

DEED OF CONVEYANCE



WORLD ENVIRONMENT DAY

Plant a tree today,
for a better tomorrow

PURCHASERS :-

SUDESHNA MONDAL.

VENDOR :-

BAKUL ROY.

DRAFTED BY

SK. ALIBARDIN MANDAL,

ADVOCATE,

JUDGE'S COURT, BARASAT.

CHAMBER :- CHANAKYA CENTRE, ROOM NO. 8,
Gr. FLOOR, RECKJOANI, RAJARHAT, KOL. - 135.

98368 77808

linker.rajarhat@gmail.com

5303

Q. 5236/29

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/629507/24

L 147992

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.



Additional District Sub-Registrar
Rajshahi New Town, North 24-Pgs.

01 APR 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 21st

day of March, 2024 of CHRISTIAN ERA.

Contd.....P/2

BETWEEN

BAKUL ROY, (PAN – AWGPR2266P) (Aadhaar No. 6902 2842 6891), daughter of – Late Ganga Ram Roy alias Ganga Ram Mondal, residing at – Jatragachi, P.O. – Akankha Action Area IIC, P.S. – New Town, District – North 24 Parganas, Kolkata - 700161, by faith – Hindu, by Nationality – Indian, by Occupation – Housework, hereinafter referred to and called as the “**VENDOR**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

SUDESHNA MONDAL, (PAN – BJJPM4624D), (Aadhaar No. 2423 5452 9862), Wife of – Dipak Chowdhury, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at – Jatragachi, P.O. – Akankha Action Area IIC, P.S. – New Town, District - North 24 Parganas, Kolkata – 700 161, by faith – Hindu, by Nationality – Indian, by Occupation – Housewife, 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 her heirs legal representatives and assigns) of the **SECOND PART**.

WHEREAS

One *Avarani Das Majumder*, Wife of – Late Dakshina Ranjan Das Majumder, of – 5-No. Naren Mukherjee Road, Subhas Nagar, P.S. – Dum Dum, District – North 24 Parganas, Kolkata - 700028, was the absolute lawful owner of a piece and parcel of land measuring an area of **18 decimals**, Comprised in

R.S. & L.R. Dag No. 1246, (area of land 09 decimals out of 09 decimals, Share 10000, recorded Shali) &

R.S. & L.R. Dag No. 1248, (area of land 09 decimals out of 09 decimals, Share 10000, recorded Bastu)

Page No. 3

under C.S. Khatian No. 169, R.S. Khatian No. 123, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, by way of inheritance from her Husband namely Dakshina Ranjan Das Majumder.

AND WHEREAS

The said *Avarani Das Majumder* was in peaceful possession and occupation over the said land she sold transferred and conveyed to one *Gangaram Mondal alias Gangaram Roy, Padma Kumar Mondal alias Kartick Chandra Roy & Krishnapada Mondal*, all are sons of – *Late Umesh Chandra Mondal alias Umesh Chandra Roy*, of – *Jatragachi, P.S. – Rajarhat, District – North 24 Parganas*, by virtue of a Deed of Sale (Bengali Saf Kobala), being No. 02877, dated 10/04/1961 registered at S.R. – Cossipore Dum Dum and recorded in Book No. I, Volume No. 50, Pages from 101 to 104, being No. 02877 for the year 1961, and delivered peaceful possession in their favour.

AND WHEREAS

After obtaining the said land while the aforesaid *Gangaram Mondal alias Gangaram Roy, Padma Kumar Mondal alias Kartick Chandra Roy & Krishnapada Mondal*, were in peaceful possession and occupation over the said land they mutated their names with the Office of the B. L. & L. R. O. Rajarhat, New L.R. Khatian were published in their names, being *L.R. Khatian Nos. 224 i.e. Gangaram Mondal alias Gangaram Roy, 508 i.e. Padma Kumar Mondal alias Kartick Chandra Roy & 223 i.e. Krishnapada Mondal alias Krishnapada Roy*.

AND WHEREAS

Thereafter the said *Gangaram Mondal alias Gangaram Roy*, was in peaceful possession and occupation over the said 06 decimals of land out of 1/3rd Share of 18 decimals, Comprised in *R.S. & L.R. Dag No. 1246*, (area of land 03 decimals out of 1/3rd Share of 09 decimals, recorded Shali) & *R.S. & L.R. Dag No. 1248*, (area of land 03 decimals out of 1/3rd Share of 09 decimals, recorded

Contd..... P/4

Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, *L.R. Khatian No. 224*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, he died on 29/01/1965 intestate leaving behind him, his Wife namely *Sonamani Roy alias Sonamani Mondal*, Two sons namely *Bhudeb Chandra Roy alias Bhudeb Mondal & Nirmal Kumar Roy alias Nirmal Mondal*, Four daughters namely *Madhuri Sarkar, Bakul Roy, Subhadra Biswas & Chanchala Naskar*, as his legal heirs and survivors and as per Hindu Succession Act. 1956. The said *Sonamani Roy alias Sonamani Mondal, Bhudeb Chandra Roy alias Bhudeb Mondal, Nirmal Kumar Roy alias Nirmal Mondal, Madhuri Sarkar, Bakul Roy, Subhadra Biswas & Chanchala Naskar*, inherited the said property left by deceased *Gangaram Mondal alias Gangaram Roy*.

AND WHEREAS

The said *Sonamani Roy alias Sonamani Mondal, Bhudeb Chandra Roy alias Bhudeb Mondal & Nirmal Kumar Roy alias Nirmal Mondal*, inadvertently recorded their names with the Office of the B.L. & L.R.O. Rajarhat and new L.R. Khatian were published in their names, vide *L.R. Khatian Nos. 1002, 652 & 476*. But the said *Sonamani Roy alias Sonamani Mondal, Bhudeb Chandra Roy alias Bhudeb Mondal, Nirmal Kumar Roy alias Nirmal Mondal, Madhuri Sarkar, Bakul Roy, Subhadra Biswas & Chanchala Naskar*, got 1/7th Share of 06 decimals of land each, as per their respective share 0.86 decimals.

AND WHEREAS

The said *Subhadra Biswas*, Wife of – Late *Khitish Biswas*, was in peaceful possession and occupation over the said land, She died intestate leaving behind him, her One son namely *Nemai Kumar Biswas* AND One daughter namely *Putul Roy*, as her legal heirs and survivors and as per Hindu Succession Act. 1956. The said *Nemai Kumar Biswas & Putul Roy*, inherited the said property left by their deceased Mother *Subhadra Biswas*.

AND WHEREAS

The said *Chanchala Naskar*, was in peaceful possession and occupation over the said land, She died intestate leaving behind him, her Husband namely *Swapan Kumar Naskar* AND Two sons namely *Pankaj Kumar Naskar & Manoj Naskar*, as her legal heirs and survivors and as per Hindu Succession Act. 1956. The said *Swapan Kumar Naskar, Pankaj Kumar Naskar & Manoj Naskar*, inherited the said property left by deceased *Chanchala Naskar*.

AND WHEREAS

Thereafter the said *Padma Kumar Mondal alias Kartick Chandra Roy*, was in peaceful possession and occupation over the said 06 decimals of land out of $\frac{1}{3}^{\text{rd}}$ Share of 18 decimals, Comprised in *R.S. & L.R. Dag No. 1246*, (area of land 03 decimals out of $\frac{1}{3}^{\text{rd}}$ Share of 09 decimals, recorded Shali) & *R.S. & L.R. Dag No. 1248*, (area of land 03 decimals out of $\frac{1}{3}^{\text{rd}}$ Share of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, *L.R. Khatian No. 508*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of *Jyangra Hatara 2-No. Gram Panchayet*, he died intestate leaving behind him, his Four sons namely *Shankar Kumar Roy, Tarak Chandra Roy, Haran Chandra Roy & Samir Kumar Roy* AND Three daughters namely *Sukla Naskar, Sabita Mondal & Namita Dhali*, as his legal heirs and survivors and as per Hindu Succession Act. 1956. The said *Shankar Kumar Roy, Tarak Chandra Roy, Haran Chandra Roy, Samir Kumar Roy, Sukla Naskar, Sabita Mondal & Namita Dhali*, inherited the said property left by their deceased father *Padma Kumar Mondal alias Kartick Chandra Roy*. They got their respective share of land.

AND WHEREAS

The said *Haran Chandra Roy*, was in peaceful possession and occupation over the said 0.43 decimals, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land 0.43 decimals, out of $\frac{1}{7}^{\text{th}}$ Share of 03 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, *L.R. Khatian No. 508*, of

Mouza – Jatragachi, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, he Gifted his brother namely Samir Kumar Roy, by virtue of a Deed of Gift (Bengali Danpattra), being No. 01980, dated 04/03/2009 registered at A.D.S.R. – Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD. Volume No. 2, Pages from 17416 to 17428, being No. 01980 for the year 2009, and delivered peaceful possession in his favour.

AND WHEREAS

The said *Sukla Naskar*, Wife of – Late *Sushil Naskar*, *Sabita Mondal*, Wife of – *Biswajit Mondal & Namita Dhali*, Wife of – *Harendra Nath Dhali*, were in peaceful possession and occupation over the said 01.28 decimals of land out of $3/7^{\text{th}}$ Share of 03 decimals out of 09 decimals, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land 01.28 decimals out of $3/7^{\text{th}}$ Share of 03 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, *L.R. Khatian No. 508*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, they jointly Gifted their brothers namely *Shankar Kumar Roy*, *Tarak Chandra Roy*, *Haran Chandra Roy & Samir Kumar Roy*, by virtue of a Deed of Gift (Bengali Danpattra), being No. 1523 10388, dated 21/09/2015 registered at A.D.S.R. – Rajarhat (New Town) and recorded in Book No. 1, Volume No. 1523-2015, Pages from 128980 to 129003, being No. 1523 10388 for the year 2015, and delivered peaceful possession in their favour.

AND WHEREAS

The said *Haran Chandra Roy*, was in peaceful possession and occupation over the said 0.32 decimals, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land 0.32 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, *L.R. Khatian No. 508*, of *Mouza – Jatragachi*, J.L. No. 24,

Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, he Gifted his brother namely Samir Kumar Roy, by virtue of a Deed of Gift (Bengali Danpattrā), being No. 1523 13839, dated 22/11/2019 registered at A.D.S.R. – Rajarhat (New Town) and recorded in Book No. I, Volume No. 1523-2019, Pages from 556265 to 556286, being No. 1523 13839 for the year 2019, and delivered peaceful possession in his favour.

AND WHEREAS

The said Madhuri Sarkar, Bhudeb Chandra Roy alias Bhudeb Mondal, Nirmal Kumar Roy alias Nirmal Mondal, all are daughter & Sons of – Late Gangaram Mondal alias Gangaram Roy, Sonamoni Roy alias Sonamoni Mondal, Wife of – Late Gangaram Mondal alias Gangaram Roy, Nema Kumar Biswas, Putul Roy, both are Son & daughter of – Late Khitish Biswas, Pankaj Kumar Naskar, Manoj Naskar, both are Sons of – Swapan Kumar Naskar AND Swapan Kumar Naskar, Son of – Ratan Chandra Naskar, got 03 decimals of land, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land 03 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian No. 224, *L.R. Khatian Nos. 652, 476 & 1002*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet AND

The said Shankar Kumar Roy, Tarak Chandra Roy & Samir Kumar Roy, all are Sons of – Late Padma Kumar Mondal alias Kartick Chandra Roy, got 03 decimals of land, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land 03 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian No. 224, *L.R. Khatian No. 508*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet.

AND WHEREAS

The said Madhuri Sarkar, Bhudeb Chandra Roy alias Bhudeb Mondal, Nirmal Kumar Roy alias Nirmal Mondal, all are daughter & Sons of – Late Gangaram Mondal alias Gangaram Roy, Sonamoni Roy alias Sonamoni Mondal, Wife of – Late Gangaram Mondal alias Gangaram Roy, Nemai Kumar Biswas, Putul Roy, both are Son & daughter of – Late Khitish Biswas, Pankaj Kumar Naskar, Manoj Naskar, both are Sons of - Swapan Kumar Naskar AND Swapan Kumar Naskar, Son of – Ratan Chandra Naskar, were in peaceful possession and occupation over the said 01.50 decimals of land out of 03 decimals of land, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land 01.50 decimals out of 03 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian No. 224, *L.R. Khatian Nos. 652, 476 & 1002*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet **AND**

The said Shankar Kumar Roy, Tarak Chandra Roy & Samir Kumar Roy, all are Sons of – Late Padma Kumar Mondal alias Kartick Chandra Roy, were in peaceful possession and occupation over the said 01.50 decimals of land out of 03 decimals of land, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land 01.50 decimals out of 03 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian No. 224, *L.R. Khatian No. 508*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet,

Aggregating to 03 decimals of land, more fully and particularly described in the Schedule herein under written, The aforesaid Madhuri Sarkar & 11 others jointly Sold transferred & conveyed to one *Bakul Roy (i.e. the Vendor herein)*, by virtue of a Deed of Sale (Bengali Saf Kobala), being No. 1523 03358, dated 18/03/2020 registered at A.D.S.R. – Rajarhat (New Town) and recorded in Book No. I, Volume No. 1523-2020, Pages from 136177 to 136220, being No. 1523 03358 for the year 2020, and delivered peaceful possession in her favour.

AND WHEREAS

After Purchasing the said 03 decimals of land *the said Bakul Roy (i.e. the Vendor herein)*, recorded her name with the Office of the B.L. & L.R.O. Rajarhat and a new L.R. Khatian was published in her name, vide *L.R. Khatian No. 2391*.

AND WHEREAS

Thus the Vendor herein is become the absolute lawful owner of a piece and parcel of Bastu land measuring an area *03 (Three) decimals*, of land be the same a little more or less, Comprised in *R.S. & L.R. Dag No. 1248 (area of land 03 decimals, out of 09 decimals)*, Corresponding to C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian Nos. 508, 224, 652, 476 & 1002, at present *L.R. Khatian No. 2391*, lying and situated at *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, morefully and particularly described in the schedule hereunder written and she has been possessing and enjoying the same without interruption of others.

AND WHEREAS

The vendor aforesaid is now seized and possessed of or otherwise well and sufficient entitled to the said Land more fully and particularly described in the Schedule hereunder written and hereinafter referred to as "THE SAID LAND" which is free from all encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS

Due to urgent need of money the vendor aforesaid announced *her* common intention to dispose of a piece and parcel of Bastu land measuring an area *03 (Three) decimals*, of land be the same a little more or less, Comprised in *R.S. & L.R. Dag No. 1248 (area of land 03 decimals, out of 09 decimals)*, Corresponding to C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian Nos. 508, 224, 652, 476 & 1002, at present *L.R. Khatian No. 2391*, lying and situated at *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. –

Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas, Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, morefully and particularly described in the schedule hereunder written free from all encumbrances for the agreed total consideration of *Rs. 44,00,000/- (Rupees Forty Four Lakh) only* and the Purchaser having come to learn the said intention of the and relying upon the **Representations** of the as given hereunder and believing the same to be true and acting on faith thereof the Purchaser *has* agreed to purchase and acquire the said **LAND** from the Vendor at or for a **Total Consideration** as aforesaid on the terms and conditions hereinafter recorded, At or before execution of these presents.

NOW THIS DEED OF CONVEYANCE WITNESSETH :

That in pursuance of the said agreement and in consideration of the said sum of *Rs. 44,00,000/- (Rupees Forty Four Lakh) only* of the lawful money of India in hands well and truly paid to the Vendor by the Purchaser directly at or before the execution of these presents (receipt whereto the Vendor doth hereby as well as by receipt hereunder written admit and acknowledge and confirm the same and every part thereof and acquit, release and forever discharge the Purchaser, as well as the said **LAND** together with all easement rights) the Vendor doth hereby convey, transfer, sale and assign unto and to the use of the said Purchaser the said **LAND** more fully and particularly mentioned and described in the Schedule hereunder written and Vendor doth hereby confirm assign and assure unto and to the use of the said Purchaser absolutely for ever free from all encumbrances whatsoever fully and particularly described in the schedule hereunder written and delineated in the plan annexed hereto OR HOWSOEVER otherwise the said land hereditaments and premises is or was situated butted and bounded called, known, numbered described and distinguished **TOGETHER WITH** all fixture yards, court-yards, areas, drains, sewers, ways, paths, passages, shrubs, wall, trees, water, water-courses whatsoever to the land hereditaments and premises belonging to or in anywise appertaining or usually hold enjoyed

therewith or reputed to belong or to be appurtenant thereto AND all easement thereon and the reversion remainder or remainders and yearly monthly and other rents, issues and profits thereof and together with the documents of title exclusively relating to the said land hereditaments, within the local limit of *Jayangra Hatiara 2-No. Gram Panchayet, District - North 24 Parganas* AND ALL Estate right title and interest claim and demand whatsoever to the said Vendor and upon the said land hereditaments and premises or any part thereof AND ALSO together with the unrestricted right of the said Purchaser *her* executors and assigns to pass and repass with or without vehicles over and along side of the roads of the said premises and other roads of the said *Jatragachi* to have all rights of easement for underground or overhead passage or drains master taps, sewers pipe for filtered or unfiltered water, electric wires, cables telephone and gas installation or other usual rights into and upon over and along with the said road on the side of the said premises TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted transferred and conveyed assigned and assured or expressed or intended so to be unto and to the use of the said Purchaser forever AND the Vendor doth hereby covenant that notwithstanding any acts, deeds, matters or things by the said Vendor or there predecessor-in-title done and executed or knowingly suffered to the contrary the said Vendor that in themselves indefeasible and absolute title as and for estate and hereditaments in fee simple in possession of and estate equivalent thereto in the said land hereditaments and premises or expressed or intended so to be AND THAT the said Vendor now *her* in themselves good right full power and absolute authority to grant, transfer, assign and assure the same in the manner aforesaid and the Purchaser will and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land with all easement rights and receive the rents, issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the Vendor or *her* assigns or by any person or persons lawfully or equitably claiming from under or in trust for the said Vendor AND that from the clear and freely and clearly and absolutely acquitted and exonerated and forever discharge

or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and charges liens, debts, and attachments and encumbrances made or succeed by the Vendor and all persons lawfully or equitably claiming from under or in trust for the said Vendor (**AND FURTHER** that the said Vendor and all person or persons having or lawfully equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the said Vendor shall and will from time to time and all times hereafter at the request and costs of the Purchaser do and execute all such acts, deeds, matters and things whatsoever for further and more perfectly assuring the said land unto and to the use of the said Purchaser as shall may be reasonably required **AND** the Vendor do hereby covenant with the Purchaser that the said Vendor shall and will from time to time and at all times hereafter keep the Purchaser *her*, executors and assigns safe harmless and indemnified and their estate and effect from and against dispossession of the said land or any part thereof and against all actions, proceedings, claims, demands and expenses and it may be put to or incur in respect of the said land with easement right and title hereby granted and conveyed transferred, assigned and assured or any part thereof by reason of any defect in title of the Vendor as set forth herein or of the Vendor not having no right or capacity to grant, convey, transfer and assign the same in the manner aforesaid).

Mutual Covenants :-

The Vendor does hereby covenant with the Purchaser.

THAT the Vendor has received the full Consideration for the Sale as mentioned and acknowledges in the Memo of Consideration hereunder.

THAT the Vendor has good right, full power and absolute authority to sell, transfer and convey the land.

THAT the Vendor shall keep the Purchaser well and sufficiently saved harmless indemnified from and against all former title and encumbrances to the said land.

THAT the Vendor shall, at the costs and requests of Purchaser, do all such acts and execute all documents as be required for more perfectly assuring the said land unto the Purchaser and shall also produce and/or provide for inspection of all title documents and papers unless prevented by fire of irresistible force.

THAT notwithstanding any act deed matter or thing whatsoever done by the Vendor or his predecessor-in-title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of the said land without any condition use trust or other thing whatsoever to alter or make void the same.

THAT notwithstanding any such act, deed or thing whatsoever aforesaid the Vendor now has good right, full and lawful power, absolute authority indefeasible title to grant convey transfer assign and assure the said land hereby granted, transferred, conveyed, assured and assigned or expressed or intended to be with the appurtenance their unto belonging unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

THAT the Purchaser shall and will and from time to time and at all times hereafter peaceably and quietly hold, occupy possess and enjoy the said land hereby granted transferred, conveyed assigned and assured or expressed or intended so to be any and every part thereof and receive enjoy and take rents issues and profits thereof for his/it's absolute use and benefit without any lawful hindrances interruption, disturbances suit, eviction, claim or demand whatsoever from or by the Vendor or any person or persons whatsoever.

THAT free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified against all estates, charges encumbrances, liens, attachments, lis-pendens, tenancies, occupancies, uses, trusts, debutors, right, title interest, claims and demands whatsoever created occasioned or suffered by the owner or any person or persons lawfully or equitably claiming aforesaid.

THAT the Vendor 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 owner and/or its predecessor-in-title or any of them shall and will from 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, assurance 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.

THAT the said land or any every part thereof is not attached in any proceeding including Certificate proceeding started by or at the instance or Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provision 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.

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 charges or the Vendor shall be liable to pay compensation the Purchaser in any way admissible under the laws, i.e. by a substitute piece of land if called for by the Purchaser.

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.

THAT the Vendor has not yet received any notice of requisition or acquisition of the said land or any part or portion thereof described in the Schedule below.

THAT the Purchaser and all person or persons claiming through under them shall has undisputed and manner of rights in along through over or under the common passage.

THAT it is hereby declared that the land, declared in the Schedule below is the self acquired land of the Vendor and the Vendor is not the benamder of the any one.

THAT the Vendor by this Indenture do hereby accord their consent to the Purchaser for mutating their names in the records of the Concerned Authority/ ties in respect of the LAND and the Vendor and all their persons at all times hereinafter indemnify and keep indemnified for the same in favour of the Purchaser.

THAT Vendor shall and will from time to time and at all times hereafter indemnify and keep the Purchaser indemnified of, from and against all losses, damages, claims, demands, costs, charges, expenses, suits, actions, proceedings whatsoever which the Purchaser may suffer, incur, or may be put to, or may be liable for any reason of any defect in the title of the Owner of the LAND.

THE SCHEDULE ABOVE REFERRED TO :

(the said LAND)

ALL THAT piece and parcel of Vacant Bastu land measuring an area 03 (Three) decimals of land be the same a little more or less, Comprised in R.S. & L.R. Dag No. 1248 (area of land 03 decimals, out of 09 decimals), Corresponding to C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian Nos. 508, 224, 652, 476 & 1002, at present L.R. Khatian No. 2391, lying and situated at Mouza – Jatragachi, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, which is fully shown and delineated in the Plan annexed hereto boundary line marked by colour RED. The said plan will be treated as part of this Deed of Conveyance. The annual proportionate rent of the aforesaid land which will be assessed as per W.B. Land Holding Revenue Act. will be paid to the Collector of North 24 Parganas, represented by the Government of West Bengal.

-: Butted and bounded by :-

<u>ON THE NORTH BY</u>	:	23 Feet wide Gram Panchayet Road.
<u>ON THE SOUTH BY</u>	:	R.S. & L.R. Dag No. 1249.
<u>ON THE EAST BY</u>	:	R.S. & L.R. Dag No. 1248 (Part) & Sudeshna Mondal.
<u>ON THE WEST BY</u>	:	R.S. & L.R. Dag No. 1248 (Part).

IN WITNESS WHEREOF the parties hereto, after the entire deed has been read over and explained to them by Learned Advocate and on thoroughly understanding the true meaning and purport thereof, have set and subscribed their respective hands on this day, month and year written at the outset.

Signature of the attesting

Witnesses with address :-

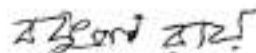
1. PRADIP SARKAR

Pradip Sarkar

c/o - Let. Nepal Chandra Sarker

BC-30 Deshbandhu Nagar

KOL-700059



(BAKUL ROY)

SIGNATURE OF THE VENDOR

2. Nimal Sardar

S/o Ashwendra Nath Sardar

Vill - Jatra Gachi

PO Bheuni

PG, Newtown

KOL-700161

Sudeshna Mondal

(SUDESHNA MONDAL)

SIGNATURE OF THE PURCHASER

-: Drafted by :-



Advocate

District Judge's Court

Barasat, North 24 Parganas

Enrl. No. : F/529/299 of 2016

Readover Explained by me
in Bengali
Pradip Sarkar

-: Printed by :-



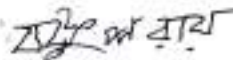
(Sh. Kutubuddin)

Rajarhat, Kolkata - 135.

MEMO OF CONSIDERATION

Received by the Vendor from the within mentioned Purchaser the within mentioned sum of Rs. 44,00,000/- (Rupees Forty Four Lakh) only from the within named Purchaser in full in the following manner.

<u>Date</u>	<u>Cheque No.</u>	<u>Bank & Branch</u>	<u>Amount</u>	
By Cheque and NEFT on different dates			Rs. 44,00,000/-	✓



(BAKUL ROY)

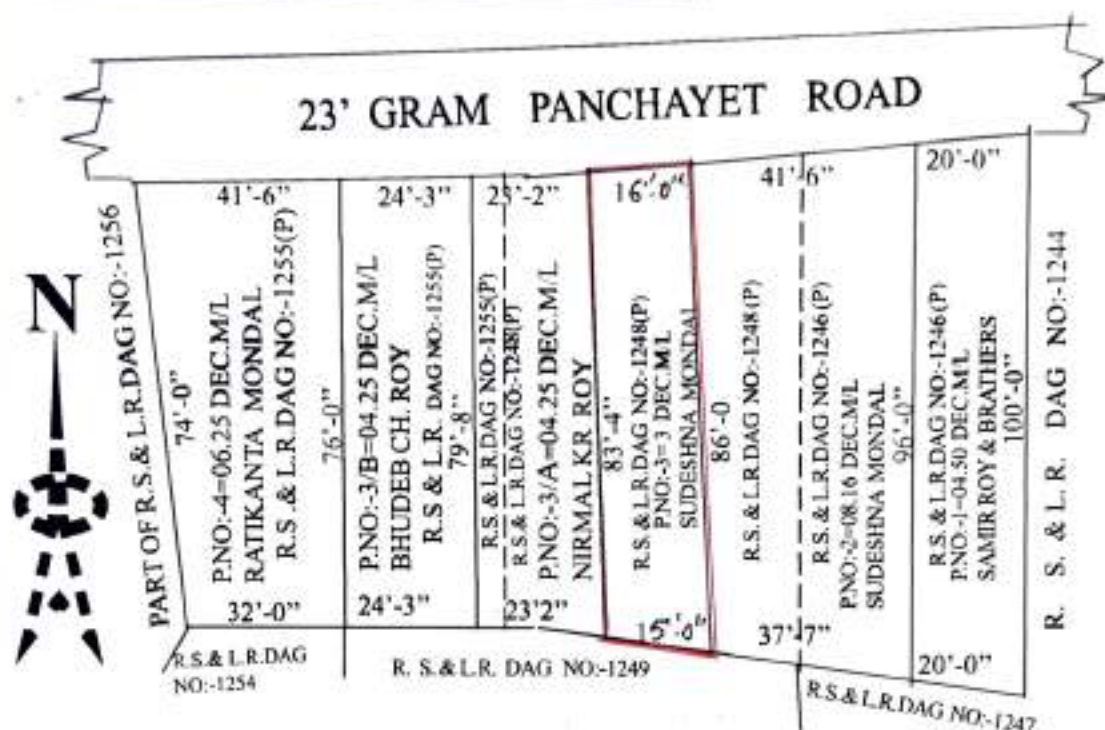
SIGNATURE OF THE VENDOR

WITNESSES :

1) Prabhat Sanyal

2) Nirmal Sanyal

SITE PLAN PART OF R. S.& L.R. DAG NO:-1248, L. R. KH
NO:-2391, MOUZA:-JATRAGACHI, J. L. NO:-24, P. S.:-
NEWTOWN(RAJARHAT). DIST.:-NORTH 24 PARGANAS,
SCALE:-30'=1", P.NO:- 3 ,AREA:-3 DEC.M/L.
UNDAR JANGRA HATIARA 2-NO GRAM PANCHAYET.
PURCHASER:-SUDESHNA MONDAL



बहुत ही धन्य

Sudeshna Mondal

DRAWN BY

S.N.NASKAR

JATRAGACHI

REG NO:-12249

SIGNATURE OF LAND VENDOR

SIGNATURE OF LAND PURCHASER

**NATURE OF THE
SENTANT/
SENTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO**

**UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS**

	L.H.					
	R.H.					

ATTESTED :- *[Signature]*

	L.H.					
	R.H.					

ATTESTED :- *Sudeshna Mondal*

	L.H.					
	R.H.					

ATTESTED :- *Pozabhat Sarker*



ভারতের নির্বাচন কমিশন
শক্তি পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GGC0989970



নির্বাচকের নাম : প্রহ্লাদ সর্কার

Elector's Name : Prahlad Sarkar

পিতার নাম : নেপাল চন্দ্র সর্কার

Father's Name : Nepal Chandra Sarkar

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ : 26/08/1978
Date of Birth

GGC0989970

ঠিকানা:

রঘুনাথপুর দাক্ষিণ পড়া (মধ্যাংশ) 21 রাজহাট উত্তর
24 বর্গাঙ্গন 700059

Address:

Raghunathpur Dakshin Para (Madhya 21)
Rajahat North 24 Bargaon 700059

Emd

Date: 23/08/2007

১) -রাজহাট (উপনির্বাচনী) নির্বাচন থেকে নির্বাচন

২) -রাজহাট (উপনির্বাচনী) নির্বাচন থেকে নির্বাচন

Facsimile Signature of the Electoral

Registration Officer for

ST-Rajahat (SC) Constituency

উপস্থাপিত হলেন নতুন ঠিকানা দেওয়ার নির্দেশনা
যদি আপনি নতুন ঠিকানা সঠিক পরিচালনা করতে
ক্ষমতা রাখেন তবে এই পরিচালনা নথিটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Prahlad Sarkar



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



192023240414335958

GRN Details

GRN:	192023240414335958	Payment Mode:	SBI Epay
GRN Date:	07/03/2024 12:23:27	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3432201421317	BRN Date:	07/03/2024 12:23:43
Gateway Ref ID:	CHP2764285	Method:	State Bank of India NB
GRIPS Payment ID:	070320242041433592	Payment Init. Date:	07/03/2024 12:23:27
Payment Status:	Successful	Payment Ref. No:	2000629507/4/2024
[Query No * Query Year]			

Depositor Details

Depositor's Name:	Mr Sudeshna Mondal
Address:	Jatragachi, P.O. - Akankha AA IIC, P.S. - New Town, District - North 24 Parganas, Kolkata - 700161.
Mobile:	9836877808
Period From (dd/mm/yyyy):	07/03/2024
Period To (dd/mm/yyyy):	07/03/2024
Payment Ref ID:	2000629507/4/2024
Dept Ref ID/DRN:	2000629507/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000629507/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	127020
2	2000629507/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	44014
3	2000629507/4/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	300
Total				171334

IN WORDS: ONE LAKH SEVENTY ONE THOUSAND THREE HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1523-05236/2024	Date of Registration	01/04/2024
Query No / Year	1523-2000629507/2024	Office where deed is registered	
Query Date	06/03/2024 10:59:00 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alibardin Mandal Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9051072754, 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. 44,00,000/-	Rs. 44,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,32,020/- (Article:23)	Rs. 44,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi, JI No: 24,
Pin Code : 700161

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1248 (RS :-)	LR-2391	Bastu	Bastu	3 Dec	44,00,000/-	44,00,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road.
Grand Total :					3Dec	44,00,000 /-	44,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Bakul Roy Daughter of Late Ganga Ram Roy Alias Ganga Ram Mondal Jatragachhi, City:- Not Specified, P.O:- Akankha AA IIC, P.S.-New Town, District-North 24-Parganas, West Bengal, India, PIN:- 700161 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: axxxxxxx6p, Aadhaar No: 69xxxxxxx6891, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sudeshna Mondal (Presentant) Wife of Dipak Chowdhury Jatragachi, City:- Not Specified, P.O:- Akankha AA IIC, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bxxxxxx4d, Aadhaar No: 24xxxxxxxx9862, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Prabhat Sarkar Son of Nepal Chandra Sarkar BC-30, Deshbandhu Nagar, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:- Baguati, District:-North 24-Parganas, West Bengal, India, PIN:- 700135			
Identifier Of Bakul Roy, Sudeshna Mondal			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Bakul Roy	Sudeshna Mondal-3 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachi, Ji No: 24, Pin Code : 700161

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1248, LR Khatian No:- 2391	Owner:xxx ms, Gurdian:xxxx ms, Address:xxx, Classification:xx, Area:0.02000000 Acre,	Bakul Roy

On 07-03-2024

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

Presented for registration at 20.12 hrs. on 07-03-2024, at the Private residence by Sudeshna Mondal ,Claimant.

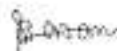
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 44,00,000/-

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

Execution is admitted on 07/03/2024 by 1. Bakul Roy, Daughter of Late Ganga Ram Roy Alias Ganga Ram Mondal, Jatragachi, P.O: Akankha AA IIC, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700161, by caste Hindu, by Profession House wife, 2. Sudeshna Mondal, Wife of Dipak Chowdhury, Jatragachi, P.O: Akankha AA IIC, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700161, by caste Hindu, by Profession House wife

Indetified by Prabhat Sarkar, , Son of Nepal Chandra Sarkar, BC-30, Deshbanhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 01-04-2024

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 44,014.00/- (A(1) = Rs 44,000.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 44,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/03/2024 12:23PM with Govt. Ref. No: 192023240414335958 on 07-03-2024, Amount Rs: 44,014/-,
Bank: SBI EPay (SBIEPay), Ref. No. 3432201421317 on 07-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

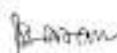
Certified that required Stamp Duty payable for this document is Rs. 1,32,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,27,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 520, Amount: Rs.5,000.00/-, Date of Purchase: 05/03/2024, Vendor name: MITA DUTTA

2. Stamp: Type: Court Fees, Amount: Rs.10,00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/03/2024 12:23PM with Govt. Ref. No: 192023240414335958 on 07-03-2024, Amount Rs: 1,27,020/-,
Bank: SBI EPay (SBIEPay), Ref. No. 3432201421317 on 07-03-2024, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2024, Page from 179415 to 179441
being No 152305236 for the year 2024.



[Signature]

Digitally signed by SANJOY BASAK
Date: 2024.04.02 15:32:04 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 02/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.