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पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

B 393024

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

District Sub-Registrar-III
North 24 Parganas, Barasat

28 MAY 2014

DEED OF CONVEYANCE

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

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 Sangarner Road, Sodhla, 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 380
 সন 2014 mar
 তারিখ 05/05/2014
 প্রেরতার নাম Gwaragitkar Advocate
 সাক্ষিন Barasat court.
 ট্যাক্স মূল্য 5000 - Five thousand only.
 ট্যাক্স ডেভার Barasat court.
 হাৰ্ডা, এ. ডি. এস. জাব অফিস
 জেলা - উত্তর ২৪ পরগণা
 টি. ডি. নং
 প্রেরের ডাং
 মোট মূল্য
 ট্রেজারী অফিস দ্বারাসাং
 উত্তর ২৪ পরগণা
 ট্যাক্স ডেভার - জয়ন্ত বিহার

28 APR 2014

150000



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

28 MAY 2014

Budh Anchal,
 Lali Maick Chaud
 Anchal
 Shastrijee Road
 Nabapali Barasat Ct. 700126
 Bussines.

Roopchand Anchal
for & as the
constituted attorney
of Smt. Jiwani Devi
Anchal, 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. **RAMESH KUMAR AGARWAL**, PAN-ACQPA6101J, 2. **ABHISHEK AGARWAL**, PAN-ACWPA9434E, both sons of son of Mange Ram Agarwal, residing at 348, Lake Town, Block-A, Kolkata-700089, both by nationality Indian, by faith Hindu, by occupation Business, 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



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North 24-Parganas, Barasat

28 MAY 2014

*Prepared and executed
for & as the
constituted attorney
of Smt. Jiwan Devi
Anchalia,*

in Bengali nature dated 14th December, 1963 corresponding to 27th Agrahayan 1370 B.S. Registered in Book No. 1, volume No. 139, pages 50 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 26 satak more or less at R.S. Dag No. 1124, 41 Satak more or less at R.S. Dag No. 1126 and 64 satak more or less at R.S. Dag No. 1137 all 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 another duly executed and registered Deed of kobala in Bengali nature dated 11th July, 1966 corresponding to 26th Ashar 1373 B.S. Registered in Book No. 1, volume No. 120, pages 226 to 234 as Being No. 11184 for the year 1966 in the office of the Sub-Registrar Barasat, the vendor hereto purchased all that piece and parcel of land measuring 12 chittacks more or less out of 61 satak at R.S. Dag No. 1138 under R.S. Khatian No. 234 alongwith other landed properties 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 the purchase in the manner aforesaid the



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North 24-Parganas, Barasat

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Propel and Anwar
for & as the
constituted attorney
of Smt. Jiwan Devi
Anchalia,

vendor became the absolute owner of 64 satak more or less at R.S. Dag No. 1137, 26 satak more or less at R.S. Dag No. 1124, 41 Satak more or less at R.S. Dag No. 1126 and 12 chittacks more or less out of 61 satak at R.S. Dag No. 1138 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 06 cottahs 10 chittacks 44 sq.ft. more or less in R.S. Dag No. 1137, 02 chittacks 19 sq.ft. more or less in R.S. Dag No. 1124, 05 chittacks 25 sq.ft. more or less in R.S. Dag No. 1138 total 07 cottahs 02 chittacks 43



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sq.ft. more or less in scheme **Plot No. D, AND 06 cottahs 09**
 chittacks 04 sq.ft. more or less in R.S. Dag No. 1137, 02
 chittacks 19 sq.ft. more or less in R.S. Dag No. 1124, 06
 chittacks 20 sq.ft. more or less in R.S. Dag No. 1138, 01
 chittack more or less in R.S. Dag No. 1126 **total 07 cottahs 02**
chittacks 43 sq.ft. more or less in scheme Plot No. E, GRAND
TOTAL 14 cottahs 05 chittacks 41 sq.ft. or 23.7096 satak more
 or less morefully described in the **schedule** hereunder written at
 and for the total consideration of **Rs. 49,00,000.00 (Rupees forty**
nine 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 considera-
 tion of the said sum of **Rs. 49,00,000.00 (Rupees forty nine 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



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

28 MAY 2014

Roopchand Jaiswal
for & as the
constituted attorney
of Smt. Jiwani Devi
Anchalika,

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 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 prefect 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



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District Sub-Registrar-III
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28 MAY 2014

Roopchand Aherkar
for & as the
constituted attorney
of Smt. Jiwani Devi
Anchalika,

alienation whatsoever and receive the rent, issue and profits 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 06 cottahs 10 chittacks 44 sq.ft. more or less in R.S. Dag No. 1137,
02 chittacks 19 sq.ft. more or less in R.S. Dag No. 1124, all are under R.S. Khatian No. 280, 05 chittacks 25 sq.ft. more or less in R.S. Dag No. 1138, under R.S. Khatian No. 234, **total**
07 cottahs 02 chittacks 43 sq.ft. more or less in scheme Plot No. D, AND 06 cottahs 09 chittacks 04 sq.ft. more or less in R.S. Dag No. 1137, 02 chittacks 19 sq.ft. more or less in R.S.



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North 24-Parganas, Barasat

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

Dag No. 1124, 01 chittack more or less in R.S. Dag No. 1126,
 all are under R.S. Khatian No. 280, 06 chittacks 20 sq.ft. more
 or less in R.S. Dag No. 1138, under R.S. Khatian No. 234, **total**
07 cottahs 02 chittacks 43 sq.ft. more or less in scheme **Plot**
No. E, GRAND TOTAL 14 cottahs 05 chittacks 41 sq.ft. or
23.7096 satak more or less

All 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. D & E are butted
 and bounded in the manner follows :-

On the North	:	Plot No. C
On the South	:	Plot No. F
On the East	:	R.S. Dag No. 1138
On the West	:	R.S. Dag No. 1124

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



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

28 MAY 2014

Roopchand Anichali
for & as the
constituted attorney
of Smt. Jiwani Devi
Anichalia,

and purchasers will do form as the part of this deed of conveyance.

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) Buddhi Anichali
Rishi Manick Chaud
Anichali
Shashijee Road
Nobapaly Barasat

Roopchand Anichali
for & as the constituted
attorney of Smt. Jiwani Devi
Anichalia,

Signature of Vendor

- 2) Samrajit Mondal
Shibhala
Hridaypur, Kol-127

Drafted by :

Swarajit Kar

Advocate

Judges Court, Barasat

North 24 Parganas

Enrolement 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

28 MAY 2014

MEMO OF CONSIDERATION

RECEIVED Rs. 49,00,000.00 (Rupees forty nine lacs) only from within named PURCHASER being the consideration money of the land described in the schedule in the following manner.

Date	Name of Bank	Chq. No.	Amount (Rs.)
26-05-2014		by cash	6,00,000.00
26-05-2014		by cash	6,00,000.00
27-05-2014		by cash	4,50,000.00
27-05-2014		by cash	4,50,000.00
27-05-2014	HDFC Bank Ltd.	797899	14,00,000.00
27-05-2014	HDFC Bank Ltd.	797848	14,00,000.00

Total Rs. 49,00,000.00 (Rupees

forty nine lacs) only

WITNESSES

Rupchand Anchali

1) Rupchand Anchali for & as the constituted
Lali Maunickchand
Anchali. attorney of Smt. Jiwani Devi
Shashinjee Road Anchalia,
Nalcapaly Barasut

Signature of Vendor

2) Sanjay Mondal
Shibhala
Hridaypur
Kol-127



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

28 MAY 2014

SPECIMEN FORM FOR TEN FINGERPRINTS



Rajawar

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



Abdullah Djalil

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



Rafaeland Anshah

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



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

28 MAY 2014

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

GRN: 19-201415-000279054-1

Payment Mode Online Payment

GRN Date: 27/05/2014 16:29:54

Bank: State Bank of India

BRN: IK50025475

BRN Date: 27/05/2014 16:33:07

DEPOSITOR'S DETAILS

Id No. : 1525L000008230/3/2014

[Query No./Query Year]

Name : ABHISHEK AGARWAL

Contact No. :

Mobile No. : +91 9831039436

E-mail :

Address : 1/AB, BLACK BORN LANE, 2nd FLOOR, KOLKATA 700073

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	1525L000008230/3/2014	Property Registration- Stamp duty	0030-02-103-003-02	338020
2	1525L000008230/3/2014	Property Registration- Registration Fees	0030-03-104-001-16	53935
Total				391955

In Words : Rupees Three Lakh Ninety One Thousand Nine Hundred Fifty Five only

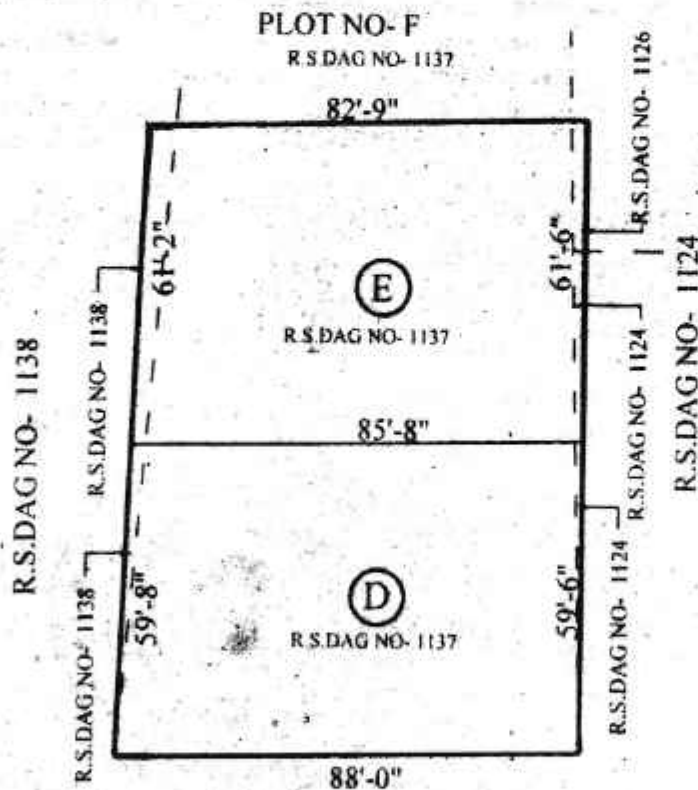


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District Sub-Registrar-III
North 24-Parganas, Barasat

28 MAY 2014

SITE PLAN SHOWING LAND AT PLOT NO-D & E AT MOUZA- PASCHIM ICHAPUR, J.L.NO-29, R.S.NO-202, R.S.DAG NO-1137, 1124, 1138, 1126, L.R.DAG NO-1154, R.S.KHATIAN NO-280, 234, L.R.KHATIAN NO-682, WARD NO-07(NEW) ,HOLDING NO-1532, SHASTRIJEE ROAD UNDER BARASAT MUNICIPALITY, P.S.-BARASAT, DIST.-NORTH 24 PGS.

PLOT NO.	DAG NO.	LAND AREA	TOTAL LAND AREA	GRAND TOTAL L. AREA
D	1137	06 K. 10 CH. 44 SFT.(M/L)	07 K. 02 CH. 43SFT.(M/L)	14 K. 05 CH. 41 SFT.(M/L)
	1124	00 K. 02 CH. 19 SFT.(M/L)		
	1138	00 K. 05 CH. 25 SFT.(M/L)		
E	1137	06 K. 09 CH. 04 SFT.(M/L)	07 K. 02 CH. 43SFT.(M/L)	
	1124	00 K. 02 CH. 19 SFT.(M/L)		
	1138	00 K. 06 CH. 20 SFT.(M/L)		
	1126	00 K. 01 CH. 00 SFT.(M/L)		



PLOT NO- C
R.S.DAG NO- 1137

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

Prabir Majumdar
PRABIR MAJUMDAR
PLANNER, ESTIMATOR
BARASAT MUNICIPALITY
N8-EMC-023-DM

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

DRAWN BY
AS PER PREVIOUS DRAWING



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

28 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. 03622 / 2014, Deed No. (Book - I , 03393/2014)

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	 28/05/2014	 LTI 28/05/2014	<i>Roopchand Anchalia</i> 28-5-2014

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	 28/05/2014	 LTI 28/05/2014	<i>Roopchand Anchalia</i>

Name of Identifier of above Person(s)

Budhmal Anchalia
Shastrijee Road, Nabapally, , Thana:-Barasat,
District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Budhmal Anchalia
28/5/14





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

Endorsement For Deed Number : I - 03393 of 2014
(Serial No. 03622 of 2014 and Query No. 1525L000008230 of 2014)

On 28/05/2014

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. 53,935/- paid online on 27/05/2014 4:33PM with Govt. Ref. No. 192014150002790541 on 27/05/2014 4:29PM, Bank: State Bank of India, Bank Ref. No. IK50025475 on 27/05/2014 4:33PM, Head of Account: 0030-03-104-001-16, Query No:1525L000008230/2014

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.-49,00,000/-

Certified that the required stamp duty of this document is Rs.- 343020 /- and the Stamp duty paid as: Impresive Rs. - 5000/-

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

Stamp duty Rs. 3,38,020/- paid online on 27/05/2014 4:33PM with Govt. Ref. No. 192014150002790541 on 27/05/2014 4:29PM, Bank: State Bank of India, Bank Ref. No. IK50025475 on 27/05/2014 4:33PM, Head of Account: 0030-02-103-003-02, Query No:1525L000008230/2014

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

Presented for registration at 13.00 hrs on :28/05/2014, 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.

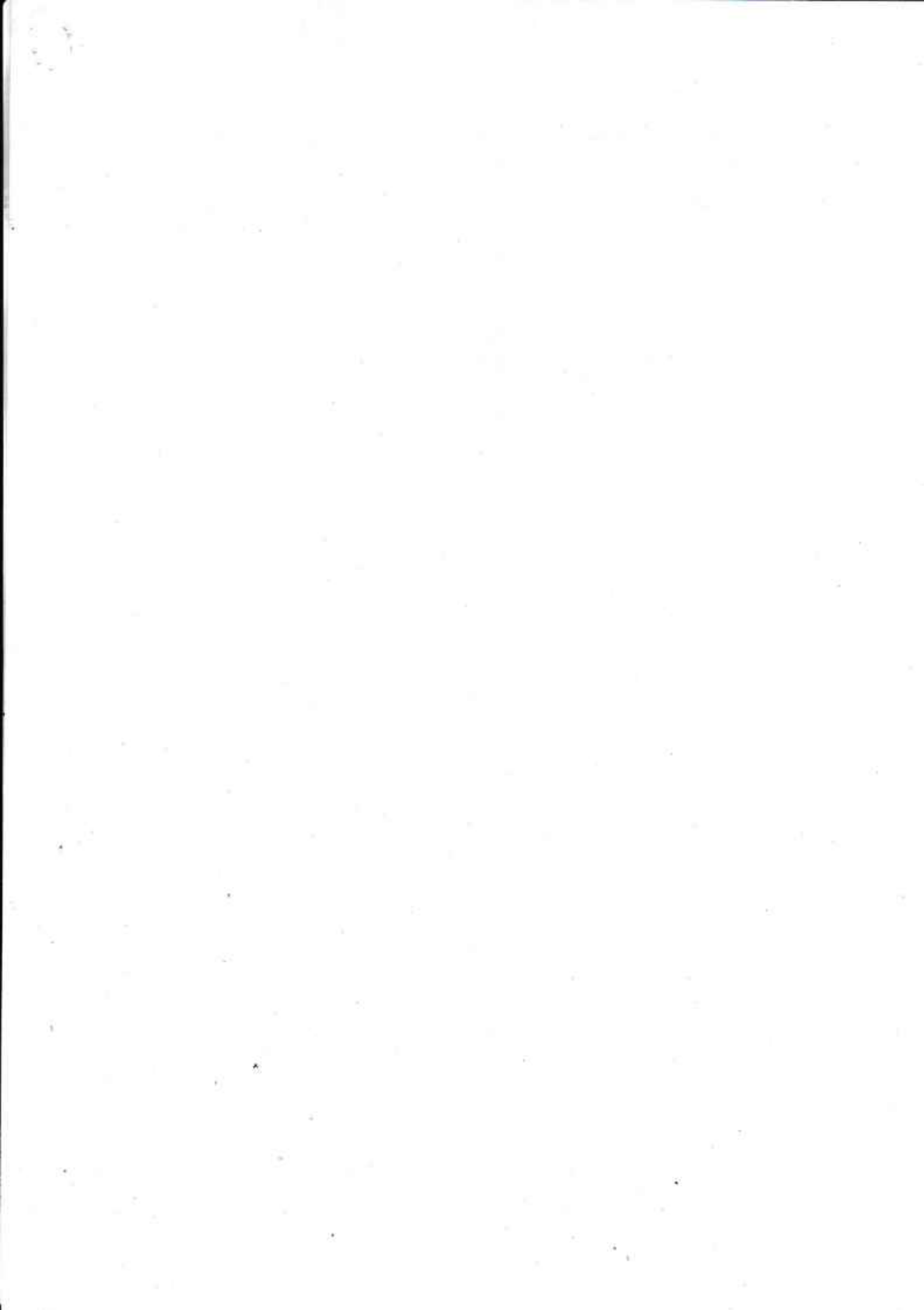
(Suman Basu)

(Suman Basu)

28/05/2014 14:17:00

Endorsement Page 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 4069 to 4085
being No 03393 for the year 2014.



(Suman Basu) 03-June-2014

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 4069 to 4085
being No 03393-for the year 2014.



(Suman Basu) 03-June-2014

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