

03582

I-3632/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 397912

11.4B  
 No. 7586/n  
 7/5/12

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scrutinized that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

*[Signature]*  
 Sub-Registrar,  
 District of Puranas, District  
 Registrar W.B. (N) of  
 Registration Act 1908  
 7 MAY 2012

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made this the 7<sup>th</sup> day  
 of May 2012 (Two Thousand and Twelve) A.D. ;

**B E T W E E N**









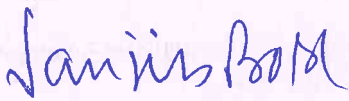


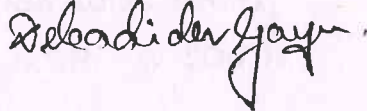


**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 03582 / 2012, Deed No. (Book - I , 03642/2012)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Debedidev Gayen Ramkrishnapally Sonarpur, District:- South 24-Parganas, WEST BENGAL, India, P.O. : Pin :-700150	 07/05/2012	 LTI 07/05/2012	 7/5/2012

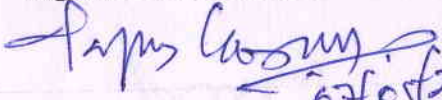
II . Signature of the person(s) admitting the Execution at Office.

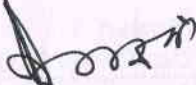
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Swati Karfa (sengupta) Address -A/199 Survey Park Santoshpur, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075	Self	 07/05/2012	 LTI 07/05/2012	
2	Soma Dattagupta Address -A/199 Survey Park Santoshpur, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075	Self	 07/05/2012	 LTI 07/05/2012	
3	Sanjib Bose Address -Sahebpara Link Rd Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700150	Self	 07/05/2012	 LTI 07/05/2012	
4	Debedidev Gayen Address -Ramkrishnapally Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700150	Self	 07/05/2012	 LTI 07/05/2012	

Name of Identifier of above Person(s)

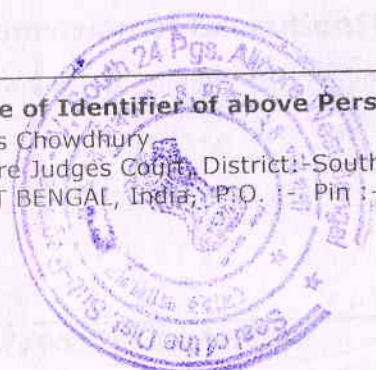
Tapas Chowdhury  
Alipore Judges Court, District:- South 24-Parganas,  
WEST BENGAL, India, P.O. :- Pin :-700027

Signature of Identifier with Date

  
7/5/2012



(Ashoke Kumar Biswas)  
DISTRICT SUB-REGISTRAR-IV



(1) **SMT. SWATI KARFA (SENGUPTA)**, wife of Srikanta Karfa, by faith- Hindu, by occupation- Service, residing at A/199, Survey Park, Santoshpur, P.S. Purba Jadavpur, now Survey Park, Kolkata- 700075 and (2) **SMT. SOMA DATTAGUPTA**, wife of Sri Jayanta Dattagupta, by faith- Hindu, by occupation - Housewife , residing at A/199, Survey Park, Santoshpur, P.S. Purba Jadavpur, now Survey Park, Kolkata- 700075, hereinafter jointly called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**;

**AND**

(1) **SRI SANJIB BOSE**, S/o Late Narendra Mohan Bose, by faith- Hindu, by occupation- Business, residing at Sahebpara, Link Road, sonarpur, Kolkata- 700150 and (2) **SRI DEBEDIDEV GAYEN**, S/o Late Satya Ranjan Gayen, by faith- Hindu, by occupation- Business, residing at Ramkrishna Pally, Sonarpur, Kolkata- 700150 hereinafter jointly referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the

**WHEREAS** Ashrama Praktan Chhatra Sangha Narendrapur, District-South 24-Parganas a body corporate/ A.O.P., registered under Act 1860 having its registered Office at Narendrapur, P.S. Sonarpur, 24 Parganas (South) had been seized and possessed of **ALL THAT** the piece and parcel of land mentioned and described in the Schedule hereunder written.

**AND WHEREAS** said Ashrama Praktan Chhatra Sangha on 02.06.1967 sold and transferred 5 (five) Cottah 3(three) Chittacks land in Mouza- Nischintapore, J.L. No. 53, in R.S. Khatian Nos. 89 and 62, under R.S. Dag No. 207 and 208, being known as Plot No. 269 of Ramkrishna Pally in favour of Rash Behari Dey and said Deed of Conveyance has been registered at A.D.S.R. Sonarpur and recorded in Book No.I, Volume No. 14, Pages 120 to 123, Being Deed No. 824 for the year 1967.

**AND WHEREAS** said Rash Behari Dey after purchased the said land and enjoyed the said Land free from all encumbrances whatsoever.

**AND WHEREAS** on 31<sup>st</sup> day of July, 1972 said Rash Behari Dey sold and transferred said 5 (five) Cottah 3(three) Chittacks land in Mouza- Nischintapore, J.L. No. 53, in R.S. Khatian Nos. 89 and 62, under R.S. Dag Nos. 207 and 208, being known as Plot No. 269 of Ramkrishna Pally in favour of Arun Kumar Sengupta.

**AND WHEREAS** said Deed of Conveyance was registered in the



**AND WHEREAS** after purchased the said property the Arun Kumar Sengupta was enjoying the abovementioned property, free from all sorts encumbrances and mutated his name in the records of the Rajpur-Sonarpur Municipality by complying all the necessary and required formalities thereof and paid municipal taxes and also the rents to the concerned B.L. & L.R.O. at Sonarpur and after the aforesaid mutation, the said property was known, numbered as Municipal Holding No. 3118, Nischintapur, under Municipal Ward No. 8, under the Rajpur-Sonarpur Municipality.

**AND WHEREAS** while in peaceful possession and enjoyment of the said property, the said Arun Kumar Sengupta died intestate on 21.11.1999, leaving behind his wife, Smt. Rama Sengupta and two married daughters Smt. Swati Karfa (Sengupta) and Smt. Soma Datta Gupta as his only legal heiresses/ Successors to inherit the aforesaid Landed property in equal share, as per the provisions of the Hindu Succession Act, 1956.

**AND WHEREAS** subsequently, on 23.09.2000, the said Smt. Rama Sengupta, wife of Late Arun Kumar Sengupta also died intestate leaving behind her two daughters namely Smt. Swati Karfa (Sengupta) and Smt. Soma Dutta Gupta as his only legal heiresses/ Successors to inherit the aforesaid Landed property in equal share, as per the provisions of the Hindu Succession

**AND WHEREAS** accordingly, Smt. Swati Karfa (Sen Gupta) and Smt. Soma Datta Gupta, the First Part herein, became the joint Owners of the aforesaid Landed Property and mutated their name in the records of the Rajpur-Sonarpur Municipality by complying all the necessary and required formalities thereof and paid municipal taxes and also pay the rents to the concerned B.L. & L.R.O. at Sonarpur and after the aforesaid mutation in Rajpur-Sonarpur Municipality, they are enjoying the property, viz., said property was known, numbered as Municipal Holding No. 3118, Nischintapur, under Municipal Ward No. 8, under the Rajpur-Sonarpur Municipality, as more fully and particularly mentioned in the Schedule hereunder written with free from all sorts of encumbrances.

**AND WHEREAS** while in peaceful possession and enjoyment of the same by the aforesaid joint Owners in the aforesaid Property, free from all encumbrances, whatsoever, the joint Owners have decided to sell/ transfer the same, to the interested purchasers/ buyers against valuable consideration and declared for the same. The Purchasers herein, have become interested in the aforesaid property and approached the joint Owners and expressed their desire the purchase the same and offered the joint Owners a total consideration of

**AND WHEREAS** the Vendors have agreed with the Purchasers for absolute sale unto their the said 5 (five) Cottah 3(three) Chittacks land in Mouza- Nischintapore, J.L. No. 53, in R.S. Khatian Nos. 89 and 62, under R.S. Dag Nos.207 and 208, being known as Plot No.269, Ramkrishna Pally, P.S. Sonarpur, Kolkata- 700150, known as Municipal Holding No. 3118, Nischintapur, under Municipal Ward No. 8, under the Rajpur-Sonarpur Municipality, morefully and particularly described in the Schedule herein below to the Purchasers absolutely and forever as or for the price of **Rs.22,00,000.00/- (Rupees Twenty Two Lakh) only** and **Purchasers** herein after such settlement of negotiation with the joint Owners/Vendors and upon searching and investigation of the title of the Owners in the aforesaid landed property, have become satisfied and agreed to purchase the said plot of land, measuring about 5 (five) Cottah 3(three) Chittacks more or less, **with all easements for the price of Rs.22,00,000.00/- (Rupees Twenty Two Lakh) only** as morefully and particularly described in the Schedule below.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement by and between the parties herein and on payment of the mutually agreed total consideration of the said sum of **Rs.22,00,000.00/- (Rupees Twenty Two Lakh) only,**

id to the Vendors on or before the execution of

and of and from the payment of the same and every part thereof do hereby acquit, release and forever discharge the Purchasers and also the said land with all easements. The Vendors doth hereby grant, transfer, convey, assign and assure unto the **Purchasers**, their executors, administrators and assigns the said land, measuring 5 (five) Cottah 3(three) Chittacks land in Mouza- Nischintapore, J.L. No. 53, in R.S. Khatian Nos. 89 and 62, under R.S. Dag Nos. 207 and 208, being known as Plot No.269, Ramkrishna Pally, Kolkata- 700150, known as Municipal Holding No. 3118, Nischintapur, under Municipal Ward No. 8, under the Rajpur-Sonarpur Municipality, within Police Station- Sonarpur, Sub-Registration Office Sonarpur, District- South 24-Pargnas, with the right of use of all easement morefully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and bordered "**RED**" therein **OR HOWSOEVER OTHERWISE** the said land hereditament hereby transferred or conveyed or any part thereof now or is or at any time heretobefore were or was situated butted, bounded, called, known, numbered, described or distinguished together with all erection, fixtures, sewers, drains, ways, passages, water, water courses, liberties, easements, privileges, right, advantages, appendages and appurtenances whatsoever to the said land belonging or anywise appertaining to or with the same or any part thereof held used



**DEMAND** whatsoever to the said Joint Vendors in to and upon the said land hereditaments and/or any or every part thereof and all deeds, pattahs, writings and evidence of title which anywise exclusively relate to the said land hereditament or any part of parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the said Joint Vendors or any person or persons from whom she can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD** the said land hereditament hereby granted, transferred and conveyed or expressed or intended so to be **UNTO AND TO THE USE** of the said Purchasers, their respective legal heirs, executors, legal representatives and assigns and also their individuals heirs, executors, absolutely and forever and free from all encumbrances **AND** joint Owner/Vendors herein, do hereby for themselves, their respective heirs, executors, administrators and representatives covenant with the Purchasers, their respective heirs, executors, administrators, representatives and assigns **THAT NOT WITHSTANDING** any act deed matter or things whatsoever by said Vendors done or executed or knowingly suffered to the contrary the said Vendors now are lawfully rightfully and absolutely seized and possessed or otherwise well and sufficiently entitled to the said land hereditament and hereby

expressed so to be and every part thereof for a perfect

themselves good right full power and absolute authority to grant, transfer and convey the said land hereditament and hereby granted, transferred and conveyed or expressed or intended so to be unto the use of the said Purchasers in manner aforesaid AND that the said Purchasers shall and may at all times, hereafter peaceably and quietly possess and enjoy the said land hereditament and receive the rents, issues and profits without any lawful eviction, interruption claim or demand whatsoever from or by said Vendors any person or persons lawfully or equitably claiming from under or in trust for their **AND** that free from all encumbrances whatsoever or suffered by said Vendors or any person lawfully or equitably claiming from under or in trust for the **AND FURTHER** that said Joint Owners/Vendors and all persons having lawfully or equitably claiming any estate or interest whatsoever in the said hereditament and premises or any part thereof from under or in trust for the said Vendors shall and will from time to time and at all times hereafter at the request and costs of the said Purchasers and execute or cause to be done or executed all such acts, deed and things whatsoever for further and more perfectly assuring the said land hereditament and every part thereof unto and to the use of the said Purchasers, who shall have all the lawful right to sell, lease out or rented or otherwise

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Bastu Plot of land, being Plot No. 269, measuring 5 (five) Cottah 3(three) Chittacks, lying and/or situated in Mouza- Nischintapore, J.L. No. 53, in R.S. Khatian Nos. 89 and 62, under R.S. Dag No.s 207 and 208, being known as Plot No. 269, Ramkrishna Pally, known as Municipal Holding No. 3118, Nischintapur, under Municipal Ward No. 8, within the jurisdiction of the Rajpur-Sonarpur Municipality, within Police Station- Sonarpur, Sub-Registration Office Sonarpur, District- South 24-Pargnas, Kolkata- 700150, District 24 Parganas (South) with all easements which is more particularly delineated in the Map or Plan annexed hereto and bordered with '**RED**' Verge and which shall be treated as part and parcel of the this Deed of Conveyance in future. The rent of land is Rs. 2/- is butted and bounded as follows:-

**ON THE NORTH** : By Scheme Plot NO. 270, Ramkrishna Pally  
and By 30ft. wide Road.

**ON THE SOUTH** : By 10 ft. wide drain.

**ON THE EAST** : By another land of Ramkrishna Pally.



SECOND SCHEDULE ABOVE REFERRED TO

The Joint Owners/ **Vendors** have transferred/ handed over/ made over **the following** Deeds, Documents, receipts, Tax Receipts **Rent** receipts etc. in Original to the Purchasers. The **Purchasers** also acknowledged the same by putting their **signatures**, while receiving the same as more fully mentioned herein below:-

1. The Original Deed of Conveyance, dated 31.07.1972, which was registered in the office of the D.R. at Alipore and was recorded in Book No. I, Volume No. 71, Pages 274 to 278, Being Deed No. 3052 for the year 1972.
2. The Photocopies of the Death Certificates of Late Arun Kumar Sengupta and Smt. Rama Sengupta.
3. The Photocopy of the Affidavit of the present Joint Owners/ Vendors, namely, Smt. Swati Karfa( Sengupta) and Smt. Soma Duttagupta.
4. The Municipal Tax Receipts, Municipal Mutation Certificate of the Rajpur-Sonarapur Municipality, Copy of the Rent Receipts and copy of the Assessment Roll of the

**IN WITNESSES WHEREOF** the said **VENDORS and PURCHASERS** hereunto set and subscribed their hands and seal on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

At Kolkata In the presence of:

**WITNESSES:**

1. *Baidyanath Dohi*  
Alipur Police Court  
Kot-27

1) *Laxmi Karper (Gyupler.)*

2. *Debabrata Majumdar*

2) *Soma Dattagupta.*

*Alipur Judges Court*  
Kot-27

**SIGNATURE OF THE VENDORS**

1) *Sanjiv Bose*

2) *Debadaran Goswami.*

**SIGNATURE OF THE PURCHEARS**

Drafted by me:

*Tapas Chowdhury*

**Tapas Chowdhury**

Advocate

Alipore Police Court

Kolkata- 700027

Computer Print by:

*A.K. Beatty*

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the **Purchasers** by the within named Vendors the within-mentioned sum of **Rs.22,00,000.00/-** (**Rupees Twenty Two Lakh**) only, as per memo below:-

**MEMO**

Sl. No.	Particulars	Amount (Rs.)
1.	Bank Draft No. 011169 dated 5/5/2012 Oriental Bank of Commerce, Garia Branch	5,00,000/-
2.	Bank Draft No. 011170 dated 5/5/2012 Oriental Bank of Commerce, Garia Branch	9,00,000/-
3.	Bank Draft No. 011171 dated 5/5/2012 Oriental Bank of Commerce, Garia Branch	8,00,000/-
<b>Total : Rs.</b>		<b>22,00,000.00/-</b>

(Rupees Twenty Two Lakh) only,

**WITNESSES:**

1. Baidyanath Dahi

1) Gopal Karna (Gupta.)

2) Soma Dattagupta.

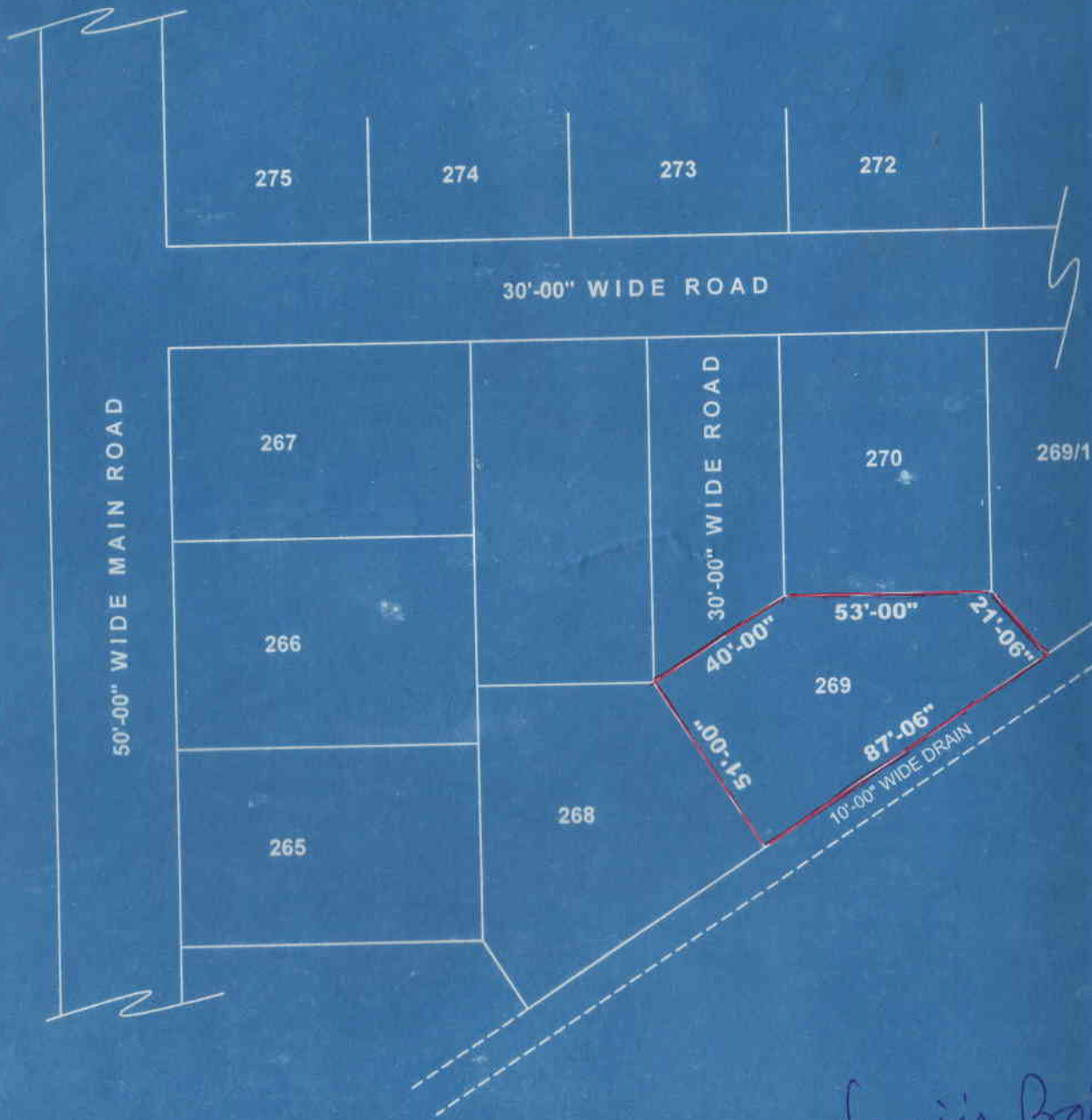
2. Debalrata Majumdar.

**SIGNATURE OF THE VENDORS**



SHOWING THE SITE PLAN OF PLOT NO -269 ,  
 OF ASHRAM PRAKTAN CHHATRA SANGHA , NARENDRAPUR  
 MOUZA - NISCHINTAPUR , J.L.NO. - 53 ,  
 KHATIAN NO.- 89 & 62 , DAG NO - 207 & 208 ,  
 P.S. - SONARPUR , DIST . - 24 PGS (SOUTH )

LAND AREA : - 5 K - 03 CH ( 3741 SFT M/L )  
 SCALE = 1 : 20



*Sanjay B...*

## SPECIMEN FORM FOR TEN FINGERPRINTS



Smt: Kanya (Sanyal)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Soma Dattagupta

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sanjiv Bose

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



S. Sanyal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					



5320

05 MAY 2012

Sl. No. .... DATE .....

NAME .....

ADD .....

AMT .....

2000/- Five thousand only

Tapas Chaudhary Advocate  
Alipore Judges Club  
Kolkata

*Bhosh*

**MOUSUMI GHOSH**  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



Tapas Chaudhary  
— Advocate

S/o K.S.K. Chaudhary  
Alipore Judges Club  
KOL-27

Stamp Duty - Rs. 100/-  
Stamp Paper - Rs. 100/-  
Registration Fee - Rs. 100/-  
Total Rs. 300/-  
7 MAY 2012





Registrar - IV  
South 24 P.S. Alipore  
West Bengal  
- 7 MAY 2012