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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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25/11/2024
G No. 2-28 70322/24.

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

District Sub-Register-II
Alipore, South 24-parganas

25 NOV 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 25th day of November 2024;

BETWEEN

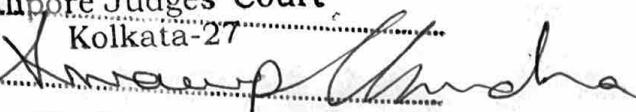
ASOS VOL 28

106 DEC 2023

Sl. No. 124 Date. 10/6/2023
Rs. 50/-

Name. Rajnikant Seivastava
Advocate

Address. Alipore Judges' Court
Kolkata-27

Vendor. 

SWARUP CHANDRA
Alipore Judges' Court, Kol-27

106 DEC 2023



DEED OF COVENANT

Sumit Kumar Jha
3/20 Khudiribazar, Netaji Park
Kol- 700 182

THIS DEED OF COVENANT is made this day of November 2023.

RECEIVED	DISTRICT SUB REGISTRAR-III SOUTH 24 PARGAS ALIPORE
25 NOV 2024	

SRI BINOY BHAWAL [PAN NO. ADRPB90411L] [AADHAAR NO. 4515 6200 5249], son of Late Suresh Chandra Bhawal, by faith- Hindu, by occupation- Business, by nationality Indian, residing at 28A, Bedia Danga Masjid Bari Bye Lane, P.O. Tiljala, P.S. Kasba, Kolkata-700039, District South 24 Parganas, hereinafter referred to as the "OWNER/VENDOR" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives) of the ONE PART.

AND

AJAY SINGH, PAN- ALXPS9121L , son of Late Ramdarash Singh, by faith- Hindu, by occupation –business , Citizen of India, AADHAAR 6740 8299 3091 resident of 72/1 Anandapur, Haldiram Complex, Flat no. 2A, PO-Madurdah, PS- Anandapur, Kolkata 700107, District- South 24 Parganas, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, successor or successors, legal representatives and/or assigns) of the OTHER PART.

WHEREAS one Biraj Chandra Mondal for his self-interest and also for the interest of

ଜାରି ଦିନ ରାତ୍ରି କରାଯାଇଥାରୁ କିମ୍ବା କିମ୍ବା କିମ୍ବା କିମ୍ବା

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

25 NOV 2024

his two co-sharers namely Debendra Nath Mondal and Lalit Mohan Mondal for settlement of **ALL THAT** piece and parcel of land measuring an area 26.25 acres appertaining to C.S. Dag No. 417 and a plot of land measuring an area 14.01 acres appertaining to C.S. Dag No. 417 both under Khatian No. 133 within Mouza Madurdaha, P.S. Tollygunge at present Jadavpur, District South 24 Parganas by two separate patta (Deed of Settlement) from the then Jamindar namely Ganendra Nath Dey Sarkar of Baishnabghata free from all encumbrances whatsoever.

AND WHEREAS due to inconvenience in joint possession and / or occupation, the said Biraj Chandra Mondal and his said two co-sharers namely Debendra Nath Mondal and Lalit Mohan Mondal amicably partitioned their property by metes and bounds by a Deed of Partition registered in Book No.1, Volume No. 86, Pages 272 to 282, Being No. 1530, for the year 1954 which was registered at Sadar Sub-Registration Office at Alipore and thus a plot of land measuring 15.81 acres out of aforesaid 26.25 acres was allotted and demarcated unto and in favour of the said Biraj Chandra Mondal as absolute (sixteen annas share) owner thereof and .59 decimal being 10 annas share of rest .95 decimal as joint owners thereof and had been enjoying the same in common with the other co-owners free from all encumbrances whatsoever.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

25 NOV 2024

AND WHEREAS during the enjoyment of aforesaid 15.81 acres as (sixteen annas share) absolute owner and .59 acre as (10 annas share) joint Owner's the said Biraj Chandra Mondal duly recorded his name in respect of 15.79 acres in R.S. Dag No. 423 and .02 decimal in R.S. Dag No. 423/461 and said .59 decimal of land in R.S. Dag No. 423/462 all under R.S. Khatian No. 142 with Rayata Dakhali Swatya at a yearly rent of Rs. 142.75 only to be paid to Government of West Bengal as per Revisional Settlement Records.

AND WHEREAS the said Biraj Chandra Mondal died intestate on 31.10.1964 corresponding to 14th day of Kartick 1371 B.S. leaving behind his two sons namely Sri Tarani Kanta Mondal and Sri Banamali Mondal and one daughter Smt. Ekadashi Polley (nee Mondal) as his legal heirs and heiress.

AND WHEREAS after the demise of said Biraj Chandra Mondal, his aforesaid two sons and one daughter became the absolute owners of the property measuring an area 15.79 acres appertaining to R.S. Dag No. 423 under R.S. Khatian No. 142 and being seized and possessed of the same have been enjoying the same having right title and absolute power of ownership.

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—**Jesus** has established an "eternal kingdom" (Rev. 11:15).

DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGAS, AURORAE

25 NOV 2024

AND WHEREAS the aforesaid Sri Tarani Kanta Mondal, Sri Banamali Mondal and Smt. Ekadashi Polley divided 32 Bighas of land out of said 15.79 acres into some small plots and they jointly sold, transferred and conveyed to one Smt. Krisha Gupta, wife of Sri Tushar Gupta of Siddheswaritala, Rayerber, P.O. Chinshura, P.S. Chinshura, District Hooghly, being , **ALL THAT** piece and parcel of land measuring an area 05 Cottahs or equivalent to $.8^{1/2}$ % decimal, being Plot No. 10 of Scheme Plot "E" by a registered Deed of Sale dated 10.07.1978 which is registered in Book No.1, Volume No. 150, Pages 161 to 167, Being No. 3964, for the year 1978 and registered with the office of District Sub-Registrar at Alipore 24 Parganas (South) free from all encumbrances **whatsoever**.

AND WHEREAS the aforesaid Smt. Krishna Gupta, wife of Late Tushar Gupta sold, transferred and conveyed to Shyamal Bose, son of Late Sailendra Nath Bose **ALL THAT** piece and parcel of land measuring an area 5 (Eve) Cottahs or equivalent to $.08\%$ decimal Plot No. 10 of Scheme Plat "E" by a Registered Deed of Sale dated 17.08.2006 and registered in Book No.1, Volume No. 9, Pages 33 to 46, Being No. 207, for the year 2007 registered with the office of Additional District Sub-Registrar at Sealdah, South 24 Parganas free from all encumbrances **whatsoever**.



DISTRICT SUB REGISTRAR-III

SOUTH 24-PGS ALIPORE

25 NOV 2024

AND WHEREAS in the said Deed being No. 207 for the year 2007, in page No. 12, of the Schedule and in the site plan attached to the said Deed, the butted bounded was inadvertently mentioned due to a typographical mistake as "ON THE NORTH BY: Road 16', ON THE SOUTH BY: Plot- E-16, ON THE EAST BY: Plot No. E-11 and ON THE WEST BY Road 16 instead of "ON THE NORTH BY: Premises No. 1572 Hossainpur, ON THE SOUTH BY: 20° ft. Road, ON THE EAST BY: Premises No. 1147 Hossainpur and ON THE WEST BY: 16° ft. Road."

AND WHEREAS the aforesaid Sri Shyamal Bose, son of Late Sailendra Nath Bose sold, transferred and conveyed to Smt. Rimpi Bhawal, daughter of Sri Binoy Bhawal, the Owner herein **ALL THAT** piece and parcel of land measuring an area 2 (Two) Cottahs 8 (Eight) Chittaks out of 5 (five) Cottahs or equivalent to .08 ½ % decimal being Plot No. 10A of Scheme Plot "E" on the East-North-West side by a Registered Deed of Sale dated 04.03.2011 and registered in Book No.1, CD Volume No. 4, Pages 1963 to 1981, Being No. 01788, for the year 2011 registered with the office of District Sub-Registrar- III, South 24 Parganas at Alipore, free from all encumbrances whatsoever.

AND WHEREAS in the said Deed being No. 01788 for the year 2011, in page No. 5, line no. 12, the Deed Number was inadvertently mentioned due to a typographical mistake as "being No.8344 for the year 2006" instead of "being No.207 for the year

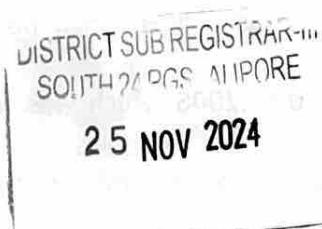


DISTRICT SUB-REGISTRAR-III
SOUTH 24-PARGAS ALIPORE

25 NOV 2024

2007" and in the same page line No. 17, the quantum of land was inadvertently mentioned due to a typographical mistake as "aforesaid land measuring 5 (five) Cottahs 5 (Five) Chittaks 15 (fifteen)" instead of "aforesaid land measuring 5 (five) Cottahs" and in the Schedule in page no. 10, Plot No. 10A of Scheme Plot. "E" was inadvertently not mentioned and in the same page of the Schedule and in the site plan attached to the said Deed, the butted bounded was inadvertently mentioned due to a typographical mistake as "ON THE NORTH BY: Plot No. E-10A of Jaydeep Sen & others, ON THE SOUTH BY: Plot- E- 16, ON THE EAST BY: Part of Plot No. E-11 and ON THE WEST BY: 16 ft wide Road instead of "ON THE NORTH BY: Premises No. 1572 Hossainpur, ON THE SOUTH BY: E-10B of Joydeep Sen & others, ON THE EAST BY: Premises No. 1147 Hossainpur and ON THE WEST BY: 16' ft. Road" and in the site plan, the said plot was also wrongly marked with Red Border in East-South-West side instead of East-North-West Side in the site plan.

AND WHEREAS the aforesaid Sri Shyamal Bose, executed a registered General Power of Attorney on 20.10.2006 which was registered in the office of Additional Registered of Assurance-III, Kolkata and registered in Book No. IV, Volume No. 86, pages from 368 to 373, being No. 5341 for the year 2006 in favour of his wife Smt. Kabita Bose to sell his portion of the plot of land measuring about 05 (Five) Cottah



which was purchased from Smt. Krishna Gupta vide abovementioned deed No. 207 for the year 2007.

AND WHEREAS the aforesaid Sri Shyamal Bose, through his registered Power of Attorney his wife Smt. Kabita Bose sold, transferred and conveyed to Sri Joydeep Sen, son of Ajoy Sen and Smt. Sangita Ghosh, wife of Sri Gautam Ghosh ALL THAT piece and parcel of land measuring an area 2 (Two) Cottahs 8 (Eight) Chittaks out of 5 (five) Cottahs or equivalent to .08 ½ % decimal being Plot No. 10B of Scheme Plot "E" on the East-South-West side by a Registered Deed of Sale dated 24.09.2007 and registered in Book No.1, Volume No. 55, Pages 221 to 230, Being No. 1042, for the year 2008 registered with the office of Additional District Sub-Registrar, Sealdah South 24 Parganas at Alipore, free from all encumbrances whatsoever.

AND WHEREAS in the said Deed being No. 1042 for the year 2007, in page No. 7, line no. 5, the Deed Number was inadvertently mentioned due to a typographical mistake as "being No.8344 for the year 2006" instead of "being No.207 for the year 2007" and in the same page line No. 11 and 12, the quantum of land was inadvertently mentioned due to a typographical mistake as "aforesaid land measuring 5 (five) Cottahs 5 (Five) Chittaks 15 (fifteen)" instead of "aforesaid land measuring 5 (five) Cottahs"and in the Schedule in page no. 13, Plot No. 10B of

For old records

For records

For old records



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

25 NOV 2024

Scheme Plot "E" was inadvertently not mentioned and in the same page of the Schedule and in the site plan attached to the said Deed, the butted bounded was inadvertently mentioned due to a typographical mistake as "ON THE NORTH BY: Road 16 ft., ON THE SOUTH BY: Plot-E-16, ON THE EAST BY: Plot No. E-11 and ON THE WEST BY: Road 16 ft. instead of "ON THE NORTH BY: Plot No. 10A, ON THE SOUTH BY: 20° ft. Road, ON THE EAST BY: Premises No. 1147 Hossainpur and ON THE WEST BY: 16' ft. Road".

AND WHEREAS the aforesaid Sri Joydeep Sen, son of Ajoy Sen and Smt. Sangita Ghosh, wife of Sri Gautam Ghosh sold, transferred and conveyed to Smt. Rimpi Bhawal, daughter of Sri Binoy Bhawal, ALL THAT piece and parcel of bastu land measuring an area 2 (Two) Cottahs 8 (Eight) Chittaks out of 5 (five) Cottahs or equivalent to .08 ½ % decimal being Plot No. 10B of Scheme Plot "E" on the East-South-West side by a Registered Deed of Conveyance dated 04.03.2011 and registered in Book No.1, CD Volume No. 4, Pages 1982 to 2000, Being No. 01787, for the year 2011 registered with the office of District Sub-Registrar-III, South 24 Parganas at Alipore, free from all encumbrances whatsoever.

AND WHEREAS in the said Deed being No. 01787 for the year 2011, in page No. 5, line no. 11, the Deed Number was inadvertently mentioned due to a typographical



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGAS ALIPORE

25 NOV 2024

mistake as "being No.8344 for the year 2006" instead of "being No.207 for the year 2007" and in the Schedule in page no. 11, Plot No. 10B of Scheme Plot "E" was inadvertently not mentioned and in the same page of the Schedule and in the site plan attached to the said Deed, the butted bounded was inadvertently mentioned due to a typographical mistake as "ON THE NORTH BY: 16 ft. wide Road, ON THE SOUTH BY: Plot- E-10B of Shyamal Bose, ON THE EAST BY: Plot No. E-11 and ON THE WEST BY: 16 ft. wide Road" instead of "ON THE NORTH BY: Plot No. 10A, ON THE SOUTH BY: 20' ft. Road, ON THE EAST BY: Premises No. 1147 Hossainpur and ON THE WEST BY: 16' ft. Road" and the said plot was also wrongly marked with Red Border in East-North-West side instead of East-South-West Side in the site plan.

AND WHEREAS thus by virtue of abovementioned purchases, Smt. Rimpi Bhawal, daughter of Sri Binoy Bhawal, became the absolute owner of aforesaid land measuring about 5 (five) Cottahs morefully and particularly described in the Schedule hereunder written and has been enjoying the same with good right and absolute power of ownership free from any encumbrance whatsoever with every right to grant transfer and convey the same to any person in any manner whatsoever and she also mutated her name as the owner of the said land in the office of the Kolkata Municipal Corporation vide Assessee No. 31-108-04-0971-4 and the said land

Sub-Recd

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in 24-Parganas,

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DISTRICT SUB-REGISTRAR-III

2021



DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS. AIRPORE

25 NOV 2024

is known and numbered as 530, Hossenpur, under the Kolkata Municipal Corporation Ward No. 108, Kolkata-7000107.

AND WHEREAS the said Rimpi Bhawal as DONOR, transfer gifted and bequeathed the said plot of land in favour of her father Binoy Bhawal, by a Registered Deed Of Gift on 22.04.2024, BEING ALL THAT piece and parcel of **bastu** land measuring about **physically 4 (Four) Cottah 4 (Four) Chittak** , lying and situated at **Mouza Madurdaha, Pargana Kalikata, J.L. No. 12, Touzi No.2998, Revenue Survey No. 212, C.S. Dag No. 417 appertaining to R.S. Dag No. 423 under C.S. Khatian No.133 corresponding R. S. Khatian No.142, being Plot No. 10A and 10B, being Municipal Premises No. 530, Hossenpur in its entirety , Police Station previously Tiljala now Anandapur, within limits of the Kolkata Municipal Corporation Ward No.108, Assesse No. 31-108-04-0971-4, Kolkata 700107, in the District South 24 Parganas, which is more fully and particularly mentioned and described in the schedule to the deed of gift dated 22.04.2024 and also HEREIN below mentioned in the SCHEDULE TO THIS DEED. The said Deed of Gift dated 22.04.2024 , above mentioned was registered in the Office of the DSR-III, South 24 Parganas, West Bengal, and was registered in Book No. I, Volume No. 1603-2024, Page from 163383 to 163399, being No. 160306675 for the year 2024.**

SELON NOTATION ZY

सत्यमेव जयते निर्विजयते ॥१॥

Month 24, 1898, at 10:00 a.m. at the station.

South Africa 2021 0030 AMT 01

En las Jornadas se realizó una muestra de 6000 de los 8000 artesanos que se encuentran en la provincia.

Journal of Economic Surveys (2012) 26:2021–2050
DOI 10.1111/j.1467-6419.2012.00831.x
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published by Blackwell Publishing Ltd



DISTRICT SUB REGISTRAR
SOUTH 24 PGS. AI I PORE

25 NOV 2024

AND WHEREAS the said Binoy Bhawal being the absolute owner of the said land, the said Binoy Bhawal mutated his name in the office of the Kolkata Municipal Corporation in respect of the said land, vide Case No. 0/108/29-APR-24/54331 ON 29.04.2024, upon payment of taxes.

AND WHEREAS the said Binoy Bhawal, is thus being seized and possessed and otherwise well and sufficiently entitled to as owner of **ALL THAT** piece and parcel of bastu land measuring about **physically 4 (Four) Cottah 4 (Four) Chittak** lying and situated at **Mouza Madurdaha, Pargana Kalikata, J.L. No. 12, Touzi No.2998, Revenue Survey No. 212, C.S. Dag No. 417** appertaining to **R.S. Dag No. 423** under C.S. Khatian No.133 corresponding R. S. Khatian No.142, being Plot No. 10A and 10B, **being Municipal Premises No. 530, Hossenpur, Police Station previously Tiljala now Anandapur, within limits of the Kolkata Municipal Corporation Ward No.108, Assesse No. 31-108-04-0971-4, Kolkata 700107, in the District South 24 Parganas, morefully described in the schedule hereto , and marked with coilour "RED", in the map/plan attached hereto.**

AND WHEREAS the said Binoy Bhawal, being seized and possessed of the said property having unfettered right title interest therein free from all encumbrances by an agreement between the parties hereto, the owner/vendor agreed to sell to the



DISTRICT SUB-REGISTRAR (III)
SOUTH 24 PGS ALIPORE

25 NOV 2024

purchaser and the purchaser agreed to purchase the said property in its entirety, more fully described in the schedule below on the terms hereunder contained at and for the price of **Rs 95,00,000/- (Rupees Ninety Five Lakhs) only**.

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the sum of **Rs 95,00,000/- (Rupees Ninety Five Lakhs) only** paid by the Purchaser to the Vendor simultaneously with the execution of these presents (the receipt whereof the Vendor hereby admits and acknowledges and of and from the same releases and discharges the purchaser and the said property, the said Owner as beneficial owner does hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said purchaser free from encumbrances, **ALL THAT** piece and parcel of bastu land measuring about **physically 4 (Four) Cottah 4 (Four) Chittak**, lying and situated at **Mouza Madurdaha, Pargana Kalikata, J.L. No. 12, Touzi No.2998, Revenue Survey No. 212, C.S. Dag No. 417** appertaining to **R.S. Dag No. 423** under **C.S. Khatian No.133** corresponding **R. S. Khatian No.142**, being Plot No. 10A and 10B, **being Municipal Premises No. 530, Hossenpur, in its entirety**, under the limits of Police Station previously Tiljala now Anandapur, within limits of the Kolkata Municipal Corporation **Ward No.108, Assesse No. 31-108-04-0971-4, Kolkata 700107**, in the **District South 24 Parganas, TOGETHER WITH** all other easement, quasi-easement and amenities attached to and available with the Land and being the entirety of the said Premises which is hereby sold, conveyed and



DISTRICT SUB REGISTRAR (III)
SOUTH 24 PGS ALIPORE

25 NOV 2024

transferred by the Owner/ Vendor unto and in favour of the Purchaser hereto morefully described in the schedule below and also shown and delineated in the map/plan annexed hereto and marked with colour RED, together with all lights, liberties, privileges, easements and appurtenances whatsoever to the said property and premises belonging or in any way appertaining or usually held or occupied therewith, or reputed to belong or be appurtenant thereto. AND ALL the estate, right, title interest, claim and demand whatsoever of the vendor into or upon the same and every part thereof in law and equity **TO ENTER UPON AND TO HAVE HOLD OWN** and possess the same unto and to the use of the Purchaser, absolutely and for ever together with title deeds, writings, muniments, plans, building plan, and other evidences of title, AND THE VENDOR does hereby covenant with the PURCHASER, that notwithstanding any acts, deed or things heretofore done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the vendor has full power and absolute authority to sell the said property in manner aforesaid And the PURCHASER shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the VENDOR or any person claiming through or under him AND further that the Vendor covenants with the purchaser, to save harmless, indemnify and keep indemnified the PURCHASER from



DISTRICT SUB-REGISTRAR
SOUTH 24 PARGAS ALIPORE

25 NOV 2024

or against all encumbrances, charges and equities whatsoever And the VENDOR, further covenants that he (and his heirs and successors) shall at the request and costs of the purchaser their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed. The Owner/Vendor further covenants with the purchaser that he shall help assist and co-operate with the purchaser and do the needful in the matter of mutation of the said property in the office of the Kolkata Municipal Corporation and BL & LRO, if required, in favour of the purchaser, if the need so arises, however, the costs shall be borne by the purchaser. The purchaser shall bear the taxes with respect to the schedule property from the date of this presents and any arrear tax, GR Pending fee/tax and/or levy due with respect to be schedule property before the date of this presents shall be borne and paid by the Owner/Vendor. Be it mentioned here that the Owner/Vendor has delivered possession of the schedule property herein below mentioned to the purchaser.

THE OWNER/VENDOR AND THE PURCHASER DO HEREBY COVENANT WITH EACH OTHER AS FOLLOWS:

জনসংক্ষেপ প্রক্রিয়া প্রক্রিয়া প্রক্রিয়া

বেস ইন্ডিয়া এন্ড কোম্পানি লিমিটেড

বিল্ডিং অফ কোর্ট, কলকাতা - 700 001

প্রক্রিয়া প্রক্রিয়া

প্রক্রিয়া প্রক্রিয়া প্রক্রিয়া



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

25 NOV 2024

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- 1. The interest which the owner do hereby profess to transfer subsists and that the owner has full right , power and absolute authority to grant sell transfer convey assign and assure the said property , morefully described in the schedule below,to the purchaser. That there is no legal or equitable bar or impediment on the part of the vendor to enter into this presents and that the said property is free from all encumberances and litigation.**
- 2. The Purchaser shall have full and absolute proprietary rights such as the owner/vendor derive from their title and further the purchaser shall be entitled to sell mortgage , lease or otherwise alienate the property hereby conveyed without the consent of the vendor.**
- 3. That the vendor has not entered into any other agreement for sale, development, to let out, lease out in respect of the aforesaid property with any third party prior to entering into this presents.**
- 4. That there is no outstanding dues in respect of the property hereby sold to the K.M.C. or any other authority whatsoever.**



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGAS ALIPORE

25 NOV 2024

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring about physically 4 (Four) Cottah 4 (Four) Chittak lying and situated at Mouza Madurdaha, Pargana Kalikata, J.L. No. 12, Touzi No.2998, Revenue Survey No. 212, C.S. Dag No. 417 appertaining to R.S. Dag No. 423 under C.S. Khatian No.133 corresponding R. S. Khatian No.142, being Plot No. 10A and 10B, being Municipal Premises No. 530, Hossenpur, in its entirety, within limits of the Kolkata Municipal Corporation Ward No.108, Assesse No. 31-108-04-0971-4, Police Station previously Tiljala now Anandapur, Kolkata 700107, in the District South 24 Parganas, also shown in the plan attached hereto and marked with the Colour " RED", which is butted and bounded as follows:

ON THE NORTH : Premises No. 1572 Hossenpur

ON THE EAST : Premises No. 1147 Hossenpur

ON THE WEST : 16 feet wide KMC Road

ON THE SOUTH : 25 feet wide KMC Road

united with the majority
beginning at Sub-P. 2000 and 2100

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Journal of Health Politics, Policy and Law

DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS. AIRPORE

25 NOV 2024

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of **Rs 95,00,000/- (Rupees Ninety Five Lakhs) only** as the full and final consideration money fixed, for the sale of the schedule mentioned property for within mentioned deed of conveyance in the manner following:

Demand Draft (ICICI BANK, Anandapur Branch) - 503583	₹ 93,83,125/-
TDS Amount (Acknowledgement Number - AL16417435)	₹ 95,000/-
TDS Amount (Acknowledgement Number - AL16417435)	₹ 21,875/-

Total- Rs 95,00,000/- (Rupees Ninety Five Lakhs) only

WITNESSES:

1. Subrata Sarkar

B 65 Garjanagan
KOL - 700099

✓

2. Sumit Jha

3. No Khulbhushan Nefayi Sarkar
KOL - 700152.

Brindu Bhawal

SIGNATURE OF THE OWNER/VENDOR

✓



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. AIRPORE

25 NOV 2024

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal the day month and year first above written.

WITNESSES:

1. *Subrata Bhattacharya*

Brij Bhushan
SIGNATURE OF THE OWNER/ VENDOR

2. *Sumit Kumar Jha*

Ajay Singh
SIGNATURE OF THE PURCHASER

Drafted by me from the available record,
and as per instructions of the parties.

R.S.
RAJNIKANT SRIVASTAVA
Advocate

Enrolment No. WB/1372-A/2002
(ALIPORE JUDGES COURT
KOLKATA-700027)
Mobile No. 9836154011/ 8240907858.

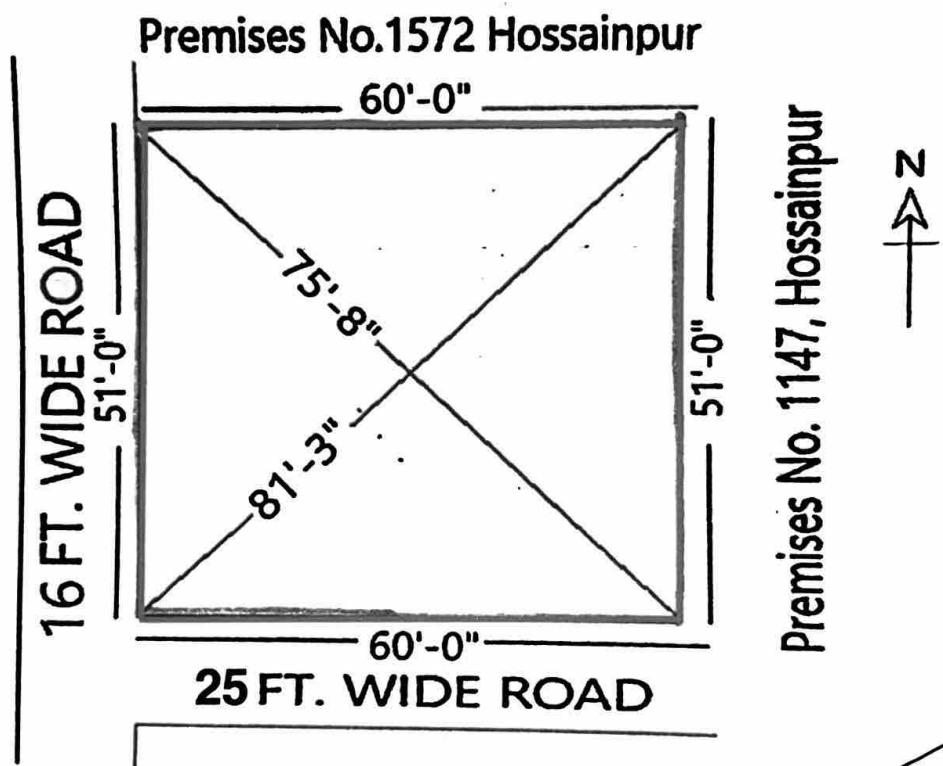


DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

25 NOV 2024

**SITE PLAN OF LAND (MARKED IN RED) SITUATED AT MOUZA-MADURDAHA,
PARGANA-KALIKATA, J.L. NO. 12, TOUZI NO.2998, REVENUE SURVEY NO. 212,
C.S. DAG NO. 417 APPERTAINING TO R.S. DAG NO. 423 UNDER C.S. KHATIAN
NO.133 CORRESPONDING R. S. KHATIAN NO.142, BEING PLOT NO. 10A AND
10B, BEING MUNICIPAL PREMISES NO. 530, HOSSENPUR, POLICE STATION
PREVIOUSLY TILJALA NOW ANANDAPUR, WITHIN LIMITS OF THE KOLKATA
MUNICIPAL CORPORATION WARD NO.108, ASSESSE NO. 31-108-04-0971-4,
KOLKATA 700107, IN THE DISTRICT SOUTH 24 PARGANAS.**

AREA OF LAND: 4(FOUR) COTTAHS 4(FOUR) CHITTACKS.



Ajay Bhattacharya
SIGNATURE OF PURCHASER

Brij Bhushan
SIGNATURE OF OWNER/VENDOR



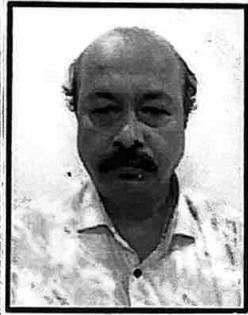
DISTRICT SUB REGISTRAR-III
SOUTH 24-PARGAS ALIPORE

25 NOV 2024

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

Name.....

Signature.....

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

Name..... *Brij Bhusan*.....

Signature..... *Brij Bhusan*.....

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

Name..... *AJAY SINGH*.....

Signature..... *Ajay Singh*.....

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

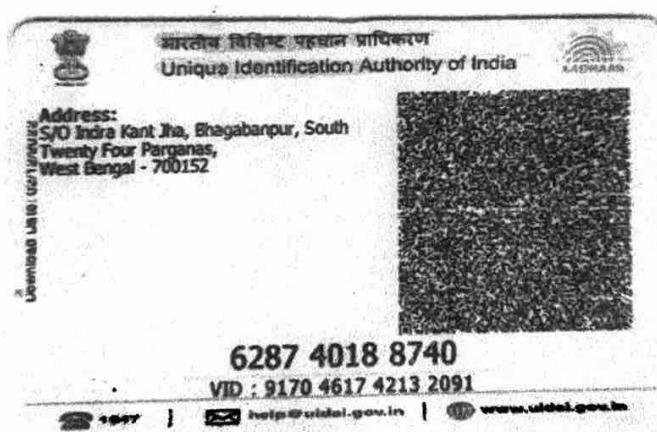
Name.....

Signature.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

25 NOV 2024



Sumit Kumar Jha

John Brown

Major Information of the Deed

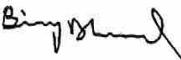
Deed No :	I-1603-19519/2024	Date of Registration	25/11/2024
Query No / Year	1603-2002870322/2024	Office where deed is registered	
Query Date	12/11/2024 3:58:49 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajnikant Srivastava D/51 KATJUNAGAR Ground Floor, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700032, Mobile No. : 8240907858, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 95,00,000/-	Rs. 1,16,87,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,18,145/- (Article:23)	Rs. 1,16,921/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

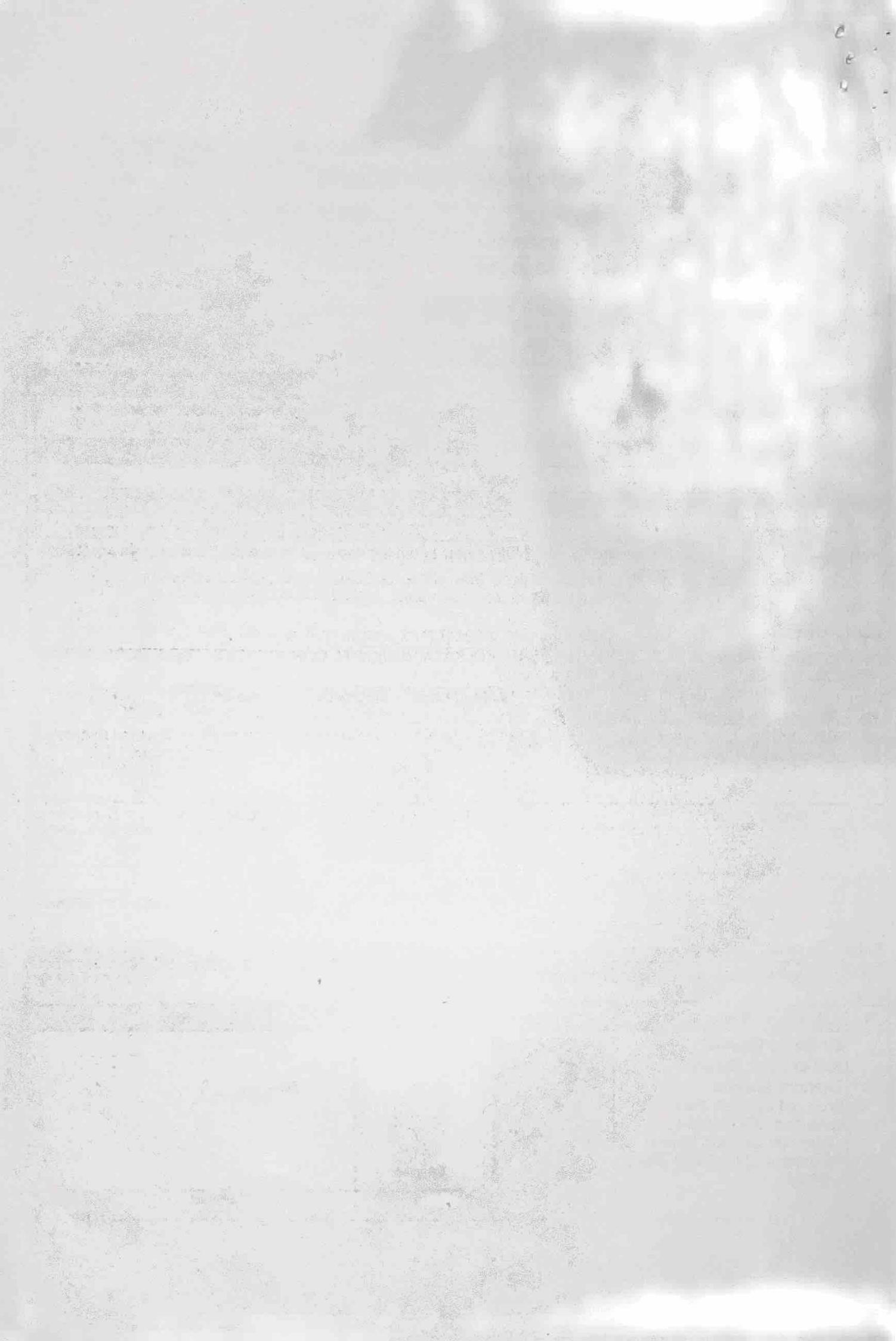
Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: HOSSENPUR, Premises No: 530, , Ward No: 108 Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 4 Chatak	95,00,000/-	1,16,87,502/-	Width of Approach Road: 25 Ft, Adjacent to Metal Road,
	Grand Total :			7.0125Dec	95,00,000 /-	116,87,502 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature	
	Mr Binoy Bhawal Son of Late Suresh Chandra Bhawal Executed by: Self, Date of Execution: 25/11/2024 , Admitted by: Self, Date of Admission: 25/11/2024 ,Place : Office		 Captured		
		25/11/2024	LTI		25/11/2024
		25/11/2024			



28A, Bedia Danga Masjid Bari Bye Lane, City:- Not Specified, P.O:- Tiljala, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: adxxxxxxxx1, Aadhaar No: 45xxxxxxxx5249, Status :Individual, Executed by: Self, Date of Execution: 25/11/2024 , Admitted by: Self, Date of Admission: 25/11/2024 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ajay Singh (Presentant) Son of Late Ramdarash Singh Executed by: Self, Date of Execution: 25/11/2024 , Admitted by: Self, Date of Admission: 25/11/2024 ,Place : Office		 Captured	
		25/11/2024	LTI 25/11/2024	25/11/2024

Son of Late Ramdarash Singh 72/1, Anaadapur, Haldiram Complex, Flat No-2A, City:- Not Specified, P.O:- Madurdah, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: alxxxxxxxx1, Aadhaar No: 67xxxxxxxx3091, Status :Individual, Executed by: Self, Date of Execution: 25/11/2024 , Admitted by: Self, Date of Admission: 25/11/2024 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumit Kumar Jha Son of Indra Kant Jha Bhagabanpur, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700152		 Captured	
	25/11/2024	25/11/2024	25/11/2024

Identifier Of Mr Binoy Bhawal, Mr Ajay Singh

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Binoy Bhawal	Mr Ajay Singh-7.0125 Dec



Endorsement For Deed Number : I - 160319519 / 2024

On 25-11-2024

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 of Indian Stamp Act 1899.

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

Presented for registration at 10:44 hrs on 25-11-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Ajay Singh ,Claimant.

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 1,16,87,502/-

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

Execution is admitted on 25/11/2024 by 1. Mr Binoy Bhawal, Son of Late Suresh Chandra Bhawal, 28A, Bedia Danga Masjid Bari Bye Lane, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 2. Mr Ajay Singh, Son of Late Ramdarash Singh, 72/1, Anaadapur, Haldiram Complex, Flat No-2A, P.O: Madurdah, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

Indentified by Mr Sumit Kumar Jha, , , Son of Indra Kant Jha, Bhagabanpur,, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,16,921.00/- (A(1) = Rs 1,16,875.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,16,889/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2024 7:14AM with Govt. Ref. No: 192024250287432038 on 24-11-2024, Amount Rs: 1,16,889/-, Bank: SBI EPay (SBlePay), Ref. No. 5246853039327 on 24-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,18,145/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 8,18,095/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 124, Amount: Rs.50.00/-, Date of Purchase: 06/12/2023, Vendor name: S CHANDRA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2024 7:14AM with Govt. Ref. No: 192024250287432038 on 24-11-2024, Amount Rs: 8,18,095/-, Bank: SBI EPay (SBlePay), Ref. No. 5246853039327 on 24-11-2024, Head of Account 0030-02-103-00-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24- PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 501719 to 501745

being No 160319519 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.11.25 17:13:07 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 25/11/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.