

4918/14

1-04789/14



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

B 227860

B 227860

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.

Addl. District Sub-Registrar
Behala, South 24 Parganas

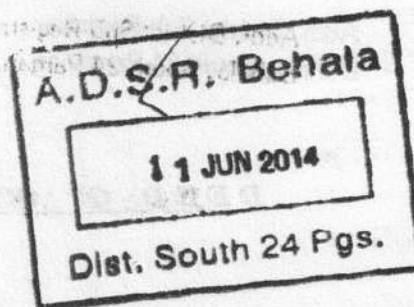
DEED OF CONVEYANCE

THIS INDENTURE OF SALE made on this 11th day of June 'Two

Thousand Fourteen (2014) A.D.

BETWEEN

7939 10 JUN 2014
Serial No. 7939 Date
Name Sumita Das
Address Alipore Judges Court, E-1-B
Value Rs. 5000/-
BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court, 24 Pgs (S)
Licence Stamp — Vendor Signature





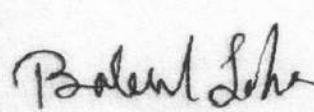


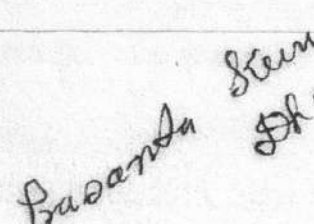
Anishel Nandi
s/o, Subrata Nandi
172, M.G. Road, Doka,
Thakurpukur, Kalyan-104
Business.

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BEHALA, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 04918 / 2014, Deed No. (Book - I , 04769/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Babul Saha Purba Putiary, Thakur Para, Thana- Haridevpur, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700093	 11/06/2014	 LTI 11/06/2014	 11/6/14

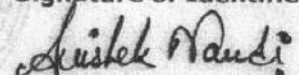
II . Signature of the person(s) admitting the Execution at Office.

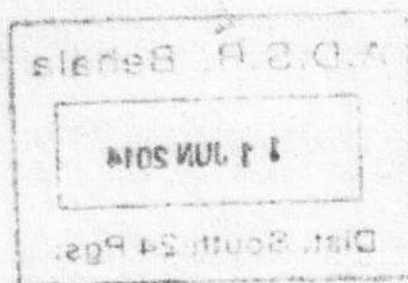
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Babul Saha Address -Purba Putiary, Thakur Para, Thana- Haridevpur, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700093	Self	 11/06/2014	 LTI 11/06/2014	
2	Prasanta Kr. Dhar Address -1/65, Vivek Nagar, Kolkata, Thana:-Garfa, P.O. :-Santoshpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075	Self	 11/06/2014	 LTI 11/06/2014	

Name of Identifier of above Person(s)

Avishek Nandi
Thakurpukur, Joka, 172, Mahatma Gandhi Road,
Kolkata, District:-South 24-Parganas, WEST BENGAL,
India, Pin :-700104

Signature of Identifier with Date


11/06/2014



(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



Government Of West Bengal

Office Of the A.D.S.R. BEHALA

District:-South 24-Parganas

Endorsement For Deed Number : I - 04769 of 2014

(Serial No. 04918 of 2014 and Query No. 1607L000007028 of 2014)

On 11/06/2014

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.

Payment of Fees:

Amount By Cash

Rs. 5936.00/-, on 11/06/2014

(Under Article : A(1) = 5929/- ,E = 7/- on 11/06/2014)

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.-5,40,000/-

Certified that the required stamp duty of this document is Rs.- 27010 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 22020/- is paid , by the draft number 887845, Draft Date 09/06/2014, Bank : State Bank of India, Alipore (Calcutta), received on 11/06/2014.

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

Presented for registration at 12.14 hrs on :11/06/2014, at the Office of the A.D.S.R. BEHALA by Babul Saha ,Executant.

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

Execution is admitted on 11/06/2014 by

1. Babul Saha, son of Madhav Saha , Purba Putiary, Thakur Para, Thana- Haridevpur, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700093, By Caste Hindu, By Profession : Business
2. Prasanta Kr. Dhar, son of Lt. Prafulla Kr. Dhar , 1/65, Vivek Nagar, Kolkata, Thana:-Garfa, P.O. :-Santoshpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075, By Caste Hindu, By Profession : Retired Person

Identified By Avishek Nandi, son of Subrata Nandi, Thakurpukur, Joka, 172, Mahatma Gandhi Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste: Hindu, By Profession: Business.

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

Prasanta Kumar Dhar.

Babul Saha

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

Certificate of Registration under section 60 and Rule 69.

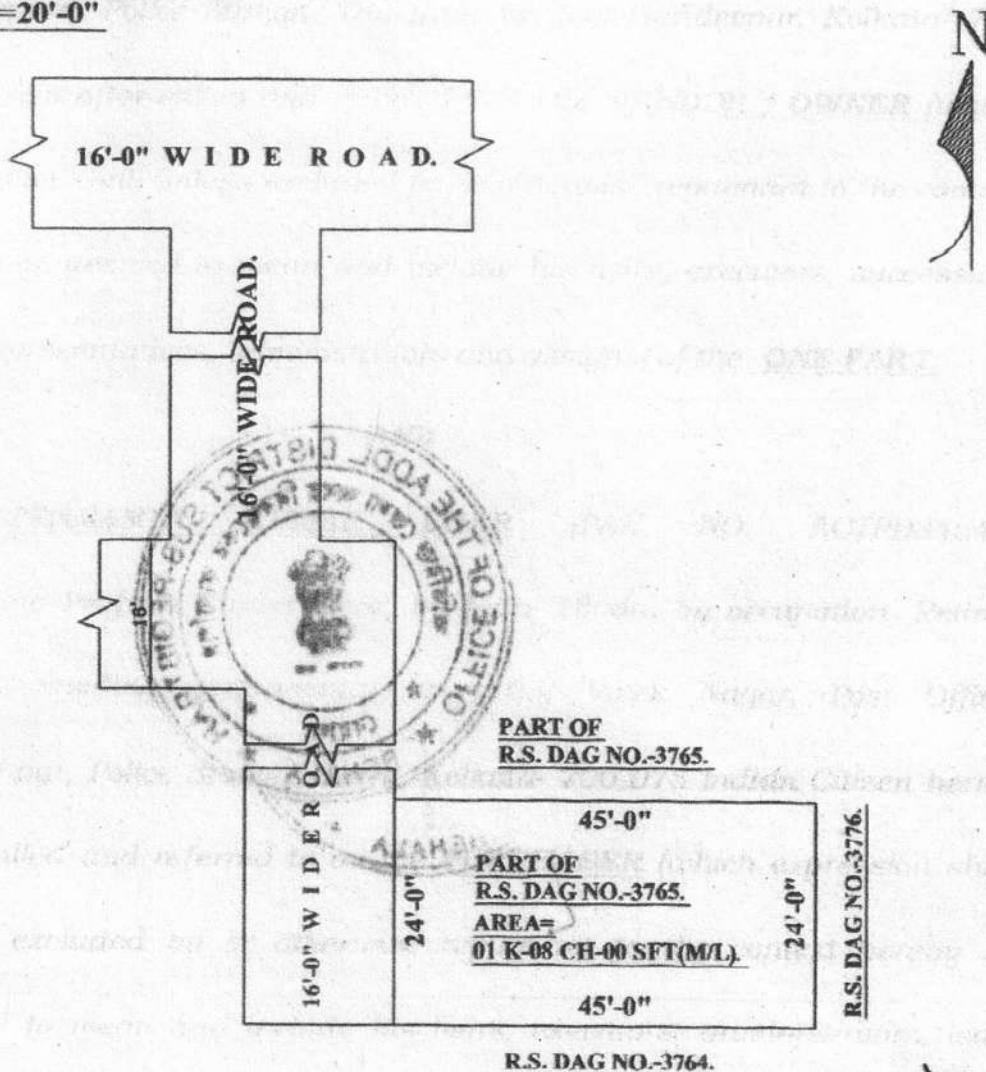
Registered in Book - I
CD Volume number 15
Page from 5570 to 5587
being No 04769 for the year 2014.



(Asish Goswami) 12-June-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A.D.S.R. BEHALA
West Bengal

SITE PLAN FOR: SRI PRASANTA DHAR. AT MOUZA-PURBA BARISHA.
J.L. NO.-23. R.S. NO.-43. R.S. KHATIAN NO.-1955. PART OF R.S. DAG
NO.-3765. P.S. HARIDDEVPUR. UNDER DIST-24 PGS (SOUTH). UNDER
JOKA-II GRAM PANCHAYET.

AREA OF LAND=01 K-08 CH-00 SFT.(M/L)
SHOWN IN RED BORDER.
SCALE:1"=20'-0"



Prasanta Kumar Dhar

R.S. DAG NO.-3764.

Prasanta Kumar Dhar

Nabin Chatterjee
Nabin Chatterjee
Surveyor & Planner
130, D. H. Road, Kolkata-104
(Opp:- Joka Post Office)
Regd. No.- 10173, Date-29.05.05.
COPY BY:-

SRI BABUL SAHA (PAN NO. AMEPS7885H) son of Sri Madhav Saha, by faith - Hindu, by occupation - Business, residing at Purba Putiary, Thakurpara, Police Station- Thakurpukur now Haridevpur, Kolkata- 700 093 herein after called and referred to as the **VENDOR / OWNER** (which expression shall unless excluded by or otherwise repugnant to the context hereby be deemed to mean and include his heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART.**

AND

SRI PRASANTA KUMAR DHAR (PAN NO. ACTPD3454E) S/O. Late Prafulla Kumar Dhar, by faith- Hindu, by occupation- Retired person, residing permanently at 1/65, Vivek Nagar, Post Office- Santoshpur, Police Station- Garfa, Kolkata- 700 075 Indian Citizen herein after called and referred to as the **PURCHASER** (which expression shall unless excluded by or otherwise repugnant to the context hereby be deemed to mean and include his heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART.**

WHEREAS one Pran Krishna Patra was the sole, absolute and recorded Owner in respect of all that piece and parcel of land measuring about 55 decimal comprised in Mouza- Purba Barisha, J.L. NO. 23 R.S NO. 43, Touzi No. 6, Pargana- Khaspur, under C.S Khatian NO. 86 R.S Khatian NO. 1955 Dag NO. 3765 within the limits of Joka-II Gram Panchayat in the District South 24 Parganas.

AND WHEREAS while enjoying the aforesaid property peacefully said Pran Krishna Patra sold, transferred, conveyed all that plot of land to and in favour of Sri Prafulla Kumar Roy and Sri Tapan Kumar Roy both sons of Sri Bireswar Roy of Purba Barisha, Kalua, South 24 Parganas, through a registered deed of sale dated 14.10.1960.

AND WHEREAS while thus seized and possessed and sufficiently entitled to said Sri Prafulla Kuar Roy and Sri Tapan Kumar Roy through a registered indenture dated 13.02.1964 sold, transferred and / or conveyed all that plot of land measuring about 55 decimal comprised in Mouza- Purba Barisha, J.L. NO. 23 R.S NO. 43, Touzi No. 6, Pargana- Khaspur, under C.S Khatian NO. 86 R.S Khatian NO. 1955 Dag NO. 3765 within the limits of Joka-II Gram Panchayat in the District South 24 Parganas to and in favour of Manmatha Nath Pal son of Amulya Charan Pal. The said deed of sale is registered before the Joint Sub Registrar Alipore at Behala and recorded therein Book NO. I Volume No. 5 Pages 278 to 281 being no. 406 for the year 1964.

AND WHEREAS thereafter said Manmatha Paul for urgent need of money sold, transferred all that plot of land measuring about 13 Cottah 00 Chittack 00 sq.ft out of the aforesaid land to and in favour of Rabindra Nath Biswas son of Late Ram Chandra Biswas through a registered deed of sale. The said deed of sale is registered before the Addl. District Sub

Registrar at Behala and recorded in Book NO. I Volume No. 24 Pages 79 to 81 being no. 707 for the year 1971.

AND WHEREAS after purchasing the same, while thus seized and possessed and sufficiently entitled to said Rabindra Nath Biswas out of the aforesaid 13 Cottah 00 Chittack 00 sq.ft land sold, transferred 1) all that demarcated piece and parcel of land measuring about 6 Cottah 6 Chittack 00 sq.ft to Sri Kailash Chainnani through a registered deed of sale dated 20.1.19994, which is registered before the Dist. Sub Registrar at Alipore and recorded therein Book NO. I being deed no. 589 for the year 1994 and also sold, transferred 2) another plot of land measuring about 6 Cottah 09 Chittack 00 sq.ft to and in favour of Smt. Alka Chennani by virtue of a registered deed of sale dated 20.1.19994, which is registered before the Dist. Sub Registrar at Alipore and recorded therein Book NO. I being deed no. 590 for the year 1994.

AND WHEREAS thus the said Sri Kailash Chainnani & Smt. Alka Chennani became Owners of all that piece and parcel of land measuring about 12 Cottah 15 Chittack 00 sq.ft comprised in Mouza- Purba Barisha, J.L. NO. 23 R.S NO. 43, Touzi No. 6, Pargana- Khaspur, under C.S Khatian NO. 86 R.S Khatian NO. 1955 Dag NO. 3765 , Police Station- Thakurpukur, within the limits of Joka-II Gram Panchayat in the District South 24 Parganas.

AND WHEREAS in course of their enjoyment they jointly sold, transferred all that demarcated piece and parcel of Sali land measuring about 1 Cottah 12 Chittack 00 sq.ft comprised in **Mouza- Purba Barisha, J.L. NO. 23 R.S NO. 43, Touzi No. 6, Pargana- Khaspur, under C.S Khatian NO. 86 R.S Khatian NO. 1955 Dag NO. 3765, Police Station- Thakurpukur, within the limits of Joka-II Gram Panchayat in the District South 24 Parganas to and in favour of Sri Babul Saha, the Vendor herein through a registered deed of sale, written in Bengali and registered before the District Sub Registrar at Alipore-II and recorded in Book NO. I Volume NO. 105 Pages 400 to 406 being no. 4933 for the year 2002 and since then Vendor herein has been enjoying the aforesaid property peacefully and also by paying necessary rates and taxes.**

AND WHEREAS now the said land physically measured as 01 Cottah 08 Chittack 00 sq.ft and the Vendor herein for urgent need of money declared sale of all that plot of land measuring about 01Cottah 08 Chittack 00 sq.ft be the same ~~more or less~~ in Mouza- Purba Barisha, J.L. NO. 23 R.S NO. 43, Touzi No. 6, Pargana- Kashpur, under C.S Khatian NO. 86 R.S Khatian NO. 1955, Dag NO. 3765 within the limits of Joka-II Gram Panchayat, in the District South 24 Parganas together with use of Western Side 16 ft wide common passage, which is more fully and particularly described in the SCHEDULE hereunder written at or for the total consideration of Rs. 4,50,000/- (Rupees Four lacs fifty thousand) only.

AND WHEREAS knowing the same Purchaser herein expressed his desire to purchase the scheduled land and accordingly Vendor has agreed to sell the said SCHEDULE below property which is free from all sorts of encumbrances, property charges, attachments and liens of whatsoever nature at or for the price of total consideration of Rs. 4,50,000/- (Rupees Four lacs fifty thousand) only, after considering the said price as the highest market price for the present.

NOW THIS INDENTURE WITNESSETH that in pursuance to the oral agreement made between the Owner/Vendor and the Purchaser and in consideration of the said sum of Rs. 4,50,000/- (Rupees Four lacs fifty thousand) only of lawful money of the Union of India truly paid by the Purchaser to the Owner/Vendor, as per the Memo of Consideration below (the receipt whereof the Vendor hereby admits and acknowledges and doth hereby admits, releases and forever discharges as well as the said demarcated Sali land which is particularly described in the SCHEDULE hereunder written and doth hereby grants, conveys, transfers, sales, alienates and assures the Purchaser ALL THAT the demarcated piece and parcel of Sali land measuring more or 01 Cottah 08 Chittack 00 sq.ft be and facilities and amenities, drainage, water courses, telephone and electric supply services, which is more fully and particularly described in the SCHEDULE hereunder written, together with right of common user of the drains, common paths, sewerage, compounds, ditches, ways, common passages, common fences, walls, common walls, water, water courses,

soils, thereof light, roads, liberties, privileges, easement and appurtenances belonging to or appertaining thereof and the reversion or reversions, remainder or remainders rents issue and profits and every part thereof TOGETHER WITH the benefits of all covenants and indemnifies heretofore executed in respect of and in favor of or in any manner relating to the said property and also TOGETHER WITH all rights, advantages, benefits, privileges liberties in respect of the said property hereby conveyed and ALL THE ESTATE rights, titles, interests, claims and demands whatsoever of the Owner/Vendor unto or upon the said demarcated plot of land hereditament or any part thereof ALSO TOGETHER WITH absolute power, full right, liberty and easement together with deeds paths, muniments of title exclusively relating to or concerning the said property hereditament, or any portion thereof TO HAVE AND TO HOLD the said land hereby granted expressed or intended so to be unto and to the use of the Purchasers absolutely forever and free from all encumbrances AND the Owner/Vendor doth hereby covenant that notwithstanding any deed or things by him or any of his predecessors and ancestors-in-title done executed or knowingly suffered to the contrary the Owner/Vendor are now rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted or expressed or intended so to be unto and to the use of the Purchaser absolutely forever and free from all encumbrances AND the Owner/Vendor doth hereby further covenant with the Purchaser that notwithstanding any deed or things by the Owner/Vendor or any of then

predecessor or ancestors-in- title done executed or knowingly suffered to the contrary the Owner/ Vendor are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said plot hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate equivalent thereto without any manner and condition, use, or things whatsoever AND that notwithstanding any such act, deed or thing whatsoever aforesaid, the Owner/ Vendor has now good right, full power and absolute authority and indefeasible title to grant convey, transfer assign or expressed or intended to be with the appurtenances unto and to the use of the Purchaser in the manner as aforesaid and according to the true intent and meaning of these presents. AND FURTHER the Owner/ Vendor and all persons having lawfully or equitably claiming any estate or interest in the said property and every part thereof from under or in for the Owner/ Vendor or his predecessors -in- interest or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or caused to be done or executed all such acts things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as shall it may reasonably required AND the said property or any and every part thereof is not attached in any proceeding or otherwise and that no certificate has been filed in the office of the certificate officer under the provision of Public Demand Recovery Act and no steps taken in execution of any certificate of

any certificate at the instance of the Income Tax and/or Wealth Tax/or Estate Duty Authorities AND that no notice issued under the Public Demand Recovery Act. has been served upon neither of the Owner/Vendor nor any such notice has been published AND that the Owner/Vendor has not yet received any notice of the requisition or acquisition of the property described in the **SCHEDULE** below AND the Owner/Vendor shall deliver the khas possession of the said **SCHEDULE** property unto the Purchaser on the date of registration of this presents AND the Owner/Vendor has a good marketable title to the said landed property and the same is free from all encumbrances whatsoever and the said property is not otherwise charged, mortgaged, or encumbered with any debts, liens or claims. That The Vendors at all times indemnify and keep indemnified with and save harmless the Purchasers against all claims, and demands whatsoever in respect of the said property hereby sold and conveyed and made good to the Purchasers to allow, cost and expenses, may be put or obliged to incurred or suffer by reason of any defect or deficiency in the title of the Vendors and the said property or any mistake or deficiency in the extent description or other particulars of the said property. And further if it is found that for any acts and deeds of the Vendors or any other person or persons related to him, the purchaser may suffer any losses or charges, or damages the Vendors shall be liable for that and shall compensate the loss and damages as may be sustained by the purchaser including the entire money, which is paid at the time of executing this deed of conveyance with applicable interest.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO.

(HEREBY SOLD)

ALL THAT piece and parcel of Sali land measuring about **1 Cottah 08 Chittack 00 sq.ft (i.e 1080 sq.ft)** be the same little more or less comprised in **Mouza- Purba Barisha**, J.L. NO. 23 R.S NO. 43, Touzi No. 6, Pargana- Kashpur, under **C.S Khatian NO. 86 R.S Khatian NO. 1955 C.S & R.S Dag NO. 3765** within the limits of Joka-II Gram Panchayat, **Police Station- Thakurpukur now Haridevpur**, Addl. District Sub Registry Office - Behala, District Sub Registry Office - Alipore, District - South 24 Parganas, including common right of user of Western side 16 ft common passages and all other paths, spaces and facilities and amenities, drainage, water courses, telephone and electric supply services and all other such amenities attached to the said property, which is more specifically delineated in the sketch map or plan depicted by **RED** border lines attached hereto being the part of this Indenture, which is butted and bounded by-

On the North- Land pertaining to Dag No. 3765

On the South- Land pertaining to Dag No. 3764.

On the East- Land pertaining to Dag No. 3776.

On the West- 16 ft common passage.

IN WITNESS WHEREOF the Vendor & Purchaser hereby have set and subscribed their respective hands and signature this day, month and year first above written.

SIGNED SEALED AND DELIVERED

DELIVERED In presence of:

1. Asitkumar Nandi
17A, M.G. Road, Doka,
Thakurpukur, Kol-104.

Balul She

VENDOR

2. Gilip Kumar Datta
21, Virchandana Park
Kol- 700082

Prasanta Kumar Datta
PURCHASER

Read over, explained in Vernacular to the Parties
and admitted to be correct and Drafted by me
and prepared my serasta as per instructions
and documents supplied by the parties herein,

Sumita Das Ghosh

Sumita Das Ghosh
Advocate

Alipore Judges Court, Kolkata- 700 027.

MEMO OF CONSIDERATION.

Received of and from the within named purchaser the within mentioned sum of Rs. 4,50,000/- (Rupees Four lacs fifty thousand) only as per memo below by way of full and final consideration of this Indenture.

Date	Cheque / draft No.	Bank's Name	Branch	Amount
09.06.2014	/	/	/	/
09.06.2014	980608	S. B. I	PALBAZAR	4,50,000

total

Rs. 4,50,000/-

(Rupees Four lacs fifty thousand) only

In presence of:

1. Anishek Nandi
172, M.G. Road, Soka,
Thakurpokur, Kolt-104.


Bakul Saha
.....
VENDOR.

2. Dilip Kumar Saha
21, Kanchanmala Park
Kolkata - 700082

Typed by me:

B. Mondal
B. Mondal,
Aparajita, Kolkata- 700 104

SITE PLAN AT :-

MOUZA - PURBA BARISHA J.L. NO. - 23

SHEET NO. - 6 R.S. NO. - 43.

R.S. DAG NO. - 3765 (P).

R.S. KHATIAN NO. - 1955.

P.S. - THAKURPUKUR DIST. - SOUTH 24-PARGANAS

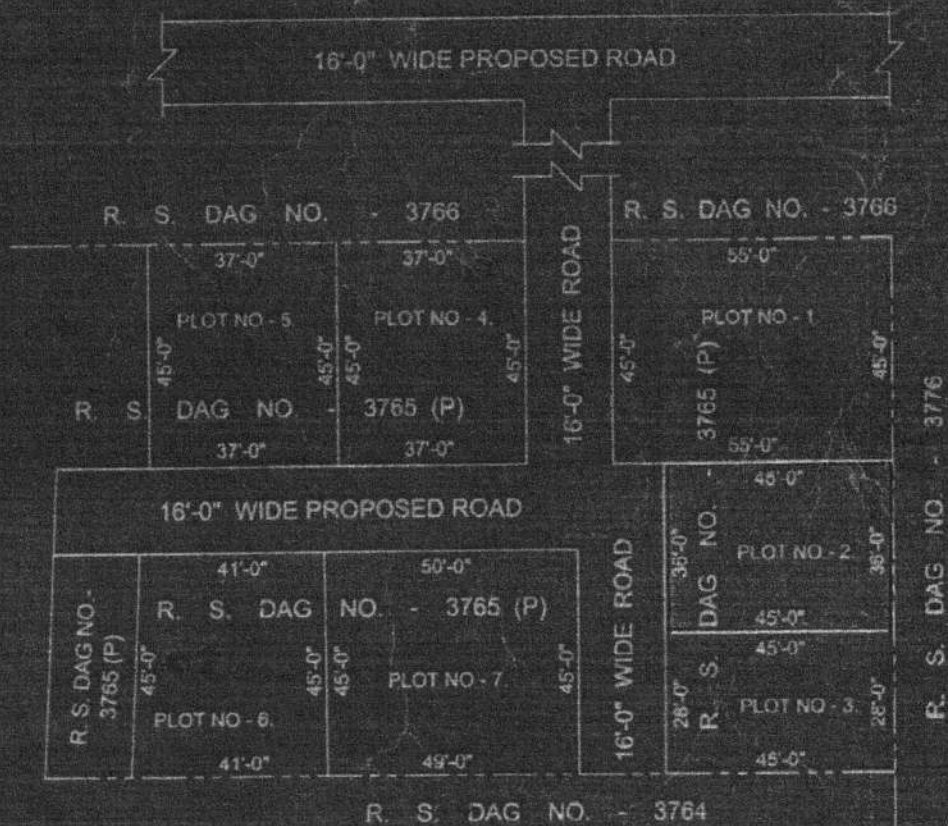
UNDER GRAM PANCHAYET NO. JOKA - 2.

SCALE - 1" INCH = 41-1/4' FEET

AREA OF THE PLOT NO. - 2. = 02K - 04CH - 00SFT (MORE OR LESS)

SHOWN IN RED VERGE

NAME OF THE VENDEE :-














VENDOR'S SIGNATURE :

[Handwritten Signature]

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name BABUL SAHA

Signature Babul Saha

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name PRASANTA KUMAR DHAR

Signature Prasanta Kumar Dhar

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature