

08148/11

P-08802/2011



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M.V. 1521, 526

C 593798

W.C. Case No. 1260/11

4579

BSC

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

Additional District Sub-Registrar
Cossipore, Dum Dum, North 24 Pgs

13 OCT 2011



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 30th day of September in the year Two Thousand Eleven [2011] A.D.

30 SEP 2011

ক্রমিক নাম _____
 পিতা _____
 গ্রামপে ভেড়ার স্বাক্ষর _____
 বিধান নগর (সপ্টগোকে সিটি) এ ডি এস আর ও
 মোট টাকার ক্রয় ভা _____
 চলান নং _____ মোট কত টাকা বরাদ্দ _____

২০/৯/১১

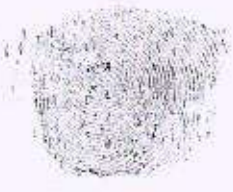
Sd/- Sarwan
 Barrowat

23 SEP 2011

998000

টেওয়ারী বারাকপুর ভেড়ার মিতা দস্ত

1 Presently



N.C.T.
 5293

1 Presently
 constituted attorney of vendors.



V.C.T.
 5294

1 Presently



V.C.T.
 5295

SHERRY ENTERPRISE
 8/1, Main Road

Pro-Intor



Sd/-

Dist. District Sub-Registrar
 Barrowat Dist. Form 24 Pgs (M)

Sanjay Das,
 Sr. Asst. Commr.
 Barrowat, Tejgaon

30 SEP 2011

BETWEEN

1. SRI RATAN SARKAR, 2. SRI ASHOK SARKAR, 3. SRI JAYANTA SARKAR, all are sons of Late Umakanta Sarkar, all are by Faith - Hindu, by Occupation - Service, by Nationality - Indian, all are residing at South Nimta, East Alipore, Harisabha Math, P.O. Nimta, Kolkata - 700 049, P.S. Nimta, Dist. North 24 Parganas, hereinafter jointly called, referred, identified and recognized as the "**VENDORS / LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, nominee or nominees, successor or successors and/or permitted assigns) of the **FIRST PART**.

The Vendors represented through their lawful constituted attorney namely **SRI PRASANTA DEY**, son of Late Narayan Chandra Dey, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Kaikhali, Chiriamore, P.O. Rajarhat Gopalpur, Kolkata - 700 136, under the jurisdiction of Airport Police Station, District 24-Parganas (North), by virtue of three different registered power attorney, these are as follows :

The Vendor No. 1, **SRI RATAN SARKAR**, represented by his Constituted Attorney, by virtue of a Registered Bengali Power of Attorney, which was executed and registered on 2nd September, 2011, before the office of A.D.S.R. Cossipore, Dum Dum and the same was recorded in Book No. IV, CD Volume No. 2, Pages 1936 to 1943 being Deed No. 00786 for the year 2011.

The Vendor No. 2, **SRI ASHOK SARKAR** represented by his Constituted Attorney, by dint of a Registered Bengali Power of Attorney, which was executed and registered on 5th September, 2011, before the office of A.D.S.R. Cossipore, Dum Dum and the same was recorded in Book No. IV, CD Volume No. 2, Pages 2018 to 2025 being Deed No. 00792 for the year 2011.

The Vendor No. 3, **SRI JAYANTA SARKAR** represented by his Constituted Attorney, by dint of a Registered Bengali Power of Attorney, which was executed and registered on 13th September, 2011, before the office of A.D.S.R. Cossipore, Dum Dum and the same was recorded in Book No. IV,

CD Volume No. 2, Pages 2316 to 2323 being Deed No. 00822 for the year 2011.

AND

MRS. SUKRITI, daughter of Sri Satyendra Narayan Singh, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Flat No. 504, Birendra Sudha Apartment, Burdwan Compound, P.O. & P.S. Lalpur, Ranchi - 834001, Jharkhand, hereinafter called, referred, identified, recognized as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, executors, administrators, legal representatives, nominee or nominees, successor or successors and/or permitted assigns) of the **SECOND PART**.

AND

SRI SANGRAM SARKAR, son of Late Umakanta Sarkar, by Faith - Hindu, by Occupation - Service, by Nationality - Indian, all are residing at South Nimta, East Alipore, Harisabha Math, P.O. Nimta, Kolkata - 700 049, under the jurisdiction of Nimta Police Station, District 24-Parganas (North), hereinafter called, referred, identified, recognized as the **CONFIRMING PARTY NO. 1** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, successor or successors, nominee or nominees and/or permitted assigns) of the **THIRD PART**.

AND

MERRY ENTERPRISE, a proprietorship firm, having its office at Anupama Commercial Complex, 1st floor, Mondalganthi, P.S. Baguiati, Dist. North 24 Parganas, represented by its sole proprietor namely **SK. MANI BABU**, son of Late Abdul Khaled, by Faith - Muslim, by Occupation - Business, by Nationality - Indian, residing at Anupama Commercial Complex, 1st floor, Mondalganthi, P.S. Baguiati, Dist. North 24 Parganas, hereinafter called, referred, identified and recognized as the **CONFIRMING PARTY NO. 2** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators,

successors in office, successors in interest and/or permitted assigns) of the **FOURTH PART**.

WHEREAS before dealing with the other recitals and covenants of the present deed of conveyance, it is made clear herein that whatever recitals, covenants, deed and documents mentioned in the Bengali Deed of Kobala from which the Vendors herein acquired right, title and interest of the Schedule property, are also binding upon all the parties of this Deed of Conveyance and the recitals, covenants, deed and documents mentioned in the said Bengali Deed of Kobala shall be deemed to be a part of this present Deed of Conveyance.

AND WHEREAS all the piece and parcel of land under C.S. Khatian No. 140, Samil Khatian No. 1303 under Dag No. 4579 of Mouza - Dakshin Nimta within P.S. Dum Dum, S.R.O. Cossipore, Dum Dum and District 24-Parganas (North) within the local jurisdiction of North Dum Dum Municipality belonged to Hadek Ali Mondal having 8 Anna share each and Soleman Mondal and others having 8 Anna share jointly and while they were in so exclusive possession, they transferred their right, title and interest in favour of Anisuddin Ahmed son of Late Samsuddin Ahmed on 8th February, 1957, registered before the office of S.R. Cossipore, Dum Dum.

AND WHEREAS the predecessors of the present Vendors namely Sri Binod Behari Sengupta, Sri Ajit Kumar Sengupta and Sri Ranjit Kumar Sengupta on 20th February, 1957 purchased the said property from said Anisuddin Ahmed which was registered before the office of S.R. Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 33, Pages 280 to 283 and being Deed No. 1405 for the year 1957.

AND WHEREAS by virtue of said purchase while the said Sri Binod Behari Sengupta, Sri Ajit Kumar Sengupta and Sri Ranjit Kumar Sengupta became the absolute owners and possessors in respect of the said property, they sold and transferred their right, title and interest in respect of the property measuring more or less 40 (Forty) Sataks corresponding to 24 (Twenty Four) Cottahs 4 (Four) Chittacks out of 1.19 Acre from Dag No. 4579 of Mouza - Dakshin Nimta, in favour of the present Vendors on 30th

August, 1975, by virtue of Bengali Kobala which was registered before the office of Sub-Registrar Cossipore, Dum Dum and one recorded in Book No. 1, Volume No. 144, Pages 61 to 64, being Deed No. 8063 for the year 1975.

AND WHEREAS by virtue of the said deed of conveyance, the present Vendors became the absolute owner and possessors in respect of the property measuring more or less 40 (Forty) Sataks corresponding to 24 (Twenty Four) Cottahs 4 (Four) Chittacks out of 1.19 Acre from Dag No. 4579 of Mouza - Dakshin Nimta, under Khatian No. 1608.

AND WHEREAS the present vendors due to diverse reasons, have expressed their desire to sell out the aforesaid property and accordingly the Confirming Party No. 1, who happens to be the brother of the present Vendors took the responsibility to develop and sell the said property at a consideration of **Rs. 14,00,000.00 (Rupees Fourteen lac) only** and being informed the same, the Confirming Party No. 2 is agreed to purchase the same at the said consideration.

AND WHEREAS in pursuance to the discussions between the Vendors, Confirming Party No. 1 and Confirming Party No. 2, it has been agreed and settled that the Vendors herein through their Attorney Holder will execute and register the Deed of Conveyance in favour of the nominee of Confirming Party No. 2.

AND WHEREAS the present purchaser herein, being informed by the Confirming Party No. 2 herein is agreed to purchase the land measuring more or less **7 (Seven) Cottahs** out of 40 (Forty) Sataks corresponding to 24 (Twenty Four) Cottahs 4 (Four) Chittacks out of 1.19 Acre from Dag No. 4579 of Mouza - Dakshin Nimta, under Khatian No. 1608, which is more fully described in the Schedule herein under written, at a consideration of **Rs. 14,00,000.00 (Rupees Fourteen lac) only** and before execution of the present deed of Conveyance, the Purchaser herein paid the entire consideration in favour of the Confirming Party No. 2. It is made clear herein that the Confirming Party No. 2 on receiving the consideration money from the purchaser, paid the entire consideration in favour of the Confirming Party No. 1 and the Vendors through their Attorney holder.

AND WHEREAS the Attorney holder herein on behalf of the Vendors do hereby acknowledge that his principals i.e. the Vendors already received the consideration amount from the Confirming Party No. 1 as well as from the confirming party no. 2 paid by the purchaser, in compliance with the Power of Attorney referred hereinabove.

NOW THIS INDENTURE WITNESSETH as follows :-

In pursuance of the said total consideration amount of **Rs. 14,00,000/- (Rupees Fourteen Lakh) only** paid to the Vendors through their Constituted Attorney and Confirming Parties, paid by the Purchaser as per memo below at or immediately before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt whereof the Vendors do hereby as well as by the receipt hereunder written, admit and acknowledge and of from the same and every part thereof hereby acquit, release and forever discharge the said purchaser) as well as the said land particularly described in the **Schedule** hereinafter written, the Vendor through his constituted attorney do hereby sell, grant, transfer and convey and assign and unto the Purchaser free from all encumbrances charges, liens, lispendences **ALL THAT** piece and parcel of land admeasuring **7 (Seven) Cottahs** out of 40 (Forty) Sataks corresponding to 24 (Twenty Four) Cottahs 4 (Four) Chittacks out of 1.19 Acre from Dag No. 4579 of Mouza - Dakshin Nimta, under Khatian No. 1608 under the jurisdiction of Nimta Police Station, within the local limits of North Dum Dum Municipality, in Ward No. 22, A.D.S.R.O. Cossipore, Dum Dum, in the Dist. North 24 Parganas, together with all easement rights, with electricity, water, sewerage connection. The annual proportionate rent is payable to the Collectorate of North 24 Parganas on behalf of Govt. of West Bengal. The land is hereby sold with all easementary right and appurtenances as particularly described in the **Schedule** hereinafter written **TO HAVE AND TO HOLD** the said property hereby granted, transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the purchaser absolutely forever free from all encumbrances whatsoever.

AND that the Schedule property is free from all encumbrances, attachments, liens, mortgages and the Vendors have absolute right, title and interest in respect of the Schedule property.

AND that no notice issued under the public demand recovery act has been served on the Vendors not any such notice have been published.

AND that the Vendors have not yet received any notice of requisite on and/or requisition of the property described in the Schedule hereinafter written.

AND that the purchaser and all person or persons claiming through the purchaser shall has undisputed and all manner of right over the common passages and other easementary rights.

AND that the Vendors and their legal heirs from time to time shall be bound to execute necessary Deed of Rectification or other document / documents without any consideration in favour of the purchaser or her respective legal heirs in respect of the Schedule land for any defect, omission, error to be found later on in the present deed at the cost of the purchaser.

AND that the purchaser or her men and agents on and from this day shall have absolute right to install electricity, water connection, sewerage connection, telephone connection, construct the boundary wall, fencing etc. at her own cost and expenses.

AND that the Vendors deliver this day khas possession of the said land along with the relevant documents of right, title and possession unto the Purchaser **NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors have good right and full power to grant and convey the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the rates, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from the vendors or any person or persons lawfully or equitably claiming from under or in trust for them and that free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming through them as aforesaid **AND FURTHER** that the Vendors and all persons having or lawfully or equitably claiming any estate or right, title and interest in the said land hereditaments and premises or any of them

or any part thereof from under or in trust for them, the Vendors shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done and executed all such acts and deeds and things whatsoever for further and more perfectly assuring the said land hereditaments and premises conveyed by these presents and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

[Description of Land]

ALL THAT piece and parcel of land admeasuring **7 (Seven)** Cottahs out of **40 (Forty)** Sataks corresponding to **24 (Twenty Four)** Cottahs **4 (Four)** Chittacks out of **1.19 Acre** from R. S. Dag No. 4579 of Mouza - Dakshin Nimta, under R. S. Khatian No. 1608 under the jurisdiction of Nimta Police Station, within the local limits of North Dum Dum Municipality, in Ward No. 22, A.D.S.R.O., Cossipore, Dum Dum, in the Dist. North 24 Parganas, together with all easement rights, common passage, with electricity, water, sewerage connection. The annual proportionate rent is payable to the Collectorate of North 24 Parganas on behalf of Govt. of West Bengal. The land is hereby sold with all easementary right, which is butted and bounded as follows :-

On the North : By Dag no 4579
 On the South : By Dag no 4580
 On the East : By Plot no J
 On the West : By Plot no H.

A site plan is annexed herewith showing the actual position of the land whereas this plot is marked in RED BORDER and marked as Plot No. 1

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

SIGED, SEALED AND DELIVERED

By the PARTIES at Kolkata in the

Presence of :

- 1. *eilip sei*
naiphali thiriarove
no. 136

P. S. D. D.

.....

Signature of the Vendors

Through their constituted attorney

Namely SRI PRASANTA DEY

- 2. *Amal - Jh*
Burk cut

[Handwritten signature]

.....

Signature of the Confirming Party No. 1

MERRY ENTERPRISE

Mr. Mani Babi

.....
proprietor

Signature of the Confirming Party No. 2

MEMO OF CONSIDERATION

RECEIVED on and from the above mentioned purchaser a sum of Rs.14,00,000.00 (Rupees Fourteen lac) only as full and final consideration in respect of the Schedule property as per the memo mentioned herein below :-

MEMO

By cheque :-

14,00,000/-

(Rupees Fourteen lac) only

IN PRESENCE OF :

1. *ilip siri*

Prasanta Dey

Signature of the Vendors

Through their constituted attorney

Namely SRI PRASANTA DEY

2. *Anil - Jn*

Dr. Jyoti Srinivas

Signature of the Confirming Party No. 1

MERRY ENTERPRISE

Sri. Mani Babu

Signature of the Confirming Party No. 2













































Drafted & Prepared by :

Sanjib Kumar Sankar

SANJIB KUMAR SARKAR

Advocate, Barasat Judges Court.

UNDER RULE 44A OF THE I.R. ACT 1908 N.B - L.H. BOX - SMALL TO THUMB PRINTS
 R.H. BOX - THUMB TO SMALL PRINTS

		LITTLE	RING	MIDDLE	FORE	THUMB
	<i>Subrata</i>					
		THUMB	FORE	MIDDLE	RING	LITTLE
						
		LITTLE	RING	MIDDLE	FORE	THUMB
	<i>Pooja D.</i>					
		THUMB	FORE	MIDDLE	RING	LITTLE
						
		LITTLE	RING	MIDDLE	FORE	THUMB
	<i>Hijab Arora</i>					
		THUMB	FORE	MIDDLE	RING	LITTLE
						
		LITTLE	RING	MIDDLE	FORE	THUMB
	<i>Shankar Babu</i>					
		THUMB	FORE	MIDDLE	RING	LITTLE
						
		LITTLE	RING	MIDDLE	FORE	THUMB

Attested



Government Of West Bengal
Office Of the A. D. S. R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 08803 of 2011
(Serial No. 08148 of 2011)

On

Payment of Fees:

On 30/09/2011

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

Presented for registration at 16.22 hrs on :30/09/2011, at the Private residence by Prasanta Dey , one of the Executants.

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

Execution is admitted on 30/09/2011 by

1. Sangram Sarkar, son of Late Uma Kanta Sarkar , East Alipore, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700049 , By Caste Hindu, By Profession : Service
2. Sk Mani Babu
Proprietor, Merry Enterprise, Mondal Ganthi, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Profession : Business
Identified By Sanjay Das, son of Lt B K Das, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

Executed by Attorney

Execution by

1. Prasanta Dey, son of Late Narayan Chandra Dey , Kaikhali, chiriamore, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700136 By Caste Hindu By Profession: Business, as the constituted attorney of 1. Ratan Sarkar 2. Ashok Sarkar 3. Jayanta Sarkar is admitted by him.
Identified By Sanjay Das, son of Lt B K Das, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Sushil Kumar Roy)
A. D. S. R. COSSIPORE DUMDUM

On 10/10/2011

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.-1521520/-

Certified that the required stamp duty of this document is Rs.- 91312 /- and the Stamp duty paid as: Impressive Rs.- 1000/-



(Sushil Kumar Roy)
A. D. S. R. COSSIPORE DUMDUM

Endorsement Page 1 of 2

13/10/2011 12:19:00



Government Of West Bengal
Office Of the A. D. S. R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 08803 of 2011
(Serial No. 08148 of 2011)

(Sushil Kumar Roy)
A. D. S. R. COSSIPORE DUMDUM

On 13/10/2011

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 : 23,4,53 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. 33476/- , on 13/10/2011

(Under Article : A(1) = 33462/- , E = 14/- on 13/10/2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 910069, Draft Date 12/10/2011, Bank Name State Bank of India, BIKASH BHVN GOVT CMPL, received on 13/10/2011
2. Rs. 41340/- is paid, by the draft number 118647, Draft Date 12/10/2011, Bank Name State Bank of India, CF BLOCK, SALT LAKE, received on 13/10/2011

(Sushil Kumar Roy)
A. D. S. R. COSSIPORE DUMDUM



(Sushil Kumar Roy)
A. D. S. R. COSSIPORE DUMDUM

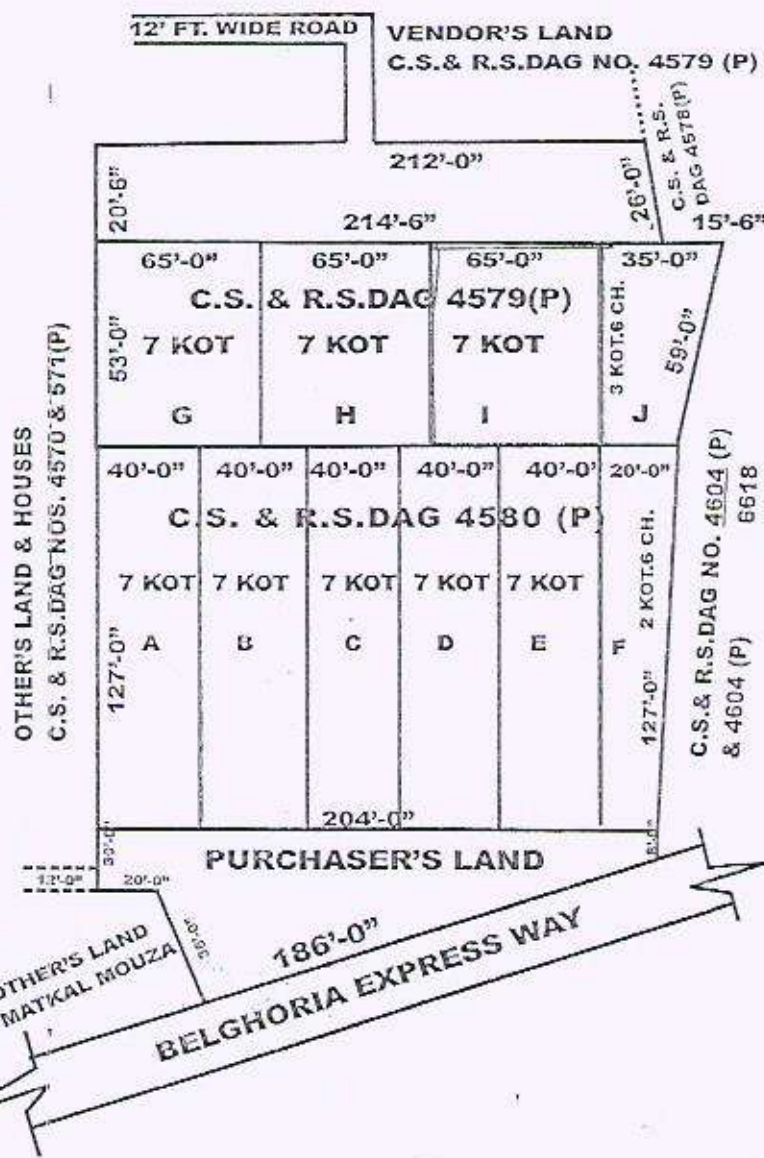
13/10/2011 12:19:00

Endorsement Page 2 of 2

SITE PLAN

SITE PLAN OF LAND SHOWING PART OF C.S. & R.S.DAG NO. 4579, KHATIAN NO. 140, HAL KH. NO. 1608, AND C.S. & R.S.DAG NO. 4580, KHATIAN NO. 93, R.S. NO. 102, TOUZI NO. 63/163, MOUZA - DAKSHIN NIMTA, J.L.NO.8, P.S. NIMTA, DIST. NORTH 24 PARGANAS, UNDER NORTH DUM DUM MUNICIPALITY, WARD NO. 22

NORTH
↑



Prasanta Das
Suren M. B. Babu
10/11/15 10/16/15

.....
SIGNATURE OF THE VENDEE

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 24
Page from 5100 to 5115
being No 06803 for the year 2011.



(Sushil Kumar Roy) 13-October-2011
A. D. S. R. COSSIPORE DUMDUM
Office of the A. D. S. R. COSSIPORE DUMDUM
West Bengal