

1602005713/15

P. 5553/15



16021006074129/15

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 460555

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

[Signature]
District Sub-Registrar-II
Alipore, South 24 Parganas

29 MAY 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE THIS 12th DAY OF MAY 2015 (TWO THOUSAND FIFTEEN)

BETWEEN

[Handwritten signature]
10.42.

SRI SANDIP PAL son of Late Samir Kumar Paul, by faith Hindu, by occupation Business, residing at Parbangla, Nangi Station Road, P.S. Maheshtala, Batanagar, Kolkata 700140, District 24 Parganas (South) hereinafter called and referred to as the "VENDOR" (which expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, authorised representatives, nominees and assigns) of the **SECOND PART.** (PAN NO AFQPP3039M)

A N D

SRI PRADIP KUMAR PAUL son of Late Samir Kumar Paul, by faith Hindu, by occupation Business, residing at Parbangla, Nangi Station Road, P.S. Maheshtala, Batanagar, Kolkata 700140, District 24 Parganas (South) hereinafter called and referred to as the "PURCHASER" (which expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, authorised representatives, nominees and assigns) of the **FIRST PART.** (PAN NO AJIPP5032A)

WHEREAS the Vendor herein became the owner of **ALL THAT** piece and parcel of 5 (five) Cottahs of Bastu land more or less with structure situate at Pargana Balia, J.L. 49, R.S. no 44, Touji no 343, R.S. Dag no 209 under R.S. Khatian no 8, under Ward No 28 of Maheshtala Municipality, within Mouza Parbangla, within Police Station Maheshtala, Kolkata 700140, District 24 Parganas (South) by virtue of a Deed of Gift executed by Smt Champak Paul (the grandmother of the Vendor) and Sri Samir Kumar Paul (the father of the Vendor) which was executed on 20/06/1992 before the Office of the District Sub Register I, at Alipore and recorded as Book No I, Volume no 155, within pages 286 to 292, Being no 10711 for the year 1992.

AND WHEREAS subsequently the Vendor became owner of **ALL THAT** piece and parcel of 1 (one) Cottah 6(six) Chittaks and 25 Sqft. of Bastu land more or less with structure situate at Pargana Balia, J.L. 49, R.S. no 44, Touji no 343, R.S. Dag no 209 under R.S. Khatian no 8, under Ward No 28 of Maheshtala Municipality, within Mouza Parbangla, within Police Station Maheshtala, Kolkata 700140, District 24 Parganas (South) by virtue of a compromise Partition decree dated 14/07/2010 as passed in Title Suit No 3218/2008 by the Ld 7th Civil Judge (Sr.Division) at Alipore.

AND WHEREAS as above mentioned the Vendor became exclusive owner of **ALL THAT** piece and parcel of 6 (six) Cottahs 6(six) Chittaks and 25 Sqft. of Bastu land more or less with structure situate at Pargana Balia, J.L. 49, R.S. no 44, Touji no 343, R.S. Dag no 209 under R.S. Khatian no 8, under Ward No 28 of Maheshtala Municipality, within Mouza Parbangla, within Police Station Maheshtala, Kolkata 700140, District 24 Parganas (South)

AND WHEREAS the Vendor being the lawful owner and in peaceful possession of the above referred property mutated his name and two separate Holding number was allotted being Holding no **A1-3/NEW, West Jagtala Sardar Para Road** and **A1-5/B/NEW, West Jagtala Sardar Para Road** and the Vendor has been paying taxes regularly.

AND WHEREAS the Vendor being the owner and in possession of **ALL THAT** piece and parcel of 6 (six) Cottahs 6(six) Chittaks and 25 Sqft. of Bastu land more or less with structure situate at Pargana Balia, J.L. 49, R.S. no 44, Touji no 343, R.S. Dag no 209 under R.S. Khatian no 8, under Ward No 28 of Maheshtala Municipality, within Mouza Parbangla, within Police Station Maheshtala, Kolkata 700140, District 24 Parganas (South) on 25/07/2013 by a registered Deed of Gift transferred out of the above property **ALL THAT** piece and parcel of 3 (three) Cottahs 2(two) Chittaks and 33 Sqft. of Bastu land more or less with structure situate at Pargana Balia, J.L. 49, R.S. no 44, Touji no 343, R.S. Dag no 209 under R.S. Khatian no 8, under Ward No 28 of Maheshtala Municipality, within Mouza Parbangla, within Police Station Maheshtala, Kolkata 700140, District 24 Parganas (South) to his elder brother **SRI PRADIP KUMAR PAUL**, the Purchaser herein, the Deed of Gift was registered before the Office of the D.S.R. – II, South 24 Parganas, West Bengal and recorded in Book no 1, CD Volume no 17, within pages 4099 to 4111 being no 08554 for the year 2013.

AND WHEREAS the Vendor now at present is the sole and absolute owner and in possession of ALL THAT piece and parcel of 3 (three) Cottahs 3(three) Chittaks and 37 Sqft. of Bastu land more or less together with a more or less 100 sq.ft. pucca cement flooring tile shed structure situate at Pargana Balia, J.L. 49, R.S. no 44, Touji no 343, R.S. Dag no 209 under R.S. Khatian no 8, under Ward No 28 of Maheshtala Municipality, Holding no A1-3/NEW, West Jagtala Sardar Para Road and A1-5/B/NEW, West Jagtala Sardar Para Road within Mouza Parbangla, within Police Station Maheshtala, Kolkata 700140, District 24 Parganas (South)

AND WHEREAS that at present being in need or urgent needed money declared to sell the afore said property i.e. ALL THAT piece and parcel of 3 (three) Cottahs 3(three) Chittaks and 37 Sqft. of Bastu land more or less together with a more or less 100 sq.ft. pucca cement flooring tile shed structure situate at Pargana Balia, J.L. 49, R.S. no 44, Touji no 343, R.S. Dag no 209 under R.S. Khatian no 8, under Ward No 28 of Maheshtala Municipality, Holding no A1-3/NEW, West Jagtala Sardar Para Road and A1-5/B/NEW, West Jagtala Sardar Para Road within Mouza Parbangla, within Police Station Maheshtala, Kolkata 700140, District 24 Parganas (South) herein after referred to as the "SAID PROPERTY" which is more fully described and particularly mentioned in the **SCHEDULE** below and more fully shown in the annexed plan herewith at a market price/consideration price of Rs 10,00,000/- (Rupees Ten Lakhs) only and the Purchaser herein coming to know of such intentions of the Vendor hereof proposed to purchase the said property i.e. ALL THAT piece and parcel of 3 (three) Cottahs 3(three) Chittaks and 37 Sqft. of Bastu land more or less together with a more or less 100 sq.ft. pucca cement flooring tile shed structure situate at Pargana Balia, J.L. 49, R.S. no 44, Touji no 343, R.S. Dag no 209 under R.S. Khatian no 8, under Ward No 28 of Maheshtala Municipality, Holding no A1-3/NEW, West Jagtala Sardar Para Road and A1-5/B/NEW, West Jagtala Sardar Para Road within Mouza Parbangla, within Police Station Maheshtala, Kolkata 700140, District 24 Parganas (South) with the proposed price of the Vendor free from all encumbrances, more fully mentioned in the **SCHEDULE** hereunder written and also delineated in the annexed plan with RED attached herewith.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:-

THAT in pursuance of the Agreement and in consideration of said Rs 10,00,000/- (Rupees Ten lakhs) only paid by the Purchaser to the Vendor hereof simultaneously with the execution of these presents (the receipt whereof the Vendor do hereby admit and acknowledge as hereinafter written in the Memo of consideration) do hereby release and acquit and discharge forever unto Purchaser, the Vendor of these presents as owner and possessor of the SAID PROPERTY do hereby indefeasibly grant, convey, sell, transfer, assign and assure unto the Purchaser free from all encumbrances ALL THAT piece and parcel of 3 (three) Cottahs 3(three) Chittaks and 37 Sqft. of Bastu land more or less together with 100 sq.ft. a little more or less pucca cement flooring tile shed structure situate at Pargana Balia, J.L. 49, R.S. no 44, Touji no 343, R.S. Dag no 209 under R.S. Khatian no 8, under Ward No 28 of Maheshtala Municipality, Holding no A1-3/NEW, West Jagtala Sardar Para Road and A1-5/B/NEW, West Jagtala Sardar Para Road within Mouza Parbangla, within Police Station Maheshtala, Kolkata 700140, District 24 Parganas (South) and also together with all fittings, fixtures, lights, liberties, privileges with all rights for egress and ingress into the said property and all easement rights and appurtenances whatsoever belonging to the said property or in any way appertaining or usually held or occupied therewith and all rights, title, interest, possession claim demand whatsoever of the Vendor into and upon the said property and every part thereof TO HAVE AND TO HOLD the same unto and to use of the Purchaser, his heirs, executors, administrators, assigns absolutely and forever TOGETHERWITH the documents of title, exclusively relating to the said property or any part thereof or which are hereinafter shall or may be in the custody, power or possession of the vendor or any person or persons from whom the Vendor can or may procure the same the said property described in the SCHEDULE herein under written.

AND THE VENDOR do hereby covenant with the Purchaser and his successor in office, legal heirs, executors, administrators, representatives and assigns that notwithstanding any act, deeds or things hereto before done or executed or knowingly suffered to the contrary the Vendor in now lawfully seized and possessed of the said property free from any encumbrances, attachments defects

of title whatsoever and that the Vendor has full power and "absolute authority to sell the said property in manner aforesaid AND the Purchaser shall herein after peacefully and quietly hold, possess and enjoy the said Property in Khas without any claim or demand whatsoever from the Vendor or his heirs, executors, administrations or assigns to same harmless indemnify and keep indemnified the Purchaser, his heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. And the Vendor his heirs, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

THE SCHEDULE OF PROPERTY AS ABOVE REFERRED TO

ALL THAT piece and parcel of 3 (three) Cottahs 3(three) Chittaks and 37(thirty seven) Sqft. of Bastu land more or less together with a more or less 100 sq.ft. pucca cement flooring tile shed structure situate at Pargana Balia, J.L. 49, R.S. no 44, Touji no 343, R.S. Dag no 209 under R.S. Khatian no 8, under Ward No 28 of Maheshtala Municipality, Holding no A1-3/NEW, West Jagtala Sardar Para Road and A1-5/B/NEW, West Jagtala Sardar Para Road within Mouza Parbangla, within Police Station Maheshtala, Kolkata 700140, District 24 Parganas (South) together with all easement right with the adjacent road more perfectly and particularly delineated in the annexed plan with RED colour which is made part of this indenture and which is butted and bounded as follows :-

ON THE NORTH : Land of Purchaser and others.

ON THE SOUTH: Land of Purchaser thereafter 12'0" Municipal Road

ON THE EAST: Land of Purchaser


ON THE WEST: Land of Joydip Pal

IN WITNESS WHEREOF the VENDOR and the PURCHASER hereof have put their respective hands in these presents on the day month and year first above written.

SIGNED AND DELIVERED:

By both PARTIES at Kolkata

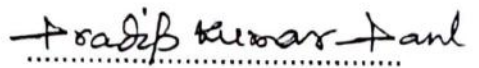
In presence of:-

1. 
 (ASISH NASKAR)
 P.O: PARBANGLA, BATANAGAR
 P.S: MAHESHTALA, Kul: 700140

2. Laltu Mondal
 (LALTU MONDAL)
 Nangli paribangla
 Uttari periba pasia
 Kolkata 140

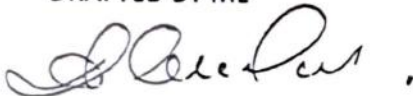
Sandip Pal

 SIGNATURE OF VENDOR



 SIGNATURE OF PURCHASER

DRAFTED BY ME



ATANU PAL

(W.B. 1236 OF 1999)

BAR LIBRARY NO 4,

ALIPORE JUDGES' COURT

KOLKATA 700 027

TYPED BY ME

MEMO OF CONSIDERATION

RECEIVED a sum of Rs 10,00,000/- (Rupees Ten Lakhs) only from the within named Purchaser as FULL consideration money for the sale of the Schedule Property mentioned above in the following manner :

PAID IN CASH

RS10,00,000/-

TOTAL RUPEES TEN LAKHS ONLYRS 10,00,000/=WITNESSES :-

1. Ashis Nasikar
(ASHIS NASIKAR)

2. Lalita Mondal

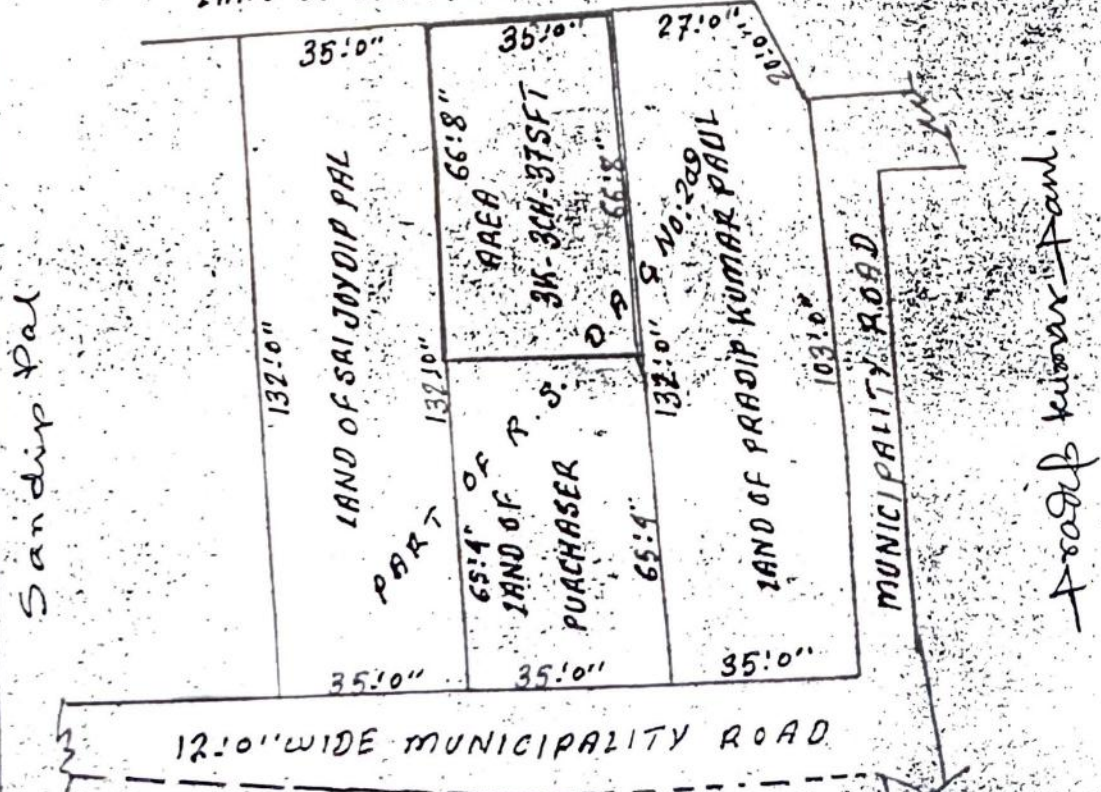
Sandip Pal

.....
SIGNATURE OF VENDOR

SITE PLAN SHOWING THE POSITION IN PART OF R.S. 249
 NO. 209, R.S. KHATIAN NATE, ...
 AT MUZA PARBANGLA J.T. NO. 49 WARD NO. 28 IN
 MAHESHTALA MUNICIPALITY P.S. MAHESHTALA DIST. 24 PGS(S)
 HOLDING NO. AL 5/B/NEW WEST JAGTALA SARDAR PARA
 ROAD PART OF HOLDING NO. AI-3/NEW JAGTALA SARDAR
 PARA ROAD AREA OF LAND: 360 TTAH 3 CHATTAK 375 SFT
 MORE OR LESS SHOWN IN RED BORDER
 VENDOR: SRI SANDIP PAL
 PURCHASER: SRI PRADIP KUMAR PAUL

22

LAND OF SRI PRADIP KR. PAUL & OTHERS



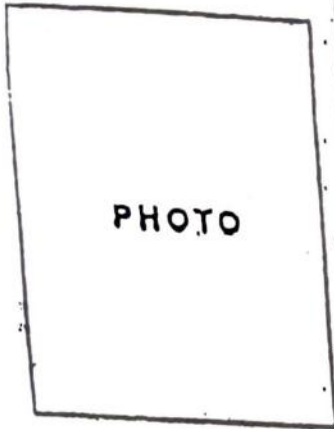
Sandip Pal

Pradip Kumar Paul

Drawn by

NAME

SIGNATURE



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

NAME

SIGNATURE



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

NAME SANDIP PAL

SIGNATURE Sandip Pal



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

NAME PRADIP KUMAR PAUL

SIGNATURE Pradip Kumar Paul

...icate of Registration under section 60 and Rule 69.
...gistered in Book - I
...olume number 1602-2015, Page from 3715 to 3735
...eing No 160205553 for the year 2015.



Digitally signed by MALAY
CHAKRABORTY
Date: 2015.06.08 12:19:01 -07:00
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 6/8/2015 12:19:00 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)