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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

218837

Certified that the document is admitted to registration. The fee, stamp sheet and the stamp are duly received with this document.

Adl. District Sub-Registrar
Sonarpur, South 24 Parganas

DEED OF CONVEYANCE

03 MAR 2010

2891
112460

THIS DEED OF CONVEYANCE is made on this 3rd day of March 2010 BY AND BETWEEN SMT. GOURI SINGHA Wife of Late Biswanath Singha, by faith Hindu, by occupation - Service, residing at 31/1, Mahesh Dutta Lane, P.S. Alipore, Kolkata-700 027 hereinafter referred to as the VENDOR which express will include her heirs and legal representatives, assignees and administrators unless repugnant to the context or specially excluded hereinafter on the ONE HAND;

22/7/08

2273

No. Date

Name..... P. K. Baidya

Address..... Banipur Civil Court

Value.....

Sender.....

SANJAY KUMAR GAZI
Banipur Civil & Criminal Court



Auth. P. K. Baidya
Banipur, South India

Pabitra Kumar Baidya
S/o:- Sri Dhanu Krishna Baidya
Advocate
Banipur Civil Court

03 MAR 2008

// 2 //

A N D

SRI SANTI GANGULY Son of Late Gosto Behari Ganguly, by faith Hindu, by occupation business, residing at Fartabad Gangulypara, P.O. Garia, P.S. Sonarpur, District : South 24-Parganas, hereinafter referred to as the PURCHASER which expression will include his heirs and legal representatives, assignees and administrators unless repugnant to the context or specifically excluded hereinafter on the OTHER HAND;

A N D

WHEREAS SMT. ARUBALA SENGUPTA who was the absolute owner in respect of the property more particularly described in the schedule below along with the adjoining land;

A N D

WHEREAS said Smt. Arubala Sengupta transferred by the registered Sale Deed dated 7/1/1963 being Deed No. 93 of 1963 registered in D. R. Alipore, 3 Cottahs land in favour of one Smt. Nihar Kana Das and again by the registered Sale Deed dated 2/3/1963 being Deed No. 712 of 1963 registered in D. R. Alipore, 1 Cottah land in favour of said Smt. Nihar Kana Das;

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Acad. Dept. Sub-Regis. &
Sarana, Jalan 20 Peuk

3 MAR 2010

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A N D

WHEREAS said Smt. Arubala Sengupta transferred by the registered Sale Deed dated 2/3/1963 being Deed No. 713 of 1963 registered in D. R. Alipore, 4 Cottahs land in favour of the Vendor herein;

A N D

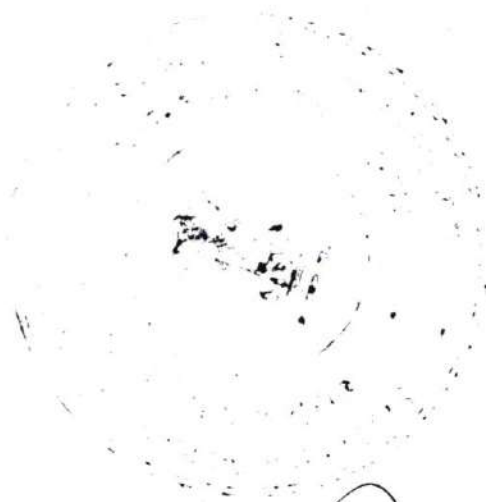
WHEREAS said Smt. Arubala Sengupta transferred by the registered Sale Deed dated 13/11/1963 being Deed No. 4359 of 1963 registered in D. R. Alipore, 3 Cottahs land in favour of Smt. Arati Chakraborty;

A N D

WHEREAS as the said 4 Cottahs land of Smt. Nihar Kana Das, 4 Cottahs land of the Vendor herein and 3 Cottahs land of Smt. Arati Chakraborty were not adjoining to each other and in between their purchased lands strips of land of Arubala Sengupta situated; said Smt. Arubala Sengupta on the one hand and Smt. Nihar Kana Das, Smt. Gouri Singha, the Vendor herein and Smt. Arati Chakraborty on the other hand jointly executed and registered a Deed of Exchange dated 29/12/1964 being Deed No. 1 of 1965 registered in 24-Parganas;

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3 MAR 2010

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A N D

WHEREAS by the said Deed of Exchange dated 29/12/1964 the Vendor herein became the absolute owner in respect of the property more particularly described in the Schedule below;

A N D

WHEREAS initially the Vendor herein entered into a Joint Venture Agreement with the purchaser herein and by that joint venture agreement, the purchaser herein agreed to give the vendor one flat in owner's allocation but subsequently instead of taking any flat on the basis of the said Joint Venture Agreement, the Vendor herein offered to sell the property more particularly described in the schedule below to the purchaser at the total consideration of Rs. 9,79,550/- (Rupees Nine Lacs Seventy Nine Thousand Five Hundred Fifty only);

A N D

WHEREAS the purchaser herein agreed to purchase the property more particularly described in the schedule below at the said consideration money Rs. 9,79,550/- (Rupees Nine Lacs Seventy Nine Thousand Five Hundred Fifty only);

NOW THIS INDENTURE WITNESSES that in consideration sum of Rs. 9,79,550/- (Rupees Nine Lacs Seventy Nine Thousand Five Hundred Fifty) only paid by the purchaser to the Vendor

Contd...

P. Baidya



Acad. Div. Sub-Registra
Sor. 2000, 2001 2002

3 MAR 2010

simultaneously with the execution of this presence the receipt whereof the vendor hereby admits and acknowledges a of and from the same release and discharge the purchaser the said property and the said vendor does hereby grant, convey, sale, transfer, assign and assure unto and to the use of said purchaser free from all encumbrances together with all trees, fences, ditches, ways, water, water-courses lights, liberty, privileges, easement and appurtenances whatsoever to the demises property belonging or in no way pertaining or usually hold or occupied therewith, or reputed to belong or the appurtenances thereto.

AND ALL THE estate, right, title, interest, claim and demand whatsoever of the Vendor unto or upon the same and every part thereof; TO HAVE AND HOLD the same unto and to the use of the purchaser; his heirs, executors, administrators, assigns, absolutely and for togetherwith title deeds, writings and other evidence of title. AND THE VENDOR does hereby covenant with the purchaser, his heirs, executors, administrators, representatives and assigns, that notwithstanding any acts deeds or things heretofore done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defect in title whatsoever and that the vendor has full power and absolute authority to convey the said property in manner aforesaid. AND the purchaser

Contd...P/6

P. B. Dya



Audi, Dni. Sub-Regis...
Surabaya, 3 MAR 2010

3 MAR 2010

shall hereafter peaceably and quietly holds, possesses and enjoys the said property in khas or through tenants without and claim or demand whatsoever from the vendor or any person claiming through or under them AND further that the vendor, her heirs, executors administrators or assigns, covenant with the purchaser his heirs, executors, administrators or assigns to save harmless, indemnify and keep indemnified the purchaser his heirs, administrators or assigns from or against all encumbrances, charges and equity whatsoever. AND the Vendor, her heirs, administrators or assigns further covenant that they shall at the request and cost of the purchaser, his heirs, executors, administrators or assign do or execute or cause to be done or executed all such lawful act, deed and thing whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed;

SCHEDULE

ALL THAT 4 (Four) Cottahs bastu land comprising of C. Dag Nos. 889 and 887 corresponding to R.S.Dag Nos. 853 and 851 of C.S.Khatian No. 247 corresponding to R.S.Khatian No 248 of Mouja Tentulberia, Touzi No. 271, J.L.No. 44, P. Sonarpur, District, : South 24-Parganas within Rajpur Sonar Municipality, Ward No. 3 morefully and particularly delineated in the map annexed with this deed and marked w RED bordered line.

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P. B. Singh
A. V.



Acad. Div. Sub-Region
Soriano, Cebu 2010

3 MAR 2010

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IN WITNESSES WHEREOF the parties hereunto set and subscribed their respective hands and seal.

WITNESSES:-

1. Pabitra Kumar Baidya
Advocate
Baruipur Civil Court

2. Saptak Banerjee
Advocate
Baruipur Civil Court

Gouri Bingham

Signature of the Vendor



Audi. Dept. Sub-Regis.
Soc. Reg. No. 24. Puc

3 MAR 2010

MEMO OF CONSIDERATION

Received a sum of Rs. 9,79,550/- (Rupees Nine Lacs Seventy Nine Thousand Five Hundred Fifty only) from the purchaser on different dates.

WITNESSES:-

1. Pabitra Kumar Baidya
Advocate
Baruipur Civil Court

Gouri Singha

Signature of the Vendor

2. Saptak Banerjee
Advocate
Baruipur Civil Court

Drafted by:

Pabitra Kumar Baidya
Advocate
Baruipur Civil Court
Regd. No. NB/1219/1995

Typed by:-

Ashim Roy
Ashim Roy
Baruipur Civil Court
Baruipur, Kolkata-700144.



Audi. Det. Sub-Regis.
Soran, 2010

3 MAR 2010

Executant/
Presentant



Left
Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right
Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

NAME : SMT. GOURI SINGHA

SIGNATURE : Gouri Singha

Claimant/
Executant



Left
Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

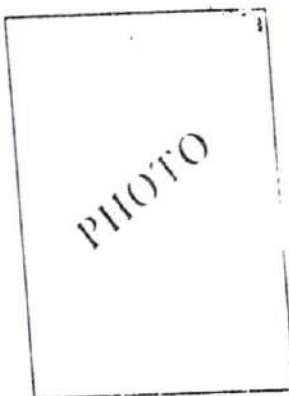
Right
Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

NAME : SANTI GANGULY

SIGNATURE : Santi Ganguly

Claimant/
Executant



Left
Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Right
Hand


Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger





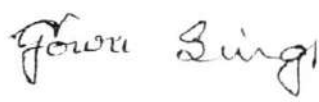
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Sorobono, Jalan 20 Puk

3 MAR 2010

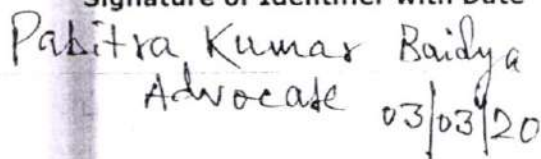
Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 02609 / 2010, Deed No. (Book - I , 02414/2010)
Signature of the Presentant

Name of the Presentant	Signature with date
Gouri Singha	 3, 3, 2010

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Gouri Singha Address -31/1, Mahesh Dutta Lane Kolkata-27	Self	 03/03/2010	 LTI 03/03/2010	

Name of Identifier of above Person(s)
 Pabitra Kumar Baidya
 PS-Baruipur,Baruipur Civil Court South 24 Pgs.

Signature of Identifier with Date

 Pabitra Kumar Baidya
 Advocate 03/03/20


 (Anima Sinha)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR



Audi. Div. Sub-Regis.
Surabaya, Jawa Timur

3 MAR 2010



Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 02414 of 2010
(Serial No. 02609 of 2010)

On 03/03/2010

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 12925/- ,E = 7/- on 03/03/2010

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.-1175460/-

Certified that the required stamp duty of this document is Rs.- 70538 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 25540/- is paid, by the draft number 808557, Draft Date 03/03/2010, Bank Name State Bank Of India, Fartabad, received on 03/03/2010
2. Rs. 40000/- is paid, by the draft number 808556, Draft Date 03/03/2010, Bank Name State Bank Of India, Fartabad, received on 03/03/2010

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

Presented for registration at 14.11 hrs on :03/03/2010, at the Office of the A. D. S. R. SONARPUR by Gouri Singha,Executant.

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

Execution is admitted on 03/03/2010 by

1. Gouri Singha, wife of Lt. Biswa Nath Singha , 31/1, Mahesh Dutta Lane Kolkata-27 , Thana Alipore, By Caste Hindu, By Profession : House wife

Identified By Pabitra Kumar Baidya, son of Dhani Krishna Baidya, Baruipur Civil Court South 24 Pgs. ,Thana: Baruipur, By Caste: Hindu, By Profession: Advocate.

(Anima Sinha)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Anima Sinha)
ADDITIONAL DISTRICT SUB-REGISTRAR

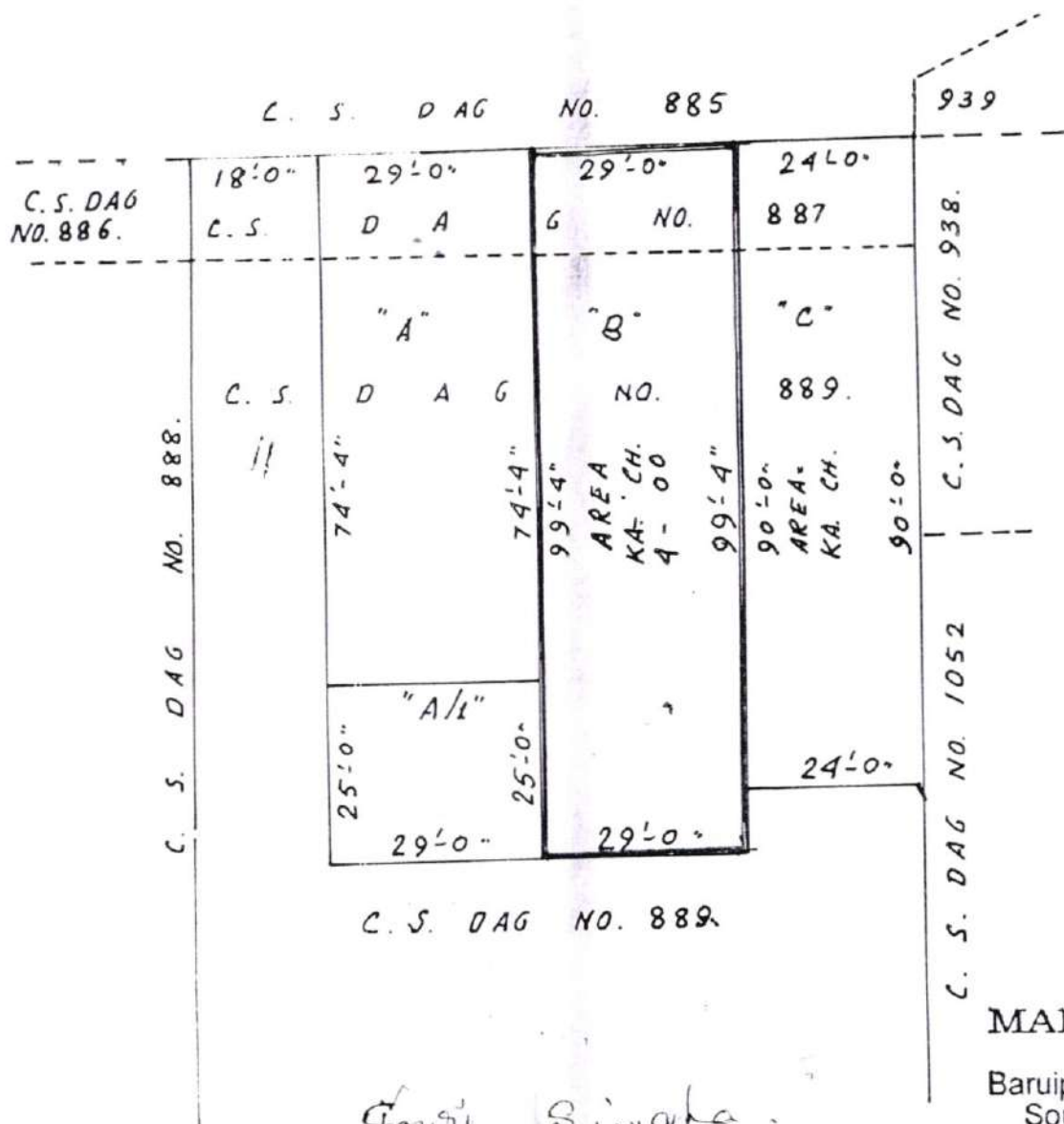


Audi. Div. Sub. Registrasi
Samarinda, Kalimantan Timur

3 MAR 2010

SITE PLAN OF SOLD LAND BOUNDED BY RED LINE AREA.
4 KA. MARKED "B" PART OF C.S. DAG NO. 887 = 0 KA. 9 CH. 30 SFT.
AND PART OF C.S. DAG NO. 889 = 3 KA. 6 CH. 15 SFT. AT MOUZA
TENTULBERIA. J. L. NO. 44. UNDER RAJPUR SONARPUR MUNICIPALITY
WARD NO. 3 P. S. SONARPUR. DIST. 24 PARGANAS. SOUTH.
ACCORDING TO DEED PLAN. SCALE 1" = 25' 0"

\$



Gouri Singha

Frased by
M Das

MAHADEV DAS
 Surveyor
 Baruipur U. C. Roy Road
 South 24 Parganas
 Regd. No. - 436/96



Acad. Dept. Sub-Register
Sri Lanka, 2010
3 MAR 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 3627 to 3640
being No 02414 for the year 2010.



(Anima Sinha) 04 March-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal