

04991

2-5156/11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 113042

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

Register Sub-Registrar
Sub 24 Parganas, Alipore.
Registration No. 1 (A) of
Registration No. 1000
8 JUL 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 8th day of July Two Thousand Eleven (2011) BETWEEN (1) SMT. BASANTI DEBNATH wife of Late Sudhir Debnath (2) SRI JOYDEV DEB NATH (3) SMT. KABERI DEBNATH (4) SMT. KRISHNA NATH (DEB NATH) wife of Sri Samir Nath, no.2 son of and no.3 & 4 both daughters of Late Sudhir Debnath, all by faith-Hindu, no 1 to 3 all are residing at Nafar Chandra Das Road, P.O& P.S-Behala, Kolkata-700034 and no.4 residing at 217, Netaji Subhas Road, P.S-Behala, Kolkata-700034

during her peaceful possession by a register Bengal Deed of conveyance

সিস. এল. নং. 519
নাম. K. S. Nandan, ALV
ঠিকানা. Alipore Judges' Court, Calcutta
মূল্য. 5000/-

06/07/2011

ভেদার - সবসীচী দেব
সেনারপুৰ - এ. বি. এস. আর. ও

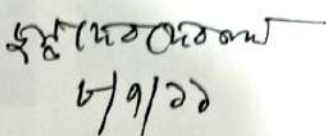


Sub-Registrar-IV
South 24 Parganas, Alipore,
Register No 1 (2) of
Registration Act 1908
- 8 JUL 2011

Sutodh Misra
ALV.
Alipore Judges Court
Calcutta.

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 04991 / 2011, Deed No. (Book - I , 05156/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sri Joydev Debnath	 6/9/20

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Basanti Debnath Address -Nafar Ch Das Rd.,, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Behala Pin :-700034	Self		 LTI	বাসন্তী দেবনাথ
			08/07/2011	08/07/2011	
2	Joydev Debnath Address -Nafar Ch Das Rd.,, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Behala Pin :-700034	Self		 LTI	জয়দেব দেবনাথ
			08/07/2011	08/07/2011	
3	Kaberi Debnath Address -Nafar Ch Das Rd.,, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Behala Pin :-700034	Self		 LTI	কাবেরী দেবনাথ
			08/07/2011	08/07/2011	
4	Krishna Nath (debnath) Address -217, Netaji Subhas Rd.,, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Behala Pin :-700034	Self		 LTI	Krishna nath
			08/07/2011	08/07/2011	




(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 04991 / 2011, Deed No. (Book - I , 05156/2011)

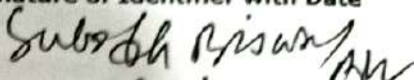
Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Moloy Ghosh Address -144, N. S. Rd.,4a, Narendrapur Complex, Narendrapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700103	Self		 LTI	
			08/07/2011	08/07/2011	

Name of Identifier of above Person(s)

Subodh Biswas
Alipore Judges Court, Thana:-Alipore, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin
:-700027

Signature of Identifier with Date


08/11





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

Endorsement For Deed Number : I - 05156 of 2011
(Serial No. 04991 of 2011)

On

Payment of Fees:

On 08/07/2011

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:

Amount By Cash

Rs. 10038/-, on 08/07/2011

(Under Article : A(1) = 9999/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 08/07/2011)

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.-910000/-

Certified that the required stamp duty of this document is Rs.- 54610 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 49610/- is paid, by the draft number 153002, Draft Date 07/07/2011, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 08/07/2011

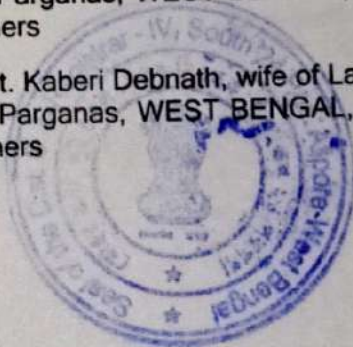
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.11 hrs on :08/07/2011, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Sri Joydev Debnath , one of the Executants.

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

Execution is admitted on 08/07/2011 by

1. Smt. Basanti Debnath, wife of Late. Sudhir Debnath , Nafar Ch Das Rd.,, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Behala Pin :-700034 , By Caste Hindu, By Profession : Others
2. Sri Joydev Debnath, son of Late. Sudhir Debnath , Nafar Ch Das Rd.,, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Behala Pin :-700034 , By Caste Hindu, By Profession : Others
3. Smt. Kaberi Debnath, wife of Late. Sudhir Debnath , Nafar Ch Das Rd.,, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Behala Pin :-700034 , By Caste Hindu, By Profession : Others



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

08/07/2011 16:40:00

EndorsementPage 1 of 2

Smt. Usha Rani Nath as his legal heirs and successors to his estate and during her peaceful possession by a register Bengali Deed of conveyance



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

Endorsement For Deed Number : I - 05156 of 2011
(Serial No. 04991 of 2011)

4. Smt. Krishna Nath (debnath), wife of Sri Samir Nath , 217, Netaji Subhas Rd., Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Behala Pin :-700034 , By Caste Hindu, By Profession : Others

5. Mr. Moloy Ghosh, son of Sri Kamal Ghosh , 144, N. S. Rd.,4a, Narendrapur Complex, Narendrapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700103 , By Caste Hindu, By Profession : Business

Identified By Subodh Biswas, son of . . . , Alipore Judges Court, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 2 of 2

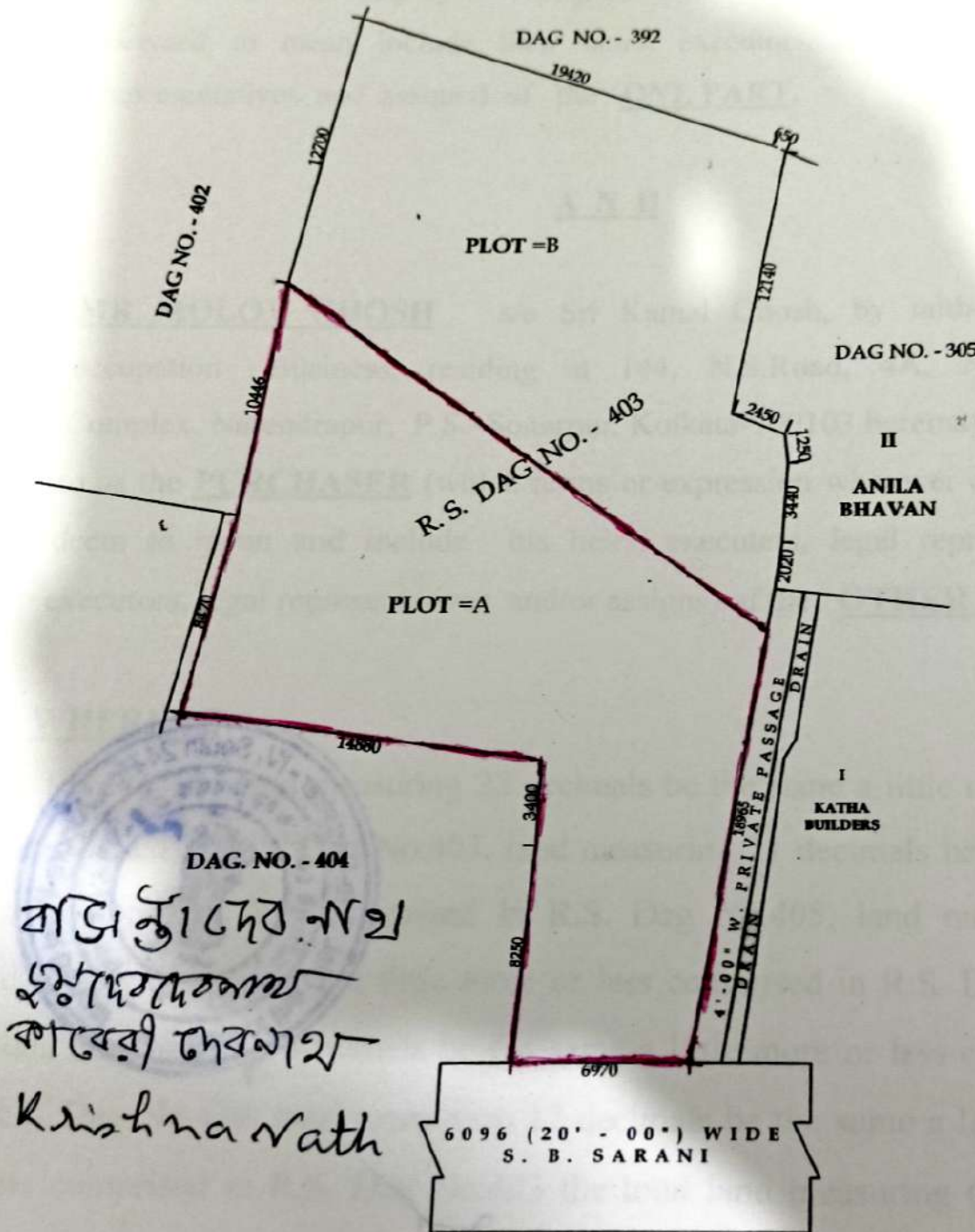
THE SITE PLAN OF RS DAG NO - 403 (POR.) R.S.KH. NO.- 13, OF MOUJA - MALIKAPUR, JL NO - 54, PS - SONARPUR, WARD - 16 UNDER RAJPUR-SONARPUR MUNICIPALITY

(ALL DIMENSIONS ARE IN MM)

SCALE = 1 : 100

PLOT (A) = 5K. 8 CH. 44 SFT.

PLOT (B) = 5K. 2 CH. 43 SFT.



বড়ী শ্রী দেবনাথ
স্বামীদেবনাথ
কাবেরী দেবনাথ
Krishna Nath

6096 (20' - 00") WIDE
S. B. SARANI

স্বামী দেবনাথ
SING. OF PURCHASER :-

SING. OF VENDORS :-

hereinafter called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context here be deemed to mean include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

MR MOLOY GHOSH s/o Sri Kamal Ghosh, by faith-Hindu, by occupation -Business, residing at 144, N.S.Road, 4A, Narendrapur Complex, Narendrapur, P.S.-Sonarpur, Kolkata-700103 hereinafter referred to as the PURCHASER (which terms or expression wherever occurs shall deem to mean and include his heirs, executors, legal representatives, executors, legal representatives and/or assigns) of the OTHER PART.

WHEREAS

1. The land measuring 22 decimals be the same a little more or less comprised in R.S. Dag No.403, land measuring 21 decimals be the same a little more or less comprised in R.S. Dag No.405, land measuring 05 decimals be the same a little more or less comprised in R.S. Dag No.406, land measuring 04 decimals be the same a little more or less comprised in R.S. Dag No.439, land measuring 12 decimals be the same a little more or less comprised in R.S. Dag No.493 the total land measuring 64 decimals, appertaining to R.S. Khatian No.13 and land measuring 02 decimals be the same a little more or less comprised in R.S. Dag No. 392 , appertaining to Khatian No. 280, the total land measuring 66 decimals be the same a little more or less of Mouza Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within the limits of Rajpur Sonarpur Municipality, P.S. - Sonarpur, in the District South 24- Parganas originally belonged to Srinath Nath and his name was recorded in the Revisional settlement record of right.
2. The said Srinath Nath died intestate leaving behind his only widow Smt. Usha Rani Nath as his legal heirs and successors to his estate and during her peaceful possession by a register Bengali Deed of conveyance

dated 16/12/1970 made between said Smt. Usha Rani Nath therein referred to as the vendor of the one part and one Smt. Umabala Debi wife of Sri Haripada Debnath of 8B, Nafar Chandra Das Road, P.O & P.S- Behala, Kolkata-700034, in the District South 24- Parganas therein referred to as the Purchaser of the other part and registered in the S.R.office at Sonarpur and recorded in Book No. I, Volume No.46, Pages 291 to 293, Being No. 3770 for the year 1970 ALL that the land measuring 66 decimals be the same a little more or less of the aforesaid two Khatian nos. 13 and 280, Dag nos. 403, 405, 406, 439, 493 and 392 within Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within the limits of Rajpur Sonarpur Municipality, P.S- Sonarpur, in the Dist 24- Parganas (S)..

4. After such purchase said Smt. Umabala Debi while seized and possessed the said property died intestate leaving behind her husband Sri Haripada Debnath and only son Sri Sudhir Debnath as her legal heirs and successors to her estate. Said Sri Haripada Debnath died intestate leaving behind his only son Sri Sudhir Debnath as his legal heirs and successors to his estate. The name of Sri Sudhir Debnath has been recorded in L.R.Khatian no. 284/1. Said Sri Sudhir Debnath died intestate on 13/05/2009 leaving behind his only widow Smt. Basanti Debnath only one son namely Sri Joydeb Debnath and two daughters namely Smt. Kaberi Debnath and Smt. Krishna Nath (Debnath) as his legal heirs and successors to his estate the vendors herein.

5. Thus said Smt. Basanti Debnath, Sri Joydeb Debnath, Smt. Kaberi Debnath and Smt. Krishna Nath (Debnath) the Vendors herein are the joint owners of the said land measuring 64 decimals be the same little more or less comprised in R.S. Dag No. 403, 405, 406, 439 and 493, under R.S.Khatian No. 13 and land measuring 02 decimals be the same a little more or less comprised in R.S. Dag No.392, appertaining to Khatian No. 280, Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within the limits of Rajpur Sonarpur Municipality, under ward no.16, P.S. – Sonarpur, in the District South 24- Parganas.

6. For some urgent need of money the said Smt. Basanti Debnath, Sri Joydeb Debnath, Smt. Kaberi Debnath and Smt. Krishna Nath (Debnath) Vendors herein offer to sell the land measuring 5 cottahs 8 chittacks 44 sq.ft. be the same little more or lees being Plot No. A out of 22 decimals, comprised in R.S. Dag No. 403, L.R.Dag no. 456 under R.S. Khatian No. 13, L.R.Khatian no. 1284, 1285, 1286 and 1287 of Mouza-Malikapur. J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within Rajpur Sonarpur Municipality, being Municipal Holding no. 95, Sahid Biswanath Sarani, under ward no.16, P.S. - Sonarpur, District South 24-Parganas more fully described in the Schedule hereunder written and hereinafter referred to as the said property at a consideration price of Rs. 9,00,000/- (Rupees Nine Lac) only to the intending purchaser or purchasers.

7. The present purchaser herein of the instant conveyance accepted the said offer and agreed to purchase the said land at the said highest price from the said Vendors herein more fully described in Schedule written hereunder and same is free from all encumbrances and they have right to sell the said property to the purchases.

NOW THIS INDENTURE WITNESSETH that in pursuance to the said consideration of the sum of Rs. 9,00,000/- (Rupees Nine Lac) only on or before the execution of these presents (the receipt whereof the Vendors doth hereby and also by the receipt hereunder grant, admit and acknowledge and of and from the same doth hereby for ever release as the purchaser as well as the said property) hereby transferred the Vendors do hereby grant sell, convey, transfer, assign and assure unto the purchaser all that piece and parcel of land measuring 5 cottahs 8 chittacks 44 sq.ft. be the same little more or lees being Plot No. A out of 22 decimals, comprised in R.S. Dag No. 403 under R.S. Khatian No. 13, Mouza-Malikapur J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within Rajpur Sonarpur

Municipality, being Municipal Holding no. 95, Sahid Biswanath Sarani, under ward no.16, P.S. – Sonarpur, District South 24-Parganas more fully described in Schedule written hereunder and hereinafter referred to as the said property OR HOWSOEVER OTHERWISE the said land now are or is at any time heretofore were or was situated butted and bounded, called, known, numbered, described or distinguished TOGETHER WITH the areas, yards ways, paths, passages, water, water courses, drains, lights, rights, liberties, easements privileges, advantages, appendages and appurtenances whatsoever to the said property belonging to or in any way appertaining to or with the same or any part thereof held, used, occupied, enjoyed or reputed to belong or appertaining thereto and the reversion or reversions remainder or remainders and all the estate, right, title, claim, demand, whatsoever both at law and equity of the Vendor to the said property TOGETHER WITH all rights, liberties to the Purchaser to pass and re-pass with or without vehicles without any interruption over and along to use the surface drain by connecting therewith the water drain of the said land and also right to have water connection to the said land and also together with the right to take gas, electric, telephone, and other connection to the said land TO HAVE AND TO HOLD the said land hereby granted, conveyed transferred assigned, assured or intended so to be together with the right, liberties, easement, privileges appendages and appurtenances thereto belonging as aforesaid unto the Purchaser absolutely and for ever and free from all encumbrances, liens and lispendens and the Vendors doth hereby covenant with the purchaser that notwithstanding any act, deed, matter or things whatsoever by the Vendors done executed or knowingly suffered to the contrary the Vendor now has himself good right, full power and lawful and absolutely authority to grant, convey, transfer assign and assure the said property and assured or expressed or intended so to be unto and to the use of the purchaser in manner aforesaid and that the purchaser shall and will at all times hereafter peaceably and quietly hold, possess and enjoy the said land without

any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors in title and that free and clear and freely and clearly and absolutely discharged with in all the respect saved harmless and kept indemnified against all estates and encumbrances created by his or any of their predecessors in title and all persons rightfully having or claiming any estate or interest either at law or equity in and to the said land or any part thereof shall and will from time to time and at all times hereinafter upon the request and at the cost of purchasers make do execute cause to be made done executed all such further acts deeds, conveyances, transfers, assignments and assurances for the better and more effectually granting conveying transferring, assigning, assuring the said land hereby granted and conveyed or and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser, do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever any part thereof unto the purchaser as by himself shall be reasonably required and the Vendors further covenants that their heirs, executors, administrators legal representatives and assigns shall for further and more perfectly assuring conveying the said land and every portion thereof in manner aforesaid according to the true intent and meaning of these presents.

The vendors further covenant as follows:-

- 1) That the Purchaser herein as the absolute owner shall be entitled to use, hold, enjoy possess the schedule property exclusively and without any interruption and obstruction by the vendor or by other co-owners or occupiers or any body else who have acquired before and/or may hereafter acquire any right title or interest by purchaser or otherwise.
- 2) That the Purchaser shall at all time be entitled to sell, let out, transfer, mortgage, gift, lease or otherwise deal with or dispose of the schedule property to any other person or persons whatsoever without the consent of the vendor or any other person.

- 3) That the Purchaser shall always be entitled to make construction in the schedule property with the sanction /permission from the appropriate/authorities without any interruption and obstruction by the vendors or by other co-owners or occupiers or any body else.

SCHEDULE REFERRED TO ABOVE

ALL THAT the piece or parcel of Bastu land measuring 5 (Five) cottahs 8(Eight) chittacks 44 (Forty Four) sq.ft. be the same little more or lees with 100 sq.ft. Tiles shed structure being Plot No. A out of 22 decimals, comprised in R.S. Dag No. 403, L.R.Dag no. 456 appertaining to R.S. Khatian No. 13, L.R.Khatian no. 1284 , 1285, 1286 and 1287 of Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within Rajpur Sonarpur Municipality, being Municipal Holding no. 95, Sahid Biswanath Sarani, under ward no.16, P.S. - Sonarpur, in the District South 24-Parganas together with all easement thereon and appurtenances whatsoever to the said plot belonging to or in anywise appertaining to or with the same or any part thereof is delineated with the RED border line in the plan annexed herewith butted and bounded in the manner following :-

On The North By : Potion of R.S. Dag no. 403.
On The South By : Potion of R.S. Dag no. 404 and 20'wide Road.
On The East By : 4'wide Private Passage.
On The West By : Potion of R.S. Dag no. 403.

IN WITNESS WHEREOF parties hereto set and subscribed their hands and seal the day, month and year first above written.

SIGNED SEALED AND DELIVERED

IN THE PRESENCE OF:

WITNESSES:-

1. Milan Biswas
Alipuri Judge Court
KOL-27.

বাসুদেব চন্দ্রনাথ
কলকাতা
কলকাতা
Kishna Nath

SIGNATURE OF THE VENDORS

2. Kalisankar Mondal,
Advocate
Alipuri Judge Court,
KOL-27,

Neby Ghosh.
SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED on and from the within named Purchasers the within mentioned consideration the sum of Rs. 9,00,000/- (Rupees Nine Lac) only as per memo below:-

By Cheque on different dates

Rs. 9, 00, 000/-

Total Rs. 9, 00, 000/-

(Rupees Nine Lac) only

WITNESSES:-

1. Milan Biswas.
Adv. clerk
2. Kalkanker Mondal
Adv.

বালকৃষ্ণ দেবনাথ
কৃষ্ণদেবনাথ
কালকঙ্কর দেবনাথ
Krishna Nath

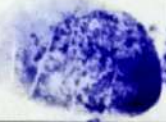
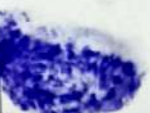
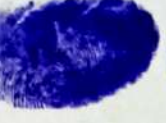
SIGNATURE OF THE VENDORS

Drafted by:-

Kalkanker Mondal.

Kali Sankar Mondal,
Advocate,

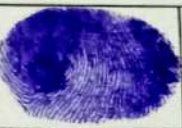
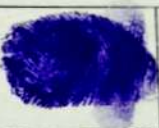
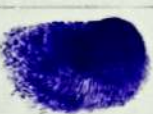
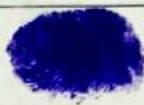
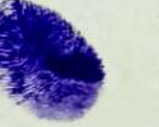
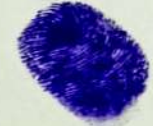
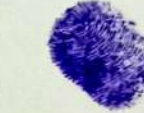
Alipore Judges' Court, Kolkata-700027,

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	Left hand					
	Right hand					

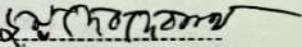
কান্তি দেবনাথ

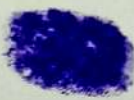
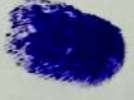
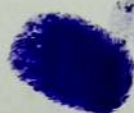
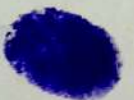
Name -----

Signature -----

	Left hand					
	Right hand					

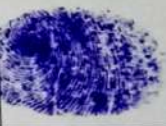
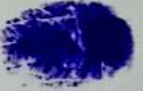
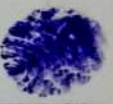
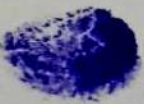
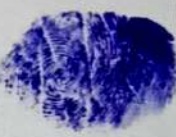
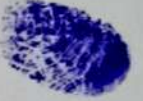
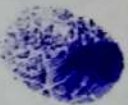
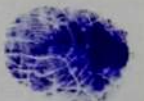
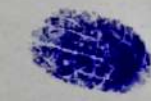
Name -----

Signature 

	Left hand					
	Right hand					

Name কান্তি দেবনাথ

Signature -----

	Left hand					
	Right hand					

Name Krishna Nath

Signature -----

		Thumb	1st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name MOLAY GHOSH

Signature Molay Ghosh

Photo	Left hand					
	Right hand					

Name -----

Signature -----

Photo	Left hand					
	Right hand					

Name -----

Signature -----

Photo	Left hand					
	Right hand					

Name -----

Signature -----



✓
Registrar Sub-Registrar
South 24 Parganas, Alipore,
Registration No 1 (B) of
Registration Act 1908
= 8 JUL 2011