

1727

1088



01DD 035061

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 I & No. 23
 Fees Paid.

A-3839
 H 29.50
 4.50
 3876.00

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)

31338
 Value Rs
 5.25 + 00
 5.796
 3.871
 1925

26500

3839
 29.50
 4.50
 3876

DEED OF CONVEYANCE

VALUED AT Rs. 3,50,000/- AS CONSIDERATION AMOUNT
GOVERNMENT VALUATION 5,25,000/- ONLY.

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

BETWEEN

Alias RABIN CHANDRA GHOSH
 SRI RABINDRA NATH GHOSH/Son of Sri Gosta Behari Ghosh, by
 faith Hindu, by occupation- Business, residing at Aishata Hal
 Michaelnagar.

A-5764
 3839
 1925

contd...2.
 Deficit Regn. fees of Rs... 1925
 has been realised on...
 as per Misc Receipt No... 487
 on... 28/11/99

Registrar u/s 7 (2)
 North 24 Parganas, Barasat
 (D. S. R-II)
 28/11/99

49782

Dhan Chand Gaba
12A Lock Gate Rd Jorhat



23.3.99

Presented for Registration at 12.5 AM/PM
on the 23rd day of March 1999
at the Sadar Registration Office at Barasat by
Dhan Chand Gaba
one of the executants/Claimants.

~~Dhan Chand Gaba~~
~~12A Lock Gate~~
~~Jorhat~~
~~Dist. North 24 Parganas~~
~~West Bengal~~
12500/3

35-173 Doly



Registrar's Office
North 24 Parganas, Barasat
(D, S, E-II)

31.3.99

1647 35-173 Doly

At Talaram Gaba
12A Lock Gate
Jorhat
Dist. North 24 Parganas
West Bengal

~~Baidya Nath Gosh~~
~~12A Lock Gate~~
~~Jorhat~~
~~Dist. North 24 Parganas~~
~~West Bengal~~
12500/3

Registrar's Office
North 24 Parganas, Barasat
(D, S, E-II)

31.3.99

~~Baidya Nath Gosh~~

Baidya Nath Gosh
S/o - Sri. Subinayan Singh
of Midall Nayan.

P.T.O



2.

P.S. Airport, District 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

DHAN CHAND GABA Son of Late Taleram Gaba, by faith Hindu, by occupation Business, residing at 12A Lock Gate, P.S. - *Calcutta P. S.* Calcutta- 700002, hereinafter called the 'PURCHASER' (which expression shall unless repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

contd....3

49782

Shamchand Taba
127 Local Code Bd Cal

Calcutta Office

Treasury

23.3.99

Signature

1 x 2000 ✓
1 x 1000 ✓
1 x 500 ✓
26500 ✓

Rabindra Nath Ghosh

1/0, 7/10, 1/10, 1/10
Aishala Hall
Machelangan
P.S. Machelangan

District - North 24 Parganas

Caste - Hindu

Profession - Business



2297/172 (518)
300 2297/172 (518)



1923

Registrar s/o I (B)

North 24 Parganas, Baran

(D. S. R. II)

3139

Registrar s/o I (B)

North 24 Parganas, Baran

(D. S. R. II)

2649

Baidya Nath Ghosh

1/0, 7/10, 1/10, 1/10
Kalyan Ghosh
Machelangan
P.S. Machelangan

District - North 24 Parganas

Caste - Hindu

Profession - Business

Baidya Nath Ghosh
8/0 - Sri Rabindra Nath Ghosh
1/10 - Machelangan
Dist - 24 P. (N), W. B.
Business

Registrar s/o I (B)
North 24 Parganas, Baran
(D. S. R. II)

2649



3.

WHEREAS the property situated at District North 24 - Parganas, P.S. Airport, Pargana - Kalikata, Mouza Sahara, A.D. S.R.O. Bidhannagar Salt Lake, J.L.No. 46, R.S.Khatian & 755 No. 67, /Dag No. 799 and 800, area of land ~~7~~ seven cotthas, ~~XXXXX~~ which is fully and particularly mentioned and described hereunder written schedule of property.

AND WHEREAS that the said property originally belonged to Ensan Ali Molla being in peaceful possession he died intested leaving behind two sons namely Abdul Motaleb Molla and Akkel Ali Molla they are the legal heirs and successors of the said deceased.

Contd....4

49782

Dhan Chaud Taba
12A Lokenath Rd Cal

Calcutta Collectorate,

Treasury

23-3-1999

Handwritten mark

142500 =

141000 ✓

14000 ✓

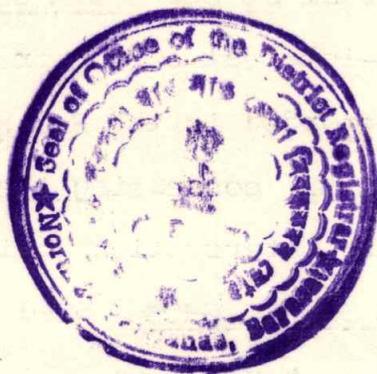
14000 ✓



Registrar of North 24 Parganas, West Bengal
(D. B. B.) 31398

WHEREAS the said property originally belonged to the said deceased and the said property was being possessed by the said deceased and the said deceased was the legal heir and successor of the said deceased.

WHEREAS the land of dag No. 800 and 799 of Mouja Sahara and more fully described in the Schedule herein below 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, 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 more fully described in the Schedule herein below absolutely and possessing the said land with all right, title and interest without any interruption as of his own, since after partition amongst the co-sharers



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Registrar ups I (B)
North 24 Parganas, Baranagar
(D, S, R-II) 31399

5.

and paying rent and taxes in his name and the land of Dag No. 799, the VENDOR of this deed have been purchasing the said lands by his own money by way of two numbered registered deed of sale, vide deed No. 458 in the year 1960 and vide deed No. 9147 in the year 1961 from the lawful owner and after getting the peaceful possession from the true owner possessing the said land with all right, title and interest without any interruption as of his own since the date of purchase having full and absolute interest ~~xxx~~ to transfer the said lands.

WHEREAS the Vendor of this deed due to his financial hardship declare to transfer the schedule below land at a price of Rs. 3,50,000.00 (Rupees three lakhs fifty thousand only) and the PURCHASER of this deed desire to purchase the said land free from all encumbrances at a price of Rs. 3,50,000.00 (Rupees three lakhs fifty thousand) only.

NOW THIS DEED WITNESSES that in pursuance of the said agreement between the VENDOR and the PURCHASER referred to before and in consideration of the said sum of Rs. 3,50,000.00 (Rupees three lakhs fifty thousand only) paid by the PURCHASER to the VENDOR, Now the said VENDOR grants conveys unto and to the use of the said PURCHASER, his heirs executors, administrators and assigns all that piece and parcel of revenue paying land hereditaments together with all standing thereon as per plan annexed hereunto and specifically described in the Schedule 'A' hereunder

Contd. Page No.6

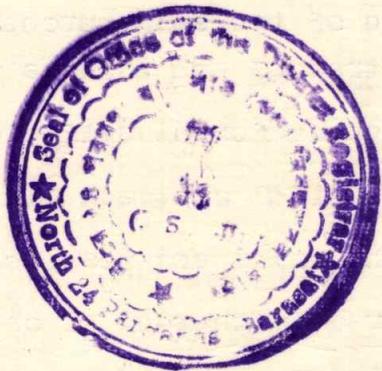


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Registrar/s Y (H)
North 24 Parganas, Barisal
(B. G. B. H.) 31379

6.

together with all trees privileges, easements appurtenant to or usually hold or enjoyed therewith or reputed to belong or be appurtenant thereto free from all encumbrances, to Have and to hold the land hereby granted and conveyed unto and to the use of the said purchaser, her heirs, executors, administrators and assigns for ever and the said VENDOR does hereby for himself his heirs, executors administrators or assigns covenant with the said PURCHASER and declare that the said land is and has not in any way encumbered or charged or caused to be encumbered or charged the property to be conveyed by this deed of sale and that the said purchaser her heirs executors, administrators and assigns shall and may at all times peaceably and quietly possess and enjoy the said land without interruption claim or demand whatsoever from or by the said VENDOR or any persons lawfully or equitably claiming from under in trust for him and the said VENDOR shall and will and for all times to come at the request and cost of the said PURCHASER her heirs, executors, administrators or assigns do or execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly ~~assigns~~ assuming the title of the PURCHASER to the said land or any part thereof and the VENDOR further covenants that if it transpire that the land hereby conveyed by the VENDOR is not free from all encumbrances as hereinbefore stated by him the Vendor, his heirs, executors, administrators and assigns will be civilly and criminally liable to the PURCHASER his heirs executors, administrators, assigns and will be bound to make good any loss sustained by him.

Contd. Page No.7,



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Registrar u/s 7 (ii)
North 24 Parganas, Saran
(B. S. L-II)

31-399

7.

IN WITNESS WHEREOF the said VENDOR has put his signature the day month and year mentioned at the outset.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of Danga land measuring 7 seven cotthas situated and lying at Mouja Sahara, J.L. No. 46, Pargana Kalikata, R.S. No. 3, Touji No. 146, R.S. Khatian No. 67 and 755, R.S. Dag No. 799 and 800, area of land 4 four cotthas, 11 eleven chataks and 27 twenty seven square feets in Dag No. 799 and 2 two cotthas, 4 four chittacks and 18 eighteen square feets in Dag No. 800, total area of land 7 seven cotthas, North 24 Parganas, P.S. Airport and within the limit of Madhyamgram Municipality Ward No. 17, present owner of the land Government of West Bengal on behalf of collector North 24 Parganas, annual rent of Rs. 0.36 paise payable to the Collector, North 24 Parganas and delimited in the Map/Plan annexed hereto by RED border thereon and the said map is to be treated as a part of the Deed. Butted and Bounded on the following manner :

DAG NO. 799

On the North : Baidyanath Ghosh & Sukanta Ghosh
(in part of Dag No. 799)

On the South : R.S. Dag No. 822,

On the East : Part of dag No. 800,
purchaser land, AND KANALA GHOSH Part of 800 Dag.

On the West : Vendor's land.

Contd. P/8,

DAG NO. 800

On the North : Kamala Ghosh , in Dag No. 800,
 On the South : Dag No. 819 and 821,
 On the East : Dag No. 800, (P)
 On the West : Part of Dag No. 799,
 Purchaser's land.

MEMO OF CONSIDERATION

Received Rs. 3,50,000/- (Rupees three lakh fifty thousand)
 from the within named PURCHASER to the VENDOR on or
 before the execution of this deed of the following
 manner :

Cash/Draft/Cheque -

IN THE PRESENCE OF :

WITNESSES :

1. *Pradip Kumar Ghosh*
2. *Pradip Kumar Ghosh*

827/76-4 (51) R
827/76-4 (51) R

SIGNATURE OF THE VENDOR
 Read over explained
 and contents to me
 in English.

Shan Chand Gaba
 purchaser

Drafted by :

MINIR KUMAR GHOSH
 Deed Writer,
 Barasat Court,
 Liscence No. II/50.

Minir Kumar Ghosh of Barasat. Linc. II-50

Typed by :
Pradip Kumar Karmakar
 PRADIP KUMAR KARMAKAR
 Barasat Court,
 North 24 Parganas.



Register No. 29-4-99
North 24 Parganas, Baranati
(D. S. L. II) 31399

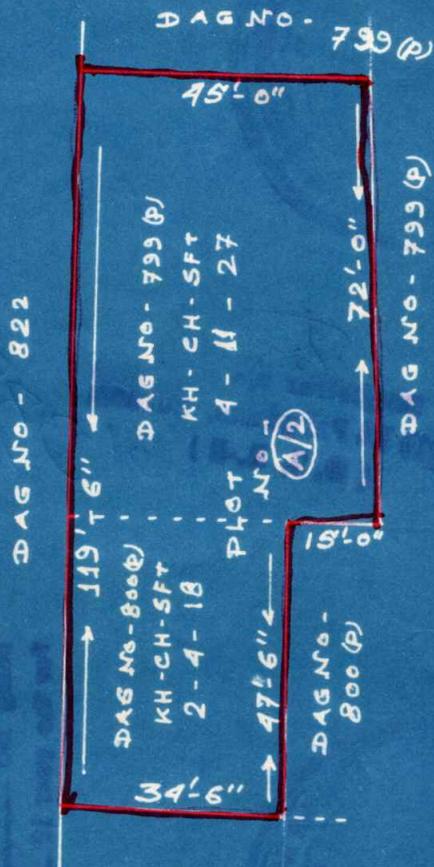
Purchaser's Name
Will be written in
Filing Sheet.

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D. S. L. II

SITE PLAN AS-PER PARTITION PLAN OF R-S DAG NO-799 (P) AND 800 (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".



अर्ध (A/2) प्लॉट एबरे
 अर्ध (A/2) प्लॉट एबरे

: SCHEDULE :

PLOT NO	NAME OF VENDEE	DAG NO - 799	DAG NO - 800	TOTAL AREA (M.L)
		KH - CH - SFT	KH - CH - SFT	KH - CH - SFT
(A/2)	SRI DHANCHAND GABA	4 - 11 - 27	2 - 4 - 18	7 - 0 - 0

PLAN BY -
 D.K. Sinani



To
Registrar of
North 24 Parganas, West Bengal
(D. S. B-1) 31379



Book No. *522*
Volume No. *108*
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Being No. *108*
For the year *1099*

66-4-99
Registrar of North 24 Parganas, West Bengal
(D. S. B-1)