T Quarters, G/3/2, Room No. - 8,  
Police Station - Bidhannagar ( North ), at present residing  
at - HB-197, Sector - III, Salt Lake City, Kolkata - 700091  
( at present Kolkata - 700106 ), purchased a plot of land  
measuring an area of - 3 ( three ) Chittacks 9 ( nine ) Sft.  
under R.S. Dag No. - 217, R.S. Khatian No. - 173 and 2 ( two )  
Cottaks 36 ( thirtysix ) Sft. under R.S. Dag No. - 229, R.S.  
Khatian No. - 304, total area of land measuring an area of -  
2 ( two ) Cottaks 4 ( four ) Chittacks in two dag nos. lying  
at Mouza - Bhatenda, Police Station - Rajarhat ( purchased )  
from Shri Samir Guha ( by the said Smt. Alaka Saha ) by a  
Deed of Sale on the - 18th day of November, 1988 and it was  
Registered at - A.D.S.R. Office - Bidhannagar ( Salt Lake  
City), copied in Book No. - I, Volume No. - 192, Pages Nos. -  
27 to 36, being Deed No. - 9437, for the year - 1988.

AND WHEREAS Shri Gopal Chakraborty, purchased the aforesaid  
3 ( three ) Chittacks and 9 ( nine ) Sq.ft. of land under  
R.S. Dag No. - 217, R.S. Khatian No. - 173 and 2 ( two )  
Cottaks 36 ( thirtysix ) Sq.ft. of land under R.S. Dag No. -  
229, R.S. Khatian No. - 304, Total land area - 2 ( two )  
Cottaks 4 ( four ) Chittacks in two dags lying at Mouza -

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Bhatenda, Police Station - Rajarhat, from said Smt. Alaka Saha, wife of Shri Amal Krishna Saha, on the - 26th day of May, 1993 by a Registered Deed of Sale and it was Registered at - A.D.S.R. Office - Bidhannagar ( Salt Lake City ), in Book No. - I, Volume No. - 91, Pages Nos - 225 to 230, Being No. - 4184, for the year - 1993.

AND WHEREAS Shri Gopal Chakraborty, sold, conveyed and transferred - 3 ( three ) Chittacks and 9 ( nine ) Sq.ft. of land in R.S. Dag No. - 217 and 2 ( two ) Cottaks 36 ( thirtysix ) Sq.ft. of land, in R.S. Dag No. - 229, total area - 2 ( two ) Cottaks 4 ( four ) Chittacks land more or less, lying at Mouza - Bhatenda, Police Station - Rajarhat, in the Dist. of North 24-Parganas, within Rajarhat-Bishnupur No. 1 Gram Panchayet, to - Shri Ajoy Kumar Bhowmik, the Vendor herein by a Sale Deed executed on the - 23rd day of May, 1995 and Registered on the - 18th day of August, 1995 at - A.D.S.R. Office - Bidhannagar ( Salt Lake City ), copied in Book No. - I, Volume No. - 70 , Pages Nos. - 39 to 43 , Being Deed No. - 3166 , for the year - 1995.

Dayal Ghosh.  
Ajay Kumar Bhowmik

AND WHEREAS the Vendor herein ceases the bonafide and absolute owner have an urgent need of money offer to sell the under Scheduled Land measuring an area of - 2 ( two ) Cottaks 4 ( four ) Chittacks more or less, delineated in the Map or Plan annexed hereinaud marked in R E D Border thereon lying at Mouza Bhatenda, Police Station - Rajarhat, under R.S. Dag Nos. - 217 & 229, R.S. Khatian Nos. - 173 & 304, and the Purchaser agreed

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to purchase the aforesaid property by a lump sum Consideration Money of Rs. 3,25,000/- ( Rupees : Three Lac Twentyfive Thousand ) only.

Ajay Kumar  
Dayal Ghosh

NOW THIS INDENTURE WITNESSETH THAT, in pursuance of the said Agreement and in consideration of the said sum of Rs. 3,25,000/- ( Rupees : Three Lac ~~Twentyfive~~ Thousand ) only, paid by the Purchaser to the Vendor on or before the execution of these presents the Receipt whereof the Vendor do hereby as well as by the Receipt hereunder in the Memo of Consideration admit and acknowledge and of and from the same forever acquit, release, discharge and exonerated the Purchaser as well as the said land intended to the hereby granted and conveyed the Vendor do as the absolute owner and being in the use, occupation and enjoyment of the said - 2 ( two ) Cottaks & ( four ) Chittacks ( be the same more or less ) of land granted, conveyed, transferred, assigned and assured unto and to the use of the Purchaser ALL THAT piece or parcel of Revenue Paying Land measuring an area - 2 ( two ) Cottaks & ( four ) Chittacks more or less, situated and lying at Mouza - BHATENDA, Police Station - RAJAHAT, in the Dist. of North 24-Parganas, morefully described in the Schedule hereunder written and delineated in the Plan or Map annexed hereto and thereon shown with R E D Border TOGETHER WITH the passage, ways, water ways, drain lines, rights, liberties, privileges and all manner of easement and appurtenances, belonging and all estate right title and interest property claim and demand whatsoever of the Vendor into or and upon the said piece or parcel of land hereby conveyed unto the Purchaser.

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Dayal Singh

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In further pursuance of the said Agreement and Consideration TO HAVE AND TO HOLD the said piece or parcel of land herein comprised hereby granted, conveyed, transferred and assigned or intended to go unto the Purchaser absolutely and forever free from all encumbrances.

1. The interest which the Vendor profess to transfer subsists and make over vacant possession of the said property to the Purchaser.
2. The said piece or parcel of land hereby sold, conveyed and transferred unto the Purchaser, in free and discharge from or otherwise by the Vendor sufficiently indemnified against all and all manner or encumbrances, claims, and demands whatsoever created, occasioned or made by the Vendor or any of their predecessors - in - interest or any person or persons whatsoever.
3. The Vendor and every person or persons having or law fully claiming any estate right, title or interest into or upon the said piece or parcel of land sold, conveyed and transferred unto the Purchaser or part thereof shall and will at all times hereafter upon every request and at the cost of the Purchaser make to acknowledge execute and perfect all such further and other lawful and reasonable act, deed, assurance, matter and things whatsoever for the further better and more perfectly assuring the said piece or parcel of land unto the Purchaser in manner as shall or may be reasonably required.

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Doyal Ghosh

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4. The Purchaser will be entitled to mutate his name in respect of said piece or parcel of land with the Authority Concerned.

5. It is transpires that, the piece or parcel of land hereby sold, conveyed, transferred by the Vendor is or is not free from encumbrances as hereinbefore covenanted the Vendor will be liable both in Civil and Criminal Actions to the Purchaser and the Vendor will be further to make good any loss to the sustained by the Purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All That, piece or parcel of Danga Land measuring an area of - 3 ( three ) Chittachs 9 ( nine ) Sq.ft. of land under R.S. DAG NO. - 217, R.S. Khatian No. - 173, valued at Rs. 25,000/- (Rupees : Twentyfive Thousand) only and 2 ( two ) Cottahs 36 (thirtysix) Sq.ft. of Bagan Land under R.S. DAG NO. - 229, R.S. Khatian No. - 304, valued at Rs. 3,00,000/- (Rupees : Three Lac) only, Total land area - 2 (two) Cottahs 4 (four) Chittachs of land in two daga delineated in the Map or Plan annexed hereto and bordered thereon R E D Lines under the Jurisdiction of A. D. S.R. Office - BIDHANNAGAR (SALT LAKE CITY), at Mouza - BHATENDA, Police Station - RAJARHAT, In the DLst. of North 24-Parganas, J.L. No. - 28, R.S. No. - 50, Tougl No. - 2998, of Rayata Dakhati Satya under the Government of West Bengal. The proportionate rent of Re. 0.02 Paise of - 6.85 ( six point eight five ) Satak of land, out of total Jama Rs. 21/- and Anna - 12 only, under R.S. Khatian No. - 173 and proportionate rent of Re. 0.10 Paise of - .25 (point two five) .....

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Ajay Kumar  
Bhowmik  
Dayal Shaha.

Part of land out of total jama Re. 0.75 Paise, under R.S. Khatian No. - 304, L.R. Kri. Khatian Nos. - 568, 763, 283, 470, 758, 40, 762 & 685, and L.R. Akri. Khatian Nos. - 260, 114, 170, 182, 181, 18, 261 & 809, are payable to the collectorate of North 24-Parganas. The annexed Plan or Map is a part of this Original Documents. The conveyed land is butted and bounded as follows :-

BOUNDARIES

- On the North by - R.S. Dag Nos. - 229 & 217.
- On the South by - R.S. Dag Nos. - 229 & 217.
- On the East by - R.S. Dag No. - 217.
- On the West by - Panchayet Road.

IN WITNESSES WHEREOF the Vendor and Purchaser have signed this Deed of Sale this the Day, Month and Year first above written.

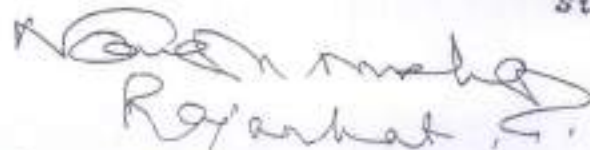
Signed and Delivered by  
the Vendor at Kolkata  
in Presence of Witnesses :-

1. Santosh Mandal -  
Gobinda Nibas  
Gyansra -  
K01-59

Ajay Kumar Bhowmik

( Ajay Bhowmik )

Signature of the Vendore.

2.   
Rajarhat, G.  
2m Pps (12)

3. Tanu K. Shaha,  
Reekraai, Rajarhat.  
2m Pps (12)


Ajit Kumar  
Ghosh

Dayal Ghosh

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Signed and Delivered by  
the Purchaser at Kolkata  
in Presence of Witnesses :-

1. Santosh Mondal -

2.   
3. Tarun K. Ghosh.

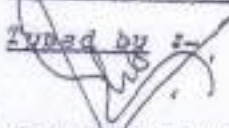
Dayal Ghosh.

Signature of the Purchaser.

Prepared by :-

Ramesh Mukherjee  
(RAMESH MUKHERJEE)  
Licence No. - DW.XI.24,  
S.R. Office - Cossipore  
Dum Dum, Kolkata-700030.

Typed by :-

  
(RAMENDU BUI)  
Tupists' Association,  
A.D.S.R. Office - Bidhan  
Nagar, Kolkata - 700091.

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Ajij Kumar  
Bhawanik  
D. Vijayalakshmi

MEMO OF CONSIDERATION

Received of and from the within named Purchaser the within mentioned a sum of Rs. 3,25,000/- ( Rupees : Three Lac Twenty - five Thousand ) only, from the Purchaser towards the Consideration for Transfer as mentioned below :-

MEMO

Paid in Cash. on - 13.03.2009. Rs. 3,25,000.00  
Total : Rs. 3,25,000.00

( Rupees : Three Lac Twentyfive Thousand ) only.

Witnesses :-

1. Santosh Mondal -

2. 

3. Tarun K. Shaha.

Ajij Kumar Bhawanik  
(Ajij Bhawanik)  
Signature of the Vendor.

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

LH.					
RH.					

Dayal Ghosh.

ATTESTED :- Dayal Ghosh.

	LH.					
	RH.					

Ajoy Kumar Bhawanik.

ATTESTED :- (Ajoy Bhawanik) Ajoy Kumar Bhawanik

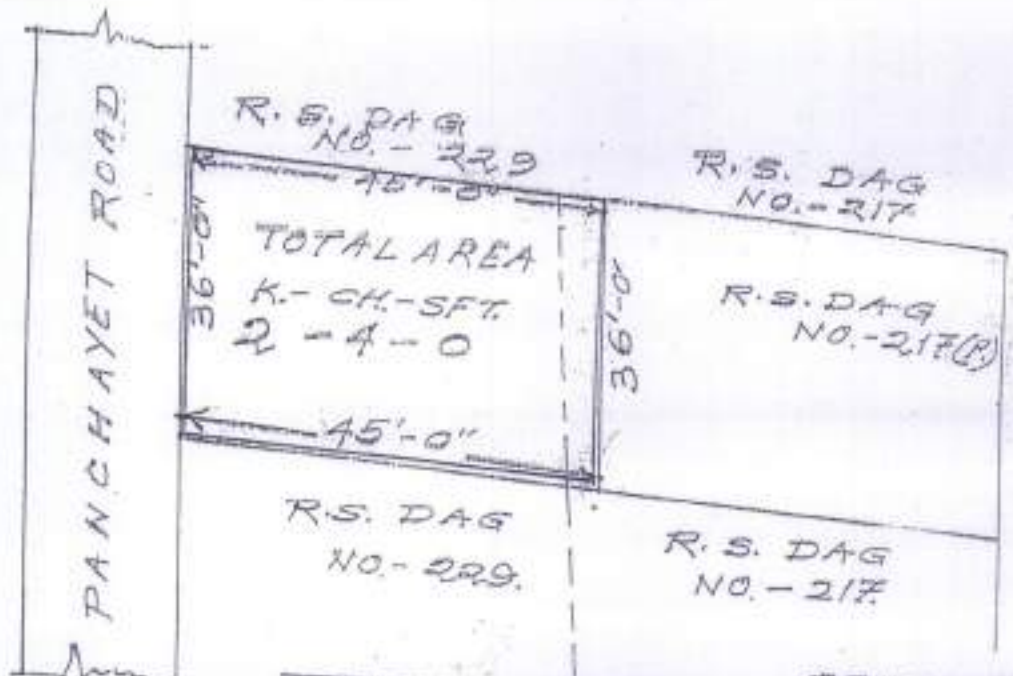
PHOTO	LH.					
	RH.					

ATTESTED :-



A SITE PLAN OF LAND OF R.S. DAG NOS  
 217(P) & 229, AT MOUZA - BHATENDA, J.L.  
 NO.-28, R.S. NO.-50, P.S.-RAJARHAT, DIST.  
 NORTH-24 PARGANAS. SCALE:-1"(IN.)=N.TS.  
 VENDOR:- AJAY KUMAR BHONMICK.  
 PURCHASER:- DAYAL GHOSH.

NE



COLOUR	R.S. DAG NO'S	REFERENCE:		
		ACRE	K.	CH. SFT.
	217 (PART)	0	3	9
	229 (PART)	2	0	36
	TOTAL AREA (M/L)	2	4	0

Dayal Ghosh.  
 VENDOR'S SIG. Ajay Kumar Bhonmick

Copied by  
 N. Das  
 (Surveyor)  
 26/10/2008

d al  
SL

**Government Of West Bengal**  
**Office of the A. D. S. R. BIDHAN NAGAR**  
**BIDHAN NAGAR**  
Endorsement For deed Number :I-02299 of :2009  
(Serial No. 02297, 2009)

Liability(Rule 43)

Rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23 of 1969, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Fees:

Rs. 6116/- under article : A(1) = 6116/- on:13/03/2009

Rate of Market Value(WB PUVI rules, 1999)

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 556126/-  
It is further certified that the required stamp duty of this document is Rs 27806 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 22820/- is paid, by the draft number 002731, Draft Date 12/03/2009 Bank Name STATE BANK OF INDIA, Bikash Bhavan G. O., received on :13/03/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))


Presented for registration at 14.01 hrs on :13/03/2009, at the Office of the A. D. S. R. BIDHAN NAGAR by Dayal Ghosh, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 13/03/2009 by

1. Ajoy Kr Bhowmick, son of Jagat Bandhu Bhowmick, Salt Lake City Kol, Thana Bidhannagar North, By caste Hindu, by Profession :Service
  2. Dayal Ghosh, son of Lt Nandalal Ghosh, Gachhoan Ghosh Para North 24 Pgs, Thana Rajerhat, By caste Hindu, by Profession :Business
- Identified By Santosh Mondal, son of Lt D Nand Mondal, Gachhoan Nipais, Jyangra Kol Thana, by caste Hindu, By Profession :Business.





  
[Abhijit Kumar Das]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR  
Govt. of West Bengal



13 MAR 2009



Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas  
 LTI Sheet of Serial No. 02297 / 2009, Deed No. (Book - I , 02299/2009)

Representant	Photo	Finger Print	Signature with date
	 13/03/2009	 LTI 13/03/2009	Dayal Ghosh 13/03/09

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

Signature of Execution By	Status	Photo	Finger Print	Signature
Kr Bhowmick Address -Salt Lake City Kol	Self	 13/03/2009	 LTI 13/03/2009	Ajit Kumar Bhowmick 13-03-09
Dayal Ghosh Address -Reckjoani Ghosh Para North 24 Pgs	Self	 13/03/2009	 LTI 13/03/2009	Dayal Ghosh

Signature of Identifier of above Person(s)  
 Ajit Kumar Das  
 Sobinda Nibas Jyangra Kol

Signature of Identifier with Date  
 Santosh Mondal -

Registration under section 60 and Rule 69.

In Book - 1  
Number 3  
1660 to 1676  
02299 for the year 2009.



*(Signature)*  
(Abhijit Kumar Das) 17-March-2009  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal



Devesh...

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70,752.00 only.

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