

3578

I 3356/2015



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 393433

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

for & as the
constituted attorney
of Smt. Jiwani Devi
Anchalia,

Roopchand Anchalia

District Sub-Registrar-III
North 24-Parganas, Barasat

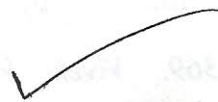
27 MAY 2014
DEED OF CONVEYANCE

THIS INDENTURE is made on this the 27th day of May,
2014 (Two thousand fourteen) A.D.

BETWEEN

SMT. JIWANI DEVI ANCHALIA, wife of Late Manick Chand Anchalia, by nationality Indian, by faith Jain, by occupation Landholder, resident of 369, Vivek Vihar Colony, New Sangar Road, Sodala, Jaipur-19, Rajasthan, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to or inconsistent with the subject or context be deemed to

ক্রমিক নং 893
 সন 2014 year
 তারিখ 13/05/2014
 প্রেরতার নাম Swarajit Kar Advocate
 সাকিন Barasat court
 ট্যাক্স মূল্য 5000/- five thousand rs only
 ট্যাক্স ডেভার 5000/-
 হাবড়া, এ, ডি. এস, আর অফিস
 জেলা - উত্তর ২৪ পরগণা
 চি. ডি. নং - 2 MAY 2014
 প্রেরের তারিখ -
 মোট মূল্য 150000
 ট্রেজারী অফিস বারাসাত
 উত্তর ২৪ পরগণা
 ট্যাক্স ডেভার - জয়ন্ত বিশ্বাস



District Sub-Registrar-III
 North 24-Parganas, Barasat

27 MAY 2014

Binod Anand
 Kuli Manick Choud
 Anand
 Shashinjee Road
 Nabapally Barasat
 Burdwan.

for & as the
constituted attorney
of Smt. Jivani Devi
Anchalia,

Roopchand Anchalia

mean and include **her** heirs, executors, administrators, legal representatives and assigns) of the ONE PART. represented by her son the constituted Attorney **SRI ROOP CHAND ANCHALIA**, PAN-ACXPA9466B, son of Late Manick Chand Anchalia, resident of 369, Vivek Vihar Colony, New Sanganer Road, Sodala, Jaipur-19, Rajasthan, at present residing at No. 20, Pathuriaghata Street, P.S. Jorabagan, Kolkata-700006, vide General Power of Attorney dated 13th day of April, 2010 registered in Book-IV, volume No. 8, pages 158, Serial No. 2010399000041 & another book No. IV, volume No. 16, pages 397 to 405, Deed No. 2010399001442, in the office of the Sub-Registrar, SANGANER-II, Jaipur, Rajasthan.

AND

1. **MR. BASANT AGARWAL**, PAN-ACJPA0416D, son of Sri, Ramavtar Agarwal, 2. **SMT. RUCHIKA AGARWAL**, PAN-AFEP7702E, wife of Sri Basant Agarwal, residing at AA-43, Sector-I, Saltlake city, P.S. Bidhannagar (North), Kolkata-700064, by nationality Indian, by faith Hindu, by occupation No. 1 Business, No. 2 Housewife, hereinafter called the PURCHASERS (which expression shall unless excluded by or repugnant to or inconsistent with the subject or context be deemed to mean and include **their** heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS by a duly executed and Registered Deed of kobala



District Sub-Registrar-III
North 24 Parganas, Barasat

27 MAY 2011

for & as the
constituted attorney
of Smt. Jiwani Devi
Anchalia,
Roofchand Anchalia

in Bengali nature dated 14th December, 1963 corresponding to 27th Agrahayan 1370 B.S. Registered in Book No. 1, volume No. 141, pages 89 to 94 as Being No. 13824 for the year 1963 in the office of the Sub-Registrar Barasat, Jiwani Devi Anchalia the vendor hereto purchased all that piece and parcel of land measuring 17 satak more or less at R.S. Dag No. 1068/1679 alongwith other landed properties under previous R.S. Khatian No. 233/1, Hal Khatian No. 696 at **Mouza Paschim Ichapur**, J.L. No. 29, P.S. Barasat in the then District 24 Parganas from Babur Ali, Mondal, Tafur Ali Mondal, Jiyar Ali Mondal, Deljan Bibi and Abejan Bibi for the consideration mentioned therein.

AND WHEREAS by another duly executed and registered Deed of kobala in Bengali nature dated 14th December, 1963 corresponding to 27th Agrahayan 1370 B.S. Registered in Book No. 1, volume No. 139, pages 59 to 63, as Being No. 13767 for the year 1963 in the office of the Sub-Registrar Barasat, the vendor hereto purchased all that piece and parcel of land measuring 64 satak more or less at R.S. Dag No. 1137 under R.S. Khatian No. 280, alongwith other landed properties at **Mouza Paschim Ichapur**, J.L. No. 29, P.S. Barasat in the then District 24 Parganas from Anwar Ali Mondal for the consideration mentioned therein.

AND WHEREAS by the purchase in the manner aforesaid the



District Sub-Registrar-III
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27 MAY 2011

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Anchalia,

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vendor became the absolute owner of 17 satak more or less at R.S. Dag No. 1068/1679 and 64 satak more or less at R.S. Dag No. 1137 at **Mouza Paschim Ichapur**, J.L. No. 29, P.S. Barasat in the then District 24 Parganas now within the limit of the District of North 24 Parganas.

AND WHEREAS the vendor duly got her name mutated in the L.R. Settlement records in the office of the B.L. & L.R.O. Barasat in respect of the aforesaid land area purchased by her and the same is comprised in L.R. Dag No. 1154 under L.R. Khatian No. 682, J.L. No. 29 at **Mouza Paschim Ichapur**, J.L. No. 29, P.S. Barasat in the then District 24 Parganas now as North 24 Parganas situated lying at and being the Holding No. 1532 Shastriji Road within the limit of Ward No. now 07 of the Barasat Municipality.

AND WHEREAS the aforesaid property is free from all encumbrances claims and demand whatsoever and is not subject to Trust property or settlement or any kind of alienation.

AND WHEREAS under such circumstances the vendor has agreed to sell the property measuring 04 cottahs 08 chittack 39 sq.ft. more or less in R.S. Dag No. 1068/1679 AND 02 cottahs 10 chittacks 04 sq.ft. more or less in R.S. Dag No. 1137 total 07 cottahs 02 chittacks 43 sq.ft. more or less in scheme Plot No. B AND 07 cottahs 02 chittacks 43 sq.ft. more or less in



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District Sub-Registrar-III
North 24-Parganas, Barasat

27 MAY 2014

for & as the
constituted attorney
of Smt. Jiwani Devi
Anchalia,

Rafaband Anenali

R.S. Dag No. 1137 in scheme Plot No. C, GRAND TOTAL 14 cottahs 05 chittacks 41 sq.ft. or 23.70958 satak more or less morefully described in the schedule hereunder written at and for the total consideration of Rs. 48,00,000.00 (Rupees forty eight lacs) only and the purchasers have agreed to purchase the same at the declared price of the vendor.

NOW THIS INDENTURE WITNESS AS FOLLOWS :

THAT in pursuance of the said Agreement and in consideration of the said sum of Rs. 48,00,000.00 (Rupees forty eight lacs) only paid by the purchasers to the vendor on or before execution of these presents (the receipt whereof the vendor doth hereby acquit as well as by the receipt hereunder written admits and acknowledges of and from the payment of the and every part thereof and for ever discharge the purchasers as well the said property) and the vendor doth hereby grant convey transfer assign and assure unto the purchasers all that the danga land measuring 14 cottahs 05 chittacks 41 sq.ft. more or less morefully described in the schedule hereunder written at Mouza-Paschim Ichapur, J.L. No. 29, P.S. Barasat in the District of North 24 Parganas, shown and delineated in the Map or Plan annexed hereto and border red therein with the rights of paths and passages described and distinguished and all the estate rights title and interest claim and demand whatsoever of the vendor and



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District Sub-Registrar-III
North 24-Parganas, Barasat

27 MAY 2014

for & as the
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of Smt. Jiwani Devi
Anchalika,

Roselband Auehali

her predecessors in title of into upon the said property TO HAVE
AND TO HOLD the same fully and particularly described in the
schedule hereunder written hereby granted, sold, transferred and
conveyed and expressed so to be unto and to the use of the
purchasers absolutely and for ever and the vendor doth hereby
covenants with the purchasers THAT NOTWITHSTANDING any act
deed or things by the vendor made done committed or knowingly
suffered to the contrary the vendor is now lawfully, right fully
and absolutely seized and possessed of or otherwise well and
sufficiently entitled to the said property hereby granted transferred
conveyed or expressed so to be and every part thereof for
perfect and indefeasible estate of inheritance with out any manner
of encumbrances, charges, condition user of Trust or any other
thing to alter defeat encumber and make void AND THAT
NOTWITHSTANDING any such act, deed or thing whatsoever as
aforesaid the vendor now hath in herself good right full power
and absolute authority to grant convey assign and assure the
said property described in the schedule hereunder written hereby
granted, conveyed and transferred in vacant condition unto and
to the use of the purchasers in the manner aforesaid and the
purchasers shall and may at all times hereafter quietly hold
possess and enjoy the said property with full right to transfer
the proeprty by sale, gift, mortgage, lease or any kind of
alienation whatsoever and receive the rent, issue and profits



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North 24-Parganas, Barasat

27 MAY 2014

for & as the
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of Smt. Jiwani Devi
Anchalia,

Rafael and Dherali

without any lawful eviction, interruption, claim or demand whatsoever from or by the vendor or any person or persons lawfully and equitably claiming through or under of in Trust for the vendor AND THAT free and clear freely and clearly and absolutely exonerated discharged saved harmless and indemnified against all estate and encumbrances created by the vendor or any person having lawfully equitably claiming any estate or interest through her in the said proeprty or any part thereof and the vendor shall and will at all times hereafter at the request and cost of the purchasers make to execute all such acts, deeds and things whatsoever for further and more fully perfectly assuring the said property unto and to the use of the purchasers absolutely for ever in the manner aforesaid and the vendor makes over khas possession in fully vacant condition of the property hereby sold, transferred and conveyed. The map or plan annexed shall be a part of this indenture.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of DANGA land admeasuring 04 cottahs 08 chittack 39 sq.ft. more or less out of 17 decimals in R.S. Dag No. 1068/1679 under previous Khatian No. 233/1, hal Khatian No. 696 AND 02 cottahs 10 chittacks 04 sq.ft. more or less out of 64 satak in R.S. Dag No. 1137, under hal Khatian No. 280, total 07 cottahs 02 chittacks 43 sq.ft. "



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District Sub-Registrar-III
North 24-Parganas, Barasat

27 MAY 2014

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of Smt. Jiwani Devi
Anchalika,
Roopeband Anchalika

less in scheme **Plot No. B AND 07 cottahs 02 chittacks 43 sq.ft.**
more or less out of 64 decimals in R.S. Dag No. 1137, under
hal Khatian No. 280, in scheme **Plot No. C, GRAND TOTAL 14**
cottahs 05 chittacks 41 sq.ft. or 23.70958 satak more or less

Both the said R.S. Dag No. is corresponding to L.R. Dag No.
1154 under L.R. Khatian No. 682, J.L. No. 29, at **Mouza Paschim**
Ichapur, P.S. Barasat in the then District of 24 Parganas (North)
within Municipal Ward No. old 28, now 07 Holding No 1532 at
Shastriji Road within the limit of Barasat Municipality, is the
subject matter of this deed of conveyance, which is shown in the
sketch map bordered with RED and **Plot No. B & C** are butted
and bounded in the manner follows :-

On the North : Plot No. A

On the South : Plot No. D

On the East : Dag No. 1068/1679, 1138

On the West : Dag No. 1679, 1137

The annual rent of transferred land is payable to the landlord,
the Govt. of West Bengal represented by the collector of District
North 24 Parganas in accordance with the West Bengal Land
Holding Revenue Act.

The Sketch Map & the fignure prints, photograph of the vendor
and purchasers will do form as the part of this deed of
conveyance.



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District Sub-Registrar-III
North 24-Parganas, Barasat

27 MAY 2014

for & as the
constituted attorney
of Smt. Jivani Devi
Anchalia,

Roopchand Anchalia

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

SIGNED, SEALED AND DELIVERED

in presence of following :—

WITNESSES

- 1) (Buddh) Anchalia
Late Manick Chaud
Anchalia
Shastrijee Road
Nalepaly Barasat

Roopchand Anchalia
for & as the constituted
attorney of Smt. Jivani Devi
Anchalia,

Signature of Vendor

- 2) Sanjay Mondal
Shib Taleu
Fridaypur
Kot-127

Drafted by :

Swarajit Kar

Advocate

Judges Court, Barasat

North 24 Parganas

Enrolment No. F-996/662/98

Laser Composed by :

Sardar Monoj Narayan

Barasat, North 24 Pgs.



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District Sub-Registrar-III
North 24-Parganas, Barasat

27 MAY 2014

MEMO OF CONSIDERATION

RECEIVED Rs. 48,00,000.00 (Rupees forty eight lacs) only from within named PURCHASERS being the consideration money of the land described in the schedule in the following manner.

Date	Name of Bank	Chq. No.	Amount (Rs.)
30-10-2013		by cash	2,00,000.00
15-11-2013		by cash	1,00,000.00
28-11-2013		by cash	1,00,000.00
30-12-2013		by cash	1,50,000.00
15-01-2014		by cash	1,50,000.00
10-02-2014		by cash	1,00,000.00
18-02-2014		by cash	1,00,000.00
25-02-2014		by cash	2,00,000.00
27-02-2014		by cash	1,50,000.00
10-03-2014		by cash	2,00,000.00
14-03-2014		by cash	1,00,000.00
16-03-2014		by cash	1,50,000.00
16-04-2014		by cash	2,00,000.00
25-04-2014		by cash	1,00,000.00
26-05-2014	Karnataka Bank Ltd. Park Street Branch	787603	14,00,000.00
26-05-2014	-Do-	038866	14,00,000.00

Total Rs. 48,00,000.00

(Rupees forty eight lacs) only

WITNESSES

1) *Rudh Aichale*
Ravi Mawick Chaud
Aichale,
Shastrijee Road.
Nabapally Barasat

Rupchand Aichale
for & as the constituted
attorney of Smt. Jiwani Devi
Anchalia,
P

Signature of Vendor

2) *Samraj Mondal*
Shibpala
Hridaypur

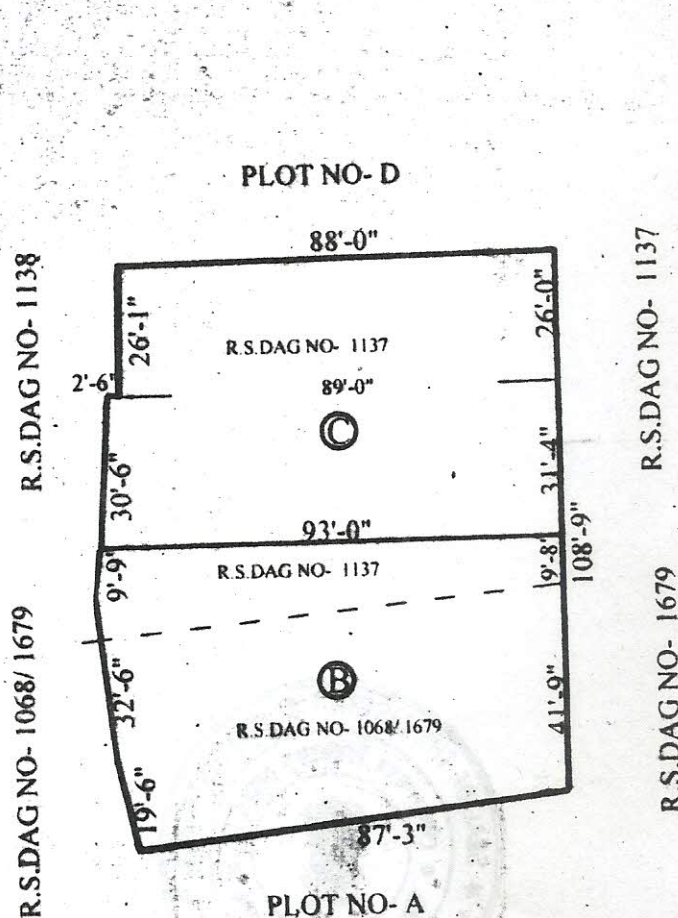


District Sub-Registrar-III
North 24 Parganas, Barasat

27 MAY 2011

**SITE PLAN SHOWING LAND AT PLOT NO- B & C AT MOUZA-PASCHIM
[CHAPUR, J.L.NO-29, R.S.NO-202, R.S.DAG NO-1068/1679, 1137, L.R.
DAG NO-1154, R.S.KHATIAN NO-233 /1, HAL KHATIAN NO-696, R.S.
KHATIAN NO-280, L.R.KHATIAN NO-682, WARD NO-07(NEW), HOL-
DING NO-1532, SHASTRIJEE ROAD UNDER BARASAT MUNICIPALITY,
P.S. BARASAT, DIST.-NORTH 24 PARGANAS.]**

PLOT NO.	DAG NO.	LAND AREA	TOTAL LAND AREA	GRAND TOTAL 'L' AREA
B	1068/1679	04 K. 08 CH. 39 SFT.(M/L)	07 K. 02 CH. 43SFT.(M/L)	14 K. 05 CH. 41 SFT.(M/L)
	1137	02 K. 10 CH. 04 SFT.(M/L)		
C	1137		07 K. 02 CH. 43SFT.(M/L)	



SITE PLAN
SCALE : 1"=32'-0"

Roopchand Anichali
FOR & AS THE CONSTITUTED ATTORNEY OF
SMT. JIWANI DEVI ANCHALIA
VENDOR SIGN.

Prabir Majumdar
PRABIR MAJUMDAR
PLANNER, ESTIMATOR
BARASAT MUNICIPALITY
BICORR NO-RM/C-089/DM

DRAWN BY
AS PER PREVIOUS DRAWING



↙
District Sub-Registrar-III
North 24 Parganas, Barasat

27 MAY 2014

SPECIMEN FORM FOR TEN FINGERPRINTS



Barant Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Punita Agarwal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

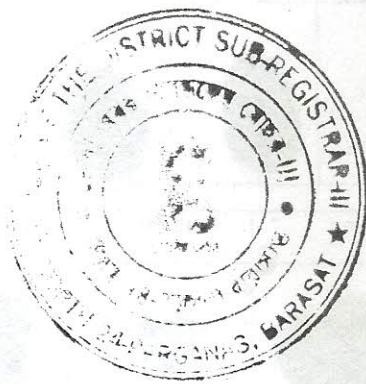


Roopchand Anechali

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Director of Police

1000 24-01-2010



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District Sub-Registrar-III
North 24-Parganas, Barasat

27 MAY 2014

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201415-000277262-1

Payment Mode Online Payment

GRN Date: 27/05/2014 11:23:58

Bank: State Bank of India

BRN: IK49992610

BRN Date: 27/05/2014 11:27:55

DEPOSITOR'S DETAILS

Id No. : 1525L000008225/5/2014

[Query No./Query Year]

Name : basant agarwal

Contact No. :

Mobile No. : +91 9830080111

E-mail :

Address : 4 NO p.k.STREET
KOLKATA -700006

Applicant Name : Swarajit Kar

Office Name : D.S.R. - III, NORTH 24-PARGANAS, North 24-Parganas

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount ₹
1	1525L000008225/5/2014	Property Registration- Stamp duty	0030-02-103-003-02	334498
2	1525L000008225/5/2014	Property Registration- Registration Fees	0030-03-104-001-16	53385

Total

387883

In Words : Rupees Three Lakh Eighty Seven Thousand Eight Hundred Eighty Three only



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District Sub-Registrar-III
North 24-Parganas, Barasat

27 MAY 2014

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - III NORTH 24-PARGANAS, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 03578 / 2014, Deed No. (Book - I , 03356/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Roop Chand Anchalia 20, Pathuriaghata Street, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006	 27/05/2014	 LTI 27/05/2014	<i>Roopchand Anchalia</i> 27/5/14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Roop Chand Anchalia Address -20, Pathuriaghata Street, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006	Attorney	 27/05/2014	 LTI 27/05/2014	<i>Roopchand Anchalia</i>

Name of Identifier of above Person(s)
 Sudhmal Anchalia
 Shastrijee Road, Nabapally, , Thana:-Barasat,
 District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Sudhmal Anchalia
27/5/2014





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

Endorsement For Deed Number : I - 03356 of 2014
(Serial No. 03578 of 2014 and Query No. 1525L000008225 of 2014)

On 27/05/2014

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/-

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 53,385/- paid online on 27/05/2014 11:27AM with Govt. Ref. No. 192014150002772621 on 27/05/2014 11:23AM, Bank: State Bank of India, Bank Ref. No. IK49992610 on 27/05/2014 11:27AM, Head of Account: 0030-03-104-001-16, Query No:1525L000008225/2014

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.-48,49,688/-

Certified that the required stamp duty of this document is Rs.- 339498 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 3,34,498/- paid online on 27/05/2014 11:27AM with Govt. Ref. No. 192014150002772621 on 27/05/2014 11:23AM, Bank: State Bank of India, Bank Ref. No. IK49992610 on 27/05/2014 11:27AM, Head of Account: 0030-02-103-003-02, Query No:1525L000008225/2014

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

Presented for registration at 13.50 hrs on :27/05/2014, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Roop Chand Anchalia ,Executant.

Executed by Attorney

Execution by

1. Roop Chand Anchalia, son of Late Manick Chand Anchalia , 20, Pathuriaghata Street, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006 By Caste Hindu By Profession: Business,as the constituted attorney of Jiwani Devi Anchalia is admitted by him.

Identified By Budhmal Anchalia, son of Late Manick Chand Anchalia, Shastrijee Road, Nabapally, , Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Suman Basu)

(Suman Basu)

27/05/2014 15:37:00

EndorsementPage 1 of 1
District Sub-Registrar-III
North 24 Parganas



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 3501 to 3517
being No 03356 for the year 2014.



(Suman Basu) 02-June-2014

Office of the D.S.R. - III NORTH 24-PARGANAS
West Bengal