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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 394546

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

30 MAY 2014

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

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 28th 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, 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 mean

ক্রমিক নং 2110
সন 2014 year
তারিখ 26/05/2014

ক্রেতার নাম Swarajit Kar Advocate
সাকিন Barasat court
ট্যাক্স মূল্য 5000/- Five thousand rs only
ট্যাক্স ডেভার Capital Gain
হাওড়া, এ. ডি. এস. আর. অফিস
জেলা - উত্তর ২৪ পরগণা
টি. ডি. নং
ক্রয়ের তাং
মোট মূল্য
ট্রেজারী অফিস বারাসাত
উত্তর ২৪ পরগণা
ট্যাক্স ডেভার - জরুরি বিধান

19 MAY 2014

150000

Roopchand Anchari

VET9-1011

for f as the
Constituted attorney
of Smt. Jiwani Devi Ancharia

Roopchand Anchari



idh) Anchari
li Maurek Chand
Anchari
Rashid Road
Vedapuri, Barasat
Calcutta - 700126
Business.

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

28 MAY 2014

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

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. **SRI MADHU SUDAN GUPTA**, PAN-ACWPG7858A, son of Sri Shankar Lal Gupta, 2. **SMT. SUNITA GUPTA**, PAN-ADPPG7403B, wife of Sri Madhu Sudan Gupta, residing at AD-321, Saltlake City, Sector-I, Kolkata-700064, both 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 in Bengali nature dated 4th November, 1966 corresponding to



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

28 MAY 2014

18th Kartick 1373 B.S. Registered in Book No. 1, volume No. 175, pages 52 to 54, as Being No. 14845 for the year 1966 in the office of the Sub-Registrar Barasat, the vendor hereto purchased all that piece and parcel of land measuring 07 satak out of 15 satak at R.S. Dag No. 1134 and 02 satak out of 05 satak at R.S. Dag No. 1135/1683, both under R.S. Khatian No. 338 at **Mouza Paschim Ichapur**, J.L. No. 29, District 24 Parganas from Enhani Ali Mondal, Chayaman Nechha Bibi & Sashiman Nechha Bibi for the consideration mentioned therein.

AND WHEREAS by another duly executed and registered Deed of kobala in Bengali nature dated 27th December, 1966 corresponding to 11th Paus 1373 B.S. Registered in Book No. 1, volume No. 191, pages 29 to 32, as Being No. 16764 for the year 1966 in the office of the Sub-Registrar Barasat, the vendor hereto purchased all that piece and parcel of land measuring 08 satak at R.S. Dag No. 1133, under R.S. Khatian No. 338 at **Mouza Paschim Ichapur**, J.L. No. 29, District 24 Parganas from Anowar Ali Mondal & Others for the consideration mentioned therein.

AND WHEREAS the vendor hereto is the recorded owner of 2.75 satak in R.S. Dag No. 1128 and 06 satak in R.S. Dag No. 1129, both Dags are recorded under L.R. Dag No. 1154, corresponding to L.R. Khatian No. 682 at **Mouza Paschim Ichapur**, J.L. No. 29, District 24 Parganas now within the limit of the District of North 24 Parganas.



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

28 MAY 2014

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

AND WHEREAS by the purchase in the manner aforesaid the vendor became the absolute owner of 07 satak more or less out of 15 satak at R.S. Dag No. 1134, 02 satak more or less out of 05 satak at R.S. Dag No. 1135/1683, 08 satak more or less at R.S. Dag No. 1133 and the recorded owner of 2.75 satak more or less at R.S. Dag No. 1128 and 06 satak more or less at R.S. Dag No. 1129 both Dags are recorded under L.R. Dag No. 1154 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 02 cottahs 05 chittacks 20 sq.ft. more or less in R.S. Dag No. 1134, 04 cottahs 13 chittacks



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District Sub-Registrar-III
North 24 Parganas, Barasat

28 MAY 2014

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

23 sq.ft. more or less in R.S. Dag No. 1133, 01 cottah 03 chittaks 16.2 sq.ft. more or less in R.S. Dag No. 1135/1683, **total 08 cottahs 06 chittacks 14.2 sq.ft.** more or less in scheme **Plot No. J** AND 01 cottah 10 chittacks 27.9 sq.ft. more less in R.S. Dag No. 1128, 03 cottahs 10 chittacks 3.6 sq.ft. more or less in R.S. Dag No. 1129, **total 05 cottahs 04 chittacks 31.5 sq.ft.** more or less in scheme **Plot No. K, GRAND TOTAL 13 cottahs 11 chittacks 0.7 sq.ft.** or 22.58609 satak more or less morefully described in the **schedule** hereunder written at and for the total consideration of **Rs. 46,00,000.00 (Rupees forty six 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. 46,00,000.00 (Rupees forty six 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 **13 cottahs 11 chittacks 0.7 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**



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District Sub-Registrar-III
North 24 Parganas, Barasat

28 MAY 2014

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

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 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



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

28 MAY 2014

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

the proeprty by sale, gift, mortgage, lease or any kind of 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 02 cottahs 05 chittacks 20 sq.ft. more or less in R.S. Dag No. 1134, 04 cottahs 13 chittacks 23 sq.ft. more or less in R.S. Dag No. 1133, 01 cottah 03 chittcks 16.25 sq.ft. more or less in R.S. Dag No. 1135/1683, all under R.S. Khatian No. 338, corresponding to L.R. Khatian No. 682, total 08 cottahs 06 chittacks 14.25 sq.ft.



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

28 MAY 2014

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

more or less in scheme **Plot No. J AND 01 cottah 10 chittacks**
27.9 sq.ft. more less in R.S. Dag No. 1128, 03 cottahs 10
chittacks 3.6 sq.ft. more or less in R.S. Dag No. 1129, both
under L.R. Khatian No. 682, **total 05 cottahs 04 chittacks 31.5**
sq.ft. more or less in scheme **Plot No. K, GRAND TOTAL 13**
cottahs 11 chittacks 0.7 sq.ft. or 22.58609 satak more or less

All the said R.S. Dag No. is corresponding to L.R. Dag No. 1154
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. J & K is butted and bounded in the manner
follows :-

On the North : Plot No. G, H & I.
On the South : Dag No. 1128, 1129 & 1130.
On the East : Dag No. 1132, 1135.
On the West : Plot No. I & H.

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 finger prints, photograph of the vendor



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

28 MAY 2014

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

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) *Budh Anchal*
late Marich chand
Anchal
Shastrijee Road
Nalapani Barasat

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

Signature of Vendor

- 2) *Sanjay Mondal*
Shibfala
Hridaypur, Kol-127

Drafted by :

Swarajit Kar

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

28 MAY 2014

MEMO OF CONSIDERATION

RECEIVED Rs. 46,00,000.00 (Rupees forty six 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.)
27-05-2014		by cash	4,50,000.00
27-05-2014		by cash	4,50,000.00
28-05-2014		by cash	4,50,000.00
28-05-2014		by cash	4,50,000.00
28-05-2014	South Indian Bank Saltlake Br.	291770	14,00,000.00
28-05-2014	South Indian Bank Saltlake Br.	586526	14,00,000.00

Total Rs. 46,00,000.00

(Rupees forty six lacs) only

WITNESSES

1) *Rupchand Anchalia*
Atli Manick Chaud
Anchalia
Shastri's Road
Nalabady Barood

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

Signature of Vendor

2) *Sanjay Mondal*
Shibata
Friday
Kol-127



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

28 MAY 2014

SPECIMEN FORM FOR TEN FINGERPRINTS



Madhusudan Sahas

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



Shri Gupta

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



Rupchand Anand

	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: 19-201415-000278953-1

GRN Date: 27/05/2014 16:10:54

BRN: IK50023736

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 27/05/2014 16:15:21

DEPOSITOR'S DETAILS

Id No. : 1525L000008246/3/2014

[Query No./Query Year]

Name : MADHU GUPTA

Contact No. :

Mobile No. : +91 9831003395

E-mail :

Address : AD-321, SALT LAKE CITY
KOLKATA 700064

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	1525L000008246/3/2014	Property Registration- Stamp duty	0030-02-103-003-02	318412
2	1525L000008246/3/2014	Property Registration- Registration Fees	0030-03-104-001-16	50855

Total

369267

In Words : Rupees Three Lakh Sixty Nine Thousand Two Hundred Sixty Seven only



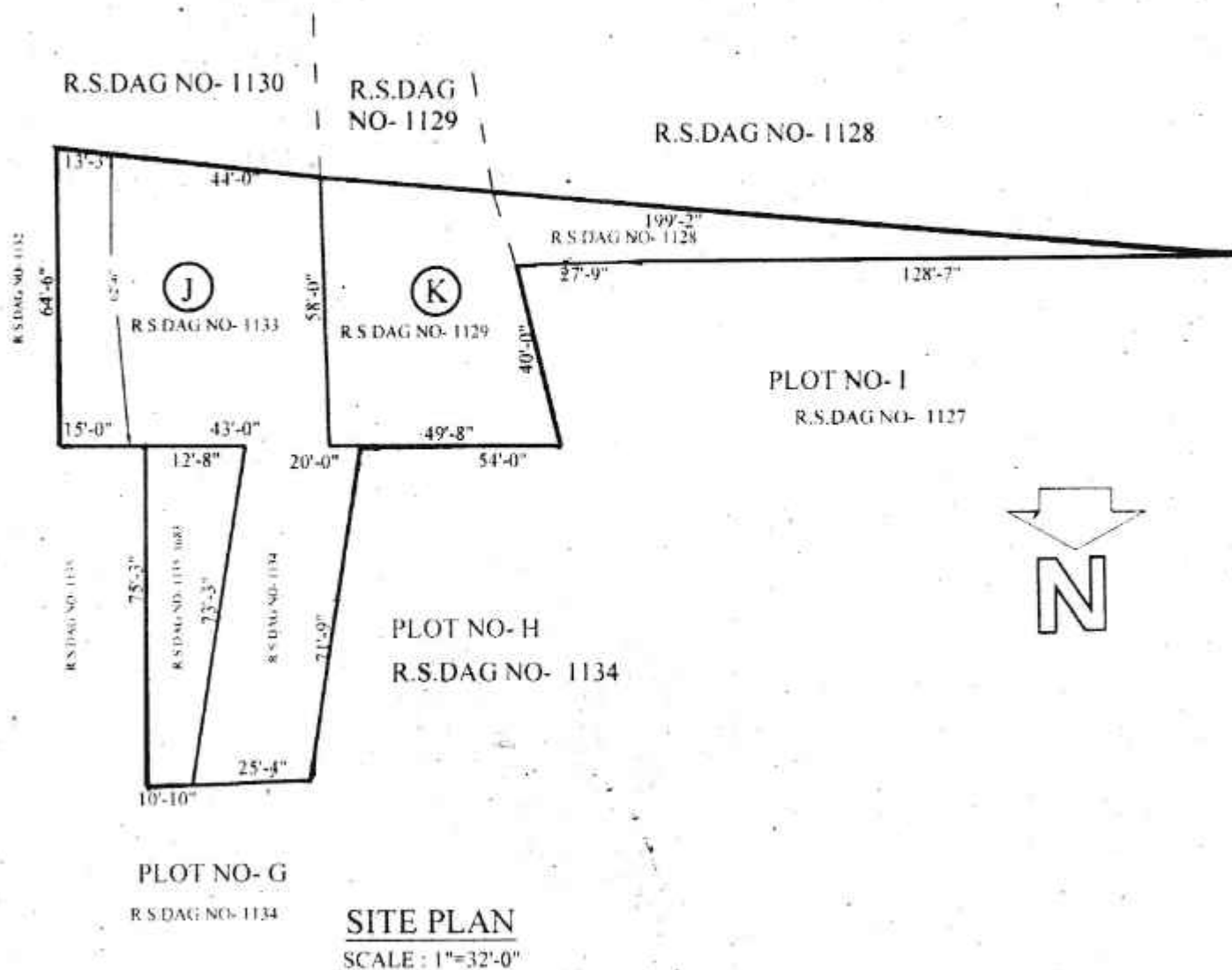
✓

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

28 MAY 2014

SITE PLAN SHOWING LAND AT PLOT NO- J & K AT MOUZA- PASCHIM ICHAPUR, J.L.NO-29, R.S.NO-202, R.S.DAG NO-1334, 1133, 1128, 1129, 1135/1683, WARD NO-07(NEW), HOLDING 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
J	1134	02 K. 05 CH. 20 SFT.(M/L)	08 K. 06 CH. 14.25SFT.(M/L)	13 K. 11 CH. 0.7 SFT.(M/L)
	1133	04 K. 13 CH. 23 SFT.(M/L)		
	1135 / 1683	01K. 03 CH. 16.25SFT.(M/L)		
K	1128	01 K. 10CH. 27.9 SFT.(M/L)	05 K. 04 CH. 31.5 SFT.(M/L)	
	1129	03 K. 10 CH. 3.6 SFT.(M/L)		



Roopchand Anchari
FOR & AS THE CONSTITUTED ATTORNEY OF
SMT. JIWANI DEVI ANCHALIA

VENDORS SIGN.

Prabir Majumdar
PRABIR MAJUMDAR
PLANNER, ESTIMATOR
BARASAT MUNICIPALITY
Licence No-BM/C-027 DM

DRAWN BY
AS PER PREVIOUS DRAWING



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

28 MAY 2014



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

Endorsement For Deed Number : I - 03528 of 2014
(Serial No. 03649 of 2014 and Query No. 1525L000008246 of 2014)

On 28/05/2014

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

Registration Fees Rs. 50,855/- paid online on 27/05/2014 4:15PM with Govt. Ref. No. 192014150002789531 on 27/05/2014 4:10PM, Bank: State Bank of India, Bank Ref. No. IK50023736 on 27/05/2014 4:15PM, Head of Account: 0030-03-104-001-16, Query No:1525L000008246/2014

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

Stamp duty Rs. 3,18,412/- paid online on 27/05/2014 4:15PM with Govt. Ref. No. 192014150002789531 on 27/05/2014 4:10PM, Bank: State Bank of India, Bank Ref. No. IK50023736 on 27/05/2014 4:15PM, Head of Account: 0030-02-103-003-02, Query No:1525L000008246/2014

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

Presented for registration at 17.15 hrs on :28/05/2014, at the Private residence 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)

On 29/05/2014

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.-46,19,882/-

Certified that the required stamp duty of this document is Rs.- 323412 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Suman Basu)

On 30/05/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)





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

Endorsement For Deed Number : I - 03528 of 2014
(Serial No. 03649 of 2014 and Query No. 1525L000008246 of 2014)

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/-

(Suman Basu)





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 7370 to 7386
being No 03528 for the year 2014.



(Suman Basu) 06-June-2014

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