

TR S-00997

I 894/12 ✓



2-00
27/01/12

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 285147

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

27 JAN 2012

Q NO:- 2119/12

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made

this the 27th day of January Two Thousand

Twelves **BETWEEN**

2897

24/01/12

5000/-

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খরিদদার

তার

১. ১৯৮৬ খ্রিঃ ১৯৮৬
২. ১৯৮৬ খ্রিঃ ১৯৮৬
৩. ১৯৮৬ খ্রিঃ ১৯৮৬
৪. ১৯৮৬ খ্রিঃ ১৯৮৬
৫. ১৯৮৬ খ্রিঃ ১৯৮৬
৬. ১৯৮৬ খ্রিঃ ১৯৮৬
৭. ১৯৮৬ খ্রিঃ ১৯৮৬
৮. ১৯৮৬ খ্রিঃ ১৯৮৬
৯. ১৯৮৬ খ্রিঃ ১৯৮৬
১০. ১৯৮৬ খ্রিঃ ১৯৮৬

শঙ্কর কুমার সরকার

মৌজা পত্র

সোনাপুর গ্রাম. ডি.এস.আর অফিস

দক্ষিণ ২৪ পরগণা



DEED OF CONVEYANCE

১৯৮৬ খ্রিঃ ১৯৮৬

১৯৮৬ খ্রিঃ ১৯৮৬

১৯৮৬ খ্রিঃ ১৯৮৬

১৯৮৬ খ্রিঃ ১৯৮৬

১৯৮৬ খ্রিঃ ১৯৮৬

১৯৮৬ খ্রিঃ ১৯৮৬

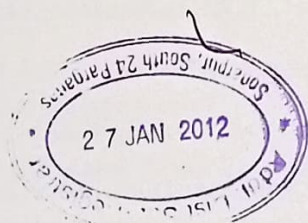
SRI SUSANTA KUMAR NANDI, son of Late Purna Chandra Nandy, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Kumarakhali, P.S.Sonarpur, District-South 24-Parganas, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

1) MR. PREM LALWANI & 2) MR. DHEERAJ LALWANI, both sons of Sri Shyamdas Lalwani, both by faith-Hindu, by Nationality- Indian, by occupation- Business residing at 30 No.Mahamayatala Main Road, P.S.Sonarpur, 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 heirs, executors. administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the Vendor is lawfully seized and possessed of or other wise well and sufficiently entitled to all that piece and parcel of property in R.S.Dag Nos. 1405,1406,1408,1409,1415,1416,1417., L.R.Dag Nos.1481, 1482, 1484, 1485, 1491, 1492, 1493, appertaining to R.S.Khatian Nos.798,802,1527, L.R.Khatian No.1415 of Kumrakhali Mouza, J.L.No.48, Holding No.178 Dakshin Kumrakhali, ward No.27, under Rajpur-Sonarpur Municipality, under P..S.Sonarpur, District-South 24-Parganas,(hereinafter called the SAID PROPERTY) by Partition.

AND WHEREEAS One Sri Prasanta Kumar Nandy, Sri Susanta Kumar Nandy(Vendor herein) both sons of Purna Chandra Nandy and Smt. Namita Roy chowdhury, wife of Manindra Nath Roy Chowdhury executed a deed of partition on 21/7/1978 and registered at D.R.Alipore office and recorded in Book No.I, Volume No.169, Pages-127 to 137, being No.4287 for the year 1978.



AND WHEREAS after partition, the said Sri Susanta Kumar Nandy(Vendor herein) got the property in Schedule "Ka" of the said partition Deed No.4287 for the year 1978.

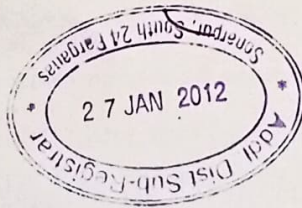
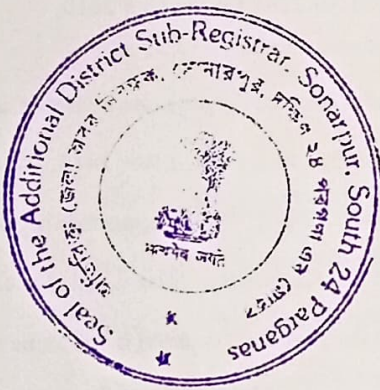
AND WHEREAS also the said Sri Prasanta Kumar Nandy, Sri Susanta Kumar Nandy(Vendor herein) and the successors of Late Namita Roy Chowdhury, i.e.Kalyan Roy Chowdhury executed a deed of partition on 26/2/2010 and registered at Sonarpur A.D.S.R.office office and recorded in Book No.I, C.D.Volume No.7, Pages-1100 to1115, being No.2291 for the year 2010.

AND WHEREAS the said Sri Susanta Kumar Nandy)(Vendor herein) got the property in Schedule "Kha" of the said partition Deed No.2291 for the year 2010.

AND WHEREAS after partition, the Vendor became the absolute owner of all that piece and parcel of property in R.S.Dag Nos. 1405, 1406, 1408, 1409, 1415, 1416, 1417, L.R.Dag Nos.1481, 1482, 1484, 1485, 1491, 1492, 1493, appertaining to R.S.Khatian Nos.798,802,1527, L.R.Khatian No.1415 of Kumrakhali Mouza, J.L.No.48, P.S.Sonarpur, District-South 24-Parganas and he got the property recorded in his name in B.L.& L.R.O Sonarpur and also he got the property recorded in his name in Municipal office and paid the tax upto date.

AND WHEREAS thus Vendor became the absolute owner of all that piece and parcel of property in R.S.Dag Nos. 1405,1406,1408,1409,1415,1416,1417., L.R.Dag Nos.1481,1482,1484,1485,1491,1492,1493, appertaining to R.S.Khatian Nos.798,802,1527, L.R.Khatian No.1415 of Kumrakhali Mouza, J.L.No.48,Holding No.178 Dakshin Kumrakhali, ward No.27, under Rajpur-Sonarpur Municipality, under P..S.Sonarpur, District-South 24-Parganas(hereinafter called the Said Property),

AND WHEREAS the vendor is now developing the Bastu land measuring more or less 20 cottahs 12 Chattaks 44.80 Sq.ft.(the split up of the land being :-2 Cottahs 3 Chattaks

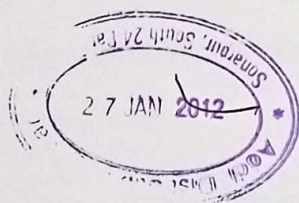
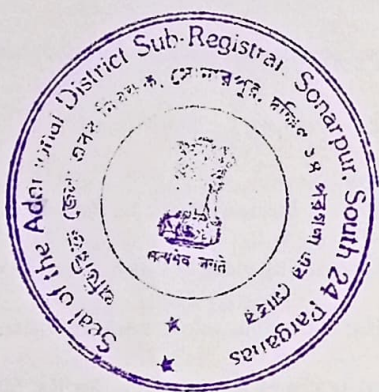


4.80 Sq.ft. of R.S.Dag No. 1405, L.R.Dag No.1481, R.S.Khatian Nos.798,802 + 9 Cottahs
1 Chittak 9 Sq.ft. of R.S.Dag No.1415, L.R.Dag No.1491, R.S.Khatian No.1527 + 7
Cottahs 1 chattak 39 Sq.ft. of R.S.Dag No.1416, L.R.Dag No.1492, R.S.Khatian No.798
& 802 + 2 Cottahs 6 chattaks 37 sq.ft. of R.S.Dag No.1417, L.R.Dag No.1493, R.S.Khatian
No.1527) of Kumrakhali Mouza, J.L.No.48, L.R.Khatian No.1415, P.S.Sonarpur,
District-South 24-Parganas, marked as Plot No.A out of Said Property ,i.e. Premises
No.178 Dakshin Kumrakhali with Purchasers herein .

AND WHEREAS the Vendor is decided to dispose of the land measuring more or
less 8 Chittaks out of 20 Cottahs 12 Chattaks 44.80 sq.ft. fully described in the Schedule
hereunder written for combine the property with purchasers . and made public announcement
to this effect.

AND WHEREAS the Purchasers herein having come to know of such
announcement and intends to purchase the land measuring more or less 8 Chittaks out of
20 Cottahs 12 Chattaks 44.80 sq.ft. fully described in the Schedule hereunder written and
also total area shown in the map or plan annexed hereto by RED border for Rs. 50,000/
- (Rupees Fifty Thousand) only in lum sum and the Vendor has accepted the offer of the
Purchasers for an out and out sale of the aforesaid property at Rs. 34,000/- (Rupees ^{Four} ~~Eighty~~ Four
Thousand) only.

NOW THIS INDENTURE WITNESSETH :- that in pursuance of the said
agreement and in consideration of the said sum of Rs 34,000/- (Rupees ^{Four} ~~Eighty~~ Thousand
) only fully paid by the Purchasers to the Vendor (the receipt where of the vendor doth
hereby acknowledge and of and from the same and every part thereof release and forever
discharge the purchaser and the said plot of land hereby conveyed) the said the vendor
do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto
the said purchaser **ALL THAT** piece and parcel of Bastu land land measuring more or

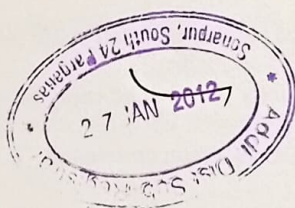


less 8 Chattaks out of 20 Cottahs 12 Chattaks 44.80 Sq.ft., Marked as plot No.A (the split up of the land being :- 2 Chattaks out of 2 Cottahs 3 Chattaks 4.80 Sq.ft. of R.S.Dag No. 1405, L.R.Dag No.1481, R.S.Khatian Nos.798,802 + 2 Chattaks out of 9 Cottahs 1 Chittak 9 Sq.ft. of R.S.Dag No.1415, L.R.Dag No.1491, R.S.Khatian No.1527 + 2 Chattaks out of 7 Cottahs 1 chattak 39 Sq.ft. of R.S.Dag No.1416, L.R.Dag No.1492, R.S.Khatian No.798 & 802 + 2 Chattaks out of 2 Cottahs 6 chattaks 37 sq.ft. of R.S.Dag No.1417, L.R.Dag No.1493, R.S.Khatian No.1527) of Kumrakhali Mouza, J.L.No.48, L.R.Khatian No.1415, out of Premises No.178 Dakshin Kumrakhali, under Ward No. 27, under Rajpur-Sonarpur Municipality, under P.S.Sonarpur, District-South 24-Parganas, fully described in the Schedule hereunder written fully described in the Schedule hereunder written and also total area shown in the map or plan annexed hereto by **RED** border togetherwith all easement rights of said adjoining land **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 said vendor in or to the property hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same to the purchasers jointly with the Vendor. **AND** the purchasers may hereafter peaceable and quietly possess and enjoy the said property jointly with the vendor or through tenant without any claim or demand.

AND the vendor covenant to save harmless and keep indemnified the purchasers free from all encumbrances, charges and equities whatsoever.

AND the vendor further covenant that he will at the request and cost of the purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said undivided



property and every part to the use of the purchasers to the true intent meaning of these present as shall or may reasonably be required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land measuring more or less **8 Chattaks** adjacent to the house (the split up of the land being :- 2 Chattaks out of 2 Cottahs 3 Chattaks 4.80 Sq.ft. of R.S.Dag No. 1405, L.R.Dag No.1481, R.S.Khatian Nos.798 & 802 + 2 Chattaks out of 9 Cottahs 1 Chittak 9 Sq.ft. of R.S.Dag No.1415, L.R.Dag No.1491, R.S.Khatian No.1527 + 2 Chattaks out of 7 Cottahs 1 chattak 39 Sq.ft. of R.S.Dag No.1416(P), L.R.Dag No.1492, R.S.Khatian No.798 & 802 + 2 Chattaks out of 2 Cottahs 6 chattaks 37 sq.ft. of R.S.Dag No.1417, L.R.Dag No.1493, R.S.Khatian No.1527) out of 20 Cottahs 12 Chattaks 44.80 Sq.ft., Markded as Plot No.A situate and lying at Mouza- Kumrakhali , J.L.No.48, Pargana-Medanmolla, P.S. & A.D.S.R.office at Sonarpur, R.S.No.131, Touzi No.260, comprising in R.S.Dag Nos. 1405,1415,1416 & 1417, L.R.Dag Nos.1481, 1491,1492 & 1493 appertaining to R.S.Khatian Nos.798,802 & 1527 , L.R.Khatian No.1415, Holding No.178, Dakshin Kumrakhali, Ward No.27, under Rajpur- Sonarpur Municipality, District-South 24-Parganas, **OR HOWSOEVER OTHERWISE** and the said total land is particularly delineated in the map or plan annexed hereto by **RED** border. The said map or plan is part and parcel of this document.

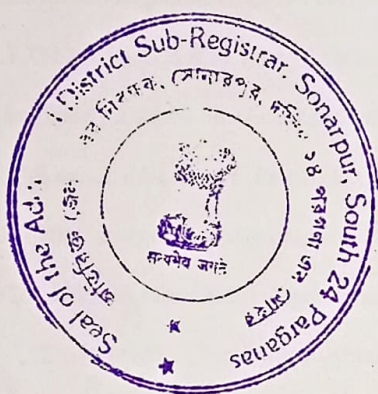
The total area(20 cottahs 12 Chattaks 44.89 sq.ft.) is butted and bounded as follows:

On the North:-R.S..Dag No.1404 , R.S.Dag No.1405(P) & 1406,

On the South :-Part of R.s.Dag No.1416 and Purchasers' land(R.S.Dag No.1414)

On the East :- R.S.Dag No.1408(Vendor's land)

On the West :- 25' ft wide Road,

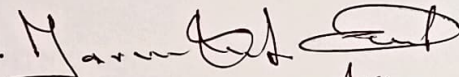


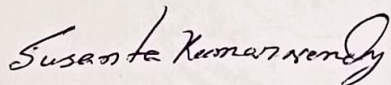
IN WITNESS WHEREOF the Vendor & Purchasers have hereunto set and subscribed their hand, seal and signature on the day, month and year first above written.

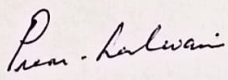
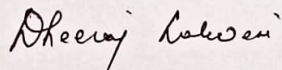
SIGNED, SEALED AND DELIVERY

In Presence of WITNESSES :-

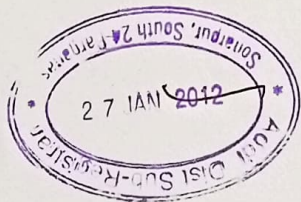
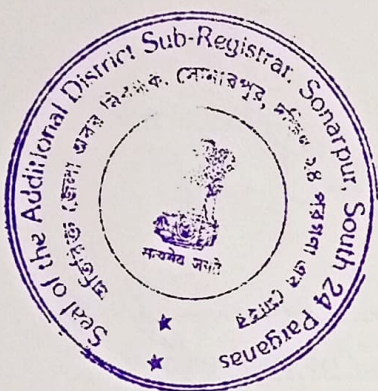
1. Dilip Kumar
S/o - Late Mohanlal Kumar
138 - Greenpark
P.O. - Noida
Kot - 103
P.S. - Sonarpur

2. 
AKV


SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASERS

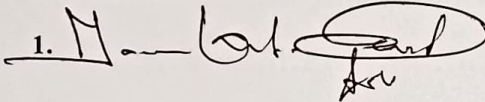


MEMO OF CONSIDERATION

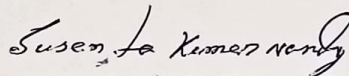
RECEIVED of and from within named **PURCHASERS** within mentioned the said

sum of Rs. 84,000/- (Rupees ^{Four} ~~Eight~~ Thousand) only being the full and final consideration money paid
the following manner herein below:-

WITNESSES:-

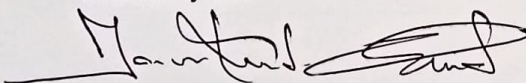
1. 

2. Chandan Kumar Jana
Sonarpur



SIGNATURE OF THE VENDOR

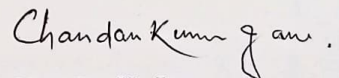
Drafted by me:



(TARUN KANTI CHAKRABARTI)

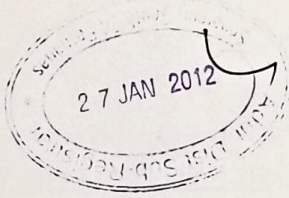
F.No.853/95, Advocate, Baruipur Civil Court.



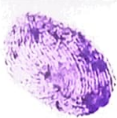
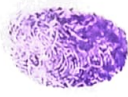
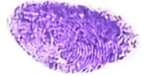






Printed by :-



Chandan Kr.Jana,


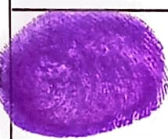

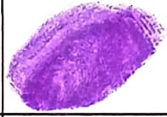

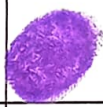
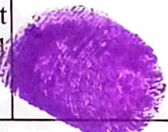




Sonarpur, Kolkata-700 150.



	Laft Hand					
	Right Hand					












Name SUSANTA KUMAR NANDY

Signature Susanta Kumar Nandy

	Laft Hand					
	Right Hand					

Name PREM-LALWANZ

Signature Prem Lalwani

	Laft Hand					
	Right Hand					

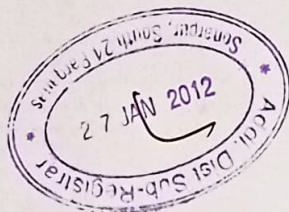
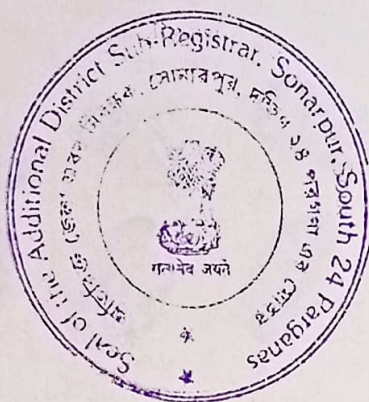
Name DHEERAJ LALWANI

Signature Dheeraj Lalwani

Photo	Laft Hand					
	Right Hand					

Name

Signature









Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00997 / 2012, Deed No. (Book - I , 00894/2012)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Susanta Kr. Nandi	<i>Susanta Kumar Nandi</i> 27/01/12

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


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Susanta Kr. Nandi Address -Kumrakhali, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 27/01/2012	 LTI 27/01/2012	<i>Susanta Kumar Nandi</i>
2	Prem Lalwani Address -30, Mahamayatala Main Road, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-70084	Self	 27/01/2012	 LTI 27/01/2012	<i>Prem Lalwani</i>
3	Dheeraj Lalwani Address -30, Mahamayatala Main Road, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-70084	Self	 27/01/2012	 LTI 27/01/2012	<i>Dheeraj Lalwani</i>

Name of Identifier of above Person(s)

Dilip Kundu
138, Green Park, Thana:-Sonarpur, District:-South
24 Parganas, WEST BENGAL, India, P.O. :- Pin
700103

Signature of Identifier with Date

Dilip Kundu
27.01.2012


(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR



27 JAN 2012



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

Endorsement For Deed Number : I - 00894 of 2012
(Serial No. 00997 of 2012)

On

Payment of Fees:

On 27/01/2012

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 1818/-, on 27/01/2012

(Under Article : A(1) = 1804/- ,E = 14/- on 27/01/2012)

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.-164318/-

Certified that the required stamp duty of this document is Rs.- 9879 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 5010/- is paid, by the draft number 351927, Draft Date 18/01/2012, Bank Name State Bank Of India, SONARPUR, received on 27/01/2012


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

Presented for registration at 15.43 hrs on :27/01/2012, at the Office of the A. D. S. R. SONARPUR by Susanta Kr. Nandi ,Executant.

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

Execution is admitted on 27/01/2012 by

1. Susanta Kr. Nandi, son of Lt. Purna Ch. Nandy , Kumrakhali, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
2. Prem Lalwani, son of Shyamdas Lalwani , 30, Mahamayatala Main Road, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-70084 , By Caste Hindu, By Profession : Business


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2



27 JAN 2012



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

Endorsement For Deed Number : I - 00894 of 2012


(Serial No. 00997 of 2012)

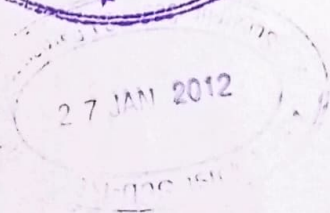
3. Dheeraj Lalwani, son of Shyamdas Lalwani , 30, Mahamayatala Main Road, Kolkata, Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-70084 , By Caste Hindu, By
Profession : Business

Identified By Dilip Kundu, son of Lt. Narendra Nath Kundu, 138, Green Park, Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700103 , By Caste: Hindu, By
Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR




(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



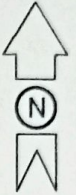
SITE PLAN AT MOUZA -KUMRAKHALI, J. L. NO- 48, C. S. & R. S. DAG NOS.- 1405, 1415, 1416 & 1417, R. S. KHATIAN NOS - 798, 1527 & 802, L. R. DAG NO- 1481, 1491, 1492 & 1493, L. R. KHATIAN NO.- 1415, P. S. - SONARPUR, DIST.- SOUTH 24 PARGANAS, WARD NO.- 27, HOLDING NO.- 178, DAKSHIN KUMRAKHALI, UNDER RAJPUR - SONARPUR MUNICIPALITY.

SCALE = 1" INCH =30' FT.

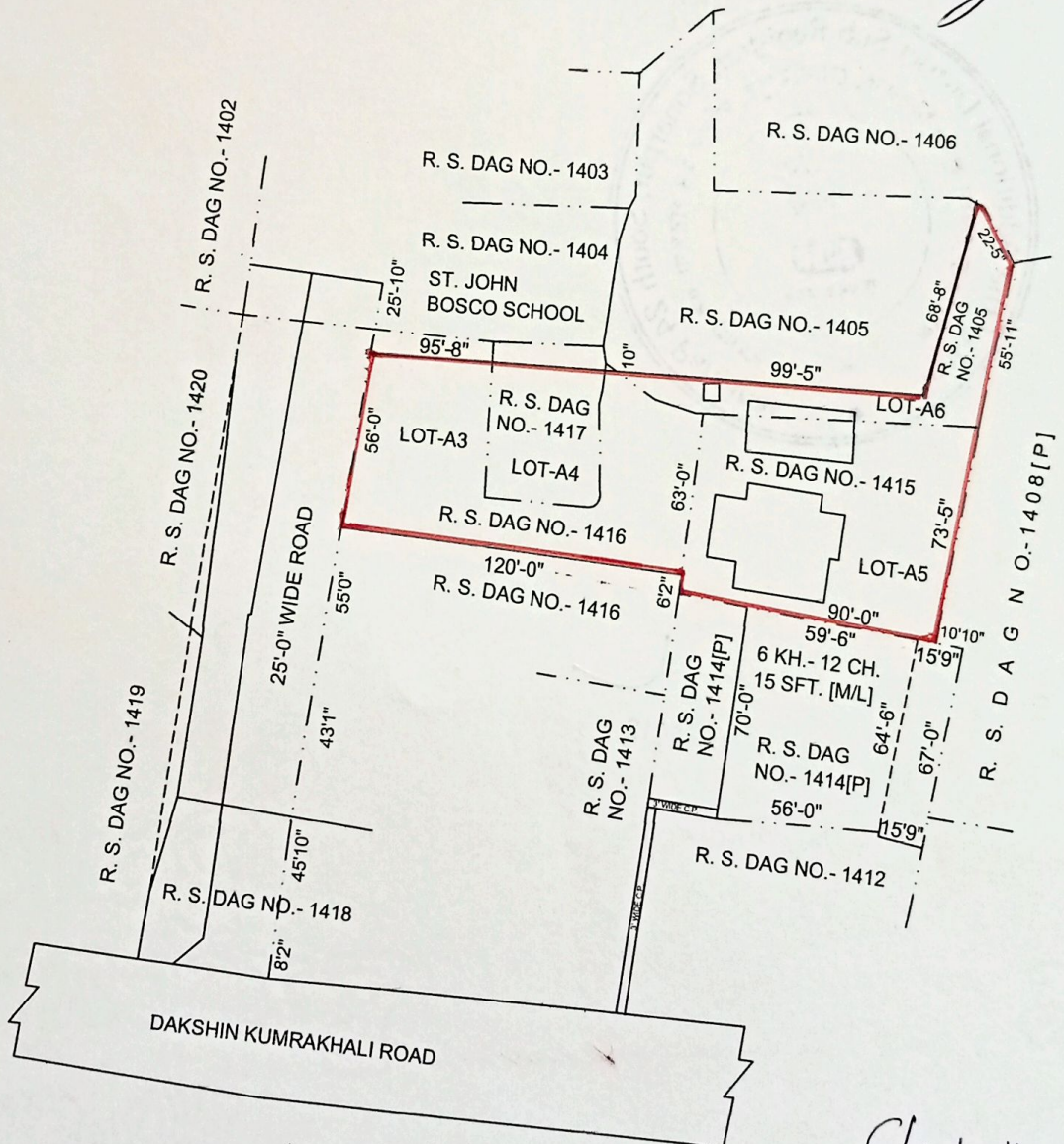
TOTAL AREA SHOWN IN RED BORDER

TOTAL AREA STATEMENT			
LOT	R. S. DAG NO.	LAND AREA	TOTAL LAND AREA
A3	1416	7 KH.- 1 CH.- 39 SFT.	20 KH.- 12 CH.- 44.80 SFT.
A4	1417	2 KH.- 6 CH.- 37 SFT.	
A5	1415	9 KH.- 1 CH.- 9 SFT.	
A6	1405	2 KH.- 3 CH.- 4.8 SFT.	

SOLD UNDIVIDED LAND AREA = 0 KH.- 8 CH.[M/L]



Susanta Kumar Nandy



Chandan Kumar Jana

CAD BY
Chandan Kumar Jana.
Civil Engineer E.B.S. Lie No-284 /Rjpson
Rajpur-Sonarpur Municipality

