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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

DEED OF CONVEYANCE


Additional District Sub-Registrar
Biswanat, New Town, North 24-Pgs.

~~6 AUG 2016~~

26 AUG 2016

1. Date : 26th August 2016
2. Place : Kolkata
3. Parties :
 - 3.1 S U K A M A L
NASKAR [PAN NO.]

No. 75206
Name:
Address:
Pinaki Chattopadhyay
Advocate
Barasat Judges Court
Reg. No: WB/501/94

Ra.
Kolkata Collectorate,
11, Netaji Subhas Rd.
Kolkata-1
Amal Kr. Saha
Licensed Stamp
Vendor.
Date: 12 AUG 2016



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Prishu Das
P.O. Haranandan Das
D/7 Arjunpur
P.O. Arjunpur
P.S. Balpiah
Kal-70059
Advocate

AUJPN7191A], son of Late Khetra Mohan Naskar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at RC-44/5, Raghunathpur (North), P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the “OWNER/VENDOR” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, executors, representatives and assigns) of the ONE PART.

AND

3.2 SURAJIT KUMAR DAS [PAN NO. AIEPD0782E], son of Late Gopal Chandra Das, by faith - Hindu, by occupation - Business, by nationality - Indian, presently residing at AS-1/2, Arjunpur, P.O. Arjunpur, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the “PURCHASER” (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the OTHER PART.

Owner/Vendor and the Purchaser collectively Parties and individually Party.



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NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-**4. Subject Matter of Conveyance :**

4.1 **Said Property : ALL THAT** piece and parcel of Vendor's **undivided 1/3rd share** of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land</u>	<u>Sold Property</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>		<u>[undivided 1/3rd share]</u>
				<u>K - CH - SFT</u>	<u>K - CH - SFT</u>
223	296	1674	Danga	01 - 11 - 39	00 - 09 - 13.00
224	310	1674	Sali	<u>04 - 03 - 32</u>	<u>01 - 06 - 25.67</u>
				<u>05 - 15 - 26</u>	<u>01 - 15 - 38.67</u>

In total land measuring **1 (One) Cottah 15 (Fifteen) Chittacks 38.67 (Thirty Eight Point Six Seven) sq.ft.** be the same a little more or less, being vendor's undivided 1/3rd share of total First Schedule land measuring 5 (Five) Cottahs 15 (Fifteen) Chittacks 26 (Twenty Six) sq.ft. more or less, comprised in **R.S./L.R. Dag Nos. 223 & 224**, under **R.S. Khatian Nos. 296 & 310, L.R. Khatian No. 1674**, lying and situate at **Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat presently Baguiati, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. RGM-17/166 in Ward No. 17, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 9, being Premises No. RC-44/5, Raghunathpur (North), Kolkata - 700 059, in the District North 24 Parganas, in the State of West Bengal. [SAID PROPERTY/SOLD PROPERTY].**



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The total land is morefully described in the First Schedule hereunder written. The Said Property/Sold Property is morefully described in the Second Schedule hereunder written. The Said Property/Sold Property being part/undivided share of the total property as morefully described in the First Schedule hereunder written. A Site Plan of the total property is enclosed herewith and will be treated as part and parcel of this present Deed.

5. **Background, Representations, Warranties and Covenants :**

5.1 **Representations and Warranties Regarding Title :** The Owner/Vendor has made the following representations and given the following warranties to the Purchaser regarding title.

5.1.1 **Purchase by Khetra Mohan Naskar @ Kshetra Mohan Naskar from Gopal Chandra Naskar & Seven Others :** One Kshetra Mohan Naskar, son of Late Surendra Nath Naskar, purchased a land measuring :

<u>C.S. Dag</u>	<u>R.S. Dag</u>	<u>C.S. Khatian</u>	<u>R.S. Khatian</u>	<u>Purchased Land</u>
<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>
222	223	190	296	5.50

In total land measuring 5.50 (Five Point Five Zero) Decimals more or less, comprised in C.S. Dag No. 222, R.S. Dag No. 223, under C.S. Khatian No. 190, R.S. Khatian No. 296, in Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, from one (1) Gopal Chandra Naskar, (2) Nepal Chandra Naskar, (3) Shyam Chandra Naskar, (4) Bhuban Chandra Naskar, (5) Rabindra Nath Naskar, (6) Basu Chandra Naskar, (7) Indranath Naskar & (8) Fatick Chandra Naskar, all sons of Late Jugal Krishna Naskar, by the strength of a Registered Deed of Conveyance, executed on 16.11.1964, registered on 17.11.1964,



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registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 124, Pages 162 to 166, being Deed No. 8723 for the year 1964.

- 5.1.2 **Again Purchase by Kshetra Mohan Naskar from Satyen Chandra Naskar & Four Others :** The said Kshetra Mohan Naskar, son of Late Surendra Nath Naskar, again purchased a land measuring :

<u>C.S. Dag</u>	<u>R.S. Dag</u>	<u>C.S. Khatian</u>	<u>R.S. Khatian</u>	<u>Purchased Land</u>
<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>
222	223	190	296	5.50

In total land measuring 5.50 (Five Point Five Zero) Decimals more or less, comprised in C.S. Dag No. 222, R.S. Dag No. 223, under C.S. Khatian No. 190, R.S. Khatian No. 296, in Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, from one (1) Tarak Dasi, wife of Late Radhakanta Naskar and (2) Satyen Chandra Naskar, (3) Niranjana Naskar, (4) Janak Chandra Naskar & (5) Adhir Chandra Naskar, all sons of Late Radhakanta Naskar, by the strength of a Registered Deed of Conveyance, executed on 16.11.1964, registered on 17.11.1964, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 120, Pages 230 to 233, being Deed No. 8724 for the year 1964.

- 5.1.3 **Again Purchase by Kshetra Mohan Naskar from Laxmikanta Naskar & Three Others :** The said Kshetra Mohan Naskar, son of Late Surendra Nath Naskar, again purchased a land measuring :

<u>C.S. Dag</u>	<u>R.S. Dag</u>	<u>C.S. Khatian</u>	<u>R.S. Khatian</u>	<u>Purchased Land</u>
<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>
222	224	190	310	11



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In total land measuring 11 (Eleven) Decimals more or less, comprised in C.S. Dag No. 222, R.S. Dag No. 224, under C.S. Khatian No. 190, R.S. Khatian No. 310, in Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, from one (1) Laxmikanta Naskar, (2) Radhaballav Naskar, (3) Gopi Ballav Naskar & (4) Shyam Ballav Naskar, all sons of Late Siddhiswar Naskar, by the strength of a Registered Deed of Conveyance, registered on 18.08.1971, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 65, Pages 90 to 93, being Deed No. 4267 for the year 1964.

5.1.4 **Absolute Ownership of Kshetra Mohan Naskar under Deed No. 8723 for the year 1964, Deed No. 8724 for the year 1964 & Deed No. 4267 for the year 1971 :** Thus on the basis of the aforesaid three deeds, bearing Deed No. 8723 for the year 1964, Deed No. 8724 for the year 1964 & Deed No. 4267 for the year 1971, the said Kshetra Mohan Naskar, became the absolute owner of ALL THAT piece and parcel of land measuring 22 (Twenty Two) Decimals more or less, comprised in C.S. Dag No. 222, R.S. Dag Nos. 223 & 224, under C.S. Khatian No. 190, R.S. Khatian Nos. 296 & 310, in Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

5.1.5 **Physical Measurement of Land :** After purchasing the aforesaid properties, the said Kshetra Mohan Naskar physically measured the aforesaid total purchased land and it is found that the actual/physical land of the said purchased land is 14 (Fourteen) Decimals more or less instead of land measuring 22 (Twenty Two) Decimals more or less in R.S. Dag Nos. 223 & 224 in Mouza - Raghunathpur.



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5.1.6 **L.R. Record :** In L.R. Settlement, the name of the said Kshetra Mohan Naskar recorded his name in respect of the aforesaid property, in following manner :

<u>R.S./L.R.</u> <u>Dag No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land</u> <u>in Dag</u> <u>[In Decimal]</u>	<u>Share in Dag, out</u> <u>of 1.0000 share</u>	<u>Area Record</u> <u>[In Decimal]</u>
223	1674	Danga	7	0.5017	4
224	1674	Sali	7	1.0000	7

5.1.7 **Gift by Kshetra Mohan Naskar to his sons, (1) Bhabani Sankar Naskar @ B.S. Naskar, (2) Sukamal Naskar & (3) Shuvendu Naskar :** The said Kshetra Mohan Naskar, son of Late Surendra Nath Naskar, out of his ownership, gifted a land measuring :

<u>C.S. Dag</u> <u>No.</u>	<u>R.S./L.R.</u> <u>Dag No.</u>	<u>C.S. Khatian</u> <u>No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Gifted Property</u> <u>K - CH - SFT.</u>
222	223	190	296	1674	01 - 11 - 39
222	224	190	310	1674	04 - 03 - 32 05 - 15 - 26

In total a demarcated plot of land measuring 5 (Five) Cottahs 15 (Fifteen) Chittacks 26 (Twenty Six) sq.ft. more or less, comprised in C.S. Dag No. 222 corresponding to R.S./L.R. Dag Nos. 223 & 224, under C.S. Khatian No. 190, R.S. Khatian Nos. 296 & 310, L.R. Khatian No. 1674, in Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to his sons namely (1) Bhabani Sankar Naskar @ B.S. Naskar, (2) Sukamal Naskar & (3) Shuvendu Naskar, by the strength of a Registered Deed of Gift, registered on 12.04.1991, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 51, Pages 489 to 496, being Deed No. 2873 for the year 1991.



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5.1.8 **Record by (1) Bhabani Sankar Naskar @ B.S. Naskar, (2) Sukamal Naskar & (3) Shuvendu Naskar** : After receiving the aforesaid property, the said (1) Bhabani Sankar Naskar @ B.S. Naskar, (2) Sukamal Naskar & (3) Shuvendu Naskar, jointly recorded their names in the record of the concerned Rajarhat Gopalpur Municipality, having Holding No. RGM-17/166 in Ward No. 17, being Premises No. RC-44/5, Raghunathpur (North), Kolkata - 700 059, in respect of the aforesaid property.

5.1.9 **Absolute Joint Ownership of (1) Bhabani Sankar Naskar @ B.S. Naskar, (2) Sukamal Naskar & (3) Shuvendu Naskar under Deed No. 2873 for the year 1991** : Thus on the basis of the aforesaid Registered Deed of Gift, bearing Deed No. 2873 for the year 1991, the said (1) Bhabani Sankar Naskar @ B.S. Naskar, (2) Sukamal Naskar & (3) Shuvendu Naskar, became the absolute joint owners of :

ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Absolute Joint Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>K - CH - SFT.</u>
223	296	1674	Danga	01 - 11 - 39
224	310	1674	Sali	04 - 03 - 32 05 - 15 - 26

In total a demarcated plot of land measuring **5 (Five) Cottahs 15 (Fifteen) Chittacks 26 (Twenty Six) sq.ft. be the same a little more or less**, comprised in **R.S./L.R. Dag Nos. 223 & 224, under R.S. Khatian Nos. 296 & 310, L.R. Khatian No. 1674**, lying and situate at **Mouza - Raghunathpur**, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat presently Baguiati, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. RGM-17/166 in Ward No. 17, presently within the local limit of Bidhannagar Municipal Corporation in Ward



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No. 9, being Premises No. RC-44/5, Raghunathpur (North), Kolkata - 700 059, in the District North 24 Parganas, in the State of West Bengal, and morefully described in the First Schedule hereunder written, and each having undivided 1/3rd share in the aforesaid total property.

5.1.10 **Individual Ownership of (1) Bhabani Sankar Naskar @ B.S. Naskar, (2) Sukamal Naskar & (3) Shuvendu Naskar in R.S./L.R. Dag Nos. 223 & 224 :** The individual ownership of the said (1) Bhabani Sankar Naskar @ B.S. Naskar, (2) Sukamal Naskar & (3) Shuvendu Naskar in the aforesaid land comprised in R.S./L.R. Dag Nos. 223 & 224 in Mouza - Raghunathpur, is/are as follows :-

<u>Name of the Owner</u>	<u>R.S./L.R. Dag</u>	<u>R.S./L.R. Dag</u>	<u>Total Individual</u>
	<u>No. 223</u>	<u>No. 224</u>	<u>Ownership</u>
	<u>K - CH - SFT</u>	<u>K - CH - SFT</u>	<u>K - CH - SFT.</u>
Bhabani Sankar Naskar	00 - 09 - 13	01 - 06 - 25.66	01 - 15 - 38.66
Shuvendu Naskar	00 - 09 - 13	01 - 06 - 25.67	01 - 15 - 38.67
Sukamal Naskar	<u>00 - 09 - 13</u>	<u>01 - 06 - 25.67</u>	<u>01 - 15 - 38.67</u>
	<u>01 - 11 - 39</u>	<u>04 - 03 - 32.00</u>	<u>05 - 15 - 26.00</u>

5.1.11 **Absolute Ownership of Sukamal Naskar :** Thus on the basis of the aforementioned facts and circumstances, the said **Sukamal Naskar**, present Owner herein, became the absolute owner of :

ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Absolute Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>K - CH - SFT.</u>
223	296	1674	Danga	00 - 09 - 13.00
224	310	1674	Sali	<u>01 - 06 - 25.67</u>
				<u>01 - 15 - 38.67</u>



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In total land measuring **1 (One) Cottah 15 (Fifteen) Chittacks 38.67 (Thirty Eight Point Six Seven) sq.ft.** be the same a little more or less, being undivided 1/3rd share in the aforesaid total land measuring 5 (Five) Cottahs 15 (Fifteen) Chittacks 26 (Twenty Six) sq.ft. more or less, comprised in **R.S./L.R. Dag Nos. 223 & 224**, under **R.S. Khatian Nos. 296 & 310, L.R. Khatian No. 1674**, lying and situate at **Mouza - Raghunathpur**, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat presently Baguiati, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. RGM-17/166 in Ward No. 17, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 9, being Premises No. RC-44/5, Raghunathpur (North), Kolkata - 700 059, in the District North 24 Parganas, in the State of West Bengal, and morefully described in the Second Schedule hereunder written [**SAID PROPERTY/SOLD PROPERTY**].

6. **Desire of Sale by Sukamal Naskar to the present Purchaser :** The said **Sukamal Naskar**, Owner/Vendor herein, decides to sell the **SAID PROPERTY** and morefully described in the Second Schedule hereunder written, to the present Purchaser, at a total consideration of **Rs. 15,00,000.00 (Rupees Fifteen Lakh) only**.

6.1 **Acceptance by Purchaser :** The Purchaser herein has accepted the aforesaid proposal of the Owner/Vendor herein and agreed to purchase the **SAID PROPERTY** morefully described in the Second Schedule hereunder written, at an agreed consideration of **Rs. 15,00,000.00 (Rupees Fifteen Lakh) only**.

The total land measuring 5 (Five) Cottahs 15 (Fifteen) Chittacks 26 (Twenty Six) sq.ft. more or less is morefully described in the First Schedule hereunder written. The Said Property/Sold Property is morefully described in the Second Schedule hereunder written.



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The Said Property/Sold Property being part/undivided share of the total property as morefully described in the First Schedule hereunder written. A Site Plan of the total property is enclosed herewith and will be treated as part and parcel of this present Deed.

- 6.2 **Title of the Owner/Vendor :** Thus in the abovementioned facts and circumstances and on the basis of the aforesaid deed, the Owner/Vendor has become the absolute owner of the Said Property.
- 6.3 **True and Correct Representations :** The Owner/Vendor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
7. **Representations, Warranties and Covenants regarding Encumbrances :** The Owner/Vendor represents, warrants and covenants regarding encumbrances as follows :
- 7.1 **No Acquisition / Requisition :** The Owner/Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 7.2 **No Excess Land :** The Owner/Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 7.3 **No Encumbrance by Act of Owner/Vendor :** The Owner/Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.



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- 7.4 **Right, Power and Authority to Sell :** The Owner/Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser herein.
- 7.5 **No Dues :** No tax in respect of the Said Property is due to the concerned authority or authorities and no Certificate Case is pending for realisation of any taxes from the Owner/Vendor herein.
- 7.6 **No Right of Preemption :** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 7.7 **No Mortgage :** No mortgage or charge has been created by the Owner/Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 7.8 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispensens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Owner/Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owner/Vendor or the Owner/Vendor's predecessor's-in-title and the title of the Owner/Vendor to the Said Property is free, clear and marketable.
- 7.9 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 7.10 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Owner/Vendor from selling, transferring and / or alienating the Said Property or any part thereof.



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8. **Basic Understanding :**

8.1 **Agreement to Sell and Purchase :** The Owner/Vendor has approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), has agreed to purchase the Said Property from the Owner/Vendor herein.

9. **Transfer :**

9.1 **Hereby Made :** The Owner/Vendor hereby jointly sell, convey and transfer to the Purchaser the entirety of his right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** morefully described in the Second Schedule below free from all encumbrances.

9.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs. 15,00,000.00 (Rupees Fifteen Lakh) only** paid by the Purchaser to the Owner/Vendor, receipt of which the Owner/Vendor hereby and by the Memo and Receipt hereunder written admits and acknowledges.

10. **Terms of Transfer :**

10.1 **Salient Terms :** The transfer being effected by this Conveyance is :

10.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.

10.1.2 **Absolute :** Absolute, irreversible and perpetual.



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- 10.1.3 **Together with All Other Appurtenances :** Together with all other rights the Owner/ Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 10.2 **Subject to :** The transfer being effected by this Conveyance is subject to :
- 10.2.1 **Indemnification :** Indemnification by the Owner/Vendor about the correctness of his title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owner/Vendor about the correctness of his title and the representations and authority to sell, which if found defective or untrue at any time, the Owner/Vendor shall, at his own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.
- 10.2.2 **Transfer of Property Act :** All obligations and duties of Owner/Vendor and the Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 10.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the Owner/Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 10.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Owner/Vendor, with regard to which the Owner/Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 10.5 **Holding Possession :** The Owner/Vendor hereby covenant that the Purchaser and his heirs, executors, administrators, representatives and assigns, shall and may, from



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time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owner/Vendor.

- 10.6 **Indemnity** : The Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and his heirs, executors, administrators, representatives and assigns and / or his successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the purchaser and his heirs, executors, administrators, representatives and assigns and / or his successors-in-interest by reason of any defect in title of the Owner/Vendor or any of the representations being found to be untrue.
- 10.7 **No Objection to Mutation** : The Owner/Vendor declares that the Purchaser can fully be entitled to mutate his name in the record of the B.L. & L.R.O. and also in the record of the concerned Municipal/Corporation Authority and / or any other concerned authority/authorities and to pay tax or taxes and all other impositions in his own name. The Owner/Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 10.8 **Further Acts** : The Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and / or his successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs

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THE FIRST SCHEDULE ABOVE REFERRED TO
[DESCRIPTION OF TOTAL PROPERTY]

ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land/Joint Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>K - CH - SFT.</u>
223	296	1674	Danga	01 - 11 - 39
224	310	1674	Sali	04 - 03 - 32
				05 - 15 - 26

In total land measuring **5 (Five) Cottahs 15 (Fifteen) Chittacks 26 (Twenty Six) sq.ft. be the same a little more or less**, comprised in **R.S./L.R. Dag Nos. 223 & 224**, under **R.S. Khatian Nos. 296 & 310, L.R. Khatian No. 1674**, lying and situate at **Mouza - Raghunathpur**, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat presently Baguiati, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. RGM-17/166 in Ward No. 17, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 9, being Premises No. RC-44/5, Raghunathpur (North), Kolkata - 700 059, in the District North 24 Parganas, in the State of West Bengal. The total land is butted & bounded as follows :-

- ON THE NORTH : 4 ft. Wide Common Passage & R.S. Dag No. 222.
 ON THE SOUTH : Bakreswar Naskar (R.S. Dag No. 225).
 ON THE EAST : 12 ft. Wide Common Passage [Raghunathpur Road] & Land of S.B. Saha (R.S. Dag No. 223).
 ON THE WEST : Owner's Ezmal property.



Additional District Sub-Registrar
Rajahmundry, New Town, North 24 Pgs

26 AUG 2016

THE SECOND SCHEDULE ABOVE REFERRED TO
[SOLD PROPERTY/SAID PROPERTY]

ALL THAT piece and parcel of Vendor's **undivided 1/3rd share** of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Joint Ownership</u>	<u>Sold Property</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>/Total Land</u>	<u>[undivided 1/3rd share]</u>
				<u>K - CH - SFT</u>	<u>K - CH - SFT</u>
223	296	1674	Danga	01- 11 - 39	00 - 09 - 13.00 ✓
224	310	1674	Sali	<u>04- 03 - 32</u>	<u>01 - 06 - 25.67</u> ✓
				<u>05- 15 - 26</u>	<u>01 - 15 - 38.67</u> ✓

In total land measuring **1 (One) Cottah 15 (Fifteen) Chittacks 38.67 (Thirty Eight Point Six Seven) sq.ft. be the same a little more or less**, being vendor's undivided 1/3rd share of total First Schedule land measuring 5 (Five) Cottahs 15 (Fifteen) Chittacks 26 (Twenty Six) sq.ft. more or less, comprised in **R.S./L.R. Dag Nos. 223 & 224**, under **R.S. Khatian Nos. 296 & 310, L.R. Khatian No. 1674**, lying and situate at **Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat presently Baguiati, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. RGM-17/166 in Ward No. 17, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 9, being Premises No. RC-44/5, Raghunathpur (North), Kolkata - 700 059, in the District North 24 Parganas, in the State of West Bengal.**

The Said Property/Sold Property being undivided share/part of the vendor in the total property as described in the First Schedule hereinabove stated.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

26 AUG 2016

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *Surendra Naskar*
S/o - Late Kshetra Mohan Naskar
R.C - 44/5 Rajanatha Pur., Kol-59

2. *Prakash Naskar*

S/o Kanai Naskar.

RM-60 Radhenu Nath Pur.

Kol - 59

*Drafted By: Parash Nandya Samanta
Adv.
F/1305/2011
Judge's Court, Barabati.*

For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By :

Gopa Dasgupta

Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.

Sukamal Naskar

Sukamal Naskar

Owner/Vendor

Surajit Das
Surajit Kumar Das

Purchaser





Additional District Sub-Registrar
Rajahmundry, New Town, North 24 Pgs

26 AUG 2016

MEMO OF CONSIDERATION

Received a sum of Rs. 15,00,000.00 (Rupees Fifteen Lakh) only as full and final consideration money of the schedule property morefully mentioned in the Second Schedule hereinbefore written, from the above named purchaser.

Cheque No	Bank.	Date
000141	H.D.F.E. Raghunathpur	25-08-2016
000024	B.O.B. Khulna	24-08-2016
000025	B.O.B. Khulna	24-08-2016

Rs. 5,00,000.
Rs. 5,00,000.
Rs. 5,00,000.
<u>Total Rs 15,00,000/-</u>

Sukamal Naskar

Witnesses :-

1. Surenchandra Naskar
S/o - Late Kshetra Mahua Naskar
Rc - 44/5 Raghunathpur, Kol - 59.
2. Brokash Naskar
S/o Kanai Naskar.

RM-60 Raghunath Pur.
kol - 59

Sukamal Naskar

Sukamal Naskar

Owner/Vendor

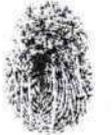


Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs

26 AUG 2016

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

ATTESTED *Surajit Das*

Surajit Das

	L.H.					
	R.H.					

Sukarnal Naskar

ATTESTED :- *Sukarnal Naskar*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-



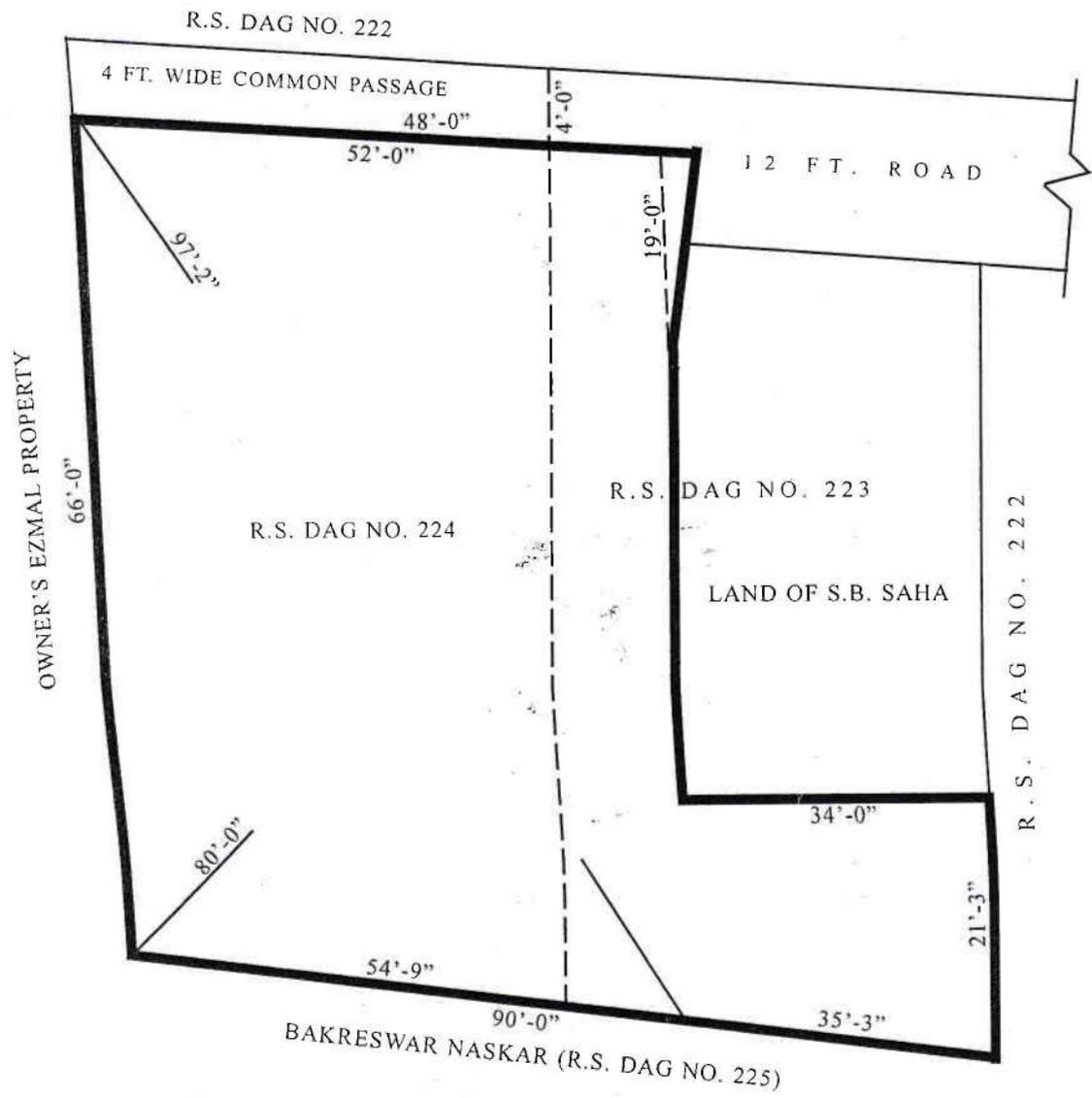
Additional District Sub-Registrar
Rajahmundry, New Town, North 24 Parganas

26 AUG 2016

SITE PLAN OF LAND MEASURING 1 COTTAH II CHITTACKS 39 SQ.FT. IN R.S./L.R. DAG NO. 223 AND 4 COTTAHS 3 CHITTACKS 32 SQ.FT. IN R.S./L.R. DAG NO. 224, IN TOTAL LAND MEASURING 5 COTTAHS 15 CHITTACKS 26 SQ.FT. MORE OR LESS, UNDER R.S. KHATIAN NOS. 296 & 310, L.R. KHATIAN NO. 1674, IN MOUZA - RAGHUNATHPUR, J.L. NO. 8, P.S. BAGUIATI, FORMERLY RAJARHAT GOPALPUR MUNICIPALITY, HAVING HOLDING NO. RGM-17/166, WARD NO. 17, PRESENTLY BIDHANNAGAR MUNICIPAL CORPORATION IN WARD NO. 9, PREMISES NO. RC-44/5, RAGHUNATHPUR (NORTH), KOLKATA - 700 059, DISTRICT NORTH 24 PARGANAS, WEST BENGAL.



OWNER/VENDOR : SUKAMAL NASKAR
 PURCHASER : SURAJIT KUMAR DAS
 SOLD PROPERTY : UNDIVIDED 1/3RD SHARE IN THE TOTAL LAND I.E. 1K - 15CH - 38.67 SQ.FT. MORE OR LESS IN R.S./L.R. DAG NOS. 223 & 224



Sukamal Naskar

Surajit Das

NOT IN SCALE
 DRAWN BY:
 GOPA DASGUPTA

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER



Additional District Sub-Registrar
Rajahmundry, New Town, North 24 Pgs

26 AUG 2016

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-002056101-1 Payment Mode Online Payment
GRN Date: 26/08/2016 11:15:42 Bank: Bank of Baroda
BRN: 52483657 BRN Date: 26/08/2016 11:36:00

DEPOSITOR'S DETAILS

Id No. : 15230001178234/1/2016
[Query No./Query Year]

Name : PINAKI CHATTOPADHYAY
Contact No. : Mobile No. : +91 9830061809
E-mail :
Address : SANGEETA APPT TEGHARIA
KOL-157
Applicant Name : Mr P CHATTOPADHYAY
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001178234/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	45345
2	15230001178234/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	288544
Total				333889

In Words : Rupees Three Lakh Thirty Three Thousand Eight Hundred Eighty Nine only

Sudhakar Nathas

Surajit



Additional District Sub-Registrar
Rajahmundry, New Town, North 24 Pgs

26 AUG 2016

Major Information of the Deed

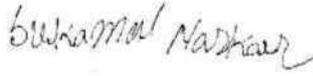
Deed No :	I-1523-00838/2017	Date of Registration	07/02/2017
Query No / Year	1523-0001178234/2016	Office where deed is registered	
Query Date	20/08/2016 12:56:06 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	P CHATTOPADHYAY SANGEETA APT., TEGHARIA MAIN RD, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830061809, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 41,21,772/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,88,644/- (Article:23)	Rs. 45,345/- (Article:A(1), E)		
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Raghunathpur Road, Mouza: Raghunathpur

Sch No	Plot Number	Khatian Number	Land Use Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-223	LR-1674	Bastu	Danga	9 Chatak 13 Sq Ft	4,37,228/-	12,01,750/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-224	LR-1674	Bastu	Shali	1 Katha 6 Chatak 25.66 Sq Ft	10,62,772/-	29,20,022/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			3.2855Dec	15,00,000 /-	41,21,772 /-	
		Grand Total :			3.2855Dec	15,00,000 /-	41,21,772 /-	

Seller Details :

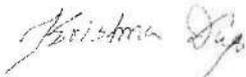
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr SUKAMAL NASKAR Son of Late KHETRA MOHAN NASKAR Executed by: Self, Date of Execution: 26/08/2016 , Admitted by: Self, Date of Admission: 26/08/2016 ,Place : Office			
	06/12/2016		LTI 06/12/2016	06/12/2016
	RC-44/5, RAGHUNATHPUR NORTH, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AUJPN7191A, Status :Individual			



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SURAJIT KUMAR DAS Son of Late GOPAL CHANDRA DAS Executed by: Self, Date of Execution: 26/08/2016 , Admitted by: Self, Date of Admission: 26/08/2016 ,Place : Office	Photo  26/08/2016	Finger Print  LTI 26/08/2016	Signature  26/08/2016
Son of Late GOPAL CHANDRA DAS Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIEPD0782E, Status :Individual				

Identifier Details :

Name & address	
Mr KRISHNA DAS Son of Mr HARAMOHAN DAS PD 7, ARJUNPUR, P.O:- ARJUNPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SUKAMAL NASKAR, Mr SURAJIT KUMAR DAS	26/08/2016 

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SUKAMAL NASKAR	Mr SURAJIT KUMAR DAS-0.957917 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr SUKAMAL NASKAR	Mr SURAJIT KUMAR DAS-2.32755 Dec

Endorsement For Deed Number : I - 152300838 / 2017



On 22-08-2016

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 41,21,772/-

Panchali Munshi

Panchali Munshi
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 26-08-2016

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

Presented for registration at 13:57 hrs on 26-08-2016, at the Office of the A.D.S.R. RAJARHAT by Mr SURAJIT KUMAR DAS ,Claimant.

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

Execution is admitted on 26/08/2016 by 1. Mr SUKAMAL NASKAR, Son of Late KHETRA MOHAN NASKAR, RC-44/5, RAGHUNATHPUR NORTH, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. Mr SURAJIT KUMAR DAS, Son of Late GOPAL CHANDRA DAS, AS-1/2, ARJUNPUR, P.O: BAGUIATI, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Mr KRISHNA DAS, , Son of Mr HARAMOHAN DAS, PD 7, ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,345/- (A(1) = Rs 45,331/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 45,345/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2016 11:36AM with Govt. Ref. No: 192016170020561011 on 26-08-2016, Amount Rs: 45,345/-, Bank: Bank of Boroda (BARBOINDIAE), Ref. No. 52483657 on 26-08-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,88,544/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,88,544/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25206, Amount: Rs.100/-, Date of Purchase: 12/08/2016, Vendor name: A K SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2016 11:36AM with Govt. Ref. No: 192016170020561011 on 26-08-2016, Amount Rs: 2,88,544/-, Bank: Bank of Boroda (BARBOINDIAE), Ref. No. 52483657 on 26-08-2016, Head of Account 0030-02-103-003-02

Debasish Dhar

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



On 07-02-2017

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 of Indian Stamp Act 1899.



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 23734 to 23762

being No 152300838 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.02.07 13:05:33 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 07-02-2017 13:05:32
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



DATED THE DAY OF 2016

DEED OF CONVEYANCE

BETWEEN

Sukamal Naskar
Owner/Vendor

Surajit Kumar Das
Purchaser

Drafted By

Pinaki Chattopadhyay & Associates
Advocates

Sangita Apartment, Ground Floor
Teghoria Main Road
Kolkata - 700 157
Ph : 2570 8471

Composed By

Gopa Dasgupta
Teghoria Main Road
Kolkata - 700 157