

02579/2022

T-02529/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 573077

S.No: 2/1068018/2022

V.Case No: 258. Dt. 08/04/2022

certified that the documents admitted for registration. The signature sheet and the endorsement sheets attached with the this document are the part of this document.

Add: District Sub Registrar
Baneckpore. 24 Pgs. 1A
11/04/2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 08th
day of April 2022 (Two Thousand Twenty Two)

Contd ... 2

433 1000 6/4/2022
Alpna Debnath 8 others
E Road
Tito Roy
জাতীয় সোমা ডৌমিক বারাক

এ ডি. এস. আর ব্যারাকপুর



ব. সীল

জাতীয় সোমা ডৌমিক

টি ভি নং

সাম্প্রদায়িক 21/3/2022

জাতীয় সোমা ডৌমিক

3, 50' 000/

v.c-TI No Anita Saha.

1088

Anita Saha

1090

Alpna Debnath

1091

Bira Dutta Roy

1092

Sunanda Dutta Roy

1093

Arkalesh Roy

1094

Kanjan Saha

08/04/22



Addl Dist Sub-Registrar
Barrackpore North 24 Parganas

08 APR 2022

022
0.0001-

SMT. ANITA SAHA, Daughter of Late Sudha Sindhu Mondal, PAN: BZPPS0339M, Wife of Alope Saha, By Faith - Hindu, By Nationality - Indian, By Occupation - Housewife, **Residing at:-** 8/19, Fern Road, Ballygaunge, Kolkata - 700019, hereinafter jointly called the "**VENDOR**" (which expression shall unless be excluded or repugnant to the context be deemed to mean and include each of their respective legal heirs, successors, executors, administrators and assigns).

AND

1) **SMT. ALPANA DEBNATH**, PAN AFPCPD0595A, Wife of Sri. Mrinal Debnath, Residing at - 36/29, Anandapuri, E- Road, Post Office - Nonachandanpukur, Barrackpore, Police Station - Titagarh, District - 24 Parganas (North), Kolkata - 700122, 2) **SMT. BIVA DUTTA ROY**, PAN AHCPD3404E, Wife of Sri. Dipankar Dutta Roy, residing at : Udayanpally, Post Office - Ichapore Nawabgunj, Police Station - Noapara, District - North 24 Parganas, 3) **SUNANDA DUTTA ROY**, PAN CVKPD0789C, Daughter of Sri. Dipankar Dutta Roy, residing at : Udayanpally, Post Office - Ichapore Nawabgunj, Police Station - Noapara, District - North 24 Parganas, Pin Code - 743144, 4) **ARKADEB ROY**, PAN FKEPR5236J, Son of Sri. Tapas Roy, Residing at - Kalicharan Roy Lane, Ichapore - Nawabgunj, Post Office - Ichapore - Nawabgunj, Police Station - Noapara, District - 24 Parganas (North), Pin Code - 743144, hereinafter called the '**PURCHASERS**', (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, representatives, and assigns and nominee or nominees) to the party of the **SECOND PART**.

WHEREAS one Sudha Sindhu Mondal (since deceased), Son of Late Birendra Nath Mondal, became the absolute owner of a piece and parcel of Bastu Land measuring about 47 decimals equivalent to 28 Cottah 06 Chittaks 43 Sq. Ft. appertaining to C.S. Dag No. 1860 corresponding to R.S. Dag No. 1860/8107, J.L. No. 03, Mouza - Ichapore, Police Station - Noapara, District - North 24 Parganas, hereinafter referred to as the "**AFORESAID PROPERTY**", by purchase sometimes in the year 1958.

AND WHEREAS said Sudha Sindhu Mondal (since deceased) after being the absolute owner of the Aforesaid Property duly recorded his name with the Office of the B.L. & L.R.O wherefrom the R.S. Khatian was opened in his name in the respect of the Aforesaid Property as 4789.

AND WHEREAS subsequently, the relevant L.R. Record of Rights has also been published in the name of Sudha Sindhu Mondal in respect of the Aforesaid Property with the L.R. Dag No. 3542, under L.R. Khatian No. 9039, under Mouza - Ichapore.

AND WHEREAS while said Sudha Sindhu Mondal was enjoying the Aforesaid Property as an absolute owner, transferred a portion therefrom measuring about 01 Cottah 13 Chhitak 33 Sq. Ft. with the right to use the 8 Ft. wide land for egress and ingress, appertaining to R.S. Dag No. 1860/8107

ADN

corresponding to L.R. Dag No. 3542, under L.R. Khatian No. 9039, J.L. No. 03, Re Sa No. 89, Touzi No. 2998, Mouza - Ichapore, **lying and situated at:-** Ramchandra Path, Holding No. 341, Ward No. 13, within the limits of North Barrackpore Municipality, Post Office - Ichapore Nawabgunj, Police Station - Noapara, under A.D.S.R.O. Barrackpore, District - North 24 Parganas, Pin Code - 743144, to his daughter, named, Smt. Anita Saha, by way of Gift out of natural love & affection through execution of a valid Deed of Gift on 07.08.1990 as was registered at the Office of the A.D.S.R. Barrackpore wherein the same was entered into Book No. I, Volume No. 77, Pages 401 to 408 being No. 4249 for the year 1990, as well as delivered the physical possession therein who on acceptance of the gift has become the absolute owner of the Said Property.

AND WHEREAS said Smt. Anita Saha being the Vendor hereinabove, after being the absolute owner of the Said Property duly recorded her name with the office of B.L & L.R.O wherefrom the L.R Record of Rights has been published in her name with L.R Khatian No. 23240, appertaining to L.R Dag No. 3542, Mouza - Ichapore.

AND WHEREAS the Vendor herein above has already transferred her proportionate right upon a piece and parcel of land being 8 Ft. wide 101 Ft. 3 Inches in length as was situated on the Northern Side of the said property for her egress and ingress by way of Sale in favour of the Purchasers hereinabove on ~~11/04/2022~~ on acceptance of the valuable consideration on as was registered at the office of A.D.S.R Barrackpore, wherein the same was entered into Book No. I, C.D Volume No, Pages to, being No. ~~2527~~ for the year 2022.

AND WHEREAS the Vendor after being the absolute joint owners in respect of the Said Property are enjoying the same after exercising all of their right, title, interest and possession therein.

AND WHEREAS the Vendors hereinabove having absolute ownership of the Said Property coupled with good marketable title free from all encumbrances due to urgent need of money have decided jointly to transfer the **Said Property** at a highest market price of Rs. 13,14,826 (Rupees Thirteen Lakhs Fourteen Thousand Eight Hundred and Twenty Six) Only to any intending Purchaser.

AND WHEREAS the Purchaser after coming to know the said intention of the Vendors by accepting the offer have decided to purchase the Said Property at the total consideration amount of Rs. 13,14,826 (Rupees Thirteen Lakhs Fourteen Thousand Eight Hundred and Twenty Six) Only

ABN

- : NOW THIS INDENTURE WITNESSETH : -

That on acceptance of the Purchaser's offer and in consideration of a sum of **Rs. 13,14,826 (Rupees Thirteen Lakhs Fourteen Thousand Eight Hundred and Twenty Six) Only** paid by the Purchaser to the Vendors simultaneously the execution of this presents (the receipt whereof the said Vendors do hereby admit and acknowledge and also by the Memo of Consideration written hereunder and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser, her heirs, executors, administrators, representatives and assigns and also the property sold by this presents) the aforesaid Vendors as absolute owner doth hereby sell, transfer, grant, convey, assign and assure unto and to the use of the said Purchaser, her heirs, executors, administrators, representatives and assigns free from all encumbrances attachments and other defects in title **ALL THAT** a piece and parcel of Bastu Land measuring about 01 Cottah 13 Chhitak 33 Sq. Ft.. along with **tile shed structure thereon measuring about 100 Sq. Ft.** appertaining to R.S. Dag No. 1860/8107 corresponding to L.R. Dag No. 3542, under R.S Khatian No. 4877, corresponding to L.R. Khatian No. 23240, J.L. No. 03, Re Sa No. 89, Mouza - Ichapore, **lying and situated at:-** Ramchandra Path, Holding No. 341, Ward No. 13, within the limits of North Barrackpore Municipality, Post Office - Ichapore Nawabgunj, Police Station - Noapara, under A.D.S.R.O. Barrackpore, District - North 24 Parganas, Pin Code - 743144, hereinafter referred to as the **"SAID PROPERTY"**, which has been specifically described in the **Schedule** hereunder written which has also been delineated in the map or plan annexed with this deed and bordered in Colour Red thereon **TOGETHER WITH all** homestead, hedges, ditches, ways, water, water courses, lights, liberties, privileges, easements whatsoever to the Saleable Property described in the Schedule below and all the estate, right, title, interest, claim, demand whatsoever of the Vendors into and upon the same and every part thereof in law and in equity **TOGETHER UPON AND TO HAVE AND TO HOLD OWN** the said Saleable Property and every part thereof hereby granted, sold, conveyed and transferred or expressed or intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser and her executors, administrators, representatives and assigns forever and the Vendors doth hereby or their executors, administrators and representatives, covenants with the Purchaser each of her executors, administrators, representatives and assigns. **THAT NOTWITHSTANDING** any act, deed or thing whatsoever by the Vendors or by any of the predecessors in Title done or executed or knowingly suffered to the contrary the Vendors had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant sell convey transfer assign and transferred or expressed or intended so to be unto and

to the use of the Purchaser and each of her heirs, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the Purchaser and each of their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and equitably posses and enjoy the said Saleable Property and every part thereof without any lawful eviction, interruption, claims or demands whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from or under any of her predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted from exonerated and released or otherwise by and at the cost and expenses of the Vendors well and sufficiently indemnified of from and against all and all manner of claims, charges liens debts attachments and encumbrances whatsoever made or suffered by the Vendors or by any of her predecessors in Title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably any estates or interests whatsoever in the said property or any part thereof from under or in trust for the Vendors or from or under any of its predecessors in Title shall and will from time to time and at hereafter at the request and costs of the Purchaser or each of her heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring the Saleable Property and every part thereof unto and to the use of the Purchaser and each of her heirs, executors, administrators, representatives and assigns according to the true intent and meanings of this Deed as shall or may be reasonably required.

DESCRIPTION OF THE "SAID PROPERTY"

ALL THAT a piece and parcel of Bastu land measuring about 01 Cottah 13 Chhitak 33 Sq. Ft. along with **tile shed structure thereon measuring about 100 Sq. Ft.** appertaining to R.S. Dag No. 1860/8107 corresponding to L.R. Dag No. 3542, under R.S Khatian No. 4877, corresponding to L.R. Khatian No. 23240, J.L. No. 03, Re Sa No. 89, Mouza - Ichapore, **lying and situated at:-** Ramchandra Path, Holding No. 341, Ward No. 13, within the limits of North Barrackpore Municipality, Post Office - Ichapore Nawabgunj, Police Station - Noapara, under A.D.S.R.O. Barrackpore, District - North 24 Parganas, Pin Code - 743144, butted and bounded by :-

On the **NORTH** :- Alpana Debnath and Others
On the **SOUTH** :- Land of Manish Kumar Mondal and others
On the **EAST** :- Land of Hasi Saha
On the **WEST** :- House of Swapan Kumar Das.

(The Said Property is delineated by "Red Colour Border" Line in the annexed with Sketch Map, which will be treated as part & parcel of the instant Deed)

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

SIGNED, SEALED & DELIVERED

In Presence of the WITNESESS : -

1. *Saikat Chatterjee*
Proprietor *Anita Saha*
SIGNATURE OF THE VENDOR

2. *Ranjan Sanyal*
Self
1. *Alpana Deb Nath*
2. *Birsa Dutta Roy*
3. *Sunanda Dutta Roy*
4. *Arka Deb Roy*
.....
SIGNATURE OF THE PURCHASERS

Drafted & Prepared by me : -

Arup Das Gupta
Arup Das Gupta

(ADVOCATE)

Enrollment No. :- F/468/425 of 1989.

Barrackpore Court, Barrackpore,

North 24 Parganas, Kolkata - 700120.

~: MEMO OF CONSIDERATION :~

RECEIVED from the above named Purchasers a sum of Rs. 1314826/- (Rupees Thirteen Lakhs Fourteen Thousand Eight Hundred Twenty Six) Only as the total consideration amount in the following manner :-

DATE	CHEQUE NO.	BANK	AMOUNT
14.03.2022	000010	Bandhan Bank	328707.00
14.03.2022	000016	Bandhan Bank	328707.00
14.03.2022	835172	SBI	328706.00
14.03.2022	498793	PNB	328706.00
			<u>1314826.00</u>

(Rupees Thirteen Lakhs Fourteen Thousand Eight Hundred Twenty Six)

In nthe presence of WITNESSES :-

1. *Loikar chet...*
Leher

2. *Ram...*
BKP

1. *Anika Saha*
.....
.....
.....
.....

V E N D O R S

Drafted & Prepared by me :-

Anup Das Gupta
Anup Das Gupta

(ADVOCATE) /

Enrollment No : F/468/425 of 1989.
Barrackpore Court, Barrackpore,
North 24 Paraganas, Kolkata - 700120

COMPUTER TYPED BY

ANIKET GIRI

Barrackpore, 24 Paraganas (N)

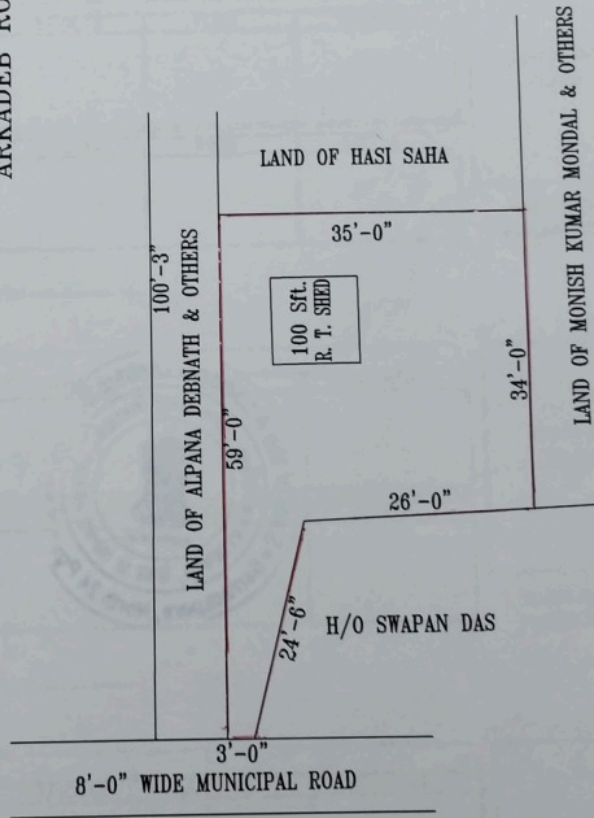
SITE PLAN OF THE LAND OF ANITA SAHA AT MOUZA- ICHAPUR, R. S. DAG NO.-188,
L. R. DAG NO.-3542, R. S. KHATIAN NO.-4877, L. R. KHATIAN NO.-23240 HOLDING NO-341, WARD NO
UNDER NORTH BARRACKPORE MUNICIPALITY



AREA-1K.-13CH.-33Sft.
R. T. SHED-100 Sft.

Anita Saha
VENDOR:- ANITA SAHA

Alpana Debnath
Biva Dutta Roy
Sunanda Dutta Roy
Arkadeb Roy
VENDEE:- ALPANA DEBNATH
BIVA DUTTA ROY
SUNANDA DUTTA ROY
ARKADEB ROY



Tapas Roy
TAPAS ROY
Licentiate Civil Engineer
L B S.
North Barrackpore Municipality
Lic. No. 36/442/1058.L.S...

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS

D.S.R. - BARASAT & R.A. - KOLKATA

1. STATUS: PRESENTANT

LEFT HAND FINGER PRINT

Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



FINGER PRINT

SIGNATURE Ananta Saha

2. LEFT HAND FINGER PRINT

Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for
Photo

RIGHT HAND
FINGER PRINT

SIGNATURE

3. LEFT HAND FINGER PRINT

Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for
Photo

RIGHT HAND
FINGER PRINT

SIGNATURE

4. LEFT HAND FINGER PRINT

Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for
Photo

RIGHT HAND
FINGER PRINT

SIGNATURE

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS

D.S.R. - BARASAT & R.A. - KOLKATA

1. STATUS: PRESENTANT

LEFT HAND FINGER PRINT Name ALPANA DEBNATH

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Alpana Debnath

2. LEFT HAND FINGER PRINT Name BIVA DUTTA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

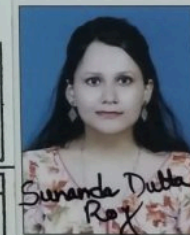


RIGHT HAND FINGER PRINT

SIGNATURE Biva Dutta Roy

3. LEFT HAND FINGER PRINT Name SUNANDA DUTTA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Sunanda Dutta Roy

4. LEFT HAND FINGER PRINT Name ARKADEB ROY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Arkadeb Roy









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. BARRACKPORE, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15052001068018/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Anita Saha 8/19 Fern Road, City:- , P.O:- Ballygunj, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Seller			Anita Saha
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt Alpana Debnath E Road Anandapuri, City:- Barrackpore, P.O:- N C Pukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122	Buyer			Alpana Debnath
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt Biva Dutta Roy Udayanpally, City:- , P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743144	Buyer			Biva Dutta Roy

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Sunanda Dutta Roy Udayanpally, City:- , P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743144	Buyer			<i>Sunanda Roy</i> 08.04.22
5	Shri Arkadeb Roy K C Roy Lane, City:- , P.O:- Ichapore Nawabgunj, P.S:-Noapara, District:- North 24-Parganas, West Bengal, India, PIN:- 743144	Buyer			<i>Arkadeb Roy</i>
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ranjan Sarkar Son of Nirmal Sarkar Sadar Bazar, City:- Barrackpore, P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24- Parganas, West Bengal, India, PIN:- 700120	Smt Anita Saha, , Smt Alpana Debnath, Smt Biva Dutta Roy, Smt Sunanda Dutta Roy, Shri Arkadeb Roy			<i>Ranjan Sarkar</i> 08/04/22

(Asis Kumar Dutta)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARRACKPORE
North 24-Parganas, West
Bengal



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

GRN Details

GRN: 192022230004430591 Payment Mode: Online Payment
GRN Date: 08/04/2022 12:51:26 Bank/Gateway: State Bank of India
BRN : CKT3583774 BRN Date: 08/04/2022 12:04:05
Payment Status: Successful Payment Ref. No: 2001068018/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mousumi enterprise
Address: Jaffarpur, kol 122
Mobile: 9831603632
Depositor Status: Others
Query No: 2001068018
Applicant's Name: Mrs Alpna Debnath
Identification No: 2001068018/5/2022
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001068018/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	51613
2	2001068018/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	13162
3	2001068018/5/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	800
Total				65575

IN WORDS: SIXTY FIVE THOUSAND FIVE HUNDRED SEVENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-1505-02529/2022	Date of Registration	11/04/2022
Query No / Year	1505-2001068018/2022	Office where deed is registered	
Query Date	05/04/2022 7:09:19 PM	A D S R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alpana Debnath E Road Anandapuri, Thana : Titagarh, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9874202866, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 13,14,826/-	Rs. 13,14,826/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 52,613/- (Article:23)	Rs. 13,162/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Ram Chandra Path, Mouza: Ichapur, , Ward No: 13, Holding No:341 JI No: 3, Pin Code : 743144

District North 24 Parganas
Ichapur, Ward No: 13, Holding No:341 JI No: 3, Pin Code : 743144

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-3542 (RS :-)	LR-23240	Bastu	Bastu	1 Katha 13 Chatak 33 Sq Ft	12,87,826/-	12,87,826/-	Width of Approach Road: 8 Ft.,
Grand Total :					3.0663Dec	12,87,826 /-	12,87,826 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1505-2022, Page from 88984 to 89013
being No 150502529 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.04.19 12:38:55 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/04/19 12:38:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)