

02242/16

E-2114/2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 820913

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

District Sub-Registrar-V
Alipore, South 24 Parganas

05 JUL 2016

DEED OF CONVEYANCE

THIS INDENTURE made on this the 5th day of July Two Thousand and Sixteen (2016)

BETWEEN

[Signature]
Advocate

①

ms
5.7.16

8-0-9/19833/16

SRI NARAYAN CHANDRA DAS, (PAN – ADFPD1413N), son of Late Nabadwip Chandra Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at J/56, Baghajatin Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700 032, District – South 24-Parganas, hereinafter called and referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART**

AND

MRS. SHILA PANDEY, (PAN – AEWPP9133M), wife of Mr. Rameshwar Pandey, by faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at Baradhemo Ward No. 8, Asansol, P.O. Sitarampur, P.S. Asansol South, Burdwan - 713359, West Bengal, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, successors administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the present **OWNER/VENDOR** herein namely **SRI NARAYAN CHANDRA DAS** is the absolute owner of a demarcated plot of land measuring net land area of 3 (Three) Cottahs 2 (Two) Chittacks 22 (Twenty two) Sq.ft. more or less together with a tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No. 15, comprising in C.S Dag No.102, under C.S. Khatian Nos. 5 & 6, corresponding to present R.S Dag Nos. 195, under R.S. Khatian No. 117, within the present Police Station – Panchasayar (formerly Police Station – Purba Jadavpur) and at present within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 555, Nayabad, being Assessee No.31-109-08-0555-5, Kolkata – 700 099, in the District South 24-Parganas as mentioned in the **SCHEDULE** below.

AND WHEREAS one Sri Mrinal Sen, son of Late Nakshatra Kumar Sen of 93/1L, Baithakkhana Road, Kolkata – 700 009 was the absolute owner of two plots land being Scheme Plot Nos. 15 & 16, lying and situate at Mouza – Nayabad, J.L. No. 25, comprising in R.S Dag Nos. 195, under R.S. Khatian No. 117, by way of a registered Deed of Sale dated 11.01.1985, registered at Sub-Registry Office at Mokam Alipore and recorded into Book No. 1, Deed No. 480 for the year 1985 from the then Owners namely Sm. Kamala

 MS

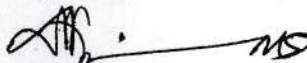
Bala Mondal, wife of Late Bholanath Mondal and her son Sri Gora Chand Mondal, both of 81/3, Tollygunge Road, P.S. Tollygunge, Kolkata – 700 033.

AND WHEREAS while seized and possessed of the aforesaid property said Mrinal Sen due to his urgent necessity and being need of money sold, conveyed, transferred, assigned and granted Scheme Plot No. 15, measuring gross land area of 3 (Three) Cottahs 7 (Seven) Chittacks more or less, in favour of one Sri Ashutosh Saha, son of Sri Upendra Chandra Saha and Smt. Sova Saha, wife of Sri Ashutosh Saha, both of C-4, Purba Diganta, Santoshpur, P.S. Purba Jadavpur, Kolkata – 700 075, by virtue of a registered Deed of Conveyance dated 19.04.1986, registered in the office of District Sub-Registrar, Alipore and recorded in Book No.I, Volume No.115, at Pages 441 to 451, Being No. 6568 for the year 1986 for a valuable consideration as mentioned therein.

AND WHEREAS after purchase said Sri Ashutosh Saha and Smt. Sova Saha jointly mutated their names in respect of their said purchased property being known and numbered as K.M.C. Premises No. 555, Nayabad, vide Assessee No.31-109-08-0555-5, Kolkata – 700 099, under presently Police Station – Panchasayar (formerly P.S. Purba Jadavpur), Kolkata – 700 099 and by paying necessary K.M.C. taxes they had been enjoying the said property without any interruptions and hindrances from anybody else.

AND WHEREAS while seized and possessed of the aforesaid property said Sri Ashutosh Saha and Smt. Sova Saha, due to their urgent need of cash money offered to sell the said land and upon knowing the same the previous Owners namely (1) Smt. Jharna Mondal, wife of Sri Jiten Mondal of 2/86, Mukundapur, P.S. Purba Jadavpur, Kolkata – 700099 and (2) Sri Sudhendu Sarkar, son of Late Surendra Nath Sarkar of 43/8G, Jheel Road, New Land, Kolkata – 700031 purchased the said plot of land measuring gross land area of 3 (Three) Cottahs 7 (Seven) Chittacks Sq.ft. more or less as mentioned above, known as K.M.C. Premises No. 555, Nayabad, being Assessee No.31-109-08-0555-5, Kolkata – 700 099, by virtue of a registered Deed of Conveyance dated 27.03.2002, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, Volume No.105, at Pages 1 to 8, Being No. 4444 for the year 2002 for a valuable consideration as mentioned therein.

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to the said property due to their urgent need of money said Smt. Jharna Mondal



and Sri Sudhendu Sarkar sold, conveyed, transferred, assigned and granted their purchased plot of land measuring net land area of 3 (Three) Cottahs 2 (Two) Chittacks 22 (Twenty two) Sq.ft. more or less as the land area measuring 4 (Four) Chittacks 23 (Twenty three) Sq.ft. has been added to the adjacent common passage, situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No. 15, comprising in C.S Dag No.102, under C.S. Khatian Nos. 5 & 6, corresponding to R.S Dag Nos. 195 & 196, under R.S. Khatian No. 117, within the present Police Station – Panchasayar (formerly P.S. Purba Jadavpur) and at present within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 555, Nayabad, being Assessee No.31-109-08-0555-5, Kolkata – 700 099, in the District South 24-Parganas in favour of the present **OWNER/VENDOR** namely **SRI NARAYAN CHANDRA DAS** by virtue of a registered Deed of Sale dated 27.06.2003, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, Volume No.17, at Pages 3115 to 3132, Being No. 05428 for the year 2003.

AND WHEREAS after purchase the present **OWNER/VENDOR** has erected a temporary tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon and mutated his name in respect of his aforesaid purchased property known as K.M.C. Premises No. 555, Nayabad, being Assessee No.31-109-08-0555-5, under presently Police Station – Panchasayar (formerly P.S. Purba Jadavpur), Kolkata – 700 099.

AND WHEREAS the **VENDOR** also mutated his name in the record the Ld. B.L. & L.R.O. Kasba vide Reference No.4011/2003 and Memo No. 18/2257/Mut/A.T.M./04 dated 30.07.2004 and obtained mutation Certificate in respect gross land measuring an area of 3 (Three) Cottahs 7 (Seven) Chittacks, comprising in R.S Dag No.195, under R.S. Khatian No. 117.


AND WHEREAS the present **OWNER/VENDOR** is now the absolute recorded Owner in respect of the said property measuring net land area of 3 (Three) Cottahs 2 (Two) Chittacks 22 (Twenty two) Sq.ft. more or less together with a tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon situated within the ambit of The Kolkata Municipal Corporation Ward No. 109, known as K.M.C. Premises No. 555, Nayabad, having Assessee No.31-109-08-0555-5, under presently Police Station – Panchasayar (formerly P.S. Purba Jadavpur), Kolkata – 700 099 and he has been enjoying his said purchased land

and property together with all easement rights of the land and adjacent road without any interruption and hindrances by any body else.

AND WHEREAS being in need of money the present **VENDOR** has decided for absolute sale of his said plot of land measuring net land area of 3 (Three) Cottahs 2 (Two) Chittacks 22 (Twenty two) Sq.ft. more or less together with a tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon hereinafter referred to as the "said property" as morefully mentioned in the **SCHEDULE** below and the **PURCHASER** herein has also agreed to purchase the same which is free from all encumbrances as declared by the **VENDOR** at or for the consideration price of Rs.29,00,000/- (Rupees Twenty nine Lac) only and the **PURCHASER** has paid to the **VENDOR** the total consideration sum of Rs.29,00,000/- (Rupees Twenty nine Lac) only as full and final consideration money as described as per Memo herein below against **ALL THAT** piece and parcel of net land measuring an area of 3 (Three) Cottahs 2 (Two) Chittacks 22 (Twenty two) Sq.ft. more or less togetherwith a tile shed standing thereon measuring an area of 100 (One hundred) Sq.ft. situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No. 15, comprising in C.S Dag No.102, under C.S. Khatian Nos. 5 & 6, corresponding to R.S Dag Nos. 195, under R.S. Khatian No. 117, within the present Police Station – Panchasayar (formerly P.S. Purba Jadavpur) and at present within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 555, Nayabad, being Assessee No.31-109-08-0555-5, Kolkata – 700 099, in the District South 24-Parganas as morefully mentioned and described in the **SCHEDULE** hereunder written and delineated and shown in the annexed Plan/ Map by **Red** borderline which is the part and parcel of this deed.

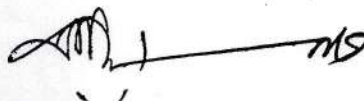
NOW THIS INDENTURE WITNESSETH :

1. In pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.29,00,000/- (Rupees Twenty nine Lac) only in full and finally paid by the **PURCHASER** to the **VENDOR** (the receipt whereof the **VENDOR** doth hereby acknowledge as per Memo of Consideration hereinunder written and of and from the same and every part thereof release, the **PURCHASER** and the said plot of land togetherwith a tile shed as mentioned in the **SCHEDULE** below) and the **VENDOR** doth hereby indefeasibly grant, transfer, convey, assign and assure unto the **PURCHASER** **ALL THAT** the piece

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and parcel of the said land measuring net land area of 3 (Three) Cottahs 2 (Two) Chittacks 22 (Twenty two) Sq.ft. more or less together with a tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon and also together with all easement rights upon the land and adjacent road/passage situated in Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No. 15, comprising in C.S Dag No.102, under C.S. Khatian Nos. 5 & 6, corresponding to R.S. Dag Nos. 195, under R.S. Khatian No. 117, within the present Police Station – Panchasayar (formerly P.S. Purba Jadavpur) and at present within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 555, Nayabad, being Assessee No.31-109-08-0555-5, Kolkata – 700 099, in the District South 24-Parganas, more fully described in the **SCHEDULE** hereunder written and more specifically shown and delineated in the annexed Site Plan or Map by **RED** border line as part and parcel of this Indenture **TOGETHERWITH** all sorts of easement rights over the adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the **VENDOR** into and upon the said land hereditaments and holding and reversion or reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure thereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and present rights title interest and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, pattahs, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and premises and **TO HAVE AND TO HOLD** the same hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the **PURCHASER** and her heirs, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

2. The **VENDOR** doth hereby covenant with the **PURCHASER** as follows :




- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** or his predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDOR** is lawfully and absolutely entitled to the said land together with a tile shed and the hereditaments and premises known as K.M.C. Premises No. 555, Nayabad, within Ward No.109 and that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land together with a tile shed standing hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.
- b) The **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said land measuring net land area of 3 (Three) Cottahs 2 (Two) Chittacks 22 (Twenty two) Sq.ft. more or less together with a tile shed standing thereon in the said premises hereby granted and conveyed situated in Mouza - Nayabad, J.L. No. 25, Scheme Plot No. 15, Comprising in R.S. Dag No. 195, under R.S. Khatian No. 117, within K.M.C. Ward No.109, under presently Police Station - Panchasayar (formerly P.S. Purba Jadavpur), known as K.M.C. Premises No. 555, Nayabad, District : South 24-Parganas and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.
- c) The **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.
- d) The **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land with a tile shed hereditaments and premises and holding hereby conveyed, granted or any part



thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.

- e) The **VENDOR** declares that the land togetherwith a tile shed standing thereon known as K.M.C. Premises No. 555, Nayabad, Ward No. 109 as described in the **SCHEDULE** below hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDOR** sold the said land together with a tile shed which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDOR** sold the said land with structure while having good and marketable title and free from all encumbrances and delivered khas and vacant possession of the said land to the **PURCHASER**. The **VENDOR** declares that if any of the statement of this Deed is found false, the **VENDOR** shall refund the entire consideration togetherwith other compensation and other damages to the **PURCHASER** on demand.
- f) The said **VENDOR** made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed.
- g) The **VENDOR** also declares that he shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the **PURCHASER**.
- h) The **VENDOR** also declares herein that the **PURCHASER** shall have every right of transfer the "said property" as described in the **SCHEDULE** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption.



- i) The **PURCHASER** shall use the adjacent road situated adjacent to the property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.

BE IT NOTED THAT the **VENDOR** has delivered the Original Title Deed, Link Deeds and all necessary Original papers of Mutation Certificates, all paid up K.M.C. tax bills etc. relating to the said property as mentioned in the **SCHEDULE** hereunder written to the **PURCHASER** herein at the time of execution of these presents.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of a plot of presently home stead land measuring net land area of **3 (Three) Cottahs 2 (Two) Chittacks 22 (Twenty two) Sq.ft. more or less** whereon standing a **tile shed** measuring an area of **100 (One hundred) Sq.ft.** situate and lying at Mouza – Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana – Khaspur, being Scheme Plot No. 15, Additional District Sub-Registration Office Sealdah, District Registration Office at Alipore, comprising in C.S Dag No.102, under C.S. Khatian Nos. 5 & 6, corresponding to **R.S Dag Nos. 195, under R.S. Khatian No. 117**, within the present **Police Station – Panchasayar (formerly P.S. Purba Jadavpur)** and at present within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as **K.M.C. Premises No. 555, Nayabad, being Assessee No.31-109-08-0555-5, Kolkata – 700 099**, in the District South 24-Parganas, together with all easement rights upon the land and adjacent passage of the land of which the annual rent of the said land is payable to the District Collectorate South 24-Parganas on behalf of the State of West Bengal and the said land has been shown in the annexed plan as the part of this Indenture and demarcated by **RED** border line and the existing structure shown in **YELLOW** border line. and is butted and bounded by :

<u>ON THE NORTH</u>	:	Land of Scheme Plot No.14;
<u>ON THE SOUTH</u>	:	40'-0" Wide Road;
<u>ON THE EAST</u>	:	Partly 20'-0" & partly 30'-0" Wide Road;
<u>ON THE WEST</u>	:	Others property.



SITE PLAN AT PREMISES NO. 555, NAYADAD, KOLKATA:- 700 099, K.M.C. WARD NO. 109, BOROUGH NO. XII, ASSESSEE NO. 31-109-08-0555-5, P. S. - PANCHASAYAR, UNDER MOUZA:- NAYADAD, J. L. NO. 25, R. S. DAG NO. 195, R. S. KHATIAN NO. 117.

NET AREA OF LAND:- 03 K. - 02 CH. - 22 SFT. (M/L)

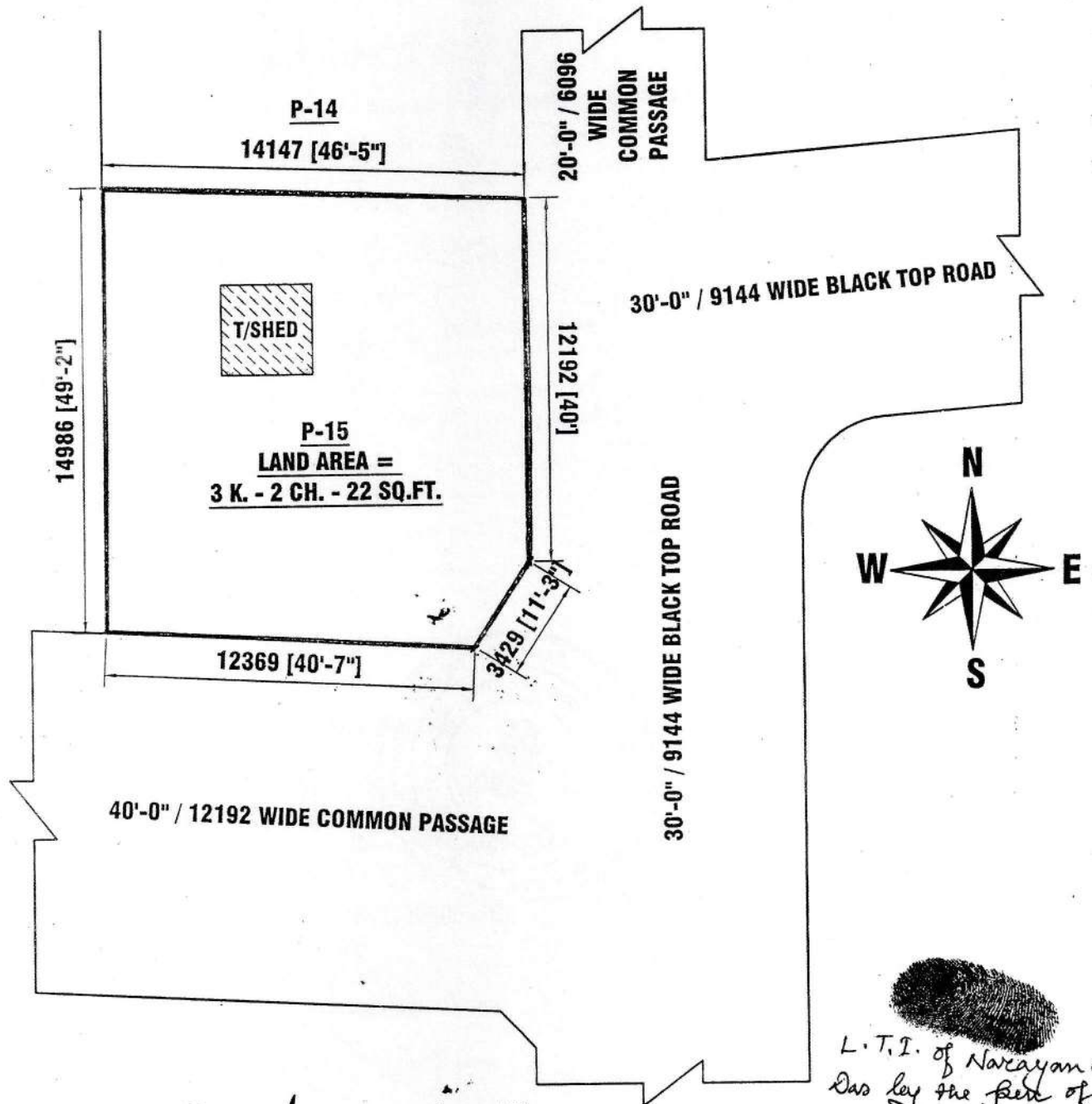
NET AREA OF LAND SHOWN IN RED BORDER

AREA OF EXISTING STRUCTURE = 100 SQ.FT. (M/L)

AREA OF EXISTING STRUCTURE SHOWN IN YELLOW BORDER

ALL DIMENSIONS ARE IN MM.

SCALE:- 1:200



Shila Pandey

L.T.I. of Narayan Ch. Das by the hand of Subramaniam Das.

SIGN. OF PURCHASER

DRAWN BY:- P. SARKER

SIGN. OF VENDOR

MS Adarsh

IN WITNESS WHEREOF the Parties have put their signature hereto on this day,
month and year first above written.

WITNESSES :

1. *Nageshwar Pandey*
303/A, 802 Purbachal Main Road
Haldia, Kolkata-78
- L.T.I. of Narayan Chandra Das
by the hand of *Sibsumaran*

SIGNATURE OF THE VENDOR

2. *SIBSANWAR DAS,*
Sibsumaran.
J/56, Baghajatin pally. Kot-
KOL-700032

Shila Pandey

SIGNATURE OF THE PURCHASER

PREPARED & DRAFTED BY :

Debes Kumar Misra (M. Misra)
(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1989]
HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700 086.
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named **PURCHASER** for the within mentioned sum of Rs.29,00,000/- (Rupees Twenty nine Lac) only as full and final settlement of entire consideration sum in respect of the within mentioned land alongwith a structure being K.M.C. Premises No. 555, Nayabad, Kolkata – 700 099 in the manner followings :

Sl. No.	Date	Demand Draft/Pay Order No.	Name of the Bank & Branch	Amount (Rs.)
1.	04.07.2016	780298	State Bank of India, Kalikapur Branch.	Rs.16,50,000.00
2.	04.07.2016	780297	-Do-	Rs. 3,50,000.00
3.	04.07.2016	059163	Bank of Baroda, Jodhpur Branch.	Rs. 9,00,000.00

Total : Rs.29,00,000.00

(Rupees Twenty nine Lac only)

WITNESS :

1. *Nageshwar Pandey*
3014, 802 Purbaheh Main Road
Haltu, Kolkata - 78

L.T.I. of *Narayan Chandra Das*
by the pen of *Sibankar Das*

SIGNATURE OF THE VENDOR




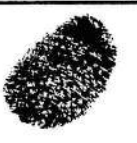







2. *SIBANKAR DAS.*
Sibankar Das.
J/56, Baghujatin Pally, KOL-700032

MS
Advocam

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

Name










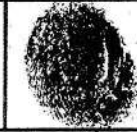

Signature

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

L.T. 9. of
Narayan
Ch. Das by
the best of
Subsumed Das

Name... NARAYAN... CHANDRA DAS

Signature... All finger prints of Narayan Chandra Das by the pen of Subsumed Das

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

Shila

Name... SHILA PANDEY

Signature... Shila Pandey

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

Name

Signature

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-001192170-1

Payment Mode Online Payment

GRN Date: 04/07/2016 23:07:34

Bank : State Bank of India

BRN : IKB6933294

BRN Date: 04/07/2016 23:21:59

DEPOSITOR'S DETAILS

Id No. : 16300000919833/1/2016

[Query No./Query Year]

Name : shila pandey

Contact No. : 8697464342

Mobile No. : +91 8697464342

E-mail : bhanu.1983@gmail.com

Address : 379A purbachal main road kolkata 700078

Applicant Name : Mr TAPESH MISHRA

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No	Head of A/C Description	Head of A/C	Amount[₹]
1	16300000919833/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	46163
2	16300000919833/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	293193




Total




339356

In Words : Rupees Three Lakh Thirty Nine Thousand Three Hundred Fifty Six only




Seller, Buyer and Property Details

A. Seller & Buyer Details


Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mrs SHILA PANDEY Wife of Mr Rameshwar Pandey Baradhemo Ward No. 8, Asansol, P.O:- Sitarampur, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713359</p>	 05/07/2016 1:34:43 PM	 LTI 05/07/2016 1:34:52 PM
		 05/07/2016 1:35:45 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr NARAYAN CHANDRA DAS Son of Late Nabadwip Chanrda Das J/56, Baghajatin Pally, P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADFPD1413N,; Status : Individual; Date of Execution : 05/07/2016; Date of Admission : 05/07/2016; Place of Admission of Execution : Office</p>	 05/07/2016 1:36:05 PM	 LTI 05/07/2016 1:36:31 PM
		 By the Pen of 05/07/2016 1:36:47 PM	

Enrol Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mrs SHILA PANDEY Wife of Mr Rameshwar Pandey Baradhemo Ward No. 8, Asansol, P.O:- Sitarampur, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713359 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AEWPP9133M,; Status : Individual; Date of Execution : 05/07/2016; Date of Admission : 05/07/2016; Place of Admission of Execution : Office</p>	 05/07/2016 1:34:43 PM	 LTI 05/07/2016 1:34:52 PM
		 05/07/2016 1:35:45 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Sib Sankar Das Son of Narayan Chandra Das J/56, Baghajatin Pally, P.O:- Jadavpur University, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,</p>	<p>Mr NARAYAN CHANDRA DAS, Mrs SHILA PANDEY</p>	 05/07/2016 1:37:00 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: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 555, Ward No: 109</p>		<p>3 Katha 2 Chatak 22 Sq Ft</p>	28,70,000/-	41,65,333/-	<p>Proposed Use: Bastu, Width of Approach Road: 40 Ft.,</p>

Structure Details					Other Details
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the request form	
Applicant's Name	TAPESH MISHRA
Address	H C CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 163002114 / 2016

Query No/Year	16300000919833/2016	Serial no/Year	1630002242 / 2016
Deed No/Year	I - 163002114 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mrs SHILA PANDEY	Presented At	Office
Date of Execution	05-07-2016	Date of Presentation	05-07-2016

Remarks

On 05/07/2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46,191/- (A(1) = Rs 46,145/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 28/-, by online = Rs 46,163/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 46,163/- is paid, by online on 04/07/2016 11:21PM with Govt. Ref. No. 192016170011921701 on 04-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB6933294 on 04/07/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,93,693/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 2,93,193/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 2,93,193/- is paid, by online on 04/07/2016 11:21PM with Govt. Ref. No. 192016170011921701 on 04-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB6933294 on 04/07/2016, Head of Account 0030-02-103-003-02

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

Presented for registration at 13:13 hrs on : 05/07/2016, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mrs SHILA PANDEY , Claimant.

Certificate of Market Value (WB PUVI rates of 2000)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 41,95,333/-

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

Execution is admitted on 05/07/2016 by

Mr NARAYAN CHANDRA DAS, Son of Late Nabadwip Chanrda Das, J/56, Baghajatin Pally, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, By caste Hindu, By

08/07/2016 Query No:-16300000919833 / 2016 Deed No :I - 163002114 / 2016, Document is digitally signed.

Profession Business

Identified by Sib Sankar Das, Son of Narayan Chandra Das, J/56, Baghajatin Pally, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, By caste Hindu, By Profession Business

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

Execution is admitted on 05/07/2016 by

Mrs SHILA PANDEY, Wife of Mr Rameshwar Pandey, Baradhemu Ward No. 8, Asansol, P.O: Sitarampur, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713359, By caste Hindu, By Profession House wife

Identified by Sib Sankar Das, Son of Narayan Chandra Das, J/56, Baghajatin Pally, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, By caste Hindu, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46,191/- (A(1) = Rs 46,145/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 28/-, by online = Rs 46,163/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,93,693/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 2,93,193/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 820913, Purchased on 04/07/2016, Vendor named A K Purakayastha.

UK Basu

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2016, Page from 61544 to 61564
being No 163002114 for the year 2016.



UK Basu

Digitally signed by UTPAL KUMAR BASU
Date: 2016.07.08 13:25:07 +05:30
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 08-07-2016 13:25:06

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

DATED THIS 5th DAY OF JULY 2016

BETWEEN

SRI NARAYAN CHANDRA DAS

VENDOR

AND

MRS. SHILA PANDEY

PURCHASER

DEED OF CONVEYANCE

Value of Rs.29,00,000/-
Part of K.M.C. Premises No. 555, Nayabad
Kolkata - 700 099.

**MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA**
ADVOCATES

HIGH COURT, CALCUTTA
69/1, BAGHAJATIN PLACE
(NEAR BAGHAJATIN RLY. STN.)

KOLKATA-700086

PH. 2425-0490

MOBILE : 9830236148

9051446430, 9836115120.