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2-1901/11



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 050670

Certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

2-3759/11
12-41



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 10th day of MARCH 2011 (Two Thousand and Eleven).

BETWEEN

SMT. AMRITA LAHIRI, wife of Sri Dhrubajyoti Lahiri, by faith- Hindu, by occupation- Housewife, residing at B-404, Nanda Devi Apartment, Flat No.19, Sector- 10, Dwarka, New Delhi- 110075, hereinafter referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**;

AND

(1) **MRS. SRABANI MUKHERJEE**, wife of Sri Arindam Mukherjee, by faith- Hindu, by occupation- Housewife, residing at 300, Sri Ramkrishna Pally, P.O. & P.S. Sonarpur, Kolkata-700150, District 24 Parganas (South) and (2) **MR. DEBDIDEV GAYEN**, son of Sri Satya Ranjan Gayen, by faith- Hindu, by occupation- Business, residing at Sri Ramkrishna Pally, P.O. & P.S. Sonarpur, Kolkata-700150, District 24 Parganas (South), hereinafter referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS Ashrama Praktan Chhatra Sangha Narendrapur, District-South 24-Parganas a body corporate registered under Act 1860 having its registered Office at Narendrapur, P.S. Sonarpur, 24 Parganas (South) had been seized and possessed of **ALL THAT** the piece and parcel of land mentioned and described in the Schedule hereunder written.

AND WHEREAS said Ashrama Praktan Chhatra Sangha on 06.06.1967 sold and transferred 5 (five) Cottah 1(one) Chittacks land in Mouza- Nischintapore, J.N. No. 53, in R.S. Khatian Nos. 56 and 21, under R.S. dag No. 157 and 158, being known as Plot No. 292 of Sri Ramkrishna Pally in favour of Sri Bhola Nath Mukherjee and said Deed of Conveyance has been registered at A.D.S.R. Sonarpur and registered in Book I, Volume No. 14, Pages 155 to 158, Being Deed No. 862 for the year 1967.

AND WHEREAS said Sri Bhola Nath Mukherjee after purchased the said land and enjoyed the said Land with free from all encumbrances whatsoever.

AND WHEREAS on 29th day of June, 1979 said Sri Bhola Nath Mukherjee sold and transferred said 5 (five) Cottah 1(one) Chittacks land in Mouza- Nischintapore, J.N. No. 53, in R.S. Khatian Nos. 56 and 21, under R.S. dag No. 157 and 158, being known as Plot No. 292 of Sri Ramkrishna Pally in favour of Smt. Amrita Lahiri, the Vendor herein.

AND WHEREAS said Deed of Conveyance has been registered at D.S.R Alipore and recorded in Book No. I, Volume No. 117, Pages 25 to 30, Being Deed No. 4359 for the year 1979.

AND WHEREAS after purchased the said property the Vendor herein mutated his name in the office of B.L.L.R.O. of the above mentioned property and is paying taxes in the abovementioned property particularly mentioned in the Schedule hereunder written and is enjoying the abovementioned property with free from all sorts encumbrances.

AND WHEREAS the Vendor has agreed with the **Purchasers** for absolute sale unto his the said 5 (five) Cottah 1(one) Chittacks land in Mouza- Nischintapore, J.N. No. 53, in R.S. Khatian Nos. 56 and 21, under R.S. dag No. 157 and 158, being known as Plot No. 292 of Sri Ramkrishna Pally now within Rajpur- Sonarpur Municipality, Ward No.8, under Police Station- Sonarpur, District- South 24-Parganas, morefully and particularly described in the Schedule to the **Purchasers** absolutely and forever as or for the price of Rs.12,00,000/- (Rupees Twelve Lakhs) only and **Purchasers** agrees to purchase the said 5 (five) Cottah 1(one) Chittacks land with all easements for the price of Rs.12,00,000/- (Rupees Twelve Lakhs) only morefully and particularly described in the Schedule below.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration of the said sum of **Rs.12,00,000/- (Rupees Twelve Lakhs) only Purchasers** paid to the Vendor on or before the execution of these presents the receipt whereof the Vendor doth hereby as well as the by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof do hereby acquit, release and forever discharge the **Purchasers** and also the said land with all easements. The Vendor doth hereby grant, transfer, convey, assign and assure unto the **Purchasers** her executors, administrators and assigns the said land measuring 5 (five) Cottahs, 1(one) Chittacks more or less within Police Station- Sonarpur, Sub-Registration Office Sonarpur,

District- South 24-Pargnaas, No in Ward No. 8, of Rajpur-Sonarpur Municipality with the right of use of all easement morefully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and bordered "**RED**" therein **OR HOWSOEVER OTHERWISE** the said land hereditament hereby transferred or conveyed or any part thereof now or is or at any time heretobefore were or was situated butted, bounded, called, known, numbered, described or distinguished together with all erection, fixtures, sewers, drains, ways, passages, water, water courses, liberties, easements, privileges, right, advantages, appendages and appurtenances whatsoever to the said land belonging or anywise appertaining to or with the same or any part thereof held used occupied or enjoyed or reputed to belonging or be appurtenant thereto **AND ALL THE ESTATE RIGHT TITLE INTEREST AND DEMAND** whatsoever to the said Vendor in to and upon the said land hereditaments and/or any or every part thereof and all deeds, pattahs, writings and evidence of title which anywise exclusively relate to the said land hereditament or any part of parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the said Vendor or any person or persons from whom she can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD** the said land hereditament hereby granted, transferred and conveyed or expressed or intended so to be **UNTO AND TO THE USE** of the said **Purchasers** her heirs, executors,

legal representatives and assigns and also her individuals heirs, executors, absolutely and forever and free from all encumbrances AND Vendor doth hereby for himself his heirs, executors, administrators and representatives covenant with the **Purchasers** her respective heirs, executors, administrators, representatives and assigns **THAT NOT WITHSTANDING** any act deed matter or things whatsoever by said Vendor done or executed or knowingly suffered to the contrary the said Vendor now are lawfully rightfully and absolutely seized and possessed or otherwise well and sufficiently entitled to the said land hereditament and hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust claim, demand or lien and both in herself good right full power and absolute authority to grant, transfer and convey the said land hereditament and hereby granted, transferred and conveyed or expressed or intended so to be unto the use of the said **Purchasers** in manner aforesaid AND that the said **Purchasers** shall and may at all times, hereafter peaceably and quietly possess and enjoy the said land hereditament and receive the rents, issues and profits without any lawful eviction, interruption claim or demand whatsoever from or by said Vendor any person or persons lawfully or equitably claiming from under or in trust for her AND that free from all encumbrances whatsoever or suffered by said Vendor or any person lawfully or equitably claiming from under or in trust for the **AND FURTHER** that said Vendor and all persons having

lawfully or equitably claiming any estate or interest whatsoever in the said hereditament and premises or any part thereof from under or in trust for the said Vendor shall and will from time to time and at all times hereafter at the request and costs of the said **Purchasers** and execute or cause to be done or executed all such acts, deed and things whatsoever for further and more perfectly assuring the said land hereditament and every part thereof unto and to the use of the said **Purchasers** have right to sell lease out or rented or otherwise transferred their respective shares of land with other persons.

SCHEDULE ABOVE REFERRED TO

Ananta Lalini

ALL THAT piece and parcel of land measuring 5 (five) Cottah 1(one) Chittacks Danga Land in Mouza- Nischintapore, J.N. No. 53, in R.S. Khatian Nos. 56 and 21, under R.S. Dag No. 157 and 158, being known as Plot No. 292 of Sri Ramkrishna Pally, Sonarpur now within Rajpur Sonarpur Municipality Ward No. 8 (7) Holding No. 946 under Police Station- Sonarpur, Kolkata-700150, District South 24-Parganas with all easements which is more particularly delineated in the Map or Plan annexed hereto and bordered with **'RED'**. The rent of land is Rs. 2/- is butted and bounded as follows:-

ON THE NORTH : By Plot NO. 291 Sri Ramkrishna Pally.

ON THE SOUTH : Plot No. 293, Sri Ramkrishna Pally.

ON THE EAST : Plot No. 295 & 294 of Sri Ramkrishna Pally.

ON THE WEST : By 30 ft. wide Road.

IN WITNESSES WHEREOF the said **VENDOR** hereunto set and subscribed his hands and seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

At Kolkata In the presence of:

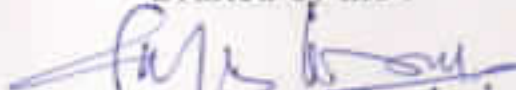
WITNESSES:

1. BHAVAR JYOTI LALAKI
B 404 NANO DEVI APT
PLOT-19 S-10
DWARAKA
N. DELHI - 110075


SIGNATURE OF THE VENDOR

2. Anup Naikhan
Sonapuram
KOL-150

Drafted by me :


Tapas Chowdhury
Advocate
Alipore Police Court
Kolkata- 700027

Computer Print by:

A.K. Leaity

M/s. Vijaya
10, Old Post Office Street,
Kolkata-700001.

MEMO OF CONSIDERATION

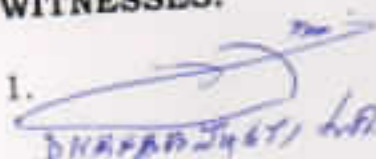
RECEIVED of and from the **Purchasers** by the within named Vendor the within-mentioned sum of **Rs.12,00,000/- (Rupees Twelve Lakhs) only** as per memo below:-

MEMO

Sl. No.	Particulars	Amount (Rs.)
1.	By Bank Draft No.000567, dated 01.03.2011, drawn on IDBI Bank, Service Branch New Delhi.	10,00,000/-
2.	By Bank Draft No.001037, dated 08.03.2011, drawn on HDFC Bank, Garia Branch Kolkata.	2,00,000/-
Total : Rs.		<u>12,00,000/-</u> =====

(Rupees Twelve Lacs) only.

WITNESSES:

1. 
DHARMENDRA SINGH, LAKHNAU


Anurita Khatun

SIGNATURE OF THE VENDOR

2. Anup Nazki

PHOTO	Hand					
	right hand					

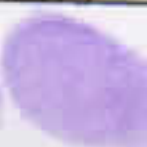
Name

Signature

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name AMRITA LAHIRI

Signature A. Lahiri

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name DEBAJIT DEB

Signature Debajit Deb

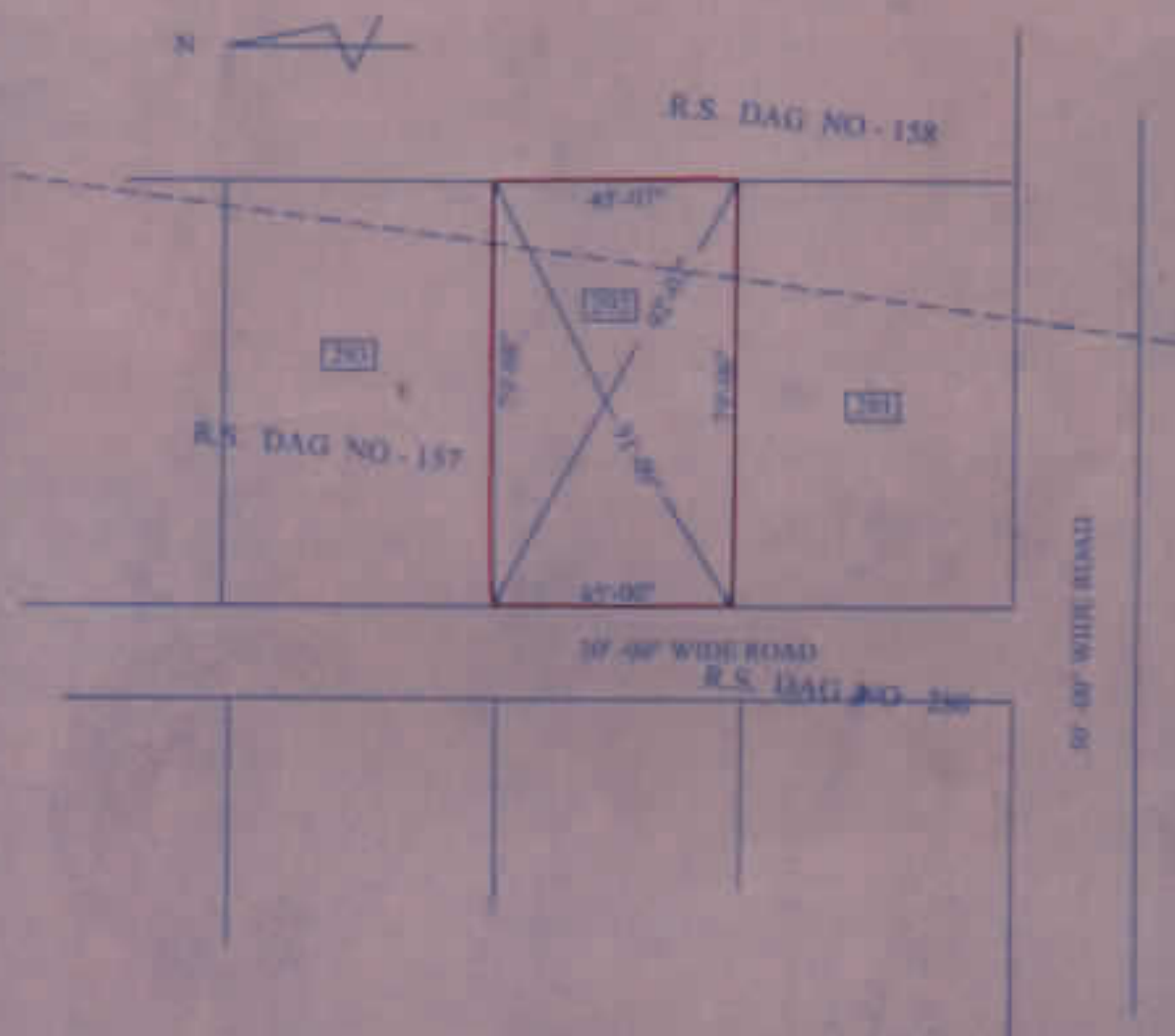
	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name Srabani Mukherjee

Signature S. Mukherjee

SITE PLAN SHOWING THE LAND
AT MOUZA-NISCHINTAPUR, J. L. - NO-55, R.S. DAG NO-157 & 158.
PLOT NO-292, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS,
RAPUR SONARPUR MUNICIPALITY,
LAND AREA SHOWN BY SCHEDULE.

SCHEDULE OF LAND			
HECT.	DAG NO -	AREA STATEMENT (More or less)	COLOR
292	157	3648 SFT	RED
	158		



Ananta Laloi

AYAN SARKAR

CHIEF ENGINEER

City Engineer
 Rapur Sonarpur Municipality
 C.E. No. 1, DRAGON, 2024-06

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 01775 / 2011, Deed No. (Book - I , 01901/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Amrita Lahiri	Amrita Lahiri 10/03/2011

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amrita Lahiri Address -B-404 Nanda Devi Apartment Dwarka New Delhi, 10, Flat No:19, District:-New Delhi, DELHI, India, P.O. :- Pin :-110075	Self	 10/03/2011	 LTI 10/03/2011	Amrita Lahiri

Name of Identifier of above Person(s)

Dhrubajyoti Lahiri
B-404 Nanda Devi Apt Dwaraka, 10, Flat No:19,
District:-New Delhi, DELHI, India, P.O. :- Pin
:-110075

Signature of Identifier with Date


Dhrubajyoti Lahiri
10/03/2011





Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01901 of 2011
(Serial No. 01775 of 2011)

On

Payment of Fees:

On 10/03/2011

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, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

Payment of Fees:

Amount By Cash

Rs. 15989/-, on 10/03/2011

(Under Article : A(1) = 15950/- , E = 7/- , H = 28/- , M(b) = 4/- on 10/03/2011)

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.-1450503/-

Certified that the required stamp duty of this document is Rs.- 87040 /- and the Stamp duty paid as: Impresive Rs - 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 40000/- is paid, by the draft number 022712, Draft Date 09/03/2011, Bank Name State Bank of India, ALIPORE, received on 10/03/2011
2. Rs. 42050/- is paid, by the draft number 022713, Draft Date 09/03/2011, Bank Name State Bank of India, ALIPORE, received on 10/03/2011

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

Presented for registration at 12.41 hrs on :10/03/2011; at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Amrita Lahiri, Executant.

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

Execution is admitted on 10/03/2011 by

1. Amrita Lahiri, wife of Dhruvjayoti Lahiri, B-404 Nanda Devi Apartment Dwarka New Delhi, 10, Flat No:19, District:-New Delhi, DELHI, India, P.O. :- Pin :-110075, By Caste Hindu, By Profession : House wife

Identified By Dhruvjayoti Lahiri, son of Lt. K.k. Lahiri, B-404 Nanda Devi Apt Dwaraka, 10, Flat No:19, District:-New Delhi, DELHI, India, P.O. :- Pin :-110075, By Caste: Hindu, By Profession: Retired Person.



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01901 of 2011
(Serial No. 01775 of 2011)

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 1137 to 1152
being No 01901 for the year 2011.



(Dulal Chandrassaha) 11-March-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal