

6212167

भारतीय गैर न्यायिक INDIA NON JUDICIAL



रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 048253

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

928094

Registrar U/S 7(2)  
District Sub Registrar N  
24 Pgs (N) Barasat

16 SEP 2013

**DEED OF CONVEYANCE**  
Govt. Assessed Value Rs. 6,90,909/- only  
Sale Value : Rs.4,50,000/- only

This DEED OF CONVEYANCE made on this 13th day of September, Two thousand and Thirteen.

B E T W E E N

1641 11/9/2013  
Ananda Verma

Jagata Banga Road, Aira

বার ম্যাচ কোর্ট  
উত্তর পবগা

ক্রমিক তারিখ 04/9/2013  
মোট মূল্য 150,000/-

ট্রেজারী অফিস, বারাসাত  
ভেডার শ্রী সুরত চ্যাটার্জী

স্বাক্ষর

5537

স্বাক্ষর



Registrar (US 7(2))  
District Sub-Registrar II  
24 Pge (N) Baraset

113 SEP 2013

Swiba prasad Chattarji  
Slc- Kt. A.K. Chattarji  
of N.P Road, Barasat  
Kal-124. Business

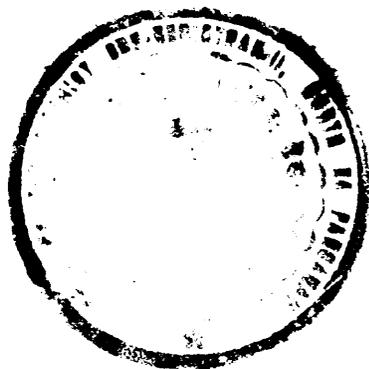
(Page : 2)

SRI SAMIR GHOSH, Son of Late Krishnapada Ghosh, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Gopalpur, P.O. - R-Gopalpur, P.S. - Airport, Kolkata - 700136, <sup>Voter Card No - WB/20/001/180272</sup> District - North 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 respective heirs, executors, successors, legal representatives, administrators, and/or assigns) of the FIRST PART.

A N D

SRI ANAND VERMA, Son of Sri Babulal Verma, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Jagardanga Road, P.O. - Rajarhat-Gopalpur, P.S. - Airport, Kolkata - 700136, <sup>Pan - ADZPV 2045C</sup> District - North 24 Parganas, hereinafter called and referred to as the "PURCHASER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, executors, administrators, legal representatives, successors and/or assigns) of the SECOND PART.

WHEREAS the predecessor grandfather of the Vendor herein namely Jagat Chandra Ghosh, Son of Jadab Chandra Ghosh, was the sole and absolute owner according to L.R. R.O.R. vide L.R. Khatian No. 1105 in respect of ALL THAT piece and parcel of Shali land measuring an area of 58 Decimals as 5000 share out of 1.16 Acres,



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Registrar WS 7(2)  
District of ...  
28

17 3 SEP 2013

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comprising in R.S. & L.R. Dag No. 4332, under R.S. Khatian No. 2981, corresponding to L.R. Khatian No. 1105 (recorded in the name of Jagat Chandra Ghosh), alongwith other properties, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 05 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas and absolutely seized and possessed the same peacefully without interruption of others.

AND WHEREAS while being in peaceful possession over the same, said Jagat Chandra Ghosh, died intestate leaving behind his son namely Krishnapada Ghosh alongwith other legal heirs and successors and thus they jointly inherited the aforesaid property according to Hindu Succession Act and jointly seized and possessed the same peacefully without interruption of others.

AND WHEREAS while being in joint possession over the aforesaid inherited property, said Krishnapada Ghosh, also died intestate leaving behind his only son namely Samir Ghosh (i.e. the VENDOR herein) alongwith other legal heirs and successors and thus they jointly inherited the aforesaid property according to Hindu Succession Act and jointly seized and possessed the same peacefully without interruption of others.

AND WHEREAS by virtue of aforesaid description,

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the Vendor herein became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of **02 Decimals** out of 58 Decimals out of 1.16 Acres, comprising in R.S. & L.R. Dag No. 4332, under R.S. Khatian No. 2981, corresponding to **L.R. Khatian No. 1105** (recorded in the name of Jagat Chandra Ghosh), alongwith other properties, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 05 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas and absolutely seized and possessed of or otherwise well and sufficiently entitled to the same peacefully without interruption of others, free from all encumbrances, by paying rent and taxes regularly before the concerned authority from time to time and have full power of rights and title for sell the said property.

AND WHEREAS being need of money, the abovenamed Vendor intend to sell out ALL THAT piece and parcel of Shali land measuring an area of **02 Decimals** out of 58 Decimals out of 1.16 Acres, comprising in R.S. & L.R. Dag No. 4332, under R.S. Khatian No. 2981, corresponding to **L.R. Khatian No. 1105** (recorded in the name of Jagat Chandra Ghosh), alongwith other properties, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 05 of Rajarhat

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Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas, morefully described in the schedule hereunder written and the Purchaser herein intend to purchase the same, at and for a valuable consideration of **Rs. 4,50,000/- (Rupees Four Lakhs Fifty thousand)** only, free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the total consideration of a sum of **Rs. Rs. 4,50,000/- (Rupees Four Lakhs Fifty thousand)** only to the Vendor paid by the Purchaser at or immediately before the execution of these presence (the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof) acquit, release and discharge the Purchaser, his successors, executors, administrators, representatives and assigns and also the said property they the Vendor as beneficial owners do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser, his successors, executors, administrators, representatives and assigns ALL THAT piece and parcel of Shali land measuring an area of **02 Decimals** out of 58 Decimals out of 1.16 Acres, comprising in R.S. & L.R. Dag No. 4332, under R.S. Khatian No. 2981, corresponding to **L.R. Khatian No. 1105** (recorded in the name of Jagat Chandra Ghosh), alongwith other properties, lying and situated at MOUZA

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- GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 05 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas, morefully and particularly described in the Schedule hereinafter written TOGETHER WITH other rights, easement rights of the property, OR HOWSOEVER OTHERWISE the said property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH benefit and advantages of ancient and other rights, liberties, easements, privileges, appendages, appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together further more all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof AND all deeds, pattas, muniments, writings and evidences, of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, administrators or representatives or any persons from whom he or they can or may procure the same

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without action or suit at law or in equity to enter into AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the Purchaser, his successors, executors, administrators, representatives and assigns forever free and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor doth hereby for themselves, their heirs, executors, administrators and representatives, covenants with the Purchaser, his heirs, successors, executors, administrators, legal representatives and assigns THAT NOTWITHSTANDING any act, deed or thing whatsoever by the Vendor or by any of his predecessors and ancestors in title done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transferred, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, his heirs, successors, executors, administrators, legal representatives and assigns in the manner and the Purchaser, his heirs, successors, executors, administrators, legal representatives and assigns shall and may at all

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times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of their ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered or by the Vendor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Vendor or from or under any of his predecessors or ancestors in title shall and of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, his heirs, successors, executors, administrators, legal representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things

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whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, his heirs, successors, executors, administrators, legal representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the Vendor and all of his heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, his heirs, successors, executors, administrators, legal representatives and assigns, against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereunder contained.

The Purchaser shall have all powers and be legally entitle to record his name in the government settlement records and local municipality as the absolute owner and being in possession of the said land the Purchaser shall have every right to sell, gift, mortgage or any type of transfer the Schedule property hereto and to that the Vendor or anybody under them or any body in respect of the said land shall have no objection and/or right to object/oppose and any such objection and/or opposition if comes, the same shall be declared illegal and/or rejected by all the Courts of law.

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS out of 58 Decimals out of 1.16 Acres, comprising in R.S. & L.R. Dag No. 4332, under R.S. Khatian No. 2981, corresponding to L.R. Khatian No. 1105 (recorded in the name of Jagat Chandra Ghosh), alongwith other properties, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 05 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas, is sold by this Deed of Sale. The annexed Fingerprints and Colour Photographs of the Parties herein will be treated as a part of this Deed. The Annual Proportionate Rent will be paid in favour of the Collector, North 24 Parganas as per West Bengal Land Holding Revenue Act. The land situates under Jagardanga Road.

BUTTED AND BOUNDED BY

ON THE NORTH : Dag No-4319 & 6'0" Road  
ON THE SOUTH : Dag No- 4332 (Part)  
ON THE EAST : Dag No - 4322  
ON THE WEST : Dag No - 4314

5570  
5570

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

SIGNED SEALED & DELIVERED  
IN THE PRESENCE OF  
WITNESSES:

1) Sudhis Raigaudes.  
53/2 Vivekananda  
Rd. Barasat.

सुधीस रायगुडस

-----  
SIGNATURE OF THE VENDOR

2) Siba prasad  
Chattin  
of Barasat Court



Government Of West Bengal  
Office Of the D.S.R. - II NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 12167 of 2013  
(Serial No. 12154 of 2013 and Query No. 1502L000028094 of 2013)

**On 13/09/2013**

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

Presented for registration at 14.50 hrs on :13/09/2013, at the Private residence by Samir Ghosh, Executant.

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

Execution is admitted on 13/09/2013 by

1. Samir Ghosh, son of Late Krishnapada Ghosh , Gopalpur, Thana:-Airport, P.O. :-R- Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business

Identified By Shiba Prasad Chatterjee, son of Late A. K. Chatterjee, N. P. Road, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II

**On 16/09/2013**

**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. 7629.00/-, on 16/09/2013

( Under Article : A(1) = 7590/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 16/09/2013 )

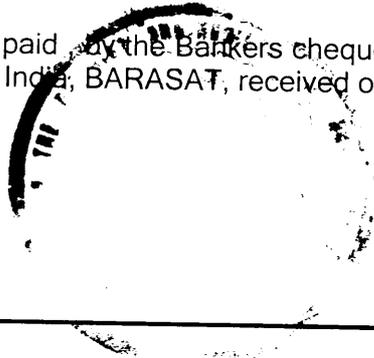
**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-6,90,909/-

Certified that the required stamp duty of this document is Rs.- 41465 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 36475/- is paid by the Bankers cheque number 008751, Bankers Cheque Date 12/09/2013, Bank : State Bank of India, BARASAT, received on 16/09/2013



( Sushil Kumar Roy )  
DISTRICT SUB-REGISTRAR-II  
EndorsementPage 1 of 2



**Government Of West Bengal**  
**Office Of the D.S.R. - II NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

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**Endorsement For Deed Number : I - 12167 of 2013**  
**(Serial No. 12154 of 2013 and Query No. 1502L000028094 of 2013)**

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**( Sushil Kumar Roy )**  
**DISTRICT SUB-REGISTRAR-II**



**( Sushil Kumar Roy )**  
**DISTRICT SUB-REGISTRAR-II**  
**EndorsementPage 2 of 2**

# UNDER RULE 44A OF THE I.R. ACT 1908

(1)

Name ANAND VERMA

Status - Presentant



*Anand Verma*

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person and attested by the said person*

*Anand Verma*  
Signature of the presentant

(2)

Name *सुरेश चंद्र*

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testat



*सुरेश चंद्र*

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person and attested by the said person*

*सुरेश चंद्र*  
Signature of the Presentant / Executant /  
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

MEMO OF CONSIDERATION

RECEIVED of and from the Purchaser above named a sum of Rs. Rs. 4,50,000/- (Rupees Four Lakhs Fifty thousand) only as the full consideration money by Cheque/Cash.

Dated-	Cheque No -	Bank -	2,00,000/-
13-9-13	850378	I.C.I.C.I	
13-9-13	850377	DO -	1,00,000/-
By cash -			1,50,000/-
			<hr/>
			4,50,000/-

WITNESSES:

1) Budhis Raiyan DAD,  
53/2 xix Kamanda Rd.  
Barasat  
2) Swba Prasad  
Chattopadhyay  
of Barasat Coast

STAN O CSR

-----  
SIGNATURE OF THE VENDOR

Drafted by:

*K. Prasad Mukhopadhyay*  
16/8/10  
(Advocate)

Dist. Judges' Court,  
Barasat, North 24 Pgs.

Computer by:

*KS*  
(Kuntal Singha Roy)  
Barasat Court.

Kshetra Prasad Mukhopadhyay  
Advocate  
Dist. Judges' Court, Barasat  
North 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 44  
Page from 1744 to 1760  
being No 12167 for the year 2013.



  
(Sushil Kumar Roy) 18-September-2013  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R. - II NORTH 24-PARGANAS  
West Bengal