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P. 01223/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 850687

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certified that the document is admitted for registration. The Signature shown on the endorsement sheet is attached with this document as the part of this document.

[Signature]
 Addl. District Sub-Registrar
 Behala, South 24 Parganas
 11.02.2011

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE made on this the 11th day of February, Two Thousand Eleven (2011) A.D. **BETWEEN (1) SMT. KALYANI GHOSH**, wife of Sri Durgapada Ghosh, residing at Panpur, P.O. Narayanpur, P.S. Jagaddal, District North 24 Parganas and **(2) SMT. SHIBANI BISWAS**, wife of Sri Dinesh Chandra Biswas, residing at 13/29A, Raja Monindra Road, Paik

2011 20/5/2011 2011

प्रमाणित वार प्रमाणित वार प्रमाणित वार

प्रमाणित वार प्रमाणित वार प्रमाणित वार Ann.
No. 54/10, Raja Ram Mohan Roy Road, Kol-8

प्रमाणित वार प्रमाणित वार प्रमाणित वार
प्रमाणित वार प्रमाणित वार प्रमाणित वार



Identified by me
Devi Anand Biswas
No. 12/10, Raja Mohan Roy
Bahala, Kol-8

Adl. District Sub-Registrar
Bahala, Block 24 Bahala.

11 FEB 2011

Para, P.S. Chitpur, Kolkata - 700037, both by occupation - Housewife, by Caste - Hindu, by Nationality - Indian, hereinafter jointly called and referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**

AND

(1) **SRI PROSUN GHOSH**, son of Sri Nirmal Kanti Ghosh, by occupation - Service and (2) **SRI SANJIB KANTI GHOSH**, son of Sri Bimal Kanti Ghosh, by occupation - Business, both by Caste - Hindu, by Nationality - Indian, both are residing at 54/10, Raja Rammohan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata - 700008, hereinafter jointly called and referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS by a registered Deed of Conveyance dated 29.07.1958, one Sri Murari Mohan Kar & another Smt. Panchu Bala Kar, therein referred to as the Vendors of the One Part and Sri Nalini Kanta Ghosh (now deceased), son of Late Ambika Charan Ghosh, of Biren Roy Road (East), Muradpur, P.S. Behala, therein referred to as the Purchaser of the Other Part, which was duly registered at the Office of Joint Sub-Registrar of Alipore at Behala,



ADD: District Sub-Registrar
Behala, South 24 Perganda.

1 FEB 2011

and recorded in Book-I, Volume No. 40, Pages from 117 to 121, Being No. 2762 for the year 1958, the said Sri Murari Mohan Kar & Anr. for a valuable consideration therein mentioned, sold, transferred and conveyed All That piece and parcel of Bastu land having Rayati Dakhali Sattya measuring 3 (Three) Cottahs 20 (Twenty) Sq.ft. more or less comprised in C.S. Dag No. 286 under C.S. Khatian No. 122 at Mouza Muradpur, J.L. No. 13, R.S. No.192, Touzi Nos. 74 - 77 & 82, Pargana Magura, within the ambit of Kolkata Municipal Corporation (S.S. Unit), P.S. previously Behala now Thakurpukur, under Ward No. 123, Borough No. XIII, in the District of South 24- Parganas.

AND WHEREAS by another registered Deed of Conveyance dated 02.11.1961, said Sri Murari Mohan Kar and Smt. Panchu Bala Kar, therein referred to as the Vendors of the One Part and said Sri Nalini Kanta Ghosh (now deceased), son of Late Ambika Charan Ghosh, of Biren Roy Road (East), Muradpur, P.S. Behala, therein referred to as the Purchaser of the Other Part, which was duly registered at the Office of Joint Sub-Registrar of Alipore at Behala, and recorded in Book-I, Volume No. 70, Pages from 180 to 184, Being No. 4254 for the year 1961, the said Sri Murari Mohan Kar & Anr. for a valuable consideration therein mentioned, sold, transferred and conveyed All That piece and parcel of Bastu land having Rayati Dakhali Sattya measuring 8 (Eight) Cottahs 7 (Seven) Chittacks 27 (Twenty-seven) Sq.ft. more or less comprised in C.S. Dag No. 286 under C.S. Khatian No. 122 at Mouza Muradpur, J.L.

No. 13, R.S. No.192, Touzi Nos. 74 - 77 & 82, Pargana Magura, within the ambit of Kolkata Municipal Corporation (S.S. Unit), P.S. previously Behala now Thakurpukur, under Ward No. 123, Borough No. XIII, in the District of South 24- Parganas.

AND WHEREAS by another registered Deed of Conveyance dated 16.01.1967, said Sri Murari Mohan Kar and Smt. Panchu Bala Kar, therein referred to as the Vendors of the One Part and said Sri Nalini Kanta Ghosh (now deceased), son of Late Ambika Charan Ghosh, of Biren Roy Road (East), Muradpur, P.S. Behala, therein referred to as the Purchaser of the Other Part, which was duly registered at the Office of Joint Sub-Registrar of Alipore at Behala, and recorded in Book-I, Volume No. 12, Pages from 53 to 56, Being No. 187 for the year 1967, the said Sri Murari Mohan Kar & Anr. for a valuable consideration therein mentioned, sold, transferred and conveyed All That piece and parcel of Bastu land having Rayati Dakhali Sattya measuring 1 (One) Cottah 13 (Thirteen) Chittacks 41 (Forty-one) Sq.ft. more or less comprised in C.S. Dag No. 286 under C.S. Khatian No. 122 at Mouza Muradpur, J.L. No. 13, R.S. No.192, Touzi Nos. 74 - 77 & 82, Pargana Magura, within the ambit of Kolkata Municipal Corporation (S.S. Unit), P.S. previously Behala now Thakurpukur, under Ward No. 123, Borough No. XIII, in the District of South 24- Parganas.

AND WHEREAS by way of above three Sale Deeds the said Sri Nalini Kanta Ghosh (now deceased), son of Late Ambika Charan

Ghosh, of Biren Roy Road (East), Muradpur, P.S. Behala, became an absolute owner and got possession over the total aforesaid Bastu land i.e. in total 13 (Thirteen) Cottahs 5 (Five) Chittacks 43 (Forty-three) Sq.ft. more or less comprised in C.S. Dag No. 286 under C.S. Khatian No. 122 at Mouza Muradpur, J.L. No. 13, R.S. No.192, Touzi Nos. 74 - 77 & 82, Pargana Magura, within the ambit of Kolkata Municipal Corporation (S.S. Unit), P.S. previously Behala now Thakurpukur, under Ward No. 123, Borough No. XIII, in the District of South 24- Parganas and being uninterrupted vacant khas possession of the same to the exclusion of others and by exercising all rights of ownership according to the aforesaid deeds and since thus enjoying all that usufructs and his sixteen annas ownership thereon in fee simple in possession of the said land herein and described in the Schedule hereunder written and thereafter he constructed two kancha structures with tile shed thereon measuring about 80 Sq.ft. and 100 sq.ft. respectively and mutated his name with the Office of the Kolkata Municipal Corporation (S.S. Unit) and paying tax regularly, vide Assessee No.41-123-16-0182-3 and the aforesaid property is at present known and numbered as Kolkata Municipal Corporation Premises No. 183, Raja Ram Mohan Roy Road, Kolkata - 700 008 and after that said Nalini Kanta Ghosh died intestate on 22.08.1993, leaving behind him his three sons namely Sri Nirmal Kanti Ghosh, Sri Bimal Kanti Ghosh and Sri Shyamal Kanti Ghosh and three married daughters namely Smt. Santilata Ghosh, Smt. Kalyani Ghosh, the Vendor No. 1 herein and Smt. Sibani Biswas, the

Vendor No. 2 herein as his only legal heirs and successors of the aforesaid property as per Hindu Succession Act, 1956 and his wife Smt. Radha Rani Ghosh was predeceased him, died on 03.06.1982.

AND WHEREAS by the aforesaid way of inheritance, said Sri Nirmal Kanti Ghosh, Sri Bimal Kanti Ghosh, Sri Shyamal Kanti Ghosh, Smt. Santilata Ghosh, Smt. Kalyani Ghosh, the Vendor No. 1 herein and Smt. Sibani Biswas, the Vendor No. 2 herein became the absolute joint owners and got possession of the aforesaid Bastu land measuring 13 (Thirteen) Cottahs 5 (Five) Chittacks 43 (Forty-three) Sq.ft. more or less comprised in C.S. Dag No. 286 under C.S. Khatian No. 122 at Mouza Muradpur, J.L. No. 13, R.S. No.192, Touzi Nos. 74 - 77 & 82, Pargana Magura, within the ambit of Kolkata Municipal Corporation (S.S. Unit), P.S. previously Behala now Thakurpukur, under Ward No. 123, Borough No. XIII, in the District of South 24- Parganas and thereafter a family dispute was raised between them in respect of the aforesaid property and finally they filed a Partition Suit, vide Title Suit No. 257 of 1995, before the Learned Seventh Court of the Civil Judge (Sr. Division), Alipore, District 24 Parganas (S) for dividing the said property in equal share and a decree was passed by the said court on 29.07.2003 that said Sri Nirmal Kanti Ghosh, Sri Bimal Kanti Ghosh, Sri Shyamal Kanti Ghosh, Smt. Santilata Ghosh, Smt. Kalyani Ghosh, the Vendor No. 1 herein and Smt. Sibani Biswas, the Vendor No. 2 herein are the absolute joint owners of the aforesaid property and each entitled to get $1/6^{\text{th}}$ equal share on aforesaid property i.e. said

Sri Nirmal Kanti Ghosh, Sri Bimal Kanti Ghosh, Sri Shyamal Kanti Ghosh, Smt. Santilata Ghosh, Smt. Kalyani Ghosh, the Vendor No. 1 herein and Smt. Sibani Biswas, the Vendor No. 2 herein, each got undivided 2 (Two) Cottahs 3 (Three) Chittacks 29 (Twenty-nine) Sq.ft. more or less comprised in C.S. Dag No. 286 under C.S. Khatian No. 122 at Mouza Muradpur, J.L. No. 13, R.S. No.192, Touzi Nos. 74 - 77 & 82, Pargana Magura, within the ambit of Kolkata Municipal Corporation (S.S. Unit), P.S. previously Behala now Thakurpukur, under Ward No. 123, Borough No. XIII, in the District of South 24- Parganas and thereafter they being uninterrupted vacant khas possession of the same to exclusion of others on payment of rents and other outgoings on this behalf to the appropriate authority and by exercising all right of ownership according to the aforesaid way.

AND WHEREAS by the aforesaid way said Smt. Kalyani Ghosh, the Vendor No. 1 herein became an absolute owner of the undivided $1/6^{\text{th}}$ share of the aforesaid total Bastu land measuring 13 (Thirteen) Cottahs 5 (Five) Chittacks 43 (Forty-three) Sq.ft. more or less along with two kancha structures with tile shed constructed thereon measuring about 80 Sq.ft. and 100 sq.ft. respectively i.e. undivided 2 (Two) Cottahs 3 (Three) Chittacks 29 (Twenty-nine) Sq.ft. more or less comprised in C.S. Dag No. 286 under C.S. Khatian No. 122 at Mouza Muradpur, J.L. No. 13, R.S. No.192, Touzi Nos. 74 - 77 & 82, Pargana Magura, within the ambit of Kolkata Municipal Corporation (S.S. Unit), P.S. previously Behala

now Thakurpukur, under Ward No. 123, Borough No. XIII, in the District of South 24- Parganas.

AND WHEREAS by the aforesaid way said Smt. Sibani Biswas, the Vendor No. 2 herein became an absolute owner of the undivided $1/6^{\text{th}}$ share of the aforesaid total Bastu land measuring 13 (Thirteen) Cottahs 5 (Five) Chittacks 43 (Forty-three) Sq.ft. more or less along with two kancha structures with tile shed constructed thereon measuring about 80 Sq.ft. and 100 sq.ft. respectively i.e. undivided 2 (Two) Cottahs 3 (Three) Chittacks 29 (Twenty-nine) Sq.ft. more or less comprised in C.S. Dag No. 286 under C.S. Khatian No. 122 at Mouza Muradpur, J.L. No. 13, R.S. No.192, Touzi Nos. 74 - 77 & 82, Pargana Magura, within the ambit of Kolkata Municipal Corporation (S.S. Unit), P.S. previously Behala now Thakurpukur, under Ward No. 123, Borough No. XIII, in the District of South 24- Parganas.

AND WHEREAS said Smt. Kalyani Ghosh and Smt. Sibani Biswas, the Vendors herein being in need of Cash Money to meet up their legal necessities jointly wish to offer the Purchasers to dispose off their said undivided $1/6^{\text{th}}$ share i.e. in total $2/6^{\text{th}}$ share of the aforesaid total Bastu land along with two kancha structures with tile shed constructed thereon measuring about 80 Sq.ft. and 100 sq.ft. respectively i.e. in total All That piece and parcel of undivided Bastu land measuring about 4 (four) Cottahs 7 (seven) Chittacks 14 (fourteen) Sq.ft. more or less comprised in

C.S. Dag No. 286 under C.S. Khatian No. 122 at Mouza Muradpur, J.L. No. 13, R.S. No.192, Touzi Nos. 74 - 77 & 82, Pargana Magura, within the ambit of Kolkata Municipal Corporation (S.S. Unit), P.S. previously Behala now Thakurpukur, under Ward No. 123, Borough No. XIII, in the District of South 24- Parganas together with all easement rights and benefits of adjacent common passage and intended to be hereby conveyed by this Deed.

AND WHEREAS the Vendors have contracted and agreed with the Purchasers for absolute sale of All That piece and parcel of undivided 2/6th share of Bastu land measuring 13 (Thirteen) Cottahs 5 (Five) Chittacks 43 (Forty-three) Sq.ft. more or less along with two kancha structures with tile shed thereon measuring about 80 Sq.ft. and 100 sq.ft. respectively i.e. land measuring about 4 (four) Cottahs 7 (seven) Chittacks 14 (fourteen) Sq.ft. more or less comprised in C.S. Dag No. 286 under C.S. Khatian No. 122 at Mouza Muradpur, J.L. No. 13, R.S. No.192, Touzi Nos. 74 - 77 & 82, Pargana Magura, within the ambit of Kolkata Municipal Corporation (S.S. Unit), P.S. previously Behala now Thakurpukur, under Ward No. 123, Borough No. XIII, in the District of South 24- Parganas together with all easement rights and benefits of adjacent common passage which is morefully and particularly described in the Schedule hereunder written and delineated in the annexed Plan/Map marked with "RED" Border & hereinafter referred to as the said property at or for a total consideration of Rs.12,50,000/- (Rupees Twelve Lacs and Fifty Thousand) only and subject to the

payment of yearly rental and other imposition in respect of the aforesaid properties and to the conditions and incidences under which the property is held.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.12,50,000/- (Rupees Twelve Lacs and Fifty Thousand) only paid by the Purchasers to the Vendors this day described in the Memo of Consideration given below towards the price of the said land (the receipt whereof the Vendors doeth hereby admits and acknowledges and of and from the same and every part thereof) the Vendors doeth hereby acquit, release, sell, hereinafter referred to as the said property the vendors doeth hereby grant, convey, sell, assure and assign unto the said purchasers All That piece and parcel of undivided 2/6th share of Bastu land measuring 13 (Thirteen) Cottahs 5 (Five) Chittacks 43 (Forty-three) Sq.ft. more or less along with two kancha structures with tile shed thereon measuring about 80 Sq.ft. and 100 sq.ft. respectively i.e. land measuring about 4 (four) Cottahs 7 (seven) Chittacks 14 (fourteen) Sq.ft. more or less comprised in C.S. Dag No. 286 under C.S. Khatian No. 122 at Mouza Muradpur, J.L. No. 13, R.S. No.192, Touzi Nos. 74 - 77 & 82, Pargana Magura, within the ambit of Kolkata Municipal Corporation (S.S. Unit), P.S. previously Behala now Thakurpukur, under Ward No. 123, Borough No. XIII, in the District of South 24- Parganas together with all easement rights and benefits of adjacent common passage, morefully and

particularly described in the Schedule hereunder written or howsoever otherwise the said land and hereditaments now or is or are or hereto before was or were situated, butted, bounded, called, known, numbered, described or distinguished together with all pattahs, muniments described or distinguished, right of easement, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water courses and all other former and ancient rights, lights, liberties, benefits, privileges, easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied together with or reputed to belong or be appurtenant thereto and the reversion or reversions or remainder or remainders and the rights, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land and every part thereof and all the deeds, pattahs, muniments, writings, evidence of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody power, control or possession of the Vendors or any person or persons from whom the said Vendors may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land, hereditaments to far as to be unto the said purchasers absolutely as to be unto the said purchaser absolutely free forever from all encumbrances on the terms and conditions appended below and the vendors doeth hereby covenant with the purchasers that notwithstanding any act, things, deeds, matter whatsoever made, done and executed or

knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, conveyed or expressed or intended so to be unto and to the use of the said purchasers in manner aforesaid and delivered vacant and peaceful possession of the said land hereditaments of the purchasers and the purchasers shall and may at all times hereafter peaceably and quietly, hold, possess of and enjoy the said land hereditaments or every part thereof and pay the rents to the Collector of K.M.C. (S.S. Unit) upon getting the name of the Purchasers mutated with the B.L. & L.R.O. Behala concerned and received the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under in trust for the vendors or any of their predecessors-in-title and that free and clear and freely and clearly absolutely acquitted, exonerated, discharged, saved, harmless and keep the purchasers indemnified from or against all charges, estate, encumbrances created by the Vendors or any of their predecessors-in-title and that free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid. Further that the vendors and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the vendors shall and will from time to time and at all times hereafter at the cost and request of the purchasers do and execute or cause to be done and executed all such acts, deeds and things and matters whatsoever for further

better and more perfectly assuring and conveying the said land and unto the said purchasers as shall or may be reasonably required.

THE VENDORS HEREBY FURTHER COVENANT WITH THE PURCHASERS as follows:

- a) The Vendors are otherwise well and sufficiently entitled to the said property described in the schedule hereunder written and the same is themselves acquired property. Their title to the said property is free and marketable.
- b) No other person except the Vendors has any right, claim or demand in respect of their said share of the aforesaid total property or any part thereof.
- c) The Vendors have not entered into any agreement or arrangement, oral or written with regard to the said property.
- d) The Vendors shall support any application made by the purchasers for mutation of their names in the Office of the K.M.C. (S.S. Unit) and B.L. & L.R.O. Behala, at the cost of the purchasers and shall remain bound to do all that if may be required to do for that purpose.

- c) The Vendors also declare that the property hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and/or encumbered and there is no case, suit or proceeding pending before any Court of Law against the said property and/or any part thereof and the vendors have good, clear and marketable title to the said property and the said property is free from all encumbrances and has delivered vacant and peaceful possession of the said property to the purchasers.
- f) If any of the statements or covenants made hereinbefore by the Vendors is found to be false, untrue or any defect in title is detected hereinafter the Vendors and their heirs, successors and assigns shall be liable for the same and shall keep the purchasers indemnified against the same.
- g) If any error or omission is found to have taken place in this deed in future the Vendors shall at the cost and request of the purchasers do and execute or cause to be done and executed any supplementary deed or deeds of rectification/ declaration in favour of the Purchasers.
- h) The Vendors further declare that no notices including any notice for acquisition, requisition or set back by the Central or State Government or by any other local or public body or authority in respect of the said property have been issued

to serve upon or received by the Vendors or their agent or any person on their behalf and that all previous notices and requisition have been duly completed with by the Vendors.

- i) The Vendors hereby further declare that in event the said property hereby conveyed and described in the schedule hereunder written are wholly or partly requisitioned or acquisitioned by the Government or any other Authorities Concerned the Vendors and their heirs, successors and assigns shall have no right to claim or demand for any compensation in that regard and the purchasers herein named will have sole authority for compensation.

:- SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece and parcel of undivided 2/6th share of Bastu land measuring about 13 (Thirteen) Cottahs 5 (Five) Chittacks 43 (Forty-three) Sq.ft. more or less along with two kancha structures with tile shed thereon measuring about 80 Sq.ft. and 100 sq.ft. respectively i.e. land measuring about 4 (four) Cottahs 7 (seven) Chittacks 14 (fourteen) Sq.ft. more or less comprised in C.S. Dag No. 286 under C.S. Khatian No. 122 at Mouza Muradpur, J.L. No. 13, R.S. No.192, Touzi Nos. 74 - 77 & 82, Pargana Magura, within the ambit of Kolkata Municipal Corporation (S.S. Unit), known and numbered as Kolkata

Municipal Corporation Premises No. 183, Raja Ram Mohan Roy Road, Kolkata - 700 008 and the property is situated within the location of James Long Sarani to K. P. Mukherjee Road, vide Assessee No.41-123-16-0182-3, P.S. previously Behala now Thakurpukur, under Ward No. 123, Borough No. XIII, A.D.S.R. Office at Behala, District Sub-Registry Office-II at Alipore, in the District of South 24 Parganas together with all easement rights and benefits of adjacent common passage and Annual Proportionate Rent is payable to the Collector of South 24 Parganas, Government of West Bengal and which is more fully and particularly delineated in the Annexed Plan/Map with Red Border which is butted and bounded as follows:

- ON THE NORTH** : By 40' ft. wide Biren Roy Road (East);
- ON THE SOUTH** : By Land of Babu Mukherjee and Bishnu Bhattacharya;
- ON THE EAST** : By Land of Nagesh Chandra Bhattacharya; Santimoyee Ghosh and N.C. Bhattacharya;
- ON THE WEST** : By Land of Satya Prasad Roy Chowdhury; 6' ft. Wide Common Passage; Land of Bimal Kanti Ghosh and Nirmal Kanti Ghosh.

Total Area of Land 4 Cottahs 7 Chittacks 14 Square feet.

The said Plan/Map is the part of the original document.

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

SIGNED, SEALED AND DELIVERED

by the **PARTIES** at Kolkata in the presence of :

1. Jeyan Chandu Biswas
13/24 A, Rajdhan Road
Park Para, Kol-37


1. Kabjuni Ghosh.

2. Shibani Biswas

2. Tapas Ghosh.

VILL- Panpur
P.O. - Naryanpur
Dist- 24 Pgs (North)

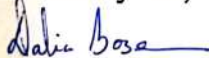
SIGNATURE OF THE VENDORS

1.  (PROSUN GHOSH)

2. Sanjib Kanti Ghosh.

SIGNATURE OF THE PURCHASERS

Drafted by me,



Dalia Bose

Advocate

High Court, Calcutta.

:- MEMO OF CONSIDERATION :-

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.12,50,000/- (Rupees Twelve Lacs and Fifty Thousand) only being the consideration money in full payable under these presents for sale of the properties, benefits and rights hereby granted, sold, conveyed and transferred as per memo written herein below :-

<u>Date</u>	<u>Bank</u>	<u>Draft No.</u>	<u>Amount (Rs.)</u>
07.02.2011	Axis Bank Ltd. Behala Branch, 76/69, D. H. Road, Behala Chowrasta, Kol- 700008	046679	5,00,000/-
11.02.2011	Received by cash		1,25,000/-
11.02.2011	Received by cash		5,00,000/-
11.02.2011	Received by cash		1,25,000/-
		Total :	12,50,000/-

Kalyani Ghosh.

RUPEES TWELVE LACS AND FIFTY THOUSAND ONLY.

WITNESSES :

1. Deben Chandra Biswas
13/29A, Raja Mahendra Road
Pocilpara, Kol-37

1. Kalyani Ghosh.

2. Shibani Biswas

SIGNATURE OF THE VENDORS

2. Tapas Ghosh.

vill - panpur
po - Narayanpur
Dist - 24 pgs (North)

-: DEED PLAN OF LAND :-

FOR. 1. SRI.PROSUN GHOSH. & 2. SRI.SANJIB KANTI GHOSH.

AT MOUZA-MURADPUR, J.L.NO-13, R.S.NO-192, TOUZI NO-74-77 & 82,
C.S.DAG NO-286, C.S.KHATIAN NO-122, P.S-THAKURPUKUR, UNDER-THE
K.M.C.(S.S.UNIT), IN WARD NO-123, BOROUGH NO-XIII, K.M.C, PREMISES
NO-183, RAJA RAM MOHAN ROY ROAD, KOLKATA-700008,

DIST-SOUTH 24 PARGANAS,

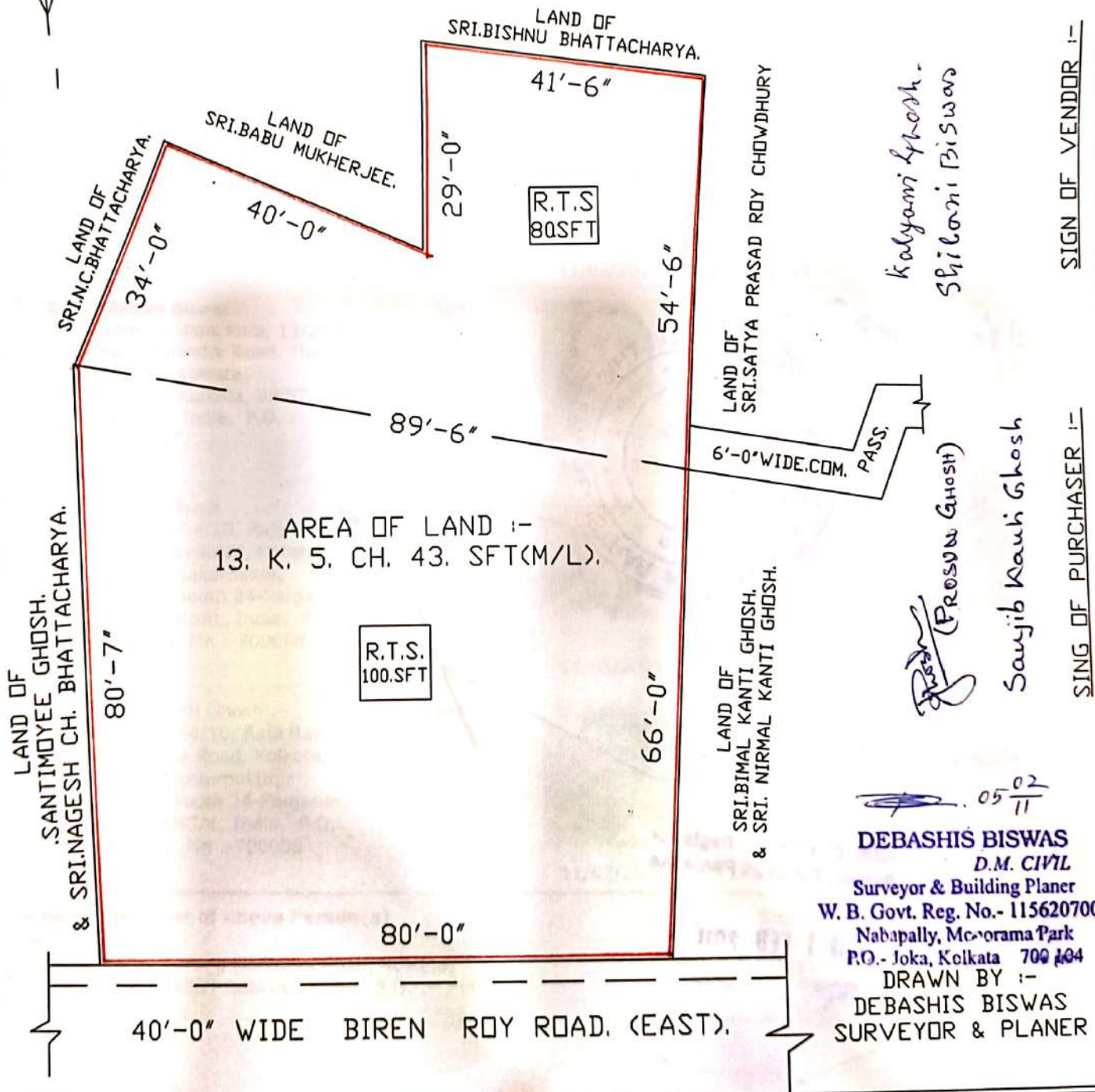
SOLDED AREA OF LAND- 4, K, 7, CH. 14, SFT(MORE/LESS)

TOTAL AREA OF LAND- 13, K, 5, CH. 43, SFT(MORE/LESS),

SHOWN IN RED BORDER - 

AREA OF R.T.S = 80.SFT(M/L) & 100.SFT(MORE/LESS),

SCALE-20'-0"=1'-0"



05/11









DEBASHIS BISWAS
D.M. CIVIL
Surveyor & Building Planer
W. B. Govt. Reg. No.- 1156207004
Nabapally, Mc-orama Park
P.O.- Joka, Kolkata 700 104
DRAWN BY :-
DEBASHIS BISWAS
SURVEYOR & PLANER

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BEHALA, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 01189 / 2011, Deed No. (Book - I , 01223/2011)

Signature of the Presentant

Name of the Presentant	Signature with date
Kalyani Ghosh	<i>Kalyani Ghosh.</i> 11.2.11

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kalyani Ghosh Address -Village:Panpur, Thana:-Jagaddal, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Narayanpur	Self		 LTI	<i>Kalyani Ghosh.</i>
			11/02/2011	11/02/2011	
2	Shibani Biswas Address -Paik Para, 13/29 A, Raja Monindra Road, Thana- Chitpur, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700037	Self		 LTI	<i>Shibani Biswas</i>
			11/02/2011	11/02/2011	
3	Prosun Ghosh Address -54/10, Raja Ram Mohan Roy Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Barisha Pin :-700008	Self		 LTI	<i>Prosun Ghosh</i> (PROSUN GHOSH)
			11/02/2011	11/02/2011	
4	Sanjib Kanti Ghosh Address -54/10, Raja Ram Mohan Roy Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Barisha Pin :-700008	Self		 LTI	<i>Sanjib Kanti Ghosh</i>
			11/02/2011	11/02/2011	

Name of Identifier of above Person(s)

Dinesh Ch. Biswas
Paik Para, 13/29 A, Raja Monindra Road, Kolkata,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin
:-700037

Signature of Identifier with Date

Dinesh Chandra Biswas
11.2.11

(Ananda Mohan Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A. D. S. R. BEHALA



Government Of West Bengal
Office Of the A. D. S. R. BEHALA
District: South 24-Parganas

Endorsement For Deed Number : I - 01223 of 2011
(Serial No. 01189 of 2011)

On

Payment of Fees:

On 11/02/2011

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.

Payment of Fees:

Amount By Cash

Rs. 41774/- on 11/02/2011

(Under Article : A(1) = 41767/- .E = 7/- on 11/02/2011)

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. -3797834/-

Certified that the required stamp duty of this document is Rs.- 265858 /- and the Stamp duty paid as: Impressive Rs. - 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 34500/- is paid, by the draft number 440430, Draft Date 24/12/2010, Bank Name State Bank of India, Taratala (Calcutta), received on 11/02/2011
2. Rs. 40000/- is paid, by the draft number 440431, Draft Date 24/12/2010, Bank Name State Bank of India, Taratala (Calcutta), received on 11/02/2011
3. Rs. 40000/- is paid, by the draft number 440432, Draft Date 24/12/2010, Bank Name State Bank of India, Taratala (Calcutta), received on 11/02/2011
4. Rs. 49000/- is paid, by the draft number 830886, Draft Date 09/02/2011, Bank Name State Bank of India, Allpore Court Treasury Branch, received on 11/02/2011
5. Rs. 49000/- is paid, by the draft number 830887, Draft Date 09/02/2011, Bank Name State Bank of India, Allpore Court Treasury Branch, received on 11/02/2011
6. Rs. 4200/- is paid, by the draft number 830889, Draft Date 09/02/2011, Bank Name State Bank of India, Allpore Court Treasury Branch, received on 11/02/2011

(Ananda Mohan Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
EndorsementPage 1 of 2

11/02/2011 17:40:00





Government Of West Bengal
Office Of the A. D. S. R. BEHALA
District:-South 24-Parganas

Endorsement For Deed Number : I - 01223 of 2011

(Serial No. 01189 of 2011)

7. Rs. 49000/- is paid, by the draft number 830888, Draft Date 09/02/2011, Bank Name State Bank of India, Alipore Court Treasury Branch, received on 11/02/2011

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

Presented for registration at 13.51 hrs on :11/02/2011, at the Office of the A. D. S. R. BEHALA by Kalyani Ghosh , one of the Executants.

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

Execution is admitted on 11/02/2011 by

1. Kalyani Ghosh, wife of Durgapada Ghosh , Village:Panpur, Thana:-Jagaddal, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Narayanpur , By Caste Hindu, By Profession : House wife
2. Shibani Biswas, wife of Dinesh Ch. Biswas , Paik Para, 13/29 A, Raja Monindra Road, Thana- Chitpur, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700037 , By Caste Hindu, By Profession : House wife
3. Prosun Ghosh, son of Nirmal Kanti Ghosh , 54/10, Raja Ram Mohan Roy Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Barisha Pin :-700008 , By Caste Hindu, By Profession : Service
4. Sanjib Kanti Ghosh, son of Bimal Kanti Ghosh , 54/10, Raja Ram Mohan Roy Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Barisha Pin :-700008 , By Caste Hindu, By Profession : Business

Identified By Dinesh Ch. Biswas, son of Late Hari Pada Biswas, Paik Para, 13/29 A, Raja Monindra Road, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700037 , By Caste: Hindu, By Profession: Retired Person.

(Ananda Mohan Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

(Ananda Mohan Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

11/02/2011 17:40:00


EndorsementPage 2 of 2




















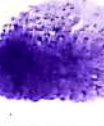


























Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 6621 to 6645
being No 01223 for the year 2011.




(Ananda Mohan Dutta) 14-February-2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A. D. S. R. BEHALA
West Bengal

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants											
 Kulrajani Ghosh.	 Little		 Ring		 Middle (Left Hand)		 Fore (Left Hand)		 Thumb (Left Hand)			
	 Thumb		 Fore		 Middle (Right Hand)		 Ring (Right Hand)		 Little (Right Hand)			
	 Shibani Biswas	 Little		 Ring		 Middle (Left Hand)		 Fore (Left Hand)		 Thumb (Left Hand)		
		 Thumb		 Fore		 Middle (Right Hand)		 Ring (Right Hand)		 Little (Right Hand)		
		 Prosun Ghosh (PROSUN GHOSH)	 Little		 Ring		 Middle (Left Hand)		 Fore (Left Hand)		 Thumb (Left Hand)	
			 Thumb		 Fore		 Middle (Right Hand)		 Ring (Right Hand)		 Little (Right Hand)	
 Saujib Kauri Ghosh			 Little		 Ring		 Middle (Left Hand)		 Fore (Left Hand)		 Thumb (Left Hand)	
			 Thumb		 Fore		 Middle (Right Hand)		 Ring (Right Hand)		 Little (Right Hand)	

DATED THIS DAY OF FEBRUARY 2011

BETWEEN

SMT. KALYANI GHOSH & ANR.

VENDORS

AND

SRI PROSUN GHOSH & ANR.

PURCHASERS

CONVEYANCE

Dalia Bose
Advocate
High Court, Calcutta.

