

land admeasuring 2 Cottahs 4 Chittacks togetherwith Tile Sheded
dewelling house having a Covered Area 100 Sq.ft. more or less
alongwith all sorts of easement rights and amenities morefully
and particularly described in the schedule hereunder written for
a highest market price of Rs. 7,00,000/- (*Rupees Seven Lacs*)
only and the Purchaser having come to know the said intention
of the Vendor and having been fully satisfied regarding the
encumbrances and marketable title of the property agreed to
purchase the same at the said market price.

NOW THIS DEED OF CONVEYANCE WITNESSETH :

That in pursuance of the said agreement and in consideration
of a sum of Rs. 7,00,000/- (*Rupees Seven Lacs*) *only* of the
lawful money of India in hands well and truly paid to the
Vendor by the Purchaser as per memo below and the Vendor doth
hereby as well as by receipt hereunder written admit and
acknowledge and of from the same and every part thereof acquit,
release and forever discharge the Purchaser as well as the
said land togetherwith all easement rights the Vendor doth

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hereby convey, transfer, sale and assign unto and to the use of the said Purchaser *ALL THAT* piece and parcel of land measuring an area 2 Cottahs 4 Chittacks togetherwith Tile Sheded dwelling house having a Covered Area 100 Sq.ft. more or less alongwith all sorts of easement rights and amenities absolutely free from all encumbrances whatsoever fully and particularly described in the Schedule hereunder written and delineated in the plan annexed hereto OR HOWSOEVER otherwise the said land hereditaments and premises is or was situated butted and bounded called, known, numbered described and distinguished TOGETHERWITH all fixture yards, court-yards, areas, drains, sewers, ways, paths, passages, shrubs, wall, trees, water, water-courses whatsoever to the land hereditaments and premises belonging to or in anywise appertaining or usually hold enjoyed therewith or reputed to belong or to be appurtenant thereto AND all easement thereon and the reversion remainder or remainders and yearly monthly and other rents, issues and profits thereof and togetherwith the documents of title exclusively relating to the said land hereditament within the local limit of *Madhyamgram Municipality District - North 24*

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Parganas AND ALL Estate right title and interest claim and demand whatsoever to the said Vendor and upon the said land hereditament and premises or any part thereof AND ALSO togetherwith the unrestricted right of the said Purchaser his heirs, executors and assigns to pass and repass with or without vehicles over and along side of the roads of the said premises and other roads of the said *Doharia* to have all rights of easement for underground or overhead passage or drains master taps, sewers pipe for filtered or unfiltered water, electric wires, cables, telephone and gas installation or other usual rights into and upon over and along with the said road on the side of the said premises TO HAVE AND TO HOLD the said land hereditament and premises hereby granted transferred and conveyed assigned and assured or expressed or intended so to be unto and to the use of the said Purchaser forever AND the Vendor doth hereby covenant that notwithstanding any acts, deeds, matters or things by the said Vendor or his predecessor-in-title done and executed or knowingly suffered to the contrary the said Vendor hath in himselfes indefeasible and absolute title as and for estate and

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hereditament in fee simple in possession of and estate equivalent thereto in the said land hereditaments and premises or expressed or intended so to be AND THAT the said Vendor now have in themselves good right full power and absolute authority to grant, transfer, assign and assure the same in the manner aforesaid and the Purchaser will and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land with all easement rights and receive the rents, issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from/or by the Vendor or his assigns or by any person or persons lawfully or equitably claiming from under or in trust for the said Vendor AND that from the clear and freely and clearly and absolutely acquitted and exonerated and forever discharge or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and charges liens, debts, and attachments and encumbrances made or succeed by the Vendor and all persons lawfully or equitably claiming from under or in trust for the said Vendor AND FURTHER that the said Vendor and all person or persons having

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or lawfully equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the said Vendor shall and will from time to time and all times hereafter at the request and costs of the Purchaser do and execute all such acts, deeds, matters and things whatsoever for further and more perfectly assuring the said land unto and to the use of the said Purchaser as shall may be reasonably required AND the Vendor doth hereby covenant with the Purchaser that the said Vendor shall and will from time to time and at all times hereafter keep the Purchaser his heirs, executors and assigns safe harmless and indemnified and their estate and effect from and against dispossession of the said land or any part thereof and against all actions, proceedings, claims, demands and expenses and it may be put to or incur in respect of the said land with easement right and title hereby granted and conveyed transferred, assigned and assured or any part thereof by reason of any defect in title of the Vendor as set forth herein or of the Vendor not having no right or capacity to grant, convey, transfer and assign the same in the manner aforesaid. The Purchaser be

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in any way hampered in consequence of any action/deed/fraud performed or done by the Vendor and if it is found that the said property sold hereby is not free from all encumbrances as hereinbefore stated the Vendor, his heirs, successors, executors and assigns will be liable to the Purchaser and will be bound to refund the aforesaid consideration money with interest and all costs thereon.

The sale value of the Schedule Property stands Rs. 7,00,000/- (*Rupees Seven Lacs*) only but the market value of the Schedule Property as assessed by the Registering Authority Barasat stands Rs. 12,45,000/- only and the Stamp Duty paid accordingly.

That the Vendor herein has hander over the relivant documents in original to the Purchaser by these presents.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of *Danga at present Bastu land*

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measuring an area 2 *Cottahs* 4 *Chittacks* more or less togetherwith Tile Sheded dwelling house having a Covered Area 100 Sq.ft. more or less alongwith all sorts of easement rights and amenities comprised in R.S. Dag No. 595 under Khatian No. 186 of *Mouza - Doharia*, J.L. No. 45, Re.Su. No. 132, Touzi No. 146, Pargana - Anowerpur, P.S. & A.D.S.R.O. - Barasat, District - North 24 Parganas within the local limit of Madhyamgram Municipality being Ward No. 16, Holding No. 47/A, which is fully shown and delineated in the Plan annexed hereto and boundary line marked by colour Red. The said plan will be treated as part of this Deed of Conveyance.

-: Butted and Bounded by :-

On the North : Land of Dag No. 595.
On the South : Land of Dag No. 592.
On the East : 12 Feet wide common passage.
On the West : Part of Dag No. 595.

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