

52-1141

D: 00902/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 239976

e no: - 130/13  
s no: - 1978/13

Certified that the document is admitted to registration, the Signature sheet and the endorsement of date. Witnessed with this document.

Adl. Dist. Sub-Registrar  
Sonarpur, South 24 Pgs.  
Dist. District Sub-Registrar  
Sonarpur, South 24 Parganas 2013

28-01-13  
29-01-13

**THIS DEED OF CONVEYANCE** made this 28<sup>th</sup> day of January Two Thousand Thirteen **BETWEEN SRI PRADIP MONDAL**, son of Sri Jharu Mondal, by faith-Hindu, by Nationality- Indian, by occupation- Agriculture, residing at Elachi, P.S. Sonarpur, District South 24-Parganas, hereinafter called and referred to as the "**VENDOR**" (which term or 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 **ONE PART.**

25/08/2013  
Smt. Soma Ghosh  
12/10, Baisnabghata Road, Kalyan

25/08/2013  
Smt. Soma Ghosh

25/08/2013

331



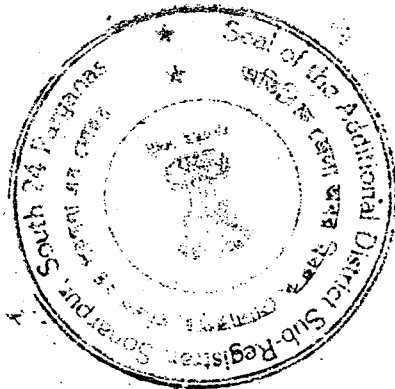
✓

Smt. Soma Ghosh

328



Smt. Soma Ghosh



25/08/2013  
Smt. Soma Ghosh  
12/10, Baisnabghata Road, Kalyan

12/10, Baisnabghata Road, Kalyan

Smt. Soma Ghosh

25-29

25-29

-: ( 2 ) :-

**AND**

(1) **SMT. SOMA GHOSH**, wife of Sri Nikhil Ghosh, residing at 17/10, Baishnabghata Road, P.S. Patuli, Kolkata- 700 047, (2) **SRI SUSHIL CHANDRA GHOSH**, son of Late Upendra Chandra Ghosh, residing at 70, Sreerampore Road (N), Kolkata- 700 084, both are by faith- Hindu, by Nationality- Indian, by occupation- Housewife & Business, hereinafter jointly called and referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** one Jharu Mondal, son of Bipin Mondal was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less 41 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, Ward No. 26, P.S. Sonarpur, District-South 24-Parganas together with other properties, as per Revisional Settlement Records of Rights and also in L.R. Settlements Records and he had been paying Govt. rent thereof and enjoying every right, title and interest over the said properties without any interruption, claim and demand whatsoever.

**AND WHEREAS** in the course of enjoying the aforesaid properties said Jharu Mondal transferred **ALL THAT** piece and parcel of land measuring more or less 41 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties unto and in favour of his son SRI PRADIP MONDAL, the Vendor

ADDL. DIST. SUB-REGISTRAR  
SOMAPUR, SOUTH 24 PGS.  
29 JUN 2013



-: ( 3 ) :-

herein, by and under a Deed of Gift in Bengali language, which was registered on 31/03/1989 before the office of the Addl. District Sub-Registrar at Sonarpur, 24-Parganas (S) and recorded in its Book No. 1, Volume No. 40, Pages from 231 to 236, Being No. 2002 for the year 1989.

**AND WHEREAS** by virtue of the aforesaid Deed of Gift said SRI PRADIP MONDAL, the Vendor herein, became the sole and absolute owner of the said land measuring more or less 41 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties and enjoying the same free from all encumbrances by paying Govt. rents and taxes regularly to the authority concerned without any interruption, claim or demand whatsoever manner or nature.

**AND WHEREAS** the Vendor is in urgent need of money for bonafide reason and decided to dispose of the land measuring more or less 29 decimals delineated by **RED** border in the annexed Map or Plan out of 41 decimals of which undivided **8 decimals** comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas fully described in the Schedule hereunder written and made public announcement to this effect.

**AND WHEREAS** said Purchasers herein having come to know of such announcement, offered a consolidated value of the undivided land measuring more or less **8 decimals** comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur,

25 Jun 2013  
Seal of the Additional District Sub-Registrar  
South 24 Parganas



-( 4 ) :-

District-South 24-Parganas, fully described in the Schedule hereunder written for Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand) only in lump sum and the Vendor has accepted the offer of the Purchasers for an out and out sale of the aforesaid property at Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand) only.

**NOW THIS INDENTURE WITNESSETH** :- that in pursuance of the said agreement and in consideration of the sum of Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand) only paid by the Purchasers to the Vendor before the execution (the receipt whereof the Vendor doth hereby acknowledge and of and from the same and every part thereof release and forever discharged the Purchasers and the said plot of land hereby conveyed) the Vendor do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said Purchaser **ALL THAT** piece and parcel of undivided land measuring more or less 8 decimals comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas, fully described in the Schedule hereunder written and together with all easement rights attached thereto **TOGETHER WITH** all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto. AND all the estate, right, title, interest, claim and demand whatsoever of the Vendor in or to the property hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same to the Purchasers absolutely and forever. **AND** the Purchasers may hereafter peaceably and quietly possessed and enjoy the said property in khas or through tenant without any claim or demand whatsoever from the Vendor or any person claiming through or under him. And the Vendor covenant to save harmless and keep indemnified the Purchasers free from all sorts of encumbrances, charges and equities whatsoever.

25 Jun 2013  
Asst. Dist. Sub-Registrar  
Swarajee, South 24 Pgs.





-: ( 5 ) :-

AND the Vendor shall and will make such affidavit and sign all papers, declarations, undertakings, indemnities and documents as may be necessary for the purposes of effecting mutation of the Purchasers' name in the records of the B.L. & L.R.O office at Sonarpur, Municipal office at Rajpur-Sonarpur Municipality and other statutory authority or authorities. AND at or before the execution of these presents the Vendor has handed over the peaceful vacant khas possession of the said property in its entirety to the Purchasers. AND at or before the execution of these presents the Vendor has handed over all original/Xerox documents to the Purchasers. AND the Vendor covenant that he will at the request and cost of the Purchasers do or execute or caused to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the said property and every part to the use of the Purchasers to the true intent and meaning of these presents as shall or may reasonably be required.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

ALL THAT piece and parcel of Bagan at present Danga land measuring more or less 29 decimals which is more fully and particularly shown in the annexed Map or Plan delineated by RED border out of 41 decimals of which undivided **8 decimals** hereby conveyed, comprised in R.S. Dag No. 1772 corresponding to L.R. Dag No. 1802 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, Touzi Nos. 63 & 64, R.S. No. 220, Pargana- Magura, P.S. & A.D.S.R. office at Sonarpur, now within the limits of Rajpur-Sonarpur Municipality under Ward No. 26 together with all easements rights attached thereto, in the District-South 24-Parganas, the annual proportionate rent of **8 Decimals** of R.S. Khatian No. 379 is as per present rate which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal., District-South 24-Parganas.

Adm. Post Sub-District  
SOUTH DISTRICT SOUTH 24 PARGANAS  
25 June 2013



-( 6 ) :-

Said 29 decimals is butted and bounded by :-

ON THE NORTH :- L.R. Dag No. 1803.

ON THE SOUTH :- Part of R.S. Dag No. 1802.

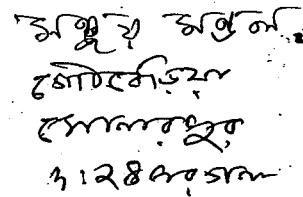
ON THE EAST :- L.R. Dag No. 1801 & 1820.

ON THE WEST :- L.R. Dag No. 1799 & 1804.

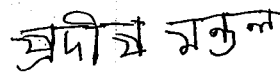
IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his signature  
on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In Presence of WITNESSES :-

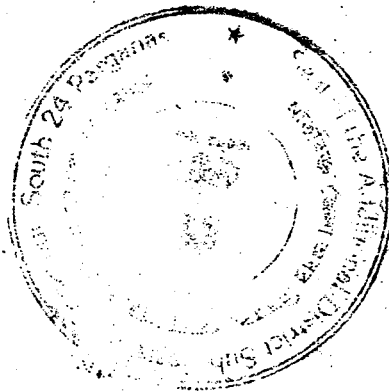
1.   
312840520

2. Tapas Panda  
Sonarpur, Kol - 150



SIGNATURE OF THE VENDOR

25 June 2013  
Addition of South 24



-( 7 ) :-

MEMO OF CONSIDERATION

RECEIVED of and from within named PURCHASERS within mentioned the sum of Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand) only being the full and final consideration money by the following manner herein:-

<u>D.D. NO.</u>	<u>DATE</u>	<u>BANK</u>	<u>AMOUNT</u>
036742	28/01/2013	Axis Bank, Garia Br.	Rs. 9,75,000/-

(RUPEES NINE LAKH SEVENTY FIVE THOUSAND ONLY)

WITNESSES :-

1. *ଅନୁପମ କୁମାର*  
*ଅନୁପମ କୁମାର*  
*ଅନୁପମ କୁମାର*  
*ନଃ 28010511*

2. *ଅନୁପମ କୁମାର*  
*Sonarpur*  
*Kol-150*

*ଅନୁପମ କୁମାର*

SIGNATURE OF THE VENDOR

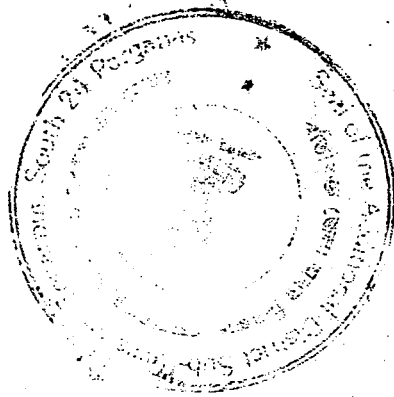
Drafted and Prepared by me :-

*Some math Chakrabarty*  
*Deo waler (ALP/130)*  
*Alipur & R. office*  
*Kol-22.*

Printed by me :-

*Pradip Baidya*  
(PRADIP BAIDYA)  
Sonarpur.

6.00 1952  
SOUTH ZAI PROGRAMS  
APR 1952

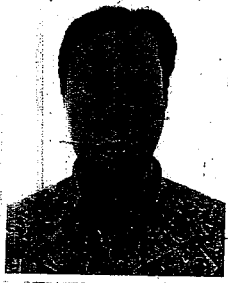




	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - SOMA GHOSH

SIGNATURE Soma Ghosh



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

NAME - SRI SUSHIL CHANDRA GHOSH

SIGNATURE Sushil Chandra Ghosh



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

NAME - SRI PRADI P MONDAL

SIGNATURE প্রদীপ মন্ডল

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Left Hand					
Right Hand					

NAME - .....

SIGNATURE .....

25 Jun 2013







Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 00902 of 2013  
(Serial No. 01141 of 2013)

On

Payment of Fees:

On 28/01/2013

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

Presented for registration at 20.00 hrs on :28/01/2013, at the Private residence by Sushil Chandra Ghosh , one of the Claimants.

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

Execution is admitted on 28/01/2013 by

1. Pradip Mondal, son of Jharu Mondal , Elachi, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

Identified By Sanjay Mondal, son of Pradip Mondal, Gotberiya, Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Biswajit Dey )

ADDITIONAL DISTRICT SUB-REGISTRAR

On 29/01/2013

**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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 18142.00/-, on 29/01/2013

( Under Article : A(1) = 18128/- , E = 14/- on 29/01/2013 )

**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.-16,48,483/-

Certified that the required stamp duty of this document is Rs.- 98929 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty

( Biswajit Dey )

ADDITIONAL DISTRICT SUB-REGISTRAR

29/01/2013 13:42:00

EndorsementPage 1 of 2

25 June 2013  
Addl. Dist. Sub-Registrar  
Sondapat, South 24 Pgs.





Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District: South 24-Parganas

Endorsement For Deed Number : I - 00902 of 2013  
(Serial No. 01141 of 2013)

1. Rs. 93940/- is paid, by the draft number 948998, Draft Date 28/01/2013, Bank Name State Bank Of India, GARIA, received on 29/01/2013
2. Rs. 4000/- is paid, by the draft number 121508, Draft Date 28/01/2013, Bank Name State Bank Of India, SONARPUR, received on 29/01/2013

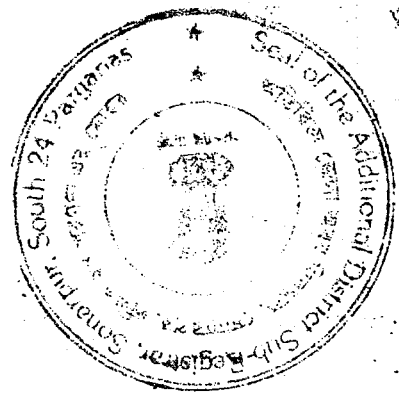
( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

  
( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

29/01/2013 13:42:00

EndorsementPage 2 of 2

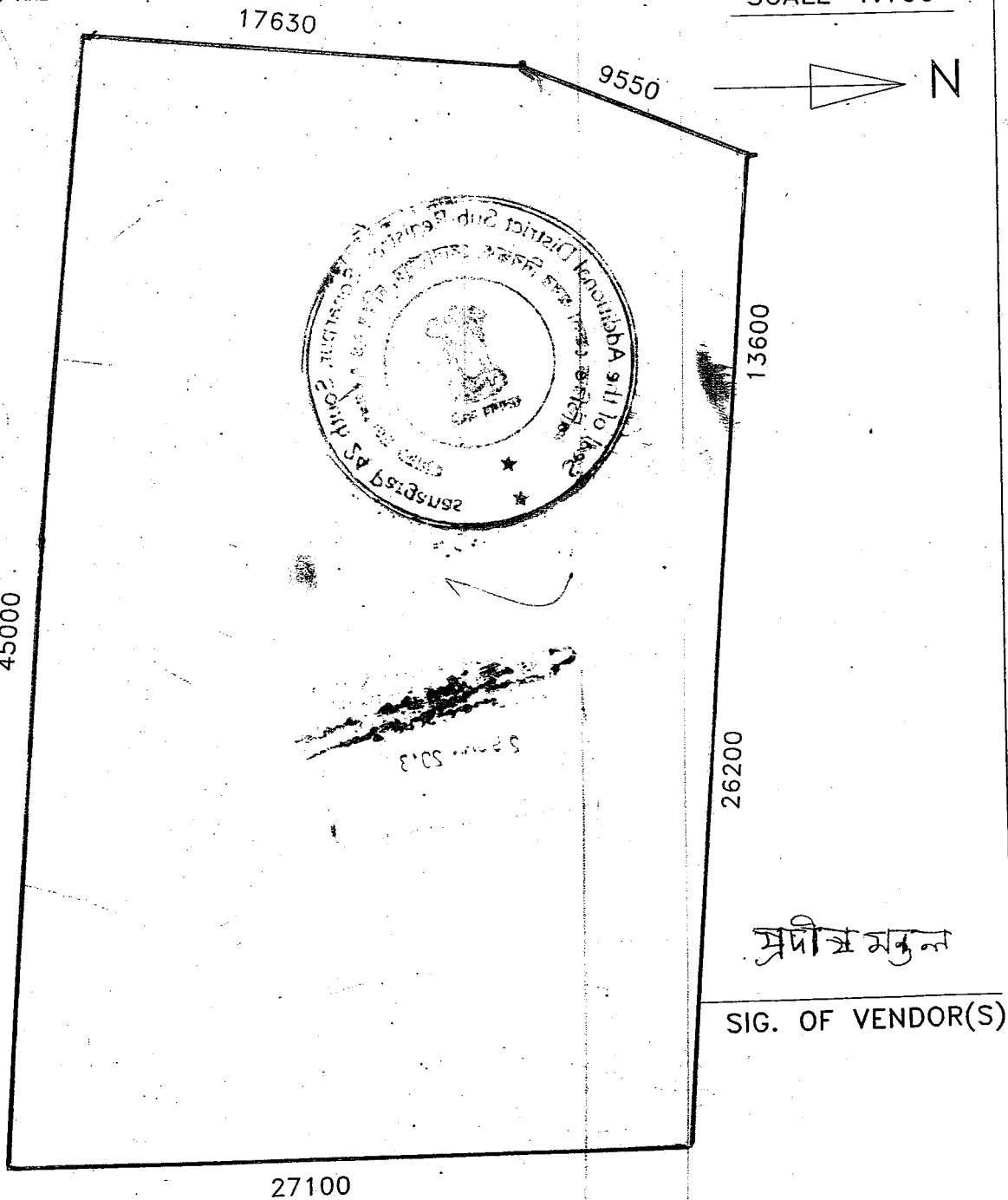
25 June 2013



PLAN OF R.S. DAG. NO:-1772, R.S. KHATIAN NO:-379  
DAG. NO:-1802, L.R. KHATIAN NO:-315, AT MOUZA-ELACHI,  
NO:-70, P.S.-SONARPUR, DIST- 24 PGN(S), WARD NO:-26,  
UNDER RAJPUR-SONARPUR MUNICIPALITY.

TOTAL 29 DECIMAL AREA SHOWN IN RED BORDER OUT OF TOTAL LAND AREA 41 DECIMAL.  
SOLD AREA UNDIVIDED 8 DECIMAL OUT OF 29 DECIMAL AREA .

SCALE-1:100



00175

210 OF LEI DOB(2)

Handwritten signature or name in Devanagari script.

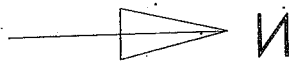
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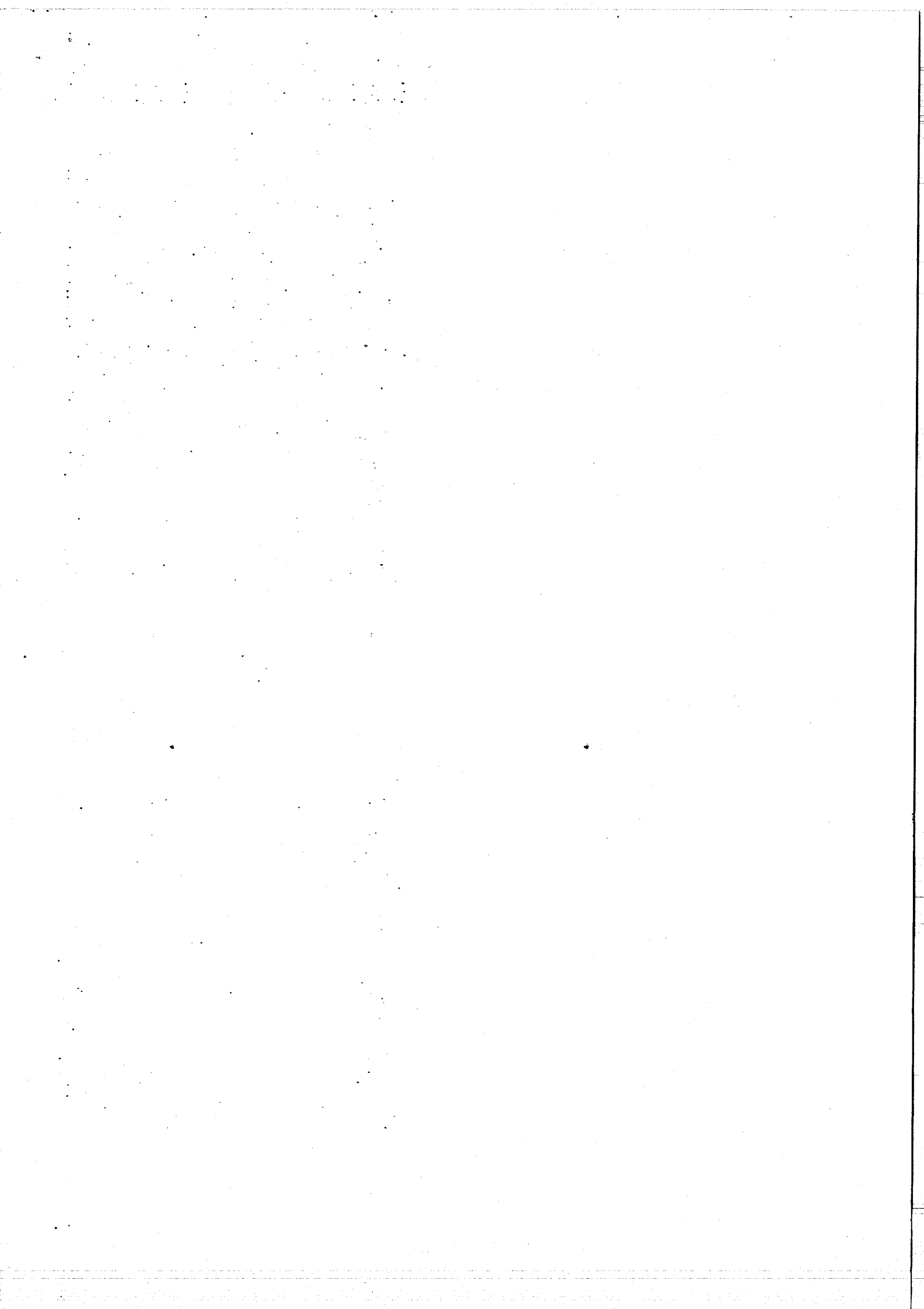
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SCALE-1:100

LAND AREA UNDIVIDED 8 DECIMAL OUT OF 30 DECIMAL AREA  
LAND 30 DECIMAL AREA SHOWN IN RED BORDER OUT OF TOTAL LAND AREA 41 DECIMAL

व. का. न. - 2018/2019  
प. न. - 10, व. न. - 2018/2019, डि. - 24, प. न. (2), वार्ड न. - 20  
प. न. - 1802, ग. व. क. न. न. - 212, व. न. - 212, व. न. - 212  
प. न. - 1802, ग. व. क. न. न. - 212, व. न. - 212



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 2918 to 2930  
being No 00902 for the year 2013.



*BP*  
(Biswajit Das) 30-January-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal