

00268/11

200295/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

930660

11.35

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adhil Datta, Sub-Registrar
Behala, South 24 Parganas

14.01.2011



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 14th day of January, Two Thousand Eleven (2011)

BETWEEN

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 5865 to 5883
being No 00295 for the year 2011.



(Ananda Mohan Dutta) 14 January 2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A. D. S. R. BEHALA
West Bengal



Government Of West Bengal
Office Of the A. D. S. R. BEHALA
District:-South 24-Parganas

Endorsement For Deed Number : I - 00295 of 2011
(Serial No. 00268 of 2011)

On

Payment of Fees:

On 14/01/2011

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.

Payment of Fees:

Amount By Cash

Rs. 10200/-, on 14/01/2011

(Under Article : A(1) = 10186/- ,E = 14/- on 14/01/2011)

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.-926100/-

Certified that the required stamp duty of this document is Rs.- 55586 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 50590/- is paid, by the draft number 885883, Draft Date 12/01/2011, Bank Name State Bank of India, Tollygunge Circular Road, received on 14/01/2011

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

Presented for registration at 11.35 hrs on :14/01/2011, at the Office of the A. D. S. R. BEHALA by Sri Debabrata Pathak ,Claimant.

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

Execution is admitted on 14/01/2011 by

1. Sri Debabrata Pathak, son of Sri Rohit Pathak , Flat No:1, 278, Vidyasagar Sarani, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700008 , By Caste Hindu, By Profession : Service

Identified By Mithun Das, son of . , Alipore Judges Court, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027, By Caste: Hindu, By Profession: Advocate.

Executed by Attorney

Execution by

(Ananda Mohan Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

14/01/2011 13:19:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. D. S. R. BEHALA
District:-South 24-Parganas

Endorsement For Deed Number : I - 00295 of 2011
(Serial No. 00268 of 2011)

1. Sri Ranjit Kumar Mondal, son of Lt. Purna Chandra Mondal , 131, Barisha Dakshin Para, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700063 By Caste Hindu By Profession: Business,as the constituted attorney of Sri Sumit Mandal is admitted by him.
- Identified By Mithun Das, son of . , Alipore Judges Court, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

(Ananda Mohan Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



Adl. District Sub-Registrar
Behala, South 24 Parganas

14 JAN 2011

(Ananda Mohan Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BEHALA, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00268 / 2011, Deed No. (Book - I , 00295/2011)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sri Debabrata Pathak	 14/01/2011	 LTI 14/01/2011	Debabrata Pathak 14/1/2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ranjit Kumar Mondal Address -131, Barisha Dakshin Para, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700063	Attorney	 14/01/2011	 LTI 14/01/2011	Ranjit Kumar Mondal
2	Debabrata Pathak Address -Flat No:1, 278, Vidyasagar Sarani, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700008	Self	 14/01/2011	 LTI 14/01/2011	Debabrata Pathak

Name of Identifier of above Person(s)

Mithun Das
 Alipore Judges Court, Kolkata, District:-South
 24-Parganas, WEST BENGAL, India, P.O. :- Pin
 :-700027

Signature of Identifier with Date

Mithun Das
 14/01/2011

SITE PLAN

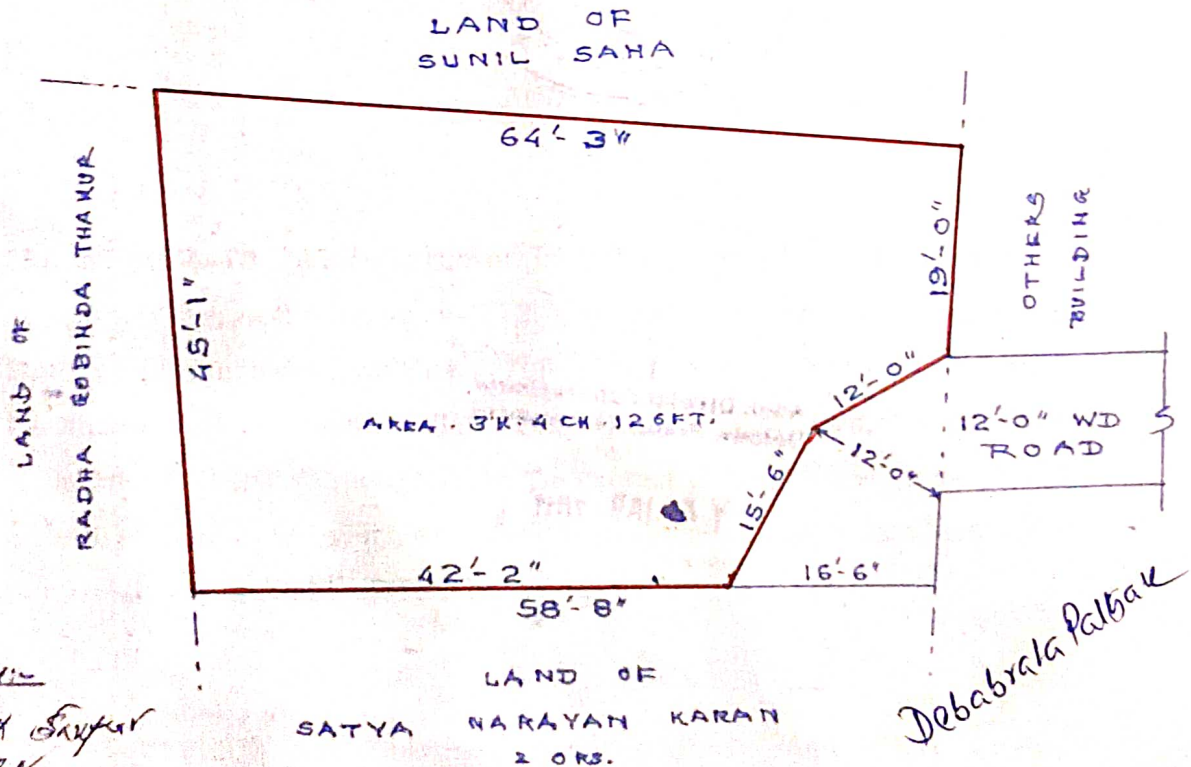
SRI DEBABRATA PATHAK UNDER DIST. SOUTH
PARGANAS, MOUZA - PASCHIM BARISHA, PARGANA-
KHAHPUR, P. S. THAKURPUKUR, J. L. NO. 19, R.
S. NO. 43, TOLJI NOS. 1-6, 8-10, 12-16, UNDER
KHATIAN NOS. 1618, 1619, DAG NO. 3263, WITHIN
THE LIMITS OF THE K. M. C. (S. S. UNIT) VIDE
PREMISES NO. 131, DAKSHIN PARA ROAD, UNDER
WARD NO. 125

SCALE - 1" = 16'-0"

AREA OF THE LAND = 3 COTTAHS 4 CHHATAKS 12 SQFT. (APPRX)
(SHOWN IN RED BORDER)

Ranjit Kumar Nandul

AS CONSTITUTED
ATTORNEY OF OWNER/VENDOR



TRACED BY:-

Elit Nath Sanyal
D. MAN
B. C. RD, BEHARA
KIL-34

SRI. SUMIT MANDAL, son of Sri. Ranjit Kumar Mondal, by faith - Hindu, by occupation - Service, residing at - 131, Barisha Dakshin Para, Police Station - Thakurpukur, Kolkata - 700 063, District - South 24 Parganas hereinafter referred to and called as the **"OWNER/VENDOR"** (which expression shall unless otherwise repugnant to the context to be deemed to mean and include his heirs, successors, executors, legal representatives, administrators and assigns) of the **FIRST PART** being represented by his Constituted Attorney **SRI. RANJIT KUMAR MONDAL**, son of Late Purna Chandra Mondal, by faith - Hindu, by occupation - Business, residing at - 131, Barisha Dakshin Para, Police Station - Thakurpukur, Kolkata - 700 063, District - South 24 Parganas, by virtue of a registered Power of Attorney dated 15/04/2010, duly registered in the Office of the Sub Registrar V New Delhi and recorded in Book No. - 4, Volume No. - 3546, Pages 15 to 16, Registration No. - 2367 for the year 2010,

AND

SRI. DEBABRATA PATHAK, son of Sri Rohit Pathak, by faith - Hindu, by occupation - Service, residing at - 278, Vidya Sagar Sarani, Flat No. -1, Police Station - Thakurpukur, Kolkata - 700 008, District - South 24 Parganas hereinafter referred to and called as the **"PURCHASER"** (which expression shall unless otherwise repugnant to the context to be deemed to mean and include his heirs, successors, executors, legal representatives, administrators and assigns) of the **SECOND PART**.

WHEREAS one Sukumar Bandyopadhyay and Sasti Charan Bandyopadhyay were the absolute joint Owners by way of inheritance from their predecessor-in-interest in respect of **ALL THAT** piece and parcel of landed properties measuring more or less 1.41Sataks situate and lying at Mouza - Paschim Barisha, J.L. No. -19, R.S. No. -43, Pargana - Khaspur, Touzi

No. -1- 6, 8-10, 12-16, under Khatian No. – 1618 & 1619, appertaining to Dag No. -3263 within the limits of the then South Sub- urban Municipality, Police Station - previously Behala, S. R. Office Alipore, District - South 24 Parganas and while thus seized and possessed of the same said Sukumar Bandyopadhyay and Sasti Charan Bandyopadhyay jointly by a registered Deed of Bengali Kobala dated 01/02/1950 sold, transferred and conveyed an area measuring more or less 33 Sataks out of their aforesaid entire property together with the right of user of the common passages unto and in favour of one Gouri Bala Mondal for a valuable consideration as mentioned therein.

The said Deed of Bengali Kobala was duly registered in the office of the S. R. Behala and recorded in Book No. – I, Volume No. -4, Pages 79 to 82 Being Deed No. -56 for the year 1950.

AND WHEREAS thus by virtue of the aforesaid purchase Deed said Gouri Bala Mondal became the absolute owner of **ALL THAT** piece and parcel of 33 Sataks of landed property situate and lying at Mouza - Paschim Barisha, J.L. No. -19, R.S. No. -43, Pargana - Khaspur, Touzi No. -1- 6, 8-10, 12-16, under Khatian No. –1618 & 1619 appertaining to Dag No. -3263 within the limits of the then South Sub- urban Municipality, Police Station - previously Behala, S. R. Office - Alipore, District - South 24 Parganas and while in enjoyment and occupation of the same executed and registered a Deed of Settlement on 17/07/1986 wherein said Gouri Bala Mondal settled an area measuring more or less 5 Cottahs 14 Chittaks 01 Square Feet out of her aforesaid entire property unto and in favour of one Sumitra Mondal and the said Deed of Settlement was duly registered in the office of the D.S.R Alipore.

AND WHEREAS while in enjoyment and possession of the remaining property said Gouri Bala Mondal executed and registered another Deed of Settlement on 14/08/1986 wherein said Gouri Bala Mondal settled an area measuring more or less 7 Cottahs 2 Chittaks 44 Square Feet out of her

aforesaid remaining landed property unto and in favour of God Radha Gobinda Jew and the said Deed of Settlement was duly registered in the office of the D.S.R Alipore vide Deed No. -14913 for the year 1986.

AND WHEREAS by the strength of the aforesaid two Settlement Deeds said Gouri Bala Mondal settled 13 (Thirteen) Cottahs 2 (Two) Chittaks of landed property and retained an area measuring more or less 6 (Six) Cottahs 14 (Fourteen) Chittaks of bagan land and while thus seized and possessed of the same said Gouri Bala Mondal out of natural love and affection gifted her aforesaid 6 (Six) Cottahs 14 (Fourteen) Chittaks of landed property unto and in favour of her grandson Sri. Sumit Mandal, the present Owner/Vendor herein, by a registered Deed of Gift dated 05/02/1992 which was duly registered in the office of the D. R. Alipore and recorded in Book No. -I, Volume no. -42, Pages 112 to 117, Being Deed No. -1818 for the year 1992.

AND WHEREAS thus by virtue of the aforesaid Deed of Gift the Vendor herein became the absolute Owner of **ALL THAT** piece and parcel of bagan land measuring more or less 6 (Six) Cottahs 14 (Fourteen) Chittaks situate and lying at Mouza - Paschim Barisha, J.L. No. -19, R.S. No. -43, Pargana - Khaspur, Touzi No. -1- 6, 8-10, 12-16, under Khatian No. - 1618 & 1619 appertaining to Dag No. -3263 within the limits of the then South Sub-urban Municipality at present the Kolkata Municipal Corporation (S.S. Unit), Police Station - previously Behala at present Thakurpukur, A.D.S.R. Office - Behala, S. R. Office - Alipore, District - South 24 Parganas, and while thus seized and possessed of the same duly mutated his name before the Kolkata Municipal Corporation and the property numbered as Premises No. - 131, Dakshin Para Road, Kolkata - 700 063, under Ward No. -125 and while in enjoyment of the aforesaid property some portion of the Vendor's land have been used for development of the road and thereafter the present Owner/Vendor herein retained an area measuring more or less 6 (Six)

Cottahs 8 (Eight) Chittaks 24 (Twenty Four) Square Feet and is in enjoyment and occupation of the same in an uninterrupted manner by paying taxes to the authority concern and doing all acts of ownership.

AND WHEREAS now the Owner/Vendor herein has declared his intention to sell a demarcated area measuring more or less 3 (Three) Cottahs 4 (Four) Chittaks 12 (Twelve) Square Feet of bagan land out of his aforesaid entire land measuring more or less 6 (Six) Cottahs 8 (Eight) Chittaks 24 (Twenty Four) Square Feet along with the right of user of the Northern side 16.6' Feet wide K.M.C. Road, which is more fully and particularly described in the **SCHEDULE** hereunder written at or for the total consideration of Rs. 6,00,000/- (Rupees Six Lac) only to any intending purchaser/s herein and coming to know such intention the Purchaser herein has agreed to purchase the same and the Owner/Vendor herein has agreed to sell the said **SCHEDULE** property to the Purchaser herein free from all sorts of encumbrances, property charges, attachments, liens and lispentence whatsoever at or for the price of total consideration of Rs. 6,00,000/- (Rupees Six Lac) only after considering the said price as the highest market price for the present.

AND WHEREAS the Owner/Vendor has agreed to sell and the Purchaser has agreed to purchase **ALL THAT** the demarcated piece and parcel of bagan land measuring more or less 3 (Three) Cottahs 4 (Four) Chittaks 12 (Twelve) Square Feet of situate and lying at Mouza - Paschim Barisha, J.L. No. -19, R.S. No. -43, Pargana - Khaspur, Touzi No. -1- 6, 8-10, 12-16, under Khatian No. - 1618 & 1619 appertaining to Dag No. -3263 within the limits the Kolkata Municipal Corporation (S.S. Unit), Police Station - Thakurpukur, being Premises No. - 131, Dakshin Para Road, Kolkata - 700 063, under Ward No. -125, A.D.S.R. Office - Behala, S.R. Office - Alipore, District - South 24 Parganas, together with the of user of the Northern side

16.6' Feet wide K.M.C. Road, which is more fully and particularly described in the **SCHEDULE** hereunder written.

NOW THIS INDENTURE WITNESSETH that in pursuance to the said Agreement made between the Owner/Vendor and the Purchaser and in consideration of the said sum of Rs. 6,00,000/- (Rupees Six Lac) only of lawful money of the Union of India truly paid by the Purchaser to the Owner/Vendor, as per the Memo of Consideration below at or immediately before the execution of these presents (the receipt whereof the Owner/Vendor doth hereby admit and acknowledge) and doth hereby admit, release and forever discharge as well as the said demarcated plot of land which is particularly described in the **SCHEDULE** hereunder written and doth hereby grant, convey, transfer, sale, alienate and assure the Purchaser **ALL THAT** piece and parcel of demarcated bagan land measuring more or less 3 (Three) Cottahs 4 (Four) Chittaks 12 (Twelve) Square Feet along with facilities and amenities attached thereto such as drainage, water courses, telephone and electric supply services and easement rights attached thereto situate and lying at being Premises No. -131, Dakshin Para Road, Kolkata-700 063, under Ward No. -125, District – South 24 Parganas, which is more fully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the "**SAID PROPERTY**", which is more fully and particularly shown and delineated in the "**MAP**" or "**PLAN**" annexed hereto and marked with **RED** border, together with right of common user of the Northern side 16.6' Feet wide K.M.C. Road, drains, common paths, sewerage, compounds, ditches, ways, common passages, common fences, walls, common walls, water, water courses, soils, thereof light, roads, liberties, privileges, easement and appurtenances belonging to or appertaining thereof and the reversion or reversions, remainder or remainders rents issue and profits and every part thereof **TOGETHER WITH** the benefits of all covenants and indemnifies heretofore executed in respect of and in favour of or in any manner relating to the said property and also **TOGETHER WITH** all rights, advantages, benefits, privileges, liberties in respect of the said

property hereby conveyed and **ALL THE ESTATE** rights, titles, interests, claims and demands whatsoever of the Owner/Vendor unto or upon the said undivided plot of land hereditament or any part thereof **ALSO TOGETHER WITH** absolute power, full right, liberty and easement together with deeds, paths, muniments of title exclusively relating to or concerning the said property hereditament, or any portion thereof **TO HAVE AND TO HOLD** the said bagan land hereby granted expressed or intended so to be unto and to the use of the Purchaser absolutely forever and free from all encumbrances **AND** the Owner/Vendor doth hereby covenant that notwithstanding any deed or things by the or any of his predecessors and ancestors-in-title done executed or knowingly suffered to the contrary the Owner/Vendor is now rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted or expressed or intended so to be unto and to the use of the Purchaser absolutely forever and free from all encumbrances **AND THAT** the Owner/Vendor doth hereby further covenant with the Purchaser that notwithstanding any deed or things by the Owner/Vendor or any of his predecessor or ancestors-in-title done executed or knowingly suffered to the contrary the Owner/Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said plot hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate equivalent thereto without any manner and condition, use, or things whatsoever **AND** that notwithstanding any such act, deed or thing whatsoever aforesaid, the Owner/Vendor has now good right, full power and absolute authority and indefeasible title to grant convey, transfer assign or expressed or intended to be with the appurtenances unto and to the use of the Purchaser in the manner as aforesaid and according to the true intent and meaning of these presents **AND FURTHER** the Owner/Vendor and all persons having lawfully or equitably claiming any estate or interest in the said property and every part thereof from under or in for the Owner/Vendor or his predecessors -in-interest or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or caused

to be done or executed all such acts things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as shall it may reasonably required **AND** the said property or any and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax authorities or Department or under the provision of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of certificate officer under the provision of Public Demand Recovery Act and no steps taken in execution of any certificate of any certificate at the instance of the Income Tax and/or Wealth Tax/or Estate Duty Authorities **AND** that no notice issued under the Public Demand Recovery Act, has been served upon neither of the Owner/Vendor or any such notice has been published **AND FURTHER** that the Owner/Vendor has not yet received any notice of the requisition or acquisition of the property described in the **SCHEDULE** below **AND** the Owner/Vendor shall deliver the khas possession of the said **SCHEDULE** property in favour of the Purchaser on the date of registration of this presents **AND** the Owner/Vendor has a good marketable title to the said landed property and the same is free from all encumbrances whatsoever and the said property is not otherwise charged, mortgaged, or encumbered with any debts, liens or claims **AND THAT** the Purchaser shall have right to mutate his name as Owner in respect of the said property in the records of the Kolkata Municipal Corporation and B.L.&L.R.O and other authorities and in that event the Owner/Vendor shall give his consent or approval in writing for the purpose of such mutation whenever shall be required by the Purchaser and the Purchaser shall have right to sell, transfer, convey and mortgage said **SCHEDULE** below property at his own discretion without any hindrances from the Owner/Vendor in any manner whatsoever.

MORESO the Owner/Vendor declares that the rent and taxes for the said property hereby sold has been paid till this date and there is no arrear of dues of rates, rents and taxes in respect of the said property and if any outstanding dues for previous years found thereafter then the Owner/Vendor shall be liable to clear up the same **AND FURTHER THAT** the Owner/Vendor shall execute all documents, deed of declaration or rectification or any other supplementary deed/s at the cost of the Purchaser to establish good and effective title and the Purchaser shall have full right and absolute authority to bring electric, telephone, gas and water connection under or over the property through the said Northern side 16.6' Feet wide K.M.C. Road. The Owner/Vendor herein declares that if any defect in title or that of possession be transpired afterwards then the Owner/Vendor shall refund the entire consideration money with all incidental costs thereto to the Purchaser and the said property shall be returned back to the Owner/Vendor.

BE IT SATISFIED that the Owner/Vendor or his successors, legal representatives or assign shall sign, support and confirm any application made by the Purchaser for mutation of his name in the Office of the Kolkata Municipal Corporation (S.S. Unit) and B.L. & L. R. O. in respect of the **SCHEDULE** property hereby conveyed and the Owner/Vendor or his successors, legal representatives or assigns shall give necessary no objection to the Purchaser and shall do all the necessary works as may be required for the same at the costs of the Purchaser.

FURTHER THAT if in future any error or omission is detected in these presents the same shall be rectified by the Owner/Vendor by a proper Deed of Rectification and/or Declaration at the costs and expenses of the Purchaser herein.

:: SCHEDULE OF THE PROPERTY HEREBY CONVEYED ABOVE
REFERRED TO::

ALL THAT piece and parcel of demarcated bagan land measuring more or less 3 (Three) Cottahs 4 (Four) Chittaks 12 (Twelve) Square Feet situate and lying at Mouza - Paschim Barisha, J.L. No. -19, R.S. No. -43, Pargana - Khaspur, Touzi No. -1- 6, 8-10, 12-16, under Khatian No. - 1618 & 1619 appertaining to Dag No. -3263 within the limits the Kolkata Municipal Corporation (S.S. Unit), Police Station- Thakurpukur, being Premises No. - 131, Dakshin Para Road, Kolkata - 700 063, under Ward No. -125, A.D.S.R Office - Behala, S.R. Office - Alipore, District - South 24 Parganas together with easement rights attached thereto, along with the right of user of the Northern side 16.6' Feet wide K.M.C. Road, which is butted and bounded as follows:-

ON THE NORTH : 16.6' Feet wide K.M.C. Road & others building.

ON THE SOUTH : Property of Radha Gobinda Thakur.

ON THE EAST : Land of Sri. Satya Narayan Karan.

ON THE WEST : Land of Sunil Saha.

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

SIGNED, SEALED & DELIVERED

In presence of:

WITNESSES:

1. Satyanarayan Karan
278, Vidyasagar Sarani
Silpara, Kol - 8

Ranjit Kumar Mandal

CONSITUTED ATTORNEY OF
THE OWNER/VENDOR

2. Rohit Pathak,
278 Vidyasagar Sarani
Kolkata - 8.

Debabrata Pal

PURCHASER

Drafted by me:-

W. H. S. M.

Advocate

Alipore Judges Court, Kol - 27.

Typed by me:

D. D.

MEMO OF CONSIDERATION

Received Rs. 6,00,000/- (Rupees Six Lac) only from the above named **PURCHASER** as full and final consideration money in respect of the said demarcated land written and described as follows:-

MEMO

1. Paid by Cash Rs. 50,000.00
2. Paid by Cheque Being No. dated 11/01/2011, drawn on H.D.F.C Bank Rs. 5,50,000.00

TOTAL: - Rs. 6,00,000.00

Rupees Six Lac only.

SIGNED, SEALED & DELIVERED

In presence of:

WITNESSES:

1. Satyanarayan Kharaz

2. Rohit Patan

Rajit Kumar Mandal

CONSITUTED ATTORNEY OF

THE OWNER/VENDOR