

12053

9-12-14

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

733221

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 DEC 2010

DEED OF CONVEYANCE

Value at Rs. 6,00,000/- Rupees (Six Lacks) only

THIS DEED OF CONVEYANCE made on this 10th day of December - Two thousand and Ten (2010) BETWEEN SMT. INDRANI SENGUPTA wife of Sri Tushar Kanti Sengupta by Faith Hindu, by Nationatily Indian, by Occupation Housewife, Residing at AA-36, Prafulla Kanan, Krishnapur, P.S. Rajarhat, Kolkata 700101, in the District North 24 Parganas hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives, and assigns) of the ONE PART.

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843 07/12/10 5000/-

নং
ফ্রেতার নাম
সাং
স্বাক্ষর
বিতান নং (সিটিজেন আইডি) এ. ডি. এস. আর. ৩
মোট টাকার ক্রয় তারিখ
মালিক নং মোট কত টাকা খরিদ

Sri Milom Kemti Basu
128C Dilshad Garden
PS Seemerpuri
New Delhi

টেক্সট বারান্দার ভেতর গিফট দস্ত



Thakur Kantibhusan
S/o Late J.P. Senapati
AA. 36 Bafai's Kanan
lent - 101
P.S. Bafai's
(Business)
District Sub-Registrar
Bidhan Nagar (Salt Lake City)
10 DEC 2010

Tandani Sangapts.

:: 2 ::

A N D

1. SRI MILAN KANTI BASURAY son of Late K.R. BasuRay, 2. SMT. SARASWATI BASURAY wife of Sri Milan Kanti BasuRay by Faith Hindu by Nationality Indian by Occupation Business (~~Both~~). ~~---~~ residing at Pocket-I, 128C, Dilshad Garden, P.S. Seemapuri, New Delhi- 110095. hereinafter jointly called and reffered to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, executors, administrators, representatives, and assigns) of the OTHER PART.

WHEREAS

Jahurul Haque, Sirajul Haque, Maskura Begum and Ajiman Bibi were the joint absolute owners and possessor of the plot of land measuring an area 60 Decimal by virtue of inheritance by their deceased father and wife Enamul Haque and by virtue of inheritance of Parijan Bibi lying in and situated at Mouza Gopalpur, Comprised in R.S. Khatian No. 352, Under R.S. Dag No. 2175, J.L. No. 2, R.S. No. 140, Hal Touzi No. 10, P.S. Airport in the District of North 24 Parganas and they paid usual taxes and rents to the proper authority and jointly Peacefully enjoyed the same with good right title and interest.

AND WHEREAS by a deed of sale executed on 11/08/1982 and Registration on 13/08/1982 made between said Jahurul Haque, Sirajul Haque, Maskuta Begum and Ajiman Bibi therein referred to as the vendor's and Smt. Hasi Das wife of Panesh Chandra Das Alias Pareesh Chandra Das of Gopalpur, P.S. Airport therein referred to as the Purchaser Registered at D.S.R.O. Barasat, Copied in Book No. I, Volume

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Addl District Sub-Registrar
Bhujan Nagar (Salt Lake City)

10 DEC 2010

No. 56, Pages at 44 to 47 Being No. 3125 for the year 1982 ALL THAT piece or parcel of the plot of land measuring an area 6 (Six) Cottahs 11 (Eleven) Chittacks more or less lying in and situated at Mouza Gopalput, Comprised in R.S. Khatian No. 352, Under R.S. Dag No. 2175, J.L. No. 2, R.S. No. 140, Hal Touzi No. 10, P.S. Airport in the District of North 24 Parganas.

AND WHEREAS said Smt. Hasi Das was the absolute owner and possessor of the plot of land measuring an area 6 (Six) Cottahs 11 (Eleven) Chittacks more or less by virtue of Purchase and she paid all the Taxes and rents to the proper authority and her name have been duly recorded at the time of L.R. Settlement operation under L.R. Khatian No. 3404/1.

AND WHEREAS by a deed of sale executed on 14/03/2008 and Registration on 18/03/2008 made between said Smt. Hasi Das therein referred to as the vendor and Smt. Inarani Sengupta wife of Sri Tushar Kanti Sengupta of AA-36, Prafulla Kanan, Krishnapur, P.S. Rajarhat, Kolkata 700101 (Vendor herein) therein referred to as the Purchaser Registered at A.D.S.R.O. Bidhan Nagar, Copied in Book No. I, CD Volume No. 4, Pages at 4707 to 4724 Being No. 3709 for the year 2008 ALL THAT piece or parcel of the plot of land measuring an area 4 (Four) Cottahs 6 (Six) Chittacks out of 6 (Six) Cottahs 11 (Eleven) Chittacks more or less lying in and situated at Mouza Gopalput, Comprised in R.S. Khatian No. 352, Under R.S. Dag No. 2175, J.L. No. 2, R.S. No. 140, Hal Touzi No. 10, P.S. Airport in the District of North 24 Parganas.



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Addl. District Sub-Registrar
Baranagar (Salt Lake City)

10 DEC 2010

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AND WHEREAS said Smt. Indrani Sengupta (Vendor herein) become the absolute owner and possessor of the plot of land measuring an area 4 (Four) Cottahs 6 (Six) Chittacks by virtue of purchase and she paid all the taxes and rents to the proper authority and peacefully enjoyed the same with good right title and interest and othewise well and sufficiently entitled to free from all encumbrances more fully and particularly described in the schedule hereunder written and shown in the site plan attached herein and the vendor has absolute power of ownership and has every right to transfer to any body by any way.

AND WHEREAS the vendor (herein) agreed to sell and the Purchaser (herein) has agreed to purchase a part plot of shali land measuring 4 (Four) Cottahs 6 (Six) Chittacks with 6 feet wide common passage more or less together with easement rights of common passage fully described in the Schedule hereunder written and shown in the Site Plan attached herein and marked by RED border at or for the Total consideration of Rs. 6,00,000/- (Rupees Six Lacks) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 6,00,000/- (Rupees Six Lacks) only paid by the Purchaser to the Vendor on or before the execution of these presents the receipt whereof Vendor doth hereby as well as by the receipt hereunder in the memo of consideration admit and acknowledge and free the same for ever acquit release discharge and exonerate the purchaser as well as the said land intended to be hereby granted and conveyed and the vendor doth hereby as the absolute owner and being in use occupation possession and enjoyment of the said land measuring an area 4 (Four) Cottahs 6 (Six) Chittacks

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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
10 DEC 2010

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of land grand convey transfer assign and assure unto and the purchaser ALL THAT piece or parcel of land measuring an area 4 (Four) Cottahs 6 (Six) Chittacks more or less situated at mouza Gopalpur Comprised in R.S. Dag No.- 3175 under R.S. Khatian No.- 352, L. R. Khatian No. 3404/1, P.S.- Airport in the district of North 24 Parganas Additional District Sub Registrar of office Bidhan Nagar morefully described in the schedule hereunder written fully benefit of passage ways, under ground water ways, or drainage system, electric lines, telephone lines all rights liberties all manner or easements and appurtenances belonging and all the states rights, title and interest property claim and demand whatsoever of the Vendor into set out of and upon and the said piece or parcel of land hereby conveyed unto the Purchaser. IN FURTHER purchase of the said agreement and consideration TO HAVE AND TO HOLD the said piece of parcel of land herein comprised and hereby granted, conveyed, transferred and assigned or intended to be so unto the purchaser absolutely and for ever free from all encumbrances the Vendor doth hereby conveyed with the Purchaser That interest which the Vendor profess to transfer subsist and he has good right full power absolute authority, indefeasible title to grant, convey, transfer, assigned and assure said piece or parcel of manner as aforesaid AND the said piece or parcel of land shall quietly and peaceably entered into and held and enjoyed possessed absolutely and the rents issues and profits received there from by the Purchaser without interruption claim and demand by the Vendor and without any lawful eviction disturbances or interruption by any other person or persons whatsoever AND the said piece or parcel of land hereby conveyed and transferred unto the Purchaser is free from all encumbrances and discharged from or

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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 DEC 2010

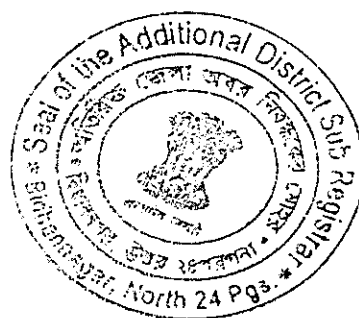
:: 6 ::

otherwise by the Vendor sufficiently indemnified against all and all manner of encumbrances claims and demanda whatsoever created occasioned or made by the Vendor of any of their predecessors in interest or any person or persons whatsoever AND the Vendor and every person or persons having or lawful claiming any estate right, title and interest into or upon the said piece or parcel of land hereby sold, conveyed and transferred unto the Purchaser or any part thereof shall and will at all times hereafter upon reasonably request and perfect all such further and other lawful and reasonable acts deeds assuring matters and things whatsoever for the further better and more perfectly assuring the said piece or parcel of land unto the Purchaser in manner as shall or may be reasonably required AND the said piece or parcel of land or any part of portion thereof or any interest therein have or has not vested and in and / or are not acquired by the State of West Bengal Estates Acquisition act, 1965, or statutory modification thereof or any other law for the time being in force AND it is transpires that the Vendor is not free from all encumbrances as herein before the Purchaser and the Vendor will be liable both in Civil Criminal Actions by the Purchaser and the Vendor will be further bound to make good any loss to be sustained by the purchaser AND the Pruchaser will be entitled to mutate his name in respect of the said piece or parcel of land with the authorities concerned.

THE SCHUDLE OF THE PROPERTY

ALL THAT piece or parcel of Bagan land mesuring and area 4 (Four) Cottahs 6 (Six) Chittacks with 6 feet wide common passage be the same a little more or less with easement right of common passage and all other easement rights comprised in C.S. Dag No.- 3196

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Addl District Sub-Registrar
Biratnagar (Salt Lake City)

10 DEC 2010

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corresponding to R.S. Dag No.- 2175 under C.S. Khatian No.- 1034 R.S. Khatian No.- 352, L.R. Khatian No. 3404/1 lying in and situated at Mouza- Gopalpur J.L. No. 2, R.S. No.- 140 Hal Touzi No.- 10 P.S.- Airport in the district of 24 parganas (North) Additional District Sub Registrar Office Bidhan Nagar (Salt Lake city) pargana Kolkata within the local limit of Rajarhat Gopalpur Municipality Ward No. 7 proportionate annual is 25 paise the site plan marked with red border and it will be treated as a part of this did and butted and bounded as follows.

:: B O U N D A R Y ::

On the North by :- R. S. Dag No. 2175 & House of Usha Das.
On the South by :- R.S. Dag No. 2175
On the East by :- R.S. Dag No. 2175
On the West by :- 6 Feet Wide Common Passage

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

SIGNED, SEALED and DELIVERED

by the parties at Kolkata

in the presence of :

1. Tushar Kanti Sengupta
AA-36 Pratfulla Karmakar
leaf-101.

2. Pintu Boudhary
Dashadhrone
K al-136

Indrani Sengupta .
SIGNATURE OF THE VENDOR

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Adtl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 DEC 2010

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:: MEMO OF CONSIDERATION ::

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 6,00,000/- (Rupees Six Lacks) only in full payment of the considration money as per Memo below.

:: M E M O ::

Paid by- Cheque no 077514 dated 01/12/2010 Issued on
B.O.B Dilshad Garden Delhi 110095 Br for Rs - 6,00,000/-

(Rupees Six Lacks Only)

Indrani Sengupta
SIGNATURE OF THE VENDOR

WITNESSES

1. Tushar Kanti Sengupta

2. Pintu Bhattacharya

DRAFTED BY:

Sri Sudhir Kumar Naskar

SRI SUDHIR KUMAR NASKAR
of Shikharpur, P.S.- Rajarhat
District North 24-Parganas
License No. DW-XVI-24
A.D.S.R.O. Bidhannagar

TYPED BY:

Sudip Pradhan
SUDIP PRADHAN
Dashadrone
Kolkata-136



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 DEC 2010



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 12144 of 2010
(Serial No. 12057 of 2010)

On

Payment of Fees:

On 10/12/2010

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 sect on 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 9419/-, on 10/12/2010

(Under Article : A(1) = 9405/- ,E = 14/- on 10/12/2010)

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.-855312/-

Certified that the required stamp duty of this document is Rs.- 51339 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 46339/- is paid 62398007/12/2010 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 10/12/2010

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

Presented for registration at 12.00 hrs on :10/12/2010, at the Office of the A. D. S. R. BIDHAN NAGAR by Indrani Sengupta ,Executant.

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

Execution is admitted on 10/12/2010 by

1. Indrani Sengupta, wife of Tushar Kanti Sengupta , A A - 36, Prafulla Kanan, Krishnapur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700101 , By Caste Hindu, By Profession : House wife

Identified By Tushar Kanti Sengupta, son of Lt. J P Sengupta, A A - 36, Prafulla Kanan, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700101 , By Caste: Hindu, By Profession: Business.



(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)

10 DEC 2010

ADDITIONAL DISTRICT SUB-REGISTRAR

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 12057 / 2010, Deed No. (Book - I , 12144/2010)
Signature of the Presentant

Name of the Presentant	Signature with date
Indrani Sengupta	Indrani Sengupta.

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Indrani Sengupta Address -A A - 36, Prafulla Kanan, Krishnapur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700101	Self		 LTI	Indrani Sengupta.
			10/12/2010	10/12/2010	

Name of Identifier of above Person(s)

Tushar Kanti Sengupta
A A - 36, Prafulla Kanan, Kolkata, Thana:-Baguiati,
District:-North 24-Parganas, WEST BENGAL, India,
P.O. :- Pin :-700101

Signature of Identifier with Date

Tushar Kanti Sengupta



(Signature)

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
Bidhan Nagar (Salt Lake City)

SITE PLAN

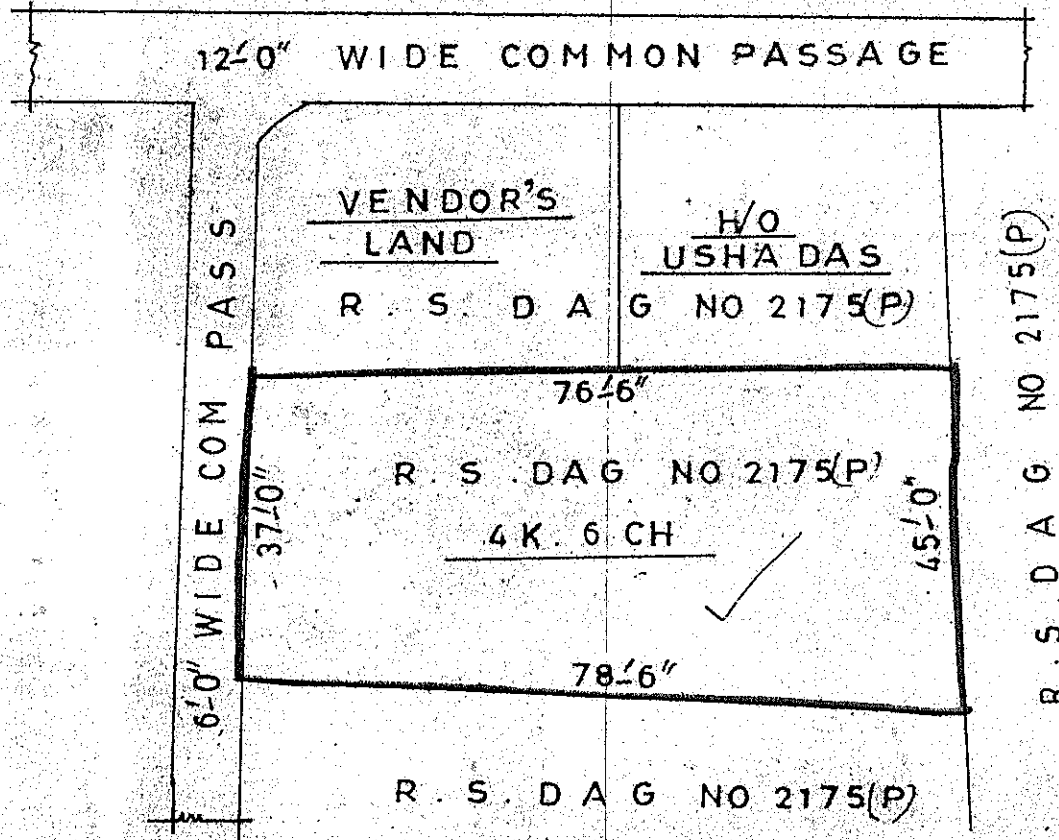
OF LAND OF R. S. DAG NO 2175(P), L.R. KH. NO 3404/1-
MOUZA-GOPALPUR, JL NO 02, R.S. NO 140, TOUZI-
NO 2998, P.S. AIRPORT, DIST-NORTH 24 PGS
WARD NO 07, UNDER R.G.M.

SCALE 1"=20'0"

LAND AREA: 4K. 6 CH. 0 SFT

VENDEE 1) MILAN KANTI BASURAY
& 2) SARASWATI BASURAY

VENDOR INDRANI SENGUPTA



Indrani Sengupta

SIG. OF VENDOR

DRAWN BY

S. GHOSH
LBS



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

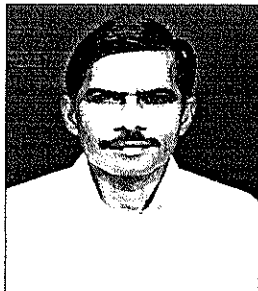
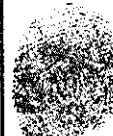
10 DEC 2010

E OF THE
ENTANT/
ANT/SELLER/
YER/CAIMENT
WITH PHOTO

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

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

 <u>M. Basuray</u> (MILAN KANTI BASURAY)	LH.					
	RH.					

ATTESTED :- M. Basuray
(MILAN KANTI BASURAY)

 <u>Saraswati Basuray.</u> (SARASWATI BASURAY)	LH.					
	RH.					

ATTESTED :- Saraswati Basuray.
(SARASWATI BASURAY)

 <u>Indrani Sengupta.</u>	LH.					
	RH.					

ATTESTED :- Indrani Sengupta.

L.R. Kh No - 10306 S. Basu Roy
L.R. Kh No - 10305 M. K. Basu Roy



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 DEC 2010



BIDHANNAGAR MUNICIPAL CORPORATION

HQ-POURA BHAVAN, FD-415A, BIDHANNAGAR, KOLKATA - 700106

Website : www.bmcwb.gov.in

BILL FOR PROPERTY TAX / SERVICE CHARGE

Bill Number: BMC/2018-2019/101893

Bill Date: 10/08/2018

Financial Year: 2018-2019

Assessee Name:	SRI MILAN KANTI BASURAY, SMT. SARASWATI BASURAY	Assessee Number:	030987
Holding Address:	GOPALPUR HOUSE (TARUN SENGUPTA CLUB), P.O.-R. GOPALPUR, P.S.-AIRPORT, KOLKATA-700136	Holding No.	AS/28/07/04
Billing Address:	C/O LATE BIDHU RANJAN GHOSH, KALIPARK, P.O.-R. GOPALPUR, P.S.-AIRPORT, KOLKATA-700136		

Annual Charges					
Current Annual Valuation (₹)	Annual Holding Tax (₹)	Arrear Dues upto March 2018 (₹)	Adjustment (₹)	Interest due to Arrear (₹)	Penalty (₹)
680	116	0	0	0	0
Quarterly Tax Break up *(Rounded off to nearest Rupees)					
Holding Tax (₹)	Garbage Tax (₹)	Sewerage Tax (₹)	Water Tax (₹)	Gross Amount (₹)	Quarterly Rebate(5%)(₹)
29	0	0	0	29	1
Net Amount (₹)					28

* For Bank use only : HDFC BANK LTD. A/C- BIDHANNAGAR MUNICIPAL CORPORATION- BIDHNGMCRN

Quarters	Gross Amount(₹)	Arrear Tax(₹)	Quarterly Rebate(₹)	Amount Payable within Due Date(₹)	Amount Payable after Due Date(₹)	Due Date	Bank Seal
1st (Apr-Jun)	29	0	1	28	29	30/09/2018	 115/19 30/09/2018 31/03/2018
2nd (Jul-Sep)	29	0	1	28	29	30/09/2018	
3rd (Oct-Dec)	29	0	1	28	29	31/12/2018	
4th (Jan-Mar)	29	0	1	28	29	31/03/2018	

Generated On: 13/08/2018 04:41:05 PM Last Bill with Bill No: BMC/2018-2019/027086 Dt: 17/07/2018, NR: 112/00

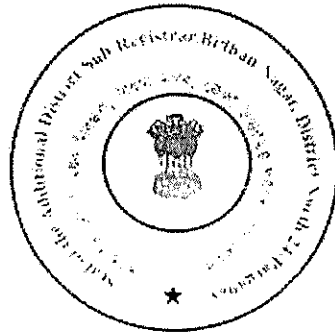
* Please pay your Property Tax / Service Charge at any HDFC Bank (from 11AM - 3PM of working day) located under Bidhannagar Municipal Corporation Area and Borough Offices (for Rajarhat area assessee only)

The above tax and arrear calculated based on the data available from 2013-14 to 2018-19. Dues, if any found in subsequent period will be recoverable from assessee.

Finance Officer

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 4949 to 4962
being No 12144 for the year 2010.



(Debasish Dhar) 10-December-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal