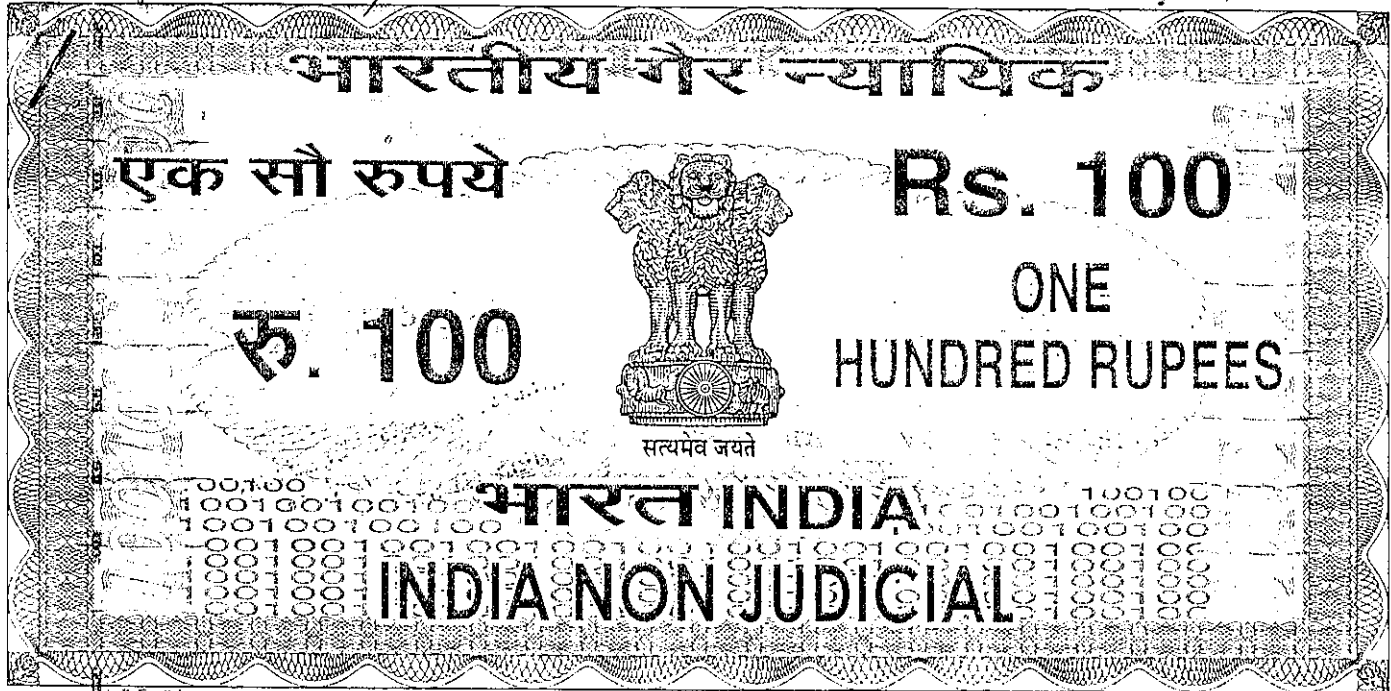


15219

DAG-18

12/11/60



पश्चिम बंगाल WEST BENGAL

L 423188

15.12.11
1.37
G-28484

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

Addl. District Sub-Registrar
Bhattacharya (with Laksh City)

15 DEC 2011

DEED OF CONVEYANCE**THIS DEED OF CONVEYANCE** is made this 15th day of December, 2011.**BETWEEN**

1) **SMT. KAKALI GHOSH**, wife of Sri Sri Santanu Ghosh, by religion- Hindu, by occupation- House wife, (2) **SRI RABIN GHOSH**, son of Late Sankar Ghosh, by religion- Hindu, by occupation- Business both residing at Chhota Chandpur, Police Station- Rajarhat in the District of North 24 Parganas hereinafter jointly referred to as the **VENDORS** (which terms or expression shall unless excluded repugnant to the context be deemed to mean respective heirs, administrators, executors, legal representatives and assigns) of the **ONE PART**.

28805
SL. NO. DATE
NAME
ADD.
AMT.

01 DEC 2011

Anukul Kumar Choudhury
ADVOCATE
High Court, Calcutta.

M Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

10/11/2011
10/11/2011

কাজুমাং ঘোষ
দীপ্তি ঘোষ
মৌ চাঁদপুর
জান কাজুমাং হাট
কোমলবন্দী ৬৬
আবঙ্গা



Adl. Sub Registrar
Bidhanagar, (Salt Lake City)
5 DEC 2011

A N D

SRI BRAMHAPADA SARKHEL, son of Late Biswanath Sarkhel , by religion - Hindu, by occupation -Busiess, residing at - Rup Sagar Apartment, Sachindra Lal Sarani, P.O. Aswininagar, Baguiati, under Police Station- Rajarhat , Kolkata- 700 059 in the District of North 24 Parganas (2) SRI TAPAS CHANDA, son of Late Soubhagya Chanda , by religion- Hindu, by occupation- Business, residing at 6/2, Rani Rashmoni Garden Lane , P.S. Topsia , Kolkata- 700 015 and (3) SRI BASUDEV DEY, son of Late Ranada Prasad Dey, by religion- Hindu, by occupation- Business, residing at Vill. Ramkrishna Pally, P.O. Batanagar, P.S. Maheshtala, District of South 24 Parganas Pin Code No. 700140 hereinafter collectively referred to as the "PURCHASERS" (which terms or expression shall unless excluded repugnant to the context be deemed to mean his heirs, administrators, executors, legal representatives and assigns) of the OTHER PART.

WHEREAS One Sunil Mondal, Mani Mohan Mondal, both the sons of Late Nepal Mondal and Fatik Mondal son of Late Gopal Mondal was the recorded owners of a plot of land measuring an area of 9 Sataks be the same little more or less lying and situated at Mouja JAMALPARA, J.L. No. 42 Re.Sa. No. 124, Touzi No. (Hal) 10 comprised in L.R. Khatian Nos. Kri- 528, 637/1 and 924/1 appertaining to R.S. Dag No. 18 under Police Station- Rajarhat in the District of North 24 Parganas within local limits of Rajarhat Bishnupur 2 No. Gram Panchayet.

AND WHEREAS The Sunil Mondal, Mani Mohan Mondal, both the sons of Late Nepal Mondal and Fatik Mondal son of Late Gopal Mondal collectively sold conveyed and transferred the said plot of land measuring an area of 9 Sataks be the same little more or less lying and situated at Mouja JAMALPARA, J.L. No. 42 Re.Sa. No. 124, Touzi No. (Hal) 10 ,comprised in L.R. Khatian Nos. Kri- 528, 637/1 and 924/1 appertaining to R.S. Dag No. 18 under Police Station- Rajarhat in the District of North 24 Parganas unto and in favour of Balai Acharjee son of Late Bhaskar Chandra Acharjee which was duly registered before ADSRO, Bidhannagar, Salt Lake City and recorded in Book No. I Volume No. 26 pages from 127 to 132 Being No. 1205 for the year 1993.

AND WHEREAS while thus seized and possessed otherwise well and sufficiently entitled the said property, the said Balai Acharjee recorded his name in the record of L.R. Settlement and got L.R. Khatian No. 1314.

AND WHEREAS the said Balai Acharjee sold conveyed and transferred the said plot of land unto and in favour of Smt. Kakali Ghosh wife of Sri Santanu Ghosh and Sri Rabin Ghosh son of Late Sankar Ghosh which was duly registered before DSRO, Barasat, and recorded in Book No. I CD Volume No. 53 pages from 2216 to 2232 Being No. 15824 for the year 2011.

AND WHEREAS after purchasing the said plot of land, the said Smt. Kakali Ghosh wife of Sri Santanu Ghosh and Sri Rabin Ghosh son of Late Sankar Ghosh become the joint owners of the said plot of land and due to requirement of lawful money, the vendors declared to sell a portion of land in R.S. Dag No. 18, land measuring an area of 9.0 Sataks of land be the same little more or less and the Purchasers approached to the Vendors through their Constituted Attorney to purchase the said plot of lands and the vendors offered to sell the said plot of land more fully described in the Schedule written hereunder at / or consideration sum of Rs. 1,50,000=00 (Rupees One Lac Fifty Thousand) only free from all encumbrances.

AND WHEREAS the vendors have agreed to sell the said plot of land more fully described in the Schedule written hereunder and the PURCHASERS herein agreed to purchase the same and requested to execute a Deed of Conveyance and register the same at its appropriate office at the cost of the Purchasers and the Vendors through their attorney executing this Deed of Conveyance unto and in favour of the Purchasers.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of Rs 1,50,000=00 (Rupees One Lac Fifty Thousand) only paid by the PURCHASERS to the vendors, through their attorney holder, at the time of execution of these presents (the receipts whereof the vendor hereby admits and acknowledge and of and from the same release and discharge unto the PURCHASERS the said property the said Vendors doth hereby grant, convey and transfer, sell assign and assure unto and to the use of the PURCHASERS free from all sorts of encumbrances ALL THAT piece or parcel of land comprised in L.R. Khatian Nos. Kri- 528, 637/1, 924/1 corresponding to L.R. Khatian No. 1314 appertaining to R.S. Dag No. 18 land measuring an area of 9.0 Sataks be the same little more or

less with compound and appurtenances belonging thereto, commonly called or known as the "SAID PROPERTY" Lying and situated at Mouja- JAMALPARA J.L. No. 42, under Police Station - Rajarhat, District of North 24 Parganas more fully described in the Schedule written hereunder together with the land whereupon THE SAID LAND now is or was in the occupation of the vendor more fully delineated and coloured red in the map or plan hereto annexed. Together with , fences, hedges, ditches, ways water, watercourse, lights, liberties, privileges, easements and appurtenances whatsoever to the said land belonging or in any way appertaining or usually hold or occupied therewith, or reputed to belong or be appurtenant hereto. ALL the estate right, title interest, claim and demand whatsoever of the vendor into or upon the same and every part thereof in law and equity to enter upon and TO HAVE AND TO HOLD own and possessed the same unto and to the use of the PURCHASERS absolutely and for ever together with title deeds, writings, muniments and other evidences of title AND THE VENDOR does hereby covenant with the PURCHASERS that notwithstanding any act, deed or things heretofore, done executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed otherwise well and sufficiently entitled the said property free from encumbrances attachments, or defect in title whatsoever and that the vendor has full power and absolute authority to sell the said property in manner aforesaid. A N D the PURCHASERS shall hereafter peaceably and quietly hold, possess and enjoy the said property in Khas or through tenants without any claim or demand whatsoever from the vendor or any person claiming through or under him. AND FURTHER that the vendor, covenants with the PURCHASERS from or all against all encumbrances , charges and equities whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

SCHEDULE OF PROPERTY.

ALL THAT piece or parcel of Sali land measuring an area of 9.0 Sataks be the same little more or less lying and situated at Mouja JAMALPARA, J.L. 42 , Re.Sa. No. 124, Touzi No. (Hal) 10 comprised in L.R. Khatian Nos. Kri- 528, 637/1, 924/1 corresponding to L.R. Khatian No. 1314 appertaining to R.S. Dag No . 18 under Police Station - Rajarhat, within local limits of Rajarhat Bishnupur 2 No. Gram Panchayet, District of North 24 Parganas TOGETHER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement rights of air light etc. more as shown in the plan attached herewith and marked with colour RED

border which shall be treated as part of this Deed and butted and bounded in the following manner that is to say :

ON THE NORTH : PLOT OF R.S. DAG NO. 23 ;

ON THE SOUTH : 20'-0" wide Road

ON THE EAST : R.S. DAG NOS. 19 AND 22;

ON THE WEST : R.S. DAG NO. 17

IN WITNESSES WHEREOF the parties hereto and hereunto set their respective hands in the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

At Kolkata-700 059 in the presence of :

1. Santanu Ghosh
s/o Baranab Ghosh
vill - chotochandpur
P.O - R. Bishoppur
P.S - Rajarhat
Kol- 135

1. বরেন্দ্র ঘোষ

2. বরেন্দ্র ঘোষ

V E N D O R S

2. বরেন্দ্র ঘোষ
বরেন্দ্র-বরেন্দ্র ঘোষ
বরেন্দ্র-বরেন্দ্র ঘোষ
বরেন্দ্র-বরেন্দ্র ঘোষ
বরেন্দ্র-বরেন্দ্র ঘোষ
বরেন্দ্র-বরেন্দ্র ঘোষ

X

P U R C H A S E R S

Drafted by :

A. K. Choudhury

A. K. Choudhury,

Advocate,

High Court, Calcutta.

98301 09674 / 98305 32167 .

MEMO OF CONSIDERATION

Received of and from the within mentioned PURCHASERS a sum of Rs. 1,50,000=00
(Rupees One Lac Fifty Thousand) only as full and final consideration money of the said
property more fully described in the schedule written hereinbefore.

M E M O

By,

Rs.1,50,000=00

Rupees One Lac Fifty Thousand only.

1. বঙ্গলি ল্যাম্ব
2. ব্রজীন্দ্র

VENDORS

WITNESSES :

1. Santanu Ghosh

2. নিমিত্ত স্মারক

SITE PLAN OF R.S. DAG NO -18, AT MOUZA - JAMALPARA,
J. L. NO - 42, R. S. NO. - 124, L. R. KH. NO - 1314

P. S. - RAJARHAT, DIST-NORTH 24 PARGANAS,
(UNDER RAJARHAT BISHNUPUR II NO GRAM PANCHAYET),

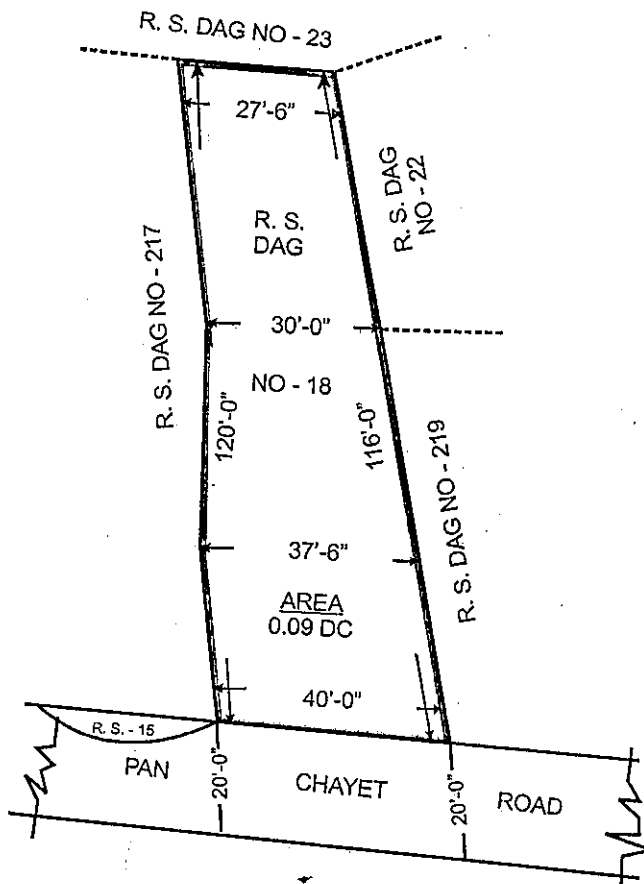
AREA - 0.09 DC (IN RED COLOUR)

SCALE = 30' = 1" (IN)



VENDORS : 1. SMT. KAKALI GHOSH
2. SRI ROBIN GHOSH

VENDEES : 1. SRI BRAHMAPADA SARKHEL
2. SRI TAPAS CHANDA
3. SRI BASUDEV DEV



1. *কাকলি ঘোষ*
2. *রবিন ঘোষ*

SIG. OF VENDORS

Plan Maker & Surveyor
Chotochandi Kapatla
Road No. 12/27
COPIED BY

ATTESTED :-

Attested Signature



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

Endorsement For Deed Number : I - 14160 of 2011
(Serial No. 15219 of 2011)

On

Payment of Fees:

On 15/12/2011

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. 8649/-, on 15/12/2011

(Under Article : A(1) = 8635/- ,E = 14/- on 15/12/2011)

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.-785457/-

Certified that the required stamp duty of this document is Rs.- 39293 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 39200/- is paid, by the draft number 912380, Draft Date 14/12/2011, Bank Name State Bank of India, BIKASH BHVN GOVT CMPL, received on 15/12/2011

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

Presented for registration at 13.37 hrs on :15/12/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Kakali Ghosh , one of the Executants.

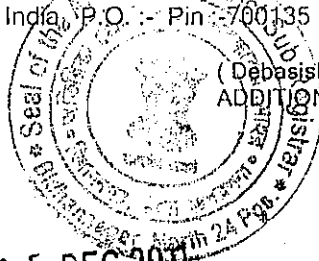
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 15/12/2011 by

1. Kakali Ghosh, wife of Santanu Ghosh , Chhota Chandpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife

2. Rabin Ghosh, son of Lt Sankar Ghosh , Chhota Chandpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business

Identified By Raj Kumar Ghosh, son of Lt S Ghosh, Choto Chandpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700135 , By Caste: Hindu, By Profession: Business.



(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Adl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

15/12/2011 14:34:00

EndorsementPage 1 of 1

ATTESTED :-

Attested by

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. 15219 / 2011, Deed No. (Book - I , 14160/2011)
Signature of the Presentant

Name of the Presentant	Signature with date
Kakali Ghosh	কাকালি ঘোষ 15/12/11

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kakali Ghosh Address -Chhota Chandpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	কাকালি ঘোষ
			15/12/2011	15/12/2011	
2	Rabin Ghosh Address -Chhota Chandpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	রবিন ঘোষ
			15/12/2011	15/12/2011	

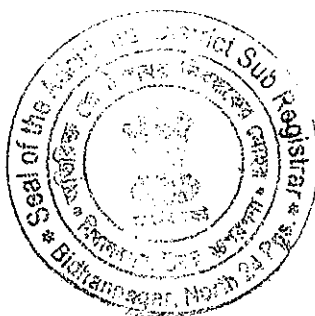
Name of Identifier of above Person(s)

Raj Kumar Ghosh
Choto Chandpur, Thana:-Rajarhat, District:-North
24-Parganas, WEST BENGAL, India, P.O. :- Pin
:-700135

Signature of Identifier with Date

রাজকুমার ঘোষ

১৫/১২/১১




Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Debasish Dhar)

SIGNATURE OF THE
 REPRESENTANT/
 PURCHASER/SELLER/
 BUYER/CAJMENT
 WITH PHOTO

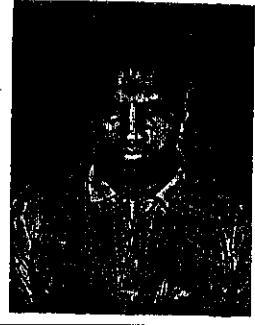
UNDER RULE 44A OF THE I.R. ACT 1908

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

R.H. BOX- THUMB TO SMALL PRINTS

 ବନବଳି ଦୋମ	LH.					
	RH.					

ATTESTED :- ବନବଳି ଦୋମ

 ବନବଳି ଦୋମ	LH.					
	RH.					

ATTESTED :- ବନବଳି ଦୋମ

	LH.					
	RH.					

ATTESTED :- ମନ ମନ ମନ

FIGURE OF THE
REPRESENTANT/
PLUTANT/SELLER/
BUYER/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

	LH.					
	RH.					

ATTESTED :- *Tapas Chouda*

	LH.					
	RH.					

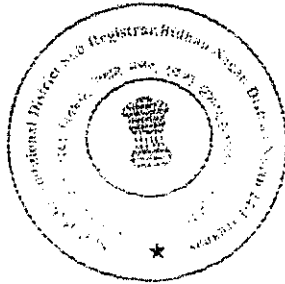
ATTESTED :- *Basudev Singh*

 PHOTO	LH.					
	RH.					

ATTESTED :-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 2539 to 2551
being No 14160 for the year 2011.



(Debasish Dhar) 15-December-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

Context
ers, legal representatives