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2-5/11/16

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

H 563763

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

Handwritten signature

DEED OF CONVEYANCE

Additional Registrar of Stamps
Kolkata, 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

5795

23/2/16

সর্কার

SRI D
Paul

ক্রমিক নাম _____
 মাং _____
 ট্যাক্স ডেভার স্বাক্ষর _____
 বিধান নগর (সেন্ট্রেল সিটি) এ ডি এম অফিস _____
 মোট ট্যাক্স এর ডায় _____
 গলান নং _____ মোট কত টাকা যদিও _____

C. R. Das
 H. C. Das

টেক্সটাইল ব্যবসায়িক ডেভার মিতা নম্বর

09 FEB 2016
 780000



Additional District/Suo-Registrar
 Rajshahi, New Town, North 24-Pgs

02 MAY 2016

SRI DIPAK PAUL(having PAN ATNPP4326Q), Son of Late Braja Ballav Paul, by faith- Hindu, by occupation – Business, residing at AD-14, Rabindrapally Krishnapur, P.O- Prafullakanan, P.S- Baguiati, Kolkata – 700101, 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

SMT. KACHAN BASU(having PAN ARAPB5401D), W/o Sri Bimal Basu, by faith- Hindu, by occupation- House Wife, 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 her heirs, executors, administrators, legal representatives, successors and assigns etc.) of the **OTHER PART**.

WHEREAS by virtue of Deed of Conveyance dated 15/03/2002, registered at the office of A.D.S.R. Bidhannagar Salt lake City, recorded in book No. 1, volume No. 220, pages from 98 to 111, being Deed No. 3600, for the year 2006, **SRI DIPAK PAUL**, son of Late Braja Ballav Paul, residing at AD-14, Rabindrapally Krishnapur, P.O- Prafullakanan, P.S- Baguiati, Kolkata – 700101, the vendor herein purchased from one **SRI SUSHIL KUMAR MISTRI** S/o Sri Brojendra Nath Mistri, resident of 7 No Bagjola Camp, P.S. Rajarhat, District North 24 Parganas, **ALL THAT** land (Shali) measuring more or less 4(Four) Cottahs, comprised in R.S. Dag No. 580 (2 Cottahs 14 Chittaks 24 Sq. ft.) and R.S. Dag No. 542 (1 Cottahs 1 Chittaks 21 Sq.ft.) 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 intending to purchase aforesaid Land approached to Dipak Paul to purchase, **ALL THAT** Shali land measuring more or less **4(Four) Cottahs**, comprised in **R.S. Dag No. 580** (2 Cottahs 14 Chittaks 24 Sq. ft.) and **R.S. Dag No. 542** (1 Cottahs 1 Chittaks 21 Sq.ft.) 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.8,00,000/- (Rupees Eight 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.8,00,000/- (Rupees Eight 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 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 **ALL THAT** Total Shali land measuring more or less **4(Four) Cottahs**, comprised in **R.S. Dag No. 580** (2 Cottahs 14 Chittaks 24 Sq. ft.) and **R.S. Dag No. 542** (1 Cottahs 1 Chittaks 21 Sq.ft.) 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, lispens, attachments, trusts, claims, demands, mortgages, wakfs, debattar, 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 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, their 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, their 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, their heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the PURCHASER, their 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, their heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all subh 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, their 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, their 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 Total Shali land measuring more or less **4(Four) Cottahs**, being Plot "A", comprised in **R.S. Dag No. 580** (2 Cottahs 14 Chittaks 24 Sq. ft.) and **R.S. Dag No. 542** (1 Cottahs 1 Chittaks 21 Sq.ft.) 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**, within jurisdiction of **A.D.S.R. Rajarhat formerly A.D.S.R. Bidhannagar Salt Lake City, 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 and 580;
ON THE SOUTH BY : Part of R.S. Dag No.542 and Plot "B" of 580;
ON THE EAST BY : Part 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. *अनिल चन्दा*
 9 No. Chandiberia
 Kol - 59

Bimal Basu
Adarsa Pally
Kol. 159

2.

[Handwritten Signature]

SIGNATURE OF THE VENDOR

[Handwritten Signature]

SIGNATURE OF THE PURCHASER

Drafted, read over and explained by me:

[Handwritten Signature]

Chittaranjan Das

Advocate

High Court, Calcutta.

(WB / 621 / 01)

MEMO OF CONSIDERATION

Received of and from within named Purchaser the sum of **Rs.8,00,000/- (Rupees Eight Lacs)** only towards full and final consideration money as per memo below.

MEMO.

1. Paid by Cash Rs.1,00,000/-
2. Paid by Cash Rs.1,00,000/-
3. Paid by Cash Rs.2,00,000/-
4. Paid by Cash Rs.1,00,000/-
5. Paid by Cash Rs.2,00,000/-
6. Paid by Cash Rs.1,00,000/-

TOTAL : Rs.8,00,000/- (Rupees Eight Lacs) only

Witness:

1. *अशोक शर्मा*

2.

Bimal Bahu

Dipak Patel

Signature of the Vendor

SITE PLAN

OF LAND PART OF R.S. DAG NO.-542&580 IN R.S. K.H. N.O. 228

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

P.S.- NEW TOWN , DIST.- NORTH 24 PARGANAS. SCALE-1:300

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

PLOT NO - 'A' AREA OF THE LAND - 4K-0CHH.
IN R. S. DAG NO. 542 - 1K.1CHH 21 SFT.
IN R. S. DAG NO. 580 - 2K.14CHH 24 SFT.

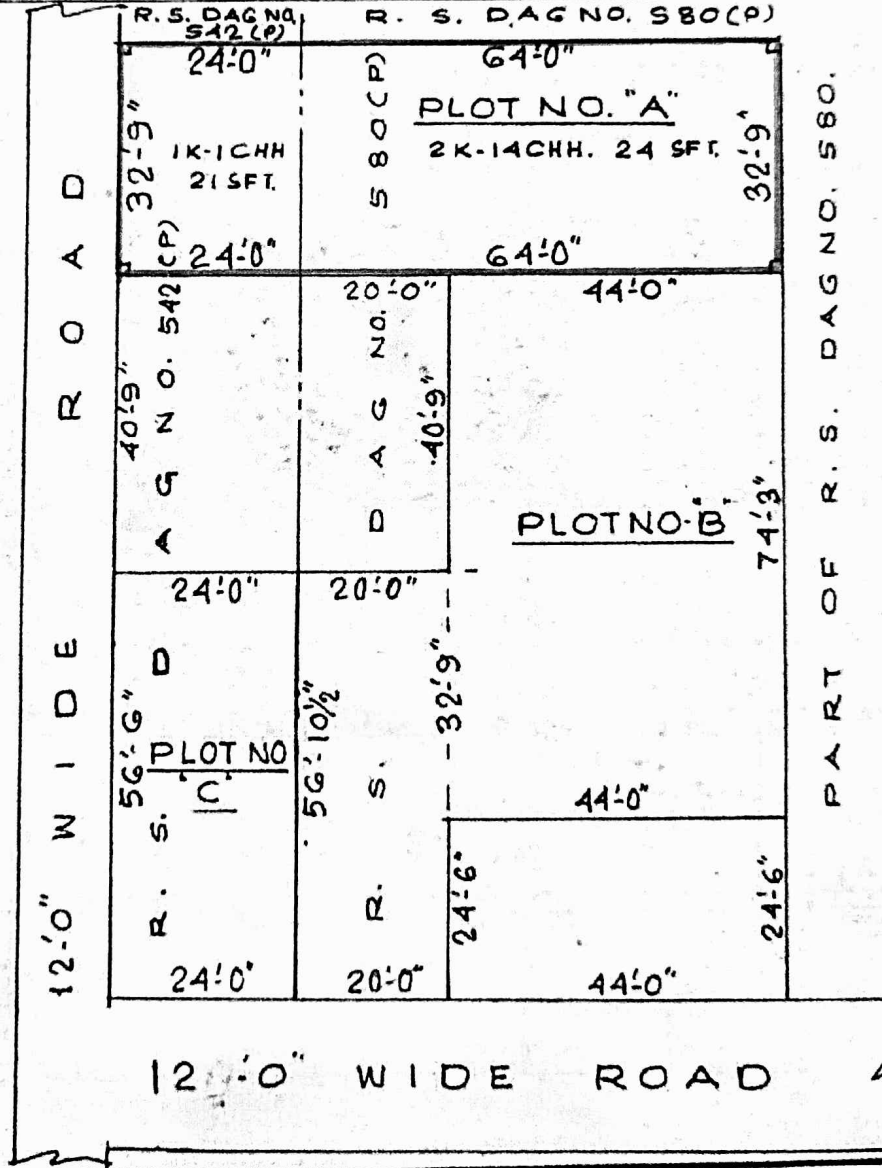
VENDEE - SMT. KANCHAN BASU

VENDOR - SRI, DIPAK, PAUL



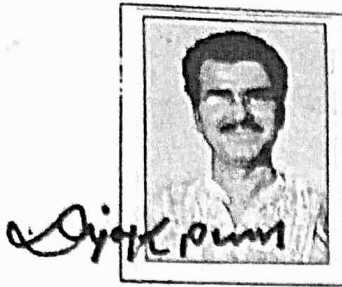
SIG. OF VENDEE - Kanchan Basu

SIG. OF VENDOR - Dipak Paul



Drawn by
[Signature]
 L.D.S.

SPECIMEN FORM FOR TEN FINGERPRINTS



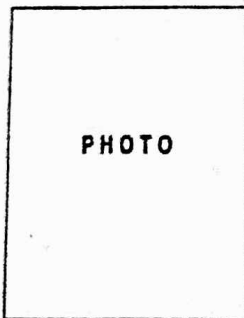
Dignipunn

<i>Dignipunn</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



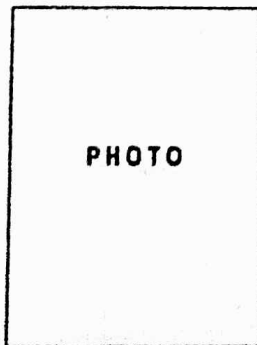
Kamchar Basu

<i>Kamchar Basu</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



PHOTO

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





PHOTO

	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

Buyer & Buyer Details

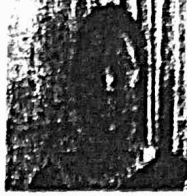

Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Smt KACHAN BASU Wife of Shri Bimal Basu Adarswapally, P.O:- Ashwininagar, P.S:- Baguiati, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700159</p>	 02/05/2016 1:51:49 PM	 LTI 02/05/2016 1:51:58 PM
	<p align="center"><i>Kachan Basu</i> 02/05/2016 1:52:18 PM</p>		

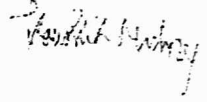
Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Shri DIPAK PAUL Son of Late Braja Ballav Paul AD-14, 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. ATNPP4326Q,; Status : Individual; Date of Execution : 02/05/2016; Date of Admission : 02/05/2016; Place of Admission of Execution : Office</p>	 02/05/2016 1:49:32 PM	 LTI 02/05/2016 1:51:18 PM
	<p align="center"><i>Dipak Paul</i> 02/05/2016 1:51:32 PM</p>		

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Smt KACHAN BASU Wife of Shri Bimal Basu Adarswapally, P.O:- Ashwininagar, P.S:- Baguiati, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ARAPB5401D,; Status : Individual; Date of Execution : 02/05/2016; Date of Admission : 02/05/2016; Place of Admission of Execution : Office</p>	 02/05/2016 1:51:49 PM	 LTI 02/05/2016 1:51:58 PM
		<p align="center"><i>Kachan Basu</i> 02/05/2016 1:52:18 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 DIPAK PAUL, Smt KACHAN BASU</p>	 02/05/2016 1:52:32 PM

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	<p>District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri</p>	<p>LR Plot No:- 580 , LR Khatian No:- 506</p>	4 Katha	8,00,000/-	24.20,002/-	<p>Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 12 Ft.,</p>

D. Applicant Details

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

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

Endorsement For Deed Number : I - 152304711 / 2016

Query No/Year	15230000573838/2016	Serial no/Year	1523004879 / 2016
Deed No/Year	I - 152304711 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Smt KACHAN BASU	Presented At	Office
Date of Execution	02-05-2016	Date of Presentation	02-05-2016

Remarks

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 13:01 hrs on : 02/05/2016, at the Office of the A.D.S.R. RAJARHAT by Smt KACHAN 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 24,20,002/-

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

Execution is admitted on 02/05/2016 by

Shri DIPAK PAUL, Son of Late Braja Ballav Paul, AD-14, 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

Identified 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

Smt KACHAN BASU, Wife of Shri Bimal Basu, Adarswapally, P.O: Ashwininagar, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700159, By caste Hindu, By Profession House wife

Identified 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 26,634/- (A(1) = Rs 26,620/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-, by Draft Rs 26,620/-

Description of Draft

Rs 26,620/- is paid, by the Draft(8554) No: 151723000429, 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. 1,21,020/- and Stamp Duty paid by Draft Rs 1,20,520/-, by Stamp Rs 500/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 5795, Purchased on 23/02/2016, Vendor named M D.

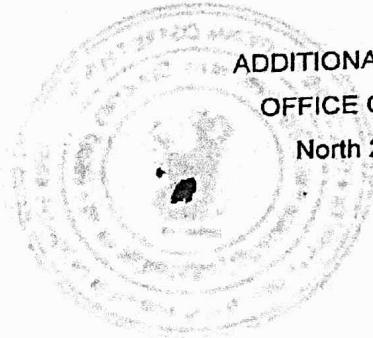
Description of Draft

1. Rs 20/- is paid, by the Draft(8554) No: 151643000429, Date: 02/05/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.
2. Rs 22,500/- is paid, by the Draft(8554) No: 151722000429, 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: 151717000429, 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: 151718000429, 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



Deed of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2016, Page from 147999 to 148017
Deed No 152304711 for the year 2016.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2016.05.03 13:51:52 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 03-05-2016 13:51:51
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)