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2-06582



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25/5/12

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 501990

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

[Signature]
Addl. District Sub-Registrar
Bidhannagar, (East Lake City)
28 MAY 2012

DEED OF CONVEYANCE

REG. NO. 02812/2012

1. Date : 25/05/2012
2. Place : Kolkata
3. Parties :
 - 3.1 PRAMILA NAG | PAN NO. AFNPN9816PL, wife of Paresh Chandra Nag, by faith

REGISTRATION OFFICE
BIDHANNAGAR, KOLKATA

28 MAY 2012

Contd.....2



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 501991

पश्चिम बंगाल
पश्चिम बंगाल



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- Hindu, by occupation -
House wife, by nationality -
Indian, residing at residing
at 37, Harowari Tala Road,
P.S. Belegkata, Kolkata - 700
010, West Bengal.

Contd.....3

Presently residing at Vill. Bhatenda, Karmakar Para, Kolkata - 700 135.

Hereinafter called and referred to as the "OWNER / VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, administrators, executors, representatives and assigns) of the ONE PART.

AND

- 3.2 AMRISH PRASHAD RUNGTA [PAN NO. ALIPR6420Q], son of Raghunath Prashad Rungta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Green Wood Sonata, H.I.G.-1, Flat No. 10K, P.O. Haliara, P.S. New Town, Kolkata - 700 157, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "PURCHASER" (which terms and 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 OTHER PART.

Vendor and Purchaser collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. **Subject Matter of Conveyance :**
- 4.1 **Said Property :** ALL THAT piece and parcel of demarcated plot of Bagan land measuring 1 (One) Cottah 8 (Eight) Chittacks 4 (Four) sq.ft. be the same a little more or less, lying and situate at **Mouza - Bhatenda**, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, comprised in C.S. Dag No. 8, **R.S./L.R. Dag No. 47**, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. Kri 78 corresponding to L.R. Khatian No. 1036,

A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Bishaupur 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal, demarcated in Plan attached herewith and morefully described in the Schedule below [SAID PROPERTY/SOLD PROPERTY].

5. **Background, Representations, Warranties and Covenants :**
- 5.1 **Representations and Warranties Regarding Title :** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title.
- 5.1.1 **Absolute Ownership of Ava Rani Bhowmick :** One Ava Rani Bhowmick was the absolute owner of land measuring 06 decimals more or less comprised in C.S. Dag No. 8, R.S. Dag No. 47, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. Kri 78, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, by purchasing the same from one Joydeb Chandra Ghosh, by the strength of a Registered Deed of Conveyance, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Pages 64 to 66, being Deed No. 2255 for the year 1960.
- 5.1.2 **Sale by Ava Rani Bhowmick to Pramila Nag :** The said Ava Rani Bhowmick sold, transferred and conveyed the aforesaid land measuring 06 decimals more or less in C.S. Dag No. 8, R.S. Dag No. 47, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. Kri 78, in Mouza - Bhatenda, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, in the District North 24 Parganas, to the present owner, Pramila Nag, by the strength of a Registered Deed of Conveyance, registered on 05.06.1992, in the office of the D.S.R. North 24 Parganas at Barasat, and recorded in Book No. I, Volume No. 61, Pages 15 to 21, being Deed No. 4129 for the year 1992.

- 5.1.3 **Record by Pramila Nag** : After purchasing the same, the said Pramila Nag recorded her name in the record of the L.R. Settlement in L.R. Khatian No. 1036.
- 5.1.4 **Desire of Sale by Pramila Nag to the present Purchaser** : The said Pramila Nag decides to sell **ALL THAT** piece and parcel of demarcated plot of Bagan land measuring **1 (One) Cottah 8 (Eight) Chittacks 4 (Four) sq.ft. be the same a little more or less** out of the aforesaid land measuring 06 decimals more or less, lying and situate at **Mouza - Bhatenda**, J.L. No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, comprised in C.S. Dag No. 8, **R.S./L.R. Dag No. 47**, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. Kri 78 corresponding to L.R. Khatian No. 1036, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal [**SAID PROPERTY/SOLD PROPERTY**] morefully described in the Schedule hereunder written, to the present Purchaser, at a total consideration of **Rs. 2,19,267.00 (Rupees Two Lakh Nineteen Thousand Two Hundred Sixty Seven) only**.
- 5.1.5 **Acceptance by Purchaser** : The Purchaser herein has accepted the aforesaid proposal of the Vendor and agreed to purchase the **SAID PROPERTY** morefully described in the Schedule hereunder written, at an agreed consideration of **Rs. 2,19,267.00 (Rupees Two Lakh Nineteen Thousand Two Hundred Sixty Seven) only**.
- 5.1.6 **Title of the Vendor** : Thus in the abovementioned circumstances and on the basis of aforementioned deed, the Vendor has become the absolute owner of the Said Property.
- 5.1.7 **True and Correct Representations** : The Vendor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

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- 5.2 **Representations, Warranties and Covenants regarding Encumbrances :**
The Vendor represents, warrants and covenants regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition :** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land :** The Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendor :** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell :** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues :** No tax in respect of the Said Property is due to the Rajarhat Bishnupur 1 No. Gram Panchayet and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendor.
- 5.2.6 **No Right of Preemption :** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

Contd.....7

- 5.2.7 **No Mortgage** : No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, dispendens, uses, debentures, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee** : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and / or alienating the Said Property or any part thereof.
6. **Basic Understanding** :
- 6.1 **Agreement to Sell and Purchase** : The Vendor has approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), has agreed to purchase the Said Property from the Vendor.

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7. **Transfer :**

7.1 **Hereby Made :** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of her right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** morefully described in the Schedule below free from all encumbrances.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of Rs. **2,19,267.00 (Rupees Two Lakh Nineteen Thousand Two Hundred Sixty Seven)** only paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Memo and Receipt hereunder written admits and acknowledges.

8. **Terms of Transfer :**

8.1 **Salient Terms :** The transfer being effected by this Conveyance is :

8.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute :** Absolute, irreversible and perpetual.

8.1.3 **Together with All Other Appurtenances :** Together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands purchased by the Vendor as mentioned in the various sub-clauses of Clause 5 above.

8.2 **Subject to :** The transfer being effected by this Conveyance is subject to :

- 8.2.1 **Indemnification** : Indemnification by the Vendor about the correctness of her title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title and the representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at her own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.
- 8.2.2 **Transfer of Property Act** : All obligations and duties of Vendor and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 8.4 **Outgoings** : All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession** : The Vendor hereby covenants that the Purchaser and his heirs, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser,

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without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendor.

- 8.6 **Indemnity** : The Vendor hereby covenants that the Vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and his heirs, executors, administrators, representatives and assigns and / or his successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the purchaser and his heirs, executors, administrators, representatives and assigns and / or his successors-in-interest by reason of any defect in title of the vendor or any of the representations being found to be untrue.
- 8.7 **No Objection to Mutation** : The Vendor declares that the Purchaser can fully be entitled to mutate his name in the record of the B.L. & L.R.O, and also in the record of the concerned Rajarhat Bishnupur I No. Gram Panchayet and / or any other concerned authority/authorities and to pay tax or taxes and all other impositions in his own name. The Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts** : The Vendor hereby covenants that the Vendor or any person claiming under her, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and / or his successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE SCHEDULE ABOVE REFERRED TO
[SAID PROPERTY / SOLD PROPERTY]

ALL THAT piece and parcel of demarcated plot of Bagan land measuring **1 (One) Cottah 8 (Eight) Chittacks 4 (Four) sq.ft. be the same a little more or less.** lying and situate at **Mouza - Bhatenda, J.I., No. 28, Re.Sa. No. 50, Touzi No. 2998, P.S. Rajarhat, comprised in C.S. Dag No. 8, R.S./L.R. Dag No. 47, under C.S. Khatian No. 129, R.S. Khatian No. 149, L.R. Khatian No. Kri 78 corresponding to L.R. Khatian No. 1036, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Bishnupur I No. Gram Panchayet, in the District North 24 Parganas, West Bengal, demarcated in Plan is attached herewith. The Sold Property is butted and bounded as follows :-**

ON THE NORTH	:	Cannel.
ON THE SOUTH	:	R.S. Dag No. 47 (P).
ON THE EAST	:	R.S. Dag No. 48 (P).
ON THE WEST	:	R.S. Dag No. 46.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property and also with the benefit of the sanctioned plan.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. Dilip Kumar Das
Gnanash Villa
P.O + P.S - Rajarhat
North 24 Parganas
Pin - 700135

2. Kamal Sarkar
Soluva (Azad Hind Sarkar)
P.O - R - Gopal Pur
KOL - 136

Pramila Nag
Pramila Nag
Owner / Vendor

Drafted By :

For Pinaki Chattopadhyay & Associates,
Solicitor & Advocates,
Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700 059.
Ph. : 2570 8471.

Amrith Prashad Rungta
Amrith Prashad Rungta

Purchaser

Composed By :

Gopa Dasgupta,
Teghoria Main Road,
Kolkata - 700 059.

MEMO OF CONSIDERATION

Received Rs. 2,19,267.00 (Rupees Two Lakh Nineteen Thousand Two Hundred Sixty Seven) only as full and final consideration money of the schedule land morefully mentioned in the Schedule hereinbefore written, from the above named purchaser.

<u>DD./Banker's Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
Ch. NO- 272123	25.5.2012	H.D.F. C -	2,19,267'00 (Two lac nineteen thousand two hundred sixty seven)

Witnesses :-

1. Dilip Kumar Kar

2. Kamal Sarkar

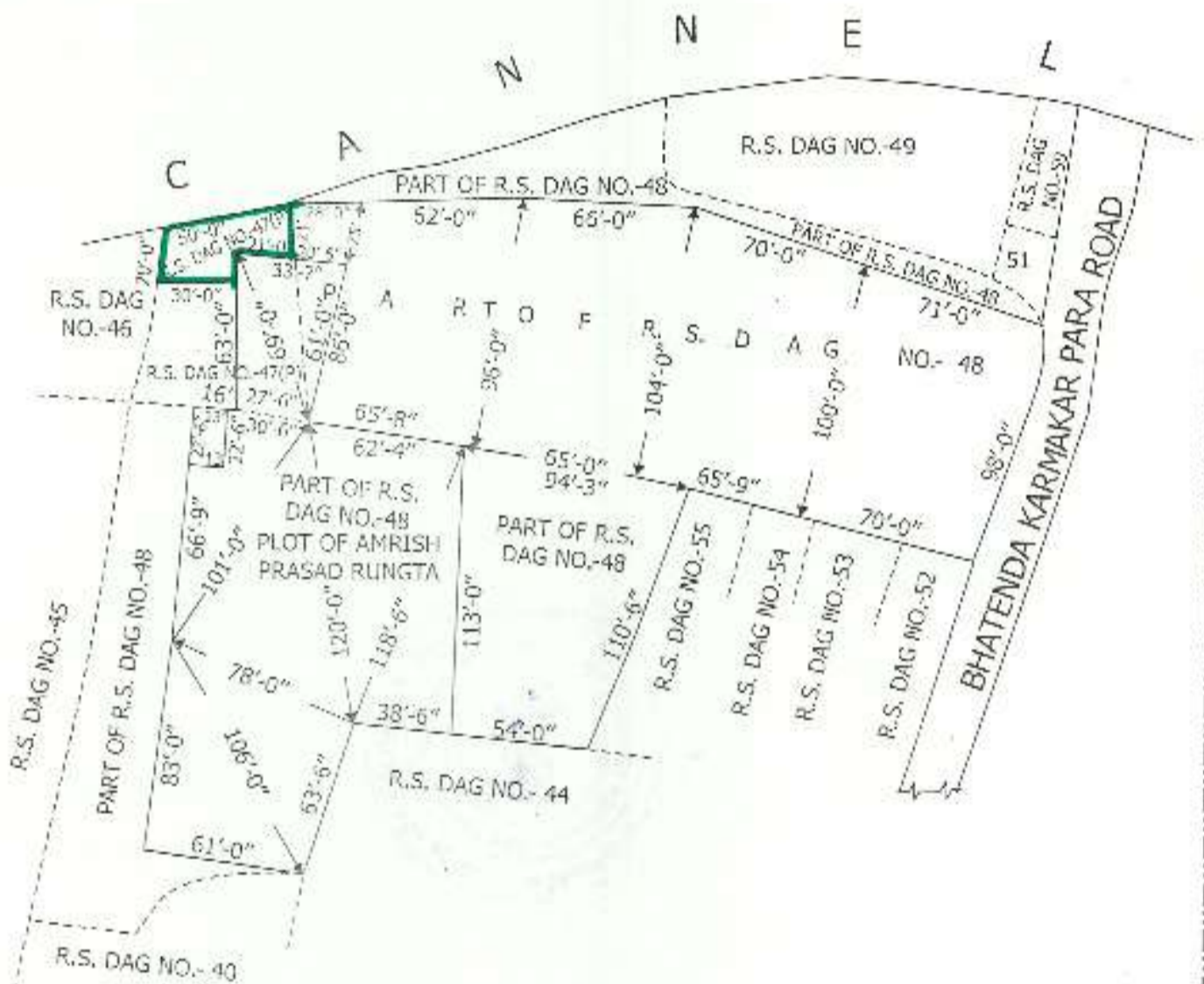
Pramila Nag,
Pramila NagOwner / Vendor



SITE PLAN OF PART OF R.S. DAG NO. - 47, AT MOUZA - BHATENDA,
 J.L. NO. - 28, R.S. NO. - 50, L.R. KHATIAN NO. - 1036, P.S. - RAJARHAT,
 DIST. - NORTH 24 PARGANAS,
 UNDER RAJARHAT BISHNUPUR 1 NO GRAM PANCHAYET
 PURCHASE PLOT OF DEED AREA = 01KH-08CH-04SFT
 PURCHASE PLOT SHOWN IN GREEN BORDER

SCALE : 1" = 66'-0"

VENDEE :



Amul Prasad

Pranita Ray

VENDOR'S SIGNATURE

PLOT COL	REFERENCE	DEED AREA IN			
		ACRE	KH	CH	SFT
	R.S. DAG NO. 47 (P)	0.0249	01	08	04

MORE OR LESS

COPIED BY
 SIK. R. ALI
 REGD. NO 16522
 RAJARHAT, KOL-136



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 06583 of 2012
(Serial No. 07195 of 2012)

On

Payment of Fees:

On 25/05/2012

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

Presented for registration at 20.00 hrs on :25/05/2012, at the Private residence by Amrish Prashad Rungta ,Claimant.

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

Execution is admitted on 25/05/2012 by

1. Pramila Nag, wife of Paresh Ch Nag , 37 Barowari Tala Rd P S - Belegkata, P.O. - ,District:-Kolkata, WEST BENGAL, India, Pin :-700010, By Caste Hindu, By Profession : House wife
2. Amrish Prashad Rungta, son of Raghunath Prashad Rungta , Flat No:10 K. Green Wood Sonata H I G -1, Thana:-New Town, P.O. :-Hatiara ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste Hindu, By Profession : Business

Identified By D Kr Kar, son of Lt M P Kar, Ganesh Villa, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: ---.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 28/05/2012

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. 3897.00/-, on 28/05/2012

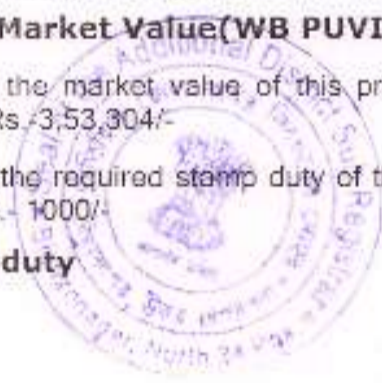
(Under Article : A(1) = 3883/- .E = 14/- on 28/05/2012)

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.-3,53,304/-

Certified that the required stamp duty of this document is Rs.- 17685 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty



(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
Bidhan Nagar (Sub Lake City)

28/05/2012 16:25:00

28 MAY 2012

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas


Endorsement For Deed Number : I - 06583 of 2012
(Serial No. 07195 of 2012)

Deficit stamp duty Rs. 17353/- is paid, by the draft number 243574, Draft Date 25/05/2012, Bank Name State Bank of India, BAGUIATI, received on 28/05/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



28 MAY 2012













Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO




UNDER RULE 44A OF THE I.R. ACT 1908
N.O. - L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Anand P. Gaur</i>	L.H.					
	R.H.					

ATTESTED :- *Anand P. Gaur*

 <i>Pramila Varg</i>	L.H.					
	R.H.					

ATTESTED :- *Pramila Varg*

	L.H.					
	R.H.					 

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

Stamp: M... ..
Stamp: 28 MAY 2018

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I
CD Volume number 9
Page from 13772 to 13791
being No 06583 for the year 2012.



X

(Debasish Dhar) 28-May-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D. S.R., BIDHAN NAGAR
West Bengal