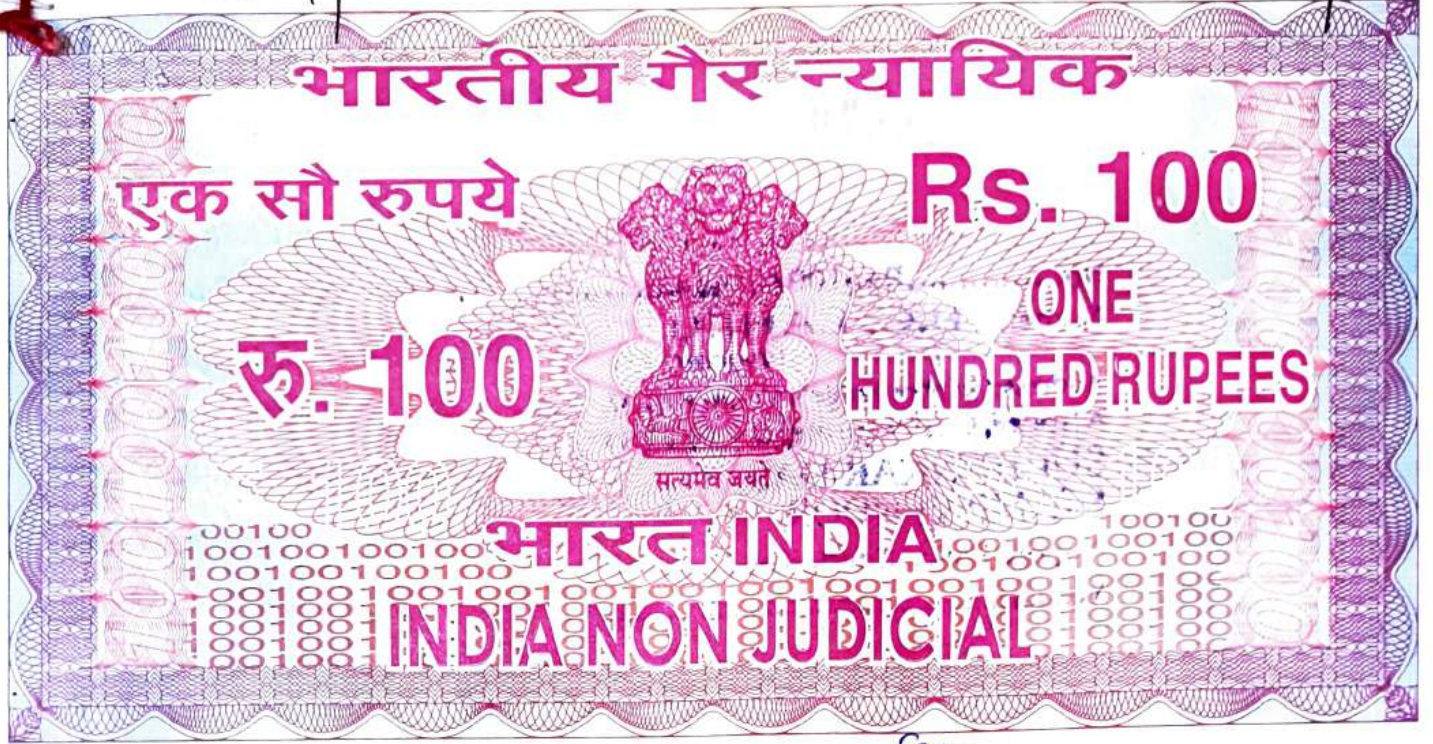


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I-01417/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
 2000468/38/22
 18/02/22
 2. 15/2/22
 [Signature]

Certified that the document is admitted
 For registration and take the photo
 Sheet and finger print sheet attached with
 This document is the part of this document
 Addl. Dist. Sub-Registrar, Bishupur
 18 FEB 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 18 day of February Two Thousand Twenty Two.

BETWEEN

(1) BASARI MOHAN HAZRA (AADHAAR No. 5595 6324 2779) (2) KISHORI HAZRA (AADHAAR No. 9376 9288 5100) (3) KRISHNAPADA HAZRA (AADHAAR No. 9748 7607 9995) all sons of Late Khaduram Hazra, all residing at Vill - Kriparampur, Post Office: Sukhdevpur, P.S. Bishnupur, District:- South 24 Parganas PIN - 743503, all by faith- Hindu, all by occupation- Business, hereinafter referred to as the VENDORS (which expression shall where the subject or context allows or admits shall mean and be deemed to include their respective heirs, executors, successors, legal representative, administrators and/ or assigns) Of the ONE PART;

30970

21 JAN 2022

No.....Rs.-100/- Date.....

Name:.. **B.C. LAHIRI**
Advocate

Address: Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs.(S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor:.....



[Handwritten signature]

Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

18 FEB 2022

Biswamath Sarda
S/o Late Shiburam Sarda
vill + P.O. - Rhegramuri
P.S. - Bishnupur
Dist - South 24 Parganas
Pin - 700140

AND

MR. SAKET MOHTA (PAN: AKHPM9746Q) (Aadhaar No. 6877 3720 8319), son of Sushil Kumar Mohta, by occupation- Business, faith Hindu, Citizen of India, residing at Village - Kriparampur, P.O. Sukhdevpur, P.S. Bishnupur, South 24 Parganas, Pin- 743503, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, administrators, executors, representatives and assigns) of the **OTHER PART**.

WHEREAS the Basari Mohan Hazra, Kishori Hazra, Krishnapada Hazra, is the recorded owners of all that piece and parcel of Sali land measuring an area about 10 Decimals (Share 9091) in RS/LR. Dag No. 789, under L. R. Khatian Nos. 2383, 2384 and 2385, Mouza- Kriparampur, J. L. No. 72, Touzi No. 1088, R. S. No. 26, P.S. -Bishnupur, under Chandi Gram Panchayat, District- 24 Parganas (South).

AND WHEREAS that now the vendors herein agrees to sell of his own share measuring an area about 10 Decimals (Share 9091) in RS/LR. Dag No. 789, under L. R. Khatian Nos. 2383, 2384 and 2385, Mouza- Kriparampur, J. L. No. 72, Touzi No. 1088, R. S. No. 26, P.S. -Bishnupur, under Chandi Gram Panchayat, District- 24 Parganas (South).

AND WHEREAS the Purchaser has agreed to purchase the said all that the piece and parcel of Sali Land measuring an area about 10 Decimals (Share 9091) in RS/LR. Dag No. 789, under L. R. Khatian Nos. 2383, 2384 and 2385, Mouza- Kriparampur, J. L. No. 72, Touzi No. 1088, R. S. No. 26, P.S. -Bishnupur, under Chandi Gram Panchayat, District- 24 Parganas (South). from the vendors herein at or for a consideration of Rs. 3,72,000/- (Rupees Three Lakhs Seventy Two Thousand) only free from all encumbrances, charges, lien, attachment whatsoever.

AND WHEREAS the Vendors have agreed to sell the said land to the Purchaser at the consideration at stated above subject also to the terms and condition given below.

AND WHEREAS the Vendors have agreed to sell Said Land and the Purchaser has also agreed to purchase and acquire same at for the consideration of Rs. 3,72,000/- (Rupees Three Lakhs Seventy Two Thousand) only.

AND WHEREAS at or before execution of these presents the Vendors have declared assured and represented to the Purchaser as follows:

- i) THAT the Vendors are the sole owner of the Said Land,
- ii) THAT the Vendors have a marketable title in respect of the said Land.
- iii) THAT the said Land is free from all encumbrances, charges, liens, lispens, attachments, trusts, acquisition and requisition whatsoever or howsoever.
- iv) THAT the Vendors have not granted any right to any person as Bhagchasi or otherwise.
- v) THAT the entirety of the said Land is vacant.

AND WHEREAS relying on the aforesaid representations of the Vendors and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and acquire the said Land at the said sum of Rs. 3,72,000/- (Rupees Three Lakhs Seventy Two Thousand) only.

NOW THIS CONVEYANCE WITNESSETH as follows:

THAT in pursuance of the said representation and Declaration of the Vendors herein and in consideration of the said sum of Rs. 3,72,000/- (Rupees Three Lakhs Seventy Two Thousand) only of the lawful money well and truly paid by the Purchaser to the Vendors at or before execution of these presents (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser as well as the said Land and/or the entirety of the right title interest of the Vendors into or upon the said schedule noted property hereby intended to be sold transferred and conveyed) the Vendors doth hereby sell, convey, transfer, assign and assure All that the piece and parcel of Sali land measuring an area 10 Decimals (Share 9091) in RS/LR. Dag No. 789, under L. R. Khatian Nos. 2383, 2384 and 2385, Mouza- Kriparampur, J. L. No. 72, Touzi No. 1088, R. S. No. 26, P.S. -Bishnupur, under Chandi Gram Panchayat, District- 24 Parganas (South). more fully and particularly described in the Schedule herein below and hereinafter referred to as the Said land) absolutely and forever, free from all encumbrances charges liens lispendens, claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges OR HOWSOEVER OTHERWISE the said LAND or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all benefits and advantages of ancient others rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said LAND or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversion remainder or remainders and the rents issues and profits of the said LAND and of any and every part

thereof AND all the legal incidence thereof AND all the estate right title interest inheritance possession use trust Land claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the said LAND or any and every part thereof herein comprised and hereby sold granted and transferred TOGETHER WITH all deeds of title which in any wise exclusively relate to or concern the said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said LAND hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

II THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) That the Vendors are the sole and lawful owners of and well and sufficiently seized and possessed of and entitled to the said LAND and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendors have not at any time heretofore done or executed or knowingly suffered or been party to any act deed matter or thing hereby or by reason whereof the said LAND hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor

may or can be prevented from granting selling conveying assigning and assuring the said LAND or any part thereof in the manner as aforesaid.

- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owners of and/or otherwise well and sufficiently seized and possessed of and entitled to the said LAND hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumbered or make void the same.
- d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors now have in themselves good right full and absolute power to grant sell convey transfer assure and assign the said LAND hereby granted sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.
- f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved

defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements and lispendens whatsoever suffered or made or liabilities created in respect of the said LAND by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.

- g) That the Vendors hereby declare and confirm that he does not hold any excess of vacant Land within the meaning of West Bengal Land Reforms Act, 1956 and also Urban Land (Ceiling & Regulation) Act, 1976.
- h) That the Vendors also declare and confirm that they are in vacant possession of the said Land with other co-owners.

III. The Vendors and all persons having and lawfully claiming any estate right, title or interest into or upon the said land and every part thereof from through or in trust for the Vendor and/or his predecessor-in-title or any of them shall and will from time to time at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, deeds, matters, assurances and things whatsoever for further better and more perfectly granting, assuring, transferring the said land hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and transferred and assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as shall or may be reasonably required.

AND THAT the said land 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 provisions of the Public Demand Recovery Act or otherwise and that no Certificate has been

filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and the said land is free from all encumbrances and liabilities whatsoever.

AND THAT in case the Purchaser is deprived of the possession of the said land or any and every part thereof for any defect in the title the Vendor shall refund the amount of consideration along with all other costs, and expenses in connection with or in relation to the said land.

AND THAT no notice has been served and/or issued on the Vendor under the Public Demand Recovery Act, in respect of the said land or any part thereof.

THE SCHEDULE ABOVE REFERRED TO

All that the piece and parcel Sali land measuring an area 10 Decimals (Share 9091) in RS/LR. Dag No. 789, under L. R. Khatian Nos. 2383, 2384 and 2385, Mouza-Kriparampur, J. L. No. 72, Touzi No. 1088, R. S. No. 26, P.S. -Bishnupur, under Chandi Gram Panchayat, District- 24 Parganas (South). being butted and bounded as follows:

L. R. Dag No. 789

On the North: by Dag No. 774/1423 of land;

On the South: by Dag no. 790 of land;

On the East: by Dag no. 774 and 774/1421 of land;

On the West: by Dag nos. 788 of land.

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

SIGNED AND DELIVERED by the
VENDORS at 24 Parganas(South) in the
Presence of:

1. Bishwanath Parden
vill - Khegramuni

বামনীমাহুহাজরা
কিশোরী শ্রী শ্রী শ্রী

2. Bisuymalliee
Kriparran pur

Krishnapatatta Saha.

VENDORS

MEMO OF CONSIDERATION

RECEIVED the sum of Rs. 3,72,000/- (Rupees Three Lakhs Seventy Two Thousand) only from the above mentioned purchaser as the full consideration money in following manner:

Cheque no. 182840, Date. 10.02.2022,, Amount Rs.1,24,000/- (Rupees One Lakh Twenty Four Thousand), in the name of **BASARI MOHAN HAZRA;**

Cheque no. 182841, Date. 10.02.2022, Amount Rs.1,24,000/- (Rupees One Lakh Twenty Four Thousand), in the name of **KISHORI HAZRA;**

Cheque no. 182842, Date. 10.02.2022, Amount Rs.1,24,000/- (Rupees One Lakh Twenty Four Thousand), in the name of **KRISHNAPADA HAZRA;**

Witness:

1. Biswamath Laidan
vill- khagramuri

2. Romy Mallik

বাসরীমোহন হাজরা

কিশোরী হাজরা

✓ Krishnapada Hazra

Drafted By

Ariful Sekh

vill- Amtala, P.S. - Bishnupur

Licence No- B.N.P. - 63

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VENDORS



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192021220186983418	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	17/02/2022 18:39:15	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5114273488838	BRN Date:	17/02/2022 18:02:15
Gateway Ref ID:	877173676	Method:	Axis Bank-Retail NB
Payment Status:	Successful	Payment Ref. No:	2000468136/2/2022
			[Query No./Query Year]

Depositor Details

Depositor's Name:	SAKET MOHTA
Address:	KRIPARAMPORE, DAG NO. 789 AREA 11 DECIMAL
Mobile:	8013353269
Email:	iamtanmoy147@gmail.com
Depositor Status:	Buyer/Claimants
Query No:	2000468136
Applicant's Name:	Mr Ariful Sk
Identification No:	2000468136/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000468136/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	11170
2	2000468136/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	3734
Total				14904

IN WORDS: FOURTEEN THOUSAND NINE HUNDRED FOUR ONLY.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1613-2022, Page from 38837 to 38860
being No 161301417 for the year 2022.



Asif Nadim

Digitally signed by Asif Nadim
Date: 2022.02.24 13:17:41 +06:00
Reason: Digital Signing of Deed.

(Asif Nadim) 2022/02/24 01:17:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)

		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					

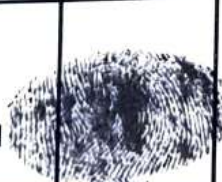
Name: SAKET MOHTA

Signature: 

		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					

Name: মানোজ কুমার

Signature:

		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					

Name:

Signature: Krishnapada Hassu