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22/7/15

पश्चिम बंगाल WEST BENGAL

U 880392

9-1-145215/15  
M.V. 14 54, 5444/-

Certified that the Document is registered in the  
Registration. The Signature and  
endorsement sheets attached to this  
are the part of this Document.

Additional Registrar  
of Assurances-I, Kolkata

22/7/15

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 22<sup>nd</sup> day of July, Two  
Thousand Fifteen Christ

BETWEEN

SAILEN KUMAR GANGULY (PAN No. BCKTG-6626-D), son of late  
Sushil Kumar Ganguly, by faith Hindu, Indian Resident, residing at 53B,  
Sarpentine Lane, Police Station Muchipara, Kolkata 700014, hereinafter

53373

S. Banerjee Adv

NAME.....  
ADD. # C.C.J.  
Rs. 10/-  
9 JUL 2015  
SOPANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kolkata

9 JUL 2015  
9 JUL 2015

Identified by, me.

Soumya Banerjee  
Advocate  
High Court, Calcutta

Fr. No. WB-147/1997

S/o. Sri Tapas Banerjee



ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
22 JUL 2015

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.**

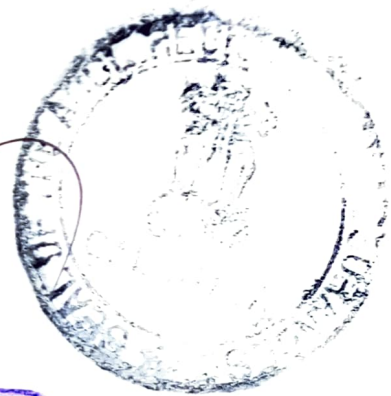
**AND**

**SRI RUPAK GHOSH (PAN No. AT LPG-0252-E)**, son of Sri Samaresh Ghosh, by faith Hindu, by occupation business, Indian Citizen, of village Ramchandrapur (South), Mouza Ramchandrapur (South), Post Office Narendrapur, Police Station Sonarpur, 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 father of the vendor Sushil Kumar Ganguly, son of late Nani Gopal Ganguly was the owner of ~~600~~ 601 decimals of land within Dag no. 1292 under Mouza Ramchandrapur, Khatian no. 1009, J.L. no. 58 within Sonarpur Police Station, within South 24 Parganas district;

Sushil Kumar Ganguly



ADDITIONAL REGISTRAR  
OF ASSURANCES-I KOLKATA  
22 JUL 2015

**AND WHEREAS**

Pannasashi Devi, widow of Krishnadhan Ganguly, was childless widow since childhood and was living in her parental home under the supervision of her nephew Sushil Kumar Ganguly. She was the owner of ~~020~~3 decimals of land within Dag no. 1292 under Mouza Ramchandrapur, Khatian no. 1009, J.L. no. 58 within Sonarpur Police Station, within South 24 Parganas district;

*Sushil Kumar Ganguly*

**AND WHEREAS**

Said Pannasashi Devi died sometimes in early 60's. Her only nephew Sushil Kumar Ganguly, since deceased, the father of the vendor, had inherited his entire property right including the property situated at Ramchandrapur and also of Kolkata;

**AND WHEREAS**

After demise of Pannasashi Devi, the father of the vendor Sushil Kumar Ganguly, since deceased, became the owner of ~~004~~4 decimals of land within Dag no. 1292 under Mouza Ramchandrapur, Khatian no. 1009, J.L. no. 58 within Sonarpur Police Station, within South 24 Parganas district;

*Sushil Kumar Ganguly*

**AND WHEREAS**

Said Sushil Kumar Ganguly died intestate sometimes in the month of May, 1989 leaving behind the only son being the vendor who

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OF ASSURANCES - KOLKATA  
22 JUL 2015



inherited his share solely upon the said property and became the owner of 0.04 decimals of vacant land in L.R. Dag no. 1292 within Ramchandrapur Mouza, in the district of South 24 Parganas;

### **AND WHEREAS**

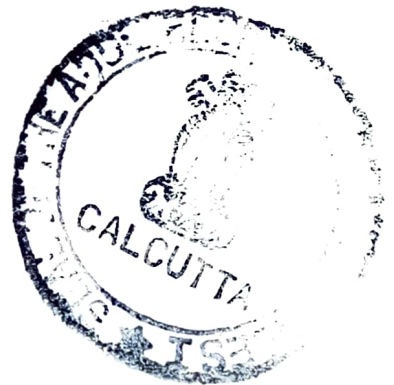
The vendor has willingly and gladly accepted the proposal of purchaser for selling his undivided and un-demarcated share of schedule vacant land @ 3.00 lacs which seems to be the highest marketable price for purchasing the said plot of land measuring little or less 0.04 decimals.

### **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.3.00 lacs 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 land measuring 0.04 decimals of land within Dag no. 1292 under Mouza Ramchandrapur, Khatian no. 1009, 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

*Saikat Kumar Ghosh*

ADMINISTRATIVE  
OFFICE  
22 JUL 2015



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, 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



ADDITIONAL SECRETARY  
OF AS  
22 JUL 2015

thereof more particularly described in the Schedule hereunder in the manner aforesaid and that the said property is free from all encumbrances, subject to aforesaid tenancy 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 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 quotably 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.

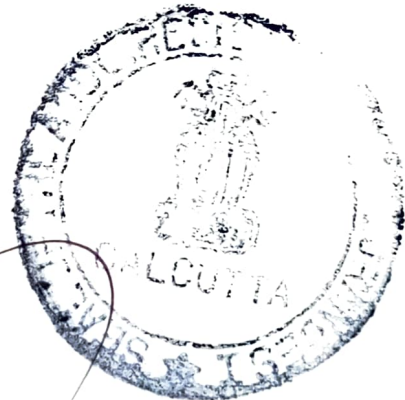
**AND** the VENDOR doth hereby covenant with the Purchaser that not with standing any act, deed, matter or thing whatsoever by the VENDOR or by any person or persons lawfully or equitably claiming by from



ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA  
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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 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.

**AND THE VENDOR DOTH HEREBY FURTHER COVENANT** with the said PURCHASER that whenever reasonably required by the said PURCHASER and at the cost of the PURCHASER, the Vendor will do sign and execute all other acts, deeds and writings for further and better assuring the said land and property more particularly described in



ADDITIONAL REGISTRAR  
GOVERNMENT OF WEST BENGAL, KOLKATA  
22 JUL 2015

the Schedule hereunder written and hereby conveyed to the said property.

**SCHEDULE OF THE PROPERTY**

**ALL THAT** piece and parcel of undivided and un-demarcated vacant land measuring little more or less ~~00~~4 decimals within Dag no. 1292 under Mouza Ramchandrapur, Khatian no. 1009, 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:-

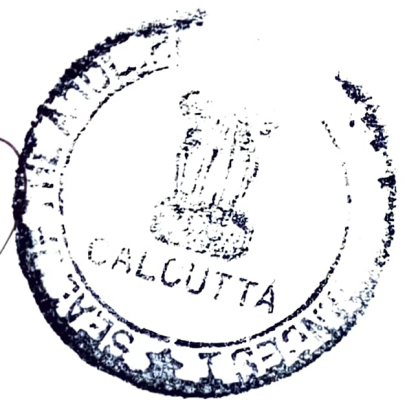
ON THE NORTH : 16' feet metal road ;

ON THE EAST : Land of Smt. Bibha Ghosh ;

ON THE SOUTH : Pond of Shankar Ghosh;

ON THE WEST : Land of Nirapada Ghosh & Samar Ghosh;

*Saikat Kumar Ghosh*



22 JUL 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. Soumya Banerjee  
Adv.  
High Court, Calcutta

Saibin Kumar Ghosh.

VENDOR

2. Soumya Banerjee  
Adv.  
High Court, Calcutta

RUPAK GHOSH.

PURCHASER

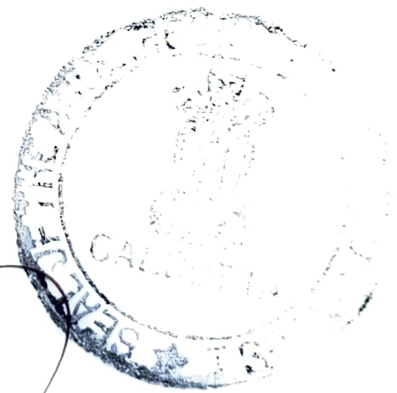
Drafted by

Soumya Banerjee

Soumya Banerjee  
Advocate

W.B./10.147/1997

High Court, Calcutta



ADDITIONAL BOARD  
OF ACCOUNTANCY  
22 JUL 2015

## RECEIPT

RECEIVED on and from the within-named Purchaser, the within mentioned sum of Rs.3.00 lacs being the total amount of within mentioned consideration money as per memo below :-

**MEMO OF CONSIDERATION**

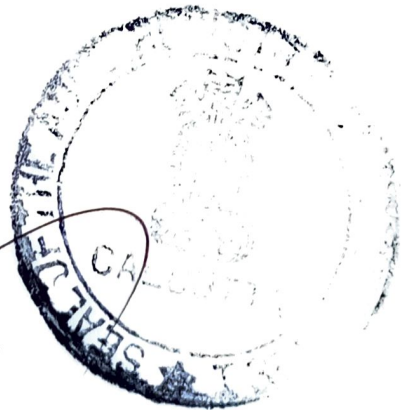
Sl.	Description	Amount
1.	A/c. Payee Cheque of State Bank of India, Narendrapur Branch, vide Cheque no. 915366, Dated 31.07.2014;	1.00 lac
2.	A/c. Payee Cheque of HDFC Bank, Narendrapur Branch, vide Cheque No. 000015, Dated 16.02.2015;	1.20 lac
3.	A/c. Payee Cheque of State Bank of India, Narendrapur Branch, vide Cheque No 915368, Dated	80,000/-
	Total:	3.00 lacs.

**WITNESSES :**

1. *Soumya Banerjee*  
Adv.

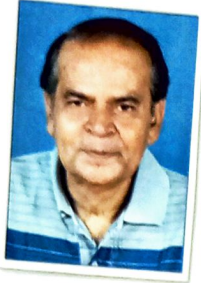
2. *Smt. Smt. Smt.*

*Saihu Kumar Gandy.*  
VENDOR



ADDITIONAL REGISTRAR  
REGISTRAR OF COMPANIES, CHENNAI  
22 JUL 2015

SPECIMEN FORM FOR TEN FINGERPRINTS



Sairam Kumar Gandy



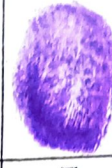
Little



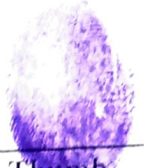
Ring



Middle



Fore



Thumb

(Left Hand)



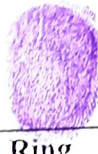
Thumb



Fore



Middle



Ring



Little

(Right Hand)



RUPAK GHOSH



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little



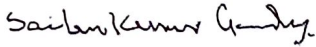
(Right Hand)





ADDITIONAL REGISTRAR  
OF ASSURANCE COMPANIES, KATA  
22 JUL 2015

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>SAILEN KUMAR GANGULY                      Son of Late SUSHIL KUMAR GANGULY                      53 B, SARPENTINE LANE, P.O:- ENTALLY, P.S:-                      Muchipara, District:-Kolkata, West Bengal, India, PIN -                      700014                      Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of:                      India, PAN No. BCKTG6626D,                      Status : Self                      Date of Execution : 22/07/2015                      Date of Admission : 22/07/2015                      Place of Admission of Execution : Office</p>	 7/22/2015 2:08:08 PM hrs	 LTI 7/22/2015 2:08:30 PM hrs
		 7/22/2015 2:09:13 PM hrs	

### Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Shri RUPAK GHOSH                      Son of Shri SAMARESH GHOSH                      RAMCHANDRAPUR(SOUTH), P.O:- NARENDRAPUR,                      P.S:- Sonarpur, District:-South 24-Parganas, West Bengal,                      India, PIN - 700103                      Sex: Male, By Caste: Hindu, Occupation: Business, Citizen                      of: India, PAN No. ATLPG0252E,                      Status : Self                      Date of Execution : 22/07/2015                      Date of Admission : 22/07/2015                      Place of Admission of Execution : Office</p>	 7/22/2015 2:09:43 PM hrs	 LTI 7/22/2015 2:10:02 PM hrs
		<p><i>R'Upak Ghosh.</i></p> 7/22/2015 2:11:18 PM hrs	

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr S BANERJEE                      Son of Mr TAPAS BANERJEE                      HIGH COURT, P.O:- G P O, P.S:-                      Hare Street, District:-Kolkata, West                      Bengal, India, PIN - 700001                      Sex: Male, By Caste: Hindu,                      Occupation: Advocate, Citizen of:                      India,</p>	<p>SAILEN KUMAR GANGULY, Shri                      RUPAK GHOSH</p>	<p><i>Soumya Banerjee</i></p> 7/22/2015 2:11:53 PM hrs

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: South 24-Parganas, P.S:-                      Sonarpur, Gram Panchayat:                      BANGOOGHLY-I, Mouza:                      Ramchandrapur</p>	<p>RS Plot No:-                      1158                      , RS Khatian                      No:- 1009</p>	4 Dec	3,00,000/-	14,54,544/-	<p>Proposed                      Use: Bastu,                      ROR: Shali,                      Width of                      Approach                      Road: 16 Ft.,</p>

### D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	S BANERJEE
Address	HIGH COURT,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 - 190105943 / 2015

Query No/Year	19011000165215/2015	Serial no/Year	1901005743 / 2015
Deed No/Year	I - 190105943 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	SAILEN KUMAR GANGULY	Presented At	Office
Date of Execution	22-07-2015	Date of Presentation	22-07-2015

Remarks

On 09/07/2015

**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 14,54,544/-



(Dinabandhu Roy)

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

On 22/07/2015

**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 13:40 hrs on : 22/07/2015, at the Office of the A.R.A. - I KOLKATA by SAILEN KUMAR GANGULY ,Executant.

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

Execution is admitted on 22/07/2015 by

SAILEN KUMAR GANGULY, Son of Late SUSHIL KUMAR GANGULY, 53 B, SARPENTINE LANE, P.O: ENTALLY, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By Profession Others

Indetified by Mr S BANERJEE, Son of Mr TAPAS BANERJEE, HIGH COURT, P.O: G P O, Thana: Hare Street, , 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 22/07/2015 by

Shri RUPAK GHOSH, Son of Shri SAMARESH GHOSH, RAMCHANDRAPUR(SOUTH), P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, By caste

Hindu, By Profession Business

Identified by Mr S BANERJEE, Son of Mr TAPAS BANERJEE, HIGH COURT, P.O: G P O, Thana: Hare Street,  
Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,092/- ( A(1) = Rs 15,994/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 16,092/-

#### Payment of Stamp Duty

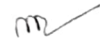
Certified that required Stamp Duty payable for this document is Rs. 72,747/- and Stamp Duty paid by Draft Rs 72,770/-, by Stamp Rs 100/-

#### Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 53373, Purchased on 09/07/2015, Vendor named Suranjan Mukherjee.

#### Description of Draft

1. Rs 72,770/- is paid, by the Draft(8554-16) No: 411231000382, Date: 14/07/2015, Bank: STATE BANK OF INDIA (SBI), NARENDRAPUR.



(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 60804 to 60824  
being No 190105943 for the year 2015.



*[Handwritten signature]*

Digitally signed by SUJAN KUMAR  
MAITY  
Date: 2015.08.27 17:28:39 +05:30  
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 27/08/2015 17:28:38  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)