

07164/014

7386/2014

भारतीय गैर न्यायाधिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 891015

e-payment
& 17/8/14
5-AK
Add. Registrar
12/8/14



M.V. 200750457

Permitted under the Registration Act, admitted to Registration, the Right to Buy and the enforcement thereof, and the document is the part of the Charge.

Additional Registrar
of Assam, D. Assam

16/8/14

2022/14

3N
8.00
1550

12/18

DEED OF CONVEYANCE

THIS INDENTURE made in this the 12th day of June, Two Thousand Fourteen

BETWEEN

50204

No. No.
Name :
Address :
P. K. BANDYOPADHYAY
Advocate
High Court, Cal-1

Rs. 100/-
Kolkata Court Fees, 11, Narain Chatterjee Rd., Kolkata-1
Date : 3 JUN 2014
Small Kr. Saha
Licensed Stamp
Vendor.

Montu Shaw

3 JUN 2014

c-4295

Montu Shaw

c-4296

Montu Shaw

c-4297



L.T.D. of Santanu Raha
By the pen of Kastoori Laskar

Kastoori Laskar
W/o of Santanu Laskar
26 Bank Park
Hari Saha Road
Barrackpore
Kol- 700122

Housewife

REGISTRAR
OF THE HIGH COURT OF CALKATA
12 JUN 2014

OF ASSURANCE
12 JUN 2014



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 07386 of 2014
(Serial No. 07164 of 2014 and Query No. 1902L000017074 of 2014)

On 12/06/2014

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

Presented for registration at 17.45 hrs on :12/06/2014, at the Private residence by Montu Shaw , one of the Claimants.

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

Execution is admitted on 12/06/2014 by

1. Shankar Raha, son of Late Laxmi Kanta Raha , Sukanta Nagar, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Retired Person
2. Montu Shaw, son of Late Kishan Lal Saha (Shaw) , 19, Vivekananda Sarani, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700079, By Caste Hindu, By Profession : Business
3. Urmila Shaw, wife of Montu Shaw , 19, Vivekananda Sarani, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700079, By Caste Hindu, By Profession : Business
Identified By Kastoori Laskar, wife of Santanu Laskar, 26, Bank Park, Hari Sabha Road, Barrackpore, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700122, By Caste: Hindu, By Profession: House wife.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 13/06/2014

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.-2,00,75,045/-

Certified that the required stamp duty of this document is Rs.- 1405273 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 14/06/2014

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),
Finance Department, Govt. of WB**

Registration Fees Rs. 2,20,923/- paid online on 09/06/2014 1:28PM with Govt. Ref. No. 192014150003191931 on 09/06/2014 1:22PM, Bank: Bank of Boroda, Bank Ref. No. 22496993 on 09/06/2014 1:28PM, Head of Account: 0030-03-104-001-16, Query No:1902L000017074/2014

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance
Department, Govt. of WB**

16 JUN 2014

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 2

16/06/2014 12:26:00



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 07386 of 2014
(Serial No. 07164 of 2014 and Query No. 1902L000017074 of 2014)

Stamp duty Rs. 14,05,273/- paid online on 09/06/2014 1:28PM with Govt. Ref. No. 192014150003191931 on 09/06/2014 1:22PM, Bank: Bank of Boroda, Bank Ref. No. 22496993 on 09/06/2014 1:28PM, Head of Account: 0030-02-103-003-02, Query No:1902L000017074/2014

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 16/06/2014

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, 5 of Indian Stamp Act 1899.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

16/06/2014 12:26:00

EndorsementPage 2 of 2

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201415-000319193-1
GRN Date: 09/06/2014 13:22:14
BRN: 22496993

Payment Mode: Online Payment
Bank: Bank of Baroda
BRN Date: 09/06/2014 13:28:00

DEPOSITOR'S DETAILS

Id No. : 1902L000017074/3/2014
(Entry No./Query Year)

Name : MONTU SHAW
Contact No. :
E-mail :
Address : 3 ARABINDO SARANI
KOLKATA
Applicant Name : Montu Shaw
Office Name : A.R.A. - II KOLKATA, Kolkata
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	1902L000017074/3/2014	Property Registration- Stamp duty	0030-02-100-003-02	1409273
2	1902L000017074/3/2014	Property Registration- Registration Fees	0030-03-104-001-16	220823
Total				1628196

In Words : Rupees Sixteen Lakh Twenty Six Thousand One Hundred Ninety Six only

L.T.I. of Sankar Raha
By the pen of
Kastoori Laskar

: 2 :

SRI SHANKAR RAHA, (PAN ACUPR 0731M), son of Late Laxmi Kanta Raha, by faith Hindu, by occupation Retired, by Nationality Indian, residing at ^{Sukanta Nagar} Airport, District : North 24-Parganas, hereinafter referred to as the '**VENDOR/OWNER**' (which expression shall unless excluded by or repugnant unless excluded by or repugnant to the context include his heirs, executors, administrators, legal representatives and assigns etc.) of the **ONE PART**.

A N D

(1) SRI MONTU SHAW (PAN AZNPS 4510P), son of late Kistan Lal Saha (Shaw), by faith Hindu, by occupation business, by Nationality Indian, AND (2) SMT. URMILA SHAW (PAN AZNPS 4511N), wife of Sri Montu Shaw, by faith Hindu, by occupation business, by Nationality Indian, both residing at 19, Vivekananda Sarani, P.S. Dum Dum, Kolkata - 700079, District : North 24-Parganas, hereinafter jointly referred to as the '**PURCHASERS**' (which expression shall unless excluded by or repugnant to the context mean and include their respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS Sri Bhola Nath Ghosh, Sri Narendra Nath Ghosh, Sri Kalipada Ghosh, Sri Gopal Chandra Ghosh and Sri Sukumar Ghosh, sons of late Bihari Lal Ghosh, were absolutely seized and possessed ALL THAT piece and parcel of land measuring .41 dec. with other properties lying and situated at Mouza Sahara, J.L. No. 46, R.S. No. 3, Touzi No. 146, Dag No. 81 under Khajian No. 190, P.S. Barasat, District : North 24-Parganas, by way of inheritance from their father Bihari Lal Ghosh and by purchasing from Nagendra Nath Ghosh of Ganganar on payment of valuable consideration through a registered Deed of Conveyance which was executed and registered on 31.01.1956 and the same was recorded in Book No. I, Being No. 826, for the year 1956 at Sub-Registration Office Barasat and said Sri Bholanath Ghosh was also purchased from Smt. Dasi Bala Dasi, wife of Ambika Charan Ghosh of Ganganar through a registered Deed of Conveyance which was executed and registered on 03.09.1945 and the same was recorded in Book No. I, Being No. 3440 for the year 1945 at Sub-Registration Office Barasat.



REGISTRAR
OF COMPANIES, GUJARAT
12 JUN 2014

: 2 :

SRI SHANKAR RAHA, (PAN ACUPR 0731M), son of Late Laxmi Kanta Raha, by faith Hindu, by occupation Retired, by Nationality Indian, residing at ^{Sukanta Ashraf} ~~at~~ ^{(P.S.} ~~at~~ ^{),} District : North 24-Parganas, hereinafter referred to as the 'VENDOR/OWNER' (which expression shall unless excluded by or repugnant unless excluded by or repugnant to the context include his heirs, executors, administrators, legal representatives and assigns etc.) of the **ONE PART.**

A N D

(1) SRI MONTU SHAW (PAN AZNPS 4510P), son of late Kishan Lal Saha (Shaw), by faith Hindu, by occupation business, by Nationality Indian, **AND (2) SMT. URMILA SHAW (PAN AZNPS 4511N)**, wife of Sri Montu Shaw, by faith Hindu, by occupation business, by Nationality Indian, both residing at 19, Vivekananda Sarani, P.S. Dum Dum, Kolkata - 700079, District : North 24-Parganas, hereinafter jointly referred to as the '**PURCHASERS**' (which expression shall unless excluded by or repugnant to the context mean and include their respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS Sri Bhola Nath Ghosh, Sri Narendra Nath Ghosh, Sri Kalipada Ghosh, Sri Gopal Chandra Ghosh and Sri Sukumar Ghosh, sons of late Bihari Lal Ghosh, were absolutely seized and possessed **ALL THAT** piece and parcel of land measuring .41 dec. with other properties lying and situated at Mouza Sahara, J.L. No. 46, R.S. No. 3, Touzi No. 146, Dag No. 81 under Khatian No. 190, P.S. Barasat, District : North 24-Parganas, by way of inheritance from their father Bihari Lal Ghosh and by purchasing from Nagendra Nath Ghosh of Ganganar on payment of valuable consideration through a registered Deed of Conveyance which was executed and registered on 31.01.1956 and the same was recorded in Book No. 1, Being No. 826, for the year 1956 at Sub-Registration Office Barasat and said Sri Bholanath Ghosh was also purchased from Smt. Dasi Bala Dasi, wife of Ambika Charan Ghosh of Ganganar through a registered Deed of Conveyance which was executed and registered on 03.09.1945 and the same was recorded in Book No. 1, Being No. 3440 for the year 1945 at Sub-Registration Office Barasat.

...3...

L.T.I. of Sankar Raha
By the pen of
Kastoori Laskar



↓

NATIONAL REGISTRAR
OF COMPANIES, KENYA
12 JUN 2014

: 4 :

No.20, P.S. Airport, District : North 24-Parganas, fully described in the Schedule herein below at or for the price of **Rs.1,50,00,000.00 (Rupees One crore and Fifty lakhs) only.**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale and in consideration of the said sum of **Rs.1,50,00,000.00 (Rupees One crore and Fifty lakhs) only** paid by the Purchasers at or immediately before the execution of these present the receipt hereof the vendor hereby admits and acknowledges and of and from the same and every part thereof acquit, release and discharge the Purchasers, their respective heirs, executors, administrators, and representatives and every one of them and also the said property the Vendor as beneficial owner do by these presents indefeasible grant, sold, conveyed, transfer, assign and assure unto the Purchasers, their respective heirs, executors, administrators, representatives and assigns, free from all encumbrances and other defects in title **ALL THAT** piece and parcel of land measuring **.41 dec. i.e. 24 cottahs 13 chittaks 10 sq.ft.** more or less lying and situated at **Holding No.181, Sahara Sukanta Nagar,** appertaining to Mouza Sahara, J.L. No. 46, R.S. No. 3, Touzi No. 146, Dag No. 81 under Khatian No. 190, L.R. Dag No. 241 under L.R. Khatian No. 2453, within the municipal limits of Madhyamgram Municipality, Ward No. 20, P.S. Airport, District : North 24-Parganas, and rights of easements and passages which is fully described in the Schedule herein below **TO ENTER INTO AND TO HAVE HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto said to the use of the Purchasers, their respective heirs, executors, administrators, representatives and assigns, for ever free and discharge from or otherwise by the Vendor shall and sufficiently indemnify against all encumbrances, claims, liens, etc. whatsoever created or suffered by the vendor for himself, his heirs, executors, administrators and representatives, covenant with the Purchasers, their respective heirs, executors, administrators, representatives and assigns that notwithstanding and act deed or thing whatsoever by the Vendor or by any of his ancestors and predecessors in title, done or executed or knowingly suffered to the contrary when the Vendor had at all materials times heretofore and how had good right, full power, absolute authority and indefeasible title to grant, sale, convey, transfer,

...5...



ADDITIONAL REGISTRAR
OF ASSAM, DISA, KOLKATA
12 JUN 2016

: 5 :

assign and assure and the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the Purchasers, their respective heirs, executors, administrators, representatives and assigns in the manner aforesaid. ALL THAT the representatives and assigns in the manner aforesaid AND THAT the Purchasers, their respective heirs, executors, administrators representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property or every part thereof and receive the rents, issues and profits thereof without any lawful eviction and hindrances and interruption, disturbances, claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably or claiming any right or estate thereof from under or in trust for them or from or under any of their ancestors or predecessors in title and that free and clear and freely and clearly absolutely acquired, exonerated and released or otherwise by and at the costs and expenses of the Vendor will and sufficiently save indemnify for from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever, made or suffered by the vendor or any of his ancestors or predecessors-in-title. The Vendor herein hereby handed over the peaceful vacant possession of the aforesaid property fully described in the Schedule herein below in favour of the Purchasers herein.

...6...

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring .41 dec. i.e. 24 cottahs 13 chittaks 10 sq.ft. more or less along with R.T. Shed measuring 1500 sq.ft. more or less lying and situated at **Holding No.181, Sahara Sukanta Nagar**, appertaining to Mouza Sahara, J.L. No. 46, R.S. No. 3, Touzi No. 146, Dag No. 81 under Khatian No. 190, L.R. Dag No. 241 under L.R. Khatian No. 2453, within the municipal limits of Madhyamgram Municipality, Ward No. 20, P.S. Airport formerly Barasat, District : North 24-Parganas, along with all rights of common passages and right of egress and ingress and common facilities and amenities attached the aforesaid property. The aforesaid property demarcated within red border in the annexed plan which do form part of this Deed of Conveyance and which is butted and bounded by:-

On the North by : 15'-6" wide Sukanta Nagar 1st Sarani,

On the South by : Property of Tarapada Dutta, Birendra Das & Sushil Das and
12'-0" wide Municipal Road.

On the East by : Property of Jotirmay Bhadra, Bijoy Biswas and others.

On the West by : Property of Tapas Chakraborty, Jiban Das & 8'-0" wide Road.

...7...

L.T.I. of Samkar Raha
By the pen of Kastoori Laskar

: 7 :

IN WITNESS WHEREOF the Vendor and the Purchasers herein hereunto set and subscribed their respective hands and signatures being pleased, voluntarily and in sound health and sound knowledge being uninterrupted in the mode of operation on the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in presence of :-

1) Renuka Raha
Sukanta Nagar
P.O. Michael Nagar
24 Pgs. (N)
Kol - 700133

2) Kastoori Laskar
26, Bank Park
Hori Sabha Road
Barrackpore
Kol - 700122

3) Pooja Shaw
4/1 Vivekanand
Sabani Kol 79

L.T.E. of Sankar Raha
By the pen of Kastoori Laskar

SIGNATURE OF THE OWNER/VENDOR

(1) Montu Law

(2) Domita Shaw

SIGNATURE OF THE PURCHASERS

...8...



REGISTRAR
COMPANIES, KOLKATA
12 JUN 2014

: 8 :

R E C E I P T

RECEIVED the within mentioned sum of Rs.1,50,00,000.00 (Rupees One crore and Fifty lakhs) only from the within named the Purchasers against full consideration money for the aforesaid property hereby conveyed and sold to the Purchasers as per memo below:-

MEMO OF CONSIDERATION

Cash/Cheque No.	Date	Bank	Amount
590098	06.04.2012	Bank of Baroda	Rs. 1,00,000.00
000095	28.05.2012	-do-	Rs. 15,00,000.00
000137	30.11.2012	-do-	Rs. 10,00,000.00
000182	04.01.2013	-do-	Rs. 15,00,000.00
000287	24.03.2013	-do-	Rs. 10,10,000.00
000318	20.05.2013	-do-	Rs. 30,00,000.00
000684	03.02.2014	-do-	Rs. 25,00,000.00
000685	06.02.2014	-do-	Rs. 15,00,000.00
000686	15.02.2014	-do-	Rs. 10,00,000.00
000736	07.03.2014	-do-	Rs. 8,00,000.00
000822	24.05.2014	-do-	Rs. 8,00,000.00
Cash on different dates			Rs. 2,90,000.00
Total			Rs.1,50,00,000.00


(Rupees One crore and Fifty lakhs) only

WITNESSES:

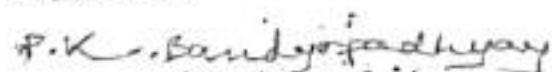
1) Renuka Raha.

2) Kastoori Laskar

3) Pooja Shou


- L.T.E. of Sankar Raha
By the pen of Kastoori Laskar
SIGNATURE OF THE OWNER/VENDOR

Prepared by :

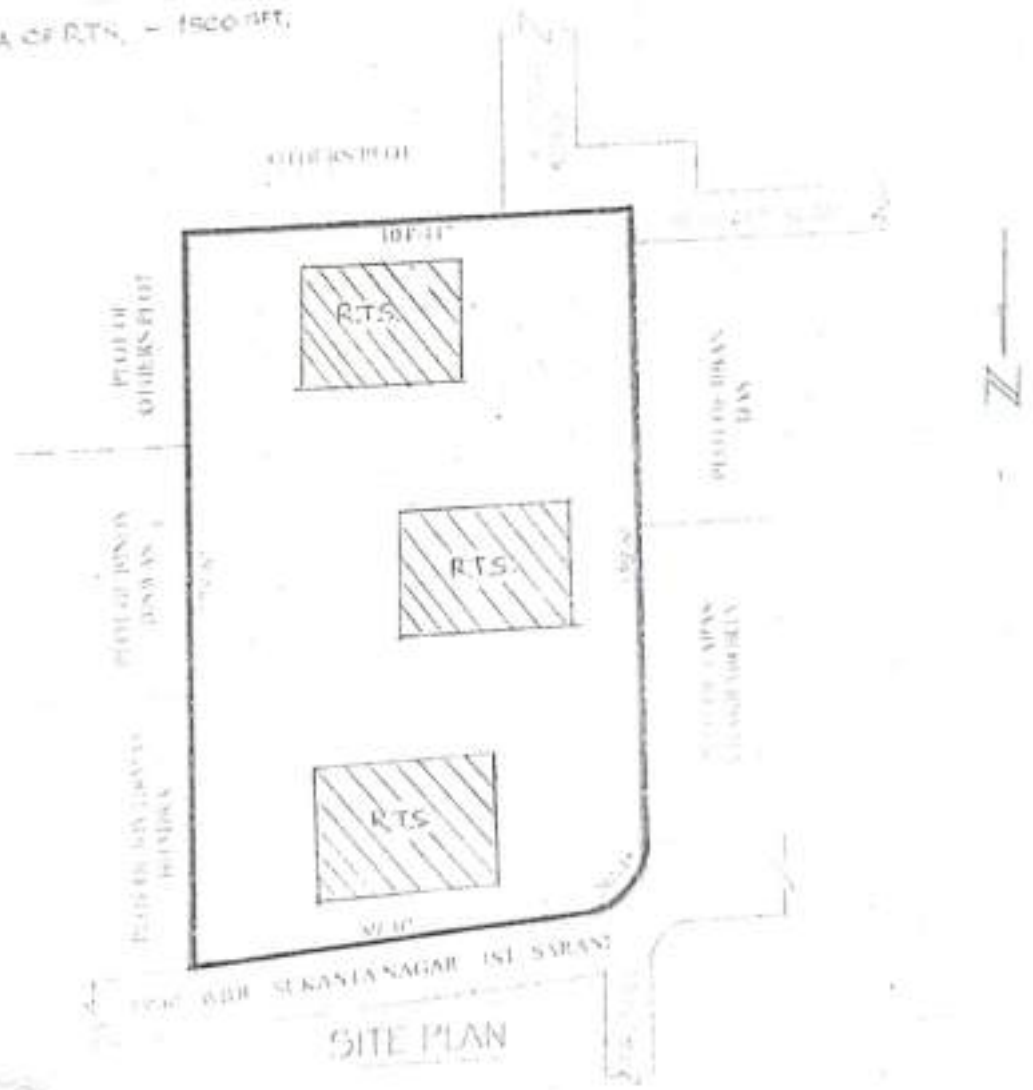

Advocate,
High Court, Calcutta.
Enrol. No. WB/2653/1999



11 2020

LAND AVACANT LAND CORRESPONDING TO MOUZY SAHARA, TE NO. 48, 75
 DIST. R.S. DAG NO. 81, KILO. 190, T.R. DAG NO. 74, R. KH. NO. 24, DOZE NO. 196
 VARD NO. 20, HOLDING NO. 181, SAHARA SEKANTYANAGAR PN. - AIRPORT,
 DIST. NORTH 24 PARGANAS, UNDER MADDY ANGRAM MUNICIPALITY.

TOTAL AREA OF LAND - 2.06 (20610) SQ FT
 OWNER NAME - SRI SANKAR RAHA
 PURCHASERS - SRI SUNITI SHAW
 SRI URMILA SHAW
 AREA OF RTS. - 1500 SQ FT.



L.T.I. of Sankar Raha
 B.Y. the Pen of
 Kastoori Laskar

Mentor
 - Urmila Shaw
 SIGN OF PURCHASER




Archan Majumdar
 ARCHAN MAJUMDAR
 Civil Engineer
 License No: DMG 610 LES



12 JUN 2014

12 JUN 2014

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
	 L.T.I. of Sankar Raha B.Y. the pen of Kastoori Laskar	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Manoj Shaw	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Jyoti Shaw	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



APPROVAL REGISTER
OF COMPANIES MALACCA
12 JUN 2014

AND WHEREAS since then said Sri Bhola Nath Ghosh, Sri Narendra Nath Ghosh, Sri Kalipada Ghosh, Sri Gopal Chandra Ghosh and Sri Sukumar Ghosh were jointly absolutely seized and possessed ALL THAT piece and parcel of land measuring .41 dec. lying and situated at Mouza Sahara, J.L. No. 46, R.S. No. 3, Touzi No. 146, Dag No. 81 under Khatian No. 190, P.S. Barasat, District : North 24-Parganas, by paying taxes and revenues to the competent authority.

AND WHEREAS said Sri Bhola Nath Ghosh, Sri Narendra Nath Ghosh, Sri Kalipada Ghosh, Sri Gopal Chandra Ghosh and Sri Sukumar Ghosh jointly absolutely sold and transferred ALL THAT piece and parcel of land measuring .41 dec. lying and situated at Mouza Sahara, J.L. No. 46, R.S. No. 3, Touzi No. 146, Dag No. 81 under Khatian No. 190, P.S. Barasat, District : North 24-Parganas, on taking valuable consideration to Sri Shankar Raha, the Owner/Vendor herein, through a registered Deed of Conveyance which was executed and registered on 14.12.1958 and the same was recorded in Book No. 1, Volume No. 99, Pages 4 to 7, Being No. 9429, for the year 1958 at Sub-Registration Office Barasat, North 24-Parganas.

AND WHEREAS since the aforesaid purchase, said Sri Shankar Raha, the Owner/Vendor herein absolutely seized and possessed ALL THAT piece and parcel of land measuring .41 dec. lying and situated at Mouza Sahara, J.L. No. 46, R.S. No. 3, Touzi No. 146, Dag No. 81 under Khatian No. 190, P.S. Barasat now Airport, District : North 24-Parganas, by mutating his name and by paying taxes and revenues to the competent authority. The aforesaid property is recorded in L.R. Record in the name of said Shankar Raha, the owner/vendor herein, against L.R. Dag No. 241 under L.R. Khatian No. 2453 and also recorded before the Madhyamgram Municipality against Holding No.181, Sahara Sukanta Nagar, in Ward No. 20. The aforesaid property is fully described in the Schedule herein below and free from all encumbrances and charges.

AND WHEREAS the vendor/owner has herein agreed with the Purchasers for absolute sale to them in respect of ALL THAT piece and parcel of land measuring .41 dec. i.e. 24 cottahs 13 chittaks 10 sq.ft. more or less lying and situated at Holding No.181, Sahara Sukanta Nagar, appertaining to Mouza Sahara, J.L. No. 46, R.S. No. 3, Touzi No. 146, Dag No. 81 under Khatian No. 190, L.R. Dag No. 241 under L.R. Khatian No. 2453, within the municipal limits of Madhyamgram Municipality, Ward



ADDITIONAL REGISTRAR
OF ASSURANCE-B, KOLKATA
12 JUN 2014

APR 2014
OF ASSURANCE, KOLKATA
12 JUN 2014

(Dulal Chandrasaha) 17-June-2014
ADL REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal



Registered in Book - I
CD Volume number 35
Page from 270 to 284
being No 07366 for the year 2014.

Certificate of Registration under section 60 and Rule 69