

8472/2018

D-8106



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 059668

DEED OF CONVEYANCE

*Just Comm
Case no: 897/
18*

*Om
19/9/18
h. 25 r*

THIS INDENTURE is made this ^{19th} day of September, Two Thousand Eighteen

20.09.18

BETWEEN

1. SRI SUJIT KUMAR GHOSH (PAN BDYPG4050J) Son of late KHAGENDRA NATH GHOSH, BY NATIONALITY- INDIAN by faith - Hindu, by Occupation- retired, residing at 87 Padma Pukur road, P.O. Fingapara, P.S. Jagaddal, District :North 24 Parganas Pin. 743129.

*Q of 1449/140/18
GRN: 028 914004-1*

2. SMT SHIPRA GHOSH (PAN BWJPGO897H), WIFE OF SRI BIPLAB GHOSH, DAUGHTER OF LATE KHAGENDRA NATH GHOSH, BY NATIONALITY- INDIAN, BY faith - Hindu, by Occupation- housewife, residing at Goalapara, Ichhapur, P.O. Ichhapur, P.S. Noapara, District: North 24 Parganas, 743144.

NOTICE THAT THE SIGNATURES IS VERIFIED BY registration. The Signature Sheet & the endorsement Sheet attached with this document is the part of this document.

[Handwritten signature]

ADL DIST. SUB REGISTRAR

NAIHATI, NORTH 24 PGS

20 SEP 2018

ADL DIST. SUB REGISTRAR

NAIHATI, NORTH 24 PGS

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নং জেলা উত্তর ২৪ পরগণা

নৈহাতি এ. ডি. সার ডেপুটি সবি

তারিখ ২২. ৯. ২০২৮.

নাম Somnath Habishyasi. (Advocate)

নাম BKP. Court.

টাকা ৫০০০, টাকা

ভেতার গ্রীষ্মিক শ্যামলী দেবী

লাহিসদপ গ্রামে ট্যাক্স ভেতার

নৈহাতি এ. ডি. এস. আর, অফিস

জেলা উত্তর ২৪ পরগণা

Sukrubi Saiswal.

ABASAN NIRMAN

sukrubi Saiswal. v. C.I. - 1979
Partner

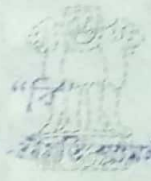
ABASAN NIRMAN

Falguni Debnath v. C.I. - 1980
Partner

Debayyan Bagchi
6/0 Debasist Bagchi
76/5 Kantardanga
Village Road,
P.O. Ringapara,
P.S. Jagaddal
Dist. North 24 Pgs.

v. C.I. - 1981

Sujit Kumar Ghosh.
By the pen of
Chanda Ghosh.



স্বাক্ষর নাম - ইন্দিরা দেবী

স্বাক্ষর নাম - ব্যক্তিগত

ডি. ডি. নম্বর.....

স্বাক্ষর তারিখ 25.09.2018

এই টি ডি নম্বর ২৬৫০০০/

ইংসারে 265000/



ADDL. DIST. SUB REGISTRAR
NAIHATI, NORTH 24 PGS

19 SEP 2018

Hereinafter referred to as the **OWNERS / VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the **FIRST PART** ;

AND

ABASAN NIRMAN (PAN ABHFA5769Q) a Partnership firm having office at 48 West Ghoshpara road, P.O. Kankinara, P.S. Jagaddal, District:North 24 parganas being represented by its Partners 1) Smt Sukriti Jaiswal PAN (ATHPJ7833L) wife of Sri Ranjeet Kumar Jaiswal, Nationality- Indian by faith-Hindu, by occupation- business, residing at 48 West Ghoshpara road, P.O. Kankinara, P.S. Jagaddal, District:North 24 pargana Pin 743126. 2) Sri Falguni Debnath PAN (AGAPD6791M) son of Late Madan Debnath Nationality- Indian by faith- Hindu, by occupation- business ,residing at 114/D/1 Muktapukur, Naturpara, P.O. Titagarh, P.S Titagarh, District : North 24 parganas Pin 700123 hereinafter referred to as the '**PURCHASER**' (which expression shall unless excluded by and/or repugnant to the subject or context be deemed to mean and include its successors-in-interest, and assigns) of the **OTHER PART**

WHEREAS The mother of the Owners/vendors Shanti Lata Ghosh wife of Khagendra Nath Ghosh by dint of a deed of conveyance in Bengali executed on 03/05/1952 by the erstwhile owner Sri Baiju Shaw son of late Nanku Shaw for valuable consideration purchased ALL THAT piece and parcel of land admeasuring 5(five) decimals of land be it a little more or less comprised in R.S and L.R dag no. 1989 appertaining to R.S khatian no. 1591 corresponding

Page 2 of 15

SA

to L.R khatian no. 4918 situated within Mouja- Bhatpara, J.L no. 1, under ward no. 5 forming holding no. 7, Gopi Krishna Goswami road, P.O. Bhatpara, P.S. Jagaddal, District North 24 parganas hereinafter shall be referred to as the (SAID LAND) which was registered at the A.D.S.R office at Naihati and recorded in book no.1, volume no. 36, pages 140 to 143 being deed no. 3534 for the year 1952.

ANDWHEREAS said Shanti Lata Ghosh thus became the absolute owner and possessor of the (SAID LAND).

AND WHEREAS said Shanti Lata Ghosh mutated her name in the local Municipality and Collect orate and started to pay taxes and rents incidental to the said land.

AND WHEREAS said Shanti lata Ghosh inducted 6 tenants in the said land after constructing Tiled roof structures in about 500 sqft of land and started collecting rents from the tenants..

AND WHEREAS The said Shanti lata Ghosh died intestate on 07/12/1987 and his husband Khagendra Nath Ghosh died thereafter on 29/03/2000 leaving behind the Owners/Vendors as her complete body of legal heirs and successors who succeeded the estate of their mother by operation of Hindu law of Succession.

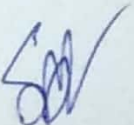
SW

AND WHEREAS the Owners/Vendors thus inherited and succeeded the estate of their parents and became the joint owners of the properties described herein before.

AND WHEREAS the Owners/vendors started to pay taxes to the local Bhatpara Municipality and rents to Government in respect to the said land and was seized and possessed of the same with right to sell, mortgage, gift, collect rents and or deal with same in same in any manner whatsoever.

AND WHEREAS The Owners/Vendors was approached by the Purchaser for Purchase of the said land at a total consideration of Rs 700,000/- (seven lacks).

AND WHEREAS the Owner/ Vendors agreed to sell and the Purchaser agreed to Purchase ALL THAT piece and parcel of land admeasuring 5(five) decimals of land be it a little more or less comprised in R.S and L.R dag no. 1989 appertaining to R.S khatian no. 1591 corresponding to L.R khatian no. 4918 situated within Mouja- Bhatpara, J.L no. 1, under ward no. 5 forming holding no. 7, Gopi Krishna Goswami road, with tenants living in 500 sqft Tiled roof "kuchha" structures standing thereon or on a part thereof within P.O. Bhatpara, P.S. Jagaddal, District North 24 parganas at the consideration of Rs 700,000/- (Rupees seven lacks) only morefully described as the schedule of property herein below with all rights, lights, easements, appurtenances etc.



SCHEDULE PROPERTY ABOVE REFERRED TO:

All That piece and parcel of land admeasuring 5(five) decimals of land be it a little more or less comprised in R.S and L.R dag no. 1989 appertaining to R.S khatian no. 1591 corresponding to L.R khatian no. 4918 situated within Mouja-Bhatpara, J.L no. 1, under ward no. 5 forming holding no. 7, Gopi Krishna Goswami road, with tenants living in 500 sqft Tiled roof kuchha structures which are about 50 years old standing thereon or on a part thereof within P.O. Bhatpara, P.S. Jagaddal, District North 24 parganas **The property is butted and bounded by:-**

ON THE NORTH	:	House of Dhram Raj Mallick
ON THE SOUTH	:	House of Tapas Pal
ON THE EAST	:	House of Tarak Nath shaw and 4 ft wide common passage
ON THE WEST	:	Bhatpara Abasan.

The schedule property is delineated in the plan or map attached to this deed, the plan and the 10 finger impressions of the parties to the deed are annexed to this deed which may be treated as part of the deed.

Qr of 1449/40/18

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

LTI OF SUJIT K. GHOSH BY THE PEN OF
Chanda Ghosh.

1

2) Shripa Ghosh

WITNESSES:

1. ~~Somenath Bose~~
Mr. Ranjit Kumar Bose
Anwarahal Colony, Fingapur.

2. Debayan Bagchi
S/O Debraj Bagchi
76/5 Kantadangi rd
Road, P.O. Fingapur,
P.S. Bagaddal,
Dist. North 24 Pgs.

SIGNATURE OF OWNERS/ VENDORS

ABASAN NIRMAL represented by its
Partners

1. Subiribha Saiswal.

2 - Falguni Debora

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the sum of Rs.700,000 (Rupees Seven lacks) only which the owners/Vendors duly acknowledge for the transfer of immovable properties paid in the following manner :-

Name of Bank	Amount.	Cheque No / NIFT / RTGS.	Date
SBI Kankinara	3,50,000/-	891992	13/09/18
SBI Kankinara	3,50,000/-	891997	13/09/18

TOTAL RECEIVED AMOUNT Rs 700,000/- (Rupees seven lacks) only.

1. *Somnath Bose.*
At. Ranjit Kumar Bose.
Arunachal Colony,
Ringapara.

2. *Debayan Bagchi*
S/O Debasish Bagchi
76/5 Kartadanga VIII Road
P.O. Ringapara, P.S. Seogadai, (N) 24 Pm.
DRAFTED BY:

Somnath Habishyasi

SOMNATH HABISHYASI
ADVOCATE
BARRACKPORE COURT
ENROLLMENT NO. WB 179/2001

LTI OF SUSIT KR GHOSH BY THE PEN OF

Chanda Ghosh
Shirpa Ghosh

SIGNATURE OF VENDORS

A SITE PLAN ON THE PLOT OF R.S. DAG NO.- 1989, R.S. KHATIAN NO.-4918, J.L. NO.-1, MOUZA - BHATPARA, HOLDING NO.- 7, GOPI KRISHNA GOSWAMI ROAD, WARD NO.- 5 UNDER BHATPARA MUNICIPALITY P.S.- JAGADDAL, DIST.- NORTH 24 PARGANAS.

SCALE = 1 : 100

- 1.
- 2.

ABASAN NIRMAN

1. Falguni Debmatla
2. Sukhri Deviwal

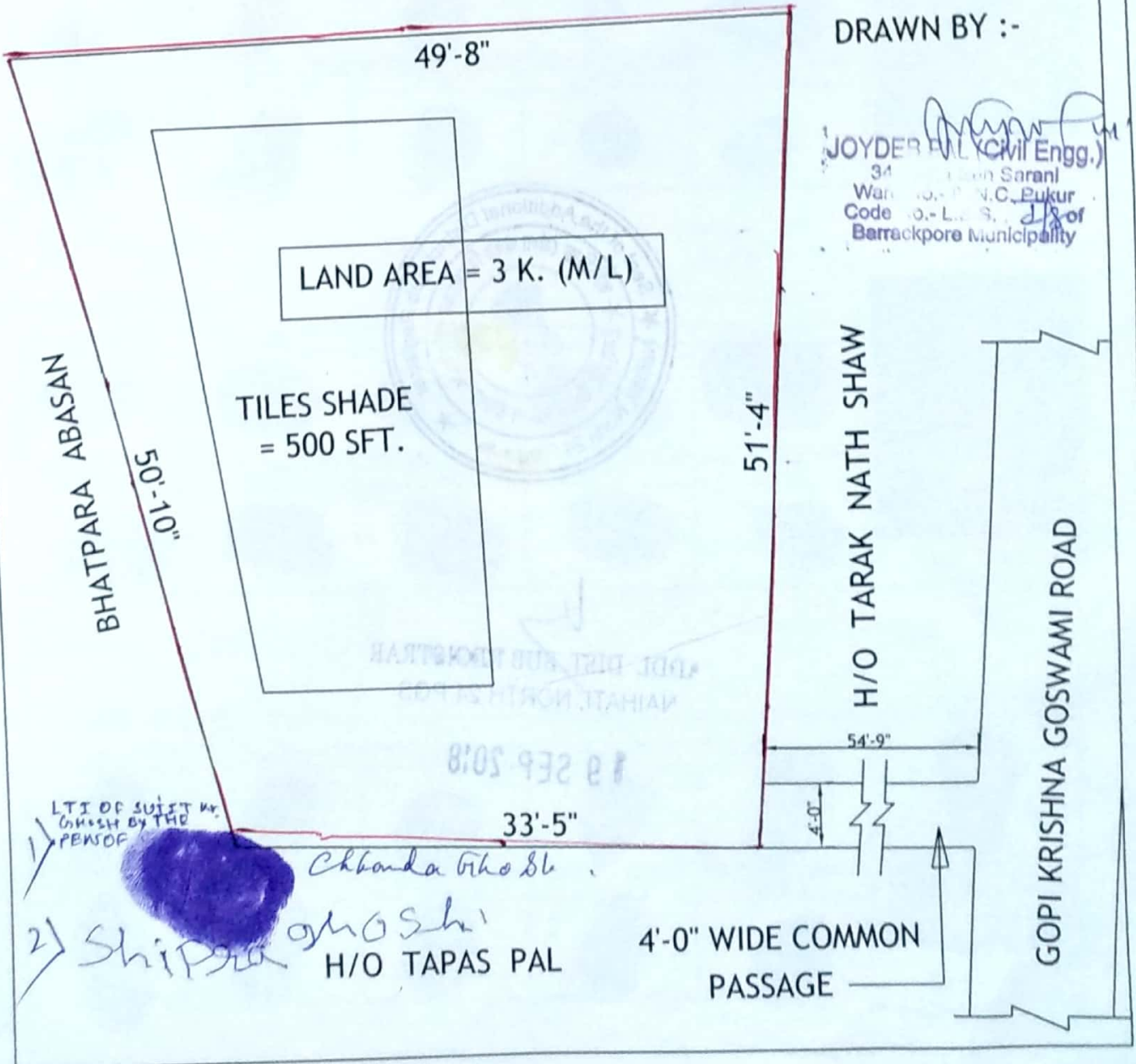
SIG. OF VENDOR :

SIG. OF VENDEE :



H/O DHARAM RAJ MOLLACK

DRAWN BY :-



JOYDEB (Civil Engg.)
 34 ... Sarani
 Ward ... N.C. Pukur
 Code ... of
 Barrackpore Municipality

LTI OF SUBST BY
 CHECK BY THE
 PENSOR

Chanda Bho Sh
 2) Shipra Ghosh
 H/O TAPAS PAL

4'-0" WIDE COMMON
 PASSAGE

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS

D.S.R. - BARASAT & R.A. - KOLKATA

STATUS: PRESENTANT

1. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE

2. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE

3. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE

4. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. NAIHATI, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15070001449140/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SUJIT KUMAR GHOSH 87 PADMAPUKUR ROAD, P.O:- FINGAPARA, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743129	Seller			Sujit Kumar Ghosh By the Presence Chandra Sekhar 19/09/2018
2	Smt SHIPRA GHOSH GOALAPARA ICHHAPUR, P.O:- ICHHAPUR, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144	Seller			Smt Shipra Ghosh 19/9/18
3	Smt SUKRITI JAISWAL 48 WEST GHOSH PARA ROAD, P.O:- KANKINARA, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743126	Represent ative of Buyer [ABASAN NIRMAN]			Sukriti Jaiswal 19-9-2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt FALGUNI DEBNATH 114/D/1 MUKTA PUKUR NATURPARA, P.O:- TITAGARH, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700123	Representative of Buyer [ABASAN NIRMAN]			Falguni Debnath 19-09-2018
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr DEBAYAN BAGCHI Son of Shri DEBASISH BAGCHI 76/5 KANTADANGA VILLAGE ROAD, P.O:- FINGAPARA, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743129	Shri SUJIT KUMAR GHOSH, Smt SHIPRA GHOSH		Debyan Bagchi 19-09-2018	

(Kaushik Ray)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 NAIHATI
 North 24-Parganas, West
 Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1507-2018, Page from 154639 to 154675
being No 150708106 for the year 2018.



Digitally signed by KAUSHIK RAY
Date: 2018.09.24 14:05:18 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 24-09-2018 14:05:13
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.

(This document is digitally signed.)