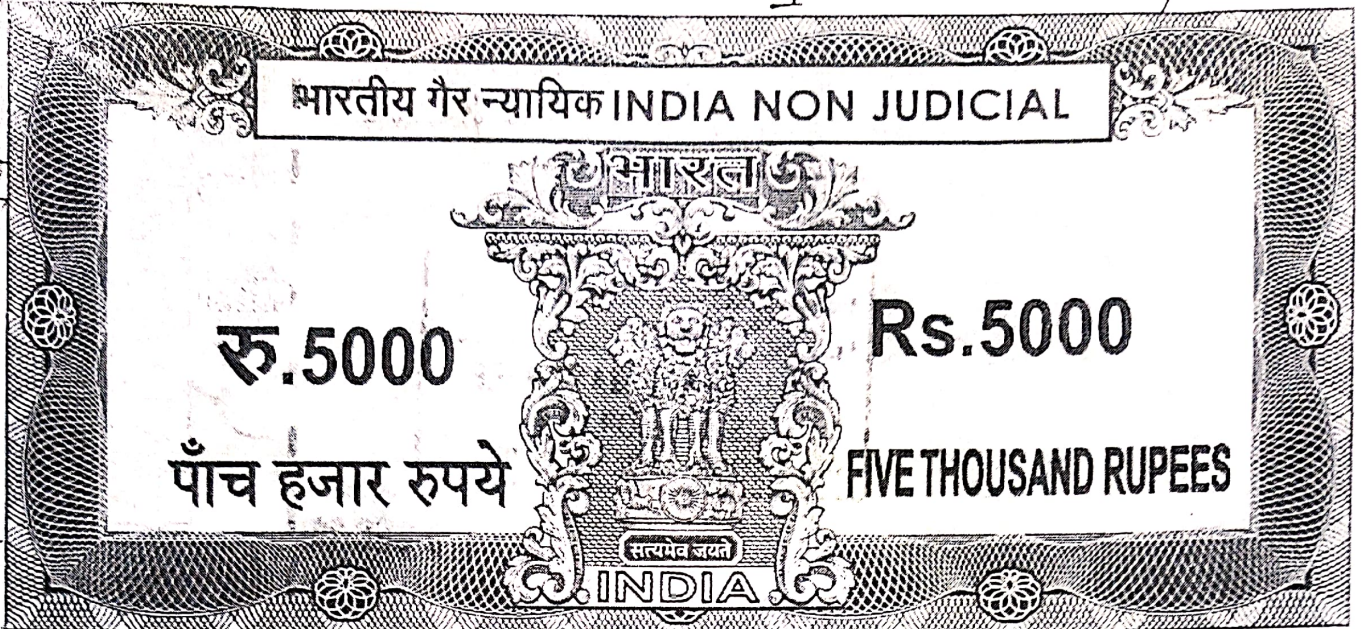


14988/14

I

14525/14



पं. नं. 14988/14, नं. 14525/14

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 442728

14-23548/14
11.50
12/12/14



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

Additional Registrar of Assurances-III
Kolkata

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurance - III
Kolkata

15 DEC 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 12th day of December 2014.

BETWEEN

KARTICK CHANDRA SAHA, son of Late Nisikanta Saha, aged about 82 years, by faith -Hindu, by occupation- Business, of P- 210, Stand Bank Road, Police Station- Hare Street, Kolkata- 700001, previously of Lakudi, police station and district- Burdwan, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include successor/successors, heir/ heirs, executor/executors, administrator/administrators, legal representatives, nominees and assigns) of the FIRST PART;

Form No. 66 attached,

Notary Public, Kolkata

AND

DEBASHREE GHOSH, wife of Bhaskar Ghosh, aged about 46 years, by faith -Hindu, by occupation- Housewife, residing at 76, Rajdanga Main Road, Kolkata- 700107 hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include successor/successors, heir/ heirs, executor/executors, administrator/administrators, legal representatives, nominees and assigns) of the SECOND PART. form No .60 attached -

WHEREAS the vendor is the recorded rayat in respect of all that the vacant piece and parcel of viti land lying and situate at and being part of L. R. Dag No. 228, Khatian No. 3/1, measuring an area of about 5 decimal (2160 square feet) be the same a little more or less and all that the vacant piece and parcel of viti land lying and situate at and being part of L. R. Dag No. 185, Khatian No. 3/1, measuring an area of about 2.6 decimal (1160 square feet) be the same a little more or less, aggregating to a total area of about 7.6 decimal (3320 square feet) be the same a little more or less being northern most part of R. S. Dag No. 341 (adjacent to R. S. Dag No. 337 being L. R. Dag No. 188, Khatian No. 156 and 157,) at Mouza- Pardai, District Burdwan, J.L. No. 001, police station- New Township previously Faridpur, block- Faridpur Durgapur, under the ward no. 25 of the Durgapur Municipal Corporation, which is a thin strip of leftover (trapezium shaped) land, after granting easement right of 16' wide road to other purchasers of land together with a hundred square feet one room tally shed kuccha structure constructed partly on the said L.R. Dag No. 228 and partly on the said L.R. Dag No. 185, hereinafter referred to as the "said property" for the sake of brevity and more fully and particularly mentioned in the SCHEDULE written herein below and delineated in the map or plan hereto annexed and thereon coloured in "RED", and while is absolutely seized, possessed, occupied thereof and enjoying the same free from all encumbrances, being in need of money has decided to sell the said property free from all encumbrances whatsoever with all other common facilities available within and together with the said property,

AND WHEREAS in view of such decision the **VENDOR** herein was trying to find out and/or searching out a suitable/interested person who is agreeable to purchase the said property.

AND WHEREAS the **PURCHASER** herein having been informed of the decision approached the **VENDOR** herein and/or has come across the table and/or negotiated to purchase the said property for a total consideration of Rs. 22000/- (Rupees twenty two thousand) only.

AND WHEREAS when approached by the purchaser herein for purchasing the said property for a consideration of Rs. 22000/- (Rupees twenty two thousand) only free from all encumbrances whatsoever, the vendor has agreed to such proposal and in pursuance of such agreement is executing the instant deed of conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of such agreement and in consideration of the sum of Rs. 22000/- (Rupees twenty two thousand) only of the lawful money of the union of India in hand well and truly paid by the purchaser to the vendor and appropriated by the vendor towards full payment of the cost of the said property on or before the execution of these presents the receipt whereof the vendor doth hereby as well as by the memorandum of consideration hereunder written admit and acknowledge and of and from payment of the same and every part thereof forever acquit, exonerate, release, and discharge the **PURCHASER** as well the said property mentioned in the schedule hereunder written at a total consideration of the sum of Rs. 22000/- (Rupees twenty two thousand) only of the lawful money of the union of India in hand well and truly paid by the purchaser to the said **VENDOR** herein doth hereby grant, convey, transfer, sell, assign, and assure unto the purchaser herein said property hereby intended to be sold and transferred morefully and particularly described in the **SCHEDULE** hereunder written, and delineated in the map or plan hereto annexed and thereon coloured in "**RED**" hereto or howsoever otherwise the same are called, known numbered

numbered described or distinguished **TO HAVE AND TO HOLD** the said property mentioned in the **SCHEDULE** hereunder written **ALSO TOGETHER WITH** rights, liberties, easements, privileges, emoluments, benefits, advantages, appendages and appurtenance claims and demands conveyed by these presents **TO HAVE AND TO HOLD** the said property mentioned in the **SCHEDULE** hereunder written hereby granted, transferred and conveyed absolutely and forever free from all encumbrances charges, trusts, liens, claim, and demand whatsoever **AND TOGETHER WITH** all easements quasi-easements other stipulations and provisions in connection with the beneficial use and enjoyment thereof so to be **AND THOGETHER WITH** the right to use for the purpose of an uninterrupted access to and from the main municipal road or otherwise, for all or any purpose of use and enjoyment of the portion of said property.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

(A) That notwithstanding any act deed matter or thing whatsoever heretobefore done committed or knowingly suffered by the vendor to the contrary the vendor are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby sold, granted, transferred, conveyed, assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances whatsoever.

(B) That the vendor have good right full power and absolute and indefeasible authority to sell grant transfer and convey the said property and every part thereof unto and to the use of the purchaser in the manner aforesaid and according to the true intent and meaning or these presents.

(C) That it shall be lawful for the purchaser at all times hereafter peacefully and quietly to enter into and upon and hold, occupy and enjoy the said property and receive the rents

issues and profits thereof without any lawful eviction, interruption, hindrance, disturbance claim or demand whatsoever from or by the vendor or any person or persons having or lawfully or equitably claiming any estate, right, title and interest whatsoever in the said property from under through or in trust for the vendor and free and clear and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the vendor will and sufficiently saved, defended, kept harmless and indemnified of, from and all chargers lispens and encumbrances whatsoever made done executed or knowingly suffered by the vendor.

(D) That the vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest whatsoever in the said property from through under or in trust for the vendor shall or will from time to time and at all times hereafter at the request and costs of the purchaser do make acknowledge and execute or cause to be done made acknowledge and execute all such further and other acts deeds things and assurance whatsoever for further better and more perfectly assuring the said property hereby sold granted, transferred, conveyed, assigned and assured and every part thereof unto and to the use of the purchaser as shall or may be reasonably required .

(E) That the vendor shall and will unless prevented by fire or other irresistible accident from time to time and at all times hereafter upon every reasonable request and at the cost of the purchaser produce or cause to be produced before the purchaser or his Attorney or Attorneys or agent or agents or before any Courts, Tribunals, Board Authority, or Firm for inspection or otherwise as occasion shall require the deeds and writings in connection with the said property so long as the same shall remain with the vendor and shall also at the like request and at costs deliver to the purchaser such attested extracts there from as the purchaser may require and shall and will in the mean time unless prevented as aforesaid keep the said deeds and writings safe whole unobliterated and uncanceled .

THE SCHEDULE ABOVE REFERRED TO:

(Description of Land)

ALL THAT the peace and parcel of viti land lying and situate at and being part of L. R. Dag No. 228, Khatian No. 3/1, measuring an area of about 5 decimal (2160 square feet) be the same a little more or less and all that the vacant peace and parcel of viti land lying and situate at and being part of L. R. Dag No. 185, Khatian No. 3/1, measuring an area of about 2.6 decimal (1160 square feet) be the same a little more or less, aggregating to a total area of about 7.6 decimal (3320 square feet) be the same a little more or less being northern most part of R. S. Dag No. 341 (adjacent to R. S. Dag No. 337 being L. R. Dag No. 188, Khatian No. 156 and 157.) at Mouza- Pardai, District Burdwan, J.L. No. 001, police station- New Township previously Faridpur, block- Faridpur Durgapur, under the ward no. 25 of the Durgapur Municipal Corporation, which is a thin strip of leftover (trapezium shaped) land, after granting easement right of 16' wide road to other purchasers of land together with a hundred square feet one room tally shed kuccha structure constructed partly on the said L.R. Dag No. 228 and partly on the said L.R. Dag No. 185, and delineated in the map or plan hereto annexed and thereon coloured in "RED" which is butted and bounded by as hereunder:-

ON THE NORTH: by the land being L. R. dag no. 188 being R. S. dag no. 337;

ON THE EAST: by portion of the land being L. R. dag no. 185 being part of R. S. dag no. 341;

ON THE SOUTH: partly by portion of the land being L. R. dag no. 228 and partly by portion of the land being L. R. dag no. 185 both being part of R. S. dag no. 341 whereupon 16' wide concrete passage has been constructed *uncovered road.*

ON THE WEST: by land being L. R. dag no. 189 being R. S. dag no. 336

Kartick Chatterjee

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

SIGNED, SEALED AND DELIVERED

by the **FIRST PARTY/VENDOR** in

the presence of:

1. Bhaskar Purohit
Advocate,
High Court, Calcutta

2. Raju Purohit
6, Old Pond Office Street,
Kolkata

SIGNED, SEALED AND DELIVERED

by the **SECOND PARTY/PURCHASER** in

the presence of:

1.

2.

Drafted by
Bhaskar Purohit
Advocate
High Court, Calcutta

RECEIVED from the **PURCHASER** within named purchaser the full consideration money being Rs. 22000/- (Rupees fifteen thousand) only as per memo below:-

MEMO OF CONSIDERATION

<u>DATE</u>	<u>CHEQUE/DRAFT NO.</u>	<u>BANK & BRANCH</u>	<u>AMOUNT</u>	<u>IN FAVOUR OF</u>
12. 12. 2014	cash		Rs. 22000/-	Vendor

which is doth hereby admitted , acknowledged, and accepted by the **VENDOR** and the in presence of :

1. Bhaskar Chandra Roy
Advocate
High Court, Calcutta

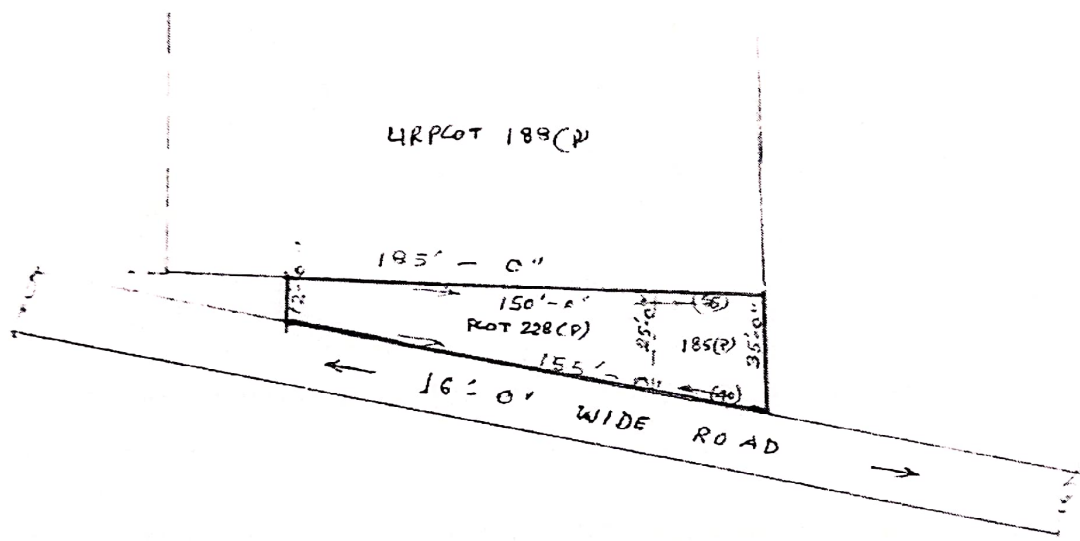
Kartik Chandra

2. Raju Prasad

N
 SKETCH MAP SHOWING BOUNDED RED ABOUT 700 SATYAK. PL. P.S. PLOT
 NO. L/R-NO 228 (P). 185 (P). OF MOUZA - PARVAL. ALIC - 76.
 UNDER. T.T. NEUT TOWNHIP. DIST - HYDRABAD. 500
 ALLOT

	PROTH	AREA
R/S. PLOT	228 (P)	2160 sq ft
341		or 5 Satak
	185 (P)	1160 sq ft
		or 2.6 Satak
		7.6 Satak
		or 1.4 S.

Scale :



Work done Subr

2003 21

SIGN OF VENDORS

Dated: 21/10/2003
 SK. Mehrez Ali
 Land Surveyor
 Govt. Regd. No. 592
 Vill. - Nalmager, Laudong



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

Endorsement For Deed Number : I - 04525 of 2014
(Serial No. 14988 of 2014 and Query No. 1903L000023549 of 2014)

On 12/12/2014

Payment of Fees:

Amount By Cash

Rs. 9419.00/-, on 12/12/2014

(Under Article : A(1) = 9328/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 12/12/2014)

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.-8,48,818/-

Certified that the required stamp duty of this document is Rs.- 50939 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 45950/- is paid , by the draft number 982982, Draft Date 11/12/2014, Bank : State Bank of India, CALCUTTA MAIN BRANCH, received on 12/12/2014

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

Presented for registration at 11.50 hrs on :12/12/2014, at the Office of the A.R.A. - III KOLKATA by Kartick Chandra Saha ,Executant.

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

Execution is admitted on 12/12/2014 by

1. Kartick Chandra Saha, son of Lt. Nisikanta Saha , P-210, Strand Bank Road, P. S. - Hare Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700001, By Caste Hindu, By Profession : Business

Identified By Bhaskar Guha Roy, son of . , High Court, Calcutta, District:-, WEST BENGAL, India. By Caste: Hindu, By Profession: Advocate.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 15/12/2014

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.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Sanatan Maity
Additional Registrar of Assurance - III
Kolkata

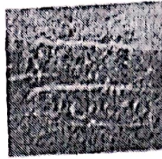
(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

15/12/2014 15:46:00

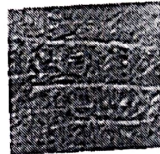
EndorsementPage 1 of 1

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - III KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 14988 / 2014

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kartick Chandra Saha P-210, Strand Bank Road, P. S. - Hare Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700001	 12/12/2014	 LTI 12/12/2014	Kartick Ch Saha 12/12/2014

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kartick Chandra Saha Address -P-210, Strand Bank Road, P. S. - Hare Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700001	Self	 12/12/2014	 LTI 12/12/2014	Kartick Ch Saha

Name of Identifier of above Person(s)

Bhaskar Guha Roy
High Court, Calcutta, District:-, WEST BENGAL, India

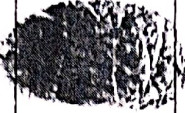
Signature of Identifier with Date

Bhaskar Guha Roy 12/12/2014

Additional Registrar of Assurance - III
Kolkata

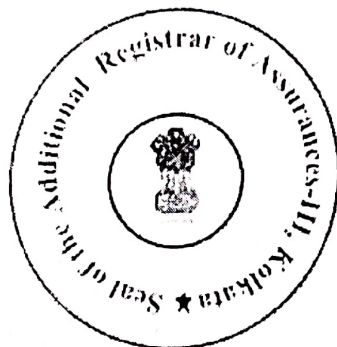
12(580-2014 Maly)
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA

SPECIMEN FORM FOR TEN FINGERPRINTS

	Karjickan Saha	 Little	 Ring	 Middle	 Fore	 Thumb
(Left Hand)						
 Thumb		 Fore	 Middle	 Ring	 Little	
(Right Hand)						
	Debashree Ghosh	 Little	 Ring	 Middle	 Fore	 Thumb
(Left Hand)						
 Thumb		 Fore	 Middle	 Ring	 Little	
(Right Hand)						
PHOTO						
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
PHOTO						
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 2304 to 2321
being No 04525 for the year 2014.




(Sanatan Maity) 17-December-2014
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal