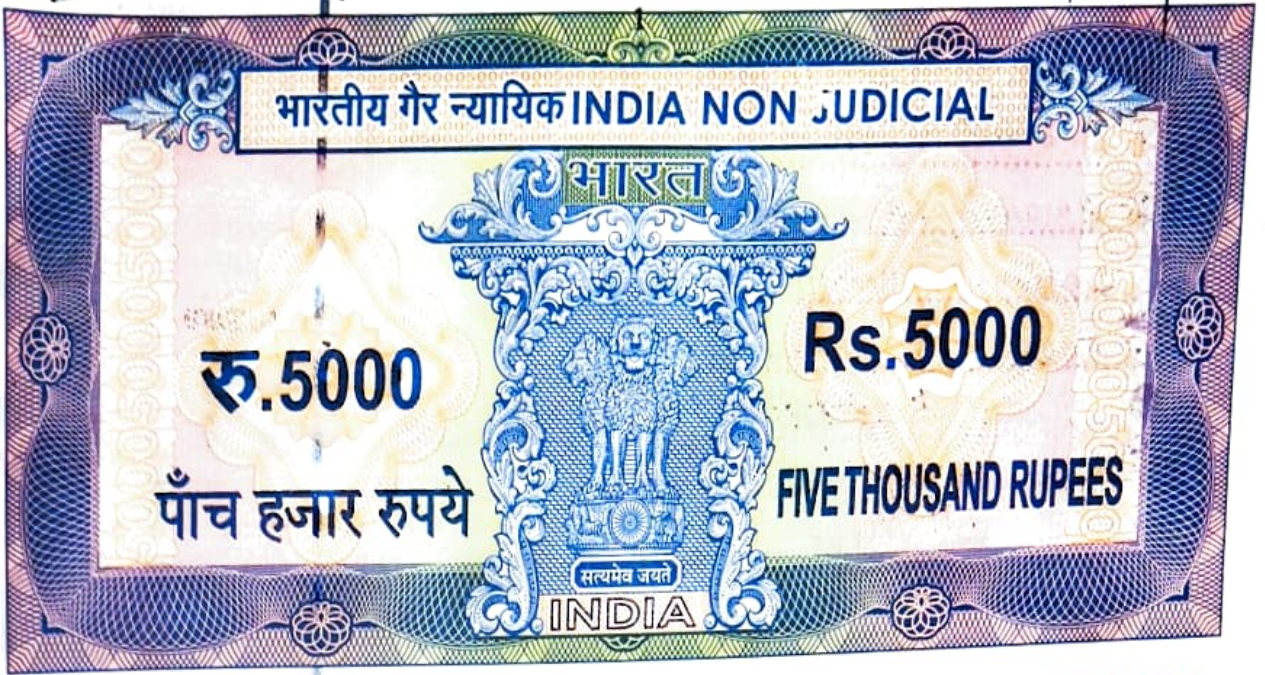


7522/18

I 7185/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 046374

26.10.2018 / 05:30 P.m.

V.C.C. NO-872/2018.

0/1631687/2018

M.V. - 30,00,000/-

h.

Endorsement & Signature Shee.  
which are parts of document are  
attached with the deed

*Signature*

Add. Dist. Sub-Registrar  
Janai, Hooghly.

30-10-2018

## INDENTURE OF CONVEYANCE

**THIS INDENTURE OF CONVEYANCE** is made and executed on this 26<sup>th</sup>  
day of October In the year of Two Thousand Eighteen (2018) A.D. **BY AND**  
**BETWEEN**

1) **SMT. TAPATI MUKHERJEE (PAN - AMWPM1767A)**, wife of Late Shyamal Kumar Mukherjee, by faith - Hindu, by nationality - Indian, by occupation - Retired Person, residing at Kalipur (Gobra Road), P.O. - Garalgacha, P.S. - Dankuni, Dist. - Hooghly, West Bengal, Pin - 712708, 2) **SRI DEBASHIS MUKHERJEE (PAN - ALKPM1479Q)**, son of Late Shyamal Kumar Mukherjee, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at Kalipur (Gobra Road), P.O. - Garalgacha, P.S. - Dankuni, Dist. - Hooghly, West Bengal, Pin - 712708, hereinafter for the sake of brevity in these presents called, referred to and identified as the "**OWNERS/VENDORS**" (which term and/or expression shall unless contrary and/or repugnant to the subject and/or context be deemed to mean, imply and include **their** respective heirs, successors, legal representatives, authorized representatives, executors, administrators, nominees and/or assigns) of the **FIRST PART**.

**AND**

1) **ISRAIL HAQUE MONDAL (PAN - BVWPM6729E)**, son of Chaharuddin Mondal, by faith - Muslim, by nationality - Indian, by occupation - Advocate, residing at Mrigala (Paschimpara), P.O. - Mrigala, P.S. - Dankuni, Dist. - Hooghly, West Bengal, Pin - 712311, 2) **SORITA PARVIN (PAN - BYVPP5985M)**, wife of Israil Haque Mondal, by faith - Muslim, by nationality - Indian, by occupation - Business, residing at Mrigala (Paschimpara), P.O. - Mrigala, P.S. - Dankuni, Dist. - Hooghly, West Bengal, Pin - 712311, hereinafter in these presents for the sake of brevity called, referred to and identified as the "**PURCHASERS**" (which term and/or expression shall unless executed by and/or repugnant to the subject or context be deemed to mean, imply and include **their** successors and/or successors-in-office, directors, executors, administrators, authorized representative, nominees and assigns) of the **SECOND PART**.

**WHEREAS :**

1. The above **Owner/Vendor No.1** i.e. **Smt. Tapati Mukherjee** and her husband i.e. **Shyamal Kumar Mukherjee** jointly purchased the following schedule of properties on the date of 21.04.1993 by virtue a Bengali registered Deed of Sale from **Sri Rajib Gupta**, son of Late Manilal Gupta & Ors. Which is recorded in Book No.I, Volume No. 22, pages from 323 to 328, being **No.1869**, for the year of 1993, registered at A.D.S.R. - Janai, Hooghly. After purchased the said properties the above **Owner / Vendor No.1** and her husband enlisted their name in L.R. Settlement Record of Rights being **L.R. Khatian No.167/1 & 415/1**, at Chanditala - II, B.L. & L.R.O., Chanditala, Hooghly in  $\frac{1}{2}$  share and construct a two storied residential building on its and enjoying and possessing the same by used residential purposes. During possessing in  $\frac{1}{2}$  share said **Shyamal Kumar Mukherjee** (husband of **Vendor No.1** and father of **Vendor No.2**) died intestate living behind his wife i.e. **Vendor No.1** and his only son i.e. **Vendor No.2** as his only legal heirs and successors of his  $\frac{1}{2}$  share out of the schedule properties and also  $\frac{1}{2}$  share of constructed existing building standing thereon, under Hindu Succession Act. 1956. On and after the death of aforesaid **Shyamal Kumar Mukherjee** his legal heirs i.e. both **Owners/ Vendors** are

became the absolute owners - cum - possessors of  $\frac{1}{2}$  share of properties and house out of schedule properties and now the **Owner / Vendor No.1** only the owner of  $\frac{1}{2}$  share out of schedule noted properties and the both Vendors are the owners of  $\frac{1}{2}$  share out of schedule noted properties and now the both **Owners/ Vendors** are jointly enjoying and possessing the said entire properties and paying by all statutory outgoings i.e. Khajana, taxes, etc. to the concerned authorities till the execution of this presents.

2. Thus the present **Owners/Vendors** are became the absolute Owner - cum - possessors of Bastu and Suna Lands ad-measuring **05 Katha 02 Chatak 22 sq.ft.** or more or less **8.60 Satak**, with **470 sq.ft.** two storied pucca building, appertaining to **R.S. Dag No.574, 464 & 463**, comprised in **L.R. Dag No.554, 555/671 & 550/672**, under R.S. Khatian No.219, 373 & 35, now revised in **L.R. Khatian No.167/1 & 415/1**, lying and situated at **Mouza - Kalipur, J.L. - 99**, former P.S. - Chanditala now at P.S. - Dankuni, Additional District Sub Registry Office - Janai, District Registry Office - Chinsruah, Hooghly, West Bengal, within the ambit of Dankuni Municipality **AND NOW** the above **Owners/Vendors** have agreed with the Purchasers for sell their ad-measuring **05 Katha 02 Chatak 22 sq.ft.** or more or less **8.60 Satak** with **470 sq.ft.** two storied pucca building appertaining to **R.S. Dag No.574, 464 & 463**, comprised in **L.R. Dag No.554, 555/671 & 550/672**, under R.S. Khatian No.219, 373 & 35, now revised in **L.R. Khatian No.167/1 & 415/1**, lying and situated at **Mouza - Kalipur, J.L. - 99**, former P.S. - Chanditala now at P.S. - Dankuni, Additional District Sub Registry Office - Janai, District Registry Office - Chinsruah, Hooghly, West Bengal, within the ambit of Dankuni Municipality, which is more fully and particularly described in the schedule below hereunder, which is free from all encumbrances, charges, liens, lispensens, acquisitions, attachments, requisitions, barga right, debuttars, wakafs, Trusts, mortgages etc.

3. That the aforesaid contiguous of Lands ad-measuring **05 Katha 02 Chatak 22 sq.ft.** or more or less **8.60 Satak** with **470 sq.ft.** two storied pucca building appertaining to **R.S. Dag No.574, 464 & 463**, comprised in **L.R. Dag No.554, 555/671 & 550/672**, under R.S. Khatian No.219, 373 & 35, now revised in **L.R. Khatian No.167/1 & 415/1**, lying and situated at **Mouza - Kalipur, J.L. - 99**, former P.S. - Chanditala now at P.S. - Dankuni, Additional District Sub Registry Office - Janai, District Registry Office - Chinsruah, Hooghly, West Bengal, within the ambit of Dankuni Municipality, which is more fully and particularly described in the schedule below at the foot of these presents which is under sale and/or the subject matter of sale on execution of these presents and is hereinafter for the sake of brevity called and referred to as the "Said Lands". The **Owners/Vendors** have agreed to irrevocably cause sale of the said Lands to the Purchasers herein, free from all encumbrances and charges. The Purchasers have agreed to purchase and acquire the said Lands as mentioned in the Schedule hereunder written, free from all encumbrances, charges, liens, lispensens, acquisitions, attachments, requisitions, barga right, debuttars, wakfs, Trusts, mortgages, vesting liabilities etc at and for the total consideration amounting to **Rs.30,00,000/- (Rupees Thirty Lac)** only which shall be paid by the Purchasers to the **Owners/Vendors** for sale and transfer of

the said Lands as mentioned in the Schedule hereunder written. At or before the execution of this Indenture the **Owners/Vendors** have given the following assurance, warranties, indemnifications and representations to the Purchasers:

- I. **THAT** the **Owners/Vendors** are the sole, exclusive and absolute Owner of the said Lands (Description of which is given in the schedule below to the exclusion of all others.
- II. **THAT** the said Lands & House is absolutely free from all encumbrances, charges, liens, lispendens, acquisitions, attachments, requisitions, barga right, debuttars, wakfs, Trusts, mortgages, vesting, liabilities etc. whatsoever or howsoever.
- III. **THAT** the **Owners/Vendors** have authentic and marketable title in respect of the said Lands.
- IV. **THAT** the said Lands have been lawfully owned by the **Owners/Vendors** through by above registered deed of Sale and also through by inheritance and the **Owners/Vendors** have (khas) possession of the said Plot of Lands and house.
- V. **THAT** the said Bastu and Suna Lands in R.O.R. and all around are Bastu residential lands.
- VI. **THAT** there is no bargadar or bhag-chassi or any illegal occupant into or upon the said Lands.
- VII. **THAT** the **Owners/Vendors** are liable and has paid all Municipal rates of taxes and all other statutory outgoings including Khazna payable in respect of the said Lands up to the date of execution of this Indenture and further if there are any such dues, shall be paid by the **Owners/Vendors**.
- VIII. **THAT** there is no legal bar or impediment on the part of the **Owners/Vendors** in selling and/or transferring the said Lands.
- IX. **THAT** the said Lands are not subject to any notice and/or proceedings of vesting, acquisition and/or requisition under any whatsoever law.
- X. **THAT** the **Owners/Vendors** have not entered into any agreement for sale, transfer and/or lease, nor has created any interest of any third party into or upon the said Lands or any part or portion thereof except the purchasers.
- XI. **THAT** the **Owners/Vendors** are in actual physical khas possession of the entirety of the said Lands and house till date continues to remain in possession of the said Lands without any opposition, claim and obstruction from any other person or persons.
- XII. **THAT** no person excepting the **Owners/Vendors** have any right of easement or any other right of way/ingress/egress of whatsoever or howsoever nature and character over, on and in respect of the said Lands and house.
- XIII. **THAT** there is no right of way from or through the said Lands and that there is no water body over, on and in respect of the said Lands or on any part or portion thereof.

**XIV. THAT** there is no pending litigation and/or proceedings active or inactive in any Court and/or Judicial forum, and/or statutory body in respect of the said Lands and house and/or any part or portion thereof.

**XV. THAT** the **Owners/Vendors** have duly approved this Deed of Conveyance and sale of the said Lands and house to the Purchasers above named and also the financial transaction as lay down in these presents.

**XVI. THAT** the **Owners/Vendors** have solely caused searches and due diligence on the marketability and authenticity of the title relating to the below scheduled Lands to certify that the below scheduled Lands are absolutely free from all encumbrances, charges, liens, lispendens, acquisitions, attachments, requisitions, barga right, debuttars, wakfs, Trusts, mortgages, vesting, liabilities etc.

4. Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the Purchasers have agreed to purchase and acquire the said Lands and but for the aforesaid representations the Purchasers would not have otherwise agreed to acquire the said Lands nor would have parted with the amount of consideration as hereinafter stated.

**I) NOW THIS INDENTURE OF CONVEYANCE WITNESSETH** and it is herby agreed by and between the parties hereto as follows:

**I. THAT** in consideration of the said Sale Agreement and in further consideration of a sum of **Rs.30,00,000/- (Rupees Thirty Lac)** only of the lawful money of the Union of India well and truly paid by the Purchasers to the **Owners/Vendors** at or before the execution of these presents (the receipt whereof the **Owners/Vendors** doth herby and also by the receipt hereunder written admit and acknowledge to have been received) the **Owners/Vendors** doth hereby acquit release and discharge the Purchasers and the said Lands and every part thereof as mentioned in the Schedule hereunder written, hereby intended to be sold, transferred and conveyed and the **Owners/Vendors** doth hereby solely, indefeasibly grant, sell, transfer, convey, assign and assure unto and to the Purchasers. **ALL THAT** piece and parcel of Lands ad-measuring **05 Katha 02 Chatak 22 sq.ft.** or more or less **8.60 Satak** with **470 sq.ft.** two storied pucca building appertaining to **R.S. Dag No.574, 464 & 463**, comprised in **L.R. Dag No.554, 555/671 & 550/672**, under R.S. Khatian No.219, 373 & 35, now revised in **L.R. Khatian No.167/1 & 415/1**, lying and situated at **Mouza - Kalipur, J.L. - 99**, former P.S. - Chanditala now at P.S. - Dankuni, Additional District Sub Registry Office - Janai, District Registry Office - Chinsruah, Hooghly, West Bengal, within the ambit of Dankuni Municipality (more fully and particularly mentioned and described in the SCHEDULE hereunder written and hereinafter collectively referred to as the SAID LANDS) and/or the entirety of the right, title and interest of the **Owners/Vendors** into or upon the said Lands absolutely and forever, free from all encumbrances, charges, liens, lis-pendence, claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges absolutely and forever, **OR HOWSOEVER OTHERWISE** said Lands or any part or portion thereof now is or are or at any

time or times heretofore was or were situated butted and bounded called, known, numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and others lights, all yards, courtyards, areas, sewers, drains, ways, water courses, detaches, fences, paths, and all manner of former and others rights, liberties, easements, privileges, walls, fences, advantages, appendages, and appurtenances, whatsoever to the said Lands or any part thereof belonging or in anywise appertaining to or with the same or any part thereof, now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said Lands and of any and every part thereof AND all the lineal incidence thereof AND all the estate right, title, interest, inheritance, possession, use trust Lands, claims and demands whatsoever both at law and in equity of the **Owners/Vendors** into or upon and in respect of the said Lands or any and every part thereof herein comprised and hereby sold, granted and transferred **TOGETHER WITH** all easement rights and facilities.

**II. THE OWNERS/VENDORS COVENANT WITH THE PURCHASERS as follows:**

- a) That the **Owners/Vendors** are the absolute and lawful **Owners** of and well and sufficiently seized and possessed of and entitled to the said Lands and every part thereof free from all encumbrances, charges and liabilities of whatsoever nature.
- b) AND that the **Owners/Vendors** have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the said Lands hereby granted, sold, conveyed, transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the **Owners/Vendors** may or can be prevented from granting, selling, conveying, assigning and assuring the said Lands or any part thereof in the manner as aforesaid.
- c) **AND THAT NOTWITHSTANDING** any act deed or thing by the **Owners/Vendors** done executed or knowingly suffered to the contrary the **Owners/Vendors** at the time of execution of these presents are the absolute and lawful **Owners/Vendors** of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Lands hereby granted, sold, conveyed transferred, assigned, assured or expressed so to be and every part thereof for perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void same.
- d) **AND THAT NOTWITHSTANDING** any such act deed or things what as aforesaid the **Owners/Vendors** now has in themselves good right, full absolutely power to grant, sell, convey, transfer, assure and assigns the said Lands hereby granted, sold, conveyed, transferred and assured or expressed to be unto and to the use of the Purchasers in the manner and on the conditions aforesaid.

c) **AND** that the Purchasers shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold, possess and enjoy the same and receive and take the rates issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **Owners/Vendors** or any person or persons lawfully or equitably claiming from under or in trust for the **Owners/Vendors**.

f) **AND** that the Purchasers shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the **Owners/Vendors** well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, execution, prohibitions restrictions easements and lispdens whatsoever suffered or made or liabilities created in respect of the said Lands by the **Owners/Vendors** or by any person or persons lawfully and equitably claiming from under or in trust for the **Owners/Vendors** as aforesaid or otherwise.

g) And that all rates, taxes and other impositions and/or outgoings including Khazana and revenue payable in respect of the said Lands up to the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the **Owners/Vendors** and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchasers.

h) And that the **Owners/Vendors** never held and do not hold any excess vacant Lands within the meaning of the Estate Acquisition Act 1953 The Lands Reforms Act 1955 and The Urban Lands (Ceiling and Regulation) Act, 1976 and the said Lands/properties or any part or portion thereof has not and never been affected or vested under The Estate Acquisition Act 1953, The Lands Reforms Act 1955 and the Urban Lands Ceiling & regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under The Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the **Owners/Vendors** for the acquisition of the said Lands or any part thereof under The Lands Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the **Owners/Vendors** have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said Lands or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said properties and/or the said Lands or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the **Owners/Vendors** and all persons having or lawfully or equitably claiming any right, title, interest or estate whatsoever into or upon or over the said Lands or any part thereof from through under or in trust for the **Owners/Vendors** shall and will from time to time and at all times, hereafter at the request and costs of the **Owners/Vendors** make, do, acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and

assuring the said Lands and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.

**III. AND THIS DEED FURTHER WITNESSETH** that the **Owners/Vendors** have put the Purchasers in complete peaceful vacant physical (Khas) possession of the said Lands and house and that the Purchasers shall be entitled to hold possess and enjoy the same as the sole, absolute and exclusive **Owners/Vendors** thereof absolutely and forever.

**IV. AND THIS DEED FURTHER WITNESSETH** and the **Owners/Vendors**, do hereby assure and covenant with the Purchasers that in the event of there being any defect in title it shall be the obligation of the **Owners/Vendors**, to remedy and/or cure such defects entirely at their own cost and the **Owners/Vendors** agreed to indemnify and keep the Purchasers saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings including litigation costs.

**V. AND THIS DEED FURTHER WITNESSETH** that the **Owners/Vendors** hereby relinquishes releases, extinguishes and surrenders all their right, title, interest and privileges over, on and in respect of the scheduled properties to, for and in favour of the Purchasers herein from the date of execution of the Indenture of Conveyance.

**VI. THIS DEED FURTHER WITNESSETH** that under all circumstances the **Owners/Vendors** shall pay back the entire consideration amount in addition to damages along with interest if due to any whatsoever reason any defect in title of the said Lands are found or any pre-existing acquisition proceedings leading to acquisition of the said Lands are found after the execution of this presents.

**VII. THIS DEED FURTHER WITNESSETH** that the **Owners/Vendors** declare that the factual matrix mentioned in the Recital of these presents and the representations indemnities, assurances and warranties given by the **Owners/Vendors** shall form an operative part of this Indenture and are incorporated herein by way of reference.

**VIII. THIS DEED FURTHER WITNESSETH** that the **Owners/Vendors** also declare that if any defect or any problem arise after registration about possession or about record, the Vendors try to solve the said problem in their own cost and their own responsibility, if it is not possible by them, the **Owners/Vendors** return back all the consideration amount and also other charges and interest as per Bank Interest to the Purchasers in immediately thereafter.

**IX. THIS DEED FURTHER WITNESSETH** and it is further recorded, confirmed and declared that the Purchasers have purchased and acquired the said properties absolutely relying on the assurances, warranties and representations as recited all over in these presents especially in **PARA (3) clause I to XVI** (here in after referred to as the Representations) and in the event of any of the said representations and/or any part of it being found to be untrue and/or incorrect and/or misleading and consequent to which the Purchasers suffers any loss and/or incurs any liability then and in that event the **Owners/Vendors** shall be solely liable and responsible and have

unqualifiedly agreed to keep the Purchasers saved, harmless and fully indemnified from and against all costs, charges, expenses, claims, actions, suits, proceedings and demands, including litigation costs and other expenses.

**SCHEDULE OF PROPERTIES AND HOUSE REFERRED TO HEREUNDER:-**

(Description of Lands and house sold by this Deed)

**ALL THAT** piece and parcel of Bastu and Suna Lands ad-measuring **05 Katha 02 Chatak 22 sq.ft.** or more or less **8.60 Satak** with **470 sq.ft.** two storied pucca building standing thereon among its ground floor area **270 sq.ft.** and first floor area **200 sq.ft.** appertaining to **R.S. Dag No.574, 464 & 463**, comprised in **L.R. Dag No.554, 555/671 & 550/672**, under **R.S. Khatian No.219, 373 & 35**, now revised in **L.R. Khatian No.167/1 & 415/1**, lying and situated at **Mouza - Kalipur, J.L. - 99**, former P.S. - Chanditala now at P.S. - Dankuni, Additional District Sub Registry Office - Janai, District Registry Office - Chinsruah, Hooghly, West Bengal, within the ambit of **Dankuni Municipality, Ward No.18**, together with all easement rights and facilities. The annual proportionate rates are payable to the Collectorate of Hooghly on behalf of the Govt. of West Bengal.

**Dag & Khatian wise details areas are as follows :-**

Sold by	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Total area of Land in Dec.	Share out of 1.0000	Sold area of Land in Dec.	Nature of Land in R.O.R.
Vendor No.1	574	554 -	167/1 -		0.5000	0.65 -	Bastu
Vendor No. 1 & 2	"	" -	415/1 -		0.5000	0.65 -	"
Vendor No.1	464	555/671	167/1 -		0.5000	3.15 -	Suna
Vendor No. 1 & 2	"	" -	415/1 -		0.5000	3.15 -	"
Vendor No.1	463	550/672	167/1 -	06	0.0833	0.50 -	Suna
Vendor No. 1 & 2	"	" -	415/1 -	"	0.0833	0.50 -	"
					<b>Total</b>	<b>8.60 -</b>	

**TOTAL** area sold by this Deed is **05 (Five) Katha 02 (Two) Chatak 22 (Twenty Two) sq.ft.** or more or less **8.60 (Eight Point Six Zero) Satak** which is shown and or delineated in **Red Border** in the Map or Plan annexed herewith and this plan is Part and Parcel in this Deed forever. The Lands are Butted and Bounded as follows :-

R.S. Dag No.	North	South	East	West
574, 464, 463	R.S. Dag No.574(P), 464(P) & 463 (P)	R.S. Dag No. 464(P) & 463 (P)	R.S. Dag No. 463 (P)	12'-0" Wide Kalipur to Gobra Metal Road

The finger print and photograph of the **Owners/Vendors** and Purchasers are annexed herewith.

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

**EXECUTED AND DELIVERED BY THE**

Within named Parties in the presence of:-

**WITNESSES**

1. *Biswajit Dey*  
Kaliapur, Dankuni,  
Hooghly.

2. *Mousumi Mukherjee*  
Kaliapur, Dankuni,  
Hooghly.

3. *Tapas Mukherjee*  
P-77, L.I.C Township  
Madhyampur, Kol-129.

*Tapati Mukherjee*  
*Abasmita Mukherjee*

**SIGNATURE OF THE OWNERS/VENDORS**

**DRAFTED BY:**

*Ratna Samanta*  
Advocate  
Regd No - WB/1729/01  
Serampore court

Typed by :

*B. Dey*  
Dankuni, Hooghly.

### MEMO OF CONSIDERATION

RECEIVED by the OWNERS/VENDORS from the within named Purchasers a sum of **Rs.30,00,000/- (Rupees Thirty Lac)** only towards the full, and final and total consideration money for the sale of the said properties and house as the total consideration which is paid in following manner:

#### MEMO DETAILS

RECEIVED by the OWNERS/VENDORS from the within named Purchasers a sum of **Rs.30,00,000/- (Rupees Thirty Lac)** only by:-

RTGS / NEFT/CHEQUE	Bank Name	Branch Name	Date	Amount (Rs.)
NEFT, by Chq. No.000001	UCO	Dankuni	04.10.2017	1,00,000
RTGS	UCO	Dankuni	10.10.2017	4,00,000
NEFT, by Chq. No.000036	UCO	Dankuni	04.10.2017	1,00,000
NEFT, by Chq. No.000037	UCO	Dankuni	10.10.2017	1,00,000
NEFT, by Chq. No.000038	UCO	Dankuni	10.10.2017	1,00,000
NEFT, by Chq. No.000039	UCO	Dankuni	10.10.2017	1,00,000
Cheque No.980211	SBI	Chanditala	15.09.2018	2,00,000
Cheque No.980212	SBI	Chanditala	19.09.2018	1,50,000
Cheque No.980213	SBI	Chanditala	22.09.2018	1,50,000
Cheque No.307096	SBI	Chanditala	20.09.2018	2,00,000
Cheque No.307097	SBI	Chanditala	19.09.2018	2,00,000
Cheque No.307098	SBI	Chanditala	24.09.2018	1,00,000
Cheque No.000008	UCO	Dankuni	22.10.2018	2,00,000
Cheque No.000009	UCO	Dankuni	18.10.2018	2,00,000
Cheque No.000011	UCO	Dankuni	20.10.2018	1,00,000
Cheque No.307100	SBI	Chanditala	23.10.2018	2,00,000
Cheque No.307099	SBI	Chanditala	22.10.2018	2,00,000
Cheque No.980214	SBI	Chanditala	23.10.2018	2,00,000
			<b>TOTAL</b>	<b>30,00,000</b>

**Total Rupees Thirty Lac only**

#### WITNESSES :-

1. Bisecca A Day  
Kali pur,  
Dankuni Hooghly.

2. Mausumi Mukherjee  
Kali pur, Dankuni,  
Hooghly.

Tapati Mukherjee

Abashis Mukherjee

**SIGNATURE OF THE OWNERS/VENDORS**

3. Tapas Mukherjee  
P-77, L.I.C Township  
Madhyamgram, Kol-129.

# SPECIMEN FORM FOR TEN FINGER PRINTS



Tapati Muxherjee					



Abhishek Muxherjee					

# SPECIMEN FORM FOR TEN FINGER PRINTS



Jasraj Bhagat Mondal

Jasraj Bhagat Mondal




Sonita Parvati




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

GRN: 19-201819-030099197-1

Payment Mode Online Payment

GRN Date: 30/10/2018 09:24:38

Bank : UCO Bank

BRN : 15133756

BRN Date: 30/10/2018 09:18:43

**DEPOSITOR'S DETAILS**

Id No. : 06080001631687/5/2018

[Query No./Query Year]

Name : Isrial Haque

Contact No. :

Mobile No. : +91 9830681592

E-mail :

Address : Serampore Court

Applicant Name : Mr Israil Haque Mondal

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	06080001631687/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	175020
2	06080001631687/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	30014

**Total**

205034

In Words : Rupees Two Lakh Five Thousand Thirty Four only



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0608000872/2018	Date of Application	26/10/2018
Query No / Year	06080001631687/2018		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Israil Haque Mondal		
Stampduty Payable	Rs. 1,80,020/-		
Registration Fees Payable	Rs. 30,014/-		
Applicant Name of the Visit Commission	Mr Tapati Mukharjee		
Applicant Address	kalipur		
Place of Commission	Kalipur (Gobra Road), P.O:- Garalgacha, P.S:- Dunkuni, Dankuni, District:- Hooghly, West Bengal, India, PIN - 712708		
Expected Date and Time of Commission	26/10/2018 6:00 PM		
Fee Details	J1: 250/-, J2: 150/-, PTA-J(2): 50/-, Total Fees Paid: 450/-		
Remarks			







Government of West Bengal


Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. JANAI, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06080001631687/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Tapati Mukherjee Kalipur (Gobra Road), P.O:- Garalgacha, P.S:- Dunkuni, Dankuni, District:-Hooghly, West Bengal, India, PIN - 712708	Seller		2138 	Tapati Mukherjee 26/10/18
2	Shri Debashis Mukherjee Kalipur (Gobra Road), P.O:- Garalgacha, P.S:- Dunkuni, Dankuni, District:-Hooghly, West Bengal, India, PIN - 712708	Seller		2139 	Debashis Mukherjee 26/10/18
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri Biswajit Dey Son of Shri Swapan Dey Kalipur, P.O:- Garalgacha, P.S:- Dunkuni, Dankuni, District:-Hooghly, West Bengal, India, PIN - 712708	Smt Tapati Mukherjee, Shri Debashis Mukherjee		Biswajit Dey 26/10/18	

  
(KALLOL SENGUPTA)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
JANAI  
Hooghly, West Bengal

### Major Information of the Deed

Deed No :	I-0608-07185/2018	Date of Registration	30/10/2018
Query No / Year	0608-0001631687/2018	Office where deed is registered	
Query Date	21/10/2018 9:40:36 PM	A.D.S.R. JANAI, District: Hooghly	
Applicant Name, Address & Other Details	Israil Haque Mondal Mrigala, Thana : Dunkuni, District : Hooghly, WEST BENGAL, Mobile No. : 9830681592, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 30,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,80,020/- (Article:23)	Rs. 30,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

### Land Details :

District: Hooghly, P.S:- Chanditala, Municipality: Dankuni, Road: Unassessed Road (7 to 12) Feet, Road Zone : (Ward No 18 -- Ward No 18) , Mouza: Kalipur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-554	LR-167/1	Bastu	Bastu	0.65 Dec	1,77,273/-	1,77,273/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-554	LR-415/1	Bastu	Bastu	0.65 Dec	1,77,273/-	1,77,273/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-671	LR-167/1	Bastu	Suna	3.15 Dec	9,88,036/-	9,88,036/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-671	LR-415/1	Bastu	Suna	3.15 Dec	9,88,036/-	9,88,036/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-672	LR-167/1	Bastu	Suna	0.5 Dec	1,56,818/-	1,56,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L6	LR-672	LR-415/1	Bastu	Suna	0.5 Dec	1,56,818/-	1,56,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>8.6Dec</b>	<b>26,44,254 /-</b>	<b>26,44,254 /-</b>	
<b>Grand Total :</b>					<b>8.6Dec</b>	<b>26,44,254 /-</b>	<b>26,44,254 /-</b>	

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3, L4, L5, L6	470 Sq Ft.	3,55,746/-	3,55,746/-	Structure Type: Structure
Gr. Floor, Area of floor : 270 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete				
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete				
<b>Total :</b>	<b>470 sq ft</b>	<b>3,55,746 /-</b>	<b>3,55,746 /-</b>	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Tapati Mukherjee (Presentant)</b> Wife of Late Shyamal Kumar Mukherjee Kalipur (Gobra Road), P.O:- Garalgacha, P.S:- Dunkuni, Dankuni, District:-Hooghly, West Bengal, India, PIN - 712708 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AMWPM1767A, Status: Individual, Executed by: Self, Date of Execution: 26/10/2018, Admitted by: Self, Date of Admission: 26/10/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 26/10/2018, Admitted by: Self, Date of Admission: 26/10/2018, Place: Pvt. Residence
2	<b>Shri Debashis Mukherjee</b> Son of Late Shyamal Kumar Mukherjee Kalipur (Gobra Road), P.O:- Garalgacha, P.S:- Dunkuni, Dankuni, District:-Hooghly, West Bengal, India, PIN - 712708 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ALKPM1479Q, Status: Individual, Executed by: Self, Date of Execution: 26/10/2018, Admitted by: Self, Date of Admission: 26/10/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 26/10/2018, Admitted by: Self, Date of Admission: 26/10/2018, Place: Pvt. Residence

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Israil Haque Mondal</b> Son of Chaharuddin Mondal Mrigala (Paschimpara), P.O:- Mrigala, P.S:- Dunkuni, Dankuni, District:-Hooghly, West Bengal, India, PIN - 712311 Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, PAN No.: BVWPM6729E, Status: Individual, Status: Not Executed
2	<b>Sorita Parvin</b> Wife of Israil Haque Mondal Mrigala (Paschimpara), P.O:- Mrigala, P.S:- Dunkuni, Dankuni, District:-Hooghly, West Bengal, India, PIN - 712311 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: BYVPP5985M, Status: Individual, Status: Not Executed

#### Identifier Details :

Name & address
Shri Biswajit Dey Son of Shri Swapan Dey Kalipur, P O - Garaigacha, P.S:- Dunkuni, Dankuni, District:-Hooghly, West Bengal, India, PIN - 712708, Sex: Male, By Caste Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Smt Tapati Mukherjee, Shri Debashis Mukherjee

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt Tapati Mukherjee	Israil Haque Mondal-0.325 Dec, Sorita Parvin-0.325 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Smt Tapati Mukherjee	Israil Haque Mondal-0.1625 Dec, Sorita Parvin-0.1625 Dec
2	Shri Debashis Mukherjee	Israil Haque Mondal-0.1625 Dec, Sorita Parvin-0.1625 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Smt Tapati Mukherjee	Israil Haque Mondal-1.575 Dec, Sorita Parvin-1.575 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Smt Tapati Mukherjee	Israil Haque Mondal-0.7875 Dec, Sorita Parvin-0.7875 Dec
2	Shri Debashis Mukherjee	Israil Haque Mondal-0.7875 Dec, Sorita Parvin-0.7875 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Smt Tapati Mukherjee	Israil Haque Mondal-0.25 Dec, Sorita Parvin-0.25 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Smt Tapati Mukherjee	Israil Haque Mondal-0.125 Dec, Sorita Parvin-0.125 Dec
2	Shri Debashis Mukherjee	Israil Haque Mondal-0.125 Dec, Sorita Parvin-0.125 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Smt Tapati Mukherjee	Israil Haque Mondal-117.50000000 Sq Ft, Sorita Parvin-117.50000000 Sq Ft
2	Shri Debashis Mukherjee	Israil Haque Mondal-117.50000000 Sq Ft, Sorita Parvin-117.50000000 Sq Ft

### Land Details as per Land Record

District: Hooghly, P S - Chanditala, Municipality: Dankuni, Road: Unassessed Road (7 to 12) Feet, Road Zone : (Ward No 18 -- Ward No 18), Mouza: Kalipur

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 554 (Corresponding RS Plot No - 574), LR Khatian No - 167/1	Owner: তপতী মুখার্জী, Gurdian: শ্যামল , Address: 14 রাজেন্দ্র চ্যাটার্জী স্ট্রীট কলি-35 , Classification: বাস্তু,	Smt Tapati Mukherjee

Major Information of the Deed :- I-0608-07185/2018-30/10/2018

	LR Plot No:- 554(Corresponding RS Plot No:- 574), LR Khatian No:- 415/1	Owner: শ্যামল মুখার্জী, Gurdian: প্রভাত , Address: 14 রাজেন্দ্র চ্যাটার্জী রোড কলি-35 , Classification: বাস্তু, Area 0.01 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 671(Corresponding RS Plot No:- 464), LR Khatian No:- 167/1	Owner: তপতী মুখার্জী, Gurdian: শ্যামল , Address: 14 রাজেন্দ্র চ্যাটার্জী স্ট্রীট কলি-35 , Classification: শুনা, Area.0.02 Acre,	Smt Tapati Mukherjee
L4	LR Plot No:- 671(Corresponding RS Plot No:- 464), LR Khatian No:- 415/1	Owner: শ্যামল মুখার্জী, Gurdian: প্রভাত , Address: 14 রাজেন্দ্র চ্যাটার্জী রোড কলি-35 , Classification: শুনা, Area:0.03 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 672(Corresponding RS Plot No:- 463), LR Khatian No:- 167/1	Owner: তপতী মুখার্জী, Gurdian: শ্যামল , Address: 14 রাজেন্দ্র চ্যাটার্জী স্ট্রীট কলি-35 , Classification: শুনা, Area:0.01 Acre,	Smt Tapati Mukherjee
L6	LR Plot No:- 672(Corresponding RS Plot No:- 463), LR Khatian No:- 415/1	Owner: শ্যামল মুখার্জী, Gurdian: প্রভাত , Address: 14 রাজেন্দ্র চ্যাটার্জী রোড কলি-35 , Classification: শুনা,	Seller is not the recorded Owner as per Applicant.

**Endorsement For Deed Number : I - 060807185 / 2018**

**On 26-10-2018**

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

Presented for registration at 17:30 hrs on 26-10-2018, at the Private residence by Smt Tapati Mukherjee, one of the Executants.

**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 30,00,000/-

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

Execution is admitted on 26/10/2018 by 1. Smt Tapati Mukherjee, Wife of Late Shyamal Kumar Mukherjee, Kalipur (Gobra Road), P.O: Garalgacha, Thana: Dunkuni, , City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712708, by caste Hindu, by Profession Others, 2. Shri Debashis Mukherjee, Son of Late Shyamal Kumar Mukherjee, Kalipur (Gobra Road), P.O: Garalgacha, Thana: Dunkuni, , City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712708, by caste Hindu, by Profession Service

Indetified by Shri Biswajit Dey, , Son of Shri Swapan Dey, Kalipur, P.O: Garalgacha, Thana: Dunkuni, , City/Town: Dankuni, Hooghly, WEST BENGAL, India, PIN - 712708, by caste Hindu, by profession Law Clerk

*Kallol Sengupta*

**KALLOL SENGUPTA  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. JANAI  
Hooghly, West Bengal**

**On 30-10-2018**

**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 of Indian Stamp Act 1899.

Registration Fees that required Registration Fees payable for this document is Rs 30,014/- ( A(1) = Rs 30,000/- ,E = Rs 14/- )  
Registration Fees paid by Cash Rs 0/-, by online = Rs 30,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/10/2018 9:18AM with Govt. Ref. No: 192018190300991971 on 30-10-2018, Amount Rs: 30,014/-, Bank:  
UCO Bank ( UCBA0000190), Ref. No. 15133756 on 30-10-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,80,020/- and Stamp Duty paid by Stamp Rs  
5,000/-, by online = Rs 1,75,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1186, Amount: Rs.5,000/-, Date of Purchase: 12/10/2018, Vendor name: AVIJIT  
BHAT

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/10/2018 9:18AM with Govt. Ref. No: 192018190300991971 on 30-10-2018, Amount Rs: 1,75,020/-,  
Bank: UCO Bank ( UCBA0000190), Ref. No. 15133756 on 30-10-2018, Head of Account 0030-02-103-003-02



**KALLOL SENGUPTA**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. JANAI**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0608-2018, Page from 174513 to 174550  
being No 060807185 for the year 2018.



Digitally signed by KALLOL SENGUPTA  
Date: 2018.11.02 12:34:41 +05:30  
Reason: Digital Signing of Deed.

(KALLOL SENGUPTA) 02/11/2018 12:34:33 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. JANAI  
West Bengal.

(This document is digitally signed.)