

2008
BK NO-I, CD VOLUME NO-12, Page 6-21462-21480, Serial No-13484



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

07AB 981276

11/12/17
142
146



নং..... 14.....
 তারিখ..... 11/2
 02/04/2018
 হেতার নাম.....
 মোকাম..... M. Saha
 Advocate
 Allpore Police Court
 Kol-27
 স্বাক্ষর.....

ট্যাক্সি-হিডার
 ভূপস মজুমদার
 ভান্ড এ. ডি. এন. আর ও অফিস
 ভান্ড, দক্ষিণ ২৪ পরগণা

E (I) (II).....	Rs.	
G (a).....	Rs.	146
G (b).....	Rs.	10
Xerox.....	Rs.	10
SLD.....	Rs.	10
C/L.....	Rs.	10
C.R.E.....	Rs.	10

Total Rs.
 Copr. Proportion Signed Seal and
 Delivered to the applicant as per
 Order No. dt.
 1323/2018

20/3
 2018

.....
 Addl. District Sub-Registrar
 Bidhannagar, (Sak Lake Cirv)
 24/3/18



11160

7 13984



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

4,57,500/-

038352

A.D. District Sub-Registrar
Bhutan Nagar (Sah Laba City)

18 NOV 2008

DEED OF CONVEYANCE

Valued at Rs. 1,00,000/-

THIS INDENTURE OF CONVEYANCE made this18th day of November Two Thousand and Eight **BETWEEN (1) SRI SANTANU MONDAL**, Son of Late Paran Mondal, by Occupation – Business, & **(2) SMT. BILLA MONDAL alias LATIKA MONDAL**

ট্রায়াৰী বাৰাকপুৰ জেড্ডাৰ মিতা দত্ত

8 9 0 0 0 0

ਭਾਗਤੁ ਮੁਕਾ

[illegible]

विष्णु मन्त्र 3 गाय
लक्ष्मी मन्त्र

= दिये हुए अवकाश

~~राशि राशि राशि राशि राशि~~ Kinkar Rys

30/01/2020
 1. 10/01/2020
 2. 10/01/2020
 3. 10/01/2020
 4. 10/01/2020
 5. 10/01/2020
 6. 10/01/2020
 7. 10/01/2020
 8. 10/01/2020
 9. 10/01/2020
 10. 10/01/2020



A-441. District Sub-Registrar
Bilaspur Nagar (Chakraborty Chg.)

18 NOV 2008

(2)

Wife of Sri Tarak Mondal, by Occupation – Housewife, both by faith – Hindu, by Nationality - Indian, both are residing at Jatragachi, P.S. – Rajarhat, Dist - 24 Parganas (North) hereinafter collectively called the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to include respective heirs executors administrators representatives and assigns) of the ONE PART.

AND

(1) SRI DIPANKAR SARKAR, Son of Sri Subhas Sarkar, & (2) SRI KINKAR ROY, Son of Sri Meghnath Roy, both by faith – Hindu, by Nationality – Indian, by Occupation – Business, both are residing at Jatragachi, P. S. – Rajarhat, Dist. – North 24 Parganas, hereinafter referred to and called as the "PURCHASERS". (Which expression shall unless excluded by or repugnant to the context be deemed to include respective heirs executors administrators representatives and assigns) of the OTHER PART.

WHEREAS

A. One Late Paran Mondal died intestate, leaving behind him surviving his wife, one son and one daughter namely Moyna Mondal, Santanu Mondal and Billa Mondal, as his legal heirs and legal representatives, and whereas the said deceased Paran Mondal left inter alia the following

property i. e. 3 (Three) Cottahs 13 (Thirteen) Chittacks Sali Land as part of his estate.

And one of the legal heir of deceased Paran Mondal, Moyna Mondal recorded her 1/3 rd Share in the L. R. Records. And thereafter She died intestate leaving behind her one son and one daughter namely Santanu Mondal & Billa Mondal as her heirs and legal representatives and whereas the said deceased Moyna Mondal left interalia the following property i. e. 1/3rd of 3 (Thee) Cottahs 13 (Thirteen) Chittacks as part of her estate. And the Vendors herein, Santanu Mondal and Billa Mondal, the legal heirs of deceased Paran Mondal and Moyna Mondal having acquired by way of inheritance at all times have been and still are the absolute owners in respect of amongst the other plots of land ALL THAT piece or parcel of Sali Land in aggregate measuring an area of 3 (Three) Cottahs 13 (Thirteen) Chittacks more or less be the same a little more or less lying and situated at and comprised in R. S. Dag Nos. 1021 & 995 under L. R. Khatian No. 523, Mouza Jagagachi, J. L. No. - 24, Touzi No. -, A. D. S. R. O Bidhan Nagar (Salt Lake City) in the Jurisdiction of Rajarhat Police Station, within the local limits of Jyangra-Hatiara 2 No. Gram Panchayet, in the District of North 24 Parganas, morefully and Particularly described in the Schedule hereunder written.

B. And Whereas the Vendors herein are seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel

(4)

of Plot of Sali land in aggregate measuring an area of 3 (Three) Cottahs 13 (Thirteen) Chittacks under Mouza Jatragachi, J. L. No. - 24, Touzi No. - .../३३., comprised in R. S. Dag Nos. 1021 & 995, under L. R. Khatian No. 523, within the Jurisdiction of Rajarhat Police Station, within the local limits of Jyangra-Hatiara 2 No. Gram Panchayet in the District of North 24 Parganas mentioned in the Schedule hereinafter written.

C. Since then the aforesaid Vendors herein are the absolute owners of the aforesaid property and seized and possessed of or otherwise well and sufficiently entitle to the same peacefully, freely absolutely and forever without any interruption demand or claim and free from all encumbrances as whatsoever from any corner together with right to convey and transfer the same to any person or persons or purchaser or purchasers at any consideration and or at any terms and conditions as well think fit and proper.

D. The Purchaser herein relying on the abovementioned various representations and assurances made by the Vendors and further believing the same to be true and placing full faith thereon, approached the Vendor for Sale and/or transfer of the aforesaid plots of land in favour of the purchaser at or for the agreed considerations and on the agreed terms.

E. And the Vendors agreed to sale their aforesaid land measuring an area of total 3 (Three) Cottahs 13 (Thirteen) Chittacks which comprised in R. S. Dag Nos. 1021 and 995 under L. R. Khatian No. 523 and Purchaser agreed to purchase the aforesaid land in total consideration a sum of Rs. 1,00,000/- (Rupees One Lakh) Only.

NOW THIS INDENTURE WITNESSTH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 1,00,000/- (Rupees One Lakh) Only of the lawful money of Union of India in cash well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do each of them doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the same and every part thereof the Vendor doth hereby acquit, release and forever discharge the said property as well as the purchaser) they the Vendor doth hereby absolutely and indefeasible grant, convey, sell, transfer, assign and assure unto the Purchaser ALL THAT piece or parcel of Sali land measuring an area of 3 (Three) Cottahs 13 (Thirteen) Chittacks comprised in R. S. Dag Nos. 1021 & 995, under L. R. Khatian No. 523, J. L. No. 24, Touzi No. ...174..., of Mouza Jatragachi within the jurisdiction of Jyangra-Hatiara 2 No. Gram Panchayet, Additional District Sub Registration Office Bidhannagar (Salt Lake City) under Rajarhat Police Station in the district of North 24 Parganas fully described in the Schedule hereunder written and hereinafter for the sake

of brevity referred to as the said property OR HOWSOEVER OTHERWISE aforesaid i.e. schedule mentioned property or any part thereof heretofore were or was situate butted, bounded called known numbered described in or distinguished TOGETHER WITH all structure, erections, walls, boundary, walls pits, area, yards, water, water courses, water connection and sanitary connections, sewers, drains, ways paths and passages AND all manner of former and other rights, liberties and advantages easement privileges emoluments and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining or which with the same or any part thereof with which the same now are or is or at any time or times heretofore were or was held used, occupied enjoyed reputed to belong or be appurtenant thereto AND ALL the reversion or reversions remainder or remainders AND the rents issues and profits thereof and every part thereof AND the legal incidence and inheritance thereof AND all the estate right title interest use possession property claim and demand whatsoever of the Vendors both at law and in equity of the Vendors into and upon the said property or any part thereof TOGETHER WITH they and every part of their rights, liberties and appurtenances whatsoever unto and to the Purchaser TOGETHER WITH all easements or quasi-easements and other stipulations and provisions in connection with beneficial use and enjoyment of the said property TO HAVE AND TO HOLD the said property and all other rights hereby granted, sold, transferred, conveyed assigned and assured and every part

or parts hereof unto the Purchaser absolutely and for every free from all encumbrances whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

(a) That notwithstanding any act deed matter or things whatsoever heretofore done committed or knowingly suffered by the Vendors to the contrary the Vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby sold granted transferred conveyed assigned and assured as an absolute and indeafeasible estate or an estate equivalent to or 3 (Three) Cottahs 13 (Thirteen) Chittacks thereto and free from all encumbrances whatsoever.



(b) That the Vendors have good right and full power to sell, grant, transfer and convey the aforesaid property and every part thereof unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

(c) That it shall be lawful for the Purchaser at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the aforesaid property and receive the rents issues and profits thereof without any

eviction interruption disturbances claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the aforesaid property from under or through or in trust for the Vendors and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges lispendens whatsoever made done executed or knowingly suffered by the Vendors.

(d) That the Vendors shall and will unless prevented by fire or other irresistible accident from time to time and at all times thereafter upon every reasonable request and at the cost of the Purchaser produce or cause to be produced before the Purchaser or his attorney or attornies or agents or before any court, tribunal board, Authority or firm for inspection or otherwise as occasion shall require the deeds and writings in connection with the said property so long as the same shall remain with the Vendors and shall attested or other copies of or extracts therefrom as the Purchaser may required. The Vendors shall be liable to indemnify the Purchaser to the extent of consideration required or any part thereof in case it is found that the Vendors did not have title over the property transferred to the Purchaser.

(e) That the Vendors and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do make acknowledge and execute or cause to be done made acknowledged and executed all such further and other acts, deeds things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, granted, transferred conveyed assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

(f) The Vendors herein stated and declared that the aforesaid property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against the Vendors for realisation of arrears for Recovery Act or any other Act for the time being in force

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT piece or parcel of Sali land measuring an area of 3 (Three) Cottahs 13 (Thirteen) Chittacks more or less comprised in R. S. Dag Nos. 1021 & 995, under L. R. Khatian Nos. 523, J. L. No. 24, Touzi No. -...174... of Mouza JATRAGACHI, Additional District Sub Registration Office Bidhannagar (Salt Lake City), within the jurisdiction of Rajarhat Police Station, within the Local limits of Jyangra-Hatiara 2 No. Gram Panchayet in the district of North 24-Parganas. which is butted and bounded by :-

ON THE NORTH :- R.S. Dag NO - 996 & 999
 ON THE SOUTH :- R.S. Dag NO - 995 (P)
 ON THE EAST :- R.S. Dag NO - 1001
 ON THE WEST :- R.S. Dag NO - 994

The said land are also described as follows :-

Mouza	L. R. Khatian Nos.	R.S. Dag Nos.	Total Area	Sold Area	Classification of plot as per ROR
Jatragachi Do	523 Do	1021 995	3 Dec. out of 12 Dec. 6 Dec.	15 Chittacks 2 Cottahs-14 Chittacks	Sali Sali
Total sold area				3 Cottahs 13 Chittacks	

IN WITNESS WHEREOF We have here unto set and affixed our respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

at Kolkata in presence of :-

1. তবেদীন কুমার
শ্রী. শ্রী. কুমার
জামা. কুমার শ্রী
2. মালি কুমার
শ্রী. শ্রী. কুমার
জামা. কুমার শ্রী

দিয়েদীন কুমার
Kumar Rifa.

SIGNATURE OF THE PURCHASERS

মালি কুমার
দিয়েদীন কুমার
মালি কুমার

SIGNATURE OF THE VENDORS

Drafted and Explained by me :

Tapan K. Mandal
(Tapan Kumar Mandal) Advocate
Advocate R. No. 105/6052009
High Court Calcutta

Computer Typed by :

Praloy Bhattacharjee
(Praloy Bhattacharjee)

86, B. L. Mukherjee Road, 14 Nimta, Kolkata - 700049.

MEMO OF CONSIDERATION

- MEMO -

Rs. 1,00,000/-

Witnesses :-

1. वर्गीय अंग

2. श्री गणेशाय नमः

ਭਾਗੁੰਨੁ ਮੁੰਨੁ ਨ

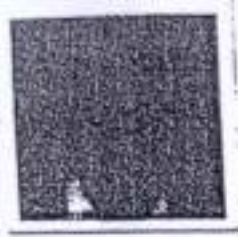
विष्णु मनुना ३ राम नरडिण मनुना

SIGNATURE OF THE VENDORS

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 આનુરુ મનુજી	LH.					
	RH.					

ATTESTED :- આનુરુ મનુજી

 વિનાય મનુજીકુમાર નરેશ મનુજી	LH.					
	RH.					

ATTESTED :- વિનાય મનુજીકુમાર
નરેશ મનુજી

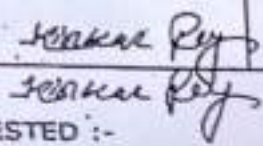
 દિનેશકુમાર અરવિન્દ	LH.					
	RH.					

ATTESTED :- દિનેશકુમાર અરવિન્દ

SIGNATURE OF THE
PRESENTANT/
ECUTANT/SELLER/
BUYER/CALIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 	LH.					
	RH.					

ATTESTED :-

 PHOTO	LH.					
	RH.					

ATTESTED :-

 PHOTO	LH.					
	RH.					

ATTESTED :-

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 11160 / 2008, Deed No. (Book - I , 13484/2008)

Name of the Presentant	Photo	Finger Print	Signature with date
Santanu Mondal			সন্তানু মন্ডল 18/11/08

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Santanu Mondal Address -Jatragachi	Self	 18/11/2008	 LTI 18/11/2008	সন্তানু মন্ডল
2	Billa Mondal Address -Jatragachi	Self	 18/11/2008	 LTI 18/11/2008	বিলা মন্ডল ও নাজিকা মন্ডল
3	Dipankar Sarkar Address -Jatragachi	Self	 18/11/2008	 LTI 18/11/2008	দিপঙ্কর সর্কার
4	Kinkar Roy Address -Jatragachi	Self	 18/11/2008	 LTI 18/11/2008	Kinkar Roy

Name of Identifier of above Person(s)
 Rabin Mondal
 PS-Rajarhat, Jatragachi

Signature of Identifier with Date

রবীন মন্ডল
18/11/08

(Abhijit Kumar Das)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-13484 of :2008
(Serial No. 11160, 2008)

On 18/11/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 5027/- on:18/11/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 457500/-

Certified that the required stamp duty of this document is Rs 22875 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 17880/- is paid, by the draft number 186162, Draft Date 18/11/2008 Bank Name STATE BANK OF INDIA, Bikash Bhavan G. O., received on :18/11/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 14.04 hrs on :18/11/2008, at the Office of the A. D. S. R. BIDHAN NAGAR by Santanu Mondal, one of the Executants.

Admission of Execution(Under Section 58)

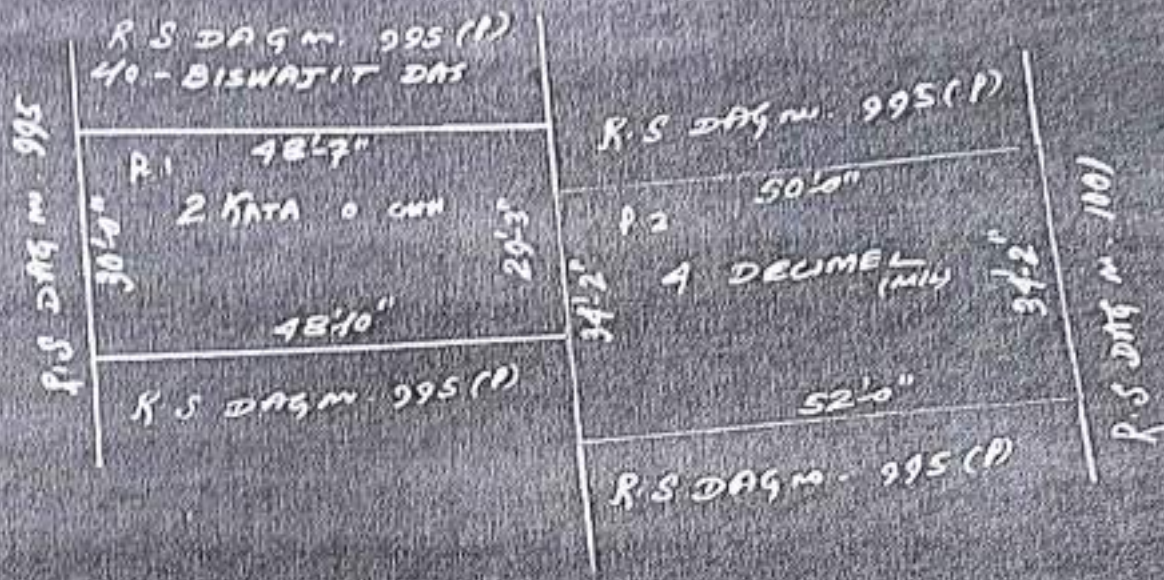
Execution is admitted on 18/11/2008 by

1. Santanu Mondal, son of Lt Paran Mondal, Jatragachi, Thana Rajarhat, By caste Hindu, by Profession :Business
 2. Billa Mondal alias Latika Mondal, wife of Tarak Mondal, Jatragachi, Thana Rajarhat, By caste Hindu, by Profession :House wife
 3. Dipankar Sarkar, son of Subhash Sarkar, Jatragachi, Thana Rajarhat, By caste Hindu, by Profession :Business
 4. Kinkar Roy, son of Meghnath Sarkar, Jatragachi, Thana Rajarhat, By caste Hindu, by Profession :Business
- Identified By Rabin Mondal, son of Brighu Ram Mondal, Jatragachi Thana: Rajarhat, by caste Hindu, By Profession :Business.

[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR
Govt. of West Bengal

SITE PLAN OF R.S. DAG NO- 995, R.S.
KHATIAN NO- L.R. KHATIAN NO- 523/216
AT MOUZA- JATTA GACHI J.L. NO- 24
P.S. RATARHAT DIST NORTH 24 PARGANA

VENDEE- P.2
LAND AREA- 4 DECIMAL (MU)
SCALE- 20' = 1"



G. P. Singh
Q. 11

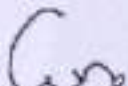
VENDOR'S SIGN.



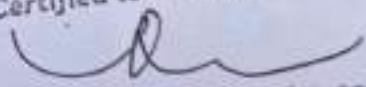
Certificate of Registration under section 60 and Rule 69.

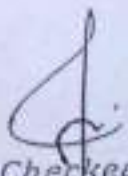
Registered in Book - I
CD Volume number 12
Page from 21462 to 21480
being No 13484 for the year 2008.




(Abhijit Kumar Das) 19-November-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

Certified to be a True Copy


Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
22/3/11


Checked by :-