



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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20.9.18
C-011408565

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

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

20 SEP 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 20th day of September, 2018 (Two Thousand Eighteen).

BETWEEN

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

19-201819-028728908-1
BRN Date: 14/09/2018 14:35:37
BRN : IK00TGWEF8
Payment Mode : Online Payment
Bank : State Bank of India
BRN Date: 14/09/2018 14:36:20

DEPOSITOR'S DETAILS

Id No. : 15230001408565/4/2018
(Query No./Query Year)
Name : Pintu Dey
Contact No. : Mobile No. : +91 9804516693
E-mail :
Address : Arjunpur Paschim Para Bagulati Kol 59
Applicant Name : Mr PINTU DEY
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001408565/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	17007
2	15230001408565/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	2918
3	15230001408565/4/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	22

In Words : Rupees One Lakh Ninety Nine Thousand Four Hundred Eighty Six only
Total 199486

1. **SRI SAMIR DUTTA [PAN AGLPD1599A]**, son of Late Rakhal Chandra Dutta, by Occupation- Business, 2. **SMT RINA DUTTA, [PAN BCSPD9274N]**, by Occupation - Housewife, both by faith - Hindu, by Nationality - Indian, both are residing at AB-8/43, Deshbandhu Nagar, P.S. - Baguiati, P.O. Deshbandhunagar, District- North 24 Parganas, Kolkata-700059, West Bengal, hereinafter called the **"VENDORS"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

SRI PINTU DEY [PAN NO BARPD4165P], son of Late Dilip Kumar Dey, by Faith Hindu, by Nationality Indian, by Occupation - Professional (Martial Artist), Residing at PB 27A/2A, Arjunpur, Paschim Para, P.S. Baguiati, P.O. Deshbandhunagar, District North 24 Parganas, Kolkata-700059, West Bengal, hereinafter called and referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assigns) of the **SECOND PART.**

AND WHEREAS Anil Kumar Basu purchased **ALL THAT** a piece and parcel of land measuring an area of 5-0-0 Five Cottahs be the same a little more or less lying and situated at Mouza Raghunathpur, J.L.No 7, Re sa No. 160, Touzi No. 181, comprised in C.S. Khatian No. 254 under C.S. Dag No. 468 corresponding to R.S. Dag No. 550, P.S. Rajarhat, at present Baguiati, in the District of North 24 Parganas by a registered Deed of sale on 13/07/1995 registered at Sub-Registrar Cossipore Dum Dum and copied in Book No I, Volume No. 77, Pages 168 to 172, Being No. 5980, for the year 1955 from India Land Development and Building Society.

AND WHEREAS Anil Kumar Basu became the absolute owner of the said property by virtue of purchase and Constructed building thereon and also

recorded his name in the Recent Revisional settlement operation under Khatian No. 181, Comprised in Dag No. 728 and Rajarhat Gopalpur Municipality at being Premises No. BE-31, Deshbandhunagar, Kolkata - 700059 by Paying rates and taxes therefore and while in course of enjoying the same Anil Kumar Basu died intestate on 03/11/1973 and the property left by him was inherited by his only son Sri Dilip Kumar Basu by virtue of hereditary right of his father.

AND WHEREAS Sri Dilip Kumar Basu became the absolute owner of the said property measuring area of 5-0-0 Five Cottas be the same same a little more or less lying and situated at Mouza Raghunathpur, J.L.No 7, Re sa No. 160, Touzi No. 181, comprised in C.S. Khatian No. 254 under C.S. Dag No. 468 corresponding to R.S. Dag No. 550 Corresponding to L.R. Dag No. 728, P.S. Rajarhat, at present Baguiati, in the District of North 24 Parganas and while in Course of enjoying the same Sri Dilip Kumar Basu announced to sell out the said property and 1) Sri Pradip Kumar Roy 2) Sri Pranesh Kumar Roy 3) Sri Prajesh Kumar Roy purchased the said property by a registered Deed of sale on 02/06/1999 registered at Registrar of Assurance-II, Kolkata, and copied in Book No. I, Volume No. 45, Pages 269 to 282, Being No. 1656, for the year 1999 from the said Sri Dilip Kumar Basu.

AND WHEREAS Sri Pradip Kumar Roy, Sri Pranesh Kumar Roy and Sri Prajesh Kumar Roy became the absolute joint owners of the said property by virtue of purchase and enjoying the same free from all encumbrances by mutated their names in the records of Rajarhat Gopalpur Municipality and also in B.L.R.O under L.R. Khatian No. 3400, 3401 and 3402 and while in course of enjoying the same Sri Pradip Kumar Roy, Sri Pranesh Kumar Roy and Sri Prajesh Kumar Roy announced to sell out **ALL THAT** a piece and parcel of Bastu Land measuring an area of 1-6-0 One Cottah Six Chittacks be the same a little more or less from the western side out of the total land and Sri Pankaj Karmakar purchased the same by registered Deed of sale on 22/04/2014 registered at Additional District Sub-Registrar Rajarhat, New

Town and copied in Book No. 1, C.D. Volume No. 7, Pages 7975 to 7994, Being No. 04508, for the year 2014 from Sri Pradip Kumar Roy, Sri Pranesh Kumar Roy and Sri Prajesh Kumar Roy.

AND WHEREAS Sri Pankaj Karmakar became the absolute owner of the said property by virtue of purchase while in course of enjoying the same Sri Pankaj Karmakar announced to sell out the said property and Sri Samir Dutta and Smt Rina Dutta the purchasers therein and vendors herein purchased the same by a registered Deed of sale on 30/01/2015 registered at Additional District Sub-Registrar Rajarhat, New Town and copied in Book No. 1, C.D Volume No. 2, Pages 4447 to 4461 Being No. 00834, for the year 2015 from Sri Pankaj Karmakar.

AND WHEREAS Sri Samir Dutta and Smt Rina Dutta the vendors herein became the absolute owners of the said land measuring an area of 1-6-0 One Cottah Six Chittacks be the same a little more or less together with 100 sft R.T.shed structure thereon from the western side by virtue of purchase and mutated their names in the records of Rajarhat Gopalpur Municipality and Now under Bidhannagar Municipal Corporation, under ward No. 10, Holding No. AS/357/24/10, Block-BE and also in B.L.R.O under Recent L.R. Khatian No. 3981 of .08 Satak land in the name of Sri Samir Dutta and under recent L.R. Khatian No. 3980 of .08 Satak land in the name of Smt Rina Dutta, both under L.R. Dag No. 728 and enjoying the same free from all encumbrances and they have jointly got every right to transfer the same to any body by any way which is free from all encumbrances.

AND WHEREAS Sri Samir Dutta and Smt Rina Dutta, the Vendors herein have announced to sell out **ALL THAT** piece and parcel of Bastu Land measuring about measuring an area of 1-6-0 One Cottah Six Chittacks be the same a little more or less together with 100 sft R.T.shed structure thereon lying and situated at under **Mouza Arjunpur**, J.L.No. 7, R.S. No

160, Touzi No. 181, comprised in C.S. Dag Nos. 468 corresponding to R.S. Dag No 550 corresponding to **L.R. Dag No.728**, under C.S Khatian No.254 corresponding to L.R. Khatian No. 181 corresponding to new L.R.Khatian Nos. 3400,3401,3402 corresponding to **Recent L.R. Khatian Nos. 3981,3980**, at being Municipal Holding No. R.G.M/24/16, at present Holding No AS/357/24/10, being Premises No. BE-31, **Deshbandhu Nagar**, Pratibeshi Para,Kolkata-700059, within the jurisdiction of P.S. Rajarhat now Baguiati, within the local limits of Rajarhat Gopalpur Municipality, under Ward No. 24, at present under Bidhannagar Municipal Corporation,Ward No 10, A.D.S.R. Rajarhat, Newtown,in the District of North 24 Parganas. (The land measuring an area of 0-11-0 Eleven Chittacks under L.R. Dag No 728 comprised in Recent L.R. Khatian No 3981 in the name of Samir Dutta the vendor No 1 herein and The land measuring an area of 0-11-0 Eleven Chittacks under L.R. Dag No 728 comprised in recent L.R. Khatian No 3980 in the name of Rina Dutta the vendor No 2 herein.) and **SRI PINTU DEY** the Purchaser herein has approached to the Vendors to purchase the above mentioned property for or at a price of **Rs.25,00,000/-(Rupees Twenty Five Lakh) only** along with all common easement right in the said property and the Vendors have agreed to sale the said property as mentioned Schedule hereunder written as agreed as follows:-

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of **Rs.25,00,000/-(Rupees Twenty Five Lakh) only** well and truly paid in hand to the Vendors by the Purchaser on or before the execution of these presents (the receipt whereof the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof) the Vendors doth hereby indefeasibly and absolutely grant, convey assure sell and transfer unto and to the use of the Purchaser **ALL THAT** piece and parcel of Bastu Land measuring about

measuring an area of 1-6-0 One Cottah Six Chittacks be the same a little more or less together with 100 sft R.T.shed structure thereon lying and situated at under **Mouza Arjunpur**, J.L.No. 7, R.S. No 160, Touzi No. 181, comprised in C.S. Dag Nos. 468 corresponding to R.S. Dag No 550 corresponding to **L.R. Dag No. 728**, under C.S Khatian No. 254 corresponding to L.R. Khatian No.181 corresponding to new L.R. Khatian Nos.3400,3401,3402 corresponding to **Recent L.R. Khatian Nos. 3981,3980**, at being Municipal Holding No. R.G.M/24/16, at present Holding No AS/357/24/10, being Premises No. BE-31, **Deshbandhu Nagar**, Pratibeshi Para,Kolkata-700059, within the jurisdiction of P.S. Rajarhat now Baguiati, within the local limits of Rajarhat Gopalpur Municipality, under Ward No. 24, at present under Bidhannagar Municipal Corporation,Ward No 10, A.D.S.R. Rajarhat, Newtown,in the District of North 24 Parganas. (The land measuring an area of 0-11-0 Eleven Chittacks under L.R. Dag No 728 comprised in Recent L.R. Khatian No 3981 in the name of Samir Dutta the vendor No 1 herein and The land measuring an area of 0-11-0 Eleven Chittacks under L.R. Dag No 728 comprised in recent L.R. Khatian No 3980 in the name of Rina Dutta the vendor No 2 herein.) with all amenities and easement rights mentioned in the Schedule hereunder written and marked as "RED" in the map or plan annexed hereto TOGETHER WITH all rights, title and interest benefits, advantages, claims and demands to hold and enjoy the said property AND ALL THE right, title, interest claim of property and demand whatsoever exclusively relating to the same TO HAVE AND TO HOLD the said unto and in favour of the Purchaser absolutely and forever free from all encumbrances.

OR HOWSOEVER OTHERWISE the said Property hereditaments and premises or any portion thereof now are or is or at any time or times heretofore were or was situated, butted and bounded called known numbered described or distinguished TOGETHER WITH all rights and

benefits in over and under the common passage shown and delineated in the map or plan annexed hereto and all areas, water, water courses, sewers, drains, ditches, rights, privileges, common advantages, common space in the ground, right liberties and appurtenances whatsoever to the said Property hereditaments and premises belonging or any wise appertaining or usually held or enjoyed therewith or reputed to belong or the appurtenant thereto AND the reversion and reversions and remainder and remainders, AND all the estate right, title interest use trust possession property claim and demand both at law and inquiry of the Vendors into and upon the said proper hereditaments and premises or any deeds writings and evidence of the which in anywise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody possession power or control of the said Vendors or any person or persons from whom he can or may procure the same without suit or action at law or in equity free from all lines attachments and encumbrances TO HAVE AND TO HOLD the said Property, hereditaments and premises hereby granted, conveyed, assured sold and transferred or expressed or intended so to be and to the use of the Purchaser absolutely and forever AND the Vendors doth hereby from their heirs, executors, administrators, representatives, covenants with the Purchaser his heirs, executors, administrators, representatives and assigns THAT NOTWITHSTANDING any act deed or thing done by the Vendors or any of their predecessors or predecessors-in-title done, committed or executed or knowingly suffered to the contrary be the said Vendors are now lawfully and absolutely seized and possessed of otherwise well and sufficiently entitled to the said property hereditaments and premises hereby granted conveyed and transferred or expressed so to be and every part thereof unto and to the use of the Purchaser absolutely and forever for perfect and indefeasible estate or inheritance without any manner or condition use or other whatsoever to alter encumber or make void the same AND that NOTWITHSTANDING any act deed or things whatsoever and aforesaid the Vendors now have in themselves good right, full power,

or some other inevitable act keep the said deed and writings un-obliterated and un-cancelled.

The Vendors doth hereby further agreed with the Purchaser ,that the Purchaser shall have every right, title and interest to mutata his name with the Bidhannagar Municipal Corporation and B.L.R.O. Office and shall have the right to transfer his right, title, interest over the said property at any time by way of Sale, Gift, Mortgage, lease etc. as he deem fit and proper.

The Vendors agreed to rectify any defect or omission at the request of the Purchasers at the cost of the Purchasers.

As there is no other property relating to the title Deed, the Vendors herein shall handover all those document/ papers to the Purchaser at time of execution of Deed of Conveyance so that the Purchaser herein can take all advantages of that documents for his own purpose.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(HERE BY SOLD)

ALL THAT piece and parcel of a plot of Bastu land measuring an area of 1-6-0 One Cottah Six Chittacks be the same a little more or less together with 100 sft R.T Shed structure thereon lying and situated under **Mouza Arjunpur**, J.L.No.7, R.S.No.160, Touzi No. 181, comprised in C.S. Dag Nos. 468 corresponding to R.S. Dag No 550 corresponding to **L.R.Dag No.728**, under C.S Khatian No. 254 corresponding to L.R. Khatian No. 181 corresponding to new L.R.Khatian Nos. 3400,3401,3402 corresponding to **Recent L.R. Khatian Nos. 3981,3980**, at being Municipal Holding No. R.G.M/24/16, at present Holding No AS/357/24/10, being Premises No. BE-31, **Deshbandhu Nagar**, Pratibeshi Para, Kolkata-700059, within the jurisdiction of P.S. Rajarhat now Baguiati, within the local

limits of Rajarhat Gopalpur Municipality, under Ward No. 24, at present under Bidhannagar Municipal Corporation, Ward No 10, A.D.S.R. Rajarhat, Newtown, in the District of North 24 Parganas. (The land measuring an area of 0-11-0 Eleven Chittacks under L.R. Dag No 728 comprised in Recent L.R. Khatian No 3981 in the name of Samir Dutta the vendor No 1 herein and The land measuring an area of 0-11-0 Eleven Chittacks under L.R. Dag No 728 comprised in recent L.R. Khatian No 3980 in the name of Rina Dutta the vendor No 2 herein.) The total property is butted and bounded as follows:-

ON THE NORTH BY : Others Flat

ON THE SOUTH BY : 18'-0"ft. wide Road

ON THE EAST BY : House of Pradip Kumar Roy and Others

ON THE WEST BY : Hazari Lal Nandan and Dutta House

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

SIGNED SEALED AND DELIVERED AT
KOLKATA IN THE PRESENCE OF: -

WITNESSES

1. Sambhu Sheel
AC-21/6, D.B. Ring Road
P.S. Baguihati, KOL-700059

2. Manish Bhattacharya
BD-6, D.B. Ring Road
KOL-59

Samir Dutta.

Rina Dutta

SIGNATURE OF THE VENDORS

John Dey.

SIGNATURE OF THE PURCHASER

SITE PLAN OF LAND WITH STRUCTURE LYING AND SITUATED UNDER MOUZA ARJUNPUR, J.L.NO.7, R.S.NO160, TOUZI NO. 181, COMPRISED IN C.S. DAG NOS. 468 CORRESPONDING TO R.S. DAG NO 550 CORRESPONDING TO L.R. DAG NO. 728, UNDER C.S KHATIAN NO. 254 CORRESPONDING TO L.R. KHATIAN NO. 181 CORRESPONDING TO NEW L.R. KHATIAN NOS. 3400,3401,3402 CORRESPONDING TO RECENT L.R. KHATIAN NOS. 3981,3980, AT BEING MUNICIPAL HOLDING NO. R.G.M/24/16, AT PRESENT HOLDING NO AS/357/24/10, BEING PREMISES NO. BE-31, DESHBANDHU NAGAR, PRATIBESHI PARA, KOLKATA-700059, WITHIN THE JURISDICTION OF P.S. RAJARHAT NOW BAGUIATI, WITHIN THE LOCAL LIMITS OF RAJARHAT GOPALPUR MUNICIPALITY, UNDER WARD NO. 24, AT PRESENT UNDER BIDHANNA-GAR MUNICIPAL CORPORATION, WARD NO 10, A.D.S.R. RAJARHAT, NEWTOWN, IN THE DISTRICT OF NORTH 24 PARGANAS.

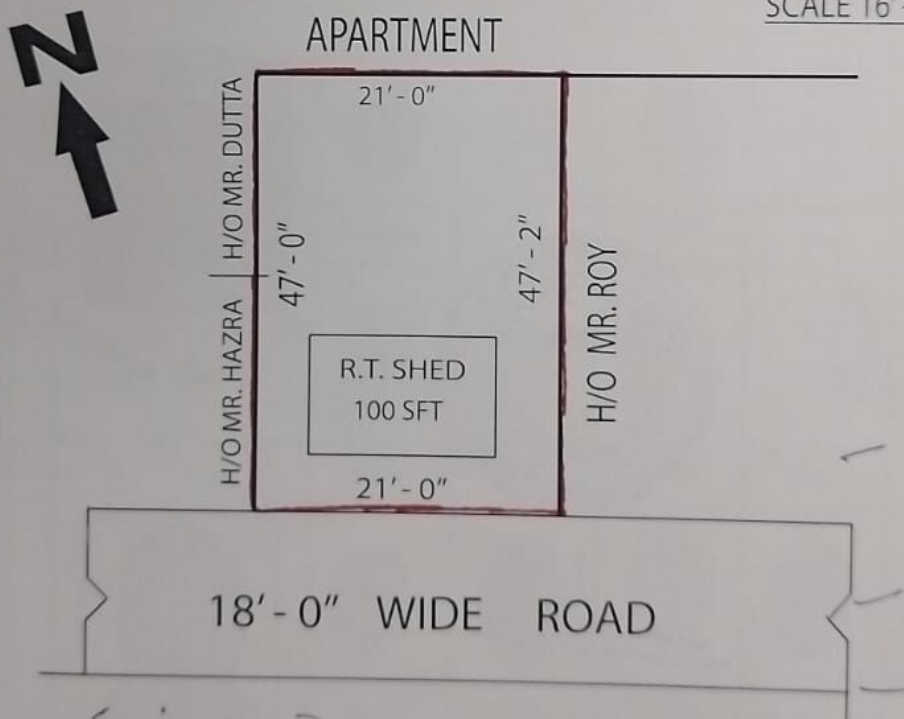
NAME OF THE VENDORS : SRI SAMIR DUTTA & SMT RINA DUTTA

NAME OF THE PURCHASER : SRI PINTU DEY

AREA OF LAND : 1 - 6 - 0 (ONE COTTAH SIX CHITTACKS)

STRUCTURE : 100 S.F.T R.T. SHED

SCALE 16' - 02"



Samir Dutta
Rina Dutta

SIGNATURE OF THE VENDORS

Pintu Dey

SIGNATURE OF THE PURCHASER

Drawn By: S.E.Arman

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
 Samir Dulla	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				
 Rina Dulla	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				
 Rishi Dulla	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				