

DEED OF CONVEYANCE

**Area – 4 Cottahs 2 Chittaks 23 Sq
ft, R.S Dag No. 3260, R.S Khatian
No. 730, Mouza – Jagaddal**

Date of Execution 10th November 2010

SRI ASHOK GHOSH

..... VENDOR

SHABNAM BEGUM

..... PURCHASER

Drafted by:

Md. Afjal Hussain

Advocate

High Court, Calcutta

Mobile: 9830068055



13776

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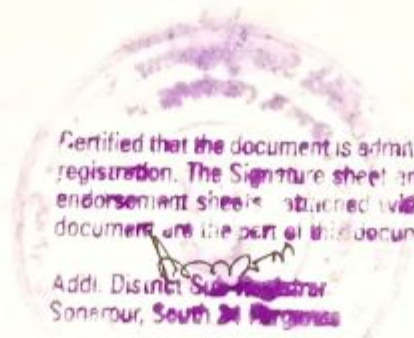
12/11/10



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

813407

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 No. 25925/10
 10/11/10



10 NOV 2010

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 10th day of
 November, Two Thousand Ten,

BETWEEN

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118 09-11-10
তারিখ: 09-11-10
নং: 2000/118
শ্রীমতী - Shalnam Begum
স্বামী - Acumba; Sonarpur; Kot. 103
শঙ্কর কুমার সরকার
স্ট্যাম্প ডেপুটি
সানারপুর এ্যা.ডি.এস.আর অফিস
বিষ্ণু ১৪ পরগণা



Kalyan Das
Son of Kema Das
Services,
Boral, Sonarpur

Asst. Secy. Sub-Registrar
Sonarpur, South 24 Pcs.

11 0 NOV 2010

SRI ASHOK GHOSH, son of Late Sukumar Ghosh, by Nationality- Indian, by occupation- Business, residing at 400 K. M. Roychowdhury Road, Post Office- Jagaddal, Police Station- Sonarpur, Kolkata- 700151, District South 24 Parganas, hereinafter called or referred to as the **VENDOR** (which term or expression unless excluded by or repugnant to the context shall deem to mean and include his heir/heirs, legal representative/ legal representatives, executor/executors, administrator / administrators, successor / successors and assign / assigns) of the **FIRST PART**.

AND

SHABNAM BEGUM, wife of Md. Afjal-Hussain, by Nationality - Indian, by faith - Islam, by occupation - Business, residing at Banu Mahal, Kusumba, Post Office - Narendrapur, Police Station- Sonarpur, Kolkata- 700103, District-South 24 Parganas hereinafter called and referred to as the "**PURCHASER**" (which term or expression unless excluded by or repugnant to the context be deemed to mean and include her heir/heirs, legal representative / legal representatives, executor/ executors, administrator/ administrators, successor /successors and assign / assigns) of the **SECOND PART**.

WHEREAS one Megh Rani Ghosh, (since deceased) during his life time on 26-05-1950 became the sole and absolute owner of the 30 decimal Sali land of R. S. Dag No.3260 under R. S. Khatian No. 730 under Mouza - Jagaddal, J. L. No.71, Police Station- Sonarpur, District- South 24 Parganas by way of purchase from the then right full owner namely Jatirmoy Basu by way of Deed of Conveyance registered with the office of the Sub Registrar Baruipur, District South 24 Parganas and was recorded in the office in Book No. 1, Volume No. 32, Pages 160 to 164, Being No. 1861, For the year 1950.

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Addl. Dist. Sub-Registrar
Chennai, South 24 Post.

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AND WHEREAS in the Revisional Record of Rights Megh Rani Ghosh, (since deceased) wife of Sukumar Ghosh (since deceased) was recorded as the recorded owner and possessor in respect of the 30 decimal Sali land of R. S. Dag No.3260 under R. S. Khatian No. 730 under Mouza - Jagaddal, J. L. No.71, Police Station- Sonarpur, District- South 24 Parganas and subsequently in the L.R record in L.R Khatian No. 1198 Megh Rani Ghosh was recorded as the recorded owner and possessor in respect of the 30 decimal Sali land of L.R Dag No. 3325, corresponding R.S Dag No. 3260, under J.L No. 71, Mouza – Jagaddal, Police Station- Sonarpur, District South 24 Parganas.

AND WHEREAS the aforesaid Megh Rani Ghosh (since deceased) during her lifetime on 8th September, 1987 by way of a Deed of Settlement / 'Nirupan Patra Dalil' transferred her right, title and interest in respect of the 30 decimal land of R. S. Dag No.3260 under R. S. Khatian No.730 corresponding L.R Dag No. 3325 under L.R Khatian No. 1198 under Mouza- Jagaddal, J. L. No.71, Police Station- Sonarpur, District- South 24 Parganas along with other landed property in favour of her son, namely, **SRI ASHOK GHOSH** the **VENDOR** herein.

AND WHEREAS the aforesaid Deed of Settlement / 'Nirupan Patra Dalil' was duly registered in the office of the Additional District Sub Registrar, Sonarpur, and was recorded in Book No. I, Volume No. 54, Pages from 310 to 315, Being No. 4129, For the year 1987.

ANDWHEREAS after the execution and registration of the Deed of Settlement / 'Nirupan Patra Dalil' dated 8th September, 1987, and subsequently on the death of the aforesaid Megh Rani Ghosh on 22-10-1992, **SRI ASHOK GHOSH** the **VENDOR** herein

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Addl. Dist. Sub-Registrar
Sonarone, South 24 Pgs.

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mutated his name with the office of the Rajpur-Sonarpur Municipality in respect of the above mentioned property under Municipal Holding No.400, Ward No. 23(old) 25 (new), Rajpur-Sonarpur Municipality.

AND WHEREAS by way of the aforesaid Deed of Settlement / 'Nirupan Patra Dalil', the **VENDOR**, herein, namely, **Sri Ashok Ghosh** became the sole and absolute owner of the entire 30 decimal sali land of R.S.Dag No. 3260 under R.S Khatian No. 730 corresponding L.R Dag No. 3325, L.R Khatian No. 1198, Mouza- Jagaddal, J.L No. 71, Police Station- Sonarpur, District South 24 Parganas.

AND WHEREAS, the **VENDOR** herein now intend and declared to sale out the demarcated plot of land measuring **4(four) Cottahs 2(two) Chittaks 23 (twenty three) Sq ft.** more or less out of the entire 30 decimal sali land of R.S. Dag No. 3260 under R.S Khatian No. 730 corresponding L.R Dag No. 3325, L.R Khatian No. 1198, Mouza- Jagaddal, J.L No. 71, Police Station- Sonarpur, Holding No. 400, Ward No. 23(old) 25 (new) Rajpur Sonarpur Municipality, Additional District Sub - Registrar Sonarpur at present with in the Jurisdiction of Block Land & Land Revenue Office at Sonarpur, District South 24 Parganas along with the easement right in common of the adjacent 8 ft. wide road, adjacent, herein after called and referred to as the **SAID PROPERTY**.

AND WHEREAS at this stage owing to personal inconvenience of the **VENDOR**, herein, the **VENDOR**, intends and declare to sell and transfer the **SAID PROPERTY**, absolutely to the intending buyer or buyers at and for a total consideration of **Rs. 7,89,819/- (Rupees seven lakhs eighty nine thousand eight**

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Add. Dist. Sub-Registrar
Coimbatore, South 24 Parganas

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hundred and nineteen) only being the highest market price of the locality.

AND WHEREAS the **PURCHASER** approached the **VENDOR** and agreed to purchase the **SAID PROPERTY** being the demarcated plot of land measuring **4(four) Cottahs 2(two) Chittaks 23 (twenty three) Sq ft.** more or less out of the entire 30 decimal sali land of R.S. Dag No. 3260 under R.S Khatian No. 730 corresponding L.R Dag No. 3325, L.R Khatian No. 1198, Mouza-Jagaddal, J.L No. 71, Police Station- Sonarpur, Holding No. 400, Ward No. 23(old) 25 (new) Rajpur Sonarpur Municipality, Additional District Sub - Registrar Sonarpur at present with in the Jurisdiction of Block Land & Land Revenue Office at Sonarpur, District South 24 Parganas along with the easement right in common of the adjacent 8 ft. wide road, delineated in the **MAP /PLAN** hereto annexed and there on shown with boundaries coloured **RED** at and for a total consideration of **Rs. 7,89,819/- (Rupees seven lakhs eighty nine thousand eight hundred and nineteen) only** considering the same being the highest market price of the locality the **VENDOR** has agreed and accepted the said proposal of the **PURCHASER**.

NOW THIS INDENTURE WITNESSETH that on payment of **Rs. 7,89,819/- (Rupees seven lakhs eighty nine thousand eight hundred and nineteen) only** as per Memo of Consideration hereunder written, by the **PURCHASER** to the **VENDOR** at or before this presents (the payment whereof the **VENDOR** do hereby and hereunder admit and acknowledge and acquit release the **PURCHASER** and the **SAID PROPERTY** hereby conveyed), the **VENDOR** do hereby sell, transfer, alienate, convey and assure unto the **PURCHASER** forever free from all

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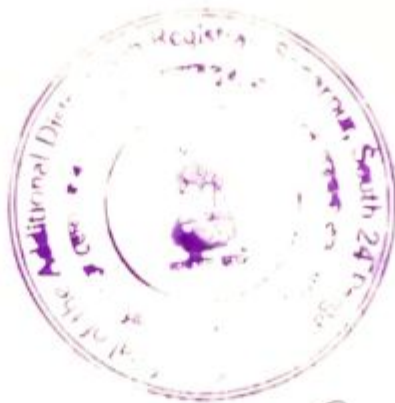
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Adm. Dir. Sub-Registrar
Wellington, South 24 Nov
10 NOV 2010

encumbrances **ALL THAT** the **SAID PROPERTY**, delineated in the **MAP/ PLAN** annexed hereto and thereon shown with boundary coloured **RED** being the demarcated **4(four) Cottahs 2(two) Chittaks 23 (twenty three) Sq ft.** more or less out of the entire 30 decimal sali land of R.S.Dag No. 3260 under R.S Khatian No. 730 corresponding L.R Dag No. 3325, L.R Khatian No. 1198, Mouza-Jagaddal, J.L No. 71, Police Station- Sonarpur, Holding No. 400, Ward No. 23(old) 25 (new) Rajpur Sonarpur Municipality, Additional District Sub - Registrar Sonarpur at present with in the Jurisdiction of Block Land & Land Revenue Office at Sonarpur, District South 24 Parganas along with the easement right in common of the adjacent 8 ft. wide road, more fully described in the **SCHEDULE** below hereunder written **OR HOWSOEVER** otherwise the **SAID PROPERTY**, shown on the **MAP/ PLAN** annexed with this Deed, now or heretofore were or was situated butted bounded called known numbered described and distinguished **TOGETHERWITH ALL** benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances, whatsoever, to the **SAID PROPERTY** shown on the **MAP/ PLAN** annexed with this Deed or any part thereof belonging to or in anyway appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** issues and profits thereof and of any part thereof **AND ALL** the deeds, pattahs, muniments, writings and evidence of title which is anyway relate to the **SAID PROPERTY** shown on the **MAP/ PLAN** annexed with this Deed or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the **VENDOR**, his heirs, executors, administrators, representatives or any person from where she can or may produce

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Advt. Dist. Sub-Registrar
Sonarpore, South 24 Parg.

10 NOV 2010

the same without action on suit at law or in equity, **TO HAVE AND TO HOLD** the **SAID PROPERTY** shown on the **MAP/ PLAN** annexed with this Deed and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights and appurtenances unto the use of the **PURCHASER** her executors, administrators, representatives and assignees forever **AND** the **VENDOR** do hereby himself, his heirs, executors, administrators and representatives covenant with the **PURCHASER** her executors, administrators, representatives and assignees **THAT** notwithstanding any act, deed or things, whatsoever, by the **VENDOR** or by any of his predecessors and ancestors in title done or executed or knowingly suffered to the contrary the **VENDOR** has at all material times heretofore and now has good right, full powers absolute authority and indefeasible title grant, sell, convey transfer, assign and assure the **SAID PROPERTY** shown on the **MAP/ PLAN** annexed with this Deed, hereby granted, sold, conveyed and transferred or expressed or intended as to be into and to the use of the **PURCHASER** her executors, administrators, representatives and assignees in the manner aforesaid **AND THAT** the **PURCHASER** her executors, administrators, representatives and assignees shall and may at all times hereafter peaceably equitably possess and enjoy the **SAID PROPERTY** shown on the **MAP/ PLAN** annexed with this Deed and every part thereof and receive the rents issues and profits thereon without any lawful eviction interruption claim or demand, whatsoever, from or by the **VENDOR** of any person or persons lawfully or equitably claiming from under or in trust to him or from or under any of his ancestor or predecessors in title and that fee and clear and truly and clearly absolutely acquitted exonerated and released or otherwise by and at his costs and expenses of the

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Advt. Dist. Sub-Registrar
Sonarpore, South 24 Pgs.

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VENDOR will and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances, whatsoever, made or suffered by the **VENDOR** or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the **VENDOR** and all persons having lawfully or equitably claimant any estate or interest, whatsoever, in the **SAID PROPERTY** shown on the administrators, representatives and assignees do and execute or cause to be done and executed all such acts, deeds and things, whatsoever, for further better and more perfectly assigning the **SAID PROPERTY** shown on the **MAP/ PLAN** annexed with this Deed and every part hereof unto and to the use of the **PURCHASER** her executors, administrators, representatives and assignees accordingly to the true intend and meaning of this Deed as shall or may be reasonably required **AND FURTHER THAT** the **VENDOR** and all his heirs, executors and administrators shall at all time thereafter indemnify and keep indemnified the **PURCHASER** her executors, administrators, representatives and assignees, if any, suffered by reason of any defect in the recital of the title of the **VENDOR** for any breach of the covenant hereunder contained.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of demarcated **4(four) Cottahs 2(two) Chittaks 23 (twenty three) Sq ft.** more or less out of the entire 30 decimal sali land of R.S. Dag No. 3260 under R.S Khatian No. 730 corresponding L.R Dag No. 3325, L.R Khatian No. 1198, Mouza- Jagaddal, J.L No. 71, Police Station- Sonarpur, Holding No. 400, Ward No. 23(old) 25 (new) Rajpur Sonarpur Municipality, Additional District Sub - Registrar Sonarpur at present with in the Jurisdiction of Block Land & Land Revenue Office at Sonarpur,

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Advt. Dist. Sub-Registry
Sonapore, South 24 Parg.

10 NOV 2010

District South 24 Parganas along with the easement right in common of the adjacent 8 ft. wide road, delineated in the **MAP / PLAN** hereto annexed, and there on shown with boundaries coloured **RED**, which is a part and parcel of this Deed of Conveyance.

Butted and bounded as follows:-

ON THE NORTH : Landed property of Ashok Ghosh
 ON THE SOUTH : 8000 mm wide K.M. Roychowdhury Road
 ON THE WEST : 2440 mm wide Common Passage
 ON THE EAST : Landed property of Ashok Ghosh

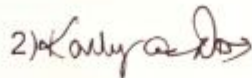
IN WITNESS WHEREOF the **VENDOR** has signed this Deed on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
 BY THE VENDOR AT SONARPUR
 IN THE PRESENCE OF:-

1) Md. Anwar Hussain
 Adv.

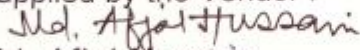

 (ASHOK GHOSH)

SIGNATURE OF THE VENDOR

2) 

Drafted by me as per document

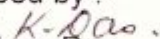
supplied by the Vendor :-


 Md. Afjal Hussain

-Advocate

Enrolment No. F 759/775 of 2001
 Bar Council of West Bengal
 High Court, Calcutta

Typed by :-


 Kalyan Das.

Boral,

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Additional District Sub-Registrar
Coimbatore, Tamil Nadu

10 NOV 2010

MEMO OF CONSIDERATION

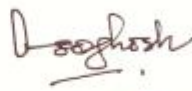
Received the sum of **Rs. 7,89,819/- (Rupees seven lakhs eighty nine thousand eight hundred and nineteen) only** from the within named **PURCHASER** in the following manner:-

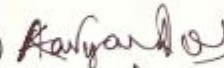
(1) By Cheque No. 716897, dated: 28-10-2010 Drawn on State Bank of India, Mahamayatala Branch, Kolkata: 700047	Rs. 5,00,000/-
(2) By Cheque No. 716898, dated: 30-10-2010 Drawn on State Bank of India, Mahamayatala Branch, Kolkata: 700047	Rs. 2,89,819/-
Total :-	Rs. 7,89,819/-

(Rupees seven lakhs eighty nine thousand eight hundred and nineteen) only

SIGNED, SEALED & DELIVERED
BY THE VENDOR AT SONARPUR
IN THE PRESENCE OF:-

1) Md. Inayat Hussain
Vill - Kusumba
P.O - Narendrapur

 (ASHOK GHOSH)
SIGNATURE OF THE VENDOR

2) 
Baral,


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Addl. Dist. Sub-Registrar
Sonarvill, South 24 P.O.


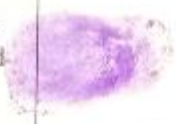









10 NOV 2010

		Thumb	1st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name :
Signature

		Thumb	1st finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name : **ASHOK GHOSH**
Signature *Ashok Ghosh* (ASHOK GHOSH)

		Thumb	1st finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name : **SHABNAM BEGUM**
Signature *Shabnam Begum*

		Thumb	1st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

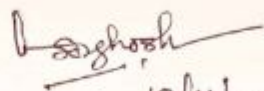
Name :
Signature



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Addl. Dist. Sub-Registrar
South 24 Parganas

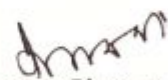
10 NOV 2010

Name of the Presentant	Signature with date
Ashok Ghosh	 10/11/2010

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ashok Ghosh Address -400, K M Roy Chowdhury Road, Thana:-Sonarpur, District:- South 24-Parganas, WEST BENGAL, India, P.O. :-Jagaddal Pin :-700151	Self	 10/11/2010	 LTI 10/11/2010	

Name of Identifier of above Person(s) Kalyan Das Borai, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Signature of Identifier with Date  10/11/2010
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 (Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. SONARPUR



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Additional District Sub-Registrar
Srirangapatna, South 24 P.S.

11 0 NOV 2010



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

Endorsement For Deed Number : I - 12492 of 2010
(Serial No. 13776 of 2010)

On 10/11/2010

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:

Fee Paid in rupees under article : A(1) = 9548/- ,E = 7/- on 10/11/2010

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.-868801/-

Certified that the required stamp duty of this document is Rs.- 52138 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 4740/- is paid, by the draft number 573033, Draft Date 10/11/2010, Bank Name State Bank of India, MAHAMAYATALA, received on 10/11/2010
2. Rs. 42410/- is paid, by the draft number 572997, Draft Date 04/11/2010, Bank Name State Bank of India, MAHAMAYATALA, received on 10/11/2010

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

Presented for registration at 15.01 hrs on :10/11/2010, at the Office of the A. D. S. R. SONARPUR by Ashok Ghosh ,Executant.

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

Execution is admitted on 10/11/2010 by

1. Ashok Ghosh, son of Lt. Sukumar Ghosh , 400, K M Roy Chowdhury Road, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Jagaddal Pin :-700151 , By Caste Hindu, By Profession : Business

Identified By : Kalyan Das, son of K Das, Boral, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Service.

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

10/11/2010 16:05:00

EndorsementPage 1 of 1

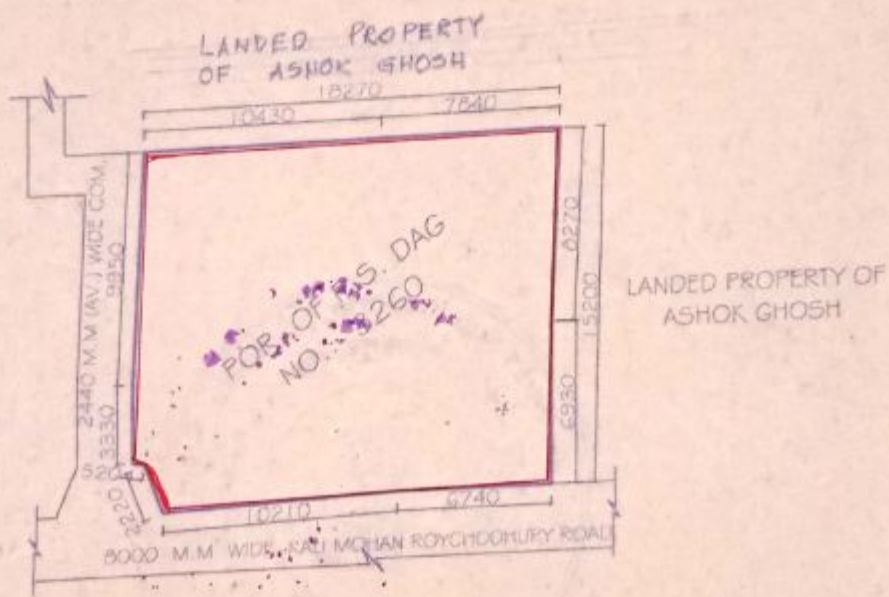


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Addl. Dist. Sub-Registrar
Singapore, South 24 Police

10 NOV 2010

SHOWING THE LAND FOR SALE MEASURING 4 COTTAS 2 CHITTAKS 23 SQ.FT
PART OF R.S DAG NO.3260, UNDER R.S KHATIAN NO.730, COROSSPONDING
DAG NO. 3325, UNDER L.R KHATIAN NO. 1198, PART OF HOLDING NO.400,
WARD NO.23 (OLD) 25 (NEW), RAJPUR SONARPUR MUNICIPALITY, MOUZA - JAGADDAL,
J.L NO. 71, POLICE STATION - SONARPUR, DISTRICT SOUTH 24 PARGANAS.

SOLD AREA BOUNDED BY RED INK
MEASURING - 4 COTTAS 2 CHITTAKS 23 SQ.FT
EQUIVALENT TO - 278.012 SQ. MT.
SCALE :- 1:300



Ashok Ghosh (ASHOK GHOSH)
OWNER

[Signature]
DRAWN BY



Addl. Dist. Sub-Registrar
Sonarpore, South 24 Parg.

10 NOV 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 30
Page from 3714 to 3729
being No 12492 for the year 2010.



Ashoke Kumar Biswas

(Ashoke Kumar Biswas) 11-November-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal

DATED THIS 10TH DAY OF NOVEMBER 2010

BETWEEN

SRI ASHOK GHOSH

..... VENDOR

SHABNAM BEGUM

..... PURCHASER

DEED OF CONVEYANCE

Registered In Book -I

CD.Volume Number 30

Pages from 3714 to 3729

Being No 12492 for the year 2010

Additional District Sub Registrar Sonarpur
District South 24 Parganas

