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11/11/11

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 213807

@ No! - 2642/11

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

Add. District Sub-Registrar
Sonarpur, South 24 Parganas.

01 NOV 2011

-- : DEED OF CONVEYANCE : --

THIS DEED OF CONVEYANCE is made this the ^{18th} day of
November, 2011 (Two Thousand Eleven).

36

01/11/11

5000/-

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তার

কাল

মূল্য

প্রতিদায়ক

Subakar Chandra Ghosh

সং

B-5 Survey Park Santoshpur ; Kat- 75

শঙ্কর কুমার সরকার

স্ট্যাম্প ডেপুটি

সোনারপুর এ্যা.ডি.এস.আর অফিস

মফিৎ ২৪ পরগণা



Swapan Mondal
S/O Shanti Ram Mondal
Gothberia ; Dingel Pota
Sonarpur, N.P.S (1)

BETWEEN

(1) **SRI PIJUSH KANTI DEY**, son of Late Biswanath Dey, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at Ramchand Dey Street, Police Station : Sonarpur, District : South 24 Parganas,
(2) **SMT. TRIPTI DUTTA**, wife of Sri Pranab Dutta, by faith : Hindu, by nationality : Indian, by occupation : House-wife, residing at Chunabhati Village Road, Podra (C.T.) Sankrail, District : Howrah and (3) **SMT. DIPTI MANNA**, wife Sri Biswanath Manna, by faith : Hindu, by nationality : Indian, by occupation : Service, residing at Motimala Paschim Saratchandra Deulti, Police Station : Bagnan, District : Howrah, hereinafter jointly 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 each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SRI DIBAKAR CHANDRA GHOSH, son of Haripada Ghosh by faith : Hindu, by nationality : Indian, by occupation : Service residing at B-5 survey park satoshpur, Police station : purba Jadavpur, Kolkata - 700 075, hereinafter and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.



WHEREAS:-

- A. One Nibaran Chandra Dey was the recorded Owner of ALL THAT land measuring about 23 Decimal or 13 (Thirteen) Cottahs 14 (Fourteen) Chittacks 39 (Thirty-Nine) Square Feet more or less in Mouza : Elachi, J.L. No.70, R.S. No.223, Pargana : Magura, Touji No.63, 64, Police Station : Sonarpur, District 24 Parganas (South).
- B. While in possession and enjoyment of the said land said Nibaran Chandra Dey died intestate leaving behind him his two sons namely Satish Chandra Dey and Jiban Krishna Dey as his only heirs and successors who jointly inherited the said property in equal share.
- C. Subsequently said Jiban Krishna Dey died intestate leaving behind him his two sons namely Sankar Mohan Dey and Biswanath Dey as his only heirs and successors who jointly inherited the undivided half share of the said deceased equally.
- D. Thus said Satish Chandra Dey had half share and said Sankar Mohan Dey and Biswanath Dey had undivided 1/4th (One-Fourth) share each in the said property and accordingly their names were recorded in the R.S. record of right.
- E. Said Satish Chandra Dey died intestate leaving behind his son Lakshmi Narayan Dey and Bibhuti Bhusan Dey as his heirs and successors who jointly inherited the undivided half share of the said deceased equally.



F. Thereafter said Bibhuti Bhusan Dey died intestate leaving behind him his two sons namely Sachin Dey and Basudev Dey and three daughters namely Jayanti Roy, Rekha Chandra and Mayabati Dey who jointly inherited the undivided 1/4th (One-Fourth) share of the said deceased.

G. In the manner stated above said Lakshmi Narayan Dey, Sankar Mohan Dey and Biswanath Dey had 1/4th (One-Fourth) share each and said Sachin Dey, Basudev Dey, Jayanti Roy, Rekha Chandra and Mayabati Dey jointly had 1/4th (One-Fourth) share in the said property.

H. For their exclusive possession and enjoyment of the said land as per their respective share said Lakshmi Narayan Dey and others denied the said land amicably amongst themselves by executing one Deed of Partition in between them on 31/01/1987 which was registered in the office of the Additional District Sub-Registrar at Sonarpur and recorded in Book No.I, Volume No 8, Pages 28 To 36, Being No.574, for the year 1987.

I. As per said Deed of Partition said Biswanath Dey was allotted **ALL THAT** land measuring about 3 (Three) Cottahs 2 (Two) Chittacks 39 (Thirty-Nine) Square Feet more or less out of the said total land which has been described in the **SCHEDULE - "Ga"** in the said Deed of Partition and marked as Lot-B and depicted by **RED** border in the **PLAN** annexed to the said Deed.



J. Since such partition said Biswanath Dey was in exclusive possession and enjoyment of the said demarcated portion of land measuring about 3 (Three) Cottahs 2 (Two) Chittacks 39 (Thirty-Nine) Square Feet more or less exclusively as absolute Owner thereof.

K. While in possession of the said land as Owner thereof said Biswanath Dey died intestate leaving behind him his son Pijush Kanti Dey and two daughters namely Tripti Dutta and Dipti Manna, the Vendors herein, as his only heirs and successors who jointly inherited the said property as from the said deceased as since then the Vendors are now in possession and enjoyment of the said land as absolute Owner without any interface interceptions from others.

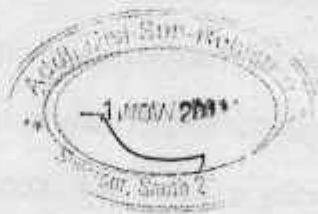
L. The Vendors herein being in need of money declared for absolute sale of the said land measuring about 3 (Three) Cottahs 2 (Two) Chittacks 39 (Thirty-Nine) Square Feet more or less being portion of R.S. Dag No. 1999, under R.S. Khatian No.301, corresponding to L.R. Dag No. 2039 under L.R. Khatian No. 597 in Mouza : Elachi J.L. No.- 70 Police Station : Sonarpur, District : 24 Parganas (South) and the Purchaser herein has agreed to purchase the said land morefully described in **SCHEDULE** below at or for the total consideration of Rs. 1,00,000/- (Rupees One lakh) only free from all encumbrances.



NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 1,00,000/- (Rupees One lakh) only truly paid by the Purchaser to the Vendors on or before the execution of these present the receipt whereof the Vendors hereby admits and acknowledges as per Memo of Consideration hereunder written and the Vendors hereby sell, transfer, convey, assign and assure **ALL THAT** piece or parcel of land measuring about 3 (Three) Cottahs 2 (Two) Chittacks 39 (Thirty-Nine) Square Feer more or less being portion of R.S. Dag No. 1999, under R.S. Khatian No.301, corresponding to L.R. Dag No. 2039 under L.R. Khatian No. 597, in Mouza : Elachi, J.L. No.- 70 Police Station : Sonarpur, District : 24 Parganas (South), morefully described in the **SCHEDULE** below and hereinafter referred to as "**THE SAID PROPERTY**", unto and to the Purchaser herein absolutely and forever **TO BE HELD, ENJOYED AND POSSESSED BY** him or his nominees together with all fixtures, yard, courts, areas, sewers, drains, ways, paths, passages, common fences, water, water courses, rights, liberties, privileges, easements and appurtenances whatsoever to the said property belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto and all these estate, right, title, interest, claim and demand whatsoever of the Vendors into or upon the said property or any part thereof together with all deeds, pattahs and muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which now are or hereinafter shall or may be in the possession, power or control of the Vendors or any other person or persons from

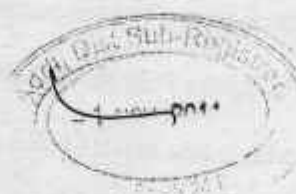


whom he may procure the same without any action or suit **TO HAVE AND TO HOLD** the saidr property hereby granted or expressed so to be unto and to the use of the Purchaser absolutely and forever and the Vendors doth hereby covenants with the Purchaser **THAT NOTWITHSTANDING** any acts, deeds or things by the Vendors done executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any mariner of condition use, trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such acts, deeds or things whatsoever as aforesaid the Vendors hath now in himself good right and full power to grant, convey the said property hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents, issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for themselves and that free and clear and clearly and absolutely discharged saved harmless and keep indemnified against all estate and encumbrances created by the Vendors or any person or persons lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendors



shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

MOREOVER THE VENDOR declares that the rent and taxes for the said property hereby sold has been paid till this date and there is no arrear of dues of rates, rents and taxes in respect of the said property further that the Vendors shall execute all documents, Deed of Declaration or Rectification or any other supplementary Deed or Deeds, at the cost of the Purchaser to establish his good and effective title and the Purchaser shall have full right and absolute authority to bring electric, telephone, gas and water connection under or over the said passage as shown in the PLAN attached herewith and finally the Purchaser shall have right to cause separate assessment by mutating his name in the Office of the B.L. 85 L.R.O. as well as in the Rajpur-Sonarpur Municipality or any other Government Office in place of the name of the Vendors to which the Vendors shall give all consents and signature, if necessary and the Purchaser also shall have right to sell, transfer, convey and mortgage the said property at his discretion and the Vendors declares that the said property hereby sold is not subject to any attachment alignments, liens, charges or mortgage neither the said property is attracted by any provisions of Urban Land Ceiling Act, nor it is subject to



any suit or execution of any Court of Law and the said property is free from all encumbrances.

FURTHER THAT the Purchaser shall have right to bring water, electric and gas connection through or under the passage appertaining to the said property and also shall have right to use the said passage for his ingress and egress. The Vendors herein also declares that if any defect of title other than the pending suits or that of possession be transpired afterwards then the Vendor shall refund the entire consideration money to the Purchaser at that time.

--: THE SCHEDULE ABOVE REFERRED TO :--

(Description Of The Property Hereby Conveyed)

ALL THAT piece or parcel of Danga land measuring about 3 (Three) Cottahs 2 (Two) Chittacks 39 (Thirty-Nine) Square Feet more or less in Mouza : Elachi, J.L. No.70, R.S. No.223, Pargana : Magura, Touji No.63, 64, portion of R.S. Dag No. 1999, under R.S. Khatian No.301, corresponding to L.R. Dag No. 2039 under L.R. Khatian No. 597 at present lying within the local limit of Rajpur-Sonarpur Municipality, word No. 26 under Police Station : Sonarpur, and Sub-Registry office at Sonarpur, District: 24 Parganas (South), together with all right of easement and appurtenance attached thereto and right to use and enjoy the passage adjoining to the said premises for egress and ingress, being butted 85 bounded by :-



ON THE NORTH : 6' feet wide Common Passage ;
ON THE SOUTH : Mouza-Jagaddal;
ON THE EAST : Portion allotted to Sachin Dey ;
ON THE WEST : Portion allotted to Laxmi Narayan De.

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

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata in the presence of:-

WITNESSES:-

1. Swapan Kumar Ghose
A/17, Raj Narayan Park
Rangkul, Barad. Kolkata-700154.

Lijush Kanti Dey

Turikti Dutta

Dipti Manna

Signature of the VENDORS

2. Debakar Mondal,
S/o Late Upendra Nath Mondal,
Rathtala, Narendrapur,
Kolkata - 103

Debakar Chandrasekhar Ghosh
Signature of the PURCHASER



--: 11 :--

--: MEMO OF CONSIDERATION :--

RECEIVED Rs. 1,00,000/- (Rupees One Lac) only in Cash in
different date.

WITNESSES:-

1. Sisapan Kumar Ghose
A/17, Raj Narayan Park
Rangkul, Borah, Kolkata-700154

Hrushanti Das

Turepti Dutta

Dipti Manna

2. Dipankar Mondal.
S/o Late Upendra Nath Mondal,
Ratbala, Narasimapur,
Kerl - 107

Signature of the VENDORS

Drafted By Me :-

Prabir Kumar Roy
Advocate
Alipore Criminal Court
W.B. 828/81

Typed By Me :-

S. Mukherjee

Sonarpur A.D.S.R.O.



VENDOR/PRESENTANT/EXECUTANT/CLAIMENT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

NAME PIJUSH KANTI DEO

SIGNATURE

Pijush Kanti Deo

VENDOR/PRESENTANT/EXECUTANT/CLAIMENT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

NAME

TRIPTI DUTTA

SIGNATURE

Tripti Dutta

VENDOR/PRESENTANT/EXECUTANT/CLAIMENT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

NAME DIPTI MANNA

SIGNATURE

Dipti Manna

VENDOR/PRESENTANT/EXECUTANT/CLAIMENT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

NAME DIBAKAR CHANDRA GHOSH

SIGNATURE

Dibakar Chandra Ghosh



Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 13441 / 2011, Deed No. (Book - I , 11662/2011)
Signature of the Presentant

Name of the Presentant	Signature with date
Pijush Kanti Dey	<i>Pijush Kanti Dey</i> 01/11/11

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pijush Kanti Dey Address -Ramchand Dey Street, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	<i>Pijush Kanti Dey</i>
			01/11/2011	01/11/2011	
2	Tripti Dutta Address -Chunabhati Village Road, Podra (CT), Thana:-Sankrail, District:-Howrah, WEST BENGAL, India, P.O. :-	Self		 LTI	<i>Tripti Dutta</i>
			01/11/2011	01/11/2011	
3	Dipti Manna Address -Motimala Paschim Saratchandra Deulti, Thana:-Bagnan, District:-Howrah, WEST BENGAL, India, P.O. :-	Self		 LTI	<i>Dipti Manna</i>
			01/11/2011	01/11/2011	
4	Dibakar Ch. Ghosh Address -B - 5, Survey Park Santoshpur, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075	Self		 LTI	<i>Dibakar Chandra</i>
			01/11/2011	01/11/2011	

Name of Identifier of above Person(s)

Swapan Mondal
Gothberia, Dingelpota, Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India,
P.O. :-

Signature of Identifier with Date

Swapan Mondal
01/11/11

B. P.
(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR





Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 11662 of 2011
(Serial No. 13441 of 2011)

On

Payment of Fees:

On 01/11/2011

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. 4304/-, on 01/11/2011

(Under Article : A(1) = 4290/- ,E = 14/- on 01/11/2011)

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.-390906/-

Certified that the required stamp duty of this document is Rs.- 23474 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 18500/- is paid, by the draft number 944098, Draft Date 31/10/2011, Bank Name State Bank Of India, GARIA, received on 01/11/2011

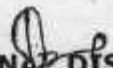
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.17 hrs on :01/11/2011, at the Office of the A. D. S. R. SONARPUR by Pijush Kanti Dey , one of the Executants.

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

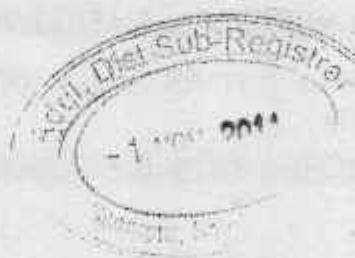
Execution is admitted on 01/11/2011 by

1. Pijush Kanti Dey, son of Lt. Biswanath Dey , Ramchand Dey Street, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
2. Tripti Dutta, wife of Pranab Dutta , Chunabhati Village Road, Podra (C T), Thana:-Sankrail, District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
3. Dipti Manna, wife of Biswanath Manna , Motimala Paschim Saratchandra Deulti, Thana:-Bagnan, District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service

 (Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

01/11/2011 14:14:00

EndorsementPage 1 of 2





Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 11662 of 2011

(Serial No. 13441 of 2011)

4. Dibakar Ch. Ghosh, son of Haripada Ghosh , B - 5, Survey Park Santoshpur, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075 , By Caste Hindu, By Profession : Service

Identified By Swapan Mondal, son of Jhanti Ram Mondal, Gothberia, Dingelpota, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

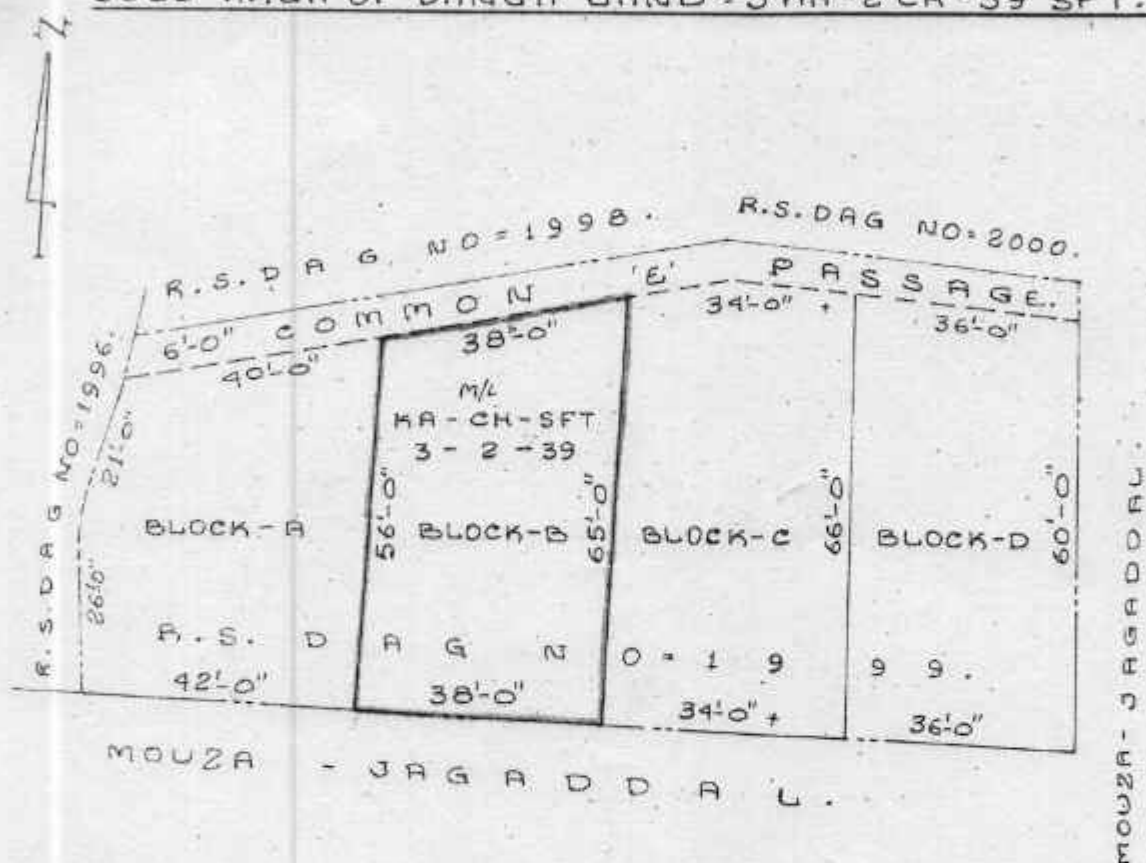

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



SITE PLAN OF LAND FOR SALA AT
MOUZA-ELACHI . J.L. NO=70 . PART OF R.S.
DAG NO=1999 . R.S.KHATIAN NO=301 .
P. S. SONARPUR . DIST-24 PGS (S) . L.R.DAG NO=
2039 . L.R.KHATIAN NO=597 . UNDER RAJPUR
SONARPUR MUNICIPALITY . SCALE=1"=25'-0"

PORTION OF THE LAND FOR SALE
SHOWN IN RED BORDER .

SOLD AREA OF DANGA LAND = 3 KA-2 CH-39 SFT.



Ljush Kanti Seng
 Tripti Dutta
 Dipti Manna

SIGN. OF VENDORS

Debakar Chandra ghosh
 SIGN OF PURCHASER

Traced by
 M. Ghosh
 Vill+Po=Harinavi.
 Sahapur Lane.
 L.C. NO=79
 28-10-11.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 27
Page from 4205 to 4222
being No 11662 for the year 2011.



(Biswajit Dey) 01-November-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal

