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1-01197/12



पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

A 286361

82-2266/12  
13/2/12

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.



District Registrar-III  
Alipore, South 24-parganas

13 FEB 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 13<sup>th</sup> day of February, Two thousand and Twelve (2012)

BETWEEN

SRI MONOHAR DAS, son of Late Balai Chandra Das, by faith: Hindu, by nationality : Indian, by occupation : Business, residing at 19, Ajay Nagar, Post Office : Santoshpur, Police Station : Purba Jadavpur, Kolkata : 700075, - represented by his lawful Constituted Attorney SRI MONORANJAN DAS, son of Late Thakurdas Das, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at 3, Netaji Park, Khudirabad, Police Station : Sonarpur, Kolkata : 700152, District South 24-Parganas, by virtue of a Registered Power of Attorney which was registered before District Sub-Registrar-III, at Alipore, District 24-Parganas (South), duly recorded in Book No. IV, CD Volume No. 1, Page from 9808 to 9821, being No. 00838 for the year 2010, hereinafter called and referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators and legal representatives and assigns) of the FIRST PART;

AND

SMT. MITA MONDAL, wife of Sri Dilip Kumar Mondal, by faith: Hindu, by occupation : Housewife, residing at 24, Purbachal M. G. Road, Police Station : previously Kasba now Garfa, Kolkata : 700078, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be



Jadavpur, then Kasba, presently Purba Jadavpur, within C.S. Khatian No. 5 and 6, R.S. Khatian No. 115, 117, 119, 129, and 130, under C.S. Dag No. 102, R.S. Dag No. 196.

AND WHEREAS the said Sri Surya Kumar Pal and two others, sold, conveyed and transferred ALL THAT piece and parcel of land measuring net area of land, 1 (one) cottahs 15 (fifteen) chittaks 15 (fifteen) square feet more or less, along with land measuring 6 (six) cottahs 35 (thirty five) square feet more or less for adjacent road, in total 2 (two) cottahs 6 (six) chittaks 5 (five) square feet of land lying and situated at District 24-Parganas (South), District Sub-Registry Office previously at Alipore presently at Sealdah, Pargana : Khaspur, District Collectorate, Touzi No. 56, R.S. No. 3, J.L. No. 25, Mouza : Nayabad, Police Station : formerly Tollygunge thereafter Jadavpur, then Kasba, presently Purba Jadavpur, within C.S. Khatian No. 5 and 6, R.S. Khatian No. 115, 117, 119, 129, and 130, under C.S. Dag No. 102, R.S. Dag No. 196 to one Sri Sajal Kumar Roy, son of Sri Sudhir Chandra Roy, by executing and registering a Deed of Conveyance on 26.9.1992, which was registered in the office of District Registry Office at Alipore, District 24-Parganas (South). And the same was recorded in Book No. I, Volume No: 295, Pages 106 to 115, being Deed No. 15651, for the year 1992.

AND WHEREAS the said Sri Sajal Kumar Roy while thus jointly lawfully seized, possessed, enjoyed and sufficiently well entitled to the aforesaid plot of land lying and situate at District 24-Parganas (South), District Sub-Registry Office previously at Alipore presently at Sealdah, Pargana : Khaspur, District Collectorate, Touzi No. 56, R.S. No. 3, J.L. No. 25, Mouza : Nayabad, Police Station : formerly Tollygunge thereafter Jadavpur, then Kasba, presently Purba Jadavpur, within C.S. Khatian No. 5 and 6, R.S. Khatian No. 115, 117, 119, 129, and 130, under C.S. Dag No. 102, R.S. Dag No. 196.

AND WHEREAS the said Sri Sajal Kumar Roy then was a resident of 24, Shyama Charan Mukherjee Street, Police Station : Chitpur, Kolkata while thus jointly lawfully seized, possessed, enjoyed and sufficiently well entitled to the aforesaid plot of land sold, conveyed and transferred ALL THAT the said plot of land measuring 1 (one) cottahs 15 (fifteen) chittaks 15 (fifteen) square feet more or less, lying and situate at District 24-Parganas (South), District Sub-Registry Office previously at Alipore presently at Sealdah, Pargana : Khaspur, District Collectorate, Touzi No. 56, R.S. No. 3, J.L. No. 25, Mouza : Nayabad, Police Station : formerly Tollygunge thereafter Jadavpur, then Kasba, presently Purba Jadavpur, within



C.S. Khatian No. 5 and 6, R.S. Khatian No. 115, 117, 119, 129, and 130, under C.S. Dag No. 102, R.S. Dag No. 196 being Scheme Plot No. 11, now within the limits of the Kolkata Municipal Corporation, Ward No. 109 to Sri Monohar Das, son of Late Balai Chandra Das, then was a resident of 19, Ajay Nagar, Police Station : Kasba, Kolkata : 700075 by executing a Bengali Deed of Conveyance on 26.3.1999 before the District Sub-Registry Office III at Alipore, District 24-Parganas (South), which was recorded in Book No. I, Volume No. 50, Pages 310 to 319, being Deed No. 1882 for the year 1999.

AND WHEREAS the said Monohar Das mutated his name in the records of B.L. & L.R.O. regarding the ownership of aforesaid plot of land.

AND WHEREAS the said Monohar Das, became the sole and absolute Owner of ALL THAT the said plot of land measuring 1 (one) cottahs 15 (fifteen) chittaks 15 (fifteen) square feet more or less, lying and situate at District 24-Parganas (South), District Sub-Registry Office previously at Alipore presently at Sealdah, Pargana : Khaspur, District Collectorate, Touzi No. 56, R.S. No. 3, J.L. No. 25, Mouza : Nayabad, Police Station : formerly Tollygunge thereafter

Jadavpur, then Kasba, presently Purba Jadavpur, within C.S. Khatian No. 5 and 6, R.S. Khatian No. 115, 117, 119, 129, and 130, under C.S. Dag No. 102, R.S. Dag No. 196 being Scheme Plot No. 11, now within the limits of the Kolkata Municipal Corporation, Ward No. 109.

AND WHEREAS the said Sri Monohar Das, the Vendor herein, became the sole and absolute Owner of ALL THAT the said plot of land measuring 1 (one) cottahs 15 (fifteen) chittaks 15 (fifteen) square feet more or less, along with 100 square feet kutcha structure constructed by him which is lying and situate at District 24-Parganas (South), District Sub-Registry Office previously at Alipore presently at Scaldah, Pargana : Khaspur, District Collectorate, Touzi No. 56, R.S. No. 3, J.L. No. 25, Mouza : Nayabad, Police Station : formerly Tollygunge thereafter Jadavpur, then Kasba, presently Purba Jadavpur, within C.S. Khatian No. 5 and 6, R.S. Khatian No. 115, 117, 119, 129, and 130, under C.S. Dag No. 102, R.S. Dag No. 196 being Scheme Plot No. 11, now within the limits of the Kolkata Municipal Corporation, Ward No. 109.

AND WHEREAS the Owner/Vendor herein while thus seized, possessed and sufficiently entitled to the said plot of land with



structure intends to sell, transfer and convey the same at or for a total consideration of Rs.8,00,000/- (Rupees Eight Lakhs) only and knowing the said intention of the Owner/Vendor herein, the Purchaser herein approached him to purchase the same at the said price and both the parties have agreed to the sale proceeds.

**NOW THIS INDENTURE WITNESSEES THAT** the Vendor herein has this day received a sum of Rs.8,00,000/- (Rupees Eight Lakhs) only from the Purchaser herein which the Vendor does hereby admit and acknowledge in the manner described in the Memo of Consideration below and the Vendor doth hereby acquit, exonerate, discharge the Purchaser in respect of the said land hereby conveyed or transferred or expressed so to be and the Vendor herein doth hereby grant, convey, transfer, assign and assure to and unto and in favour of the Purchaser herein **ALL THAT** the said plot of land measuring 1 (one) cottahs 15 (fifteen) chittaks 15 (fifteen) square feet more or less, along with 100 square feet kutchha structure constructed by him which is lying and situate at District 24-Parganas (South), District Sub-Registry Office previously at Alipore presently at Sealdah, Pargana : Khaspur, District Collectorate, Touzi No. 56, R.S. No. 3, J.L. No. 25, Mouza : Nayabad, Police Station : formerly Tollygunge thereafter Jadavpur, then Kasba, presently Purba Jadavpur, within C.S. Khatian

No. 5 and 6, R.S. Khatian No. 115, 117, 119, 129, and 130, under C.S. Dag No. 102, R.S. Dag No. 196 being Scheme Plot No. 11, now within the limits of the Kolkata Municipal Corporation, Ward No. 109 described in the SCHEDULE hereunder written together with land and delineated in the sketch plan marked with "RED" border which is annexed hereto TOGETHER WITH the right to evict the trespassers and or their unauthorized persons from their respective portions and the right of ingress to and egress from the said land morefully and particularly described in SCHEDULE hereinafter collectively referred to as the said land with all the common rights of easements OR HOWSOEVER OTHERWISE the said property with all common easementary rights now are or is at any time heretofore were or was situated, butted and bounded called, known, numbered, described or distinguished TOGETHER WITH rights, liberties, easements, privileges, profit, advantages and appurtenants whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or is at any time hereto were held, used, occupied or enjoyed therewith or reputed to belong or deemed taken or known as part and parcel and number thereof or appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits of and from the said land hereby granted, transferred, sold, conveyed, assigned and assured or intended so to be and all deeds,



pattahs, muniments, writings and evidences of title whatsoever exclusively relating to or concerning the same or thereof which now are/is at anytime hereto were/way/may be in the custody possession or power of the Vendor, or any person/persons from whom the Vendor hereto can/may procure the custody/power without any action or suit at law and in equity to the Purchaser TO HAVE AND TO HOLD the said premises with dilapidated structures standing thereon with exclusive right, title and interest thereof hereby granted, transferred, sold, conveyed, assigned and assured TO AND UNTO and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple, without any manner or condition, use, trust, or other things whatsoever to avert defeat, encumber or make void the same and the Vendor does hereby covenant with the Purchaser that notwithstanding any act, deed matter, assurance or thing whatsoever by the Vendor done, made, executed, occasioned or suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of otherwise entitled to OR THAT the said land with dilapidated structures standing thereon with the common rights, granted, transferred, sold, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of hindrance, lawful

eviction, interruption, claim or demand whatsoever from or to claim from under or in trust for the Vendor and freely and clearly and absolutely acquitted, exonerated, discharged or otherwise by the Vendor AND that freely and clearly and absolutely acquitted, exonerated or discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of, from and against all manner or forms or other estate encumbrances, claims, demands, charges, liens, lispendence, debts and attachments whatsoever made, done, executed, occasioned or suffered by the Vendor or any person claiming or interested to claim from through, under or in trust for the Vendor into and upon the said land with exclusive and common rights hereby, granted, transferred, sold, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required and the Purchaser hereby covenants with the Vendors that the Purchaser will and shall maintain the said Premises with common rights and that the Purchaser heretofore shall duly mutate her name in the records of the B.L.&L.R.O. and the Kolkata Municipal Corporation and regularly pay the rates and taxes relating to the said premises described in the SCHEDULE below and that the Purchaser shall hold, possess and enjoy the said premises as an absolute Owner thereof AND the Vendor shall deliver the original



of such title documents relating to the said land and shall furnish such true copies thereof or extracts therefrom as the Purchaser may reasonably require and the Vendor does hereby agree to indemnify and does hereby indemnify the Purchaser in respect of the lawful title of the constructed area and land underneath hereby sold by him from anyone lawfully claiming under him in as much as the Vendor does hereby declare that there is no other encumbrances other than the ones already referred to hereinbefore in respect of the premises in SCHEDULE below, in respect of which the Vendor's all right, title and interest does hereby stand extinguished on execution of these presents and he undertakes to keep the Purchaser harmless and indemnified from all costs and consequences arising out of any other encumbrances upon the said premises in SCHEDULE below hereinafter discovered but not disclosed by the Vendor hereinbefore by inadvertence or otherwise.

SCHEDULE 'A'

ALL THAT the said plot of land measuring 1 (one) cottah 15 (fifteen) chittaks 15 (fifteen) square feet more or less, along with 100 square feet kutcha structure constructed by him which is lying and situate at District 24-Parganas (South), District Sub-Registry Office

previously at Alipore presently at Sealdah, Pargana : Khaspur, District  
Collectorate, Touzi No. 56, R.S. No. 3, J.L. No. 25, Mouza : Nayabad,  
Police Station : formerly Tollygunge thereafter Jadavpur, then Kasba,  
presently Purba Jadavpur, within C.S. Khatian No. 5 and 6, R.S.  
Khatian No. 115, 117, 119, 129, and 130, under C.S. Dag No. 102,  
R.S. Dag No. 196 being Scheme Plot No. 11; now within the limits of  
the Kolkata Municipal Corporation, Ward No. 109 and which plot is  
butted and bounded as follows :-

**ON THE NORTH** : Land of Scheme Plot No.2,

**ON THE SOUTH** : 20 feet wide road,

**ON THE EAST** : Land of Scheme Plot No. 10,

**ON THE WEST** : Land of Scheme Plot No. 12.

which is specifically shown in the Annexed plan delineated with  
**RED**" border.



IN WITNESS WHEREOF the PARTIES do hereunto  
set and subscribed their respective signatures on the day, month and  
year first above written.

SIGNED, SEALED & DELIVERED

in the presence of :

WITNESSES

1. Shyam Adhikary  
S/o Sri Nihar Adhikary  
15, Hind Road  
New Santoshpur  
Kolkata - 700075.

S/ (Signature)

As constituted Attorney for and on behalf  
of Sri MONOHAR DAS

VENDOR

2. DILIP KR MONDAL  
S/o UPENDRA NATH MONDAL  
24 PURBACHAL M.C. ROAD

Kol - 700078

Read out confirmed in  
Deputy and

Drafted by :

K. Chakraborty.

Milon Mondal

PURCHASER

Kalyan Chakraborty,  
Advocate,  
Alipore Judges' Court,  
Kolkata : 700027.

Computer Prints by :

Esaka Roy Choudhury  
"Onkar",  
Alipore Judges' Court,  
Kolkata : 700027.

MEMO OF CONSIDERATION

RECEIVED the sum of Rs.8,00,000/- (Rupees Eight Lakhs) only from the PURCHASER as payment for full and final consideration of the above mentioned Scheduled property, details of which are as follows :-

1. By Demand Draft vide No. 716524 dated 11.02.2012 drawn on State Bank of India, New Ballygunge Branch, Kolkata :  
700078. : Rs.2,00,000/-
2. By Cash on 13.02.2012 : Rs.6,00,000/-

Total : Rs.8,00,000/-

(Rupees Eight Lakhs) only.

WITNESSES:

1. Swapna Adhikary  
S/o Sri Nihar Adhikary  
15, Hind Road  
New Sanfoshpuri  
Kolkata-700075.

Sd/- Sri Monohar Das  
As constituted attorney for and on behalf  
of SRI MONOHAR DAS  
VENDOR

2. DILIP KUMAR MONDAL  
S/o UPENDRA NATH MONDAL  
24 PURBACHAL M. G. ROAD  
Kolkata 700078



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name *S. G. S. S. S. S. S.*

Signature *S. G. S. S. S. S. S.*



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name *M. A. M. M. M. M. M.*

Signature *M. A. M. M. M. M. M.*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

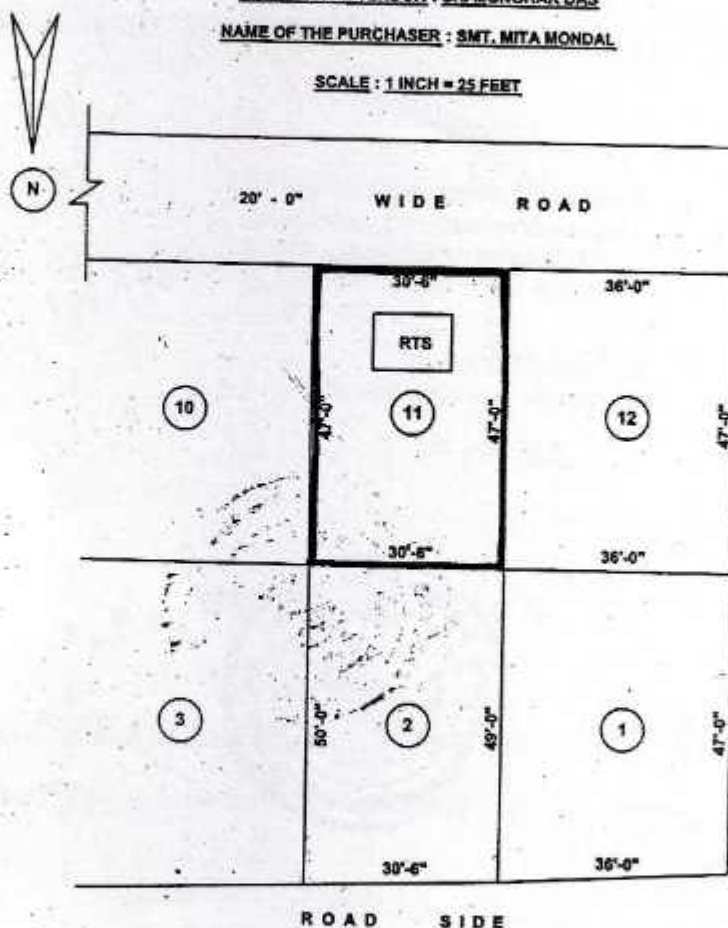
PLAN IN RESPECT OF A PLOT OF LAND LYING AND SITUATE AT PARGANA : KHASPUR, DISTRICT COLLECTORATE, TOLUZI NO. 56, R.S. NO. 3, J.L. NO. 25, MOUZA : NAYABAD, POLICE STATION : FORMERLY TOLLYGUNGE THEREAFTER JADAVPUR, THEN KASBA, PRESENTLY PURBA JADAVPUR, WITHIN C.S. KHATIAN NO. 5 AND 6, R.S. KHATIAN NOS. 115, 117, 119, 129, AND 130, UNDER C.S. DAG NO. 102, R.S. DAG NO. 196 BEING SCHEME PLOT NO. 11, NOW WITHIN THE LIMITS OF THE KOLKATA MUNICIPAL CORPORATION, WARD NO. 109, DISTRICT 24-PARGANAS (SOUTH)

AREA OF LAND : 1 COTTAH 15 CHITTAKS 15 SQUARE FEET (MORE OR LESS)  
(SHOWN IN "RED" COLOUR BORDER)  
TOGETHER WITH KUMTCHA STRUCTURE MEASURING 100 SQUARE FEET (MORE OR LESS)

NAME OF THE VENDOR : SRI MONOHAR DAS

NAME OF THE PURCHASER : SMT. MITA MONDAL

SCALE : 1 INCH = 25 FEET



*As constituted attorney for and on behalf of SRI MONOHAR DAS*  
VENDOR

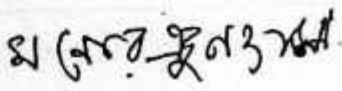
*Mitra Mondal*  
PURCHASER

Traced by :  
*Alpana K. Chatterjee*  
Upad Kumar Chatterjee,  
Alipore Judges' Court,  
Kolkata - 700027.



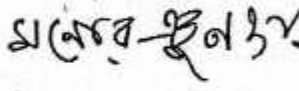


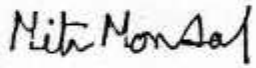


**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-III SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01315 / 2012, Deed No. (Book - I , 01197/2012)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sri Monoranjan Das	 13/2/12

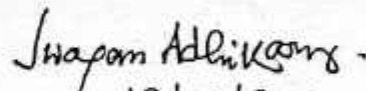
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Monoranjan Das Address -3, Netaji Park, Khudirabad, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700152	Attorney		 LTI	
			13/02/2012	13/02/2012	
2	Mita Mondal Address -24, Purbachal M. G. Road, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078	Self		 LTI	
			13/02/2012	13/02/2012	

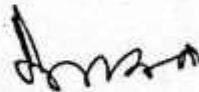
Name of Identifier of above Person(s)

Swapan Adhikary  
15, Hind Road, Kolkata, District:-South 24-Parganas,  
WEST BENGAL, India, P.O. :-New Santoshpur Pin  
:-700075

Signature of Identifier with Date

  
13/02/2012



  
**DIST. Sub-Registrar - III**  
**South 24 Parganas**  
**13 FEB 2012**

(Ashoke Kumar Biswas)

**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**  
**Office of the D.S.R.-III SOUTH 24-PARGANAS**





**Government Of West Bengal**  
Office Of the D.S.R.-III SOUTH 24-PARGANAS  
District:-South 24-Parganas

**Endorsement For Deed Number : I - 01197 of 2012**  
(Serial No. 01315 of 2012)

**On**

**Payment of Fees:**

**On 13/02/2012**

**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.

**Payment of Fees:**

Amount By Cash

Rs. 16524/-, on 13/02/2012

( Under Article : A(1) = 16478/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 13/02/2012 )

**Certificate of Market Value(WB RUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1498750/-

Certified that the required stamp duty of this document is Rs.- 89945 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 84965/- is paid, by the draft number 716525, Draft Date 11/02/2012, Bank Name State Bank of India, NEW BALLYGUNGE HALTU, received on 13/02/2012

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

Presented for registration at 13.50 hrs on :13/02/2012, at the Office of the D.S.R.-III SOUTH 24-PARGANAS by Sri Monoranjan Das ,Executant.

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

Execution is admitted on 13/02/2012 by

1. Smt. Mita Mondal, wife of Sri Dilip Kr. Mondal , 24, Purbachal M. G. Road, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078 , By Caste Hindu, By Profession : House wife

Identified By Swapan Adhikary, son of Sri Nihar Adhikary, 15, Hind Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-New Santoshpur Pin :-700075 , By Caste: Hindu, By Profession: Business.

**Executed by Attorney**



*(Signature)*  
Dist. Sub-Registrar, South 24 Parganas  
13 FEB 2012  
(Ashoke Kumar Biswas)  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

13/02/2012 15:02:00

Endorsement Page 1 of 2





**Government Of West Bengal**  
**Office Of the D.S.R.-III SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 01197 of 2012**  
**(Serial No. 01315 of 2012)**

Execution by

1. Sri Monoranjan Das, son of Lt Thakurdas Das , 3, Netaji Park, Khudirabad, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700152 By Caste Hindu By Profession: Business, as the constituted attorney of Sri Monohar Das is admitted by him.

Identified By Swapan Adhikary, son of Sri Nihar Adhikary, 15, Hind Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-New Santoshpur Pin :-700075 , By Caste: Hindu, By Profession: Business.

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



**Dist. Sub-Registrar - E**  
**South 24 Parganas**  
**13 FEB 2012**

( Ashoke Kumar Biswas )

**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**

Endorsement Page 2 of 2

13/02/2012 15:02:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 2005 to 2026  
being No 01197 for the year 2012.



(Anima Sinha) 14-February-2012  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R.-III SOUTH 24-PARGANAS  
West Bengal