

81-10731

8752/13



12/07/13

पश्चिम बंगाल WEST BENGAL the document is admitted to registration. The Signature sheet and the endorsement sheet's annexed with this document are the part of this document

A 861108

Add. District Sub-Registrar
Sonarpur, South 24 Parganas

12-07-2013
15-07-2013

v.e m! - 1454/B
Q. 1757/B

Add. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
13 JUL 2013

DEED OF CONVEYANCE

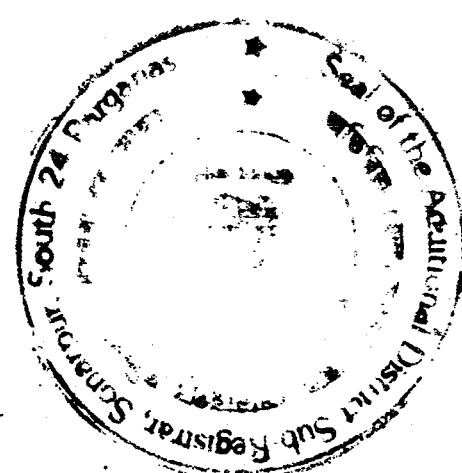
THIS DEED OF CONVEYANCE made this 12th day of July

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**.

5/0-सहाय्य कान्ठान बोल्लो
616, Mahanagar Road,
P.S. - Sewastpur, No. 1-84.

गोना बोल्लो

15 JUL 2013
ADDL DIST SUB-REGISTRAR
SONARPUR SOUTH 24 PGS.



मोहन कुमार
गोना



मोहन कुमार

SANKAR KUMAR SARKAR
STAMP VENDOR
SONARPUR A.D. S.R. OFFICE
(4 PARGANAS (SOUTH))

17/10, Baeshrab Ghata Road, Kat-47.

गोना क्लश

SH. No. 878
Date 12/07/13
RS 500/-

Address

Name

SH. No.

Date

RS

-- (2) --

AND

SMT. SOMA GHOSH, wife of Sri Nikhil Ghosh, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 17/10, Baishnabghata Road, P.S. Patuli, Kolkata- 700 047, hereinafter called and referred to as the "**PURCHASER**" (which term or 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 **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 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

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SOUTH 24 PGS.



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 solé 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 said SRI PRADIP MONDAL, the Vendor herein, while had been enjoying his aforesaid gifted property he sold, conveyed and transferred 29 decimals out of his 41 decimals in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802, under 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 by and under three different Sale Deeds and thereafter said SRI PRADIP MONDAL became the absolute owner of the remaining land measuring more or less 12 decimals in R.S. Dag No. 1772 corresponding to L.R. Dag No.1802, under 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.

AND WHEREAS the Vendor is in urgent need of money for bonafide reason and decided to dispose of the undivided land measuring more or less 9 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

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Sonarpore, South 24 P.S.



-(4) :-

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 Purchaser herein having come to know of such announcement, offered a consolidated value of the undivided land measuring more or less **9 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 for **Rs. 8,00,000/- (Rupees Eight Lakh)** only in lump sum and the Vendor has accepted the offer of the Purchaser for an out and out sale of the aforesaid property at **Rs. 8,00,000/- (Rupees Eight Lakh)** only.

NOW THIS INDENTURE WITNESSETH :- that in pursuance of the said agreement and in consideration of the sum of **Rs. 8,00,000/- (Rupees Eight Lakh)** only paid by the Purchaser 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 Purchaser 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 **9 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

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-- (5) :-

whatsoever of the Vendor in or to the property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same to the Purchaser absolutely and forever. AND the Purchaser 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 Purchaser free from all sorts of encumbrances, charges and equities whatsoever. 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 Purchaser's 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 Purchaser. AND at or before the execution of these presents the Vendor has handed over all original/Xerox documents to the Purchaser. AND the Vendor covenant that he will at the request and cost of the Purchaser 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 Purchaser 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 Danga land measuring more or less 9 decimals out of 12 decimals out of 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, 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

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-(6) :-

under Ward No. 26 together with all easements rights attached thereto, in the District-South 24-Parganas, the annual proportionate rent of 9.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.

R.S. Dag No. 1772 is butted and bounded by :-

ON THE NORTH :- R.S. Dag No- 1772 (P).

ON THE SOUTH :- R.S. Dag No- 1771 (P)

ON THE EAST :- R.S. Dag No- 1771 (P).

ON THE WEST :- R.S. Dag No- 1769

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. *কমলেশ্বর বসু*

গ্রাম: *এলচী* পোঃ *নং: ১ পু.*
তারি: *সিহনগর পু., দক্ষিণ*
২৪ পারগনা

2. *Tapas Bauda*
Sourpur
KOL-150

অদীত্র মল্লিক

SIGNATURE OF THE VENDOR

15 JUL 2013
Aadl. Dist Sub-Registrar
Sondhoro, South 24 Pgs.



-(7)-

MEMO OF CONSIDERATION

RECEIVED of and from within named PURCHASER within mentioned the sum of Rs.
8,00,000/- (Rupees Eight Lakh) only being the full and final consideration money by the
following manner herein:-

<u>CHEQUE NO.</u>	<u>DATE</u>	<u>BANK</u>	<u>AMOUNT</u>
541251	12.07.2013	Axis Bank, Garia Br.	Rs.=8,00,000/-

Total Rs. 8,00,000/-

(TOTAL RUPEES EIGHT LAKH ONLY)

WITNESSES :-

1.

आमः प्रभासी, पता: गुरुकुल पुर
28 परबारा, कोलकाता

2. Tapas Pande
Sonarpur
KOL - 150

प्रदीप बाइया

SIGNATURE OF THE VENDOR

Drafted and Prepared by me :-

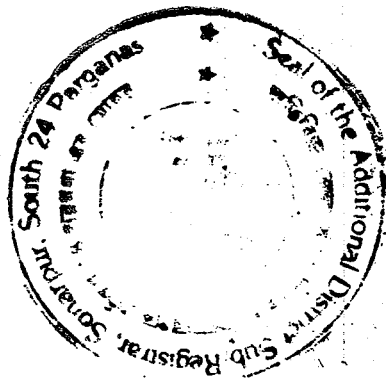
Prabir Kumar Roy
Advocate W.B. 828/87
Alipore Criminal Court.

Printed by me :-

Pradip Baidya
(PRADIP BAIDYA)
Sonarpur.

प्रदीप बाइया

15 JUL 2013
Addl. Dist. Sub-Registrar
Sonepur, South 24 Pgs.





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Left Hand					
Right Hand					

NAME -

SIGNATURE अपीय मजुम



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Left Hand					
Right Hand					

NAME -

SIGNATURE Soma Ghosh

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

NAME -

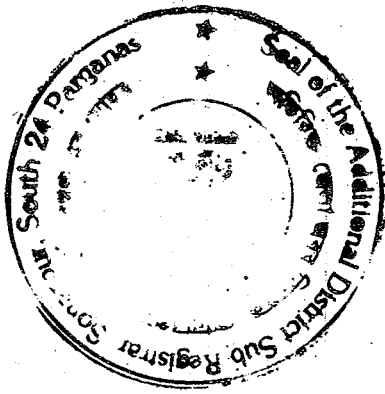
SIGNATURE

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Left Hand					
Right Hand					

NAME -

SIGNATURE

15 JUL 2013
Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.





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

Endorsement For Deed Number : I - 08752 of 2013
(Serial No. 10731 of 2013 and Query No. 1608L000017571 of 2013)

On 12/07/2013

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

Presented for registration at 13.12 hrs on :12/07/2013, at the Private residence by Pradip Mondal, Executant.

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

Execution is admitted on 12/07/2013 by

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

Identified By Rana Datta, son of Satya Ranjan Datta, 616, Mahamayatala Rd., Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession: Others.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/07/2013

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 Draft

Rs. 20408/- is paid , by the draft number 833974, Draft Date 13/07/2013, Bank Name State Bank Of India, SONARPUR, received on 15/07/2013

(Under Article : A(1) = 20394/- , E = 14/- on 15/07/2013)

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.-18,54,544/-

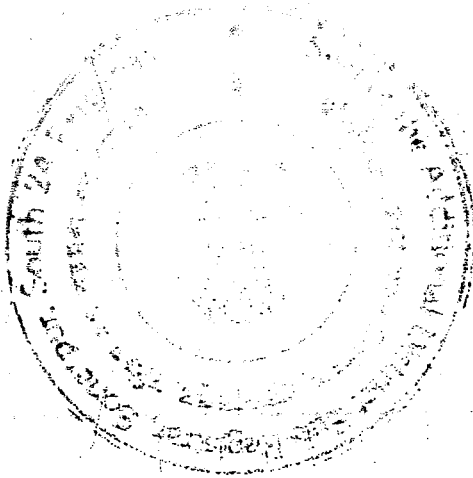
Certified that the required stamp duty of this document is Rs.- 111293 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

1911
1911
1911





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

Endorsement For Deed Number : I - 08752 of 2013
(Serial No. 10731 of 2013 and Query No. 1608L000017571 of 2013)

1. Rs. 49000/- is paid , by the draft number 833980, Draft Date 13/07/2013, Bank : State Bank Of India, SONARPUR, received on 15/07/2013
2. Rs. 49000/- is paid , by the draft number 833981, Draft Date 13/07/2013, Bank : State Bank Of India, SONARPUR, received on 15/07/2013
3. Rs. 8293/- is paid , by the draft number 833973, Draft Date 13/07/2013, Bank : State Bank Of India, SONARPUR, received on 15/07/2013

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

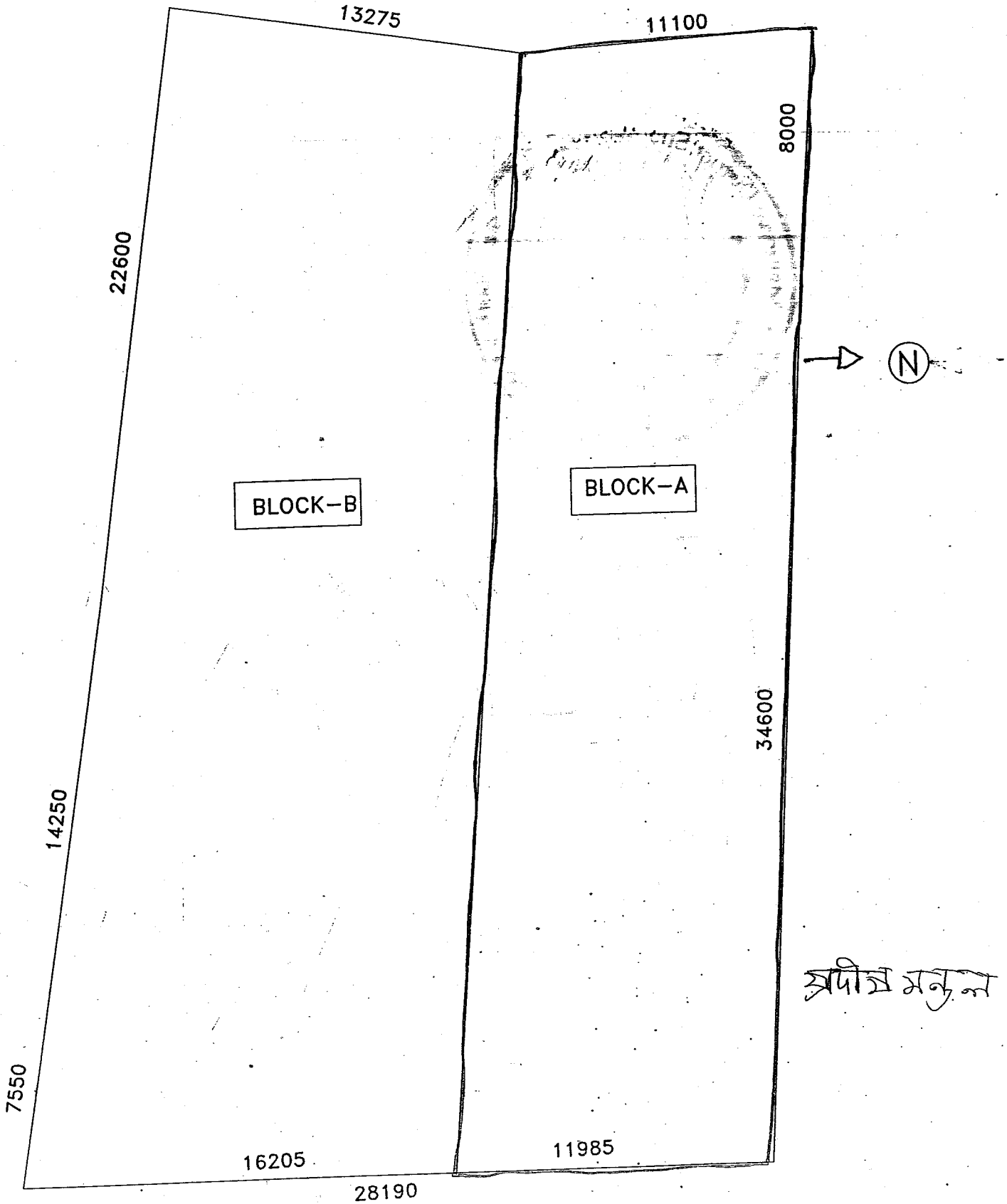
 (Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

Andhra State Government
Secy. to Govt. Secy. to Govt.
Secy. to Govt. Secy. to Govt.



PLAN OF R.S. DAG. NO:- 1771(P), L.R. DAG NO:-1801, 1802,
Khatian NO:-379, L.R. Khatian NO:-315 AT MOUZA- ELECHI, J.L. NO:-
TOUZI NO:-63 & 64, R.S. NO:-220, PARGANA- MAGURA, DIST 24 PGNS (S),
DER RAJPUR-SONARPUR MUNICIPALITY.

SOLD AREA OF LAND- 9 DECIMEL OUT OF 12 DECIMEL LAND AREA IN BLOCK-A

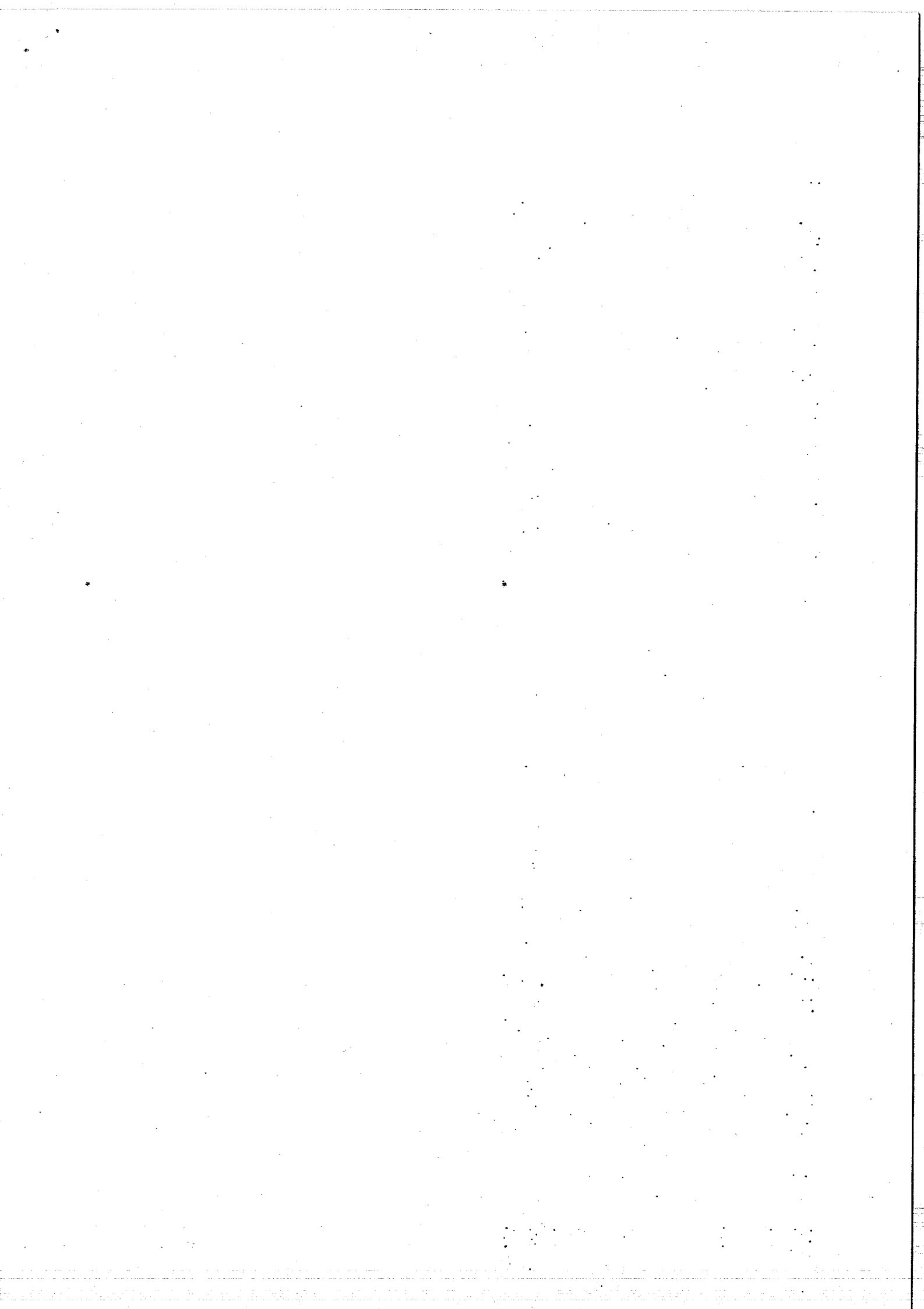


~~SIG. OF PURCHASER~~

SIG. OF VENDOR(S)

15 JUL 2018
Addl. Dist Sub-Registrar
Sondapeta, South 2A Pgs.






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 1330 to 1342
being No 08752 for the year 2013.




(Biswajit Dey) 18-July-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal