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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 640733

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

10 DEC 2015


Additional Registrar
of Assurances-I, Kolkata

A No-28209/15
MV-1688862P-

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 10th day
of December, Two Thousand Fifteen Christ era;

BETWEEN

134751

Sold to.....
 Address.....
 Value.....
 - 4 DEC 2015
 L.S.V., High Court
 Sujit Sarkar
 High Court, A S

Suman Banerjee Adv

HECJ

Suman Banerjee

Identified by me,

S. Banerjee, Advocate
 S/o. Tapas Banerjee
 High Court, Calcutta
 W.B / 148 / 1997.

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ADDITIONAL REGISTRAR
 WEST BENGAL, KOLKATA
 10 DEC 2015

Maree Ganguly

TARAK NATH GANGULY (PAN No. AQHPG 0096 K), son of late Surya Kumar Ganguly, by faith Hindu, Indian Resident, residing at 53A, Serpentine Lane, Police Station Muchipara, Kolkata 700014, hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the subject or context shall mean and include his heirs, executors, legal representatives and assigns) of the **FIRST PART**.

AND

SRI SAMAR KUMAR GHOSH (PAN No. AHGPG 9016 P), son of late Haran Chandra Ghosh, by faith Hindu, by occupation business, Indian Citizen, of village Ramchandrapur (South), Mouza Ramchandrapur (South), Post Office Narendrapur, Police Station Sonarpur, Gram Panchayet Bonhooghly-1, District South 24 Parganas, Kolkata 700103, hereinafter referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context shall mean and include his heirs, executors, legal representatives and assigns) of the **SECOND PART**.

WHEREAS

The deceased grandfather of the vendor Lalan Behari Ganguly, son of late Jagadish Ganguly was the owner of 3 decimals of bastu land within R.S. Dag no. 1158, L.R. Dag no. 1292 under Mouza Ramchandrapur, R.S. Khatian no. 917, L.R. Khatian No. 840, J.L. no. 58 within Sonarpur Police Station, within South 24 Parganas district and after his death some times in the year

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ADDITIONAL REGISTRAR
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10 DEC 201-

early 60's his only son Surya Kumar Ganguly inherited the entire estate of the deceased Lalan Behari Ganguly including the land mentioned in the schedule of this deed of conveyance;

AND WHEREAS

Said Surya Kumar Ganguly died intestate some times in the year 1989 leaving behind the only son being the vendor herein who inherited his entire share solely upon the said property and became the owner of un-demarcated 3 decimals of vacant bastu land in R.S. Dag no. 1158, L.R. Dag no. 1292, within Ramchandrapur Mouza, R.S. Khatian no. 917, L.R. Khitan no. 840, J.L. no. 58, in the district of South 24 Parganas;

AND WHEREAS

The vendor has willingly and gladly accepted the proposal of purchaser for selling his undivided and un-demarcated share of schedule vacant bastu land @ 80,000/- (rupees eighty thousand only) which seems to be the highest marketable price for purchasing the said plot of land measuring little or less 3 decimals.

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER:

In pursuance of the said contract by and between the parties hereto and in consideration of payment of the said sum of Rs.

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80,000/- (rupees eighty thousand only) paid by the PURCHASER herein unto the VENDOR before execution of these presents, the VENDOR doth hereby grants, conveys and assigns and absolute sale unto the PURCHASER, ALL THAT piece and parcel of bastu land measuring 3 decimals of land within Dag no. 1292 under Mouza Ramchandrapur, R.S. Khatian no. 917, L.R.Khatian no. 840, J.L. no. 58 within Sonarpur Police Station, within South 24 Parganas district, with all easement rights attached thereto more particularly described in the Schedule therein together with all the estate right, title and interest of the VENDOR herein together with all other rights, easements, advantages, privileges and appurtenances whatsoever in the said piece and parcel of land with structure To Have And To Hold the same unto the PURCHASER therein absolutely forever and absolutely free from all encumbrances, claims, demands, attachments and charges of all claims but subject however to the payment of all government assessment and other taxes, payable to the Government or any other local authorities in respect of the said land and property more particularly described in the SCHEDULE hereunder together with all ways, waters, water courses therein, whatsoever in the said piece and parcel of land together with structure more particularly described in the SCHEDULE hereunder and hereby conveyed,

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the taxes assessment and dues, duties on the said property have been paid by him upto and including the date of these presents and further covenant with that should any rates taxes dues and duties be found payable upto date of sale, the same shall and will be paid by the VENDOR.

AND WHEREAS

The VENDOR hereby covenant with the said PURCHASER that he has good right, title interest and full power of grant, convey and assign the said piece and parcel of property and every part thereof more particularly described in the Schedule hereunder in the manner aforesaid and that the said property is free from all encumbrances and unauthorized occupancy and that the Purchaser may quietly enter into and enjoy the same, the rents and profits of the said property without any lawful interruption, claims, demands or disturbances whatsoever from the said VENDOR or any other person or persons claiming through under the same VENDOR. And that free and clear and freely and clearly and absolutely acquitted, exonerated, released forever discharged or otherwise by the VENDOR and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, title and charges and/or encumbrances whatsoever had made, executed, occasioned or suffered by the VENDOR or by the

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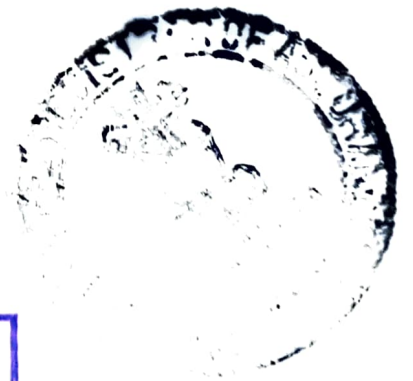
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
10 DEC 2015

other person or persons lawfully or equitably claiming or to claim by from under or any of them with the Vendor and all persons having or lawfully or equitably claiming any estate, right title or interest in law or in equity in all said property hereby assigned transferred or any part thereof by from the VENDOR or his successors, assigns and representatives shall and will from time to time.

AND WHEREAS

The VENDOR doth hereby covenant with the Purchaser that not with standing any act, deed, matter or thing whatsoever by the VENDOR or by any person or persons lawfully or equitably claiming by from through under or in trust from him made, done committed or knowingly or willingly suffered to the contrary, his right, title or interest to the said property not becoming void or violable or the VENDOR doth hereby covenant with the PURCHASER that there is no mortgages, charges or lease of other encumbrances on the said property and the VENDOR doth hereby further covenant with the PURCHASER that the PURCHASER its visitors, servants, agents from time to time and at all times hereafter by day and night at its or their free will and pleasure for all purposes connected with the use and enjoyment of the said property hereby conveyed and the VENDOR declare that he has handed

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OF ASSURANCES-I, KOLKATA
10 DEC 2015

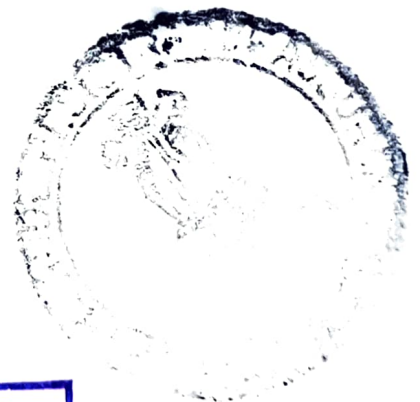
over to the PURCHASER all documents of title relating to, belonging to or connected with the said property and the VENDOR declare and confirm that he does not have any other documents of title and should he come in possession of any evidence or documents of or relating to title, he shall and will hand over or cause to be handed over to the PURCHASER or any person claiming through or under the PURCHASER.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of undivided and un-demarcated vacant bastu land measuring little more or less 3 decimals within R.S. Dag no. 1158, L.R.Dag no. 1292 under Mouza Ramchandrapur, R.S. Khatian no. 917, L.R. Khatian no. 840, J.L. no. 58 within Sonarpur Police Station, within South 24 Parganas district together with all easements, rights, attached thereto butted and bounded by as follows :-

<u>ON THE NORTH</u>	:	16' feet metal road ;
<u>ON THE EAST</u>	:	Land of Smt. Bibha Ghosh ;
<u>ON THE SOUTH</u>	:	Pond of Shankar Gnaguly;
<u>ON THE WEST</u>	:	Land of Nirapada Ghosh & Samar Ghosh;

RY



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
10 DEC 2015

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

SIGNED, SEALED AND DELIVERED

at Calcutta in the presence of :

1. *স্বাক্ষর*
স্বাক্ষর

Narok Ganguly

VENDOR

2. *স্বাক্ষর*
স্বাক্ষর

Samar Kumar Ghosh

PURCHASER

Drafted by me:
Soumya Banerjee
Advocate
High Court, Calcutta
E. No. 43/148/1997



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REGISTRAR
KOLKATA
10 DEC 2015



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REGISTRAR
KOLKATA
10 DEC 2015

DATED THIS 10th DAY OF DECEMBER 2015

B E T W E E N

TARAK NATH GANGULY
VENDORS

AND

SAMAR KUMAR GHOSH
PURCHASER

Deed Of Conveyance

Soumya Banerjee
Advocate
High Court, Calcutta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TARAK GANGULY

SURYA KUMAR GANGULY

12/10/1965

Permanent Account Number

AQHFG0096K


Signature



27/12/08

SPECIMEN FORM FOR TEN FINGERPRINTS



Saurabh Singh

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



Saurabh Singh

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



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



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

Handwritten signature

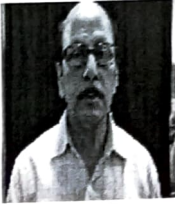




REGISTRAR
DEPARTMENT OF LANDS, CALCUTTA
10 DEC 2019




Seller, Buyer and Property Details

Seller & Buyer Details

Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant.		
1	<p>Shri SAMAR KUMAR GHOSH Son of Late HARAN CHANDRA GHOSH VILLAGE RAMCHANDRAPUR SOUTH, MOUZA RAMCHANDRAPUR S, P.O:- NARENDRAPUR, P.S:- Sonarpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700103</p>	 10/12/2015 2:25:07 PM	 LTI 10/12/2015 2:25:30 PM
		 10/12/2015 2:25:47 PM	

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr TARAK NATH GANGULY Son of Late SURYA KUMAR GANGULY 53A, SERPENTINE LANE, P.O:- MUCHIPARA, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AQHPG0096K,; Status : Individual; Date of Execution : 10/12/2015; Date of Admission : 10/12/2015; Place of Admission of Execution : Office</p>	 10/12/2015 2:26:17 PM	 LTI 10/12/2015 2:26:40 PM
		 10/12/2015 2:26:54 PM	

Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	S BANERJEE
Address	HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190109638 / 2015

Query No/Year	19011000362033/2015	Serial no/Year	1901009303 / 2015
Deed No/Year	I - 190109638 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri SAMAR KUMAR GHOSH	Presented At	Office
Date of Execution	10-12-2015	Date of Presentation	10-12-2015

Remarks

On 05/12/2015

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 16,36,362/-



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 10/12/2015

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:45 hrs on : 10/12/2015, at the Office of the A.R.A. - I KOLKATA by Shri SAMAR KUMAR GHOSH ,Claimant.

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

Execution is admitted on 10/12/2015 by

Mr TARAK NATH GANGULY, Son of Late SURYA KUMAR GANGULY, 53A, SERPENTINE LANE, P.O: MUCHIPARA, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By Profession Others

Indetified by Mr SOUMYA BANERJEE, Son of Shri TAPAS BANERJEE, HIGH COURT, CALCUTTA, W B /148/97, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 10/12/2015 by

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 180313 to 180331
being No 190109638 for the year 2015.



[Handwritten signature]

Digitally signed by SUJAN KUMAR
MAITY
Date: 2015.12.14 16:44:19 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 14/12/2015 16:44:19
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)