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M. Mondal

1-01715/12

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BWA No. 1916/2012

A 370098

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

29 FEB 2012

THIS INDENTURE OF SALE is made this the 29th day of February Two Thousand and Twelve BETWEEN SRI MONORANJAN MONDAL, son of Sri Anil Krishna Mondal, by Hindu, by Occupation - Business, by Nationality - Indian, residing at 15, Purbachal Kalitala Road, Police Station - Kasba, Kolkata - 700 078, hereinafter called and referred to as the "OWNER/VENDOR" (which

Advocate

Advocate



expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, executors, administrators and representatives) of the **FIRST PART AND SRI SANJEET KUMAR ROY**, son of Sri Rabindra Prasad Roy, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 70/3(23A/2), Purbachal Main Road, Post Office - Haltu, Police Station - Kasba, Kolkata - 700 078, sole proprietor of '**GARBARI**', a Proprietorship firm, having its registered office at 70(23/1), Purbachal Main Road, Post Office - Haltu, Police Station - Kasba, Kolkata - 700 078, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include his heir/heirs executor/ executors, administrator/ administrators, representative/ representatives, assign/ assigns) of the **SECOND PART**.

**WHEREAS** the present **OWNER/VENDOR** herein namely **SRI MONORANJAN MONDAL** is the absolute owner of a demarcated plot of land measuring net land area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less together with a tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza - Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana - Khaspur, being Scheme Plot No.P-2, comprising in R.S Dag No.196, under R.S. Khatian Nos.115, 117, 119, 129 and 130, within the present Police Station - Purba Jadavpur (formerly Police Station - Kasba) and at present within the jurisdiction of The Kolkata Municipal Corporation known as Premises No.1761, Nayabad, Assessee No.31-109-08-1761-2, Ward No.109, Kolkata - 700 099 as mentioned in the **SCHEDULE** below.

**AND WHEREAS** one Sri Surya Kumar Pal, son of Late Sarat Chandra Pal, Sri Surendra Chandra Pal and Sri Narayan Chandra Pal, both sons of Late Jagat Chandra Pal and Sri K. R. Chakraborty, son of Late Nalini Mohan Chakraborty were the absolute owners of a plot land measuring an area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less lying and situate at Mouza - Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana - Khaspur, being Scheme Plot No.P-2, comprising in R.S Dag No.196, under R.S. Khatian Nos.115, 117, 119, 129 and 130, within the present Police Station - Purba Jadavpur (formerly Police Station - Kasba), within the limits of The Kolkata Municipal Corporation Ward No. 109, in the District South 24-Parganas.





**AND WHEREAS** while seized and possessed of the said property the owners aforesaid sold, conveyed, transferred, assigned and granted their said plot of land measuring about 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less, in favour of one Smt. Shyamali Ghosh, wife of Sri Amar Ghosh of 148, Serampore Road, Garia, Kolkata - 700 084, for a valuable consideration as mentioned therein by virtue of a registered Deed of Conveyance dated 24.09.1992, registered in the office of District Registrar, Alipore and recorded in Book No.I, Being No. 15650 for the year 1992.

**AND WHEREAS** after purchase said Smt. Shyamali Ghosh mutated her name in respect of the said property known as K.M.C. Premises No.1761, Nayabad, within Ward No.109, under Police Station - Purba Jadavpur, Kolkata - 700 099 and by paying necessary K.M.C. taxes she had been enjoying the said property without any interruptions and hindrances from anybody else.

**AND WHEREAS** while seized and possessed of the said property said Smt. Shyamali Ghosh, due to her urgent need of money, sold, conveyed, transferred, assigned and granted her purchased plot of land measuring about 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less as mentioned above, in favour of one Sri Ram Shirest Thakur, son of Sri Ram Kant Thakur of 25/1/1, Darga Road, P.S. Kareya, Kolkata - 700 017 for a valuable consideration as mentioned therein, by virtue of a registered Deed of Conveyance dated 15.03.1999, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. 1, Volume No.41, at Pages 129 to 138, Being No. 1464 for the year 1999.

**AND WHEREAS** after purchase said Sri Ram Shirest Thakur developed the said property time to time and mutated his name in the record of The Kolkata Municipal Corporation in respect of the said property known as K.M.C. Premises No.1761, Nayabad, Assessee No.31-109-08-1761-2, Ward No.109, Kolkata - 700 099 and by paying necessary K.M.C. taxes he had been enjoying the said property without any interruptions and hindrances from anybody else.

**AND WHEREAS** while seized and possessed of or otherwise well and sufficiently entitled to the said property due to his urgent need of money said Sri Ram Shirest Thakur sold, conveyed, transferred, assigned and granted her purchased plot of land measuring an area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less as

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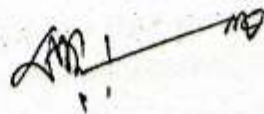


mentioned above, in favour of the previous Owners namely Sri Surendar Shaw, son of Late Mohan Lal Shaw and Sri Rabi Kumar Shaw, son of Sri Surendar Shaw, both of 72/1, Topsia Road (South), Police Station - Topsia, Kolkata - 700 046 for a valuable consideration as mentioned therein, by virtue of a registered Deed of Conveyance dated 02.07.2002, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, Volume No.6, at Pages 3098 to 3117, Being No. 1173 for the year 2003.

**AND WHEREAS** while seized and possessed of or otherwise well and sufficiently entitled to the said property due to their urgent need of money the said previous Owners namely Sri Surendar Shaw and Sri Rabi Kumar Shaw sold, transferred, conveyed, assigned and granted the purchased plot of land measuring land area 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situated in Mouza - Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana - Khaspur, being Scheme Plot No.P-2, comprising in R.S Dag No.196, under R.S. Khatian Nos.115, 117, 119, 129 and 130, within the present Police Station - Purba Jadavpur (formerly Police Station - Kasba), known as K.M.C. Premises No.1761, Nayabad, Assessee No.31-109-08-1761-2, Ward No.109, Kolkata - 700 099, in favour of the present **VENDOR** namely **SRI MONORANJAN MONDAL** as aforesaid by virtue of a registered Deed of Sale dated 11.01.2010, registered in the office of the District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. I, CD Volume No.1, at Pages 5393 to 5407, Being No. 198 for the year 2010.

**AND WHEREAS** after purchase the present **OWNER/VENDOR** has erected a temporary tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon.

**AND WHEREAS** the present **OWNER/VENDOR** is now the absolute Owner in respect of the said property measuring net land area 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less situated within the ambit of The Kolkata Municipal Corporation Ward No.109, known as Premises No. 1761, Nayabad, Assessee No.31-109-08-1761-2, under Police Station - Purba Jadavpur, Kolkata - 700 099 and he has been enjoying his said purchased land and property together with all easement rights of the land and adjacent road without any interruption and hindrances by any body else.





**AND WHEREAS** being in need of money the present **VENDOR** has decided for absolute sale of his said plot of land measuring an area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less together with a tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon hereinafter referred to as the "said property" as morefully mentioned in the **SCHEDULE** below and the present **PURCHASER** herein has also agreed to purchase the same which is free from all encumbrances at or for the consideration price of Rs.12,00,000/- (Rupees Twelve Lac) only and the **PURCHASER** has paid to the **VENDOR** the total consideration sum of Rs.12,00,000/- (Rupees Twelve Lac) only as full and final consideration money as described as per Memo herein below against **ALL THAT** piece and parcel of net land measuring an area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less togetherwith a tile shed standing thereon measuring an area of 100 (One hundred) Sqft. within K.M.C. Ward No.109, comprising in R.S Dag No.196, under R.S. Khatian Nos.115, 117, 119, 129 and 130 of Mouza - Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana - Khaspur, being Scheme Plot No.P-2, within the present Police Station - Purba Jadavpur (formerly Police Station - Kasba), District 24-Parganas (South), known as K.M.C. Premises No.1761, Nayabad, Assessee No.31-109-08-1761-2, Kolkata - 700 099 as morefully mentioned and described in the **SCHEDULE** hereunder written and delineated and shown in the annexed Plan/ Map by Red borderline which is the part and parcel of this deed.

**NOW THIS INDENTURE WITNESSETH:**

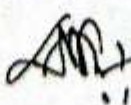
1. In pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.12,00,000/- (Rupees Twelve Lac) only in full and finally paid by the **PURCHASER** to the **VENDOR** (the receipt whereof the **VENDOR** doth hereby acknowledge as per Memo of Consideration hereinunder written and of and from the same and every part thereof release the **PURCHASER** and the said plot of land togetherwith a tile shed as mentioned in the Schedule below) and the **VENDOR** doth hereby indefeasibly grant, transfer, convey, assign and assure unto the **PURCHASER ALL THAT** the piece and parcel of the said net land measuring an area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less together with a tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon together with all easement rights upon the land and adjacent road/passage comprising in R.S Dag No.196, under

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R.S. Khatian Nos.115, 117, 119, 129 and 130 of Mouza - Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana - Khaspur, being Scheme Plot No.P-2, within the present Police Station - Purba Jadavpur (formerly Police Station - Kasba), District 24-Parganas (South), known as K.M.C. Premises No.1761, Nayabad, Assessee No.31-109-08-1761-2, Kolkata - 700 099, more fully described in the **SCHEDULE** hereunder written and more specifically shown and delineated in the annexed Site Plan or Map by **RED** border line as part and parcel of this Indenture **TOGETHERWITH** all sorts of easement rights over the adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the **VENDOR** into and upon the said land hereditaments and holding and reversion or reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure thereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and present rights title interest, and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, pattaahs, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and premises and **TO HAVE AND TO HOLD** the same hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the **PURCHASER** and his heirs, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispendence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.


2. The **VENDOR** doth hereby covenant with the **PURCHASER** as follows :
  - a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** or his predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDOR** is lawfully and absolutely entitled to the said land together with a tile shed and the hereditaments and premises known as K.M.C. Premises No. 1761, Nayabad, within Ward No.109 and that has and had

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acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land togetherwith a tile shed standing hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.

- b) The **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said net land measuring an area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less together with a tile shed standing thereon in the said premises hereby granted and conveyed the said entire land situated within K.M.C. Ward No.109, Police Station formerly Kasba, at present Police Station Purba Jadavpur, known as K.M.C. Premises No. 1761, Nayabad, District : South 24-Parganas and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.
- c) The **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.
- d) The **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land with a tile shed hereditaments and premises and holding hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER**

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accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.

- e) The **VENDOR** declares that the land togetherwith a tile shed standing thereon hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDOR** sold the said land together with a tile shed which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDOR** sold the said land with structure while having good and marketable title and free from all encumbrances and delivered khas and vacant possession of the said land to the **PURCHASER**. The **VENDOR** declares that if any of the statement of this Deed is found false, the **VENDOR** shall refund the entire consideration togetherwith other compensation and other damages to the **PURCHASER** on demand.
- f) **AND WHEREAS** the said **VENDOR** made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed.
- g) The **VENDOR** also declares that he shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the **PURCHASER**.
- h) The **VENDOR** also declares herein that the **PURCHASER** shall have every right of transfer the "said property" as described in the Schedule hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption.
- i) The **PURCHASER** shall use the adjacent road situated adjacent to the property and also enjoy its full easement rights and the **PURCHASER** shall

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have right to bring electric, telephone, drainage and sewerage connection through it.

BE IT NOTED THAT the VENDOR has delivered the Original Title Deed, Link Deeds and all necessary Original papers of Mutation Certificates, all paid up K.M.C. tax bills etc. relating to the said property as mentioned in the SCHEDULE hereunder written to the PURCHASER herein at the time of execution of these presents.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

ALL THAT piece and parcel of a plot of presently home stead land measuring an area of 2 (Two) Cottahs 30 (Thirty) Sq.ft. more or less whereon standing a tile shed measuring an area of 100 (One hundred) Sq.ft. situate and lying at Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, Additional District Sub-Registration Office Sealdah, District Registration Office Alipore formerly Police Station : Kasba, at present Police Station : Purba Jadavpur, District : South 24 - Parganas, together with all easement rights upon the land and adjacent passage of the land of which the annual rent of the said land is payable to the District Collectorate South 24-Parganas on behalf of the State of West Bengal, comprising in R.S Dag No.196, under R.S. Khatian Nos.115, 117, 119, 129 and 130, being Scheme Plot No.P-2, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.1761, Nayabad, Assessee No.31-109-08-1761-2, Kolkata - 700 099 and the said property has been shown in the annexed plan as the part of this Indenture and demarcated by RED border line and is butted and bounded by :

<b><u>ON THE NORTH</u></b>	:	40'-0" Wide Road ;
<b><u>ON THE SOUTH</u></b>	:	Land of Scheme Plot No.11;
<b><u>ON THE EAST</u></b>	:	Land of Scheme Plot No.3 ;
<b><u>ON THE WEST</u></b>	:	Land of Scheme Plot No.1.

*[Handwritten signature]*



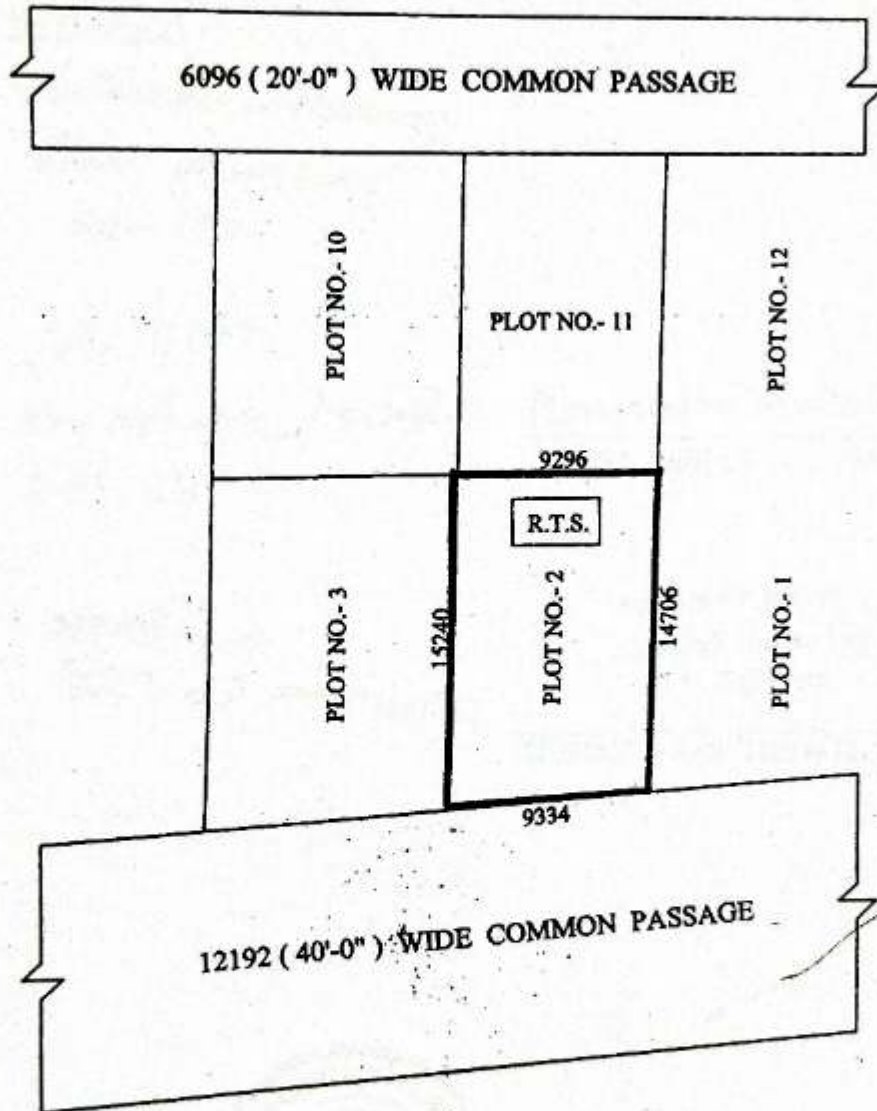
PLAN OF PLOT NO.- 2 OF PART OF R.S. DAG NO.- 196, R.S. KHATIAN NOS.- 129, 115, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

AREA OF LAND = 02 K-00 CH.-30 SFT. ( MORE OR LESS ) SHOWN IN RED BORDER.

SCALE = 1 : 300



Monoranjan Mondel



Monoranjan Mondel  
SIGNATURE OF VENDOR

For GHARBARI  
Sanjay Kumar Roy  
Proprietor  
SIGNATURE OF PURCHASER

DRAWN BY :  
HIRANMOY SARKAR  
L.B.S. (K.M.C.)

Advocate



IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

WITNESSES :

1. *Wihan Ramon Chowdhury*  
Room - Shum Park  
K01 - 152

2. *Chy 4 ds*  
120 Chaghat Singh  
K01 94

*Monorajen Mondal*  
SIGNATURE OF THE VENDOR

3. *Sanjeet Kumar Roy*  
*Sanjeet Kumar Roy*

For GHARBARI  
*Sanjeet Kumar Roy*  
Proprietor

SIGNATURE OF THE PURCHASER

DRAFTED & PREPARED BY :

*Debes Kumar Misra* (Signature)  
(MR. DEBES KUMAR MISRA)  
ADVOCATE  
HIGH COURT, CALCUTTA.



MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASER for the within mentioned sum of Rs.12,00,000/- (Rupees Twelve Lac) only as full and final settlement of entire consideration sum in respect of the within mentioned land alongwith a structure being K.M.C. Premises No. 1761, Nayabad in the manner followings :

Sl. No.	Date	Cash/Pay Order No.	Name of the Bank & Branch	Amount (Rs.)
1.	27.02.2012	000514	ICICI Bank Ltd., Kalikapur Branch.	Rs. 3,25,000.00
2.	27.02.2012	000515	-Do-	Rs. 2,25,000.00
3.	27.02.2012	000516	-Do-	Rs. 3,00,000.00
4.	27.02.2012	000517	-Do-	Rs. 3,00,000.00
5.	29.02.2012	Cash		Rs. 50,000.00

Total : Rs.12,00,000.00

(Rupees Twelve Lac only)

WITNESS :

1. *critar Ramesh Chowdhury*  
Rem-shum Park  
101-152

*Monoranjan Mondal*  
SIGNATURE OF THE VENDOR

2. *Chy's*  
120 Chyghad-Sunghe  
KOL 94

*Adra am*

3. *महाशिव मारु*  
*इति एव मारु मारु मारु*

*Monoranjan Mondal*














	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

PHOTO

Name .....











Signature .....


	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					



Name MANORANJAN MONDAL

Signature Manoranjan Mondal

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					



Name SANJEET KUMAR ROY

Signature Sanjeet Kumar Roy

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

PHOTO

Name .....

Signature .....







**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-III SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01879 / 2012**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Monoranjana Mondal 15, Purbachal Kalitala Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078	 29/02/2012	 LTI 29/02/2012	Monoranjana Mondal 29/2/12

**II . Signature of the person(s) admitting the Execution at Office.**


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Monoranjana Mondal Address -15, Purbachal Kalitala Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078	Self	 29/02/2012	 LTI 29/02/2012	Monoranjana Mondal
2	Sanjeet Kumar Roy Address -70/3 ( 23 A / 2 ), Purbachal Main Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Haltu Pin :-700078	Self	 29/02/2012	 LTI 29/02/2012	Sanjeet Kumar Roy

**Name of Identifier of above Person(s)**  
 Nihar Ranjan Chowdhury  
 Rumjhum Park, Kolkata, Thana:-Sonarpur,  
 District:-South 24-Parganas, WEST BENGAL, India,  
 P.O. :- Pin :-700152

Signature of Identifier with Date

Nihar Ranjan Chowdhury  
 29-02-2012



  
 District Sub-Registrar-III  
 South 24 Parganas

(Rajendra Prasad Upadhyay)  
**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**  
**Office of the D.S.R.-III SOUTH 24-PARGANAS**





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

**Endorsement For Deed Number : I - 01715 of 2012.**  
**(Serial No. 01879 of 2012)**

**On 29/02/2012**

**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.

**Payment of Fees:**

Amount By Cash

Rs. 0.00/-, on 29/02/2012

Amount by Draft

Rs. 18900/- is paid , by the draft number 694751, Draft Date 27/02/2012, Bank Name State Bank of India, KALIKAPUR, received on 29/02/2012

( Under Article : A(1) = 18854/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 29/02/2012 )

**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.-17,14,375/-

Certified that the required stamp duty of this document is Rs.- 102882 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 48950/- is paid, by the draft number 694752, Draft Date 27/02/2012, Bank Name State Bank of India, KALIKAPUR, received on 29/02/2012
2. Rs. 48950/- is paid, by the draft number 694756, Draft Date 27/02/2012, Bank Name State Bank of India, KALIKAPUR, received on 29/02/2012

**Payment of Fees:**

Amount By Cash

Rs. 0.00/-, on 29/02/2012

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

Presented at 11.40 hrs on :29/02/2012, at the Office of the D.S.R.-III SOUTH 24-PARGANAS by Shri Monoranjan Mondal, Executant.

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



*(Signature)*  
**Rajendra Prasad Upadhyay )**  
**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**

29/02/2012

Endorsement Page 1 of 2





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

**Endorsement For Deed Number : I - 01715 of 2012.**  
**(Serial No. 01879 of 2012)**

Execution is admitted on 29/02/2012 by

1. Sri Monoranjan Mondal, son of Sri Anil Krishna Mondal , 15, Purbachal Kalitala Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700078 , By Caste Hindu, By Profession : Business

2. Sri Sanjeet Kumar Roy  
Proprietor, Gharbari, 70 ( 23/1 ), Purbachal Main Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Haltu Pin :-700078 .  
, By Profession : Business

Identified By Nihar Ranjan Chowdhury, son of Narayan Chowdhury, Rumjhum Park, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700152 , By Caste: Hindu, By Profession: Business.

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



*Rajendra Prasad Upadhyay*  
District Sub-Registrar-III of South 24 Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Endorsement Page 2 of 2

29/02/2012



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 2380 to 2397  
being No 01715 for the year 2012.



(Rajendra Prasad Upadhyay) 01-March-2012  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R.-III SOUTH 24-PARGANAS  
West Bengal, South 24 Parganas



DATED THIS 29<sup>th</sup> DAY OF February 2012

BETWEEN

SRI MONORANJAN MONDAL

VENDOR

AND

SRI SANJEET KUMAR ROY  
Sole Proprietor of  
MS. GHARBARI

PURCHASER

DEED OF CONVEYANCE

Value of Rs.12,00,000/-  
Part of K.M.C. Premises No. 1761, Nayabad  
Kolkata - 700 099.

MR. DEBES KUMAR MISRA WITH  
SOMESH MISHRA & TAPESH MISHRA  
ADVOCATES

HIGH COURT, CALCUTTA  
69/1, BAGHAJATIN PLACE  
(NEAR BAGHAJATIN RLY. STN.)  
KOLKATA-700086

PH. 2425-0490

MOBILE : 9830236148

9051446430, 9836115120,