

10/30/2013

10511/13



8

पश्चिम बंगाल WEST BENGAL

N 624467



Mr. 5172.50

Additional Registrar of Assurance II
Kolkata

Certified that the Document is admitted to
Registration. The Signature Sheet and the
endorsement sheet attached to this document
are the part of this document.

Additional Registrar
of Assurance II, Kolkata

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 22th day of July,

2013 (Two thousand and Thirteen)

200
400

22/07

স্মারক নং ৩০৬৭

তারিখ ২০১২

খ্রী ২০১২

তারিখ ০৩ DEC 2012

স্থান কলকাতা-পূর্ব মেদিনীপুর

VENDOR- SRIMANTA KUMAR SAHOO

স্বাক্ষর- SRIMANTA K. SAHOO, আর, অফিস

স্বাক্ষর- (স্বাক্ষর), স্বাক্ষর

Licence No. - 1/8 / 1999 Midnapur.

STAMP VENDOR- SRIMANTA K.

AMIT BETAL

Advocate.

Indras' Court, Howrah

10 3 DEC 2012

[Handwritten signature]

Kingshuk Ghosh.



e-5984

Kingshuk Ghosh.



e-5985

Champalal Ladhar



e-5986

Naepam Saha

Talukdar by me.

Subscribed by

Acharya

Collector High Court

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 JUL 2013



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 10511 of 2013
(Serial No. 10130 of 2013 and Query No. 1902L000023622 of 2013)

On 22/07/2013

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

Presented for registration at 18.46 hrs on :22/07/2013, at the Private residence by Sri Kingshuk Ghosh , one of the Claimants.

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

Execution is admitted on 22/07/2013 by

1. Sri Narayan Saha, son of Late Phanindra Chandra Saha , 114/1, Cannal Road, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048, By Caste Hindu, By Profession : Business
2. Sri Kingshuk Ghosh, son of Late Rabindra Chandra Ghosh , Simangal Plaza, A C - 212, Prafulla Kanan East, Krishnapur, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700101, By Caste Hindu, By Profession : Business
3. Sri Champalal Ladhar, son of Late Ram Chandra Ladhar , A B - 30/4- 30/5, Sharada Apartment, Prafulla Kanan West, Krishnapur, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700101, By Caste Hindu, By Profession : Business

Identified By Subrata Dey, son of - , High Court, Kol, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Dulal chandra Saha)
 ADDL. REGISTRAR OF ASSURANCES-II

On 23/07/2013

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, 5 of Indian Stamp Act 1899.

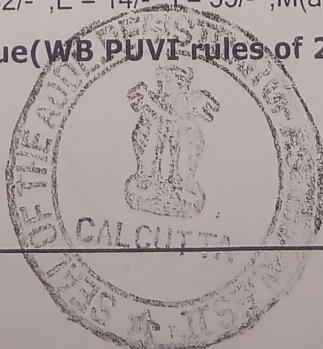
Payment of Fees:

Amount by Draft

1. Rs. 16330/- is paid , by the draft number 879669, Draft Date 22/07/2013, Bank Name State Bank of India, CHOWRINGHEE, received on 23/07/2013
2. Rs. 40000/- is paid , by the draft number 879608, Draft Date 22/07/2013, Bank Name State Bank of India, CHOWRINGHEE, received on 23/07/2013

(Under Article : A(1) = 56232/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 23/07/2013)

Certificate of Market Value(WB PUVI rules of 2001)



(Dulal chandra Saha)
 ADDL. REGISTRAR OF ASSURANCES-II

23/07/2013 15:27:00

EndorsementPage 1 of 2

BETWEEN

SRI NARAYAN SAHA (AVHPS 4108B) son of Late Phanindra Chandra Saha residing at 114/1, Cannal Road, P.S-Lake Town, Kolkata- 700048, by faith Hindu, by occupation-Business, by nationality Indian, 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 his legal heirs, executors, administrators representatives nominees and assigns) of the FIRST PART.

AND

1. SRI KINGSHUK GHOSH (PAN: ACKPG5441K) Son of Late Rabindra Chandra Ghosh, by faith Hindu, by occupation-Business, aged about 44 years, presently residing at - Sumangal Plaza, A C-212, Prafulla Kannan East, Krishnapur, Kolkata-700101 2. SRI CHAMPALAL LADHAR (AAAPL3802P) Son of Late Ram Chandra Ladhar, by faith Hindu, by occupation-Business, presently residing at AB-30/4-30/5, Sharada Apartment, Prafulla Kannan West, Krishnapur, Kolkata-101- hereinafter called and referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators representatives nominees and assigns) of the **SECOND PART.**

WHEREAS by a Two Deed of Conveyance dated 22th September, 2000 vide Deed no. 5416 and 5417 for the year 2000 registered before A.D.S.R. Bidhannagar (Salt Lake City) Sri Narayan Saha son of Late Phanindra Chandra Saha the vendor herein purchased a Bastu Land measuring a area of 2 Cottahs 6 Chittacks and 39 Square feet more or less lying and situated at Mouza- Dankhindari, P.S-Lake Town in the District of North 24 Paragans within South Dum Dum Municipality comprised in Khatian No-205, Dag No-770 Municipal Premises No. 10/1, Sailendra Krishna Dev Road, subsequently numbered as premises No. 48/1, S.K.Dev 5TH bye Lane and at present

Narayan Saha

(3)

premises No. 51 S.K. Dev 5th bye Lane under P.S-Lake Town, A.D.S.R. Bidhannagar (Salt Lake City) under the South Dum Dum Municipality, North 24 Pargans from SMT SUBHARA ROY and SRI JAYANTA ROY respectively at a valuable consideration mentioned therein , hereinafter referred to as the said plot of land.

And Whereas the said Sri Narayan Saha the vendor of this presents became the absolute owner and mutated his name with the south Dum Dum Municipality and seized and possessed well and sufficiently entitled the said property free from all encumbrances which is particularly describe in the schedule hereunder written(hereinafter referred to as the said property).

AND WHEREAS the diverse weights reasons the vendor here have decided to dispose of his premises and in pursuance of discussion have agreed to sell and the Purchasers have agreed to Purchase ALL THAT piece or Parcel of a plot of Land measuring of area 2 Cottahs 6 Chittacks and 39 square feet more or less which is presently physically measured as 2 Cottahs 13 Chittacks 8 Square feet including 100 squre feet tiles shed lying and situated at Mouza- Dankhindari, P.S-Lake Town in the District of North 24 Paragans within South Dum Dum Municipality comprised in Khatian No-205, Dag No-770 Municipal Premises No. 10/1,Sailendra Krishna Dev Road, subsequently numbered as premises No. 48/1,S.K.Dev 5TH bye Lane and at present premises No. 51 S.K. Dev 5TH bye Lane under P.S-Lake

Town, A.D.S.R. Bidhannagar (Salt Lake City) under the South Dum Dum Municipality, north 24 Pargans more fully and particularly describe in the schedule written at and for the total Consideration of Rs. 43, 00, 000/ (Forty Three Lacs) only and the Purchasers have paid the entire amount of the total consideration and the vendor have received the total consideration and the vendor doth hereby as well as by the receipts hereunder written admit and acknowledge the same.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of Agreements and in Consideration of the sum of Rs. 43,00,000 (Rupees Forty Three Lacs Only) duly paid by the purchasers to the Vendor only at or before the execution of these presents (the receipt whereof the vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit, release and forever discharged the purchaser as well as the said messages, tenements, lands hereintaments and premises here by granted, conveyed, sold and transferred or expressed or intended so to be) the vendor doth hereby herein sell, grant, transfer, convey and assign unto the purchasers all and singular the said messages tenements, land here determents and premises being the Piece and Parcel of land measuring of area **2 Cottahs 13 Chittacks 8 Square feet including 100 squre feet tiles shed** lying thereon and situated at premises No. 51 S.K. Deb 5th bye Lane (formerly known as 10/1,S.K.Deb Road, and thereafter 48/1,S.K.Deb Road, 5 bye Lane,)P.S-Lake Town, Calcutta- 48 Set in the schedule hereunder written and described and shown in the map or plane thereto annexed and thereon bordered "RED" Colour border, and which is hereinbefore as well as hereinafter referred to as " Said Land" OR HOWSOEVER OTHERWISE to the said Land and every part thereof now are

or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, casements, privileges, appurtenances and appendages whatsoever or the said land or any or every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoy therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions reminder or reminders and all rents issues and profit thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or express or intended so to be AND all the estate, rights, liberties, title, interest, inheritance. Use, possession, Property, claim, demand and other legal incidents thereof whatsoever of the vendor unto and upon the said Land and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the Said Land Which now are or hereafter shall or may be in possession, power of control of the vendor or any other person or persons from the vendor and Procure the same without any action or suit either in law or in equity TO HAVE AND HOLD the said land , hereby granted transferred, sold, Conveyed and assigned or express or intended so to be with the appurtenances unto the purchasers absolutely and forever, free from all encumbrances, trust, lines, lispends, charges, attachments, Claimants, requisitions and alignment whatsoever.

THE VENDOR DOTH HEREBY CONVENANT WITH THE PURCHASERS:-

1. THAT notwithstanding any act, deed, matter or things whatsoever by the vendor predecessor in title or any of them done executed or knowingly suffered to the contrary, the vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitle to said Land hereby granted and conveyed or expressed without any manner or condition, use, trust or other thing whatsoever to alter or make void the same , and

2. THAT notwithstanding any act, deed, matter or things whatsoever aforesaid, the vendor now has good right, full law full and absolute authority and indefeasible title to grant, convey ,transfer and assign the Said Land hereby granted, conveyed ,transferred and assigned or express or intended so to be with the appurtenances unto and to the use of the purchasers in the manner aforesaid and according to the true intent and meaning of these presents, and
3. THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and express of the vendor well and sufficiently saved defended kept harmless and other estate rights, title , claim, mortgage , charges , lines , impendence and attachments whatsoever, and
4. THAT said Land or any or every part thereof is not attached in any proceedings or under any Provision of Public demand Recovery Act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and Wealth Tax and Estate Duty Authorities, and
5. THAT no notice issued under the public demands recovery Act, has been served on the vendor nor any such notice has been published, and
6. THAT the vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below and the Said Land has not been affected by any scheme of road alignment or for any other purpose, and
7. THAT Purchasers and all person claiming through or under the Purchasers undisputed and all manner of rights through or over the said Land and all other rights of easements at law and in equity, and
8. THAT the vendor doth hereby declare that the said Land is free from all sorts or encumbrances whatsoever and they have good and marketable right title and interest over the said Land with structure , as describe in the schedule hereto below, and

9. THAT the vendor shall and will make such affidavit and sign all papers and documents as may be necessary for the purpose of effecting mutation of purchasers' name in the Record of Rights, as well as in the records of local authority.

10. THAT simultaneously with the execution of this deed, the vendor have handover all documents of title relating to the Said Land, unto the Purchasers.

THE SCHEDULE ABOVE REFERRED TO

(The Said Land)

ALL THAT Piece or Parcel of a plot of land measuring an area 2 Cottahs 13 Chittacks 8 Square feet including 100 square feet tiles shed lying thereon and situated at Mouza- Dankhindari, P.S-Lake Town in the District of North 24 Paragans within South Dum Dum Municipality comprised in J.L-25, Khatian No-205, Dag No-770 Municipal Premises No. 10/1, Sailendra Krishna Dev Road, subsequently numbered as premises No. 48/1, S.K.Dev 5TH bye Lane and at present premises No. 51 S.K.Dev 5th bye Lane under P.S-Lake Town, A.D.S.R. Bidhannagar (Salt Lake City) under the South Dum Dum Municipality Ward No-31, North 24 pargans which is bounded as follows:

ON THE NORTH : By Common Passage Occupied by vendors and
Amal Dev.

ON THE SOUTH : Washerman Bustee (Jhupri)

ON THE EAST : House of Amar Deb

ON THE WEST : By Courtvard with boundary wall of Patipukur
Girls's High School.

SITE PLAN SHOWS THE PREMISES NO:-51 S.K. DEB 5-TH BYE LANE (S.K. DEB ROAD) MOUZA - DAKSHINDARI, UNDER R.S. DAG-NO-770 R S KHATIAN NO-205, J.L. NO 25 WARD NO-31, R.S. NO-6 PS-LAKE TOWN, DIST-24 PGS(N) UNDER SOUTH DUM DUM MUNICIPALITY.

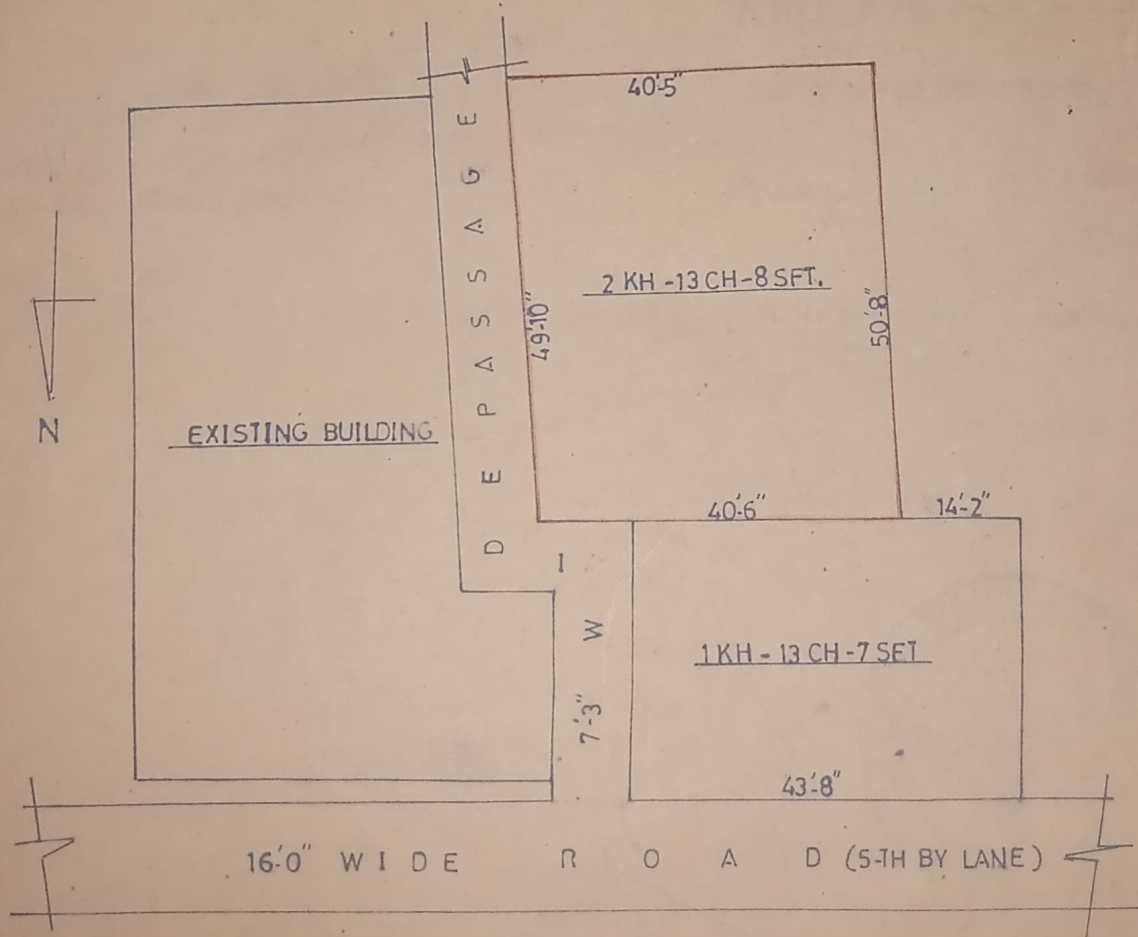
AREA OF LAND - 2KH - 13CH - 8 SFT.

VENDOR:- NARAYAN SAHA SIG:- Narayan Saha

PURCHASER:- KINGSHUK GHOSH & SIG:- Kingshuk Ghosh

CHAMPALAL LADHDAR:-

Champalal Laddar



(8)

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

SIGN SEAL AND DELIVERED

By the parties at Kolkata, in presence of -

1. *Debesit Das*
Debesit Das & Co.

2. *M. Das & Co.*
AC-133 P.O. Profulla Kanon
Krishnapur. Kat-101

Nayann Saha

SIGNATURE OF THE VENDOR

1. *Kingphuk Ghosh.*

2. *Champak Chatterjee*
Poochess.

MEMO OF CONSIDERATION

Received with thanks from the within named purchasers- a sum of Rs.43,00,000/- (Rupees Forty Three Lacs) only being the full consideration money of the schedule mentioned Land and 100 Square Feet Tiles Shed and payment as per Memo Below.

MEMO

Cheque No.	Date	Drawn on	Amount (Rs.)
060422	06/3/2013.	S. B. I.	500000 = 00
060421	06/3/2013	S. B. I.	500000 = 00
336809	22/07/13.	S. B. I.	3000000 = 00
Cash -	22/10/13.	Cash -	300000 = 00

Rs. 43,00,000/-

(Rupees Forty Three lacs)only

WITNESSES :-

1. *Subrata dey.*
Collect to Dept. Cat.
2. *Mamas Mr Nandi*
AC - 133 P.O. profulla
Kanan, Krishnapur Kat-101

Naupam Saha
Signature of Vendor

Drafted and explained by:

Subrata dey.
Collect to Dept. Cat.
(SUBRATA DEY)

Advocate

SPECIMEN FORM FOR TEN FINGER PRINTS



Naresh Kumar

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



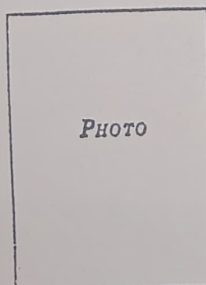
King Luke Ghosh

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



Champak Lal Singh

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



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 31
Page from 5847 to 5861
being No 10511 for the year 2013.



(Dulal chandra Saha) 24-July-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal