

S-5392

Entry no. 8081(i)

LPD-17, L-281/2

Pno. 80

5609/25

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 275463

1662802/25
AR
17/6/25

It is certified that the document is admitted for registration. The Signature sheet and the endorsement sheets attached with the document are the part of this document.

Judl. District Sub-Registrar,
South 24 Parganas

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 17th day of JUNE, Two Thousand Twenty-Five (2025).

BETWEEN

25 JUN 2025

19 MAY 2025

19 JUN 2025

S.L. No. 4162 Date.....

Name.....

Address.....

Value.....

ARUN KUMAR PATRA

Advocate

Baruipur Civil Court

Enr. No.- WB-2532/99

Mob. : 9830821672

Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol-150



Adl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025

Identified by me
Srn B
1159, MSC m Rd
Jal-103

Identified by
Drafted By

Sunny Khan

F-1345-1246-2015
Alipore Justice Court

(1) **MR. SUBHASH NASKAR ALIAS SUBHASH CHANDRA NASKAR ALIAS SUBHAS NASKAR** (PAN – AICPN9469N), (AADHAAR NO. 225199350487), (2) **MR. PRABHAS NASKAR ALIAS PRABHAS CHANDRA NASKAR** (PAN – AMLPN6054G), (AADHAAR NO. 267710784336), both son of Late. Sailen Chandra Naskar alias Sailen Naskar, both by occupation – Service, both by Nationality – Indian, both by Religion – Hindu, residing at Baghar Ghol, Banhugli, Rajpur-Sonarapur Municipality, Post Office - Dingelpota, Police Station - Narendrapur, District South 24 Parganas, West Bengal, Owner no. 1 and 2 hereinafter collectively referred to as the **'VENDORS/OWNERS/FIRST PARTY'** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, nominee, successor, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

MRS. RESHMI BHOWMICK (PAN- BIJPB4081N), daughter of Mr. Ranjit Kumar Bhowmick, wife of Mr. Bikash Agarwal by religion Hindu, by occupation - Business, by Nationality - Indian, residing at 3/141A, Vidyasagar Upanibesh, Post Office Naktala, Police Station Bansdrani, Kolkata 700047, District South-24 Parganas, West Bengal hereinafter referred to as the **"PURCHASER"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, nominee, successor, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

DETAILS OF R.S & L.R. DAG NO. 2995

BACKGROUND:-

WHEREAS, one **HARI PADA NASKAR alias HARIPADA NASKAR** was the absolute R.S. recorded Owner of all that entire area of Land admeasuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, split of land measuring is given hereunder below:

R.S. and L.R. DAG	R.S. KHATIAN	TOTAL AREA IN DECIMAL
2995	4	84
Total in Decimal		84

under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 Additional District Sub Registrar – Sonarpur, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana, West Bengal, within the limits of Bonhooghly Gram Panchayet and having




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025

physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.

AND WHEREAS said **HARI PADA NASKAR alias HARIPADA NASKAR** sold, transferred and conveyed all that entire area of land admeasuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana, West Bengal, in favour of his son namely **‘Sailen Chandra Naskar alias Sailen Naskar’** written in vernacular by virtue of Saaf Bikroy Kobala i.e. Deed of Conveyance which was duly registered on 21.01.1974 in the office of Sub-Registrar Sonarpur and same was recorded with **Being No. 126 for the Year 1974.**

AND WHEREAS said **SAILEN CHANDRA NASKAR alias SAILEN NASKAR** son of late Hari Pada Naskar alias Haripada Naskar became the absolute owner of all that entire area of land admeasuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office – Dingelpota, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana, West Bengal, Kolkata- 700151, and having physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.

AND WHEREAS said **SAILEN CHANDRA NASKAR alias SAILEN NASKAR** son of late Haripada Naskar out of his natural love and affection gifted, transferred and bequeathed **ALL THAT** divided and demarcated piece and parcel of entire area of land admeasuring **“84 Decimal”** be the same a little more or less comprised in comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office – Dingelpota, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana, West Bengal, Kolkata- 700151, in favour of his two sons namely **“Subhash Chandra Naskar alias Subhash Naskar”** and **“Prabhas Chandra Naskar alias Prabhas Naskar”** written in vernacular by virtue of one Bengali Daan Patra Dalil i.e. Deed of Gift which was duly registered on 10.07.2000



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025

in the office of Additional District Sub Registrar Sonarpur and same was recorded with **Being No. 5998 for the Year 2000.**

AND WHEREAS the VENDORS/OWNERS, herein became the absolute owner of ALL THAT divided and demarcated piece and parcel of entire area of land admeasuring **"84 Decimal"** be the same a little more or less comprised in comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No's. 1973, and 10118 Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office – Dingelpota, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana, West Bengal, Kolkata- 700151, and Published Records before B.L. & L.R.O of South 24 Parganas and having physically possessing the same without any disturbance from any other whatsoever by paying Government rent thereon absolutely.

AND WHEREAS the OWNERS/VENDORS, herein, has/have the absolute right and entitlement of ALL THAT divided and demarcated piece and parcel of land admeasuring the entire area of land measuring **84 decimal**, be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, and 10118, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office – Dingelpota, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana, West Bengal, Kolkata- 700151, together with all user and easement rights on paths and passages along with all other rights, privileges, facilities, advantages and appendages etc. attached therein, which is hereinafter referred to as the **"TOTAL PRPOERTY"** morefully described in the **"FIRST SCHEDULE"** below.

AND WHEREAS the VENDOR herein, owing to urgent need of money intended and declared to sale, transfer or convey ALL THAT divided and demarcated piece and parcel of land measuring **03 Katha 04 Chittack 12 Sq. Ft. a bit more or less** identified as **Plot no. 21** out of the entire area of land admeasuring **84 Decimal**, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, and 10118, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office – Dingelpota, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana, West



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Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025

Bengal, Kolkata- 700151, herein after called and referred to as the **SAID PROPERTY** absolutely to the intending buyer or buyers at and for a total consideration **RS.7,51,333/- (RUPEES SEVEN LAC FIFTY-ONE THOUSAND THREE HUNDRED THIRTY-THREE) only** being the highest market price of the locality.

AND WHEREAS now the **OWNERS/VEDORS** herein having confirmed and having declared that the Said Property is free from all encumbrances, lien, lispences, acquisition or requisition and trusts whatsoever, and there is no impediment legal or otherwise to sell, develop, mortgage, transfer, convey, assign and assure the Said Property, jointly approached the Purchaser herein, morefully described in the **SCHEDULE** below.

AND WHEREAS the said, the **First Party** herein, approached by the Purchaser/Second Party herein, for ~~selling~~/transferring/conveying the Said Property more fully described in the **SECOND SCHEDULE** hereunder written, within the limits of Rajpur-Sonarpur Municipality and the Purchaser herein, have accepted the said proposal of the **First Party** herein and such proposed project is hereinafter referred to as the "**SAID PROPERTY**".

AND WHEREAS the **PURCHASER** approached the **VENDOR** and agreed to purchase the **SAID PROPERTY** being **ALL THAT** divided and demarcated piece and parcel of land measuring **03 Katha 04 Chittack 12 Sq. Ft. a bit more or less** identified as **Plot no. 21** out of the entire area of land admeasuring **84 Decimal**, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, and 10118, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office – Dingelpota, Police Station Narendrapur formerly Sonarpur, District – South-24 Pargana, West Bengal, Kolkata- 700151, herein after called and referred to as the **SAID PROPERTY** absolutely to the intending buyer or buyers at and for a total consideration of **RS.7,51,333/- (RUPEES SEVEN LAC FIFTY-ONE THOUSAND THREE HUNDRED THIRTY-THREE) only** being the highest market price of the locality, P.O. Dingelpota and P.S- Narendrapur formerly Sonarpur, presently within the limits of **Bonhooghly Gram Panchayet, Additional District Sub Registrar Office, Sonarpur, District South 24 Parganas**, at and for a total consideration of **RS.7,51,333/- (RUPEES SEVEN LAC FIFTY-ONE THOUSAND THREE HUNDRED THIRTY-THREE) only**




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025

considering the same being the highest market price of the locality and the **VENDOR** has agreed and accepted the said proposal of the **PURCHASER**.

NOW THIS INDENTURE WITNESSETH that on payment of **RS.7,51,333/- (RUPEES SEVEN LAC FIFTY-ONE THOUSAND THREE HUNDRED THIRTY-THREE)** only as per Memo of Consideration hereunder written by the **PURCHASER** to the **VENDOR** at or before this presents (the payment whereof the **VENDOR** do hereby and hereunder admit and acknowledge and acquit release the **PURCHASER** and the **SAID PROPERTY** hereby conveyed) the **VENDOR** do hereby sell transfer alienate convey and assure unto the **PURCHASER** forever free from all encumbrances **ALL THAT** divided and demarcated piece and parcel of land measuring **03 Katha 04 Chittack 12 Sq. Ft. a bit more or less** identified as **Plot no. 21** out of the entire area of land admeasuring **84 Decimal**, together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN**, comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian No. 1973, and 10118, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Post Office - Dingelpota, Police Station Narendrapur formerly Sonarpur, District - South-24 Pargana, West Bengal, Kolkata- 700151, herein after called and referred to as the **SAID PROPERTY**, more fully described in the **SCHEDULE** below hereunder written **OR HOWSOEVER** otherwise the **SAID PROPERTY** now or heretofore were or was situated butted bounded called known numbered described and distinguished **TOGETHERWITH ALL** benefit and advantage of ancient and other lights, liberties, easements, privileges, appendages and appurtenances, whatsoever, to the **SAID PROPERTY** or any part thereof belonging to or in any way appertaining to or with the same or any part thereof usually held used occupied of enjoyed or reputed to belong or be appurtenant thereto **AND** issues and profits thereof and of any part thereof **AND ALL** the deeds, pattahs, muniments, writings and evidence of title which is anyway relate to the **SAID PROPERTY** or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the **VENDOR** her heirs, executors, administrators, representatives or any person from where she can or may produce the same without action on suit at law or in equity. **TO HAVE AND TO HOLD** the **SAID PROPERTY** and every part thereof hereby granted sold conveyed and transferred or expressed and intended so to be with the rights and appurtenances unto the use of the **PURCHASER** his executors, administrators, representatives, and assignees forever **AND** the **VENDOR** do hereby herself, her heirs, executors, administrators and representatives covenant with the **PURCHASER** his executors, administrators, representatives and assignees **THAT** notwithstanding any act, deed or things, whatsoever, by the **VENDOR** or by any of her predecessors and ancestors in title done or executed or knowingly suffered to the contrary the **VENDOR** has at all




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025

material times heretofore and now have good right, full powers absolute authority and indefeasible title grant, sell, convey transfer assign and assure the **SAID PROPERTY** hereby granted, sold, conveyed and transferred or expressed or intended as to be into and to the use of the **PURCHASER** his executors, administrators, representatives and assignees in the manner aforesaid **AND THAT** the **PURCHASER** his executors, administrators, representatives and assignees shall and may at all times hereafter peaceably equitably possess and enjoy the **SAID PROPERTY** and every part thereof and receive the rents issues and profits thereon without any lawful eviction interruption claim or demand, whatsoever, from or by the **VENDOR** or any person of persons lawfully or equitably claiming from under or in trust to them or from or under any of her ancestor or predecessors in title and that free and clear and truly and clearly absolutely acquitted exonerated and released or otherwise by and at her costs and expenses of the **VENDOR** will and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances, whatsoever, made or suffered by the **VENDOR** or any of her ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the **VENDOR** and all persons having lawfully or equitably claimant any estate or interest, whatsoever, in the **SAID PROPERTY** shown on the administrators, representatives and assignees do and execute or cause to be done and executed all such acts, deeds and things, whatsoever, for further better and more perfectly assigning the **SAID PROPERTY** and every part hereof unto and to the use of the **PURCHASER** his executors, administrators, representatives and assignees accordingly to the true intend and meaning of this Deed as shall or may be reasonably required **AND FURTHER THAT** the **VENDOR** and all her heirs, executors and administrators shall at all time thereafter indemnify and keep indemnified the **PURCHASER** his executors, administrators, representatives and assignees, if any suffered by reason of any defect in the recital of the title of the **VENDOR** for any breach of the covenant hereunder contained.

FIRST SCHEDULE ABOVE REFERRED

TOTAL PROPERTY

ALL THAT piece and parcel of land measuring **84 decimal** be the same a little more or less comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Block - Sonarpur, Additional District Sub Registrar - Sonarpur, within the limits of Bonhooghly Gram Panchayet, Police Station Narendrapur formerly Sonarpur, Pincode - 700151, District - South-24 Pargana, West Bengal, **demarcated and delineated into the separate plot nos.**




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025

identified into the Site plan in color RED herewith, along with the easementary rights and hereditaments attached therewith.

The PROPERTY is nearby/adjacent to 15 feet wide metal road named Dr. B.C. Roy Road.

SECOND SCHEDULE ABOVE REFERRED

SAID PROPERTY

ALL THAT divided and demarcated piece and parcel of land measuring **03 Katha 04 Chittack 12 Sq. Ft. a bit more or less** identified as **Plot no. 21** out of the entire area of land admeasuring **84 Decimal, a bit more or less** together with all easementary rights marked and delineated in the colour **RED** in the **SITE PLAN** comprised in Mouza- Bonhooghly, J.L. No. 65, R.S. No. 209, Touzi No. 1, Paragana Magura, under R.S. and L.R. Dag No. 2995 under R.S. Khatian No. 4 appertaining to L.R. Khatian Nos. 1973 and 10118, Block – Sonarpur, Additional District Sub Registrar – Sonarpur, within the limits of Bonhooghly Gram Panchayet, Police Station Narendrapur formerly Sonarpur, Pincode – 700103, District – South-24 Pargana, West Bengal, **along with the easementary rights and hereditaments attached therewith, and it is butted and bounded by:**

On the North : 5' Meter wide Road

On the East : Plot no. 20

On the South : R.S. Dag no. 73(p)

On the West : Plot no. 22

The SAID PROPERTY is nearby/adjacent to 15 feet wide metal road named Dr. B.C. Roy Road.




Add. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025

IN WITNESS WHEREOF the **VENDOR** and the **PURCHASER** have signed this **INDENTURE** on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

BY THE PARTIES

IN THE PRESENCE OF WITNESSES: -

1)


Kot-150

2)

Klausumi Doo.
Kot-100

Subhash waskar

prebhas waskar

SIGNATURE OF THE VENDOR

Drafted By



F-1245-1246-2015

Alipore Judges Court

Reshmi Bhowmick

SIGNATURE OF THE PURCHASER




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025

MEMO OF CONSIDERATION

RECEIVED from the within named **PURCHASER** the within mentioned sum of **RS.7,51,333/- (RUPEES SEVEN LAC FIFTY-ONE THOUSAND THREE HUNDRED THIRTY-THREE) only** as full consideration in respect of the **SAID PROPERTY** in the following manner as follows: -

SL.	Vendor Name	MODE OF PAYMENT	Date	Amount in Rupee
1	SUBHASH NASKAR	DEMAND DRAFT CHQ NO. 031700	11.06.2025	375667
2	PRABHAS NASKAR	DEMAND DRAFT CHQ NO. 031702	11.06.2025	375666
TOTAL IN RUPEE				RS. 7,51,333/-

RS.7,51,333/- (RUPEES SEVEN LAC FIFTY-ONE THOUSAND THREE HUNDRED THIRTY-THREE) only.

SIGNED, SEALED & DELIVERED

BY THE PARTIES

IN THE PRESENCE OF WITNESSES: -

1. *[Signature]*
Kat - 150

2. *[Signature]*
Kat - 102

Subhash naskar

prabhas naskar

SIGNATURE OF VENDORS




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

17 JUN 2025