

24400/11

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052.98



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V/C-1300/11 E 383801

9/10/66 hal

Rs. 40,94,545

20/6/66
9-00
M. Mondal

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

Additional Registrar
of Assurances-1, Kolkata
24-6-11

2500

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 20th day of June, 2011 (Two Thousand Eleven) **BETWEEN PARTHA MONDAL** Son of late Kanai Lal Mondal, by faith Hindu, by Occupation Business, residing at 185/1, Picnic Garden Road, P.S. Kasba, Kolkata - 700 039; hereinafter called "THE VENDOR" (which expression shall unless repugnant to the context or meaning

Handwritten notes and calculations in the bottom right corner, including '2500' and '40,94,545'.

59331

S Das Ray Adv

NAME.....
 ADD.....
 Rs. / P.W. ✓
 20 JUN 2011
 S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

1400
 1200
 500

 2500

20 JUN 2011

[Handwritten signature]

✓ Subhabrata Ghosh



30560 ✓

✓ Subhabrata Ghosh
As constituted Attorney
of Partha Mondal.

[Handwritten signature]

1/2
20/6/2011



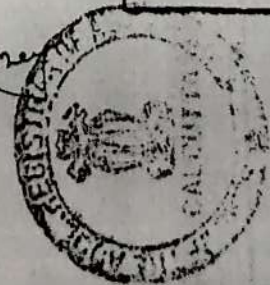
30567 ✓

✓ Shyamal Mondal

As constituted attorney
of Partha Mondal.

Additional Registrar
 of Assurances-I, Kolkata
 20 JUN 2011

Savitri Das Ray
Advocate.





पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

E 383704

2

thereof be deemed to include His heirs, executors and administrators) of the **FIRST PART**; represented by his Constituted Attorneys 1) **SRI SHYAMAL MONDAL** S/o SRI Mohan Lal Mondal, by faith Hindu, residing at 46/1, R. K. Ghosal Road, Kolkata - 700 042, 2) **SRI SUBHABRATA GHOSH** S/o Sri Tushar Kanti Ghosh, by faith Hindu, residing at 14, Johura Bazar Lane, P.S. Kasba, Kolkata - 700 042, and 3) **SRI SUDIPTA GHOSH**,



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 637564

3

Son Of Late Sushil Kumar Ghosh by faith Hindu, residing at 95/35, Bose Pukur Road, P S - Kasba, Kolkata - 700 042, by virtue of Registered Power of Attorneys having registered in the office of the. D. S. R.III Alipore, District South 24-Parganas, recorded in Book No. IV, CD Volumn no-1. Being Nos. 00404, pages 4759 to 4770 for the year 2010.

A N D

RITA GHOSH, Daughter of Jagat Bandhu Ghosh, by faith - Hindu, residing at Gangotri Apartment, KADMA, Jamshedpur, Jharkhand, hereinafter called "**THE PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include her heirs, executors and administrators) of the **SECOND PART**.

W H E R E A S:-

- a) The Vendor is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land hereditaments measuring about 64 decimals(33.8 Cotthas) comprised in R S dag no- 1693/2166, Khatian no- 136, of Mouza Kasba, J L no- 13, Touzi no- 1298 /2333, R S No- 233, Police Station-Kasba, District-24 Parganas (South) within Ward no- 67 of the Kolkata Municipal Corporation and more particularly described in the **First Schedule** hereunder written and delineated on the plan thereof hereto annexed and thereon shown surrounded by green coloured boundary line (hereinafter collectively called "**the said property**");
- b) The Vendor has agreed to sell and the Purchaser has agreed to purchase four (4) Cottahs of Land along with a

single storied structure out of the said property more fully described in the second schedule at or for the total lump sum price of Rs.10,00,000/- (Rupees ten lakhs only) in fee simple and the inheritance thereof in possession free from any encumbrances whatsoever and on the other terms and conditions recorded hereinafter appearing.

- c) The Vendor being the absolute owner of the said property is executing the present Indenture of Conveyance in accordance with the aforesaid agreement with the purchasers.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.10,00,000/- (Rupees ten lakhs only) paid on execution of this deed of conveyance for sale as hereinabove recited paid by the Purchaser to the Vendor on or before execution of these presents being the full consideration money agreed to be paid as aforesaid (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof for ever acquit release and discharge the purchaser) the Vendor doth hereby grant, sell, convey, transfer and assure unto the Purchaser free from any encumbrances and reasonable doubts **ALL THAT** four cottahs of land only out of 38.8 Cottahs (64 Decimal) comprised in R. S. Dag No. - 1693/2166, Khatian No. - 1369, of

Mouza Kasba, J. L. No. - 13, Touzi No. - 1298 /2833, R. S. No-233, Police Station - Kasba, District - 24 Parganas (South) with a single storied structure with built up area 630 (six hundred thirty) sq ft only in Ward No. 67 of the Kolkata Municipal Corporation and delineated on the plan thereof hereto annexed and thereon shown surrounded by red coloured boundary line **TOGETHER WITH** all and singular, liberties privileges easements profits advantages rights members and appurtenances whatsoever to the said land or ground hereditaments and premises or any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at or any time hereto before usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto.

(i) **For right of way**

ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Vendor in to out of or upon the said land hereditaments and premises or any part thereof **TO HAVE AND TO HOLD** all and singular the said hereditaments and premises hereby granted conveyed, sold transferred and assured or intended or expressed so to be with his and every of his rights, and appurtenances (all which are hereinafter called "**the said premises**") **UNTO AND TO THE USE** and benefit of the Purchaser, her heirs, executors, Administrators and assigns for ever **SUBJECT TO** the payment of all future rates assessments

taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Kolkata Municipal Corporation or any other public body or local authority in respect thereof **AND** the Vendor Doth hereby for himself and his successors and assigns covenant with the Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed omitted or knowingly or willingly suffered to the contrary.

(ii) For Title

The Vendor now hath in itself good right full power and absolute authority to grant convey transfer and assure the said premises hereby granted conveyed transferred and assured or intended so to be unto and to the use of the purchaser in manner aforesaid.

(iii) For peaceful possession and quiet enjoyment

AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold enter upon use occupy possess and enjoy the said premises hereby granted conveyed transferred and assured with their appurtenances and receive the rents issues and profits thereof and of every part thereof to and for their own use and benefit without any suit or lawful eviction, interruption, claim and

demand whatsoever from or by the Vendor or its successors and Assigns or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them.

(iv) Against encumbrances

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and for ever discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates title charge and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them.

(v) For further Assurance

AND FURTHER that they the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby granted conveyed transferred and assured or any part thereof by from under or in trust for them the Vendor and its successors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things conveyances and assurances in law whatsoever for the better further and more perfectly and

absolutely granting unto and to the use of the purchasers in manner aforesaid as shall or may be reasonably required by the Purchaser, his heirs, executors, Administrators or assigns or their Counsel in law for assuring the said premises and every part thereof hereby granted conveyed transferred and assured unto and to the use of the purchasers in manner aforesaid.

AND the Vendor so far as relates to its own acts and deeds only but not further or otherwise doth hereby covenant with the Purchaser that the Vendor has not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof the Vendor is prevented from conveying, transferring and assuring the said premises in manner aforesaid or whereby or by reason or means whereof the same or any part thereof are can, shall or may be charged encumbered, impeached or prejudicially affected in estate title or otherwise howsoever.

(v) Covenant for production of title deeds by the Vendor.

AND the Vendor hereby covenants with the Purchaser that the Vendor shall and will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers or any person or persons having or lawfully or equitably claiming

through under or in trust for the Purchasers their heirs, executors, Administrators or assigns produce or cause to be produced to them or their Advocates or Solicitors or agents or at any trial hearing commission or examination or otherwise as occasion shall require all or any of the deeds and writings comprised in the **Second Schedule** hereto (which relate as well to the said premises as to other land hereditaments and properties belonging to the Vendor and the possession of which documents is retained by the Vendor) for the purpose of showing its title to the said premises described in the First Schedule hereunder written or any part thereof and will permit the same to be examined, inspected or given in evidence **AND** will also at the like request and cost of the Purchaser or any such other person or persons as aforesaid deliver or cause to be delivered to them such attested or other copies or abstracts of or extracts from the said deeds and writings or any of them as they may require **AND** shall and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-cancelled **PROVIDED ALWAYS** and it is hereby declared that in case the Vendor or its successors or assigns shall deliver the said deeds and writings or any of them to any future Purchaser or Purchasers of any hereditaments to which the same may relate or to any other person or persons for the time being entitled to the custody of the said deeds and writings and shall thereupon at its own costs and

charges procure such purchaser or purchasers person or persons to enter into a covenant with their Purchasers their heirs executors Administrators or assigns/covenant similar in all respects to the covenant hereinbefore contained then and in such case and immediately thereupon the said last mentioned covenant shall cease and become void and be null and void so far as regards the deeds and writings to which the said substituted covenant shall relate.

AND the Vendor doth hereby declare that the premises hereby conveyed is partly built upon and occupied and is not vacant land under the provisions of Urban Land (Ceiling and Regulation) Act and no permission is required from Competent Authority or any other Authority under the provisions of the said Act or any other Act for transfer of the said premises in favour of the Purchaser **AND** the Vendor doth hereby confirm and record that it has on execution hereof put the Purchasers in quiet, peaceful and vacant possession of the said property as owners thereof.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land hereditaments measuring about 64 decimals (38.8 Cotthas) comprised in R.S. - Dag No. - 1693/2166, Khatian No. - 1369, of Mouza Kasba, J.L. No. - 13, Touzi No. - 1298 /2833, R. S. No. - 233, Police Station - Kasba, District-24 Parganas (South) with multiple single storied

structures standing thereon in Ward No. - 67 of the Kolkata Municipal Corporation and delineated on the plan marked GREEN hereto annexed.

On or towards EAST : 12 ft wide Common passage leading to Picnic Garden Road, and Dag No. 5018.

On or towards WEST : Dag No. 1693

On or towards SOUTH : Dag No. 1692.

On or towards NORTH : Dag No. 1692 / 2167.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT four cottahs of land only out of 38.8 Cottahs (64 Decimal) comprised in R. S. Dag No. - 1693/2166, Khatian No. - 1369, of Mouza Kasba, J. L. No. - 13, Touzi No. - 1298 /2833, R.S. No- 233, Police Station - Kasba, District - 24 Parganas (South) with a single storied ^{30 year old} structure with built up area 630 (six hundred thirty) only in Ward No. - 67 of the Kolkata Municipal Corporation and delineated on the plan marked RED hereto annexed.

Savitri Das Das
AMV

On or towards EAST : 12 ft wide Common passage leading to Picnic Garden Road, and Dag No. 5018.

On or towards WEST : Residual Portion of R.S. Dag No. 1693/2166.

On or towards SOUTH : Residual Portion of R.S. Dag No. 1693/2166.

On or towards NORTH : Residual Portion of R.S. Dag No. 1693/2166.

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

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of:

WITNESSES:

- 1. Subhabrata Ghosh: EE48/4A, Sector-D Salt Lake City. KOL-91
- 2/ Shyamal Mondal
- 3/ Srujanika Ghosh

- 2. Chanchal Samanta 12/1, P.K.Ch. Rd. KOL-53.

SIGNATURE OF THE VENDOR

Duly Constituted Attorneys for Sri Partha Mondal, PAN NO - BKMPH 6944B

Rita Ghosh

SIGNATURE OF THE PURCHASER

PAN NO - AHFP4 0186P

Drafted by:

Soumitra Das Ray

Advocate
High Court, Calcutta

RECEIPT

RECEIVED the day and year first herein above written of and from the withinnamed Purchasers the sum of Rs.10,00,000/- (Rupees Ten lakhs) in cash being the full consideration amount as within mentioned agreed to be paid by purchaser to us.

WITNESSES:

1. Debabrata Ghosh
EE-48/4A, Sector-II
Salt Lake City,
Kolkata-91

1) Subhabrata Ghosh
2) Shyamal Mondal
3) Sudipta Ghosh

SIGNATURE OF THE VENDOR

2. Chanchal Samal

Duly Constituted Attorneys for Sri
Partha Mondal

R. S. DAG NO 1693 / 2166, KHATTIAN NO. 1369 OF MOUZA - KASBA, J. L. NO. 13, TAUZI NO. 1298 / 2833, R. S. NO. 233,
POLICE STATION - TIJAJA, DISTRICT 24 PARGANAS (SOUTH), WARD NO. 67

MARKED GREEN : 38.8 KOTTAHS
MARKED YELLOW : 34.8 KOTTAHS
MARKED RED : 4 KOTTAHS

TOTAL PLOT AREA : 38.8 KOTTAHS

4K - 0 Ch. - 0 Sr.

12' WIDE PASSAGE



Sudhambika Ghosh
Elyamul Mondal

Sudhika Ghosh

Pita Ghosh
SIGNATURE OF PLOT HOLDER

Duly Constitutional Attorneys
for *PARTHA MONDAL*



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05298 of 2011
(Serial No. 04700 of 2011)

(Under Article : A(1) = 45034/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 21/06/2011)

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.-4094525/-

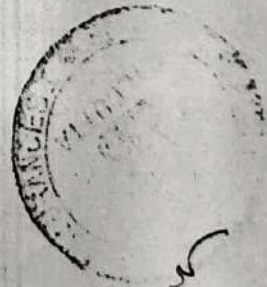
Certified that the required stamp duty of this document is Rs.- 286637 /- and the Stamp duty paid as:
Impresive Rs.- 2500/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 39150/- is paid 31658220/06/2011 State Bank of India, PARK CIRCUS, received on 21/06/2011
2. Rs. 49000/- is paid 31657920/06/2011 State Bank of India, PARK CIRCUS, received on 21/06/2011
3. Rs. 49000/- is paid 31657120/06/2011 State Bank of India, PARK CIRCUS, received on 21/06/2011
4. Rs. 49000/- is paid 15746016/06/2011 State Bank of India, BALLYGUNGE, received on 21/06/2011
5. Rs. 49000/- is paid 31654815/06/2011 State Bank of India, PARK CIRCUS, received on 21/06/2011
6. Rs. 49000/- is paid 31654915/06/2011 State Bank of India, PARK CIRCUS, received on 21/06/2011


(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Additional Registrar
of Assurance-I, Kolkata

21 JUN 2011

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA


Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05298 of 2011
(Serial No. 04700 of 2011)

On

Payment of Fees:

On 20/06/2011

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

Presented for registration at 21.00 hrs on :20/06/2011, at the Private residence by Subhabrata Ghosh, one of the Executants.

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

Execution is admitted on 20/06/2011 by

1. Rita Ghosh, daughter of Jagat Bandhu Ghosh , Gangotri Apartment, K A D M A, Jamsedpur, Jamshedpur, JHARKHAND, India, P.O. :- , By Caste Hindu, By Profession : Others
Identified By Soumitra Das Ray, son of ... , High Court, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

Executed by Attorney

Execution by

1. Subhabrata Ghosh, son of Tushar Kanti Ghosh , 14, Jahura Bazar Lane, CALCUTTA, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700042 By Caste Hindu By Profession: Others,as the constituted attorney of Partha Mondal is admitted by him.
2. Shyamal Mondal, son of Sri Mohan Mondal , 46/1, R. K. Ghoshal Road, CALCUTTA, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700042 By Caste Hindu By Profession: Business,as the constituted attorney of Partha Mondal is admitted by him.
3. Sudipta Ghosh, son of Lt. Sushil Kumar Ghosh , 95/35, Bose Pukur Road, CALCUTTA, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700042 By Caste Hindu By Profession: Business,as the constituted attorney of Partha Ghosh is admitted by him.
Identified By Soumitra Das Ray, son of ... , High Court, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 21/06/2011

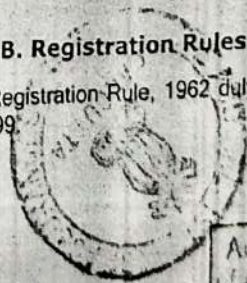
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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. 45132/-, on 21/06/2011



Additional Registrar
of Assurance-I, Kolkata
21 JUN 2011

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Endorsement Page 1 of 2

21/06/2011 13:45:00

SPECIMEN FORM FOR TEN FINGERPRINTS



Subhanat a Ghosh

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



Subrata Ghosh

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



Subinimal Mondal

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



Pika Ghosh

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



Additional Registrar
of Assurances-1, Kolkata
20 JUN 2011