

1788

2

1583

5000Rs.



WS  
W

850  
14515  
23015

Admissible under Rule 21 & also  
u/s 5 (1) of W B L. R. Act -1981  
duly Stamped Under the Indian  
Stamp Act. 1899 Subsequently  
amended Schedule 1A No. 23  
Fees Paid, 4-50

Deficit Stamp duty of Rs. 11,515  
has been realised on 29/2/99  
as per Banker's cheque/  
Bank Draft No. 53333  
date 27/5/99 of 481 Barisal

A. 3839 = 00  
H. 28 = 00  
W.B. 4 = 00  
3871 = 00

Registrar u/s 7 (2)  
North 24 Parganas, Barasat  
(D. S. R.-II)

Registrar u/s 7 (2)  
North 24 Parganas, Barasat  
(D. S. R.-II)

Registrar u/s 7 (2)  
North 24 Parganas, Barasat  
(D. S. R.-II)

2825-98

DEED OF CONVEYANCE

VALUED AT Rs. 3,50,000/=

(RUPEES THREE LAKH FIFTYTHOUSAND) ONLY.

11/4, 58972  
Stamp duty 1/100 - 23,015  
8500  
25/100 - 214,515

THIS DEED OF INDENTURE is made on the 31<sup>st</sup> day of March,  
1999 (one thousand nine hundred ninety nine) of the Christian  
Era ;

B E T W E E N

ALIAS RABINDRA NATH GHOSH,  
SRI RABIN CHANDRA GHOSH/ Son of Late Gosta Behari Ghosh,  
by faith Hindu, by occupation- Business, residing at

Deficit Regn. fees of Rs. 11,49.00  
has been realised on 28/5/98  
as per Misc Receipt No. 722  
ON 28/5/98

contd...2...  
Registrar u/s 7 (2)  
North 24 Parganas, Barasat  
(D. S. R.-II)

AJ  
23

35000  
108972  
108972  
A 3839  
H 28  
W.B. 4  
3871

5038  
3839  
1999

49783

Mangya Gaba

12A Lock Gate Rd  
Calcutta-2

23.3.99



1 x 5000/- = 5000-  
3 x 1000/- = 3000-  
1 x 500/- = 500-

Presented For Registration at.....AM/PM

on the 23/3/99 day of March 1999

Mangya Gaba

at ..... of the Sadar Registration

office at Barasat by Mangya Gaba

one of the executants/Claimants.

1708

16 48 Mangya Gaba

North 24 Parganas, Barasat  
(D. S. R. II)

31/3/99

Mangya Gaba  
S/O, W/O. Shobanwar Gaba  
12A. Lock Gate Rd  
Cal-2  
District—North 24 Parganas.  
by Caste.....  
Profession.....

P.T.O

Baidya Nath Ghosh  
Baidya Nath Ghosh  
Baidya Nath Ghosh  
Baidya Nath Ghosh

Baidya Nath Ghosh  
S/O, W/O. K. N. Ghosh  
Marchelobem  
District—North 24 Parganas.  
by Caste.....  
Profession.....

North 24 Parganas, Barasat  
(D. S. R. II)  
31/3/99



\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2.

Aishata hal Maichelnagar, P.S. Hal Airport, Dist. North 24-  
 Parganas, hereinafter called the 'VENDOR' (which expression  
 shall unless repugnant to the context be deemed to include  
 his heirs, executors, administrators, legal representatives  
 and assigns) of the ONE PART.

A N D

SMT. MANJU GABA W/o. Sri Dhan Chand Gaba, by faith Hindu, by  
 occupation- House Wife, residing at 12A Lack Gate Road, Cal -  
 700002, hereinafter called the 'PURCHASER' (which expression

Contd....3

49783

Manju Gaba  
12A Lak Gate Rd  
Calcutta-2

23.3.99

Treasurer

1x5000/- = 5000-  
3x1000/- = 3000-  
1x500/- = 500-  
8500-

*[Signature]*  
Rabindra Nath Ghosh  
S/O, W/O Sri Gosta Kishori Ghosh  
Ashtabahal  
P.S. Ashtabahal  
District—North 24 Parganas.  
By Caste.....  
Profession.....

207/212 (410)



1923

*[Signature]*

North 24 Parganas, Baran  
(D. B. R. N.)

~~26-4-99~~

Registrar (B)  
North 24 Parganas, Baran  
(D. B. R. N.)

*[Signature]*  
31/3/99

*[Signature]*  
Baidyanath Ghosh  
S/O, W/O Rabindranath Ghosh  
Michael Nath  
P.S. Ashtabahal  
District—North 24 Parganas.  
By Caste.....  
Profession.....

Baidya Nath Ghosh  
S/o - Sri Rabindra Nath Ghosh  
Wife - Michael Nath  
4th (N). H.N.  
Business

*[Signature]*  
Registrar (B)  
North 24 Parganas, Baran  
(D. B. R. N.) 26-4-99





3.

shall unless repugnant to the context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the property situated at Dist. North 24 Parganas, P.S. Airport, S.R.O. Bidhannagar Salt Lake, Pargana Kalikata, Mouza - Sahara, J.L.No. 46, R.S.No. 3, Touzi 146, Dag No. 800, 801, R.S.Khatian No./409, which fully mentioned and described hereinunder referred schedule of property. That the said property originally belongs to Gosta Behari

contd....4

49783

Mangin Gupta

12A, Lock Gate Rd

Calcutta 2

Calcutta Office

23.3.99

Treasurer

|          |   |       |
|----------|---|-------|
| 1 x 5000 | = | 5000- |
| 3 x 1000 | = | 3000- |
| 1 x 500  | = | 500-  |
|          |   | <hr/> |
|          |   | 8500- |



Registrar s/o 1 (B)  
 North 24 Parganas, Baranagar  
 (D. S. R.-I)  
 31/3/99



4.

Ghosh, being on peaceful possession he died intested leaving behind Rabin Chandra Ghosh and 6 others they are the legal heirs and successors of the said deceased.

AND WHEREAS Rabin Chandra Ghosh being on peaceful possession they are jointly amicable deed of Partition among himself vide Deed no. 2866, Book No.I, for the year 1993, Regd. at Bidhanagar Salt Lake and the VENDOR demarcated the below mentioned schedule of land and the below mentioned schedule of property has got good and clear marketable title free from all encumbrances.

contd.....5

49783

Maryin Gaba  
12A Lock Gate Rd  
Calcutta-2

Calcutta Collectorate,

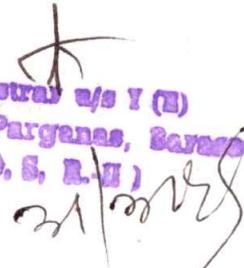
Treasury

23.3.10 99

Treasurer

|          |   |        |
|----------|---|--------|
| 1x5000/- | = | 5000 - |
| 3x1000/- | = | 3000 - |
| 1x500/-  | = | 500 -  |
|          |   | <hr/>  |
|          |   | 8500 - |



  
 Registrar s/s I (II)  
 North 24 Parganas, Baranagar  
 (D. S. R. II)



5.

NOW THIS INDENTURE WITNESSETH that in persuance of the said covenants and in consideration of Rs.3,50,000/= (Rupees ~~three~~ lakh fifty thousand) only paid by the Purchaser to the Vendor (the receipt whereof the vendor doth hereby admit and acknowledge) and from the same and every part thereof release and discharge the said purchaser and the said property described in the schedule below intended to be transferred hereby, the Vendor doth hereby grant, transfer and covey unto the vendee/purchaser ALL THAT the piece or parcel of land in Mouza Sahara, P.S. Airport, A.D.S.R. Bidhannagar Salt Lake, morefully

contd.....6

49783  
 Paid to Manju Gaba  
 12A, Lock Gate Rd  
 Calcutta - 2  
 Calcutta Collectorate,  
 Treasury  
 Date 23.3.1999

*[Signature]*  
 Treasurer

1x5000/- = 5000 -  
 3x1000/- = 3000 -  
 1x500/- = 500 -  
 -----  
 8500 -



... this ... in pursuance of ...  
 ... and in consideration of Rs. 3,20,000/-  
 ... (Property taxes ... only paid by the  
 Purchaser) and ... whereof the Vendor  
 ... and from the ... and  
 every part ... and discharged the said purchaser  
 and the said property ... in the schedule below  
 ... to be transferred hereby, the Vendor hath hereby  
 granted, conveyed and conveyed unto the vendor/purchaser ...  
 that the area or extent of land in House ... P.S.  
 ...

**Registrar (B)**  
**North 24 Parganas, Baranagar**  
**(D. S. R-U)**

*[Signature]*

6.

described in the schedule below OR HOWSOEVER OTHERWISE the said premises now is or are hereto fore was or were situated numbered known and described TOGETHERWITH all the rights, liberties, privileges, appendages, sewers, easements etc. whatsoever to the said property appertaining therewith AND all the estate rights, title, interest, claim or demand at law or in equity of the Vendor into out of and over the said property to have and hold the same unto and to the use of the Purchaser forever absolutely free from all encumbrances AND the Vendor doth hereby covenant with the purchaser that notwithstanding any act by the Vendor made done or executed to the contrary, the vendor have good right to grant, transfer and convey the said property HEREBY granted, transferred and convey unto and to the use of said Vendee/ Purchaser in the manner aforesaid AND THAT the Vendee/ purchaser shall at all times hereafter quietly enjoy the said property without any lawful eviction, interruption, claim or demand by the Vendor AND THAT free and clear and absolutely discharges or exonerated by and at the expense of the Vendor effectually indemnified against all manner of claims, charges, lien, debts, attachments etc. AND FURTHER that the Vendor shall from time to time hereafter at the request and costs of the vendee/purchaser make the vendor and same and procure to be done or executed all such acts, deeds, matter whatsoever for more fully or perfectly granting and assuring the said property unto and to the use of the purchaser in the manner aforesaid.

contd...7



Registrar s/o Y (B)  
North 24 Parganas, Barasat  
(D. S. R. - 1)

*[Handwritten signature]*

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of DANGA land of Dag No. 800 area 3 three Cottah, 10 ten Chittacks and 14 fourteen Square feets a n d Dag No. 801, area 3 three Cottah, 6 six Chittacks and 30 thirty Square feets total 7 seven Cottah 44 forty four square feets was originally seized and possessed with all right title and interest by one GOSTA BEHARI GHOSH the predecessor-in-interest of the present VENDOR and his name was rightly recorded in the R.S.R.O.R. and the said GOSTA BEHARI GHOSH possessing the said land as of his own without any interruption, being in so possession the said GOSTA BEHARI GHOSH died leaving behind him wife Nanda Rani Ghosh, three sons RABINDRA NATH GHOSH (VENDOR), HARAN CHANDRA GHOSH and MADHAB CHANDRA GHOSH and three daughters Rishi Bala Ghosh, Kamala Ghosh and Puspa Ghosh as his only legal heirs and successors and all of them jointly and ejmali possessing the said land with all right title and interest like their common predecessor -in-interest being in so possession the said legal heirs and successors for their separate enjoyment and to develop their respective shares amicably partition the said lands which they got by virtue of inheritance by a registered deed of Partition vide deed No. 2866, in the year 1993, and by virtue of the said registered deed of Partition the VENDOR of this deed have been allotted the above said land which is morefully described in the Schedule herein below absolutely and possessing the said lands with all right, title and interest without any interruption



Registrar s/o I (2)  
North 24 Parganas, Barasat  
(D. S. R.-II)

*[Handwritten signature]*

as of his own since after partition amongst the Co-sharers and paying rent and taxes in his name having full and absolute interest to transfer the said lands situated at Mouja Sahara, J.L. No. 46, pargana Kalikata, Re-sa No. 3, Touji No. 146, R.S. Khatian No. 409, 755, Dag No. 801 and 800 area 7 seven Cotthas and 44 fortyfour Square feets within the jurisdiction of District North 24 Parganas, P.S. Airport, A.D.S.R.O. Saltlake Bidhannagar and within the limit of Madhyamgram Municipality at Ward No. 17 present owner of the land Government of West Bengal on behalf of Collector North 24 Parganas, annual rent of Rs. 0.22 paise, payable to the Collector North 24 Parganas and described in the Map/Plan annexed hereto by RED border thereon and the said map is to be treated as a part of the deed.

MEMO OF CONSIDERATION

Received Rs. 3,50,000.00 (Rupees three lakh fifty thousand only) from the within named PURCHASER to the VENDOR on or before the execution of this deed of the following manner:

Cash/ Draft/ Cheque -



★  
Registry u/s I (B)  
North 24 Parganas, Barasat  
(D, S, E-II)

31/12/20

IN WITNESS WHEREOF the Vendor hereto doth hereby set and subscribed his respective hands hereunto out of his own accord in sound states of health and mind without any provocation from any consider, whats oever on this the day, month and year first written above.

Butted and Bounded on the following manner.

North - <sup>part of</sup> 800 and 801 Kamala Ghosh

South - Dng-819 and Rabindra Nath Ghosh

East - Road West - Dng no - 800 (P) DHAN CHA: GABA

IN THE PRESENCE OF :

WITNESSES :

1. *Pradip Ghosh*  
Michael Nayan

*Pradip Ghosh*

2. *Pradip Ghosh*  
of Rahanda.

SIGNATURE OF THE VENDOR

Read over explained and contents to me in Bengali.

Drafted by :

*Mihir K. Ghosh*  
2 Rahanda W. 150  
MIHIR KUMAR GHOSH  
Deed Writer,  
Barasat Court,  
Lisence II/50.

*Mangla Gaba*

*purchaser*

Typed by :

*Pradip Kumar Karumakar*  
PRADIP KUMAR KARMAKAR  
Barasat Court,  
North 24 Parganas.



Registrar w/o I (A)  
North 24 Parganas, Barasat  
(D. S. R.-I)

*Handwritten signature*



Registrar w/o I (B)  
North 24 Parganas, Barasat  
(D. S. R.-II)

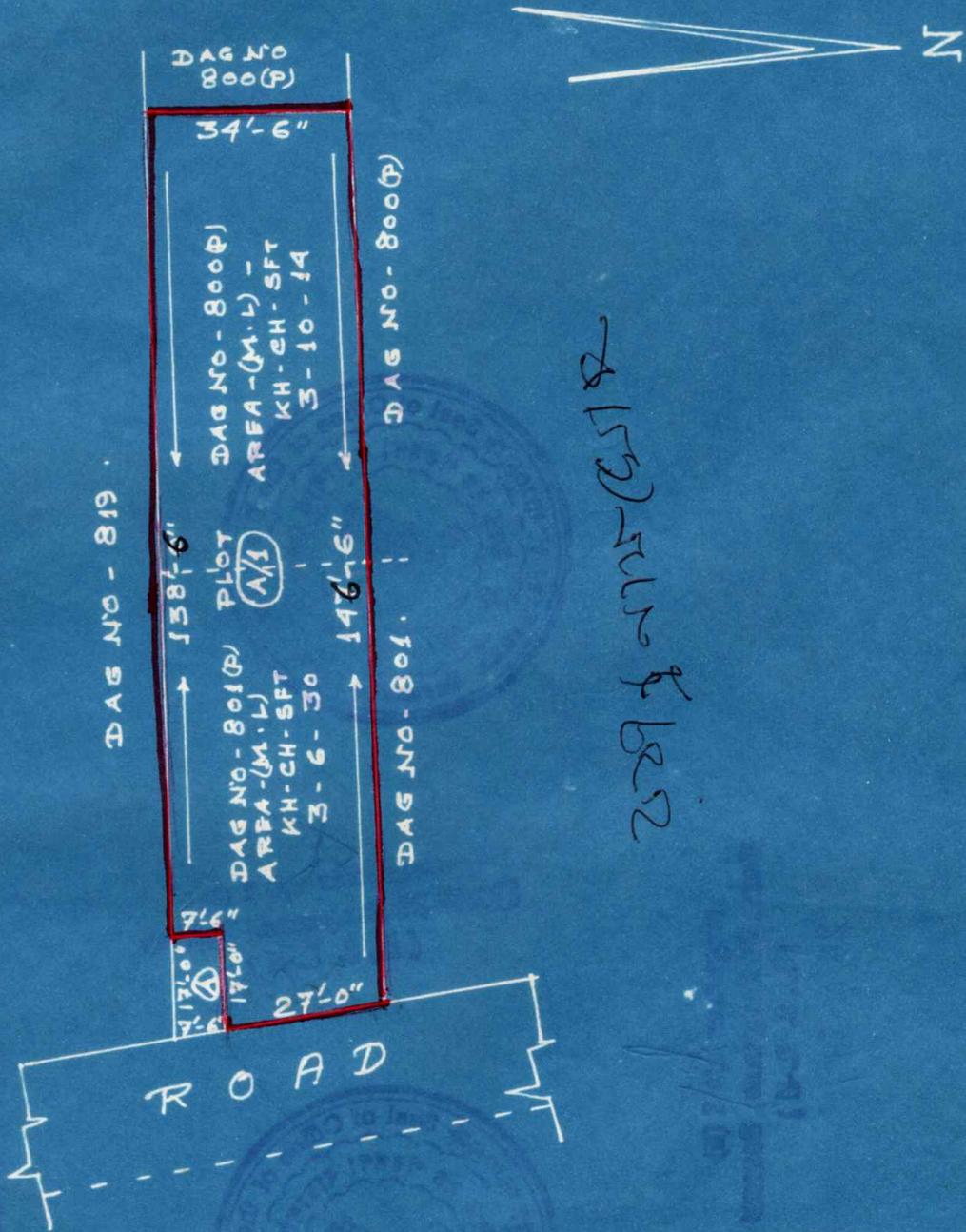
*2-6-99*

Book No. 32  
Volume No. 237  
Page No. 1583  
Being No. 99  
For the year 19 99

*698-202*

SITE PLAN AS-PER PARTITION PLAN OF R-S-DAG NO - 800 AND 801 (P). R-S KHATIAN NO - AT MOUZA-SAHARA. J. L NO-46, R-S NO-3. UNDER MADHYAMGRAM MUNICIPALITY. P-S-AIRPORT. DIST-24 PGS(N).

SCALE - 1" = 30'-0"



SCHEDULE

| PLOT NO | NAME                    | DAG NO-800<br>KH-CH-SFT | DAG-801<br>KH-CH-SFT | TOTAL AREA<br>(M.L)<br>KH-CH-SFT |
|---------|-------------------------|-------------------------|----------------------|----------------------------------|
| (A)     | SRI RABIN CHANDRA GHOSH | X                       | 0-2-37               | 0-2-37                           |
| (A1)    | SM. MANJU GABA          | 3-10-14                 | 3-6-30               | 7-0-44                           |

PLANNED BY -  
D.K. Sinha



Registrar (D. S. I) (N)  
North 24 Parganas, Barasat  
(D. S. I-II)

*[Handwritten signature]*



Registrar (D. S. I) (N)  
North 24 Parganas, Barasat  
(D. S. I-II)

2-6-99.

*[Handwritten signature]*  
Book No. 32  
Volume No. 18  
Page 245  
Being No. 1583  
for the year 19 99