

4880

2-5/116

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 564428

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

DEED OF CONVEYANCE

*He*  
Additional District Sub-Registrar  
Bajarhat, New Town, North 24-Pg

2 MAY 2016

THIS DEED OF CONVEYANCE is made on this  
of May, Two Thousand Sixteen (2016),

2nd day

BETWEEN

3681

21-4-16 500/

ক্রমিক নং

C.R. Das  
Advocate - H.C.

সংখ্যা

স্বাক্ষর

বিবাদক (অপীক্ষিত পক্ষ) এর পক্ষে

স্বাক্ষর

তারিখ

যেটি স্বাক্ষর করা হয়েছে

26 APR 2016

টিকারী স্বাক্ষর/স্বাক্ষর

490000



Additional District Sub-Registrar  
Rajshahi, New Town, North 24-Pgs

02 MAY 2016

SRI SANKAR  
faith

**SRI SAMIR HALDER**(having PAN AASPH4114Q), Son of Late Bipin Halder, by faith- Hindu, by occupation – Business, residing at BE-40, Rabindrapally Krishnapur, P.O- Prafullakanan, P.S- Baguiati, Kolkata – 700101, District – North 24 Parganas, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns and nominee or nominees) of the **FIRST PART**

**AND**

**SRI BAPAN BASU**(having PAN CAGPB6219J), S/o Sri Bimal Basu, by faith- Hindu, by occupation- Business, residing at Adarshapally, P.O. Ashwininagar, P.S. Baguiati, District North 24 Parganas, Kolkata- 700159, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, successors and assigns etc.) of the **OTHER PART**.

**WHEREAS** by virtue of Deed of Conveyance dated 03/07/2002, registered at the office of A.D.S.R. Bidhannagar Salt lake City, recorded in book No. I, volume No. 136, pages from 291 to 299, being Deed No. **02355**, for the year **2003**, one **SRI CHITTARANJAN BISWAS**, S/o Late Dinanath Biswas, resident of 7 No Udayanpally, P.O. Ashwininagar, P.S. Baguiati, District North 24 Parganas, Kolkata- 700159, Purchased from **SRI SUSHIL KUMAR MISTRI**, S/o Sri Brajendra Nath Mistri, resident of 7 No Bagjola Camp, P.S. Rajarhat, District North 24 Parganas, **ALL THAT** land (Shali) measuring more or less 8(Eight) Cottahs, comprised in R.S. Dag No. 580 ( 6 Cottahs 2 Chittaks) and R.S. Dag No. 542 (1 Cottahs 14 Chittaks) under R.S. Khatian No. 228, lying and situated Mouza- Sulanguri, J.L. No. 22, R.S No. 196, Touzi No. 178, P.S. Rajarhat, District- North 24 Pgs, free from all encumbrances.

**AND WHEREAS** by virtue of Deed of Conveyance dated 16/03/2006, registered at the office of A.D.S.R. Bidhannagar Salt lake City, recorded in

book No. I, volume No. 551, pages from 1 to 10 being Deed No. 9125 for the year 2006, one **SRI CHITTARANJAN BISWAS**, S/o Late Dinanath Biswas, resident of 7 No Udayanpally, P.O. Ashwininagar, P.S. Baguiati, District North 24 Parganas, Kolkata- 700159, sold to **SRI SAMIR HALDER**, son of Late Bipin Halder, residing at BE-40, Rabindrapally, Krishanapur, P.O- Prafullakanan, P.S- Baguiati, Kolkata – 700101, District – North 24 Parganas, **ALL THAT** land (Shali) measuring more or less 8(Eight) Cottahs, comprised in R.S. Dag No. 580 ( 6 Cottahs 2 Chittacks) and R.S. Dag No. 542 (1 Cottahs 14 Chittacks) under R.S. Khatian No. 228, L.R. Khatian No.506, lying and situated Mouza- Sulanguri, J.L. No. 22, R.S No. 196, Touzi No. 178, P.S. Rajarhat, District- North 24 Pgs, free from all encumbrances.

**AND WHEREAS** out of which Samir Halder, Vendor herein, sold **6(Six) Cottahs 2(Two) Chittacks**, comprised in R.S. Dag No. 580 to Bimal Basu after selling he became Owner of rest Land **1(One) Cottahs 14(Fourteen) Chittacks**, comprised in **R.S. Dag No. 542** under R.S. Khatian No. 228, lying and situated Mouza- Sulanguri, J.L. No. 22, R.S No. 196, Touzi No. 178, P.S. Rajarhat, District- North 24 Pgs, free from all encumbrances.

**AND WHEREAS** the Purchaser herein coming to know that the said Land is for Sale and approached to the Vendor to purchase, **ALL THAT** Shali land measuring **1(One) Cottahs 14(Fourteen) Chittacks**, comprised in R.S. Dag No.542 under R.S. Khatian No. 228, L.R. Khatian No. 506, lying and situated **Mouza- Sulanguri**, J.L. No. 22, R.S No. 196, Touzi No. 178, P.S. presently New Town formerly Rajarhat, District- North 24 Pgs , within jurisdiction of A.D.S.R. Rajarhat formerly A.D.S.R. Bidhannagar Salt Lake City, District- North 24 Pgs, hereinafter called and referred to as the "**Said Land**", free from all encumbrances, morefully and particularly described in the **SCHEDULE** hereunder written, at and for a total consideration of **Rs.4,00,000/- (Rupees Four Lacs)** only and the Vendor accepted the Purchaser's proposal and agreed to execute this Deed.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid contract and in consideration of a total sum of **Rs.4,00,000/- (Rupees Four Lacs)** only being the full and final consideration amount, truly paid by the Purchaser to the Vendor herein on and before execution of these presents (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof acquit, release and forever discharge the PURCHASER as also the said land heriditaments and premises and every part thereof) the VENDOR herein as absolute and true owner doth hereby indefeasibly and absolutely grant, convey, transfer, sell, release, assign and assure unto and to the use of the PURCHASER, **ALL THAT** Shali land measuring **1(One) Cottahs 14(Forteen) Chittacks**, comprised in **R.S. Dag No.542** under **R.S. Khatian No. 228, L.R. Khatian No. 506**, lying and situated **Mouza-Sulanguri, J.L. No. 22, R.S No. 196, Touzi No. 178, P.S. presently New Town formerly Rajarhat, District- North 24 Pgs** , within jurisdiction of **A.D.S.R. Rajarhat formerly A.D.S.R. Bidhannagar Salt Lake City, District- North 24 Pgs**, hereinafter called and referred to as the **"Said Land"**, free from all encumbrances, morefully and particularly described in the **SCHEDULE** hereunder written, and for greater clearance, **one plan marked in Red Color** in respect of the **"Said Land"** is annexed herewith, which will be treated as the part of this Deed of Conveyance, **TOGETHER WITH** all easement rights of free egress and ingress togetherwith the right to take sewerage, drain, electricity, water, gas, telephone connection from the main road, free from all encumbrances, charges, liens, lispensens, attachments, trusts, claims, demands, mortgages, wakfs, debater, debts, uses, execution, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments etc whatsoever or **HOWSOEVER** otherwise the **"Said Land"** or any part thereof now are or is or heretofore was situated butted , bounded called known numbered described or distinguished **TOGETHERWITH** all yards , areas, sewers, paths, passages, water and all manners of ancient or other rights, liberties, privileges, easements advantages and appurtenances whatsoever to the **"Said Land"** belonging to or in anywise appertaining

thereto or any part thereof or usually held , used, occupied or enjoy therewith or reputed to belong or be appurtenant thereto and all the estate right title interest inheritance reversion or reversions remainder/s use trust possession property claim or demand whatsoever both at law and in equity of the Vendor into and upon the "Said Land" hereinbefore granted and conveyed or otherwise expressed or intended so to be or every part thereof TOGETHERWITH all deeds, pattas, muniments, writings or evidence of the title thereto or exclusively relating to and concerning the "Said Land" or any part or portion thereof which now are or hereafter shall or may be in custody power or possession of the Vendor or persons from whom the Vendor can or may procure the same without any action suit at law or equity **TO ENTER INTO AND TO HAVE, HOLD, OWN, POSSESS AND ENJOY** the "Said Land" hereinbefore sold granted transferred conveyed or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser, his successor/s in interest and assigns absolutely and for ever and freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc whatsoever created or suffered by the Vendor from to these presents AND the vendor doeth hereby for himself, his heirs, executors, administrators, representatives covenants with the PURCHASER, his heirs, executors, administrators, representatives and assigns THAT notwithstanding any act, deed, matter or thing whatsoever, by the VENDOR or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the said Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure the land hereby granted, sold, conveyed and transferred or expressed or intended so to be, upto and to the use of the PURCHASER, his heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the PURCHASER, his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said Land every part thereof and receive the rents, issues and profits thereof

without any lawful eviction, interruption and hindrances, disturbances, claims or demand whatsoever from or by the Vendor or any person/s lawfully or equitably claiming any right or estate thereof from under or in trust for their or from or under any of their ancestor or predecessor-in- title AND that free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the VENDOR well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments, mortgages, pledges, Hypothecation and encumbrances liabilities whatsoever made or suffered by the VENDOR or any of their ancestors or predecessors in title or any person or persons lawfully claiming as aforesaid AND FURTHER THAT the vendor and all persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said land or any part thereof from under or in trust for him the vendor or from or under any of their ancestors or predecessors in title shall and will from time to time and at all times at the request and cost of the PURCHASER, his heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds, matters and things whatsoever for further and better more perfectly effectually or satisfactorily assuring the said land and every part thereof unto and to the use of the PURCHASER, his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonable required AND FURTHERMORE THAT the VENDOR and all his heirs, executors, administrators, shall at all times hereafter indemnify and kept indemnified the PURCHASER, his heirs, executors, administrators, representatives and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the vendor or any breach of the covenants hereunder contained.

**SCHEDULE**  
**(Said Land)**

**ALL THAT** Shali land measuring 1(One) Cottahs 14(Fourteen) Chittacks, Being Plot "C", comprised in R.S. Dag No.542 under R.S. Khatian No. 228, L.R. Khatian No. 506, lying and situated Mouza- Sulanguri, J.L. No. 22, R.S. No. 196, Touzi No. 178, P.S. presently New Town formerly Rajarhat, District- North 24 Pgs , within jurisdiction of A.D.S.R. Rajarhat formerly A.D.S.R. Bidhannagar Salt Lake City, under JANGRAHATIARA-II Gram Pachayat, District- North 24 Pgs, free from all encumbrances, together with all easement right appurtenant thereto and butted and bounded as follows:-

ON THE NORTH BY : Part of R.S. Dag No.542;

ON THE SOUTH BY : 12: feet wide Road; (Kancha)

ON THE EAST BY : Plot "B" of R.S. Dag No.580;

ON THE WEST BY : 12' feet wide Road.

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

**SIGNED SEALED AND DELIVERED**

At Calcutta in the presence of

WITNESSES :-

1. *Bimal Basu*  
Adarsh Pally  
Kot-159

*Samik Halder.*

\_\_\_\_\_  
SIGNATURE OF THE VENDOR

2. *সিদ্ধান্ত*  
9 No. Chandibari  
Kot-59

*Bopom Basu*

\_\_\_\_\_  
SIGNATURE OF THE PURCHASER

**Drafted, read over and explained by me:**

*Chittaranjan Das*

**Chittaranjan Das**

**Advocate**

**High Court, Calcutta.**

**(WB / 621 / 01)**

**MEMO OF CONSIDERATION**

Received of and from within named Purchaser the sum of **Rs.4,00,000/- (Rupees Four Lacs)** only towards full and final consideration money as per memo below.

**MEMO.**

1. Paid by Cash ..... Rs.2,00,000/-
2. Paid by Cash ..... Rs.2,00,000/-

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**TOTAL : Rs.4,00,000/- (Rupees Four Lacs) only**

Witness:

1. *Bimal Bala*  
*Adarsha Palby*  
*Kol + 159*
2. *शशिबहादुर*

*Samiir Haldar*

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**Signature of the Vendor**

SITE PLAN

OF LAND PART OF R.S. DAG NO.- 542 IN R.S. K.H. N.O. 228

L.R. K.H. N.O - 506 AT MOUZA - SULANGURI L. N.O.- 22

P.S.- NEW TOWN , DIST.- NORTH 24 PARGANAS.

WARD NO. - UNDER JYANGRA-HATIARA 2 NO. G. PANCHAYET.

PLOT NO - 'C' AREA OF THE LAND - 1 K- 14 CHH.

SCALE - 1:300.

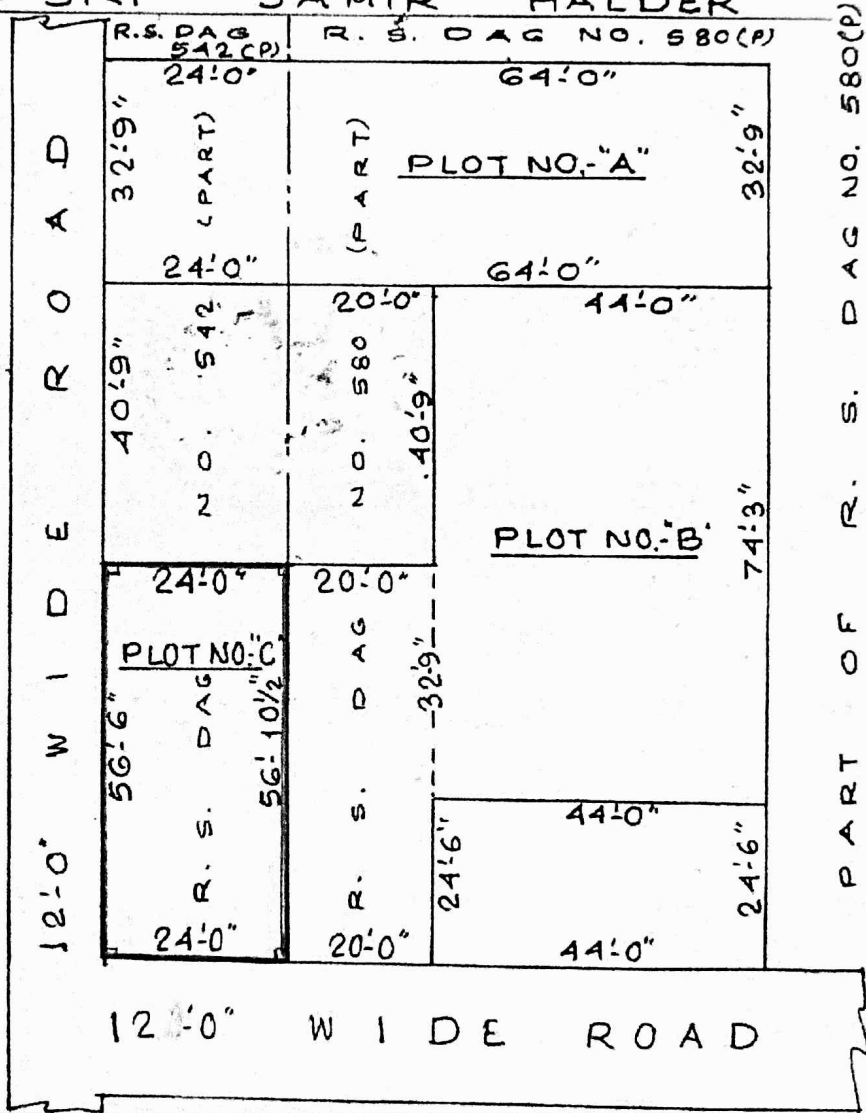
VENDEE - SRI BAPAN BASU

VENDOR - SRI SAMIR HALDER



SIG. OF VENDEE- *Bapan Basu*

SIG. OF VENDOR- *Samir Halder.*

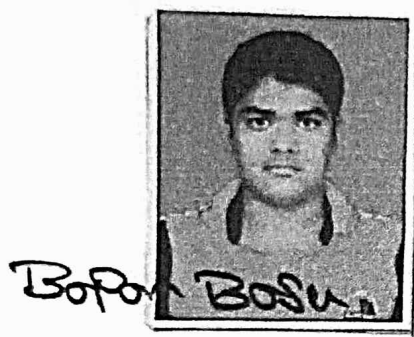


*Samir Halder*  
L.A.S.

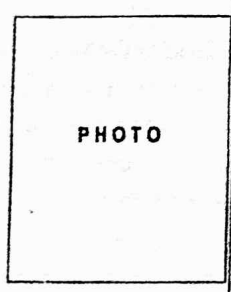
# SPECIMEN FORM FOR TEN FINGERPRINTS



|                      |            |               |             |               |             |               |
|----------------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Samir Haddel.</i> | Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|                      | Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |



|                    |            |               |             |               |             |               |
|--------------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Bopon Bosu.</i> | Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|                    | Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |



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



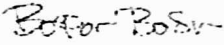


|  |            |               |             |               |             |               |
|--|------------|---------------|-------------|---------------|-------------|---------------|
|  | Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|  | Right Hand | Thumb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



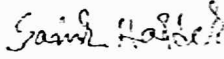
## Seller, Buyer and Property Details

### Seller & Buyer Details

#### Presentant Details

| SL No. | Name, Address, Photo, Finger print and Signature of Presentant   |   |   |
|--------|--|---|---|
| 1      | <p><b>Shri BAPAN BASU</b><br/>                     Son of Shri Bimal Basu<br/>                     Adarshapally, P.O:- Ashwininagar, P.S:- Baguiati,<br/>                     Rajarhat-gopalpore, District:-North 24-Parganas,<br/>                     West Bengal, India, PIN - 700159</p> | <br>02/05/2016 1:57:53 PM | <br>LTI<br>02/05/2016 1:57:57 PM |
|        | <br>02/05/2016 1:58:08 PM  |   |   |

#### Seller Details

| SL No. | Name, Address, Photo, Finger print and Signature   |   |   |
|--------|--|---|---|
| 1      | <p><b>Shri SAMIR HALDER</b><br/>                     Son of Late Bipin Halder<br/>                     BE-40, Rabindrapally Krishnapur, P.O:-<br/>                     Prafullakanan, P.S:- Baguiati, Rajarhat-gopalpore,<br/>                     District:-North 24-Parganas, West Bengal, India,<br/>                     PIN - 700101 Sex: Male, By Caste: Hindu,<br/>                     Occupation: Business, Citizen of: India, PAN No.<br/>                     AASPH4114Q.; Status : Individual; Date of<br/>                     Execution : 02/05/2016; Date of Admission :<br/>                     02/05/2016; Place of Admission of Execution :<br/>                     Office</p> | <br>02/05/2016 1:58:22 PM | <br>LTI<br>02/05/2016 1:58:26 PM |
|        | <br>02/05/2016 1:58:38 PM  |   |   |

**Details of the applicant who has submitted the requisition form**

|                    |   |
|--------------------|---|
| Applicant's Name   | CHITTARANJAN DAS  |
| Address            | KRISHNAPUR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700101 |
| Applicant's Status | Advocate  |

Description of Draft

1. Rs 12,474/- is paid, by the Draft(8554) No: 151726000429, Date: 28/04/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 56,739/- and Stamp Duty paid by Draft Rs 56,239/-, by Stamp Rs 500/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 3681, Purchased on 21/04/2016, Vendor named M D.

Description of Draft

1. Rs 16,219/- is paid, by the Draft(8554) No: 151725000429, Date: 28/04/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

2. Rs 20/- is paid, by the Draft(8554) No: 151644000429, Date: 02/05/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

3. Rs 40,000/- is paid, by the Draft(8554) No: 151724000429, Date: 28/04/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

\*\*\*\*\*  
**DATED THIS DAY OF  
MAY, 2016**  
\*\*\*\*\*

**BETWEEN**

**SRI SAMIR HALDER**

..... Vendor

**AND**

**SRI BAPAN BASU**

..... Purchaser

**DEED OF CONVEYANCE**

**CHITTARANJAN DAS**  
Advocate

**High Court, Calcutta**

**Bar Asso. Room-15.**

**7A, K.S. Roy Road, 2<sup>nd</sup> Floor,**

**N.P.S. Business Center**

**crdas2008@yahoo.in**

**Mob: 8697323588 / 98306 20392.**

**Res: Swapna Apartment**

**B.E. -102 & 103,**

**Krishnapur, Rabindrapally**

**Kolkata- 700 101.**

**Chamber: Kestopur, Rabindrapally, Ananya Apt, B.F.-12/1, beside "Federal Club", Kol-101.**