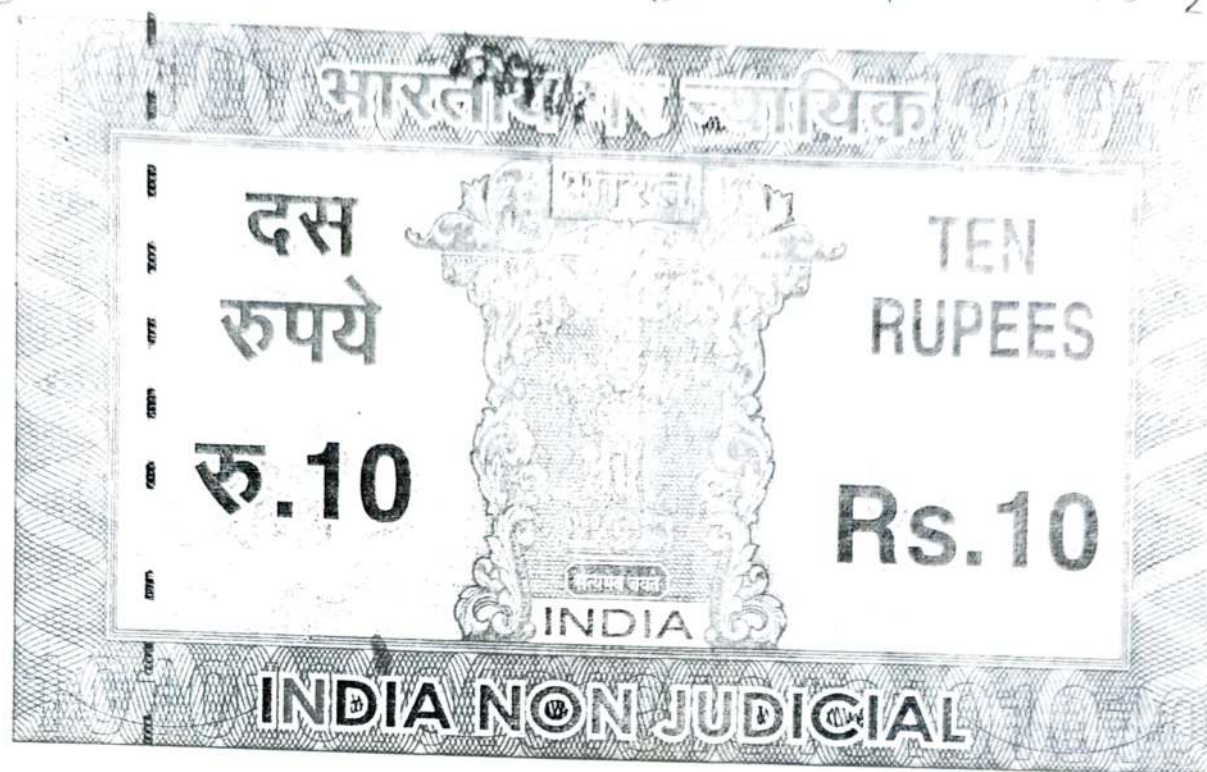




अधिकार पश्चिम बंगाल WEST BENGAL
7623 for 2009

42AA 238566

19/02
8915

9/10 8-10
9/10 10-00
10/10 9-00
11/10 7-00

PAID	
F (I) + F (II)- Rs.	4.00
G.(a) + G (b)-Rs.	18.40
Stamp- Rs.	10.00
Xeroxing- Rs.	9.00
Plan Fees- Rs.	X
C. E. - Rs.	10.10
Total Paid	51.40

Copy Prepared Sign
Certified to the Applicant
An For Copy No. 8915
29.12.2010

29.12.2010

137330

CURRENT NO.
YEAR

NAME : D. K. M. CHATTERJEE
ADDRESS : 11, Netaji Subhas Rd., Kolkata-1
Calcutta Collector
Vendor.
Date



DEED OF CONVEYANCETHIS INDENTURE made on this 21st day of Sept 2009 (TWO THOUSAND NINE) of the Christian Era,**BETWEEN**

(1) SMT. SRABANI MITRA wife of Sri Arindam Mitra, by faith Hindu, by Occupation Housewife and (2) SRI ARINDAM MITRA son of Late Ananda Gopal Mitra, by faith Hindu, by Occupation Business, both are residing at EA-6, Deshbandhu Nagar, P.S. Rajarhat, Kolkata - 700 059, District 24 Parganas (North) hereinafter jointly called and referred to as the "OWNERS/ VENDORS" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

SMT. BARNALI CHOWDHURY daughter of Jadu Nath Chowdhury, by faith Hindu, by Occupation Business, residing at 76, Nilachal, Birati, Kolkata - 700 051, P.S. Airport, District 24 Parganas (North), hereinafter called and 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 her heirs, executors, administrators legal representatives, and assigns) of the **OTHER PART.**

WHEREAS one Smt. Charubala Dutta and Ava Aich Roy were the Owners of land measuring an area 4 Cottahs 1 Chittacks 14 Sq. ft. be the same a little more or less lying and situated at Mouza Satgachi, P.S. Dum Dum, comprised in Dag No. 2312, appertaining to Khatian No. 625, being Premises No. 20/2, Jogipara Road, in the District 24 Parganas (North).

AND WHEREAS by a registered Deed of Gift dated 25.01.2001 made BETWEEN Smt. Charubala Dutta and Ava Aich Roy therein described as the Donors of the One part and Sri Sadhan Kumar Dutta and Sri Sukumar Dutta, therein described as the Donees of the Other part, and the said Deed was registered in the office of A.D.S.R. Cossipore Dum Dum and duly recorded in Book No. 1, Volume No. 30, Pages 1 to 12, Being No. 1221 for the year 2001 and the said Donors out of natural love and affection, granted, gifted, transferred unto the Donees ALL THAT piece and parcel of land measuring an area 4 Cottahs 1 Chittacks 14 Sq. ft. be the same a little more or less lying and situated at Mouza Satgachi, P.S. Dum Dum, comprised in Dag No. 2312, appertaining to Khatian No. 625, being Premises No. 20/2, Jogipara Road, in the District 24 Parganas (North), morefully and particularly described in the Schedule thereunder written.

AND WHEREAS after the aforesaid Deed of Gift the said Sri Sadhan Kumar Dutta and Sri Sukumar Dutta absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area 4 Cottahs 1 Chittacks 14 Sq. ft. be the same a little more or less lying and situated at Mouza Satgachi, P.S. Dum Dum, comprised in Dag No. 2312, appertaining to Khatian No. 625, being Premises No. 20/2, Jogipara Road, in the District 24 Parganas (North) and also duly mutated their names in the records of the South Dum Dum Municipality.

AND WHEREAS said Sri Sadhan Kumar Dutta and Sri Sukumar Dutta entered into a Development agreement with the Developer M/S. TRIMURTI BUILDERS for construction of the building consisting of several flats and spaces on the said plot of land and it was agreed that the developer shall construct the building, on the terms, condition and consideration mentioned therein.

AND WHEREAS the Developer in pursuance of the said Development Agreement constructed the building on the said property according to the plan sanctioned by the South Dum Dum Municipality vide plan No. 755 dated 10.04.2002.

AND WHEREAS by a registered Deed of Conveyance dated 11.03.2005 made amongst Sri Sadhan Kumar Dutta and Sri Sukumar Dutta both sons of Late Jnanda Charan Dutta, at 20/2, Jogipara Road, Dum Dum, Kolkata - 700 025, therein described as the Vendors of the First part and M/S. TRIMURTI BUILDERS a partnership firm having its office at EA-6, Deshbandhu Nagar, Kolkata - 700 059, being its partners SRI SUBRATA ROY and SRI MRINAL KANTI GARKAR therein described as the Developer of the Second part and Smt. Srabani Mitra and Sri Arindam Mitra therein described as the Purchasers of the Third part, and the said Deed was registered in the office of

Barnali Chowdhury
SIGNATURE OF PRESENTANT

Price : 0.75 Paise

SIGNATURE OF REGISTERING OFFICER

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office claiming through or under it or in trust for I shall at all times hereafter at the request and the cost of the Purchaser or her heirs or legal representatives claiming through or under them or in trust do and execute or cause to be done or executed all such further act deeds or thing whatsoever as may be reasonably be required for further and more perfectly assuring the said apartment UNTO and to the Purchaser
AND WHEREAS after the aforesaid Deed of Gift the said Sri Sadhan Kumar Dutta and Sri Sukumar Dutta absolutely seized and possessed of or otherwise
AND THAT IT IS FURTHER AGREED by and between the Vendors and Purchaser as follows :-
1. The Purchaser shall be liable to pay municipal taxes and other outgoings now payable or to be payable hereafter in respect of the said property being Flat, proportionately as mentioned in schedule 'E' hereunder written .
2. The Purchaser shall regularly pay the charges, levies, costs, expenses for common areas including maintenance and service charges of the said project to the proportion of his right to the property.
3. The Purchaser shall maintain and repair the internal portion of the Purchaser Flat in all respect solely at her own costs.
4. The Purchaser agree to contribute any pay from time to time and at all times its proportionate share towards the cost, expenses and outgoings in respect of the matters specified in schedule 'C' hereto and also pay other taxes outgoings to be lawfully equitably hereafter with co-Owners of the building .
5. The appointment of all such cost, taxes and outgoing shall be of the basis of proportionate area of the said purchased property of each of the Purchaser .
6. The Purchaser shall use the said property being Flat only for residential purpose and shall not use the same in such manner as may or likely cause nuisance to the occupiers of other flat Owners of the building nor shall use the same for illegal or immoral and or any purpose against public policy .
7. After the execution and registration of this presence if any addition / alteration in or about or relating to the said building are hereafter required to be carried by the Government Municipality or any statutory authority the same shall be carried out by the Purchaser in cooperation with the other Owners of the flats in the building at her own cost proportionate to her share .
8. The Purchaser shall not at any time demolish or cause to be demolished or damaged the said property being the Flat or any part thereof.
9. The Purchaser shall not at any time make or cause to be made addition or alteration of whatsoever manner to the said property sold or any part thereof which might prejudicially affect the safety, security and by of the premises or cause any nuisance to any other Owners of the said building .
10. The Purchaser shall not make any alteration in the elevation and outside colour scheme of the building .
11. The Purchaser undertakes that the Purchaser shall not fix and grill in the balcony / verandah in any form or manner or any portion of the outer side of the building which damage the outer elevation or design of the grill.
12. The Purchaser shall not throw or accumulate or cause to be thrown or accumulated any garbage dirt or permit the same to be throw or allowed to be throw or accumulated on the premises or any portion of lobby or premises .
13. The Purchaser interest in the undivided portion of land as morefully described in the schedule 'A' shall remain joint with the other co-Owners of the building who have hereto before acquired or who may hereafter acquired right title and interest in the said building .
14. The Purchaser shall not use coal, coke, charcoal fire wood or smiley informingly material other than gas, kerocene oil, electricity or similarly fuel for cooking or for other purpose but in case of scarcity or non availability of the same of the aforesaid restriction will not be applicable in such case.
15. The Purchaser shall not be entitled to transfer and/or part with the possession of the said flat except for residential purpose and also subject to the terms and conditions herein contained
16. The Purchaser undertake that if the Purchaser transfer her property being Flat the Purchaser shall incorporate all the terms and conditions of the same deed in the said deed of transfer.

Barnali Choudhury
SIGNATURE OF PRESENTANT

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17.	The Purchaser undertakes that if any grill and any door or window and/or shutter are damaged that must be replaced by the Purchaser without affecting the existing design of the same and so without affecting the outside elevation of the building in any manner whatsoever.						
18.	The Purchaser agreed to form an association with the Owners of other flat and/or commercial establishments in the said building for the maintenance and repairing of the external portion of the building premises including rain water and soil pipes, water pipes electrical wirings and lighting the common passage and the stair and staircase used in common with other apartments/ flats/ shops or commercial establishment Owners and also agreed to bear the proportionate cost and expenses of the same to be decided by the association under the provision of West Bengal Apartment Ownership Act.						
19.	The Purchaser shall abide by all the laws, bye laws rules and regulations of the competent authority and also those which may be formed the association of the apartment Owners of the said building.						
THE SCHEDULE 'A' ABOVE REFERRED TO: - (Description of the total property)							
ALL THAT piece and parcel of land measuring an area 4 (Four) Cottahs 1 (One) Chittack and 14 (Fourteen) Sq. ft. be the same a little more or less together with multi storied building standing thereon lying and situated at Mouza Satgachi, Police Station Dum Dum, J.L. No. 20, R.S. No. 154, Touzi No. 182, comprised in Dag No. 2312, appertaining to Khatian No. 625, within the limits of South Dum Dum Municipality being Municipal Holding No. 77 (old 51), being Premises No. 20/2, Jogipara Road, Satgachi, Ward No. 18, under Additional District Sub Registration office Cossipore Dum Dum, in the District 24 Parganas (North), which is butted and bounded as follows:-							
ON THE NORTH BY	:	Land and building of Biswarath Dutta.					
ON THE SOUTH BY	:	6 ft wide Common passage and Rabintra Nath Dey.					
ON THE EAST BY	:	Land of Haradhan Dhar and Rabintra Nath Dey.					
ON THE WEST BY	:	Jogipara Road.					
THE SCHEDULE 'B' ABOVE REFERRED TO (The Flat hereby conveyed)							
ALL THAT a self contained independent finished Flat being Flat No. A, on the Third Floor, measuring a super built up area 900 (Nine Hundred) Sq. ft. more or less consisting of Three Bed Rooms, One Living cum Dining space, One Kitchen, One Bath & Privy, One W.C. and One Verandah of the said building known as "CHARU VILA APARTMENT" at Premises No. 20/2, Jogipara Road, Satgachi, Ward No. 18, together with common parts and common portions and together with undivided impartible proportionate share or interest in the land described in the Schedule 'A' herein above and delineated in the map of plan of the said Flat is enclosed herewith marked by the RED colour shall always be treated as the part of this Deed							
THE SCHEDULE 'C' ABOVE REFERRED TO: - (Common Areas)							
1. Staircase on all floors.							
2. Staircase on landings on all floors.							
3. Common passage, lobby, roof.							
4. Water pump, Water tank the water pipes and other common plumbing installations.							
5. Electrical wiring.							
6. Drainage and Sewers.							
7. Such other common parts, areas, equipments, installations, fixtures fittings and spaces on or about the said building as are necessary for the use and occupancy of the flat / unit in common and as specified by the Vendors expressly to be the common parts after construction of building but excluding the roof and/or terrace and the open and covered car parking space and areas.							
THE SCHEDULE 'D' ABOVE REFERRED TO : RIGHT OF THE VENDORS							
1. The right in common with other purchaser for the use of the common parts for ingress in and egress out from the units/ flats and/or building premises as well as right for the use of the common road for the purpose of							



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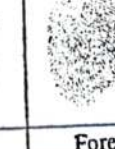
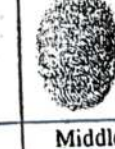
Barnali Choudhury
SIGNATURE OF PRESENTANT

Price : 0.75 Paise

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PAGE NO. —

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
						
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

MEMO OF CONSIDERATION	
RECEIVED of and from the within named Purchaser within mentioned sum of Rs.10,69,200/- (Rupees Ten Lakh Sixty Nine Thousand Two Hundred) only as per memo given below :-	
MEMO	
i) Paid by way of Cheque No. 292852 dt. 01.09.2009 drawn on HDFC Bank Ltd, Dhaniwai House, Raghunathpur, Kol-59.	Rs. 8,65,000/-
ii) By Cash	Rs. 2,04,200/-
Total	Rs. 10,69,200/-
(Rupees Ten Lakh Sixty Nine Thousand Two Hundred) only.	
WITNESSES :	
1. Debendra Kumar	
2. Suresh Kumar	
Drafted by: Suresh Kumar	
Advocate	
High Court Calcutta	
Barnali Choudhury	



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49000/ + 10200/ = 59200/	49207/ 105	Registration fees 100/-
2-9-09	Pank Pasa Cal.	Stamp Receipt
Sd/ S. K. Maity	Sd/ S. Bhattacharya	A.D. S. R. ...
2-9-09		
A-11759/	E-71	11766/
		23+4
① Bananali Chowdhury	Sd/ S. Bhattacharya	2-9-09
① Barnali Chowdhury	Sd/ S. Bhattacharya	2-9-09
Dh - Jadu Nath Chowdhury		
of 175 Nilachal, Bisanti		
PS Airport, Kol-51		
② Arindam Mitra		
S/O-Lt. Ananda Ghosal	Sd/ Barnali Chowdhury	2-9-09
③ Srabani Mitra	Sd/ Barnali Chowdhury	2-9-09
W/O - Arindam Mitra	Sd/ S. Bhattacharya	2-9-09
W/O of EA-6, Deshbandhu		
Naga, PS - Rajashat, Kol-59		
TI		
27007	Sd/ Barnali Chowdhury	
27008	Sd/ Arindam Mitra	
27009	Sd/ Srabani Mitra	

Plan 19 b

16.9.2010

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 PAGE NO. 13
 DATE 13.10.20
 TIME NO. 7623
 IN THE YEAR 09

(Scal)

sd/ S. K. Maiti

16.9.2010

To

Debendra Mukherjee

sd/ S. K. Maiti Nath Mukherjee

H.B. Parvati Vihar,

Dist. 24 Pgs

Hindu / Muslim / Christian Vol-59

Profession Service / Business

True Copy

sd/ Debendra Mukherjee

sd/ S. Bhattacharya

Certified to be a True Copy

S. K. Maiti

16.9.2010

2.9.09

Addl. District Sub-Registrar

Cossipore, Dum Dum, 24 Pgs, U

29.12.2010

Prep- S. R. Chandrahari

Prep. by
T. Barua

29.12.2010

checked by

R. Sinha

29.12.2010