

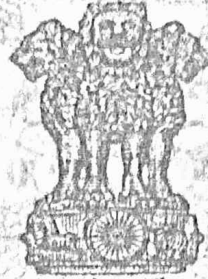
4876

2-4706/16

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 564429

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

DEED OF CONVEYANCE

Additional District Officer  
Barrhat, New Town, North 24 P.S.

02 MAY 2016

THIS DEED OF CONVEYANCE is made on this 2nd day  
of May, Two Thousand Sixteen (2016),

BETWEEN

3682 21-4-16 500/

ক্রেতার নাম P.R. Das  
 পূর্ব Advocate  
 স্থানীয় ডেডার নাম H.C. Das  
 নিম্নে নথি (অনুলিপি) এ ডি. ক্রম. নং 2000  
 যেটি স্থাপন করা তার 20 APR 2016  
 মালিক নং বোর্ড কর্তৃক টাকা বন্ড  
 টাকার পরিমাণ 490000

SRI SAMIR  
faith-  
K



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

02 MAY 2016

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 BIMAL BASU(having PAN AEWPB3094B), S/o Late Nigamananda Basu, by faith- Hindu, by occupation- Business, residing at Adarsha Pally, P.O. Aswininagar, 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. 1, 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** 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 **6(Six) Cottahs 2(Two) Chittacks** out of 8(Eight) Cottahs, comprised in **R.S. Dag No. 580**, 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.12,00,000/- (Rupees Twelve 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.12,00,000/- (Rupees Twelve 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 herby 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 hereditaments 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 **6(Six) Cottahs 2(Two) Chittacks** out of 8(Eight) Cottahs, comprised in **R.S. Dag No. 580**, 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, lispendens, 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 reminder/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 party 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 hereinunder contained.

SCHEDULE

(Said Land)

ALL THAT Shali land measuring 6(Six) Cottahs 2(Two) Chittacks out of 8(Eight) Cottahs, Being Plot "B", comprised in R.S. Dag No. 580, 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 : Plot "A" of R.S. Dag No.580;
- ON THE SOUTH BY : <sup>Kancha</sup> 12 feet wide Road and Land of R.S. Dag No.580  
^
- ON THE EAST BY : Part of R.S. Dag No.580.
- ON THE WEST BY : Plot "C" and Part of R.S. Dag No.542.

**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**

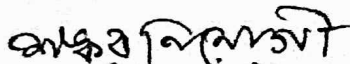
At Calcutta in the presence of

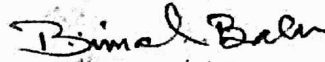
WITNESSES :-

1.   
 ৭ No. Chandiberia  
 Kol- 59.



SIGNATURE OF THE VENDOR

2.   
 লক্ষ্মী নগর  
 কলকাতা ৩৫



SIGNATURE OF THE PURCHASER

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



**Chittaranjan Das**

**Advocate**

**High Court, Calcutta.**

**(WB / 621 / 01)**

## MEMO OF CONSIDERATION

Received of and from within named Purchaser the sum of Rs.12,00,000/- (Rupees Twelve Lacs) only towards full and final consideration money as per memo below.

### MEMO.

- |                     |                     |
|---------------------|---------------------|
| 1. Paid by Cheques. | ..... Rs.8,00,000/- |
| 2. Paid by Cash     | ..... Rs.4,00,000/- |

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**TOTAL : Rs.12,00,000/- (Rupees  
Twelve Lacs) only**

Witness:

1. *ଅବିନାଶ*

2. *ଅନିଲ ବିହାରୀ*

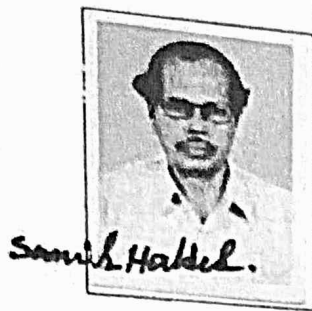
*Savitri Halder .*

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**Signature of the Vendor**

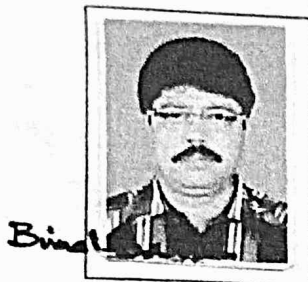


# SPECIMEN FORM FOR TEN FINGERPRINTS



*Samir Haddad*

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

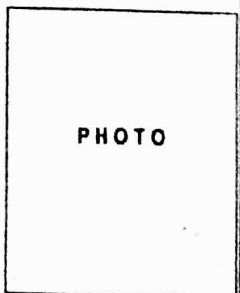


*Binal Bawa*

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 Details**



**Seller, Buyer and Property Details**

**Presentant Details**

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p><b>Shri BIMAL BASU</b>                      Son of Late Nigamananda Basu                      Adarsha Pally,, P.O:- ASWININAGAR, P.S:-                      Baguiati, Rajarhat-gopalpore, District:-North 24-                      Parganas, West Bengal, India, PIN - 700159</p>	 02/05/2016 1:40:57 PM	 LTI 02/05/2016 1:41:02 PM
	<p><i>Bimal Basu</i>                      02/05/2016 1:41:15 PM</p>		

**Seller Details**

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p><b>Shri SAMIR HALDER</b>                      Son of Late Bipin Halder                      BE-40, Rabindrapally Krishnapur, P.O:-                      Prafullakanan, P.S:- Baguiati, Rajarhat-gopalpore,                      District:-North 24-Parganas, West Bengal, India,                      PIN - 700101 Sex: Male, By Caste: Hindu,                      Occupation: Business, Citizen of: India, PAN No.                      AASPH4114Q,; Status : Individual; Date of                      Execution : 02/05/2016; Date of Admission :                      02/05/2016; Place of Admission of Execution :                      Office</p>	 02/05/2016 1:41:26 PM	 LTI 02/05/2016 1:41:31 PM
	<p><i>Samir Halder</i>                      02/05/2016 1:41:46 PM</p>		

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Shri BIMAL BASU            Son of Late Nigamananda Basu            Adarsha Pally., P.O:- ASWININAGAR, P.S:-            Baguiati, Rajarhat-gopalpore, District:-North 24-            Parganas, West Bengal, India, PIN - 700159 Sex:            Male, By Caste: Hindu, Occupation: Business,            Citizen of: India, PAN No. AEWPB3094B,; Status            : Individual; Date of Execution : 02/05/2016; Date            of Admission : 02/05/2016; Place of Admission of            Execution : Office</p>
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">             02/05/2016 1:40:57 PM         </div> <div style="text-align: center;">             LTI            02/05/2016 1:41:02 PM         </div> </div> <p style="text-align: center;"><i>Bimal Basu</i> 02/05/2016 1:41:15 PM</p>

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Shri KOUSHIK MISTRY            Son of Shri KARTICK MISTRY            ADARSHAPALLY, P.O:-            GOURANGANAGAR, P.S:- Baguiati,            Rajarhat-gopalpore, District:-North 24-            Parganas, West Bengal, India, PIN -            700059 Sex: Male, By Caste: Hindu,            Occupation: Law Clerk, Citizen of:            India,</p>	<p>Shri SAMIR HALDER, Shri BIMAL            BASU</p>	<p><i>Koushik Mistry</i> 02/05/2016 1:42:02 PM</p>

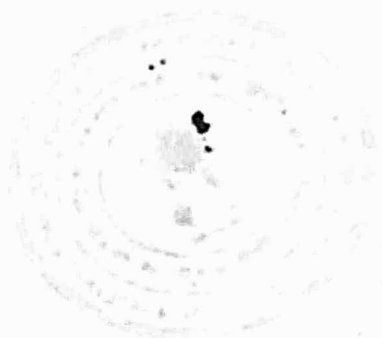
### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri	LR Plot No:- 580 , LR Khatian No:- 506	6 Katha 2 Chatak	12,00,000/-	37,05,628/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 12 Ft.,

### D. Applicant Details

Details of the applicant who has submitted the requisition form

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



Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Query No/Year	Endorsement For Deed Number : I - 152304706 / 2016	Serial no/Year	1523004876 / 2016
Deed No/Year	15230000573675/2016		
Transaction	I - 152304706 / 2016		
Name of Presentant	[0101] Sale, Sale Document		
Date of Execution	Shri BIMAL BASU	Presented At	Office
Remarks	02-05-2016	Date of Presentation	02-05-2016

On 02/05/2016

**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 of Indian Stamp Act 1899.

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

Presented for registration at 12:58 hrs on : 02/05/2016, at the Office of the A.D.S.R. RAJARHAT by Shri BIMAL BASU ,Claimant.

**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 37,05,628/-

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

Execution is admitted on 02/05/2016 by

Shri SAMIR HALDER, Son of Late Bipin Halder, BE-40, Rabindrapally Krishnapur, P.O: Prafullakanan, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700101, By caste Hindu, By Profession Business

Indetified by Shri KOUSHIK MISTRY, Son of Shri KARTICK MISTRY, ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 02/05/2016 by

Shri BIMAL BASU, Son of Late Nigamananda Basu, Adarsha Pally,, P.O: ASWININAGAR, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700159, By caste Hindu, By Profession Business

Indetified by Shri KOUSHIK MISTRY, Son of Shri KARTICK MISTRY, ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 40,769/- ( A(1) = Rs 40,755/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 40,769/-

ption of Draft  
s 40,769/- is paid, by the Draft(8554) No: 151728000429, Date: 28/04/2016, Bank: STATE BANK OF INDIA  
(SBI), NEW TOWN TERMINUS BUILDING.

**Payment of Stamp Duty**

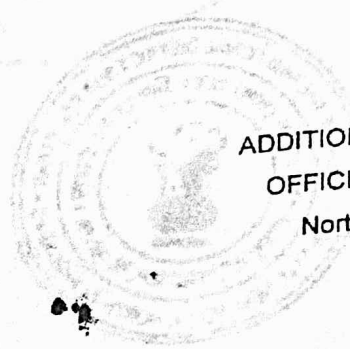
Certified that required Stamp Duty payable for this document is Rs. 1,85,301/- and Stamp Duty paid by Draft Rs 1,84,801/-, by Stamp Rs 500/-

**Description of Stamp**

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 3682, Purchased on 21/04/2016, Vendor named M D.

**Description of Draft**

1. Rs 37,801/- is paid, by the Draft(8554) No: 151727000429, Date: 28/04/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.
2. Rs 49,000/- is paid, by the Draft(8554) No: 151719000429, Date: 28/04/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.
3. Rs 49,000/- is paid, by the Draft(8554) No: 151720000429, Date: 28/04/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.
4. Rs 49,000/- is paid, by the Draft(8554) No: 151721000429, Date: 28/04/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.



*(Signature)*

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

of Registration under Section 60 and Rule 69.  
Registered in Book - I  
Serial number 1523-2016, Page No. 147937 to 147955  
Deed No 152304706 for the year 2016.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2016.05.03 13:26:08 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 03-05-2016 13:26:06  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)