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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 264271

Certify that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are the part of this document


Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake Circle)

20 APR 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 20th day of April, Two thousand and Eleven Christian Era.

13/04/11 100h
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S. K. Samant
 Addl
 Baramba Court
 500000

মাস্ত মাস্ত মাস্ত মাস্ত



Smt. Smt.
 Smt. Smt.
 Smt. Smt.
 Smt. Smt.

Addl District Sub-Registrar
 Baramba Nagar (Salt Lake Circle)
 20 APR 2011

BETWEEN

SRI KINKAR ROY, son of Sri Meghnath Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Jatragachi, P.O. Ghuni, P.S. Rajarhat, Dist. North 24 Parganas, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives, nominees and assigns) of the **ONE PART**.

AND

SRI DIPANKAR SARKAR, son of Sri Subhas Sarkar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Jatragachi, P.O. Ghuni, P.S. Rajarhat, Dist. North 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which terms and expression unless repugnant to the subject or context shall mean and include his respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS one Paran Mondal was the absolute recorded owner and possessor in respect of ALL THAT piece and parcel of Sali land measuring more or less 15 (Fifteen) Chittacks, lying and situated at Mouza - Jatragachi, J. L. No. 24, Touzi No. 174, comprised in R. S. Dag No. 1021, under P. S. Rajarhat, A.D.S.R.O., Bidhannagar, Salt Lake City, within the limits of Jyangra Hatiara 2 No. Gram Panchayet, in the Dist. North 24 Parganas along with other lands.

AND WHEREAS while the said Paran Mondal was in so exclusive possession in respect of the aforesaid land, he died intestate leaving behind his widow namely Smt. Moyna Mondal and one son namely Sri Santanu Mondal and one daughter namely Smt. Billa Mondal alias Latika Mondal as his legal heirs and successors-in-interest in respect of the aforesaid land.

AND WHEREAS the said Smt. Moyna Mondal, Sri Santanu Mondal and Smt. Billa Mondal alias Latika Mondal became the joint owners and possessors by way of inheritance in respect of the aforesaid land and the said Smt. Moyna Mondal recorded her name in respect of her 1/3rd undivided share out of the aforesaid land in present L. R. Records of Rights under L. R. Khatian No. 523 in Mouza - Jatragachi.

AND WHEREAS while the said Smt. Moyna Mondal was in so exclusive possession in respect of the aforesaid land, she died intestate leaving behind

her one son namely Sri Santanu Mondal and one daughter namely Smt. Billa Mondal alias Latika Mondal as her legal heirs and successors-in-interest in respect of the aforesaid land.

AND WHEREAS the said Sri Santanu Mondal and Smt. Billa Mondal alias Latika Mondal became the joint owners and possessors by way of inheritance from their father and mother in respect of ALL THAT piece and parcel of Sali land measuring more or less 15 (Fifteen) Chittacks, lying and situated at Mouza - Jatragachi, J. L. No. 24, Touzi No. 174, comprised in L. R. Khatian No. 523, under R. S. Dag No. 1021, under P. S. Rajarhat, A.D.S.R.O., Bidhannagar, Salt Lake City, within the limits of Jyangra Hatihara 2 No. Gram Panchayet, in the Dist. North 24 Parganas along with other lands.

AND WHEREAS the said Sri Santanu Mondal and Smt. Billa Mondal alias Latika Mondal while were in so joint exclusive possession in respect of aforesaid land, they jointly sold out the land ALL THAT piece and parcel of Sali land measuring more or less 15 (Fifteen) Chittacks, lying and situated at Mouza - Jatragachi, J. L. No. 24, Touzi No. 174, comprised in L. R. Khatian No. 523, under R. S. Dag No. 1021, under P. S. Rajarhat, A.D.S.R.O., Bidhannagar, Salt Lake City, within the limits of Jyangra Hatihara 2 No. Gram Panchayet, in the Dist. North 24 Parganas along with other lands in different dags, in favour of the present vendor and purchaser herein by virtue of a registered Deed of Conveyance dated 18th November, 2008, which was executed and registered before the office of A.D.S.R., Bidhan Nagar, Salt Lake City and recorded in Book No. 1, CD Volume No. 12, Pages 21462 to 21480, being Deed No. 13484 for the 2008.

AND WHEREAS after purchasing the aforesaid land, the present vendor and purchaser herein jointly enjoying the same with out any hindrance and interruption from any person or persons and absolute power of joint ownership by paying rent and taxes before the authority concerned of Govt. of West Bengal.

AND WHEREAS the present vendor and purchaser herein jointly enjoying the aforesaid land without any hindrance and interruption from any person or persons and absolute power of joint ownership by paying rent and taxes before the authority concerned of Govt. of West Bengal.

AND WHEREAS the present vendor herein expressed his desire to sell out his respective undivided share of the land *ALL THAT* piece and parcel of Sali land measuring more or less *8 (Eight) Chittacks* out of the land measuring more or less *15 (Fifteen) Chittacks*, lying and situated at Mouza - Jatragachi, J. L. No. 24, Touzi No. 174, comprised in L. R. Khatian No. 523, under R. S. & L. R. Dag No. 1021, under P. S. Rajarhat, A.D.S.R.O., Bidhannagar, Salt Lake City, within the limits of Jyangra Hatiara 2 No. Gram Panchayet, in the Dist. North 24 Parganas, which is more fully described in the schedule herein under written and herein after referred to as the "*SAID LAND*" along with all easementary rights at a total consideration of *Rs. 50,000.00 (Rupees Fifty thousand) only* and the purchaser being informed about the same is agreed to purchase the same at the said consideration and accordingly this Deed of Conveyance made between the vendor and the purchaser herein.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said total consideration of *Rs. 50,000.00 (Rupees Fifty thousand) only* to the vendor paid by the purchaser as per memo below at or immediately before the execution of these presents (the receipt whereof the vendor do hereby as well as by the receipt here under written, admit and acknowledge and or from the same and every part thereof hereby acquit, release and forever discharge the said purchaser) as well as the said land particularly described in the schedule hereinafter written, the vendor do hereby sell, grant, transfer and convey and assign and unto the purchaser free from all encumbrances, charges, liens, dispendences *ALL THAT* piece and parcel of Sali land measuring more or less *8 (Eight) Chittacks* out of the land measuring more or less *15 (Fifteen) Chittacks*, lying and situated at Mouza - Jatragachi, J. L. No. 24, Touzi No. 174, comprised in L. R. Khatian No. 523, under R. S. & L. R. Dag No. 1021, under P. S. Rajarhat, A.D.S.R.O., Bidhannagar, Salt Lake City, within the limits of Jyangra Hatiara 2 No. Gram Panchayet, in the Dist. North 24 Parganas, together with all easementary rights and appurtenances as particularly described in the schedule hereinafter written *TO HAVE AND TO HOLD* the said land hereby granted, transferred conveyed and assigned or expressed or intended so to be with the appurtenances unto the purchaser absolutely and forever free from all encumbrances whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER :-

1. That the schedule land is free from all encumbrances, attachments, liens, mortgages and the vendor has absolute right, title and interest in respect of the schedule property.
2. That no notice issued under the public demand recovery act, has been served on the vendor nor any such notice has been published.
3. That the vendor has not yet received any notice of requisite on and / or requisition of the property described in the schedule hereinafter written.
4. That the purchaser and all person or persons claiming through the purchaser shall have undisputed and all manner of right over the common passages and other easementary rights.
5. It is hereby declared that the property is used exclusively by the vendor which is described in the schedule hereinafter written is the self acquired property of the vendor and that the vendor is not the benamder of any one of his co-sharers.
6. It is transpired that the said property hereby sold, conveyed, transferred and assigned by the vendor, if not free from all encumbrances, as herein before covenants the vendor shall be bound to refund to the purchaser the full consideration money paid hereunder together with the cost of the stamp and registration charges and the legal fees incurred by the purchaser herein together with the damages which the purchaser herein may or may be suffered.
7. That the vendor and his legal heirs from time to time shall be bound to execute necessary Deed of Rectification or other document / documents without any consideration in favour of the purchaser or his legal heirs in respect of the schedule land for any defect, omission, error to be found later on in the present deed.
8. That the purchaser on and from this day shall have absolute right to install electricity, water connection, sewerage connection, telephone connection, construct the boundary wall, necessary development works etc. at his own cost and expenses over the schedule property.

AND the vendor delivers this day khas possession of the said property along with the relevant documents of right, title and possession unto the purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of Sali land measuring more or less 8 (Eight) Chittacks out of the land measuring more or less 15 (Fifteen) Chittacks, lying and situated at Mouza - Jatragachi, J. L. No. 24, Touzi No. 174, comprised in L. R. Khatian No. 523, under R. S. & L. R. Dag No. 1021, under P. S. Rajarhat, A.D.S.R.O., Bidhannagar, Salt Lake City, within the limits of Jyangra Hatiara 2 No. Gram Panchayet, in the Dist. North 24 Parganas, together with all easement rights and electricity, water, sewerage connection and common passage. The annual proportionate rent is payable to the Collectorate of North 24-Parganas on behalf of Govt. of West Bengal. The land is hereby sold with all easementary rights. One site plan is annexed herewith marked by red border, which will be treated as a part of this indenture, which is butted and bounded as follows :-

Handwritten signature

ON THE NORTH	:	By R.S. Dag no - 1014.
ON THE SOUTH	:	By R.S. Dag no - 1022.
ON THE EAST	:	By same Land.
ON THE WEST	:	By 6' passage.

IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
by the parties at Kolkata in
presence of :-

1. *E. R. Roy -*
Es. R. Roy & Son Pvt. Ltd.
P. O. Calcutta, Dist. 57

Krishna Roy -
.....
Signature of the Vendor

2. *A. L. Chandra*
B. L. Chandra

Pradyumn Chandra
.....
Signature of the Purchaser

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MEMO

Amount

same

<i>TOTAL</i>	<u>50,000.00</u>
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WITNESSES 24

1. Prikash monal
2. Anil. sh.

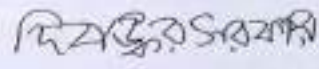
Signature of the Vendor

C. D. Lawrence
Advocate
Exempt Club

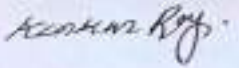
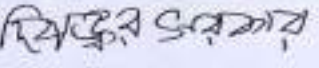
RULE 44A OF THE I.R. ACT 1908 N.B - L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

	LITTLE	RING	MIDDLE	FORE	THUMB
					
	THUMB	FORE	MIDDLE	RING	LITTLE
					
	LITTLE	RING	MIDDLE	FORE	THUMB
					
	THUMB	FORE	MIDDLE	RING	LITTLE
					
	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

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
 File / LTI Sheet of Serial No. 04804 / 2011, Deed No. (Book - I , 04492/2011)
 of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Dipankar Sarkar	 20/04/2011	 LTI 20/04/2011	 20/4/2011

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kinkar Roy Address -Jatragachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Ghuni	Self	 20/04/2011	 LTI 20/04/2011	
2	Dipankar Sarkar Address -Jatragachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Ghuni	Self	 20/04/2011	 LTI 20/04/2011	

Name of Identifier of above Person(s)

Kumar Das
 Sub Court, District:-North 24-Parganas, WEST
 BENGAL, India, P.O. :-

Signature of Identifier with Date


20/4/11





(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BIDHAN NAGAR
 North 24 Parganas (Self Lock)



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 04492 of 2011
(Serial No. 04804 of 2011)

On

Payment of Fees:

On 20/04/2011

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 : 23,4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 696/-, on 20/04/2011

(Under Article : A(1) = 682/- ,E = 14/- on 20/04/2011)

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.-62999/-

Certified that the required stamp duty of this document is Rs.- 3170 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 3100/- is paid 10102820/04/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 20/04/2011

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

Presented for registration at 12.48 hrs on :20/04/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Dipankar Sarkar ,Claimant.

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

Execution is admitted on 20/04/2011 by

1. Kinkar Roy, son of Meghnath Roy , Jatragachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Ghuni , By Caste Hindu, By Profession : Business
 2. Dipankar Sarkar, son of Subhas Sarkar , Jatragachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Ghuni, By Caste Hindu, By Profession : Business
- Identified By Amit Kumar Das son of Dilip Das, Barasat Court, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste:-Hindu, By Profession: Law Clerk.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR



20 APR 2011

Addl District Sub-Registrar
(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 2982 to 2994
being No 04492 for the year 2011



(Debasish Dhar) 21-April-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal