

S1-2874/13

I-2375/13



पश्चिमवङ्ग पश्चिम बङ्गाल WEST BENGAL

V.C. Case No. 723..... Dt. 5/6/13 G 927802

J. No. 2.....
 J. Pe. 3.....
 Total Rs. 6.....
 Received on 5/6/13

D.S. R-1
 Alipore South 24 Parganas
 5/6/13

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

District Sub-Registrar-I
 Alipore South 24 Parganas

06 JUN 2013 DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 5th day of
 June 2013, BETWEEN SMT. SUJATA IYER wife of Mr. Madhu
 Iyer, by faith Hindu, by occupation Housewife, residing at 36,
 Nadapally, South Roynagar, P.O. & P.S. Bansdroni, Kolkata-
 700070 hereinafter called and referred to as the 'VENDOR'

contd..2

- 3 JUN 2013

No. 155 Date 19 June 2013
Sold to Piyali Naskar.
of 19, Patal para
Rupees 400 No. 190

(Signature)
Santiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-77

155 70 150 = 5270L
(1020X15)

Piyali Naskar.

J.T.D
1890
06/6/13

Piyali Naskar.

(Stamp)
1891

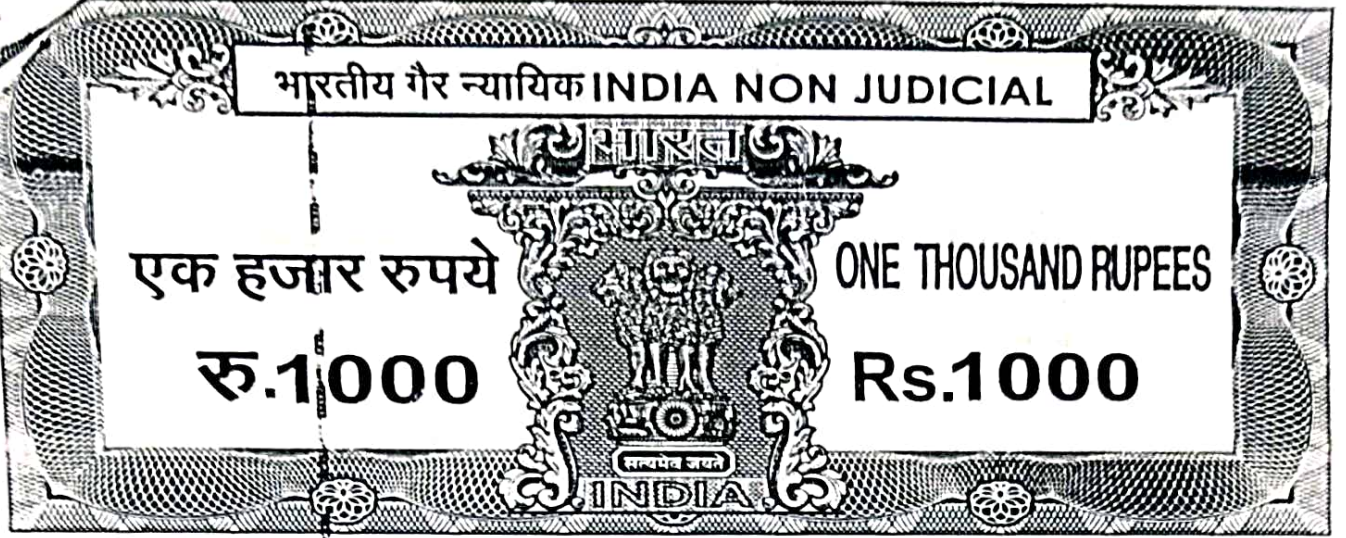


Sijata 24/09.

District Sub-Registrar-I
Alipore, South 24 Parganas

06 JUN 2013

Lubal Datta
T. K. Datta
42 Subhan Sarani
S. Rai Nagar, Damdroni
Kat- 70



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

G 927803

-2-

(which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

SMT. PIYALI NASKAR wife of Sri Tapas Naskar, by faith Hindu, by occupation house wife, by nationality Indian, residing at 14, Postal Park, P.O. & P.S. Bansdroni, Kolkata- 700070, hereinafter called and referred to as the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, and legal representatives and assigns) of the OTHER PART.

contd..2



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 927804

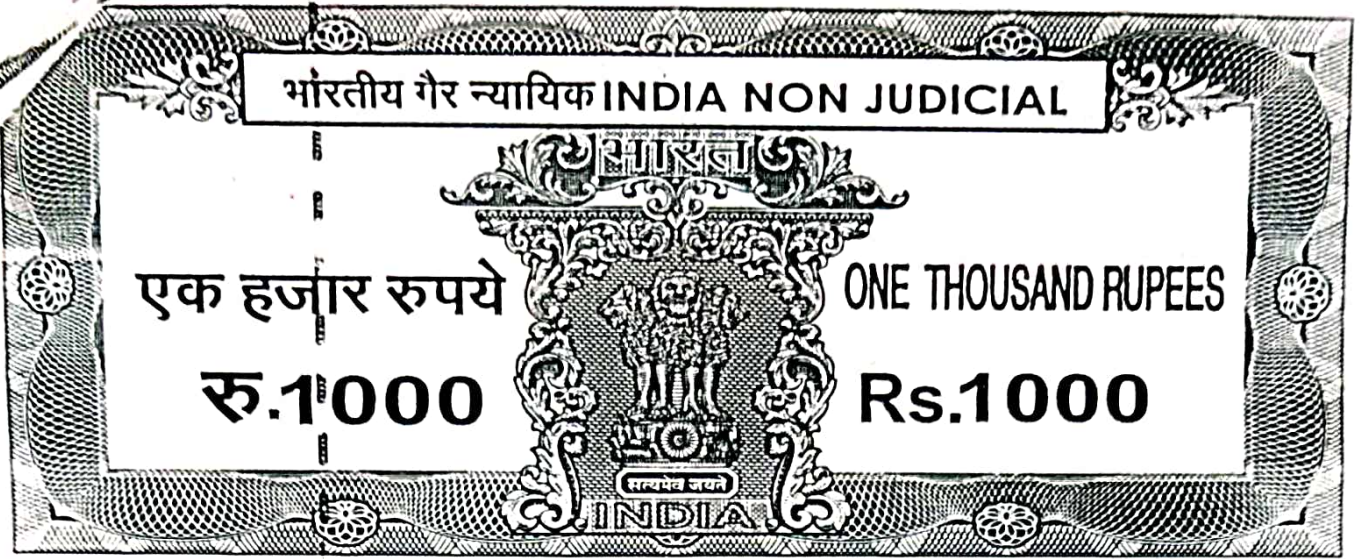
-3-

WHEREAS One Besjan Bibi was the owner of land in Mouja Raynagar in Touz i No. 3,4, & 5, J.L. No. 47, in Dag No. 239 under Khatian No. 49, 119, & 189, in the settlement record the land measuring 71 Satak of P. S. To lygunge, Pargana Magura, Dist 24- Parganas.

AND WHEREAS aforesaid Besjan Bibi died intestate leaving behind her only son Javed Ali Gazi who had become the owner of land measuring 71 Satak lying and situate at Mouja Roynagar, P.S. Sadar Tollygunge, thereafter Jadavpur now Regent Park, comprised in R.S. Dag No. 239, under R.S . Khatian No. 49, 119, 189, J.L. No. 47, Dist. 24- Parganas,

AND WHEREAS aforesaid Javed Ali Gazi recorded his name in the record of Revisional Settlement and while seized and possessed the aforesaid land said Javed Ali Gazi sold, transferred and conveyed the land measuring 5 (five) cottahas more or less lying and situate at

contd..4



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

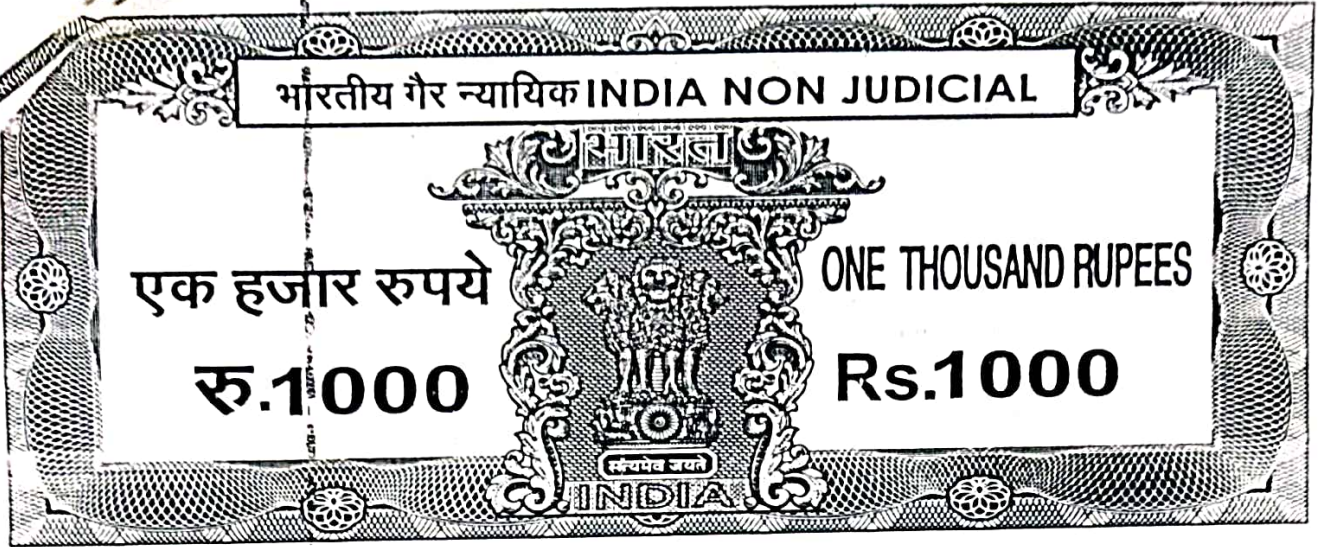
G 927701

--4--

Mouja Roynagar, J.L. No. 47, Touz No 3,4 and 5 Pargana Magura, comprised in R.S. Dag No. 239, under R.S. Khatian No. 49, 119, 189, P.S. Tollygunge thereafter Jadavpur, Dist. 24- Parganas in favour of Ajay Kumar Ghosh son of Late Ashutosh Ghosh of 12A, Mohini Mohan Ghosh son of Late Ashutosh Ghosh of 12A, Mohinimohan Road, Kolkata vide Deed No. 6314 on dated 10.08.1964.

AND WHEREAS after purchasing the said land said Ajay Kumar Ghosh mutated his name in the record of the Calcutta Municipal Corporation now Kolkata Municipal Corporation in respect of his land and subsequently known as its Premises No. 652/1, South Raynagar, Ward No. 112.

contd..5



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 927702

-5-

AND WHEREAS aforesaid Ajay Kumar Ghosh for his urgent need of money, he sold, transferred and conveyed his land measuring 4 Cottahs 3 Chittaks 43 Srt. more or less lying and situate at Mouja Roynagar, J.L. No. 47, R.S. No. 201, Touz i No. 3,4, and 5, comprised in R.S. Dag No. 239, under R $\frac{1}{4}$ S $\frac{3}{4}$ Khatian No. 49, 119 & 189, P.S. Regent Park, Dist. South 24- Parganas being Calcutta Municipal Corporation Premises No. 652/1, South Roynagar in favour of Nilim Kumar Das son of Late Krishna Ranjan Das of 11, Vivekananda Nagar, P.S. Regent Park, Kolkata-700040, which was registered in the office of Addl. Dist. Sub Registry office at Alipore, 24- Parganas(South), and duly recorded in Book No. I, volume No.91 at pages 247 to 258, Being No.2269 for the year 1998.

AND WHEREAS aforesaid Nilim Kumar Das while seized and

contd...6

possessed of the aforesaid land for his urgent need of money he sold, transferred and conveyed the land measuring 4 (Four) cottahas 3 Chittaks 43 Sft. more or less lying and situate at Mouja Roynagar, J.L. No. 47, Touzi No. 3,4 & 5 Pargana Magura, comprised in R.S. Dag No. 239, under R.S. Khatian No. 49,119, 189, P.S. Regent Park, Dist. South 24- Parganas, within the limits of the Kolkata Municipal Corporation Premises No. 652/1, South Roynagar, vide Assessee No. 31-112-19-0652-5, in favour of Smt. Sujata Iyer wife of Madhu Iyer of 36, Nabapally, South Roynagar, P.O. Bansdrani, P.S. Regent Park, Kolkata- 700070.

AND WHEREAS at present by physical measurement the Vendor found the land measuring 4 (four) Cottahas and the 3 Chittaks 43 Sft. land has forgone for the development of Road for the Public interest.

AND WHEREAS at present the VENDOR is now absolute owner of the said land measuring 4 (four) Cottahas and has been possessing and enjoying the said property lying and situate at Kolkata Municipal Corporation Premises No. 652/1, South Raynagar, Ward No.112, P.S. Regent Park, now Bansdrani, Kolkata- 700070.

AND WHEREAS the PURCHASER herein having duly taken and inspection of the said land and all the title deeds, and documents relating to the said premises and having satisfied himself regarding the title of the VENDOR thereon agreed to purchase the said land along with structure standing thereon morefully described in the schedule hereunder written and the VENDOR has agreed to sell the said landed property to the PURCHASER at a total consideration of Rs. 9,00,000/- (Rupees Nine lakh only) which is free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs. 9,00,000/- (Rupees Nine lakh only) paid by the PURCHASER to the VENDOR on or before the execution of these presents, (the receipt whereof the VENDORS do hereby as well as by the receipt hereunder written admit and acknowledge) and of and from the payment of the same and every part thereof, the VENDOR forever acquit release and discharge the PURCHASER All That the land measuring 4 (Four) Cottahas more or less along with 250 Sft. Tiles structure standing thereon lying and situate at Mouja Roynagar, J.L. No. 47, Touzi No. 3, 4 and 5, R.S. No. 201 comprised in R.S. Dag No. 239, under R.S. Khatian No. 49, 119 & 189, P.S. Regent Park now Banskroni Dist. South 24- Parganas within the limits of the Kolkata Municipal Corporation Premises No. 652/1, South Raynagar, Ward No. 112, morefully described in the Schedule hereunder written. The VENDOR hereby grant, convey, sell, transfer and convey, assign and assure unto All That the Bastu land measuring 4 (Four) Cottahas more or less together with 250 Sft. Tiles Shed structure standing thereon lying and sitated at Mouja Roynagar, J.L. No. 47, Touzi No. 3, 4 & 5, R.S. No. 201, comprised in R.S. Dag No. 239, under R.S. Khatian No. 49, 119, 189, K.M.C Premises No. 652/1, South Roynagar, Ward No. 112, P.S. Regent Park now Banskroni,

contd....8

Kolkata- 700070, together with all rights of paths, passage and common passage more particularly described in the Schedule hereunder written with all yards, ways, paths common and other passages, drains, water, water course and all manner of former and other rights liberties, privileges, easements and profits whatsoever to the said premises belonging or in anywise appertaining or usually held or enjoyed therewith or reputed or belong or to be appurtenant and the reversion and reversion, remainder or remainders rents issues and profits thereof and the estate right, title and interest property claim and demand whatsoever both at law and in equity of the VENDORS into or upon the said premises and every part thereof AND all deeds pattahas muniments and writings and other evidence of title which is anywise relating to the said premises or any part thereof and which now are or hereafter shall or may be in the custody power or possession of the VENDOR or her heirs, executors, any person or persons from whom they or any of them may procure the same without action or suit TO HAVE AND TO HOLD the said premises unto the PURCHASER absolutely and forever free from all encumbrances whatsoever and the VENDOR hereby covenants with the PURCHASER that notwithstanding any act, deed, matters or things or by the VENDOR have good right full power and absolute authority

contd..9

of grant, transfer, convey, assign and assure the said portion hereby granted, conveyed, assigned, and assured or expressed or intended so to be unto the PURCHASER and that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said premises and part thereof and receive the rents, issues and profits, thereof without any lawful eviction interruption claim or demand from or by the VENDOR or any person or persons lawfully or equitably claiming from under or in trust for it AND that freed and discharged from or otherwise by the VENDOR indemnified against all such encumbrances claims created or occasioned by the VENDOR or by any person lawfully or equitably claiming any estate or interest in the said portion or any part thereof from under or in trust from the VENDOR shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do or execute or caused to be done or executed all such acts deeds and things for further and more perfectly assuring the premises and every part thereof unto and to the use of the PURCHASER, shall or may be reasonably required and the VENDOR further covenants with the PURCHASER that the VENDOR shall indemnify and keep the PURCHASER indemnified of from and against all losses expenses and charges whatsoever which the PURCHASER may be put or which the PURCHASER may incur suffer and sustain in the event of the said

contd...10

Property or any portion thereof or any interest therein being vested in and /or acquired any enactment for the time being in force for the compulsory acquisition and requisition or immovable property for the compulsory acquisition and requisition or immovable property or any interest therein and the VENDOR hereby further declare and covenant with the PURCHASER that the said property hereby sold, granted, transferred and conveyed to the said PURCHASER of which the PURCHASER take lawful, absolute peaceful possession through tenant at the said portion from this day is free from all encumbrances, whatsoever that there is no charge, lien, attachment before judgement, whatsoever upon the said portion or any part thereof and that the said property is not subject to any improvements acquisition, requisition, and that the said property is not subject to any suit or action and that VENDOR legally competent to sell the said portion to the PURCHASER of effect the title of the PURCHASER.

SCHEDULE ABOVE REFERRED TO

ALL THAT the Bastu Land measuring 4 (Four) Cottahas more or less along with 250 Sft. Tiles shed structure standing thereon lying and situate at Mouja Roynagar, J.L. No. 47, R.S. No. 201, Pargana Magura, Touzi No. 3, 4 & 5, comprised in R.S. Dag No. 239 in R.S. Khatian No. 49, 119, 189 P.3. Regent Park now Bansdroni

contd...11

Dist. South 24-Parganas being Kolkata Municipal Corporation
Premises No. 652/1, South Raynagar, Ward No. 112, vide Assessee
No.31-112-19-1008-5 together with all easement rights, services
and facilities attached therein including right to ingress
and egress with right to bringing electric, Tap water line,
telephone connection underground sewers, drains, surface drains,
through passage either overhead or underground of the adjacent
passage. The land has delineated in the site plan annexed
hereto and depicted by 'Red' border lines and the proportionate
rate of rent as its annual rent payable to the Collector of
South 24 - Parganas represented by the State of West Bengal
the land is butted and bounded as follows:-

ON THE NORTH: Land of R.S. Dag No. 237
ON THE SOUTH: 6'-0" Feet wide Road,
ON THE EAST : Plot No. P-6
ON THE WEST : Plot No. P-4

contd....12

IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective hands and seals to these presents on the day, month and year first above written.

SIGNED SEALED and DELIVERED at Kolkata in presence of:-

WITNESSES

1. Subal Dutta
- 4a. Subhas Jarami
S. Rainagar, Bunsdroni
Kol-70

2. Suchasish Chakravarty
Advocate
Alipore Judgm't Court
Kolkata-27

Srijata 28/9/19.

SIGNATURE OF THE VENDOR

Dijali Naskar.

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED Rs. 9,00,000/- (Rupees Nine lakh only) from the
within named PURCHASER as full consideration money in the
following manner:-

- | | <u>MEMO</u> | |
|---|-------------|----------------|
| 1. By cheque No- 057279
dt. 5-6-2013 drawn on
Canara Bank, Garia
Br. Kolkata | | RS. 3,50,000/- |
| 2. By Cash | | RS. 5,50,000/- |

Rs. 9,00,000/-

WITNESSES

1. Subal Datta
2. Snehasish Chakravarty

Sijata Sanyal

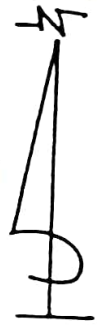
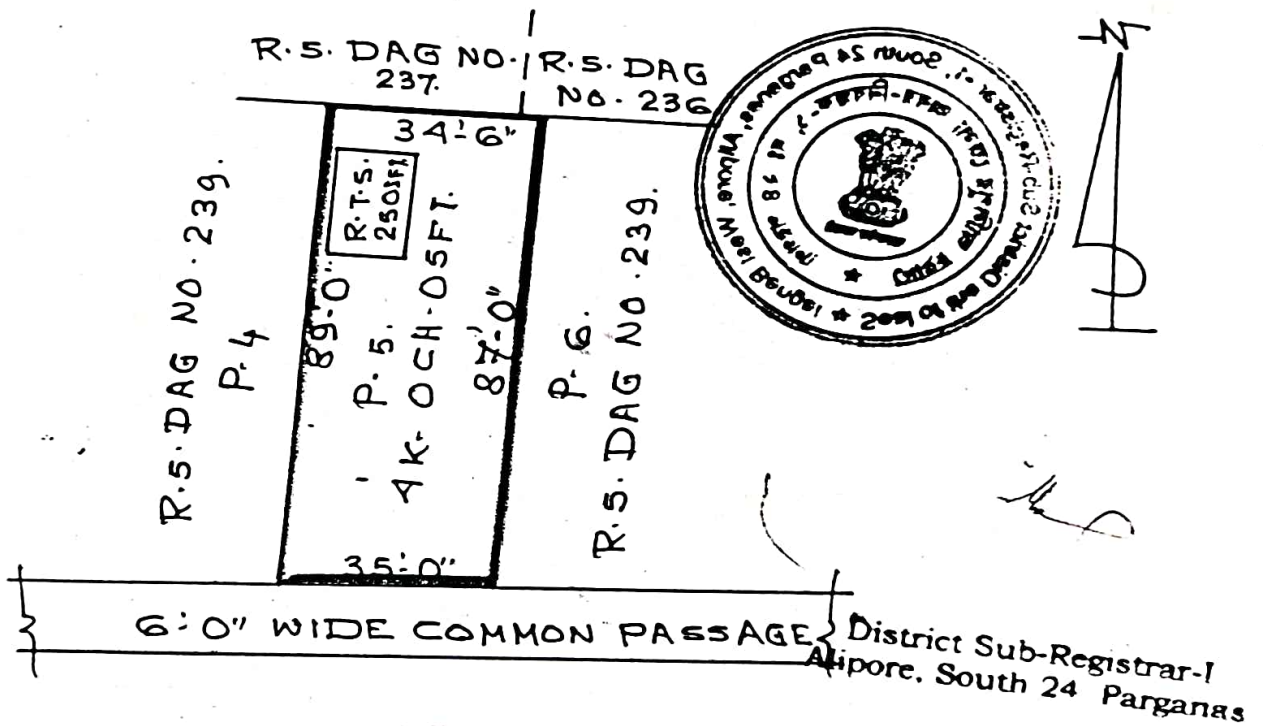
SIGNATURE OF THE VENDOR

Drafted by me
Snehasish Chakravarty
Advocate
Alipore Judges' Court,
Kolkata- 27.

Typed by Somesh Bhattacharjee

SITE PLAN OF LAND AT MOUZA. RAYNAGAR.
 J.L. NO. 47, R.S. NO. 201, KHATIAN NO. 49, 119, 189,
 DAG NO. 239, P.S. REGENT PARK, UNDER
 K. M. C. WARD NO. 112, DIST. 24-PGS. (5).

AREA OF LAND. 4K-0CH-0SFT. (MORE OR LESS).
 SHOWN IN RED BORDER.



06 JUN 2013

DRAWN BY

(Signature)

SUBHASIS MONDAL
 CIVIL ENGINEER
 LAND

District Sub-Registrar-I
 Alipore, South 24 Parganas

06 JUN 2013

(Signature)

Pisjoli Naskar.

K. M. C. WARD NO. 115, DIST. 24-PGS. (2).
 DAG NO. 539. P. 2. REGENT PARK. UNDER
 P.L. NO. 47. R. 2. NO. 501. KHATAI NO. 49, 119, 189.
 PLAN OF LAND AT MOUNZA - RAYNAGAR.

SHOWN IN RED BORDER
 AREA OF LAND. AK-OCH-OSEI. (MORE OR LESS)



R. 2. DAG NO. 539
 NO. 539

R. 2. DAG NO. 539
 P. 2.

AK-OCH-OSEI

21.9
 171025

P. 2.

R. 2. DAG NO. 539
 P. 2.

Alipore, South 24 Parganas District Sub-Registrar-I
 6" 0" WIDE COMMON PASSAGE

0 9 JUN 2013
 DRAWN BY

(Handwritten signature)

District Sub-Registrar-I
 Alipore, South 24 Parganas

0 9 JUN 2013

(Handwritten signature)

(Handwritten signature)



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

Endorsement For Deed Number : I - 02375 of 2013
(Serial No. 02874 of 2013 and Query No. 1601L000004648 of 2013)

On 06/06/2013

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 22970.00/-, on 06/06/2013

(Under Article : A(1) = 22924/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 06/06/2013)

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.-20,84,318/-

Certified that the required stamp duty of this document is Rs.- 125079 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 40080/- is paid , by the draft number 104156, Draft Date 05/06/2013, Bank : State Bank of India BANSDRONI, received on 06/06/2013
2. Rs. 40000/- is paid , by the draft number 104165, Draft Date 05/06/2013, Bank : State Bank of India BANSDRONI, received on 06/06/2013
3. Rs. 40000/- is paid , by the draft number 104166, Draft Date 05/06/2013, Bank : State Bank of India BANSDRONI, received on 06/06/2013

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

Presented for registration at 10.49 hrs on 06/06/2013, at the Private residence by Piyali Naskar, Claimant.

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

Execution is admitted on 06/06/2013 by

1. Sujata Iyer, wife of Madhu Iyer , 36, Nabapally, South Roynagar, Bansdroni, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Caste Hindu, By Profession : House wife
 2. Piyali Naskar, wife of Tapas Naskar , 14, Postal Park, Bansdroni, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Caste Hindu, By Profession : House wife
- Identified By Subal Dutta, son of T K Dutta, 42, Subhas Sarani, S Roynagar , Bansdroni, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Caste: Hindu, By Profession Others.

(Humayun Ali)

DISTRICT SUB-REGISTRAR-I
EndorsementPage 1 of 2

06/06/2013 17:18:00



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

Endorsement For Deed Number : I - 02375 of 2013
(Serial No. 02874 of 2013 and Query No. 1601L000004648 of 2013)

(Humayun Ali)
DISTRICT SUB-REGISTRAR-I

(Humayun Ali)
DISTRICT SUB-REGISTRAR-I
EndorsementPage 2 of 2

PRESENTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SUSATA IYER
SIGNATURE Susata Iyer



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME PIYALI NASKAR
SIGNATURE Piyali Naskar

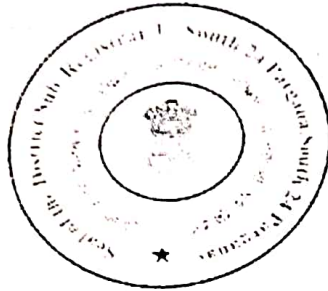


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
SIGNATURE

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 811 to 833
being No 02375 for the year 2013.



(Humayun Ali) ^{U. f.} 07 June-2013
DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS
West Bengal