

3652

I 3529 / 2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 394961

Certified that the document is submitted 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

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

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 25th day of May,
2014 (Two thousand fourteen) A.D.

BETWEEN

SMT. JIWANI DEVI ANCHALIA, wife of Late Manick Chand Ancharia, 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 2114
 সন 2014 Year
 তারিখ 26/05/2014
 প্রক্টর নাম Swarajit Kar Advocate
 সাক্ষিন Barasat court
 ট্যাক্স মূল্য 5000/- five thousand rs only
 ট্যাক্স ডেভার Captain
 হাওড়া, এ, ডি, এস, আর অফিস
 জেলা - উত্তর ২৪ পরগণা
 টি. ডি. নং ---
 ক্রয়ের তার ---
 মোট মূল্য ---
 ট্রেজারী অফিস বারাসাত
 উত্তর ২৪ পরগণা
 ট্যাক্স ডেভার - জয়ন্ত বিশ্বাস

21 MAY 2014
 150000

Roopchand Anchalai

VCT9-1011

for & as the
 Constituted attorney of
 Smt. Jiwani Devi Anchalai
 Roopchand Anchalai



District Sub-Registrar-III
 North 24 Parganas, Barasat

28 MAY 2014

1st/2nd Anchalai
 & Manick Chand
 Anchalai
 1st/2nd Road
 1st/2nd Road, Cal. 700126
 Business.

Proposed and substituted
for & as the
constituted attorney
of Smt. Jiwani Devi
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. **SMT. HARSHA GOLCHHA JAIN**, PAN-ATHPG5109Q, wife of Sri Birendra Kumar Golchha, 2. **SRI BIRENDRA KUMAR GOLCHHA**, son of Sri Shekhar Chand Golchha, both residing at P-18, Dobson Lane, Golabari, Howrah-711101, by nationality Indian, by faith Hindu, by occupation No. 1 Housewife, No. 2 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.



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District Sub-Registrar-III
North 24 Parganas, Barasat

28 MAY 2014

Ranbir Singh
for & as the
constituted attorney
of Smt. Jiwani Devi
Anchalika,

WHEREAS by a 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 51 satak at R.S. Dag No. 1127, 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, Tahir 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 4th November, 1966 corresponding to 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, under R.S. Khatian No. 338 alongwith other landed properties at **Mouza Paschim Ichapur**, J.L. No. 29, District 24 Parganas from Enchan 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 corre-



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

28 MAY 2014

Rupchand Anandani
for & as the
constituted attorney
of Smt. Jiwani Devi
Anchalika,

sponding 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 04 satak out of 07 satak and out of 15 satak at R.S. Dag No. 1134, 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 by the purchase in the manner aforesaid the vendor became the absolute owner of 51 satak at R.S. Dag No. 1127 & 11 satak out of 15 satak at R.S. Dag No. 1134, 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



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

28 MAY 2014

Ratna and Anand
for & as the
constituted attorney
of Smt. Jivani Devi
Anchalika,

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 03 cottahs 02 chittacks 11 sq.ft. more or less in R.S. Dag No. 1134, 04 cottahs 32 sq.ft. more or less in R.S. Dag No. 1127, total 07 cottahs 02 chittacks 43 sq.ft. more or less in scheme Plot No. H AND 07 cottahs 02 chittacks 43 sq.ft. more or less in R.S. Dag No. 1127, in scheme Plot No. I, GRAND TOTAL 14 cottahs 05 chittacks 41 sq.ft. or 23.70956 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



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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,

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 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



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

28 MAY 2014

Roopchand Dural
for & as the
constituted attorney
of Smt. Jivani Devi
Anchalika.

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 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 03



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

28 MAY 2014

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

cottahs 02 chittacks 11 sq.ft. more or less in R.S. Dag No. 1134,
 under R.S. Khatian No. 338, 04 cottahs 32 sq.ft. more or less
 in R.S. Dag No. 1127, under R.S. Khatian No. 234, total 07
 cottahs 02 chittacks 43 sq.ft. more or less in scheme Plot
 No. H AND 07 cottahs 02 chittacks 43 sq.ft. more or less in
 R.S. Dag No. 1127, under R.S. Khatian No. 234, in scheme Plot
 No. I, **GRAND TOTAL 14 cottahs 05 chittacks 41 sq.ft.** or
 23.70956 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. H & I is butted
 and bounded in the manner follows :-

On the North	:	Dag No. 1127, Plot No. G.
On the South	:	Plot No. K & Plot No. J.
On the East	:	Dag No. 1133, Plot No. J.
On the West	:	Dag No. 1127

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.



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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,

The Sketch Map & the finger prints, photograph of the vendor 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) *Bhadr Anchal*
Rati Maunick Chandel
Anchal
Shastriji Road
Nabapaly, Cal. 700126

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

Signature of Vendor

2) *Samjay Mondal*
Shibhola
Hridaypur
Kol-127

Drafted by :

Swarajit Kar
Swarajit Kar
Advocate

Judges Court, Barasat

North 24 Parganas

Enrolement No. F-996/662/98

Laser Composed by :-

Sardar Mohoj Narayan
Sardar Mohoj 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. 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.)
28-03-2014		by cash	2,00,000.00
28-03-2014		by cash	5,00,000.00
28-05-2014		by cash	8,00,000.00
28-05-2014		by cash	5,00,000.00
28-05-2014	AXIS Bank Ltd.	099725	14,00,000.00
28-05-2014	Kotak Mahindra Bank	000001	14,00,000.00

Total Rs. 48,00,000.00

(Rupees forty eight lacs) only

WITNESSES

- 1) Bndh Anchal
Deli Maichhand
Anchal
Shastri Road
Nabapali, Cat. 700124

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

Signature of Vendor

- 2) Sampy Mondal
Shibhala
Hridaypur
Kot-127



✓

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

28 MAY 2014

SPECIMEN FORM FOR TEN FINGERPRINTS



Bisendra Kumar Gochhay

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



Harsha Gochha (Gin)

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



Roopchand Aneshahi

	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: 19-201415-000279226-1

GRN Date: 27/05/2014 16:58:51

BRN: IK50028130

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 27/05/2014 17:03:03

DEPOSITOR'S DETAILS

Id No. : 1525L000008242/2/2014

[Tender Number]

Name : BIRENDRA KUMAR GOLCHA

Contact No. : Mobile No. : +91 9830210228

E-mail :

Address : P-18, DUFFSON LANE
HOWRAH - 711101

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	1525L000008242/2/2014	Property Registration- Stamp duty	0030-02-103-003-02	334498
2	1525L000008242/2/2014	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

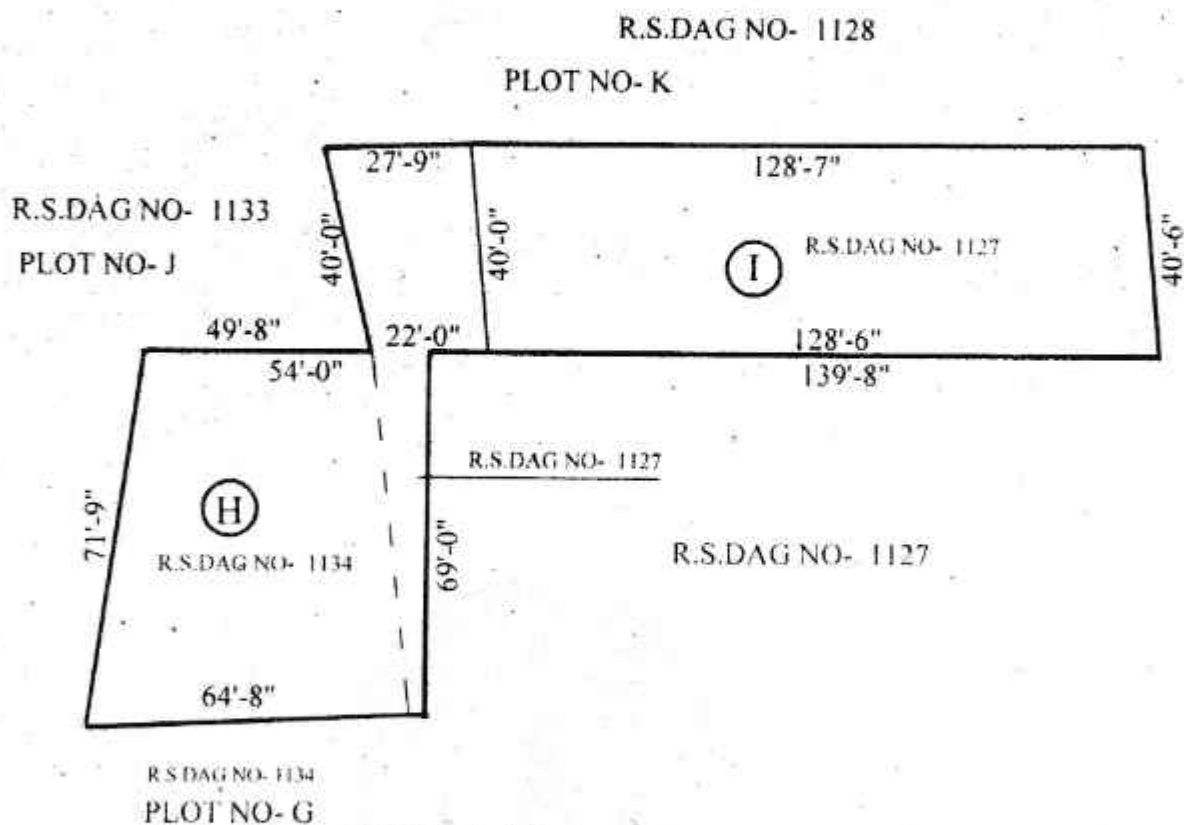


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District Sub-Registrar-III
North 24-Parganas, Barasat

28 MAY 2014

SITE PLAN SHOWING LAND AT PLOT NO- H & I AT MOUZA-PASCHIM ICHAPUR, J.L.NO-29, R.S.NO-202, R.S.DAG NO-1134, 1127, L.R.DAG NO-1154, R.S.KHATIAN NO-338, 234, L.R.KHATIAN NO-682, 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
H	1134	03 K. 02 CH. 11 SFT.(M/L)	07 K. 02 CH. 43 SFT.(M/L)	14 K. 05 CH. 41 SFT.(M/L).
	1127	04 K. 00 CH. 32 SFT.(M/L)		
I	1127	07 K. 02 CH. 43 SFT.(M/L)	07 K. 02 CH. 43 SFT.(M/L)	



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

Rochand Anand
FOR & AS THE CONSTITUTED ATTORNEY OF
SMT. JIWANI DEVI ANCHALIA

VENDOR SIGN.

Prabir Majumdar
PRABIR MAJUMDAR
PLANNER, ESTIMATOR
BARASAT MUNICIPALITY
Licence No. 5445-034/54

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 - 03529 of 2014
(Serial No. 03650 of 2014 and Query No. 1525L000008242 of 2014)

On 28/05/2014

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 5:03PM with Govt. Ref. No. 192014150002792261 on 27/05/2014 4:58PM, Bank: State Bank of India, Bank Ref. No. IK50028130 on 27/05/2014 5:03PM, Head of Account: 0030-03-104-001-16, Query No:1525L000008242/2014

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 5:03PM with Govt. Ref. No. 192014150002792261 on 27/05/2014 4:58PM, Bank: State Bank of India, Bank Ref. No. IK50028130 on 27/05/2014 5:03PM, Head of Account: 0030-02-103-003-02, Query No:1525L000008242/2014

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

Presented for registration at 17.16 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.-48,49,688/-

Certified that the required stamp duty of this document is Rs.- 339498 /- 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)

30/05/2014 17:27:00


 (Suman Basu)
 District Sub-Registrar-II
 North 24-Parganas, Barasat





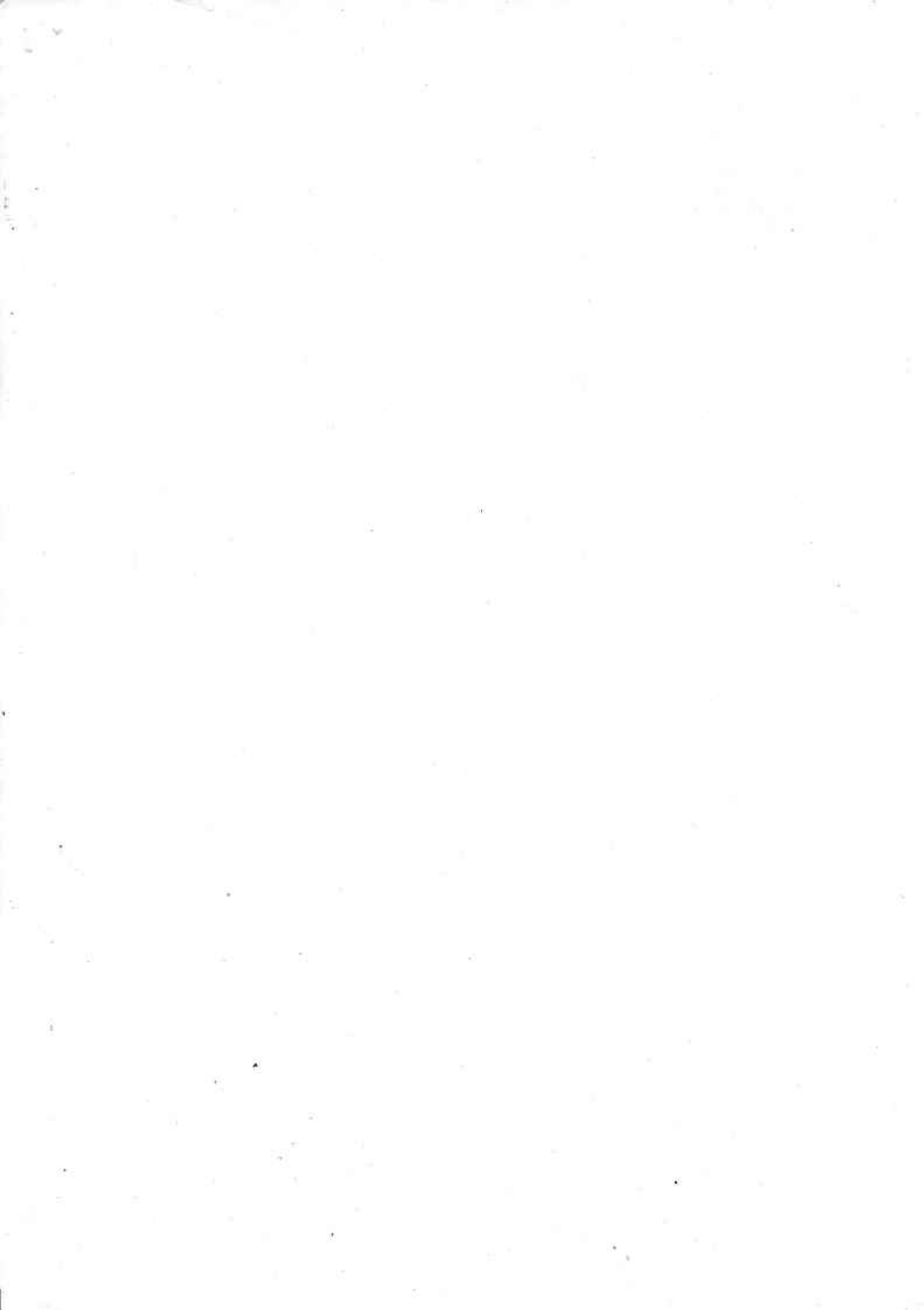
Government Of West Bengal
Office Of the D.S.R. - III NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 03529 of 2014
(Serial No. 03650 of 2014 and Query No. 1525L000008242 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 7387 to 7403
being No 03529 for the year 2014.



(Suman Basu) 06-June-2014

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