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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 239978

V. e M. - 132/13
Q. N. T. - 1982/13

Certified that the document is admitted to registration. The signature sheet and the endorsement sheet, attached with this document are the parts of this document.

98-01-13
Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

Addl. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
23 JAN 2013

THIS DEED OF CONVEYANCE made this 28th 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.

with other properties unto and in favour of

-(2) :-

AND

(1) **SMT. MOUSUMI GHOSH (DEY)**, wife of Sri Soumitra Dey, (2) **SMT. PRABHA RANI GHOSH**, daughter of Late Hiralal Ghosh, both by faith- Hindu, both by Nationality- Indian, both by occupation- House-hold-work, both are residing at 4, Basudevpur New Colony, Belgharia, Kolkata- 700 056, presently residing at "SRIJAN APARTMENT", 192, Bidhan Pally, P.S. Regent Park, Kolkata- 700 084, 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

29 JUN 2019
ADL Dist Sub-Registrar
Sonarore, South 24 Pgs.



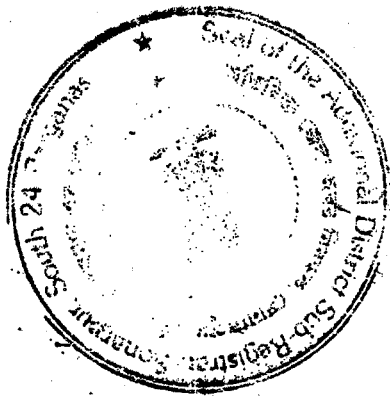
herein, by and under a Deed of Gift in Bengali language, which was registered on 31/03/1989 before the office of the Addl. District Sub-Registrar at Sonarpur, 24-Parganas (S) and recorded in its Book No. I, Volume No. 40, Pages from 231 to 236, Being No. 2002 for the year 1989.

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 10 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 10 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,

2500 1192
ADD. THE SOUTH DISTRICT
SOUTH DISTRICT



-(4) :-

District-South 24-Parganas, fully described in the Schedule hereunder written for Rs. 12,50,000/- (Rupees Twelve Lakh Fifty 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. 12,50,000/- (Rupees Twelve Lakh Fifty Thousand) only.

NOW THIS INDENTURE WITNESSETH :- that in pursuance of the said agreement and in consideration of the sum of Rs. 12,50,000/- (Rupees Twelve Lakh Fifty 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 10 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.

ADD. CH. S. ...
... 21. 95.
2 June 2013

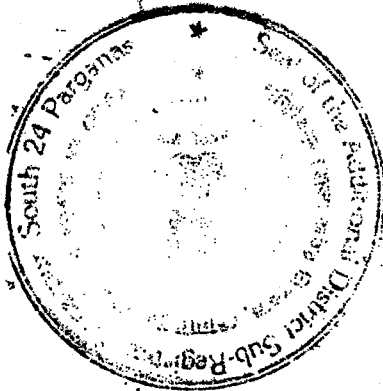


AND the Vendor shall and will make such affidavit and sign all papers, declarations, undertakings, indemnities and documents as may be necessary for the purposes of effecting mutation of the Purchasers' name in the records of the B.L. & L.R.O office at Sonarpur, Municipal office at Rajpur-Sonarpur Municipality 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 10 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 10 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.

ADDL. REGISTRAR
Sonarpur, South 24 Pgs.
29 Jun 2019



-(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.

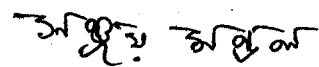
ON THE EAST :- L.R. Dag No. 1801 & 1820.

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

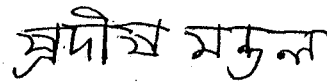
IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his signature
on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In Presence of WITNESSES :-

1. 
ସୋନାରପୁର : ସୋନାରପୁର
ଦି: 28 ଅକ୍ଟୋବର

2. Tapas Panda
Sonarpur
KOL-150



SIGNATURE OF THE VENDOR

29 Jun 2012
ADDL. DIST. SUP. SOUTH 2A PARGANAS
SOMAPUR, SOUTH 2A PARGANAS



MEMO OF CONSIDERATION

RECEIVED of and from within named PURCHASERS within mentioned the sum of
Rs. 12,50,000/- (Rupees Twelve Lakh Fifty 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>
367547	28/01/2013	I.O.B, Garia Br.	Rs. 9,00,000/-
367548	28/01/2013	- do -	Rs. 1,50,000/-
036743	28/01/2013	Axis Bank, Garia Br.	Rs. 2,00,000/-
			<hr/> Total Rs. 12,50,000/- <hr/>

(TOTAL RUPEES TWELVE LAKH FIFTY THOUSAND ONLY)

WITNESSES :-

1. *ଅନୁଷ୍ଠାନ ସମ୍ପର୍କ
କୋଲକାତା
ଅନୁଷ୍ଠାନ
4:28 ମସିହା*
2. *Tapas Panda
Sonarpur
KOL-150*

ପ୍ରଦୀପ ବାୟା

SIGNATURE OF THE VENDOR

Drafted and Prepared by me :-

*Some Nath Chakrabarty
Deo mailer (A2P/130).
Alipura R. office
KOL-27*

Printed by me :-

*Pradip Baidya
(PRADIP BAIDYA)
Sonarpur.*

2 June 1913
Asst. Maj. Sub-Registrar
Sourapore, South 24 Pgs.





	বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বাম হাত					
ডান হাত					

দাখিলকারক/দাতার নাম - MOUSUMI GHOSH (DEY)

টিপ/স্বাক্ষর Mousumi Ghosh (Dey)



	বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বাম হাত					
ডান হাত					

গ্রহীতা/দাতার নাম - PRANA RANI GHOSH

টিপ/স্বাক্ষর প্রভা রানী ঘোষ



	বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বাম হাত					
ডান হাত					

গ্রহীতা/দাতার নাম - SRT PRADIPTA MONDAL

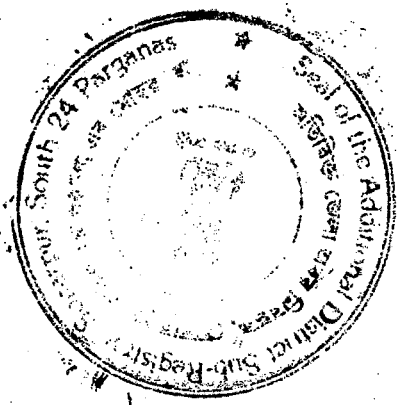
টিপ/স্বাক্ষর স্বর্দীপ্তা মন্ডল

	বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বাম হাত					
ডান হাত					

গ্রহীতা/দাতার নাম -

টিপ/স্বাক্ষর

2013
Additional South 24





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

Endorsement For Deed Number : I - 00904 of 2013
(Serial No. 01143 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 Prabha Rani 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. 22667.00/-, on 29/01/2013

(Under Article : A(1) = 22660/- ,E = 7/- 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.-20,60,604/-

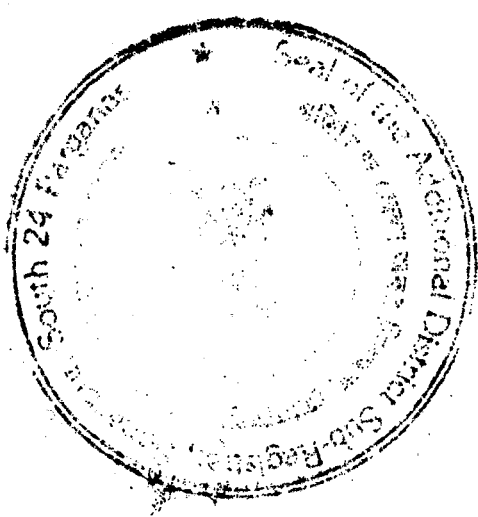
Certified that the required stamp duty of this document is Rs.- 123646 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

2013
S. 77000 South 2
MAY 2013





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

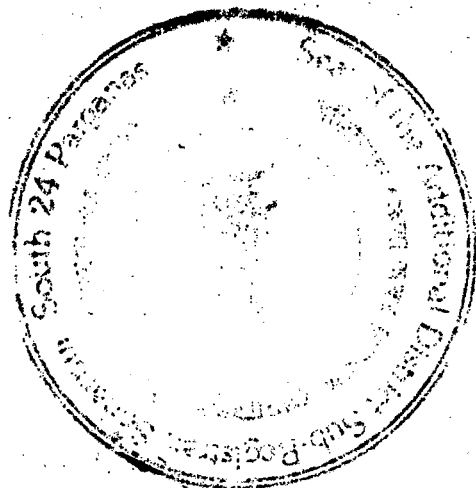
Endorsement For Deed Number : I - 00904 of 2013
(Serial No. 01143 of 2013)

1. Rs. 118650/- is paid, by the draft number 948997, 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 121506, Draft Date 28/01/2013, Bank Name State Bank Of India, SONARPUR, received on 29/01/2013

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

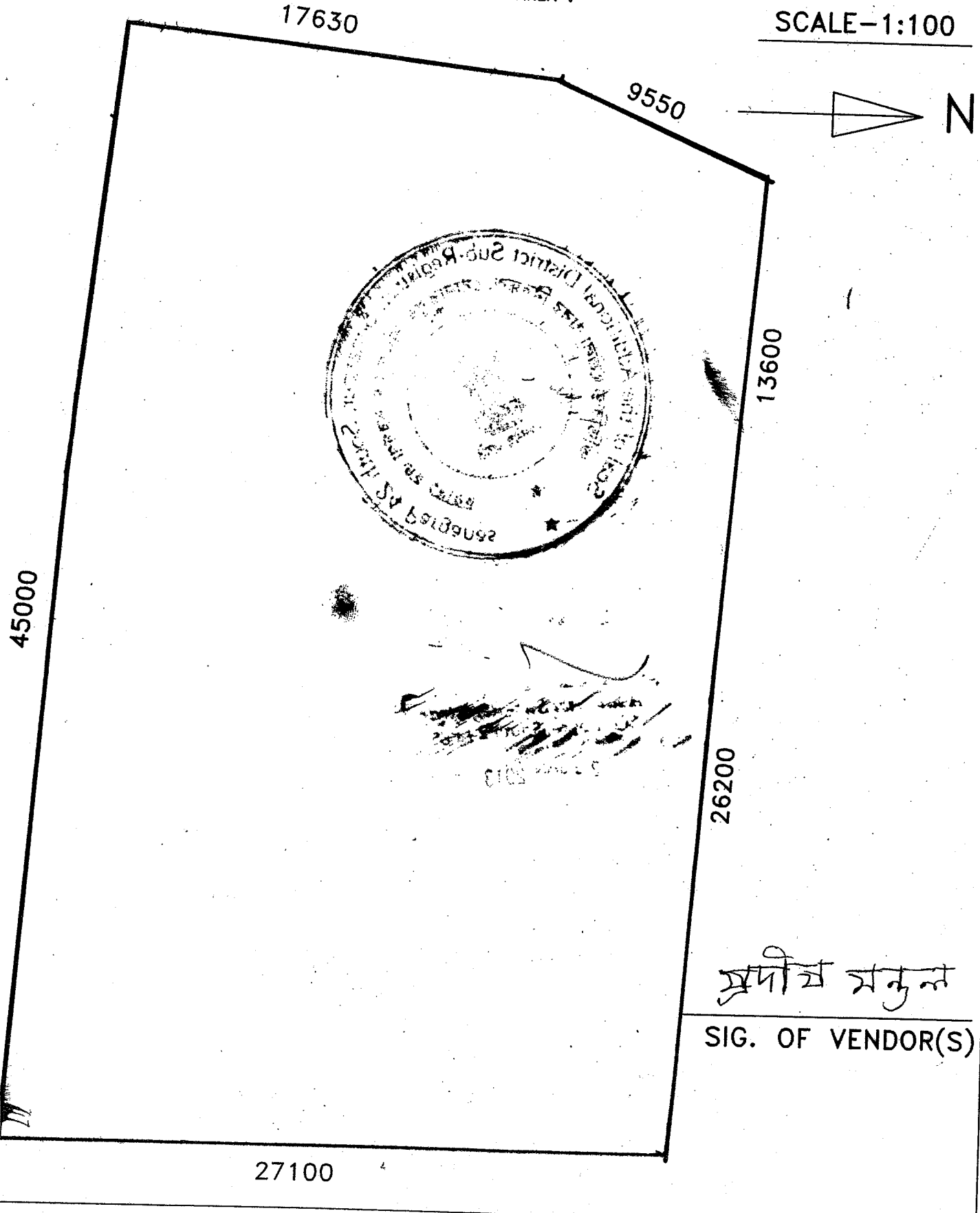

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

2900-2012
SOUTH 24 PARAGUAY
MILITARY



LAN 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,
DER RAJPUR-SONARPUR MUNICIPALITY.

TOTAL 29 DECIMAL AREA SHOWN IN RED BORDER OUT OF TOTAL LAND AREA 41 DECIMAL.
SOLD AREA UNDIVIDED 10 DECIMAL OUT OF 29 DECIMAL AREA .



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2IC OF LEENDOR(2)

सैन्य प्रभु

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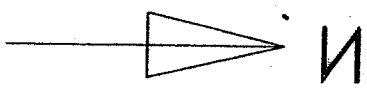


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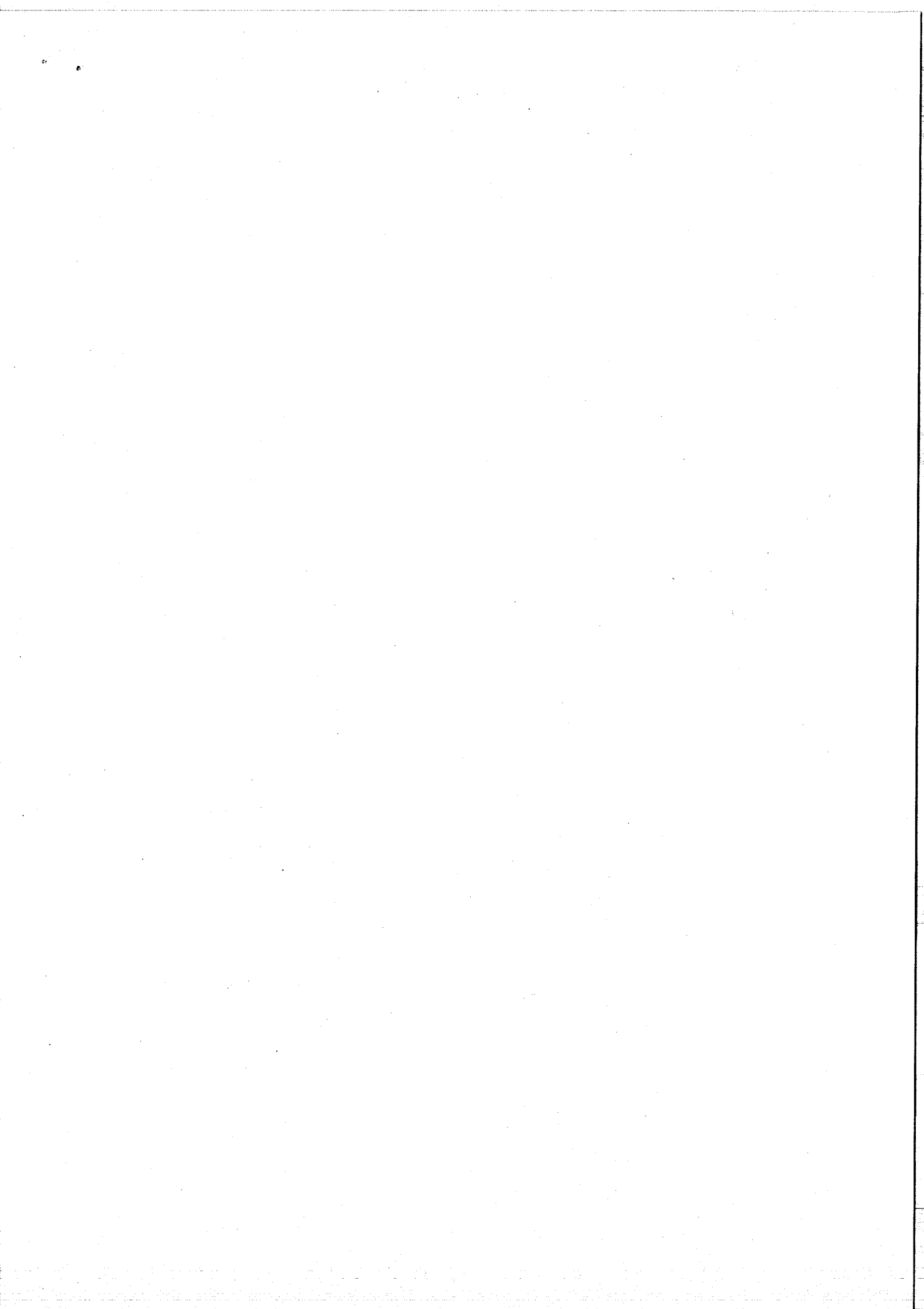


SCALE-1:100

TO AREA UNDIVIDED TO DECIMAL OUT OF 30 DECIMAL AREA .
 10 DECIMAL AREA SHOWN IN RED BORDER OUT OF TOTAL LAND AREA 41 DECIMAL.

व. बालुब-सोनावरुब म्युनिसिपालिटी.

NO:-10, P.S.-सोनावरुब, DIST- 24 P.S.(2), MAPD NO:-28,
 NO:-1802, G.P. KHATAI NO:-312, AT मण्डा-एगची,
 OF P.S. DAC. NO:-1775, P.S. KHATAI NO:-378



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 2944 to 2956
being No 00904 for the year 2013.



B. P.
(Biswajit Dey) 30-January-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal