

1.0152

15

0.6592 / 2010  
06591/2010



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

815998

012589/2010  
No. 80, 54, 167/-

58 5000 2  
50 = 5,58830  
563880

S. Koolia  
23 + 4 + 4  
80, 54, 167

Details of a document is admitted to  
record. The original sheets and  
the instrument are attached with this  
document are the part of this document.

P. admitted  
D.S.R. III  
26/8/2010

Sub Registrar  
Alipur, South 24 Parganas  
26.08.10

88504 2  
14  
28  
4  
88640

DEED OF CONVEYANCE

THIS DEED OF SALE is made on this 20th day of August, Two Thousand Ten (2010 A.D.) BETWEEN SRI TARIT KUMAR GHOSH, son of Late Amulyadhan Ghosh, aged about 73 years, by religion - Hindu, by occupation - Ex-businessman and at

1562 11/8/2010 000  
Sl. No. Dt. Rupees.  
M/s. Sri/Smt. Tapan Kar, Adv.  
Address. 91A, Bose Pukur Road,  
P. S. Karbe, Kot-42  
Vendor. [Signature]

Santosh Kr. Dey  
ALIPUR POLICE COURT  
Kolkata - 27



7  
Dist. Sub-Registrar - II  
Alipour South Parganas  
20/8/10

Tapan Kar, Adv.  
91A, Bose Pukur Road  
P.S. - Karbe, Kot-42



present residing at 15-A, Mahanirman Road, Police Station – Tollygunge, Kolkata – 700 029, hereinafter be called and referred to as the “VENDOR” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

SRI SURAJ PRASAD, son of late Dina Nath Prasad, aged about 46 years, by religion – Hindu, by occupation – Businessman, at present residing at 38-D, Kumar Para Lane, Police Station – Kasba, Kolkata – 700 042, South 24 Parganas, hereinafter be called and referred to as the “PURCHASER” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS:

- 1) By and under a registered Deed of Bengali Kobala dated 15<sup>th</sup> December 1939, one Sri Bijoy Lal Roy Chowdhury, Sri Phanindra Nath Roy Chowdhury, Sri Nanilal Roy Chowdhury, Sri Makhan Lal Roy Chowdhury, Sri Bhupendra Lal Roy Chowdhury purchased All That piece and parcel of land measuring and containing an area of 4 Cottahs 14 Chitaks & 32 Square feet, be the same or a little more or less together with an old dilapidated building comprising of partly four storied and partly one storied lying and standing thereon along with a few tenants & other appertaining to Dag No. 9, Khatian No. 292, Mouza – Gadasa, J.L. No. 17, Touzi No. 1298/2833, Dihi – Panchannagram, Division – 5, Sub-Division – “K”, Holding No. 189, Sub-Registry office- Alipore, Police Station – Previously Tollygunge, then Jadavpur, now Kasba, Kolkata – 700 042, District – South 24 Parganas, West Bengal, being known and numbered as Municipal Premises No. 329, Banku Behari Chatterjee Road (formerly known as 259, Kasba Road under Tollygunge Municipality), Kasba, Kolkata – 700 042 from one Smt. Rajbala Devi for the consideration mentioned in and by and under the said Bengali Kobala between Smt. Rajbala Devi (therein mentioned as the Vendor) and Sri Bijoy Lal Roy Chowdhury, Sri Phanindra Nath Roy Chowdhury, Sri Nanilal Roy Chowdhury, Sri Makhan Lal Roy Chowdhury, Sri Bhupendra Lal Roy Chowdhury (therein mentioned as the Purchasers). The said Deed of Bengali Kobala was registered in the Office of the Sub-Registrar, Alipore, South 24 Parganas (then 24 Parganas) and recorded in Book No. I, Volume No.26, Pages 40 to 47, Being No. 1407 for the year 1939.
- 2) While Seized and Possessed of and well and sufficiently entitled to the said property being Premises No. 329, Banku Behari Chatterjee Road (formerly 259



2  
Sd/- M. J. Högster - B  
Dist. Col. South 24 Parganas

20/10

Kasba Road), Kolkata - 700 042, one of the co-sharers, said Makhanlal Roy Chowdhury died intestate on 20.10.1972 leaving behind his widow Smt. Monorama Devi, and four daughters namely (1) Smt. Anita Bandopadhyay, wife of Sri Wrishti Bandopadhyay, (2) Smt. Maya Bandopadhyay, wife of Sri Tarun Kumar Bandopadhyay, (3) Smt. Kamala Bhattacharjee, wife of Sri Nirmla Bhattacharjee and (4) Smt. Subarna Roy Chowdhury (unmarried). After the death of said Makhanlal Roy Chowdhury, the undivided one-fifth share of the said property left by Makhanlal Roy Chowdhury, since deceased, devolved upon his widow, Smt. Monorama Devi and four daughters namely Smt. Anita Bandopadhyay, Smt. Maya Bandopadhyay, Smt. Kamala Bhattacharjee and Smt. Subarna Roy Chowdhury.

- 3) While Seized and Possessed of and well and sufficiently entitled to the said property, one of the co-sharers Sri. Nanilal Roy Chowdhury died intestate on 29.12.1971 leaving behind him his only son, Sri. Dakshina Ranjan Roy Chowdhury as his only surviving legal heir and after his death, one fifth undivided share to the said property left by Nanilal Roy Chowdhury, since deceased, devolved upon his only son, Sri Dakshina Ranjan Roy Chowdhury.
- 4) While Seized and Possessed of and well and sufficiently entitled to the said property, one of the co-sharers Sri Bhupendra Lal Roy Chowdhury, died intestate on 29.01.1980 leaving behind him his widow, Smt. Annapurna Devi, only son, Sri Bholanath Roy Chowdhury and two unmarried daughters, Kumari Lakshmi Roy Chowdhury and Kumari Kalpana Roy Chowdhury as his only surviving legal heirs. After the death of said Bhupendra Lal Roy Chowdhury, the one-fifth undivided share in the above property left by Bhupendra Lal Roy Chowdhury, since deceased, devolved upon his widow, Smt. Annapurna Devi, only son, Sri Bholanath Roy Chowdhury and two unmarried daughters, Kumari Lakshmi Roy Chowdhury and Kumari Kalpana Roy Chowdhury.
- 5) Hence (1) Sri Bijoy Lal Roy Chowdhury, (2) Sri Phanindra Nath Roy Chowdhury, (3) Sri Dakshina Ranjan Roy Chowdhury, (4) Smt. Monorama Devi, (5) Smt. Anita Bandopadhyay, (6) Smt. Maya Bandopadhyay, (7) Smt. Kamala Bhattacharjee, (8) Smt. Subarna Roy Chowdhury, (9) Sri Bholanath Roy Chowdhury (10) Smt. Annapurna Devi, (11) Kumari Lakshmi Roy Chowdhury, (12) Kumari Kalpana Roy Chowdhury became the joint absolute owners in respect of the above mentioned property being Premises No. 329, Banku Behari Chatterjee Road, Police Station - Kasba, Kolkata - 700 042.



- 6) The above mentioned joint owners were badly in need on money for their personal purposes and as such they made an offer to one Sri Tarit Kumar Ghosh, son of Late Amulyadhan Ghosh for the sale of above mentioned property and said Sri Tarit Kumar Ghosh accepted the offer of the above mentioned joint owners of the said Property for a total consideration price of Rs.85,000/- (Rupees eighty five thousand) only along with tenants and occupiers in the building lying and standing on the said premises and simultaneously said joint owners agreed the transaction by way of acceptance being fair & marketable price and accordingly sold the said property to Sri Tarit Kumar Ghosh by and under a Saf-Bikroy Kobala (Bengali Sale Deed); dated 29<sup>th</sup> September, 1980 corresponding to 12<sup>th</sup> Ashwin, 1387 B.S. and the said Deed of Saf-Bikroy Kobala was registered in the office of the Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 127, Pages 196 to 214, Being No. 4659 for the year 1980.
- 7) Hence, said Tarik Kumar Ghosh became the absolute owner and seized and possessed of and well and sufficiently entitled to All That piece and parcel of land measuring and containing an area of 4 Cottahs 14 Chitaks & 32 Square feet, be the same or a little more or less together with an old dilapidated building comprising of partly four storied and partly one storied lying and standing thereon along with a few tenants & occupiers appertaining to Dag No. 9, Khatian No. 292, Mouza - Gadasa, J.L. No. 17, Touzi No. 1298/2833, Dihi - Panchannagram, Division - 5, Sub-Division - "K", Holding No. 189, Sub-Registry office- Alipore, Police Station - Previously Tollygunge, then Jadavpur now Kasba, Kolkata - 700 042, District - South 24 Parganas, West Bengal, being known and numbered as Municipal Premises No. 329, Banku Behari Chatterjee Road (formerly known as 259, Kasba Road under Tollygunge Municipality), Kasba, Kolkata - 700 042, Ward No. 91 under The Kolkata Municipal Corporation, and accordingly he mutated his name in the Assessment Book maintained by The Kolkata Municipal Corporation as owner and make himself liable to pay the Municipal tax in respect of the said Property holding Assessee No. 21-091-03-0290-5.
- 8) While seized and possessed of said property being Premises No. 329, Banku Behari Chatterjee Road, Police Station - Kasba, Kolkata - 700 042, Ward No.91, Borough -X, under The Kolkata Municipal Corporation, the said building became very old, dilapidated and dangerous for the life and property of the tenants and other occupiers to the said building. As such the condition of the said building being so precarious that the Kolkata Municipal Corporation notified the same as a "Dangerous building" and accordingly put up one public notice thereon and said Tarit Kumar Ghosh, the Vendor herein was compelled to demolish a portion of

the said building and as such at present the said building stands comprising of a two storied building measuring 1500 (one thousand five hundred) Square feet, Super built up area along with tenants and occupiers lying and standing on the said property, which is more fully and particularly mentioned and described in the SCHEDULE hereunder written.

- 9) Sri Tarit Kumar Ghosh, the Vendor herein paid upto-date taxes i.e. up to March 2011 of the said Property in respect of the Premises No. 329, Banku Behari Chatterjee Road, Kolkata - 700 042 and obtained a No Outstanding Certificate from the Assessment Collection Department of The Kolkata Municipal Corporation on 25<sup>th</sup> June, 2010 and also has been enjoying the same with good right title and absolute power of ownership and having every right to transfer the same to any body in any material.
- 10) Said Sri Tarti Kumar Gaosh, the Vendor herein, is at present 73 years old and has been suffering from various ailments due to old age and he has to incur lot of expenses for his medical treatment and others. Beside, the above mentioned property is very old and dilapidated and occupied by the tenants and occupiers and does not fetch any significant net income. In fact, maintaining of the said property has become a liability to Sri Tarit Kumar Ghosh, the Vendor herein. As such the only alternative before the Vendor is to sell the said property. The Vendor, Sri Tarit Kumar Ghosh therefore has decided to sell the said property with tenants and occupiers on "as is where is basis" in the interest of his financial security for maintaining himself properly.
- 11) Having been informed the said intension of Sri Tarit Kumar Ghosh, the Vendor herein, Sri Suraj Prasad, the Purchaser herein made an offer to the Vendor to purchase the Said property for a total consideration price of Rs.23,00,000/- (Rupees twenty three lakh) only on "as is where is basis" with tenants and occupiers. The Vendor herein accepted the said offer of the Purchaser herein and accepted the said consideration price being fair and marketable and accordingly the Vendor herein agreed to sell the same to the Purchaser herein forever and the Purchaser herein also has agreed to purchase after searching the title of the said property with tenants and occupiers on "as is where is basis" from the Vendor at or for a total consideration as mentioned above free from all encumbrances save and except the tenancy and occupancy.



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

In consideration of the said sum of Rs.23,00,000/- (Rupees twenty three lakh) only paid by the Purchaser herein to the Vendor herein at or before the execution of these presents (the receipt whereof the said Vendor doth hereby and hereafter on receipt of the memo hereunder written accept, admit and acknowledge) of and from the time of payment of the same and every part thereof the Vendor doth thereby acquit, release, exonerated and forever discharge in favour of the Purchaser herein and the said Premises hereby sold, conveyed and transferred. The Vendor herein doth hereby by these presents grant, convey, alien, transfer, in every means, sale, assign and assure and expressed so to be unto the Purchaser herein on as is where is basis **ALL THAT** the said Property, being Municipal Premises No. 329, Banku Behari Chaterjee Road, Police Station. - Kasba, Kolkata - 700 042, demarcated by brick built boundary walls enclosing the said Premises having a land measuring 4 Cottahs 14 Chitaks 32 Square feet, be the same or a little more or less, with a dilapidated two storied building thereon, measuring 1500 (one thousand and five hundred) Square feet super built up area, be the same or a little more or less, comprised in Dag No. 9, Khatian No. 292, Mouza - Gadasa, J.L. No. 17, Touzi No. 1298/2833, Dihi - Panchannagram, Division - 5, Sub-Division - "K", Holding No. 189, Sub-Registry office- Alipore, Police Station - Previously Tollygunge, then Jadavpur now Kasba, Kolkata - 700 042, District - South 24 Parganas, being known and numbered as Municipal Premises No. 329, Banku Behari Chaterjee Road, and presently comes within the limits of the Ward No. 91, Borough -X under The Kolkata Municipal Corporation, more fully and particularly described in the "Schedule" hereunder written and delineated and demarcated with Red Boarder lines in the site plan showing the present position of the property annexed hereto and to be considered as an integral part of this Conveyance, with all rights, title, interest, benefits, advantages, demands and claims of the Vendor into and upon the said property on the Premises hereby sold, conveyed, transferred and granted or expressed so to be unto the said Purchaser to have, to own, to hold, to possess, to use and to enjoy all the said Property on "as is where is basis" including the said rights, benefits and privileges, advantages hereby granted, conveyed, sold, assigned, assured and transferred or expressed or intended so to be transferred with their all and every right, title, interest, benefits, advantages, appurtenances whatsoever absolutely and forever and free from all encumbrances, save and except the tenancy and occupancy in the truest sense of the term, along with all benefits of the said Premises hereby sold, conveyed and transferred or **HOWSOEVER OTHERWISE** the said Property or any part and every part thereof now are or heretofore lying, situated, butted, bounded, located, known, numbered, described or distinguished **TOGETHER WITH** all fixtures, drains, common ways, road, paths, lights, liberties, passages, common boundaries and fences, hedges, water sources and all rights, liberties, privileges, court yards, easements, quasi-easements,



appendages and appurtenances whatsoever to the said Premises belonging to or in any way appertaining to or have or at any time hereto held, occupied, enjoyed, accepted, understood, reputed, deemed, taken or known or part, parcel or number thereof and thereto **AND ALL** the estate right, title, interest, use, trust, possession on the said Premises, claim and demand whatsoever unto and upon the said Premises or any part and every part thereof **TOGETHER WITH** all deeds, pattahs, muniments, parchas, documents, plans and writings of the title whatsoever which exclusively relate to or concern to the said hereditament and Premises or any part thereof which are now or hereafter shall or may be in the custody, power or control of the Vendor herein or any person or persons from whom the Purchaser herein can procure the same without any action or suit **TO HAVE AND TO HOLD AND TO POSSESS** the said Premises, more fully and particularly described in the "Schedule" hereunder written or expressed or intended so to be with them and to the use of the Purchaser absolutely and forever **AND THAT NOTWITHSTANDING** any act, deed or thing by the said Vendor done, executed or knowingly suffered to the contrary, the said Vendor now has in himself good right, full and absolute power and authority and are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate without any manner or condition use, trust or otherwise being whatsoever to alter, defect, encumber or to make void the said Premises **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in himself good and absolute full power to sell, convey, transfer, assign and assure the said Premises hereby granted or expressed so to be unto and to the use of the Purchaser in absolutely and forever in the manner aforesaid and the said Vendor is absolutely divested and dispossessed himself forever from all of their rights, title, interest and possession from the said Premises hereby sold to the Purchaser herein and the said Purchaser is hereby put in khas, peaceful possession of the same from today, willfully delivered by the Vendor herein to the Purchaser, being the sole and absolute owner of the said Premises and the said Purchaser shall and may at all times hereinafter subject to the payment of yearly rents to the State of West Bengal and taxes to the K.M.C. peaceably and quietly own, possess, use and enjoy the said Premises and receive the rents and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said Vendor or any person or persons lawfully and equitably claiming from, under or in trust for him **AND THAT** freely and clearly and absolutely discharged, raised, harmless and kept indemnified against all estates, encumbrances created by the said Vendor or any person or persons lawfully and equitably claiming from, under or in trust for him **FURTHER THAT** the said Vendor and all persons having lawfully and equitably claiming any estate or interest in the said Premises or any part thereof unto or in trust for the Vendor, the said Vendor shall and will from time to time and at all times



hereafter at the request and costs of the Purchaser shall do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said Premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

The Vendor herein declare/confirm and affirm that there has not been any attachment, notice, save and except from K.M.C., demand, acquisition or requisitions, proceedings on the said Premises by any authority whatsoever and there is also no alignment by the K.M.C. and/or any other authority at present in respect of or any portion of the said Premises. All rent, taxes and other outgoings payable in respect of the said Premises, if not already paid, the liability of such payment shall vest with the said Vendor. The said Purchaser shall be liable for payment of such outgoings from the date of execution of these presents.

The Vendor herein declares that if it is found that the said Premises hereby conveyed, is not free from all encumbrances, save and except the tenancy and occupancy mentioned herein above in the truest sense of the term, as herein before stated by the Vendor, the Vendor herein will be liable and responsible as per the Law of the land to the said Purchaser and will be bound to make good and indemnify any or all losses sustained by the Purchaser.

**BE IT MENTIONED** here that the said Purchaser shall have full right to install, use and enjoy all overhead and underground water supplies, electric lines, telephone lines, sewerage drain, gas pipes, other lines and cables etc. through, over and beneath the K.M.C. Road, known as B.B. Chatterjee Road, situated at North side of the said Premises and shall have the right to exercise all easements, quasi-easements and appurtenances exists and attached therein and the Vendor herein has delivered all the relevant documents regarding the said Premises presently available with him to the Purchaser herein the detail of which is stated in the list annexed herewith this Conveyance and marked with Letter "p" and also to be considered as an integral part of this Conveyance.

**IT IS HEREBY DECLARED** that said Vendor is the absolute owner of the said property lying and standing of the said Premises with no other co-sharers and partners therein and he has good marketable title, full power and absolute authority and rights to transfer, sell the said Premises. The Vendor further covenant that if through inadvertence and/or bonafide mistake any error or any mistake, omission is found or likely to be caused in this Deed which is likely to affect the right title interest of the Purchaser, the Vendor will be bound to execute the Deed of Rectification in favour of the Purchaser for further perfecting ensuring and assuring the right title interest of the Purchaser and the



Vendor shall indemnify and keep the Purchaser completely indemnified and harmless against all actions, claims, losses, damages, suits, proceedings of all consequences thereof if the purchaser may suffer or incur or cause to be suffered or incurred for defect of Vendor's title in the said Premises

**SECHDULE ABOVE REFERRED TO**

**(PROPERTY)**

*Survey Property*

ALL THAT piece and parcel of land measuring 4 Cottahs 14 Chitaks 32 Square feet, be the same or a little more or less with an old dilapidated and highly damaged two storied building standing thereon, measuring 1500 (one thousand and five hundred) Square feet super built up area, be the same or a little more or less, <sup>out of which 900 sqft is under construction and 600 sqft is let out</sup> which is occupied by tenants and occupiers on "as is where is basis", comprised in Dag No. 9, Khatian No. 292, Mouza - Gadasa, J.L. No. 17, Touzi No. 1298/2833, Dihi - Panchannagram, Division - 5, Sub-Division - "K", Holding No. 189, Sub-Registry office- Alipore, Police Station - Previously Tollygunge, then Jadavpur and now Kasba, Kolkata - 700 042, District - South 24 Parganas , being known and numbered as Municipal Premises No. 329, Banku Behari Chatterjee Road, and presently comes under the limits of Municipal Ward No. 91, Borough -X, under The Kolkata Municipal Corporation, holding Assessee No. 21-091-03-0290-5, as specifically shown in the plan annexed hereto which is butted and bounded as follows.

**ON THE NORTH** :- By K.M.C. Road, known as B.B. Chatterjee Road.

**ON THE EAST** :- Partly by Premises No. 327, B.B. Chaterjee Road and partly by Premises No. 327/1 B.B. Chaterjee Road

**ON THE WEST** :- Partly by Premises No. 327, B.B. Chaterjee Road and partly by Premises No. 327/1 B.B. Chaterjee Road

**ON THE SOUTH** :-By Premises No. 327/A/1, B.B. Chaterjee Road.

IN WITNESSES HEREOF the Parties herein have set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED and DELIVERED by the above VENDOR in Kolkata in the presence of :-

1. Jyoti Sen Ghosh  
54/1, R.K. Chattopadhyay Road,  
P.O. Keston, Kolkata-700042.

*Tarit Kumar Ghosh*  
(TARIT KUMAR GHOSH)  
(VENDOR)

2. Gagan Rato  
S/18/ Bose Purjana Rd  
KOL-42

SIGNED, SEALED and DELIVERED by the above PURCHASER in Kolkata in the presence of :-

1. Utham Roy  
Atipore Police  
Cant - Kot - 27

*Suraj Prasad*  
(SURAJ PRASAD)  
(PURCHASER)

2. Gagan Rato



## MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.23,00,000/- (Rupees twenty three lakh) only being the full and final consideration money for the within mentioned Property on the Premises No. 329, B.B. Chatterjee Road, Kolkata - 700 042, as per memo below by the following manner: -

Sl No.	Instrument No.	Date	Bank	Amount(Rs)
1.	032763	05.08.2010	United Bank of India Kasba Br.	8,00,000.00
2.	032773	06.08.2010	United Bank of India Kasba Br.	5,00,000.00
3.	032774	06.08.2010	United Bank of India Kasba Br.	5,00,000.00
4.	032777	09.08.2010	United Bank of India Kasba Br.	5,00,000.00

-----  
Total:- Rs.23,00,000.00

(RUPEES TWENTY THREE LAKH) ONLY

*Tarit Kumar Ghosh*  
(TARIT KUMAR GHOSH)

(VENDOR)

(PANNO-ADQP63757P)

WITNESSES:-

1. *Jayas Sen Ghosh*  
54/1, R.K. Chatterjee Road,  
P.S. Kasba, Kolkata-700042.

2. *Napan Kar*  
51A, Bose Park Road,  
Kolkata-42

Drafted and prepared by me at my office  
*Napan Kar, Advocates,*  
51A, Bose Park Road,  
P.S. Kasba, Kolkata-700042.

**LIST OF DOCUMENTS RECEIVED BY THE PURCHASER FROM THE VENDOR**

1. Saf Bikroy Kobala (Bengali Sale Deed) dated 29<sup>th</sup> September, 1980, in original, registered in the office of the Sub-Registrar at Alipore, South 24 parganas in respect of Premises No. 329, Banku Behari Chatterjee Road, Kolkata - 700 042 (Book No.I, Volume No.127, pages 196 to 214, Being No. 4659, for the year 1980,
2. Receipt of Municipal Taxes in original In Respect Of Premises No. 329, B.B. Chatterkjee Road, Kasba, Kolkata - 700 042 having Assessee No. 21-091-03-0290-5 are as under:-

Sl No.	Receipt No.	Date	Period
1	0026	12.6.2002	1 <sup>st</sup> Qtr. 2002-03 to 4 <sup>th</sup> Qtr.2002-03
2	0154	26.05.2003	1 <sup>st</sup> Qtr. 2003-04 to 3 <sup>rd</sup> Qtr.2003-04
3	0010	21.08.2003	4 <sup>th</sup> Qtr.2003-04
4	001864	14.06.2004	1 <sup>st</sup> Qtr. 2004-05
5	002318	30.06.2004	2 <sup>nd</sup> Qtr. 2004-05 to 4 <sup>th</sup> Qtr.2004-05
6	0227	13.06.2005	1 <sup>st</sup> Qtr. 2005-06
7	01731	20.07.2005	2 <sup>nd</sup> Qtr. 2005-06
8	00224	22.10.2005	3 <sup>rd</sup> Qtr. 2005-06 to 4 <sup>th</sup> Qtr.2005-06
9	03529	05.07.2006	1 <sup>st</sup> Qtr. 2006-07 to 4 <sup>th</sup> Qtr.2006-07
10	2738834	27.12.2008	1 <sup>st</sup> Qtr. 2007-08 to 4 <sup>th</sup> Qtr.2007-08
11	010603	29.01.2009	1 <sup>st</sup> Qtr. 2008-09
12	2752874	09.04.2009	2 <sup>nd</sup> Qtr. 2008-09
13	010502	28.01.2009	3 <sup>rd</sup> Qtr. 2008-09
14	009998	29.12.2008	4 <sup>th</sup> Qtr. 2008-09
15	004065	19.08.2009	1st Qtr. 2009-10
16	004066	19.08.2009	2 <sup>nd</sup> Qtr. 2009-10
17	004067	19.08.2009	3d Qtr. 2009-10
18	004068	19.08.2009	4 <sup>th</sup> Qtr. 2009-10
19	003061	14.06.2010	1 <sup>st</sup> Qtr. 2010-11 to 4 <sup>th</sup> Qtr.2010-11

3. Original No Outstanding Certificate (NOC), dated 06.02.2007, issued from the Assessment Collection Dept. of The Kolkata Municipal Corporation.
4. Original No Outstanding Certificate (NOC), dated 24.06.2010, issued from the Assessment Collection Dept. of The Kolkata Municipal Corporation.

The Purchaser do hereby claim that he does not have any claim over any document whatsoever in respect of the property mentioned under this Deed of Conveyance.

*Tarit Kumar Ghosh*  
(TARIT KUMAR GHOSH)  
(VENDOR)



*Suraj Prasad*  
(SURAJ PRASAD)  
(PURCHASER)









**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-III SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 06152 / 2010**

Signature of the Presentant.

Name of the Presentant	Photo	Finger Print	Signature with date
Sri Suraj Prasad	 20/08/2010	 LTI 20/08/2010	Suraj Prasad 20/8/2010

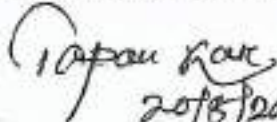
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Tarit Kumar Ghosh Address -15 A, Mahanirman Road, Kolkata, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029	Self	 20/08/2010	 LTI 20/08/2010	Tarit Kumar Ghosh
2	Suraj Prasad Address -38 D, Kumar Para Lane, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700042	Self	 20/08/2010	 LTI 20/08/2010	Suraj Prasad

Name of Identifier of above Person(s)

Tapen Kar  
91 A, Bose Pukur Road, Kolkata, Thana:-Kasba,  
District:-South 24-Parganas, WEST BENGAL, India,  
P.O. :- Pin :-700042

Signature of Identifier with Date

  
20/8/2010

  
Dist. Sub Registrar - III  
Alipur, South 24 Parganas

20 AUG 2010

(Anil Kumar Ghoshal)  
**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**  
**Office of the D.S.R.-III SOUTH 24-PARGANAS**





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

Endorsement For Deed Number : I - 06592 of 2010  
(Serial No. 06152 of 2010)

On 20/08/2010

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 88594/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 20/08/2010

**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.-8054167/-

Certified that the required stamp duty of this document is Rs.- 563812 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid, by the Bankers cheque number 039004, Bankers Cheque Date 16/08/2010, Bank Name State Bank of India, KASBA, received on 20/08/2010
2. Rs. 49000/- is paid, by the Bankers cheque number 03905, Bankers Cheque Date 16/08/2010, Bank Name State Bank of India, KASBA, received on 20/08/2010
3. Rs. 49000/- is paid, by the Bankers cheque number 039006, Bankers Cheque Date 16/08/2010, Bank Name State Bank of India, KASBA, received on 20/08/2010
4. Rs. 49000/- is paid, by the Bankers cheque number 039007, Bankers Cheque Date 16/08/2010, Bank Name State Bank of India, KASBA, received on 20/08/2010
5. Rs. 49000/- is paid, by the Bankers cheque number 039008, Bankers Cheque Date 16/08/2010, Bank Name State Bank of India, KASBA, received on 20/08/2010
6. Rs. 49000/- is paid, by the Bankers cheque number 039009, Bankers Cheque Date 16/08/2010, Bank Name State Bank of India, KASBA, received on 20/08/2010
7. Rs. 49000/- is paid, by the Bankers cheque number 039010, Bankers Cheque Date 16/08/2010, Bank Name State Bank of India, KASBA, received on 20/08/2010
8. Rs. 49000/- is paid, by the Bankers cheque number 039011, Bankers Cheque Date 16/08/2010, Bank Name State Bank of India, KASBA, received on 20/08/2010
9. Rs. 49000/- is paid, by the Bankers cheque number 039012, Bankers Cheque Date 16/08/2010, Bank Name State Bank of India, KASBA, received on 20/08/2010
10. Rs. 49000/- is paid, by the Bankers cheque number 039013, Bankers Cheque Date 16/08/2010, Bank Name State Bank of India, KASBA, received on 20/08/2010

  
Dist. Sub-Registrar - III  
Dist. South 24 Parganas  
26 AUG 2010

( Anil Kumar Ghoshal )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



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

**Endorsement For Deed Number : I - 06592 of 2010**

**(Serial No. 06152 of 2010)**

11. Rs. 49000/- is paid, by the Bankers chèque number 039014, Bankers Cheque Date 16/08/2010, Bank Name State Bank of India, KASBA, received on 20/08/2010

12. Rs. 19830/- is paid, by the Bankers cheque number 038999, Bankers Cheque Date 16/08/2010, Bank Name State Bank of India, KASBA, received on 20/08/2010

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

Presented for registration at 13.04 hrs on :20/08/2010, at the Office of the D.S.R.-III SOUTH 24-PARGANAS by Sri Suraj Prasad ,Claimant.

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

Execution is admitted on 20/08/2010 by

1. Sri Tarit Kumar Ghosh, son of Late Amulyadhan Ghosh , 15 A, Mahanirman Road, Kolkata, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 , By Caste Hindu, By Profession : Business
2. Sri Suraj Prasad, son of Late Dina Nath Prasad , 38 D, Kumar Para Lane, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700042 , By Caste Hindu, By Profession : Business

Identified By Tapan Kar, son of . . ., 91 A, Bose Pukur Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700042 , By Caste: Hindu, By Profession: Advocate.


  
( Anil Kumar Ghoshal )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**On 26/08/2010**

**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.

  
( Anil Kumar Ghoshal )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

  
DISTRICT SUB-REGISTRAR - III  
South 24 Parganas  
26 AUG 2010

( Anil Kumar Ghoshal )

**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**





R  
I  
G  
H  
T

Thumb	Index	Middle	Ring	Little
Thumb	Index	Middle	Ring	Little

*Sarit Kumar Ghosh*

(Signature)



R  
I  
G  
H  
T

Thumb	Index	Middle	Ring	Little
Thumb	Index	Middle	Ring	Little

*Suryajit Prasad*

(Signature)

R  
I  
G  
H  
T

Thumb	Index	Middle	Ring	Little
Thumb	Index	Middle	Ring	Little

(Name)

L  
E  
F  
T

(Signature)

R  
I  
G  
H  
T

Thumb	Index	Middle	Ring	Little
Thumb	Index	Middle	Ring	Little

(Name)

L  
E  
F  
T

(Signature)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 12  
Page from 7875 to 7893  
being No 06592 for the year 2010.



  
District Sub-Registrar - III  
South 24 Parganas  
30 AUG 2010

(Anil Kumar Ghoshal) 30-August-2010  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R.-III SOUTH 24-PARGANAS  
West Bengal