

भारतीय नै न्यायिक INDIA NON JUDICIAL

ॐ भारत ॐ

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

526002

9-24279/10

Notarized that the document is admitted to
be signed by the signatory sheet/sheet's and
the document is attached with
the documents the subject of the document.

19 NOV. 2010

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 19th day of

November, 2010 of CHRISTIAN ERA.

Cont.....P/2

3072 . 18/11/2010 Mamisha Verma
(Babulal Verma)

Sarachi Complex, New Town

5000

Kol-136

9-11-2010

11,10,00



District Registrar
19 Nov. 2010

B E T W E E N

ASRAF ALI MONDAL, Son of Late Janab Ali Mondal, by faith - Muslim, by Nationality - Indian, by Occupation - Cultivation, residing at Gopalpur, P.O. - Rajarhat-Gopalpur, P.S. - Airport, District - North 24 Parganas, hereinafter 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, legal representatives and assigns) of the **ONE PART**.

A N D

SMT. MANISHA VERMA, Wife of Anand Verma, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Sarachi Complex, Greed Wood Sonata, HIG III, Flat No. 7/8D, New Town, Kolkata - 700136, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

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Registrar-II
North 24 Parganas

19 Nov. 2010

WHEREAS the Vendor heren is the absolute owner and exclusive possessor of a piece and parcel of land measuring an area 7 Decimals comprised in R.S. Dag No. 4314 (area of land 4 Dec.) and Dag No. 4316 (area of land 3 Dec.), under L.R. Khatian Nos. 2857, 2862 & 2786 of Mouza - Gopalpur, J.L. No. 2, Touzi No. 2998, Pargana - Kalikata, P.S. - Rajarhat, District - North 24 Parganas within the local limit of Rajarhat-Gopalpur Municipality, Ward No. 5.

AND WHEREAS thus the Vendor herein is now seized and possessed of or otherwise well and sufficiently entitled to the said land and hereditaments in fee simple thereto free from all encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS

Due to some unavoidable circumstances and urgent need of money the Vendor aforesaid announced his intention to dispose of a piece and parcel of land admeasuring 7 Decimals comprised

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in R.S. Dag No. 4314 (area of land 4 Dec.) and Dag No. 4316 (area of land 3 Dec.), under L.R. Khatian Nos. 2857, 2862 & 2786 of Mouza - Gopalpur, J.L. No. 2, Touzi No. 2998, Pargana - Kalikata, P.S. - Rajarhat, District - North 24 Parganas within the local limit of Rajarhat-Gopalpur Municipality, Ward No. 5 morefully and particularly described in the Schedule hereunder written free from all encumbrances for a highest market price of **Rs. 3,00,000/- (Rupees Three Lacs) only** and the Purchaser having come to learn the said intention of the Vendor agrees to purchase the same at the said market price.

NOW THIS DEED OF SALE WITNESSETH

That in pursuance of the said agreement and in consideration of the said sum of **Rs. 3,00,000/- (Rupees Three Lacs) only** of the lawful money of India in hands well and truly paid to the Vendor by the Purchaser at or before the execution of these presents (receipt whereof the Vendor doth hereby as well as by receipt hereunder written admit and acknowledge and of

and from the same and every part thereof 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 ALL THAT piece and parcel of land and hereditaments togetherwith all sorts of easement rights absolutely 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 TOGETHERWITH 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 togetherwith the documents of title exclusively relating to the said land hereditament AND ALL Estate right title and interest claim and demand whatsoever to the said Vendor and upon the said land hereditament and premises or any part thereof AND ALSO togetherwith the unrestricted right of the said Purchaser his, heirs, executors, administrators to pass and repass with or without vehicles over and along side of the road of the said premises and other roads of the said *Gopalpur* 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 hereditament 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 his predecessor-in-title done and executed or knowingly suffered to the contrary the said Vendor hath in himself indefeasible and absolute title as and for estate and hereditament 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 has in himself 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 his 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 reasonably required AND the Vendor doth hereby covenant with the Purchaser that the said Vendor shall and will from time to time and at all times hereafter keep the Purchaser his heirs, executors, administrators, safe harmless and indemnified and his estate and effect from and against dispossession of the said land or any part thereof and against all actions, proceedings, claims, demands and

Cont.....P/9

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 to right or capacity to grant, convey, transfer and assign the same in the manner aforesaid.

It is required to be stated that the sale value of the aforesaid land stands **Rs. 3,00,000/- (Rupees Three Lacs) only**, but the market value of the aforesaid land as assessed by the Registering Authority stands **Rs. 9,75,758/- (Rupees Nine Lacs Seventy Five Thousand Seven Hundred Fifty Eight) only** and the Stamp Duty paid accordingly.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **Sali land** measuring an area **7 (Seven) Decimals** be the same a little more or less,

comprised in R.S. Dag No. 4314 (area of land 4 Dec.) and Dag No. 4316 (area of land 3 Dec.), under L.R. Khatian Nos. 2857, 2862 & 2786 of **Mouza - Gopalpur**, J.L. No. 2, Touzi No. 2998, Pargana - Kalikata, P.S. - Rajarhat, A.D.S.R.O. - Bidhan Nagar (Salt Lake City), District - North 24 Parganas, which is lying and situates within the local limit of Rajarhat-Gopalpur Municipality, Ward No. 5.

-: Dag No. 4314 is bounded by :-

On the North : R.S. Dag No. 4315.
On the South : R.S. Dag No. 4314.
On the East : R.S. Dag No. 4322.
On the West : R.S. Dag No. 4314(P).

-: Dag No. 4316 is bounded by :-

On the North : R.S. Dag No. 4315.
On the South : R.S. Dag No. 4316(P).
On the East : R.S. Dag No. 4322.
On the West : R.S. Dag No. 4316(P).

IN WITNESS WHEREOF the Vendor hereto after knowing and understanding the full contents of the Deed set and subscribed his hand and executed this Deed of Conveyance in his free will sound health and mind on this day, month and year written at the outset.

SIGNED, SEALED AND DELIVERED

by the parties in presence of

following WITNESSES :

1.

Handwritten signature in Bengali script
১২০০ বর্ষের অন্তর্গত
২০ সত্তর ১৭৫১ - ১৩০০
০২২০ সন - ২২০ সন

Handwritten signature of the vendor

SIGNATURE OF THE VENDOR ✓

2.

Handwritten signature of the witness

do. INNA Rui

VILL. Rejhera POPS. Rejhera
Cent. 135

-: Drafted by :-

Handwritten signature of Santosh Kumar Dasgupta
(Santosh Kumar Dasgupta)
Advocate

Judges' Court, Barasat
En. No. : F/458/402/83

-: Printed by :-

Handwritten signature of Sudipta Dey
(Sudipta Dey)

Barasat

MEMO OF CONSIDERATION

RECEIVED the total consideration amounting to **Rs. 3,00,000.00**
(Rupees Three Lacs) only from the withinnamed Purchaser in
full by Cash.

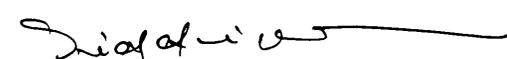




Witnesses :-

SIGNATURE OF THE VENDOR

1) 

2) 

do INNAT Ahi
VILL. Rajgadh. P.O. P.S. Rajgadh
Dist. 135

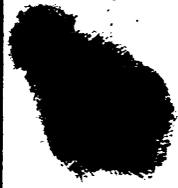
OF THE
AGENT/
BUYER/SELLER/
PROPERTY/ACQUISITION
WITH PHOTO

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

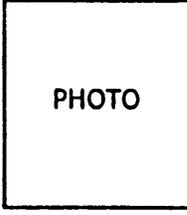
N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Handwritten signature</i> <i>Handwritten signature</i>	LH.					
	RH.					

ATTESTED :- *Handwritten signature*

 <i>Handwritten signature</i> <i>Handwritten signature</i>	LH.					
	RH.					

ATTESTED :- *Handwritten signature* *Handwritten signature*

 PHOTO	LH.					
	RH.					

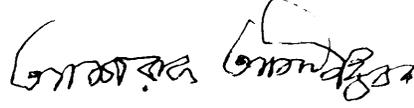
ATTESTED :-

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R.-II NORTH 24-PARGANAS, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 09705 / 2010, Deed No. (Book - I , 13209/2010)

Signature of the Presentant

Name of the Presentant	Signature with date
Asraf Ali Mondal	 ০২/১১/২০১০

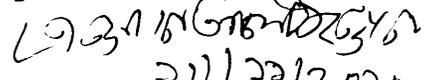
II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Asraf Ali Mondal Address -Gopalpur, R Gopalpur, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajharhat Gopalpur	Self	 19/11/2010	 RLI 19/11/2010	

Name of Identifier of above Person(s)

Ensan Ali Mondal
 Gopalpur, Thana:-Rajarhat, District:-North
 24-Parganas, WEST BENGAL, India, P.O. :-Gopalpur

Signature of Identifier with Date


 ০২/১১/২০১০

(Dinabandhu Roy)

DISTRICT SUB-REGISTRAR-II

Office of the D.S.R.-II NORTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 13209 of 2010
(Serial No. 09705 of 2010)

On

Payment of Fees:

On 19/11/2010

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. 10764/-, on 19/11/2010

(Under Article : A(1) = 10725/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 19/11/2010)

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.-975758/-

Certified that the required stamp duty of this document is Rs.- 58555/- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 40000/- is paid, by the draft number 421113, Draft Date 18/11/2010, Bank Name State Bank of India, KOLKATA AIR PORT, received on 19/11/2010
2. Rs. 13565/- is paid, by the draft number 421112, Draft Date 18/11/2010, Bank Name State Bank of India, KOLKATA AIR PORT, received on 19/11/2010

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

Presented for registration at 12.20 hrs on :19/11/2010, at the Office of the D.S.R.-II NORTH 24-PARGANAS by Asraf Ali Mondal ,Executant.

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

Execution is admitted on 19/11/2010 by

1. Asraf Ali Mondal, son of Lt Janab Ali Mondal , Gopalpur, R Gopalpur, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajharhat Gopalpur , By Caste Muslim, By Profession : Cultivation

Identified By Ensan Ali Mondal, son of Asraf Ali Mondal, Gopalpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Gopalpur , By Caste: Muslim, By Profession: Business.

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 1 of 2

19/11/2010 01:01:00 P



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 13209 of 2010
(Serial No. 09705 of 2010)

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II


(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

19/11/2010 01:01:00 P

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 45
Page from 4558 to 4575
being No 13209 for the year 2010.



MR

(Dinabandhu Roy) 22-November-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal