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भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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registration. The signature sheets and
the endroesement sheets attached with the
document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

21 AUG 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 28th day of
March, Two Thousand Nineteen **BETWEEN**

(1) SMT DIPALI PATOWARI, PAN-CRZPP4634H, wife of Late Gopal Chandra Patowari, (2) SRI MILAN PATOWARI, PAN-ESSPP2860P, (3) SRI DEBASHIS PATOWARI, PAN-FAAPP3676N, both sons of Late Gopal Chandra Patowari, by faith Hindu, by Nationality-Indian, by Occupation-Housewife, Unemployed and Student respectively, all residing at 2No. Garfa Patowari Para, Post Office-Haltu, Police Station-Purbajadavpur, now Garfa, Kolkata- 700078, District: South 24 Parganas, hereinafter jointly called and referred to as the **SELLERS/VENDORS** (which expression shall unless excluded by repugnant to the subject or context be deemed to mean and included their heirs, executors, administrators, representatives and assigns) of the **FIRST PART**. **AND**

SRI ASIT KUMAR PATWARI, PAN-AFYPP8068G, son of Late Lakshman Chandra Patwari by religion Hindu, by nationality-Indian, by Occupation- Business, residing at 286, Santoshpur Avenue, Post Office-Santoshpur, Police Station- Puba Jadavpur at present Survey park, Kolkata- 700075, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by repugnant to the subject or context be deemed to mean and included his heirs , executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Nagendra Nath Patwari was the absolute owner of all that piece and parcel of bastu land lying and situated at Mouza- Garfa, J.L. No. 19, Touzi- 56 under Police Station- Kasba, at present Garfa, comprised in R.S. Dag No.2132, under Khatian No.787, District – 24 Parganas and

AND WHEREAS as per Deed of Partition Rani Bala Patowari got the ownership of net area of Bastu land measuring about 5 Cottahs 14 Chittaks 10 Sqft at Premises No.624 Kalikapur Road by the aforesaid Deed of Partition and said Rani Bala Patowari died intestate on 10/07/1998 leaving behind her four sons namely Sri Jitendra Nath Patowari, Gopal Chandra Patowari, Bhupendra Nath Patowari and Jagai Patowari and daughter namely Smt. Suprava Naskar alias Sundari Naskar.

AND WHEREAS after the death of said Rani Bala Patowari said Sri Jitendra Nath Patowari, Gopal Chandra Patowari, Bhupendra Nath Patowari and Jagai Patowari and Smt. Suprava Naskar alias Sundari Naskar became the owner of $1/5^{\text{th}}$ undivided share each out of 5 Cottah 14 Chittaks 10 Sqft Bastu land of Premises no.624 Kalikapur Road briefly described in the Schedule hereunder written by law of inheritance as per Hindu Succession Act and thereafter said Sundari Naskar Alias Suprava Naskar transferred her undivided $1/5$ share of land at K.M.C Premises No.624 Kalikapur Road to her aforesaid four brothers including the vendors herein by virtue of a registered Deed of Gift vide Deed No.2280 which was registered the D.S.R-III at Alipore and recorded in Book No.I in the year 2010.

AND WHEREAS thus by law of inheritance and by virtue of the aforesaid Deed of Gift said Jitendra Nath Patowari, Gopal Chandra Patowari, Bhupendra Nath Patowari and Jagai Patowari jointly become the owners of 5 Cottah 14 Chittaks 10

Sqft Bastu land at Premises no.624 Kalikapur Road briefly described in the Schedule hereunder written.

AND WHEREAS thus said Gopal Chandra Patowari since deceased became the owner of undivided $1/4^{\text{th}}$ share out of 5 Cottah 14 Chittaks 10 Sqft Bastu land i.e more or less 01 Cottah 07 Chittaks 25 Square feet at Premises no.624 Kalikapur Road briefly described in the Schedule hereunder written and enjoyed the same by paying taxes.

AND WHEREAS thereafter said Gopal Chandra Patowari died intestate on 03.06.2013, leaving behind him his wife Smt. Dipali Patowari and his two sons namely Sri Milan Patowari and Sri Debashis Patowari as his legal heirs and successors and subsequently said Smt. Dipali Patowari, Milan Patowari and Sri Debashis Patowari the Vendors herein jointly became the absolute owner of undivided $1/4^{\text{th}}$ share out of 5 Cottah 14 Chittaks 10 Sqft Bastu land i.e more or less 01 Cottah 07 Chittaks 25 Square feet at Premises no.624 Kalikapur Road briefly described in the Schedule hereunder written by law of inheritance and since then have been enjoying the same by paying taxes.

AND WHEREAS the owners herein being intend to sell ALL THAT piece and parcel undivided $1/4^{\text{th}}$ share of 5 cottahs 14 chittaks 10 sqft i.e measuring about 1 cottah 7 Chittaks 25 sqft bastu land with one 100 sqft tiles shed cutcha structure standing thereon at Premises no.624 Kalikapur Road, under ward no.106, Police Station –Kasba, at present Garfa, Kolkata-

700099, Dist: South 24 Parganas, which is morefully and particularly described in the Schedule-'B' hereunder written and which is hereinafter referred to as the "said property" and hereby to be conveyed by these presents at and for a total consideration of Rs.19,00,000/-(Rupees Nineteen lacs) only and the purchaser being the co sharer of the said premises, on hearing this agreed to purchase the said Schedule property for a total consideration of Rs.19,00,000/-(Rupees Nineteen lacs) only, and the Schedule Property is free from all encumbrances;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.19,00,000/-(Nineteen lacs) only as per memo of consideration mentioned below and truly to the Vendors paid by the Purchaser at or before the execution of these presents the receipt whereof the vendors do hereby and by the receipt hereunder written and admit and acknowledge the same and every part thereof do hereby acquit release and for ever discharge the purchaser and the property hereby conveyed the vendors do hereby grant transfer convey assign and assure unto and to the purchaser ALL THAT piece and parcel of Bastu land more or less 1 cottah 7 chittaks 25 sqft with one 100 sqft. tiles shed structure lying and situated at Mouza- Garfa, J.L. no.19, Resa no.2, Touzi no. 56, comprising in R.S. Dag No.2132, under R.S. Khatian No.787 within the jurisdiction of Kolkata Municipal Corporation Premises No.624 Kalikapur Road, Police Station- Kasba, now Garfa, Kolkata-700099, Dist: South 24 Parganas, morefully and particularly described in

purchaser in the any manner aforesaid and according to the true intent and meaning of these presents and the purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land and use and enjoy the common facilities and amenities relating to the use of the said land and the said schedule property shall be transferable, heritable and may be let out or lease out by the purchaser.

That the Vendors shall and will at the all times indemnity and keep indemnified and same harmless the purchaser against all claims and demands whatsoever in respect of the said property hereby sold, transferred and conveyed and make good to the purchaser all losses costs and expenses as may my put or obliged to incur by reason of any defect flow or deficiency in the title of the vendors to the said property or any mistake or deficiency in the extent, description or other particulars of the said property.

That all the taxes, land revenue and other impositions payable in respect of the said property unto the date of delivery of possession have been full paid by the Vendors and if any portion of such taxes, levies, impositions etc be found to have remain unpaid for the period upto the date thereof the same shall be deemed to be the liability of the Vendors and realizable from the Vendors.

That the Purchaser shall and may at all times hereafter peaceably and quietly hold, own possess, occupy and enjoy the said property and received the rents, issues and profits thereof

without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any persons.

THAT if in future any error or omissions detected in these presents, the same will be rectified by the Vendors by a proper deed of rectification or deed of declaration at the costs and expenses of the purchaser.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of 5 Cottahs 14 Chittaks 10 Sqft bastu land along with a 400 Sqft. tiles shed structure standing thereon lying and situated at Mouza-Garfa, J.L. No.19, under R.S Khatian No.787 under R.S. Dag Nos.2132 within the former Sub-Registrar Office at Alipore, at present Sealdah, District Sub-Registrar Office at Alipore, which is at present within the jurisdiction of The Kolkata Municipal Corporation under Ward no.106 under Assessee No. 31-106-07-0624-8 and being K.M.C. Premises No. 624 Kalikapur Road, Kolkata-700099 under Police Station-Kasba now Garfa, District- South 24 Parganas which is butted and bounded as follows :

On the North: 622, Kalikapur Road.

On the South: Other plot.

On the East : Other Land

On the West: 22' feet wide common passage.

(THE SCHEDULE 'B' ABOVE REFERRED TO Sold herein)

ALL THAT piece and parcel of 1/4th share out of 5 Cottahs 14 Chittaks 10 Sqft bastu land i.e more or less 01 (one) Cottah 07(seven) Chittak 25 (twenty five) Square feet bastu land along with a 100 Sqft. tiles shed structure standing thereon lying and situated at Mouza-Garfa, J.L. No.19, under R.S Khatian No.787 under R.S. Dag Nos.2132 within the former Sub-Registrar Office at Alipore, at present Sealdah, District Sub-Registrar Office at Alipore, which is at present within the jurisdiction of The Kolkata Municipal Corporation under Ward no.106 under Assessee No. 31-106-07-0624-8 and being K.M.C. Premises No. 624 Kalikapur Road, Kolkata-700099 under Police Station-Kasba now Garfa, District- South 24 Parganas.

IN WITNESS WHEREOF the **PARTIES** hereunto have set and subscribed their respective hands and seals on the day month and year first above written.

WITNESSES:

1. Deb Sankar Roy
Advocate
Alipore Judges Court
KOL-27
2. Debashis Patowari
Soniardur
Cal-150

मि. देव सङ्कर राय

मिलन पटोवारी

देबाशिस पटोवारी

(Signature of VENDORS)

असि गुरुमन पटोवारी

(Signature of the PURCHASER)

Drafted & Prepared by

Deb Sankar Roy
Advocate (F-833/800/02)
Alipore Judges Court,
Kolkata-700027.

Typed By

Banu Roy

MEMO OF CONSIDERATION

Received a sum of Rs. 19,00,000/- (Rupees Nineteen Lacks) only as total consideration price from the purchaser as follows:-

By	Ch. No.	dated	Bank/Branch	Amount (Rs)
1.	000257	03.01.14	Standard Chartered(Jodhpurpark)	1,00,000/-
2.	000427	27.05.15	Standard Chartered(Jodhpurpark)	2,00,000/-
3.	000817	22.06.18	Standard Chartered(Jodhpurpark)	1,00,000/-
4.	000841	28.03.19	Standard Chartered(Jodhpurpark)	6,40,000/-
5.	000845	28.03.19	Standard Chartered(Jodhpurpark)	4,00,000/-
6.	000846	28.03.19	Standard Chartered(Jodhpurpark)	4,00,000/-
7.	By Cash			60,000/-

(Nineteen Lacks only)

Witnesses:

1. Deb Sankar Ray

2. B. S. Singh

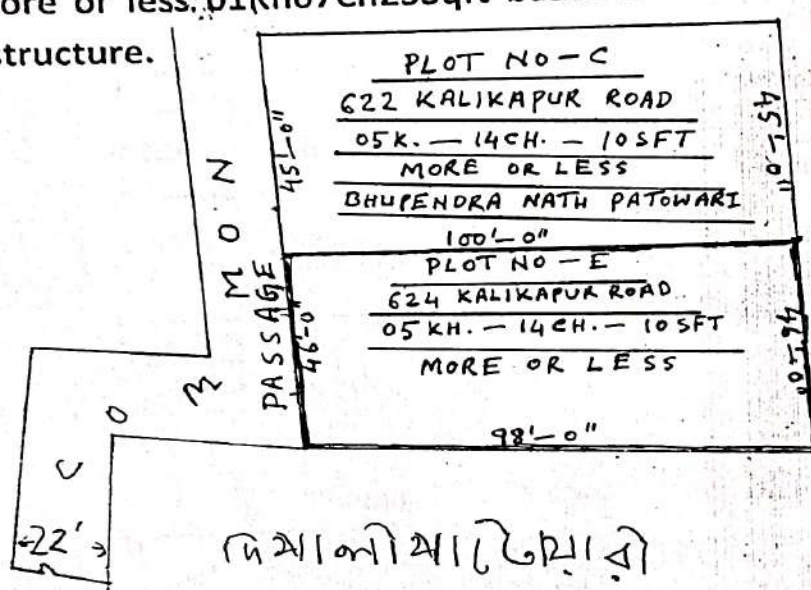
Total Rs. 19,00,000/-

मि. देवशिस पाटवारी
Debashis Patowari
Signature of the Vendors

Plan of part of R.S. Dag no.2132, under R.S. Khatlan No.787 at Mouza-
Garfa, J.L. No.19, being its K.M.C. Premises No.624, Kalikapur Road, under
Nard No.106, under Assessee No.311060706248, Police Station-Kasba, now
Garfa, Kolkata-700099, Dist: South 24 Parganas

TOTAL AREA= 05KH.14CH.10SFT. with 100 Sqft tiles shed structure M/L
BOUNDED BY RED BORDER

SOLD AREA= Undivided $1/4^{th}$ share out of 05Kh14Ch10 Sqft with 100 Sqft tiles
shed i.e more or less 01Kh07Ch25Sqft bastu land with more or less 25 Sqft
tiles shed structure.




মিলান পাটওয়ারী

Milan Patowari


Debashis Patowari

Asie. Kumar Patowari

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
					


Name ASIT KUMAR PATWARI

Signature Asit Kumar Patwari

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


Name DIPALI PATOHARI

Signature दिपाली पाटोहरी

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

Name MILAN PATOHARI

Signature Milan Patowari

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

Name Debashis Patowari

Signature Debashis Patowari