

02759/19

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 763797

26/07/19
1.20
0/12/2019
MV = 10386332/-

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

District Sub-Register-III
Alipore, South 24-parganas

26 JUL 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 26th day of July 2019 (Two Thousand and Nineteen) BETWEEN

SMT. MOU PAUL CHOWDHURY, (PAN: AFQPC6389B), daughter of Late Radha Gobinda Roy, by faith-Hindu, Indian, by occupation-Business, residing at 401, Dum Dum Park, P.O. Dum dum, P.S. Dum dum, Kolkata-700055, hereinafter referred to as the '**VENDOR**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**:

AND

MR. SUDEV CHAKRABORTY (PAN: AFWPC4315H), son of Late Prabodh Chakraborty, by faith-Hindu, Indian, by occupation - Business, residing at 133, Purbachal Main Road, P.O. Haltu, P.S Garfa, Kolkata-700078, hereinafter referred to as the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**:

WHEREAS by a Deed of Sale dated 06.03.1961, registered in the office of Sub-Registrar at Alipore and recorded in Book No.I, Volume No.35, page from 261 to 263, Deed no.1785 for the year 1961, One Smt. Karuna Bala Halder purchased ALL THAT piece and parcel land measuring 2 Gottah 9 Chittak 15 sq.ft. more or less, situated at Mouza – Kalikapur, J.L.No.20, Pargana–Khaspur, Touzi No. 12, R.S.No.2, comprised in R.S. Khatian No.94, under R.S. Dag No. 2, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas,

since South 24-Parganas, more fully described in the Schedule hereunder written.

AND WHEREAS said Karuna Bala Halder while seized and possessed of the aforesaid property, she died and leaving behind her only son namely Sri Dhananjay Halder as her only legal heirs and successor and husband of said Karuna Bala Halder also died.

AND WHEREAS after demise of Karuna Bala Halder said Dhanjay Halder become the absolute owner of the aforesaid Property by way of inheritance.

AND WHEREAS said Dhanjay Halder while seized and possessed of the aforesaid property he sold, conveyed and transferred land measuring about 2 Cottah 9 Chittak 15 sq.ft. more or less, situated at Mouza – Kalikapur, J.L.No.20, Pargana–Khaspur, Touzi No. 12, R.S.No.2, comprised in R.S. Khatian No.94, under R.S. Dag No. 2, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas (South) to **Sri Radha Gobinda Roy**, son of Late Sailendra Kumar Roy by Sale deed dated 28.02.1992, which was duly registered in the Office of D.R. Alipore and recorded in Book No. I, Volume No. 67, pages from 14 to 20, being No. 3375 for the year 1992, more fully described in the Schedule hereunder written, hereinafter referred to as 'SAID PROPERTY' having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS said Radha Gobinda Roy while seized and possessed of the aforesaid property, he died and leaving behind his only daughter

namely **Smt. Mou Paul Chowdhury** as his only legal heirs and successors and after demise of aforesaid property said Mou Paul Chowdhury become the only legal heirs and successors and having peaceful possession, occupation of the said property.

AND WHEREAS said Mou Paul Chowdhury after getting of the aforesaid property, she mutated her name in the record of Kolkata Municipal Corporation and recorded as **Premises No. 1267, Purbachal Main Road, Ward No. 106, P.S. Garfa, Ward No. 106**, vide Assessee No. 31106162675 and pay tax on regular basis.

AND WHEREAS said the Vendor herein for various reasons declared for absolute sale of the said land measuring 2 Cottah 9 Chittak 15 sq.ft. more or less, situated at Mouza – Kalikapur, J.L.No.20, Pargana–Khaspur, Touzi No. 12, R.S.No.2, comprised in R.S. Khatian No.94, under R.S. Dag No. 2, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, being K.M.C, Premises No. 1267, Purbachal Main Road, Ward No.106, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas (South) more fully described in the Schedule hereunder written free from all encumbrances at total price or consideration of **Rs.42,00,000/-**(Rupees *Forty two* Lakh) only and the Purchaser herein agreed to purchase the said land with structure standing thereon at the said consideration

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said **Rs.42,00,000/-**(Rupees *Forty two* Lakh) only well and truly paid by the Purchasers to the Vendor on or before the execution of the presents, that being the full

Sudew Chakraborty
Mou Paul Chowdhury

Sudew Chakraborty
Mou Paul Chowdhury

consideration money (the receipt whereof the Vendors do hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Vendor do hereby acquit release and forever discharge the Purchaser and the said property hereby sold) The Vendor do hereby grant transfer, convey, sell, assign and assure unto the Purchaser ALL THAT piece and parcel of land measuring 2 Cottah 9 Chittak 15 sq.ft. more or less, situated at Mouza – Kalikapur, J.L.No.20, Pargana–Khaspur, Touzi No. 12, R.S.No.2, comprised in R.S. Khatian No.94, under R.S. Dag No. 2, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, being K.M.C. **Premises No. 1267, Purbachal Main Road, Ward No.106**, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas (South), more fully described in the Schedule hereunder written and/or HOWSOEVER OTHERWISE the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, bushes, water, water-courses, and other and ancient right, light, liberty, benefits, privileges, advantages of the said sanctioned building plan, easements, appendages and appurtenances whatsoever to the said land belonging to or in any wise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and all the rents, issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land with structure and every part thereof AND all the deeds, pattah, muniments, writings, evidence of title whatsoever relating

to or concerning the said land hereditaments and every part thereto which now are or hereafter may be in the custody power, control or possession of the Vendor or any person or persons from whom the said Vendors may or procure the same without any action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the Purchasers absolutely forever and free from all encumbrances.

AND the Vendor do hereby covenant with the Purchasers as follows :-

That Notwithstanding any act thing deed matters whatsoever made done executed or knowingly suffered to the contrary the Vendor hath good right full power, absolute authority AND indefeasible title to grant, transfer, convey, sell the said land and hereditaments hereby sold or expressed or intended so to be unto and to the use of the said Purchasers in manner aforesaid and delivered vacant possession of the said land and hereditaments simultaneously with the execution of these presents.

AND the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof and pay the rents to the District Collector (B.L.R.O. concerned) and taxes to the Kolkata Municipal Corporation, upon getting their names mutated in the said authorities and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessor -in- title and that free and clear and freely and clearly and absolutely acquitted exonerated, discharges, saved harmless and keep the Purchasers from or against all charges, estates, encumbrances, created by the Vendors or any of their predecessor-in-title and that free from all

encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendor and all person having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the cost and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land and hereditaments to and unto the Purchaser as shall or may be reasonably required.

THE Vendor also declare that the land hereby sold has not been previously leased, mortgages sold nor in any way transferred and there is no charge, liens, lispensens, or any attachment. The said land has not been acquired nor requisitioned by the Govt. or any Public body for any scheme nor the same falls under any alignment. There is no case, suit or proceeding pending before any Court of Law against the said land and hereditaments. The Vendor sold the said land while having good and marketable title therein and free from all encumbrances.

If any of the statements or covenants made hereinbefore by the Vendor is found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same .The Vendor also undertake to compensate any loss if sustained by the Purchaser.

If any error or omission is transpired in this deed in future, the Vendor shall at the cost and request of the Purchaser do and execute or cause to be done and executed any Supplementary Deed or Deed of Rectification/ Declaration in favour of the Purchaser.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring **2(two) Cottah** **9(nine) Chittak 15(fifteen) sq.ft.** more or less, along with **100 sq.ft RTS** structure standing thereon, situated at Mouza – Kalikapur, J.L. No. 20, Pargana–Khaspur, Touzi No. 12, R.S.No.2, comprised in R.S. Khatian No.94, under R.S. Dag No. 2, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, being K.M.C. **Premises No. 1267, Purbachal Main Road, Ward No.106**, vide Assessee No. 311061612675, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas (South),,with right to take electric, tap water, drainage etc. connection through the adjacent common passage, together with all easements rights and appurtenances thereto and the said land is clearly shown and delineated in the map or plan annexed hereto and depicted with Red border line therein, being butted and bounded as follows :-

On the North : Land of J.N. Halder and Part of Plot No. 1.

On the South : 20ft. wide K.M.C.Road, 

On the East : Land of Part of Plot No. 2, and land of K.Sikary,

On the West : Land of Part of Plot No. 2, and land of Sanjoy Roy.

IN WITNESSES WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and Seals on the day, month and year first above written.

SIGNED & DELIVERED

In presence of:

1. Mita Saha.
356 Dum Dum Park.
Kolkata - 55

2. Bijan Kanti Ghosh.
8/B. Sahid Nagar
Kolkata - 700078

Mou Paul Chowdhury
VENDORS

Sudesh Chakraborty
PURCHASERS

Drafted by:-

Aban Saha
Advocate,
Alipore Police Court,
Kolkata - 700027

F 460755

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of **Rs.42,00,000/-**(Rupees Forty two Lakh) only being the full consideration money of the Schedule mentioned land with structure, paid by the Purchasers in the manner as follows :-

<u>Draft No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount(Rs)</u>
000370	24.07.2019	Bandhan Bank	Rs. 42,00,000/-

Total..... **Rs.42,00,000/-**

WITNESSES:-

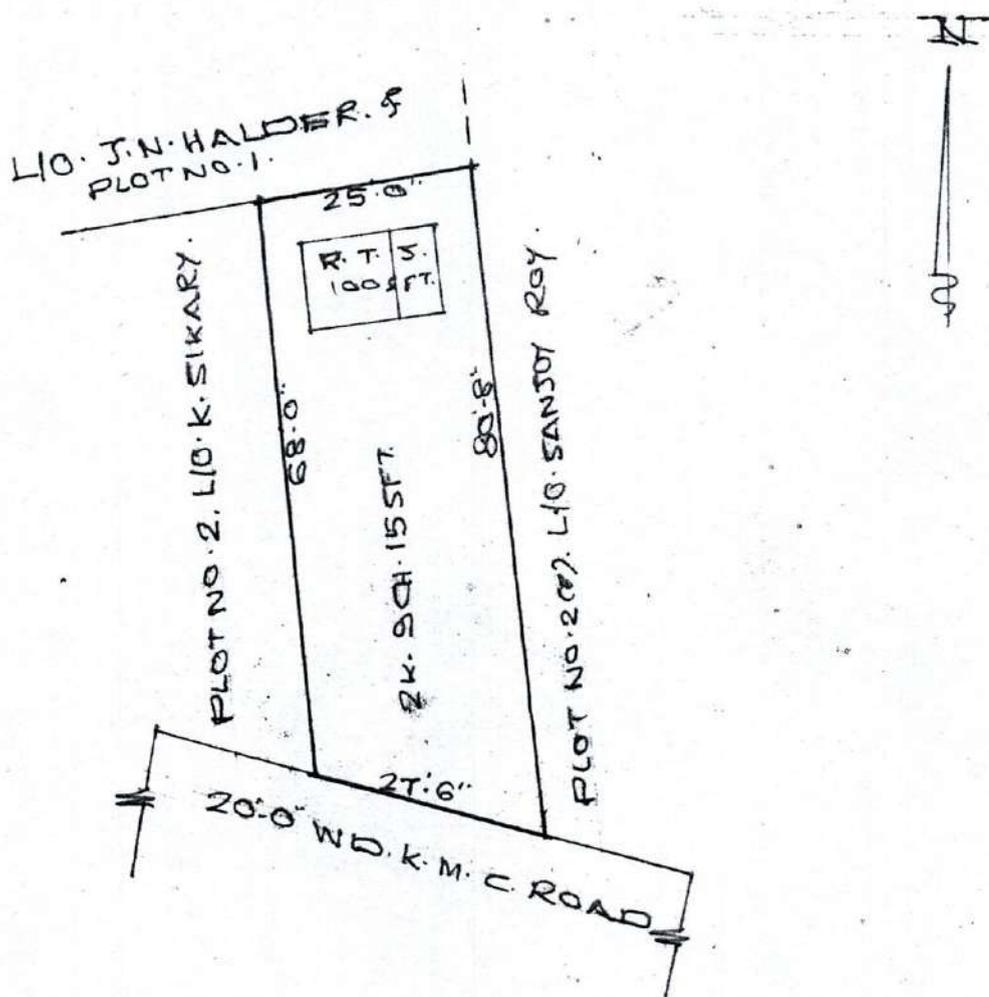
1. Mita Saha.

2. Bijan Kanti Ghosh.

Man Paul Chowdhury
VENDOR

SITE PLAN OF LAND AT PREMISES NO. 1267, PURBA
 CHAL MAIN ROAD, P.S. GARFA, MOUZA KALIKAPUR,
 J.L. NO. 20, R.S. KHATIAN NO. 94, R.S. DAG NO. 2, UNDER
 K.M.C. WARD NO. 106, DIST. 24P65 (5)

AREA OF LAND 2K. 9 CH. 15 SQ FT. (114) SHOWN IN RED
 R.T. 5. 100 SFT. BORDER



Man Paul Chowdhury
Sunder Chakraborty

[Signature]
B. BANERJEE
 CIVIL DRAFT MAN SURVEYOR
 Alipur Police Court
 Reg. No. 0741/09
 T.M.E.R. 4

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Mrs Paul Choudhury</i>	left hand					
	right hand					

Name *Mrs. PAUL CHAUDHURY*

Signature *Mrs. Paul Choudhury*

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Sudev Chakraborty</i>	left hand					
	right hand					

Name *SUDEV CHAKRABORTY*

Signature *Sudev Chakraborty*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOU PAULCHOWDHURY
RADHA GOBINDA ROY

08/09/1973
Permanent Account Number
AFQPC6389B

Mou Paul Chowdhury
Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई - ४०० ६१४.

Mou Paul Chowdhury

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDEV CHAKRABORTY
PRABODH CHAKRABORTY

13/06/1970

Permanent Account Number

AFWPC4315H

Sudev Chakraborty

Signature



Unique Identification Authority of India
Government of India

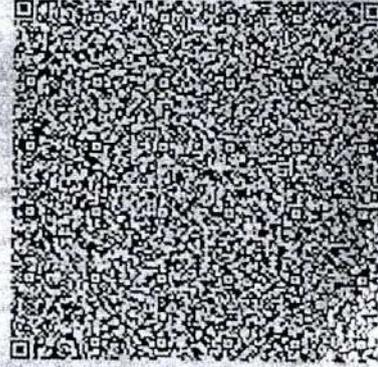
তালিকাভুক্তির নম্বর / Enrollment No.: 1040/19563/31302

To
বিজন কান্তি ঘোষ
Bijon Kanti Ghosh
8/6 SAHID NAGAR
HALTU
Haltu S.O
Kolkata
West Bengal 700078

166636757



UA007855494IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

4053 8286 6251

আমার আধার, আমার পরিচয়



সত্যমেব জয়তে



ভারত সরকার

Government of India

বিজন কান্তি ঘোষ
Bijon Kanti Ghosh
জন্মতারিখ / DOB : 07/03/1953
পুরুষ / MALE



4053 8286 6251

Major Information of the Deed

Deed No :	I-1603-02497/2019	Date of Registration	26/07/2019
Query No / Year	1603-0001211284/2019	Office where deed is registered	
Query Date	25/07/2019 4:13:50 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ALOK SAFUI ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 42,00,000/-	Rs. 1,03,63,332/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,25,453/- (Article:23)	Rs. 1,03,679/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

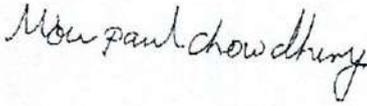
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, , Premises No: 1267, , Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 9 Chatak 15 Sq Ft	41,70,000/-	1,03,33,332/-	Width of Approach Road: 20 Ft.,
Grand Total :				4.2625Dec	41,70,000 /-	103,33,332 /-	

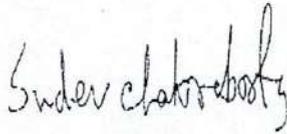
Structure Details :

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

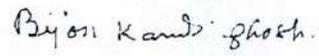
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MOU PAUL CHOWDHURY Daugther of Late RADHA GOBINDA ROY Executed by: Self, Date of Execution: 26/07/2019 , Admitted by: Self, Date of Admission: 26/07/2019 ,Place : Office	 26/07/2019	 LTI 26/07/2019	 26/07/2019
401, DUM DUM PARK, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFQPC6389B, Status :Individual, Executed by: Self, Date of Execution: 26/07/2019 , Admitted by: Self, Date of Admission: 26/07/2019 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SUDEV CHAKRABORTY (Presentant) Son of Late PROBODH CHAKRABORTY Executed by: Self, Date of Execution: 26/07/2019 , Admitted by: Self, Date of Admission: 26/07/2019 ,Place : Office	 26/07/2019	 LTI 26/07/2019	 26/07/2019
Son of Late PROBODH CHAKRABORTY Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFWPC4315H, Status :Individual, Executed by: Self, Date of Execution: 26/07/2019 , Admitted by: Self, Date of Admission: 26/07/2019 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
BIJON KANTI GHOSH Son of Late NAGENDRA NATH GHOSH 8/G, SAHID NAGAR, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	 26/07/2019	 26/07/2019	 26/07/2019
Identifier Of MOU PAUL CHOWDHURY, SUDEV CHAKRABORTY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MOU PAUL CHOWDHURY	SUDEV CHAKRABORTY-4.2625 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MOU PAUL CHOWDHURY	SUDEV CHAKRABORTY-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160302497 / 2019

On 26-07-2019

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 13:20 hrs on 26-07-2019, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by SUDEV CHAKRABORTY ,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 1,03,63,332/-

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

Execution is admitted on 26/07/2019 by 1. MOU PAUL CHOWDHURY, Daughter of Late RADHA GOBINDA ROY, 401, DUM DUM PARK, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 2. SUDEV CHAKRABORTY, Son of Late PROBODH CHAKRABORTY, 133, PURBACHAL MAIN ROAD,, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by BIJON KANTI GHOSH, , , Son of Late NAGENDRA NATH GHOSH, 8/G, SAHID NAGAR, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,03,679/- (A(1) = Rs 1,03,633/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,03,679/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2019 12:31PM with Govt. Ref. No: 192019200048753781 on 26-07-2019, Amount Rs: 1,03,679/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKK1160715 on 26-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,25,453/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 7,24,453/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no R763797, Amount: Rs.1,000/-, Date of Purchase: 26/07/2019, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2019 12:31PM with Govt. Ref. No: 192019200048753781 on 26-07-2019, Amount Rs: 7,24,453/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKK1160715 on 26-07-2019, Head of Account 0030-02-103-003-02



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2019, Page from 79826 to 79846
being No 160302497 for the year 2019.



Digitally signed by ASISH GOSWAMI
Date: 2019.07.29 11:48:15 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 29-07-2019 11:47:43
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)