

12481

I-11422



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

A 473719

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document

Signature

Addl District Sub-Registrar
Bachchanpur, Ball Lake Ctr.

5 SEP 2012

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on
this the 04th day September Two Thousand twelve
BETWEEN

vis-à-vis
HC-04271
3-1-250
3-2-2004
14/9/12

(1) SRI BABLU SARDAR son of Late Sanyashi Sardar, by occupation- Day Labour, (2) SAILY SARDAR wife of Late Hazib Sardar and (3) JASHO SARDAR wife of Kartick Sardar, all residing at Village- Chakpanchuria (Sardar Para), P.O. Chakpanchuria, P.S. New Town, in the District of North 24 Parganas, both by occupation- Housewife, all by faith- Hindu, all by Nationality Indian, hereinafter jointly called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their legal heirs, executors, administrators, representatives, nominees and assigns) of the *ONE PART*.

- AND -

SRI DINESH SARDAR son of Jiten Sardar, residing at Village- Chakpanchuria (Sardar Para), P.O. Chakpanchuria, P.S. New Town, in the District of North 24 Parganas, by faith- Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators representatives, nominee and/or assigns) of the *OTHER PART*.

WHEREAS:

A) One Bina Sardar wife of Late Sannayasi Sardar resident of Village Chakpanchuria, P.S. Rajarhat, in the District of North 24 Parganas was the owner and possessor of three plots of land measuring an area of total

09.71 Satak under the following manner :-

Recorded land area	Share of land	Out of total land	R.S. Dag No.	L.R. Khatian No.	Nature of land
08.00 Satak	1.0000	08.00 Satak	669	1189	Sali
00.21 Satak	0.0714	03.00 Satak	670	1135	Danga
01.50 Satak	0.0715	21 Satak	671	1135	Bastu

09.71 Satak more or less

land lying and situated at Mouza- **CHAKPANCHURIA**, J.L. No. 33, R.S. No. 252 ½, Touzi No. 145, at present Touzi No.10, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas by virtue of own L.R. Settlement Record of rights, absolutely free from all encumbrances whatsoever.

B) While seized and possessed of the aforesaid plot of land measuring an area of 09.71 Satak more or less, the said Bina Sardar died intestate leaving behind her six sons namely (1) Sattya Sardar (2) Sibi Sardar (3) Sambhu Sardar (4) Vikey Sardar (5) Dukhey Sardar (6) Bablu Sardar (the vendor herein) and two daughters namely (1) Saily Sardar (2) Jasho Sardar (the Vendor Nos. 2 to 3 herein) as his legal heirs and successors to her estate and they become the owners of the aforesaid plots of land measuring 09.71 satak in terms of the Hindu Succession Act. 1956. where each entitled land measuring an area of 01.21 Satak as 1/8th share each out of said 09.71 satak under the following manner :-

Entitled land area	Share	Out of land area	Share of land	Out of total land	R.S. Dag No.	L.R. Khatian No.
01.00 Satak	1/8 th	08.00 Satak	1.0000	08.00 Satak	669	1189
00.02 Satak	1/8 th	00.21 Satak	0.0714	03.00 Satak	670	1135
00.19 Satak	1/8 th	01.50 Satak	0.0715	21.00 Satak	671	1135

01.21 Satak more or less.

Saty
Joshi

C) By virtue of above inheritance from mother, the said Vendor Nos. 2 & 3 herein jointly entitled land measuring an area of total 00.38 Satak more or less comprised in R.S. Dag No. 671 under L.R. Khatian No. 1135, at Mouza- **CHAKPANCHURIA**, J.L. No. 33, R.S. No. 252 ½, Touzi No. 145, at present Touzi No.10, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas and others land and have been enjoying the same peacefully and absolutely without any interruptions from any corners whatsoever as they will think fit and proper.

Bablu

D) The Vendor No. 1 herein Bablu Sardar is the owner and possessor of two plots of land measuring an area of total 01.71 Satak under the following manner :-

Recorded land area	Share of land	Out of total land	R.S. Dag No.	L.R. Khatian No.	Nature of land
00.21 Satak	0.0715	03.00 Satak	670	1072	Danga
01.50 Satak	0.0714	21.00 Satak	671	1072	Bastu

01.71 Satak more or less

land lying and situated at Mouza- **CHAKPANCHURIA**, J.L. No. 33, R.S. No. 252 ½, Touzi No. 145, at present Touzi No.10, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas by virtue of own L.R. Settlement Record of rights, absolutely free from all encumbrances whatsoever.

E) By virtue of above inheritance from mother and own L.R. Settlement Record of Rights, the said Vendor No. 1 herein Bablu Sardar

Bablu

is the owner and possessor of land measuring an area of total 02.92 Satak under the following manner :-

Owner of land	Out of total land	R.S. Dag No.	L.R. Khatian No.
01.00 Satak	08.00 Satak	669	1189
00.23 Satak	03.00 Satak	670	1135, 1072
01.69 Satak	21.00 Satak	671	1135, 1072

02.92 Satak more or less.

land lying and situated at Mouza- **CHAKPANCHURIA**, J.L. No. 33, R.S. No. 252 ½, Touzi No. 145, at present Touzi No.10, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas and has been enjoying the same peacefully and absolutely without any interruptions from any corners whatsoever as he will think fit and proper.

F) Now, the Vendor No. 1 herein has agreed to sell land measuring an area of 02.92 Satak comprised in R.S. Dag Nos. 669, 670 & 671 under L.R. Khatian Nos. 1189, 1135, 1072 and the Vendor Nos. 2 & 3 herein are jointly agreed to sell land measuring an area of 00.08 Satak out of said 00.38 Satak comprised in R.S. Dag No. 671 under L.R. Khatian No. 1135, thus total **03 (Three) Satak** more or less with 100 sft. kancha tally shaded room standing thereon, at Mouza- **CHAKPANCHURIA**, J.L. No. 33, R.S. No. 252 ½, Touzi No. 145, at present Touzi No.10, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas more fully described in the Schedule hereinafter written, at or for the total consideration of Rs. 4,50,000/- (Rupees four lacs fifty thousand) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs. 4,50,000/- (**Rupees four lacs fifty thousand**) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors doth hereby as also by the receipt and Memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendors doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the aforesaid plots of land measuring an area of total **03 (Three) Satak** more or less with 100 sft. kancha tally shaded room standing thereon, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as '**the SAID PLOTS OF LAND**' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendors out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured

muniments writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendences attachments bargaders trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the vendors are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the vendors not any such notice has been published.

4. That the land fully described in the schedule below stands retained by the vendors through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.

5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.

6. It is hereby declared by the Vendors that the said land which described in the schedule hereinafter written is the self acquired property of the vendors and that they are not the benamder of any one.

7. It is hereby declared that the said purchaser has the absolute right to mutate the purchaser's name in respect of the present purchased land.

8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the vendors and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the vendors.

9. It is hereby declared that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.

10. That the vendors have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

11. It is transpired that the said property hereby sold, conveyed and transferred and assigned by the vendors, if not free from all encumbrances as herein covenant, the vendors shall be bound to refund to the purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the purchaser herein AND if any typical mistake shall shown in this deed, that will be rectify by the Vendors without any claim or demand, at the costs and expenses of the Purchaser.

AND the vendors hereby deliver this day khas possession of the said land unto the purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the vendor Nos. 1 to 3 herein).

ALL THAT piece or parcel three plots of **Sali, Danga & Bastu** land measuring an area of total **03 (three) Satak** more or less with 100 sft. tally shaded kancha room standing thereon, comprised in R.S. Dag Nos. 669, 670, 671 under L.R. Khatian Nos. 1189, 1135, 1072 which is clearly as under :-

Seleable land area	Out of total land	R.S. Dag No.	L.R. Khatian No.	Nature	Land sold by
01.00 Satak	08.00 Satak	669	1189	Sali	Vendor No. 1
00.23 Satak	03.00 Satak	670	1135, 1072	Danga	Vendor No. 1
01.77 Satak	21.00 Satak	671	1135, 1072	Bastu	Vendor

The aforesaid land lying at Mouza- **CHAKPANCHURIA**, J.L. No. 33, R.S. No. 252 ½, Touzi No. 145, at present Touzi No.10, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Rajarhat Police Station, at present New Town Police Station, under A.D.S.R. Office, Bidhannagar (Salt Lake City), in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the vendor Nos. 1 to 3 herein jointly sold and conveyed total land measuring an area of **03 Satak** more or less unto and in favour of the purchaser herein and the said land shown on the annexed site plan or map marked by '**RED**' border separately which will be treated as a part of this *indenture* and the said land is butted and bounded as under:-

Land area 01.00 satak in R.S. Dag No. 669 is butted-
 ON THE NORTH BY: Vicku Sardar
 ON THE SOUTH BY: Sattya Sardar
 ON THE EAST BY : 6'-0" wide road.
 ON THE WEST BY : R.S. Dag No. 669(P).

Land area 00.23 satak in R.S. Dag No. 670 is butted-
 ON THE NORTH BY: R.S. Dag No. 670(P)
 ON THE SOUTH BY : R.S. Dag No. 670(P)
 ON THE EAST BY : R.S. Dag No. 670(P)
 ON THE WEST BY : R.S. Dag No. 670(P)

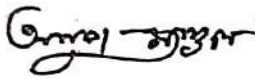
Land area 01.77 satak in R.S. Dag No. 671 is butted-
 ON THE NORTH BY: R.S. Dag No. 671(P)
 ON THE SOUTH BY: R.S. Dag No. 671(P)
 ON THE EAST BY : R.S. Dag No. 671(P)
 ON THE WEST BY : R.S. Dag No. 671(P)

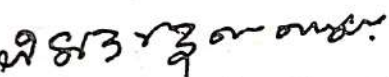
The annual proportionate rent will be payable as per State Government Rules and Regulations.

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands and seals after going through the contents of this deed of conveyance on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendors at Kolkata in Presence of:

1. 
 SAs - સચિવશ્રી

2. 
 SAs - ઉપસચિવશ્રી

રા. રા. ના. મ. સ. પ. ર.

જોડાણી અધિકારી

ર. અ. ના. મ. સ. પ. ર.

રા. રા. ના. મ. સ. પ. ર.

ર. અ. ના. મ. સ. પ. ર.

SIGNATURE OF THE VENDORS

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 4,50,000/- (Rupees four lacs fifty thousand) only being the full consideration money of the schedule mentioned land and payment as per memo below.

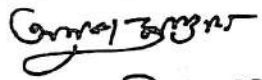
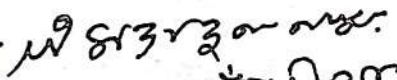
MEMO

Rs. 4,50,000/-

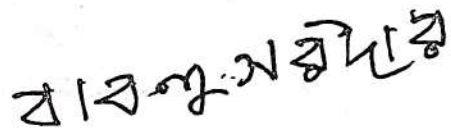
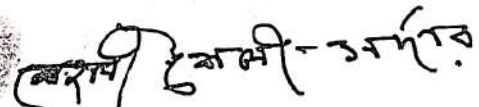
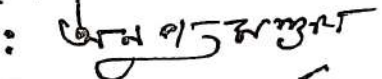
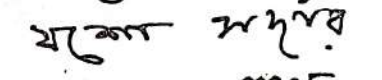
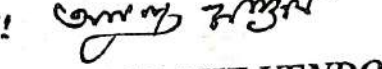
By Cash of R.B.I. Notes.

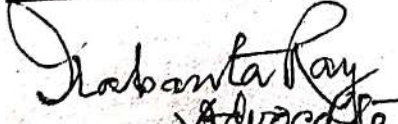
(Rupees four lacs fifty thousand) only.

WITNESSES:

1. 
সহ-স্বাক্ষরকারী
2. 
সহ-স্বাক্ষরকারী

Read over and explained in
Bengali to the Vendors by me:



 ব: 
 যুক্ত স্বাক্ষর
 ব: 
 ব: 
SIGNATURE OF THE VENDORSDeed prepared by:


 Advocate
 District Judges' Court.

Composed by:

(Rahamat Shaikh)
 A.D.S.R. Office - Bidhannagar Kolkata-9

SITE PLAN OF R.S. & L.R. DAG NO. 669; 670; 671 R.S. KHATIAN NO
 L.R. KHATIAN NO 1189; 1072 AT MOUZA CHAKPACHURIA; J.L. NO 33
 R S NO 205 $\frac{1}{2}$ TOUZI NO 145 P S RAJAR HAT NOW UNDER NEW TOWN
 DIST NORTH 24 PARGANAS

AREA SHOWN IN RED BORDER
 SCALE 30' = 1"

N

 S

PURCHASER
 DINESH SARDAR

SOLD BY

21/2/2013
 [Signature]
 B. [Signature]

[Signature]
 B. [Signature]

R S DAG NO 669(p)

R S DAG NO 669(p)

BHAKA SARDAR

29'3"
 RS DAG NO 669
 AREA 1.00 DEC(M/L)
 29'0"

SATTA SARDAR

R S DAG NO 669(p)

PRESENT G.P. ROAD(KANCHHA)

R S DAG NO 670(p)
 R S DAG NO 670(p)
 15'0"
 RS DAG NO 670
 AREA 0.23 DEC(M/L)
 15'0"
 R S DAG NO 670(p)

R S DAG NO 671(p)

R S DAG NO 671(p)

30'0"
 RS DAG NO 671
 1.77
 AREA 1.77 DEC(M/L)
 30'0"

R S DAG NO 671(p)

R S DAG NO 671(p)

Drawn By :



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 11422 of 2012
(Serial No. 12481 of 2012)

On

Payment of Fees:

On 04/09/2012

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

Presented for registration at 16.45 hrs on :04/09/2012, at the Private residence by Saily Sardar , one of the Executants.

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

Execution is admitted on 04/09/2012 by

1. Saily Sardar, wife of Lt Hazu Sardar , Chakpanchuria Sardar Para, Thana:-New Town, P.O. :-Chakpanchuria ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession :

2. Jasho Sardar, wife of Kartick Sardar , Chakpanchuria Sardar Para, Thana:-New Town, P.O. :-Chakpanchuria ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession :

3. Bablu Sardar, son of Lt Sanyashi Sardar , Chakpanchuria Sardar Para, Thana:-New Town, P.O. :-Chakpanchuria ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession :

Identified By A Mondal, son of . . , Thana:-Habra, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/09/2012

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/-

Payment of Fees:

Amount By Cash

Rs. 12334.00/-, on 05/09/2012

(Under Article : A(1) = 12320/- ,E = 14/- on 05/09/2012)

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.-11,20,908/-

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 11422 of 2012
(Serial No. 12481 of 2012)

Certified that the required stamp duty of this document is Rs.- 56065 /- and the Stamp duty paid as:
Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 459919, Draft Date 31/08/2012, Bank Name State Bank of India, SWASTHYA BAHWAN, received on 05/09/2012
2. Rs. 2070/- is paid, by the draft number 459913, Draft Date 31/08/2012, Bank Name State Bank of India, SWASTHYA BAHWAN, received on 05/09/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

05/09/2012 13:06:00

5 SEP 2012