

104796/08 SUBHASH CH. DAS
HM 1782 1-03685/08



8. 2010 प्रविष्टिबद्ध पश्चिम बंगाल WEST BENGAL

329155

2X49000
+ 87500
2011/12
2014
1861500
50000
1900000
87500
1012500



Rajdeep Das

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 25th day of
December 2008 (Two Thousand Eight) Christian Era

BETWEEN

SRI Koushik CHANDA, son of Sri Sudhir Ranjan Chanda,
residing at 121/1F, Raja S.C. Mullick Road, Police
Station : Jadavpur, Kolkata-700 047, hereinafter
called and referred to as the VENDOR (which term or
expression unless excluded by or repugnant to the
context shall be deemed to mean and include his heirs,

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

executors,

Sanjib Das
Dist. Sub-Registrar-I
Alipore, South 24 Parganas

24 DEC 2008

12-07
2011/12
A=20451
4=28
E=7
w(8)=4
50510
181
20691

executors, administrators, legal representatives
and assigns) of the ONE PART

A N/D

(1) SRI SUBHAS CHANDRA DAS, son of Late Manindra
Nath Das, (2) SRI RAJDEEP DAS, son of Sri Subhas
Chandra Das, both residing at Rly. Quarter
no.C/89/F, Rail Vihar, Chandrasekharpur, Bhuba-
neswar-751 023, Orissa, hereinafter called and
referred to as the PURCHASERS (which term or

expression

expression unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

W H E R E A S one Sri Debendra Nath Sarkar was seized and possessed of bastu land measuring 0.39 (zero point thirty-nine) Satak comprising Dag no.359, Khatian no.280, J.L. no.28 in Mouza Baishnabghata in the District of the then 24 Parganas ;

AND WHEREAS a Deed of Trust was registered in the name of Sri Ramanath Dey Sarkar, Religious Charitable Trust on 19th December, 1953 comprising Dag no.359 wherein Trustees were appointed such as Sri Khagendra Nath Dey Sarkar, Sri Sachindra Nath Dey Sarkar, Sri Samarendra Nath Dey Sarkar and Sri Narendra Nath Dey Sarkar, who also appointed as Managing Committee of Trustees ;

AND WHEREAS the three out of five Managing Committee Members of the Trust, Sri Khagendra Nath Dey Sarkar, Sri Sachindranath Dey Sarkar, Sri Samarendra Nath Dey Sarkar expressed their inability to perform their as Trustees. Hence they were substituted by Sri Pranabendra Nath Dey Sarkar, Sri Dharendra Nath Dey Sarkar and Sri Birendra Nath Dey Sarkar by a resolution taken by the Trustees unanimously ;

Contd....4

AND WHEREAS Smt. Aleya Dey Sarkar, wife of Late Narendranath Dey Sarkar (a member of the Managing Committee) was also elected as a member of the Managing Committee in place of her husband, since deceased ;

AND WHEREAS as per the constitution of the said Sri Ramanath Dey Sarkar Religious Charitable Trust, the Managing Committee were empowered in all sorts of sale, lease and transfer of the said trust property ;

AND WHEREAS the said land measuring 0.39 (zero point thirty-nine) satak was in full possession and acquired by the said Sri Ramanath Dey Sarkar Religious Charitable Trust ;

AND WHEREAS for the development of the said Trust the Managing Committee of the Trust made a resolution on the 1st day of March, 1967 to sell a part of the land which was accepted by Sri Nitya Gopal Ghosal to purchase measuring 2 (two) Cottahs 9 (nine) Chittaks and 22 (twenty-two) Square feet ;

AND WHEREAS the Managing Committee of the Trust of Ramanath Dey Sarkar Religious Charitable Trust sold, transferred, conveyed to Sri Nitya Gopal Ghosal on the 13th day of April, 1970 by virtue of a registered Deed of Conveyance registered at the Office of

District

District Sub-Registrar, the then 24 Parganas, Alipore recorded in Book no.I, Volume no.51, Pages 67 to 73, Being no.1433 for the year 1970 with a consideration mentioned therein ;

AND WHEREAS said Sri Nitya Gopal Ghosal was a lawful owner of the said land of premises no.24/2, Baishnabghata Lane, Police Station : Jadavpur, then 24-parganas now South 24 parganas, Kolkata-700 047 and was ceased and possessed of or otherwise well and sufficiently entitled to the message, tenements, lands, hereditaments and premises as an absolute and indefeasible and premises as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from encumbrances ;

AND WHEREAS the said Sri Nitya Gopal Ghosal constructed and erected two storied building on the said land being premises no.24/2, Baishnabghata Lane, Police Station Jadavpur, Kolkata-700 047 as per sanction plan and was living and enjoying the said property peacefully with his family ;

AND WHEREAS the said Sri Nitya Gopal Ghosal died intestate leaving behind him his wife Smt. Minati Ghosal and three daughters, namely, (1) Smt. Mithu Mukherjee, (2) Smt. Munmun Banerjee and (3) Smt. Molly Mishra as his legal heirs and successors ;

AND WHEREAS

AND WHEREAS the said successors of Late Nitya Gopal Ghosal became the joint owners of the land with a two storied building thereon at premises no.121/1F, Raja S.C. Mullick Road, Police Station Jadavpur, Kolkata-700 047 formerly known and numbered as 24/2, Baishnabghata Lane, Police Station : Jadavpur, Kolkata-700 047 ;

AND WHEREAS the said successors of Late Nitya Gopal Ghosal due to their personal affairs were desirous of selling their entire first floor and one temple at the roof to any prospective buyer(s)/purchaser(s) ;

AND WHEREAS the Vendor herein being in urgent need of accommodation approached the erstwhile Vendors for purchase of the entire first floor and one temple at the roof measuring about 1241 (one thousand two hundred forty-one) Square feet be the same a little more or less at premises no.121/1F, Raja S.C. Mullick Road, Police Station : Jadavpur, Kolkata-700 047 ;

AND WHEREAS the Vendor herein being the purchaser therein in accordance with an agreement with the erstwhile Vendors purchased the said entire first floor and a temple on the roof for a valuable consideration mentioned in the Deed of Conveyance duly executed and registered in the Office of the District Sub-Registrar, South 24-Parganas, Alipore recorded in Book No.I, Volume No.274, pages 159 to 182, Being No.04058 for the year 2003 registered on the 22nd day of May, 2003 ;

AND WHEREAS

AND WHEREAS the present vendor while thus seized and possessed of the said entire first floor flat including the temple at the roof duly mutated his name in the Assessment Register of the Kolkata Municipal Corporation and paid rates and taxes of the Kolkata Municipal Corporation regularly and obtained Assessment number as and was enjoying the said property, which is the subject matter of this conveyance and hereinafter referred to as the "said property", more fully described in the Schedule 'B' written hereunder standing at premises no.121/1F, Raja S.C. Mullick Road, Police Station : Jagavpur, Kolkata-700 047, more fully described in the Schedule 'A' hereunder written ;

AND WHEREAS the present vendor is in urgent need of money desirous of selling the said along with the temple on the roof to any prospective buyers AND WHEREAS upon coming to know of such intention of the vendor the purchaser herein offered to purchase the said flat along with the temple on the roof together with the proportionate share of common facilities, amenities attached thereto together with undivided and impartible proportionate share of land underneath the building at or for the price of Rs.18,61,500/- (Rupees Eighteen lac sixty-one thousand five hundred) only in lump sum ;

AND WHEREAS as per agreement the Purchasers paid the

the entire consideration money to the vendor as per terms of the said Agreement as also mentioned in the Memo of Consideration mentioned hereinbelow and in pursuance of the said agreement the vendor has delivered possession to the purchaser simultaneously with the execution and registration of this Deed of conveyance being the entire first floor flat and one temple room at the roof measuring more or less 1241 (one thousand two hundred forty-one) Square feet at premises no.121/1F, Raja S.C. Mullick Road, Police Station : Jadavpur, Kolkata-700 047, more fully described in the Schedule 'B' written hereunder.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.18,61,500/- (Rupees Eighteen lac sixty-one thousand five hundred) only paid by the purchasers to the vendor at or immediately before the execution of these presents the receipt whereof, the vendor doth hereby as well as by the receipt hereunder written admitted and acknowledge and of and from the same over discharge, the vendor doth hereby grant, convey, transfer and assure unto the purchasers free from all encumbrances All That the entire first floor and one temple room at the roof measuring 1241 (one thousand two hundred forty-one) Square feet consisting of Three bedrooms, One dining-cum-drawing, Two kitchens, Two baths-cum-privy and

and Three verandahs with all electrical and sanitary fittings doors and windows together with all facilities, amenities, appurtenances attached thereto sewerage, drain, stairs and user of roof and Meter board, water reservoir at the ground floor and the overhead tank being the part of premises no. 121/1F, Raja S.C. Mullick Road, Police Station : Jadavpur, Kolkata-700 047 together with the proportionate or impartible share of land beneath the building measuring Two Cottahs Nine Chittaks Twenty-two Square feet be the same a little more or less more fully described in the Schedule 'B' below OR HOWSOEVER OTHERWISE the said entire first floor and one temple room at the roof the hereditaments parcelled and premises of the Vendor now is or heretofore or was situated, butted, bounded, called, known, numbered, described, distinguished TOGETHER WITH all fixtures, yards, areas, sewers, drainage, ways, paths, passages, walls, water-courses, trees, lights, easements and appurtenances whatsoever of the said dwelling house, messuage, land, hereditaments and premises belonging to or anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders, rent, issues and profits thereof or any part thereof AND all the right, title, interest, claim, demand whatsoever of the Vendor into out of and upon the said property being the entire first floor flat and a temple roof on the roof messuage land hereditaments and premises particularly described in the Schedule hereunder

hereunder written and every part thereof and also all deeds, documents and muniments of title whatsoever in anywise relating to the said premises or any part thereof which now or hereafter shall or may be in the possession or power or control of the vendor or any other person or persons from whom the vendor may procure the same without any suit TO HAVE AND TO HOLD the said dwelling flat messuage, land, hereditaments and premises together with all rights thereunto belonging and hereby granted, conveyed, transferred, assured or expressed or intended so to be unto and to the use of the purchasers the said entire first floor flat with one temple room on the roof and the other common facilities and amenities attached thereto and further that the vendor and all person or persons having any claim into any estate or interest in the said flat, messuage, land, hereditaments and premises or any part thereof from under or in trust for the vendor shall and will from time to time and at all time hereafter upon the request and at the cost of the purchaser do or execute to be done and execute all such acts, deeds and things for further and more perfectly assuring the said dwelling house, messuage, land, hereditaments and premises and intended so to be and every part thereof unto and to the use of the purchasers in the manner aforesaid as shall or may be reasonably required. The vendor hereby undertakes not to agree to lease out, rent out or sale or transfer physical

physical and/or symbolic possession of the roof of the building to any other person or persons including any other occupants.

THE VENDOR AND THE PURCHASERS hereby covenant with each other that :

1. The Purchasers shall avail of the filtered water from the overhead tank supplied from the Kolkata Municipal Corporation commonly along with other occupants of the aforesaid building.
2. The expenses of repairing of the exterior parts of the building and the roof will be borne by all the flat owners proportionately.
3. The Purchasers shall pay the proportionate Municipal Corporation taxes of the premises till the entire first floor and one temple room at the roof is being separately assessed in their name.
4. The Purchasers shall have the right over the roof of the building for all practical purposes including fixing of T.V. Antena, Disc. Antena, Radio arial, etc., including such other facilities as and when required.
5. The Purchasers shall have the right to use the staircase right from the ground floor upto the roof without any intervention from any quarter.

SCHEDULE 'B' REFERRED TO ABOVE

ALL THAT the entire First floor and one temple roof at the roof measuring more or less 1241 (one thousand two hundred forty-one) Square feet super built-up area consisting of 3 (three) bedrooms, 1 (one) dining-cum-drawing, 2 (two) kitchens, 2 (two) baths-cum-privy and 3 (three) verandahs with all electrical fittings and sanitary fittings, doors, windows together with user of roof, common passages, common areas, stairs, sewers, water lines, electrical meter board, pump room together with undivided, undemarcated and impartible proportionate share of and beneath the building being known and reputed as premises no. 121/1F, Raja S.C. Mullick Road, Police Station : Jadavpur, Kolkata-700 047 within the limits of the Kolkata Municipal Corporation Ward no. 100, more particularly delineated in RED border in the Map which is annexed herewith.

IN WITNESS WHEREOF the parties hereto set and subscribe their respective hands and signatures the day month and year first above written.

SIGNED & DELIVERED
in the presence of

Witnesses:

1. TINKU CHANDA
121/1F Raja S.C. Mallik Road
KOL - 47.

2. SHYAMAL KUMAR NANDY
404/G/3 N.S.C. BOSE ROAD
KOL - 700047.

Drafted by :

Arunesh Das Gupta
Arunesh Dasgupta, Advocate
Alipore Judges' Court
Kolkata-700 027

Typed by :

Saktidas Banerjee
alipore judges' court
kolkata-700 027

Harshit Choudhary
VENDOR

1. Subhas Chandra Das (SUBHASCH-DAS)
2. Rajdeep Das (RAJDEEP DAS)

PURCHASERS

RECEIPT/MEMO ...

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R.-I SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 04796 / 2008, Deed No. (Book - I , 03685/2008)
Signature of the Presentant

Name of the Presentant	Signature with date
Koushik Chanda	<i>Koushik Chanda</i> 23/12/2008

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Koushik Chanda Address -121/1f, Raja S C Mullick Road Kolkata	Self	 23/12/2008	 LTI 23/12/2008	<i>Koushik Chanda</i>
2	Subhas Chandra Das Address -Rly Quarter No C/89/f, Rail Vihar , Chandrasekharapur Bhubaneswar	Self	 23/12/2008	 LTI 23/12/2008	<i>Subhas Das</i>
3	Rajdeep Das Address -Rly Quarter No C/89/f, Rail Vihar , Chandrasekharapur Bhubaneswar	Self	 23/12/2008	 LTI 23/12/2008	<i>Rajdeep Das</i>

Name of Identifier of above Person(s)
Arunesh Dasgupta
PS-, Alipore Judges Court Kolkata

Signature of Identifier with Date
Arunesh Dasgupta
23/12/08

Government Of West Bengal
Office of the D.S.R.-I SOUTH 24-PARGANAS
ALIPORE
Endorsement For deed Number :I-03685 of :2008
(Serial No. 04796, 2008)

23/12/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5 Indian Stamp Act 1899.

Payment of Fees:

Fees Paid in rupees under article : A(1) = 20471/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on:23/12/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1861500/-

Certified that the required stamp duty of this document is Rs 111700/- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty 1.Rs 49000/- is paid, by the draft number 339897, Draft Date 17/12/2008 Bank Name STATE BANK OF INDIA, Alipore, received on :23/12/2008. 2.Rs 49000/- is paid, by the draft number 339898, Draft Date 17/12/2008 Bank Name STATE BANK OF INDIA, Alipore, received on :23/12/2008. 3.Rs 8750/- is paid, by the draft number 339896, Draft Date 17/12/2008 Bank Name STATE BANK OF INDIA, Alipore, received on :23/12/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

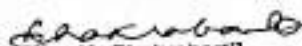
Presented for registration at 11.22 hrs on :23/12/2008, at the Office of the D.S.R.-I SOUTH 24-PARGANAS by Koushik Chanda, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 23/12/2008 by

1. Koushik Chanda, son of Sudhir Ranjan Chanda, 121/1f, Raja S C Mullick Road Kolkata, Thana Jadavpur, Pin 700047, By caste Hindu, by Profession : Others
2. Subhas Chandra Das, son of Late Manindra Nath Das, Rly Quarter No C/89/f, Rail Vihar, Chandrasekharpur Bhubaneswar, Thana, Pin 751023, By caste Hindu, by Profession : Others
3. Rajdeep Das, son of Subhas Chandra Das, Rly Quarter No C/89/f, Rail Vihar, Chandrasekharpur Bhubaneswar, Thana, Pin 751023, By caste Hindu, by Profession : Others

Identified By Arunesh Dasgupta, son of . Alipore Judges Court Kolkata 700027 Thana: ., by caste Hindu, By Profession : Advocate.


[Bijoy Kr Chakrabarti]
DISTRICT SUB-REGISTRAR-I
OFFICE OF THE DISTRICT SUB-REGISTRAR-I OF SOUTH 24-PARGANAS
Govt. of West Bengal

23 DEC 2008

OTO

Thumb

1st finger

middle finger

ring finger

small finger

left hand

right hand



Name... Koushik Chandra

Signature... Koushik Chandra

PHOTO

Thumb

1st finger

middle finger

ring finger

small finger

left hand

right hand



Name... SUBHAS CHANDRA DAS

Signature... Subhas Chandra Das

PHOTO

Thumb

1st finger

middle finger

ring finger

small finger

left hand

right hand



Name... RAJDEEP DAS

Signature... Rajdeep Das

Thumb

1st finger

middle finger

ring finger

small finger

left hand

right hand

Signature

Signature

PHOTO

Signature...

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 751 to 770
being No 03685 for the year 2008.



Chakrabarti
(Bijoy Kr Chakrabarti) 24-December-2008
DISTRICT SUB-REGISTRAR-I
Office of the D.S.R.-I SOUTH 24-PARGANAS
West Bengal

RECEIPT / MEMO

RECEIVED of and from the withinnamed purchasers, the withinmentioned sum of Rs.18,61,500/- (Rupees Eighteen lac sixty-one thousand five hundred) only in full payable under these presents in the manner follows :

To			
1. Paid by cash on 06.11.2008	...	Rs. 2,00,000.00	
2. Paid by cash on 02.12.2008	...	Rs. ...67,500.00	
3. Paid by Bank Cheque no. 507834 dated 22.12.2008 drawn on SBI, Comm.Br., J.L.Nehru Road Kolkata-700 071	...	<u>Rs. 15,94,000.00</u>	
	...	<u>Rs. 18,61,500.00</u>	Total

(Rupees Eighteen Lac Sixty-one Thousand Five Hundred only)

Witnesses :

1. TINKU CHANDA
121/F Raja S.C Mallik
Road.
Kol- 47

2. SHYAMAL KUMAR NANDY
404/G/3 N.S.C. BOSE
ROAD. KOL-700 047

Koushik Choudhary
VENDOR