

05119/13

Q2 5855

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 927470

Certified that the document is submitted to
registration. The nature Sheet / Sheet's and
the original of the Sheet's attached with
this document is the part of this document

Registrar (S 712)
District Sub-Registrar
24 Pgs (N) Burdwan

09 APR 2013

4319

Govt. Assessed Value Rs. 8,22,511/- only
DEED OF CONVEYANCE

This DEED OF CONVEYANCE made on this 9th
day of April, Two thousand and Thirteen.

B E T W E E N

GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under
Ward No. 05 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat

(Page : 2)

SRI KISHORE KUMAR GHOSH, Son of Late Anil Kumar Ghosh, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 1A, Ramkanta Bose Street, P.S. - Shyampukur, Kolkata - 700005, ^{Voter Card No - WB/21/140/174620} 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, administrators, legal representatives, successors and/or assigns) of the FIRST PART.

A N D

SRI SURESH 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, ^{Pan - ABPPV0594H} 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 one Muchhak Mondal and Yachhin Mondal, were the joint owner according to R.S. R.O.R. vide R.S. Khatian Nos. 2961 and 2962, in respect of the land measuring an area of 14 Decimals, more or less, under R.S. Dag No. 4319 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

(Page : 3)

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 said property, said Muchhak Mondal and Yachhin Mondal, jointly sold, transferred and conveyed ALL THAT piece and parcel of Shali land measuring an area of **14 Decimals**, be the same a little more or less, comprising in Sabek Dag No. 7127, corresponding to R.S. Dag No. 4319, under Sabek Khatian No. 1798, corresponding to R.S. Khatian Nos. 2961, 2963, 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, in favour of Tarak Nath Pal, by virtue of a Sale Deed, duly registered before the SRO Cossipore DumDum and recorded in Book No. I, Volume No. 22, Pages from 71 to 73, being No. 862, for the year 1968 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property. said Tarak Nath Pal, also sold, transferred and conveyed ALL THAT piece and parcel of Shali land measuring an area of **14 Decimals**, be the same a little more or less, comprising in Sabek Dag No. 7127, corresponding to R.S. Dag No. 4319, under Sabek Khatian No. 1798,

(Page : 4)

corresponding to R.S. Khatian Nos. 2961, 2963, 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, in favour of the VENDOR herein. by virtue of a Sale Deed, duly registered before the SRO Cossipore DumDum and recorded in Book No. I, Volume No. 69, Pages from 257 to 269, being No. 4093, for the year 1976 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid purchased property, the Vendor herein, sold, transferred and conveyed 11 Decimals of land out of 14 Decimals, comprising in R.S. Dag No. 4319 by way of two separate Sale Deed and remain in possession over the rest land measuring an area of 03 Decimals, be the same a little more or less and therefore he mutated his name in the present L.R. R.O.R. vide L.R. Khatian No. 786 in respect of 03 Decimals more or less as 0490 share out of 14 Decimals in R.S. & L.R. Dag No. 4319 and since then he has been 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 WHEREAS being need of money, the abovenamed

(Page : 5)

Vendor intend to sell out ALL THAT piece and parcel of land measuring an area of **Shali 03 Decimals** equivalent to **01 Cottah 13 Chittacks 03 Sq.ft.**, be the same a little more or less, out of 14 Decimals, comprising in Sabek Dag No. 7127, corresponding to R.S. & L.R. Dag No. 4319, under Sabek Khatian No. 1798, corresponding to R.S. Khatian Nos. 2961, 2963, Present **L.R. Khatian No. 786** (*recorded in the name of the Vendor herein*) 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, morefully described in the schedule hereunder written and delineated by RED colour border in the annexed Plan hereto and the Purchaser herein intend to purchase the same, at and for a valuable consideration of **Rs. 4,00,000/- (Rupees Four Lakhs)** only, free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the total consideration of a sum of **Rs. 4,00,000/- (Rupees Four Lakhs)** 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

(Page : 6)

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 land measuring an area of Shali 03 Decimals equivalent to 01 Cottah 13 Chittacks 03 Sq.ft., be the same a little more or less, out of 14 Decimals, comprising in Sabek Dag No. 7127, corresponding to R.S. & L.R. Dag No. 4319, under Sabek Khatian No. 1798, corresponding to R.S. Khatian Nos. 2961, 2963, Present L.R. Khatian No. 786 (*recorded in the name of the Vendor herein*) 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, morefully described in the schedule hereunder written and delineated by RED colour border in the annexed Plan hereto 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

(Page : 7)

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 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

(Page : 8)

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 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

2.

(Page : 9)

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 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.

1.

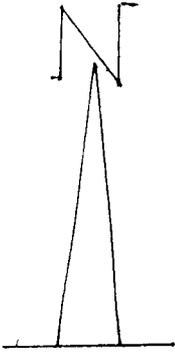
(Page : 10)

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.

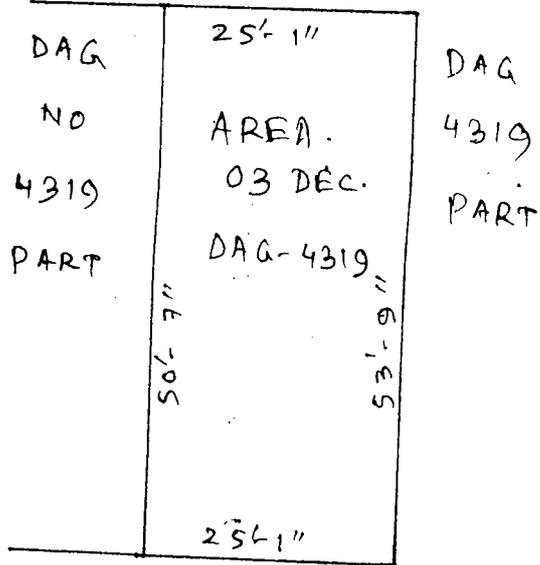
THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area of Shali 03 (Three) Decimals equivalent to 01 (One) Cottah 13 (Thirteen) Chittacks 03 (Three) Sq.ft., be the same a little more or less, out of 14 Decimals, comprising in Sabek Dag No. 7127, corresponding to R.S. & L.R. Dag No. 4319, under Sabek Khatian No. 1798, corresponding to R.S. Khatian Nos. 2961, 2963, Present L.R. Khatian No. 786 (recorded in the name of the Vendor herein) 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, which is delineated and demarcated by RED colour border in the annexed Sketch

SITE PLAN OF LAND UNDER MOWZA-
 GOPALPUR. JL-NO-2. TOUZI-1258/L. R.S
 KN. NO - 786. R-S. DAG NO - 4319.
 MUNICIPALITY - RAJARHAT GOPALPUR. WARD
 NO-5. P-S-AIRPORT. DIST-(N)24 P.G.S.



DAG- 4319 PART



DAG- 4318 PART.

Kishu Kumar Ghosh
 SIGN. OF VENDOR.

DRAWN BY:-

Shiba Prasad Chatterjee
 (SHIBA PRASAD CHATTERJEE)
 Plan Maker & Surveyor
 Sukanta Nagar, Barasat, Ko-124
 L. C. No.

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

(1) Name Suresh Verma

Status - Presentant



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

Suresh Verma
Signature of the presentant

(2) Name Kishor Kumar Ghosh

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



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

Kishor Kumar Ghosh
Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(Page : 12)

MEMO OF CONSIDERATION

RECEIVED of and from the Purchaser above named a sum of Rs. 4,00,000/- (Rupees Four Lakh) only as the full consideration money by Cheque/Cash.

(1) By cheque No 717074
SBCS Bank New Adipur
Branch No. S-4-13

Rs 4,00,000

WITNESSES:

1) ~~_____~~
do JANTA DC

2) Sudhir Ranjan Das
Vivekananda
Rd. B. D. Das

Rs 4,00,000/-
Four lakh only

Sudhir Ranjan Das

SIGNATURE OF THE VENDOR

Drafted by:

Advocate
(Advocate)
Dist. Judges' Court,
Barasat, North 24 Pgs.

Computer by:

(Kuntal Singha Roy)
Barasat Court.

Government of West Bengal
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
 Office of the D.S.R. - II NORTH 24-PARGANAS, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 05119 / 2013, Deed No. (Book - I , 05055/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kishor Kumar Ghosh Ramkanta Bose Street, Shyampukur, North 24 Parganas West Bengal, India	 09/04/2013	 LTI 09/04/2013	<i>Kishor Kumar Ghosh.</i> 9.04.13.

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

No	Admission of Execution By	Status	Photo	Finger Print	Signature
	Kishor Kumar Ghosh Address : A, Ramkanta Bose Street, Thana, Shyampukur, District, North 24 Parganas, WEST BENGAL, India.	Self	 09/04/2013	 LTI 09/04/2013	<i>Kishor Kumar Ghosh.</i> 9.04.13.

Name of Identifier of above Person(s)
 Suba Prasad Chatterjee
 10, Bahar Barasat, District -North
 West Bengal, India.

Signature of Identifier with Date
Suba Prasad Chatterjee
 09/4/13



(Handwritten signature)

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



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

Endorsement For Deed Number : I - 05055 of 2013
(Serial No. 05119 of 2013)

09/04/2013

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: Cash

Rs. 9081.00/-, on 09/04/2013

(Under Article - A(1) = 9042/-, E = 7/-, H = 28/-, M(b) = 4/- on 09/04/2013)

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. 8,22,511/-

Certified that the required stamp duty of this document is Rs.- 49361/- and the Stamp duty paid as: Repressive Rs. -500/-

Stamp duty

Stamp duty Rs. 48870/- is paid, by the Bankers cheque number 428330, Bankers Cheque Date 08/04/2013, Bank: State Bank of India, BARASAT, received on 09/04/2013

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

Presented for registration at 13:59 hrs. on 09/04/2013, at the Office of the D.S.R. - II NORTH 24-PARGANAS, by Kishore Kumar Ghosh, Executant

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

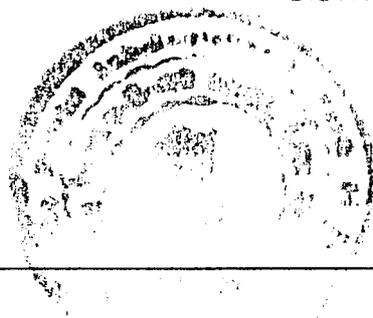
Execution is admitted on 09/04/2013 by

Kishore Kumar Ghosh, son of Late Anil Kumar Ghosh, 1 A- Ramkanta Bose Street, Thana Shyampukur, 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

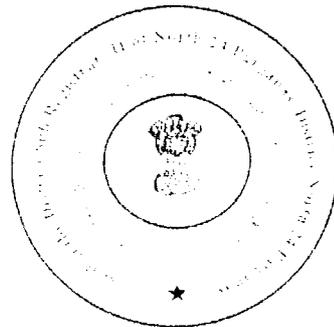
Kishore Kumar Ghosh



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

ificate of Registration under section 60 and Rule 69.

Entered in Book - I
Volume number 19
- from 1552 to 1569
No. 05055 for the year 2013.



[Handwritten signature]

(M. J. Umar Roy) 11-April-2013
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal