

SI- 5713/13

1- 4691/13



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Q 99/05/13

M.V. 19240001-

V.C. Case No. ...1345... Dt. 25.11.13 661396

J (I) Ra. ...25.000000

J (II) Ra. ...3.000000

Total Ra. ...28.000000

Realised on ..25.11.13 D.S. R-I

Alipore South 24 Pgs.

that the document is admitted for registration. The signature sheet/a and instrument sheets attached with this document are the part of this document

Deed of Conveyance

District Sub-Registrar
Alipore South 24 Parganas

29 NOV 2013 THIS DEED OF CONVEYANCE is made this the 28th

day of November, Two Thousand Thirteen (2013), A.D.

BETWEEN (1) SMT. SIPRA PAL, PAN No.AFCPP9421M, wife of Late Noni Gopal Pal, by occupation - Household duties,

(2) SRI DEBASIS PAL, PAN No.BBSPP5785R, son of Late Noni Gopal Pal, by occupation Service, both by faith-Hindu, both

Contd... P/ 2

11 NOV 2013

No. 4923 Rs. 1000 Date

Name: Sri Nipul Ch. Das

Address: 32/34A, Chand. Ghosh Rd, Kal-40

Vendor: Subhankar Das

Alipur Collectorate, 24 Pgs (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court - 27

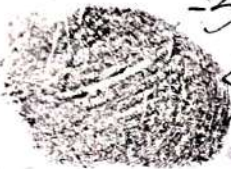
- Debasis Pal



3628 28/11/13

Debasis Pal

-3630



Ritica Pal

3631




Kanchoni Das

3632



Nipul Chandras Das




District Sub-Registrar-I
Alipore, South 24 Parganas

Mrita Ray
S/o Sri Brajo Jopal Ray
P. 84. P. C. Sen Calang
P. B. Road. P. S. Behala
Kalkal Pooch.

28/11/13

(2)

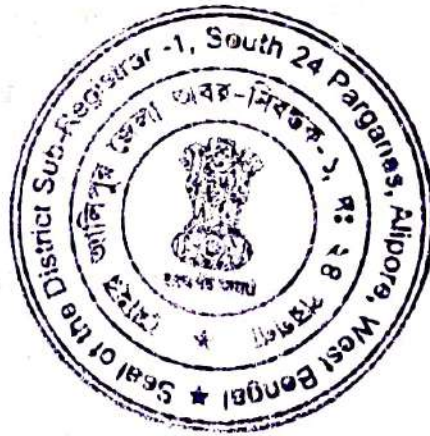
by nationality - Indian, both residing at 32/34A, Chandi Ghosh Road, P.S. Regent Park, Kolkata - 700040, District - South 24 Parganas, hereinafter called and referred to as the **"OWNERS/VENDORS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART.**

A N D

(1) **SRI NIPUL CHANDRA DAS, PAN No.BJBPD1064Q,** son of Lt. Jashoda Jiban Das, by Occupation - Business, (2) **SMT. KANCHONI DAS,** wife of Sri Nipul Chandra Das, by Occupation- House wife, both by Religion - Hindu, both by Nationality- Indian, both residing at 32/34A, Chandi Ghosh Road, Wireless 2nd Gate, P.S.- Regent Park, Kolkata - 700040, hereinafter called and referred to as the **'PURCHASERS'** (which term or expression shall unless excluded by or repugnant to the context be deemed and include his heirs, legal representatives and of the **OTHER PART.**

W H E R E A S one Ramendra Nath Pal, son of late Harendra Kumar Pal was purchased a landed property by a Regd. deed of sale or Bengali cobala duly registered at the office S.R. Alipore Sadar, recorded in Book No.I, Volume No.125, Pages 111 to 114, being No.7586, for the year 1956.

AND WHEREAS by virtue of purchase below schedule of bastu land morefully and particularly described in the schedule.



District Sub-Registrar-I
Alipore, South 24 Parganas

28 NOV 2013

(3)

AND WHEREAS that 1st wife of Ramendra nath Pal demise/died intestate living behind her surviving only child/son Noni Gopal Pal and her husband.

AND WHEREAS thereafter the said Ramendra Nath Pal re-marriage Smt. Saraju Sadha Pal.

AND WHEREAS thereafter the said Ramendra Nath Pal died intestate on 03.11.1956 living behind his 2nd wife namely Smt. Saraju Sudha Pal, one daughter Shibani Pal & one son namely Noni Gopal Pal issue of 1st wife.

AND WHEREAS thereafter Smt. Saraju Sudha Pal, Smt. Shibani Pal and Noni Gopal Pal as his sole surviving legal heirs and representatives accordingly to the hindu succession Act, 1956.

AND WHEREAS they have decided to mutual separation for the own interest occupying on possession according to the debision of the their respective shares of the said entire landed property as above.

AND WHEREAS thereafter registered a partition deed i.e. 1st party Smt. Saraju Sudha Pal, Smt. Shibani Pal and 2nd party Sri Noni Gopal Pal duly regd. and recorded in Book No.I, Volume No.35, pages 286 to 290, being No.2419 dated 14.3.1959 for the year 1959 office of the Sub-Registered Altpore Sadar.

AND WHEREAS the 2nd party Noni Gopal Pal absolute owner in peaceful and uninterrupted khas possession thereof

(4)

on payment of usual rents & taxes and also enjoying the same.

AND WHEREAS thereafter said recorded owner Noni Gopal Pal died intestate on 14.12.2008 living behind is surviving beloved wife Smt. Sipra Pal and only one son Debasish Pal.

AND WHEREAS that after demise said decease Noni Gopal Pal, we are the legal heirs successors As per Hindu succession Act, 1956.

AND WEHREAS we are the joint absolute owners and seized and possessed as absolute sixteen Annas owners inter-alia All That **1 Cottash 14 Chittacks 35 Sft.** with structure thereon portion in Touzi No.151, R.S. No.37, J.L. No.42, Mouza -Shibpur, Khatian No.204, Dag No.127, **Premises No.32/34A, Chandi Ghosh Road, K.M.C. Ward No.097, being Assessee No.21-097-02-0121-0, P.S. Regent Park, Kolkata - 700040.**

AND WHEREAS due to vertous legal reasons we vendors herein desire for sale some part of above property measuring area **650 sft.** more or less on the ground floor old delapated part of building morefully and particularly described in the schedule "B" herein under written free for all encumbrances and hereinafter reffered to as the said property hereby conveyed at or for the total Consideration Amount of **Rs.10,00,000/- (Rupees ten Lakhs)** only at or before entering into this agreement the Purchasers have paid to the Owners/ Vendors a sum of **Rs.3,00,000/- (Rupees Three**

Contd... P/ 5



District Sub-Registrar-I
Alipore, South 24 Parganas

28 NOV 2013

Lakhs) only (which amount the Owners/ Vendors doth hereby admit and acknowledge to have been received) as and by way of **earnest money/ bookings money** and/or in part payment of the consideration amount and the remaining balance of the amount of consideration **Rs.8,00,000/- (Rupees Eight lakhs) only** only and after proper inspection of the title regarding the said building as well as fully mentioned in the schedule below of the vendors herein, the purchasers herein spontaneously agreed to purchase the said part of building at the said full consideration an **Agreement For Sale** on **26th day of February, 2013** between the OWNERS/ VENDORS and Purchasers.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs.10,00,000/- (Rupees Ten Lakh) only** being the lawful money of the Union of India well and truly paid by the said Purchasers to the Vendors on or before the execution of these presents and that being the full consideration money of the said land (the receipt where of the Vendors do hereby admit and acknowledge as per Memo of Consideration herein under written and of and from the same and every part thereof) the Vendors do hereby acquit, release and forever discharge the said Purchasers as well as the said land hereby transferred by the Vendors do hereby grant, transfer, sell, convey, assure and assign unto the said Purchasers **ALL THAT** piece and parcel of part of **Building** measuring **650 sft.** more or less make in the year 1960 laying and situated morefully and particularly described in the

Schedule hereunder written "as is where is basis" **OR**
HOWSOEVER OTHER WISE the said land and here
determent now is or are or heretofore was or were situated,
butted, bounded, called, known, numbered, described or
distinguished with all paths, passage, ways, sewers, drains,
ditches, hedges, bushes, shrubs, water, water-Sources and
all other former and ancient rights, lights, liberties, benefits,
advantages, easements, appendages and appurtenances
whatsoever to the said land belonging or in anywise
appertaining thereto or usually hold, used, enjoyed and
occupied therewith or reputed to belong or be appurtenant
thereto and the reversion or reversions, remainder or
remainders and 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 and upon the
said land and every part thereof and all the deeds, pattahs,
muniments, writings, evidences of title etc. relating to or
concerning the said land here determents and every part
thereof which now are or may hereafter be in the custody,
power, control or possession of the Vendors or any person or
persons from whom the said Vendors may procure the same
without any lawful action or suit **TO HAVE AND TO HOLD**
the said land and here ditements so to be unto the said
Purchasers absolutely and forever free from all encumbrances
and the Vendors do hereby covenant with the Purchasers
that **NOT WITH STANDING** any act, thing, deed, matters,
whatsoever made, done or executed or knowingly suffered to
the contrary the Vendors now has good right, full power and



District Sub-Registrar-I
Alipore, South 24 Parganas

28 NOV 2013

(7)

absolute authority to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the said Purchasers in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and that the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rent and taxes to the Kolkata Municipal Corporation and other competent authorities upon getting the name duly mutated in the Kolkata Municipal Corporation in place of the Vendors and receive the rents, issues and profits thereof without any lawful eviction interruption claim and demand.

The Vendors herein hereby declares that the conveyed property is not subject matter of any civil suit either filed by the Vendors or anybody whatsoever and that the said property is free from all sorts' encumbrances, charges, liens, attachments, mortgages etc. **AND** if the property hereby sold is acquired by any authority, the Purchasers shall be entitled to the compensation amount in full and the Vendors or his heirs, executors, representatives, administrators or assigns shall not be able to object the same.

The said part of building has not been acquired by the State Govt., neither any other authority nor the Vendors has received any notice thereof.

If any of the representations or covenants made hereinbefore by the Vendors are subsequently found to be



District Sub-Registrar-I
Alipore, South 24 Parganas

28 NOV 2013

false or any fraud is detected hereafter the Vendors shall be liable to compensate the loss if sustained by the Purchasers.

The Vendors also undertakes to rectify and/or amend any error or omission if transpired in the Deed in future.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring **1 Cottash 14 Chittacks 35 Sft.** together with **Oldage Two storied Building** Touzi No.151, R.S. No.37, J.L. No.42, Mouza- Shibpur, Khatian No.204, Dag No.127, **Premises No.32/34A, Chandi Ghosh Road**, K.M.C. Ward No.097, being Assessee No.21-097-02-0121-0, P.S. Regent Park, Kolkata-700040, in the District of South 24 Parganas together with all easement rights benefits thereto. The said land is butted and bounded as under :-

- On the North** : Part of building of vendors;
On the South : House of S.N. Dutta & R.N. Dutta;
On the East : 6'-0" wide K.M.C. Road;
On the West : House of Smt. Shibani Pal;

THE SCHEDULE 'B' ABOVE REFERRED TO

(i.e. the **Building** hereby sold, conveyed and transferred unto and in favour of the Purchasers)

ALL THAT Two storied residential **Building** having a super built-up area **650 Sft.** more or less (cement flooring) on the part of **Ground Floor, Back side**, containing 2 Bed rooms, 1 Kitchen, 1 Toilet, 1 Verandah of the said oldage Two storied

building, lying and situated at K.M.C. **Premises No.32/34A, Chandi Ghosh Road**, K.M.C. Ward No.097, being Assessee No.21-097-02-0121-0, P.S. Regent Park, Kolkata - 700040, in the District of 24-Pgs. (South) together with the ownership of the undivided impartible proportionate share of land along with undivided interest in the common areas and facilities attached therein and thereto. The specifically delineated in the Sketch **Map and Plan** depicted in **RED** Border lines attached hereto, being the part of this Indenture.

SCHEDULE 'C' REFERRED TO ABOVE

(The common areas, utilities, amenities and facilities and expence)

- 1) The foundation, columns, beams, corridors, lobbies, stairways landing and all entrances.
- 2) Common passage, Main Enterence, Stair case, lobby, Water pump, water pipes, water tanks and septi tank, reservoirs on the ground & on the last roof/ terrace of the building and other plumbing installations to be used and enjoyed in common with other owners/ occupiers of the building.
- 3) Drainage, sewerage, gutter, rain water pipes and water pipes of the building.
- 4) Boundary walls and the main gate for entrance.
- 5) The costs and expenses of general administration, maintenance, repairing works and jobs of the said

(10)

building and in particular replacement of the common parts (whenever and wherever necessary), equipment and plumbing and electrical works accessories, the gutter, rain water pipes, water-pipes and electric wires in under or upon the building, to be enjoyed or used by the Purchaser/Purchasers in common with the other flat owners/ occupiers of the building and this apart, the boundary walls, staircase, landings, electric wirings and installations related thereto sewers drains and other common parts and areas, all fittings in under or upon the said building to be used and enjoyed by the Purchaser/ Purchasers in common with other owners/ occupiers of the building.

- 6) The electricity charges payable for the common areas and portions of the said building.*
- 7) The costs of cleaning and lighting the passages, stair-cases, landings and other common parts and areas of the building, as to be used and enjoyed by the Purchaser/Purchasers common with others, as aforesaid.*
- 8) The costs of painting and decorating the exterior of the building.*
- 9) The expenses for all services to be rendered in common to co-owners/occupiers including the present Purchaser/ Purchasers herein.*
- 10) KMC tax pay by name /Individual proportionate share.*

Contd... P/ 11



District Sub-Registrar-I
Alipore, South 24 Parganas

28 NOV 2013

(11)

IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their signatures on this the day, months and year just above written.

SIGNED, SEALED & DELIVERED

in the presence of :-

WITNESSES :-

1. Apurba Pradhan
P. TPA, P. O. Samalpur
P. O. - ~~_____~~
KOL - 40

1) ✓ Sipta Pal

2. Pritha Biswas
32/28 A, Chandi Gosh Road,
KOL - 40.

2) ✓ Debasis Pal

SIGN. OF THE OWNERS/ VENDORS

1) ✓ Nipul chandra Das

2) ✓ Kanchoni Das

SIGN. OF THE PURCHASERS

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs.10,00,000/- (Rupees Ten Lakh)** only being the full and final consideration of this Indenture in the manner as per Memo below.

MEMO

<u>Cheque No./</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount (Rs.)</u>
<u>Cash</u>			
By cash	26.2.13		3,00,000/-
266340	26.2.13	Canara Bank	85,000/-
by Cash	3.3.13		15,000/-
by cash	10.4.13		2,00,000/-
Cash -	28-11-18	Cash	4,00,000/-
			<u>Rs.10,00,000/-</u>

(Rupees Ten lakhs) only.

WITNESSES :

1. *A. R. Babu*

1) *Sipra Pal*

2. *Pritha Biswas*
32/28A, Chandichosh Road,
Kol-40.

2) *Debasis Pal*

SIGN. OF THE OWNERS/ VENDORS

Drafted by me:

[Signature]
UNANGSHU CHAKRABORTY
ADVOCATE

Tipore Police Court & Judge Court
Kol-27

Lipi Mudron

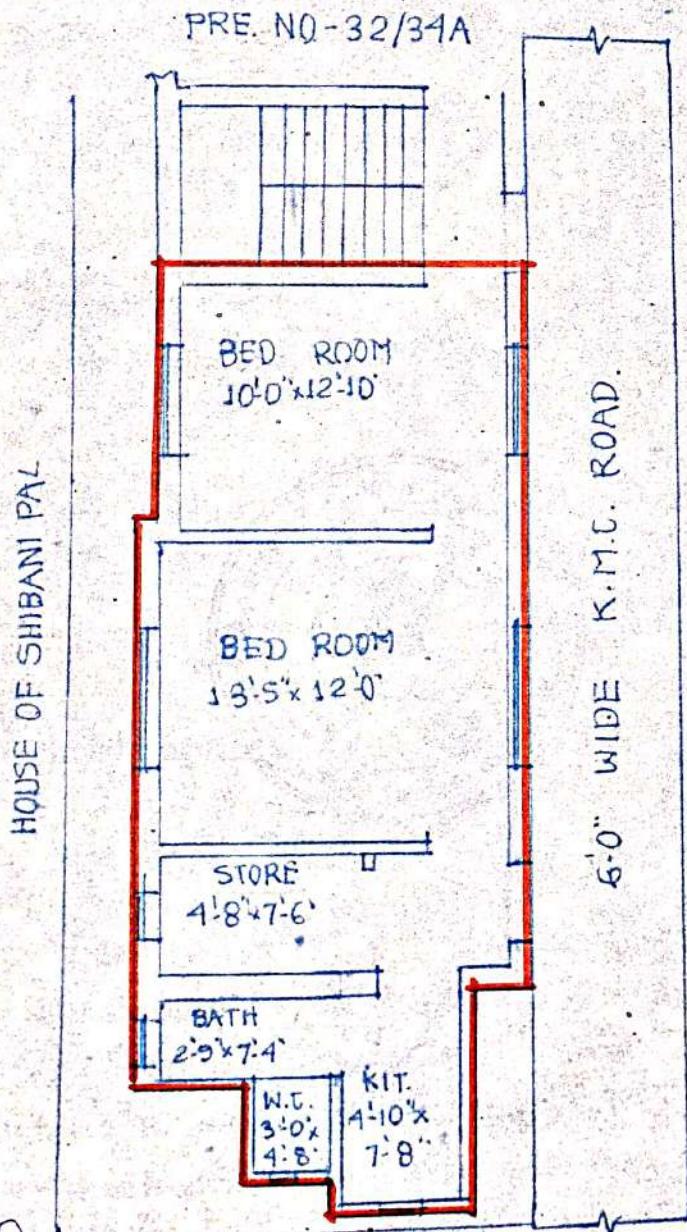
P-70A, P.C Sen Colony,
Behala, P.B. Road, Kol-41.

By: *[Signature]*

SITE PLAN OF SOUTHERN SIDE ON GROUND FLOOR AT PREMISES
NO.- 32/34A, CHANDI GHOSH ROAD, K.M.C. WARD NO.- 97,
P.S.- REGENT PARK, KOLKATA- 700 040 IN DAG NO.- 127,
KHATIAN NO.- 204, MOUZA SHIBPUR, J.L. NO.- 42, R.S. NO.- 37,
TOUZI NO.- 151, DIST.- 24 PGS (S)

SCALE: 1"=8'-0"

SUPER BUILT UP AREA:- 650 SQFT. SHOWN IN RED VERGE
PURCHASERS:- NIPUL CHANDRA DAS & SMT. KANCHANI DAS



Sipul Pal

Debasis Pal

SIG. OF VENDOR

HOUSE OF S.N. DUTTA
 & R.N. DUTTA
 Nipul chandra Das
 Kanchoni Das

SIG. OF PURCHASERS

8.11.18
DEBASHIS MONDAL
 27M, R O Road, Kol-40
 L.B.S. No. 18 of 2010
 of R.B.M.

SIG. OF SURVEYOR



District Sub-Registrar-1
Alipore, South 24 Parganas

28 NOV 2013



Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 04691 of 2013
(Serial No. 05713 of 2013 and Query No. 1601L000009905 of 2013)

On 28/11/2013

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

Presented for registration at 20.00 hrs on :28/11/2013, at the Private residence by Debasis Pal , one of the Executants.

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

Execution is admitted on 28/11/2013 by

1. Sipra Pal, wife of Late Noni Gopal Pal , 32/34 A, Chandi Ghosh Road, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste Hindu, By Profession : House wife
2. Debasis Pal, wife of Late Noni Gopal Pal , 32/34 A, Chandi Ghosh Road, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste Hindu, By Profession : Service
3. Nipul Chandra Das, son of Late Jashoda Jiban Das , Wireless 2nd. Gate, 32/34 A, Chandi Ghosh Road, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste Hindu, By Profession : Business
4. Kanchoni Das, wife of Nipul Chandra Das , Wireless 2nd. Gate, 32/34 A, Chandi Ghosh Road, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste Hindu, By Profession : House wife

Identified By Mintu Roy, son of Brajo Gopal Roy, P-84, P V Sen Colony, P B Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041, By Caste: Hindu, By Profession: Others.

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I

On 29/11/2013

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 21199.00/-, on 29/11/2013

(Under Article : A(1) = 21153/- , E = 14/- , H = 28/- , M(b) = 4/- on 29/11/2013)

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.-19,24,000/-

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I



Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 04691 of 2013
(Serial No. 05713 of 2013 and Query No. 1601L000009905 of 2013)

Certified that the required stamp duty of this document is Rs.- 115460 /- and the Stamp duty paid as:
Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 114470/- is paid , by the draft number 591101, Draft Date 25/11/2013, Bank :
State Bank of India, BANSDRONI, received on 29/11/2013

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I















(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I

Certificate of Registration under section 60 and Rule 69.




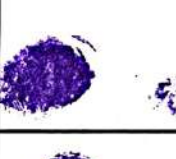
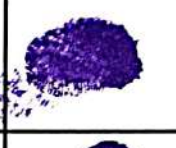






Registered in Book - I
CD Volume number 20
Page from 2789 to 2806
being No 04691 for the year 2013.





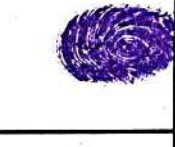









(Kalidas Mandal) 02-December-2013.
DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS
West Bengal

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



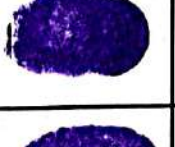
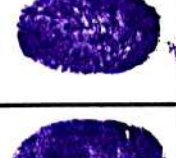
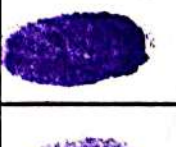

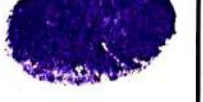

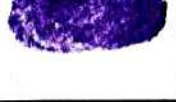


name SMT SIPRA PAL
 signature ✓ Sipra Pal

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

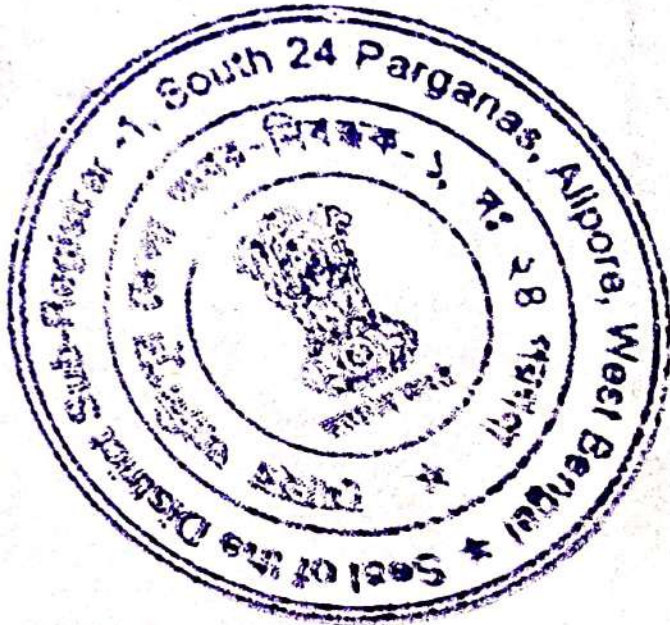
name SRI D. BASIS PAL
 signature ✓ D. Basis Pal

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

name SRI NIPUL CHANDRA DAS
 signature ✓ Nipul Chandra Das

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

name SMT KANCHOONI DAS
 signature ✓ Kanchooni Das



District Sub-Registrar-I
Alipore, South 24 Parganas

28 NOV 2013