

05079.

I-5398/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

T 248573

THIS INDENTURE OF CONVEYANCE made this the 25 day of September
 TWO THOUSAND AND FOURTEEN BETWEEN SRI BIMAL CHANDRA
 MANNA son of Late Nil Kanta Manna, by faith Hindu, by occupation
 Cultivator, residing at Village-Ramkrishnapore, Post- Sukhdevpore, P.S.-
 Bishnupore, District-24 Pgs (South), hereinafter called and referred to as the
 VENDOR (which expression shall where the subject or context allows or
 admits shall mean and be deemed to include his heirs, executors, successors,
 legal representative, administrators and/ or assigns) of the ONE PART

AND


The endorsement sheets attached to this
 document are the part of this document

Addl. Dist. sub- Registrar,
 Bishnupur, South-24 Pgs

25.09.14

152 08.09.14
Value of N. J. Stamp Rs.....
Name of Purchaser.....
Address.....

HAPI DAS
Advocate
Alipore Police Court
Kolkata-700087


S. MUKHERJEE
Vender S. P. D. Stamp Office

- Bimal Chandra Mann.



V.C.T. 1
2363

- Bimal Chandra Mann.



Subir Kumar Mann
80 - Dular Ch. Mann
vill - Ramkrishnapur
P.O - Surkhesa 24 Pgs

A.D.S.R. Bishnupur
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M/S LINKWISE REALBUILD PVT. LTD a Company within the meaning of the Companies Act 1956 having its registered Office at No. 22, Pollock Street, 5th Floor, Kolkata - 700001, represented by its Authorized Signatory Sri Vikash Mimani son of Sri Motilal Mimani, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors- in- interest and assigns) of the **OTHER PART**

WHEREAS Bimal Chandra Manna, the Vendor herein by virtue of two separate deed of conveyances purchased All that the piece and parcel of Sali land measuring 31 Decimals out of 367 decimals comprised in Dag No. 1974 under R.S. Khatian No. 470 Mouja: Ramkrishnapore, J.L. No. 70, P.S. - Bishnupore, under Ramkrishnapore-Borhanpore Gram Panchayat, District- 24 Parganas (South) in following manner:.

i) By a Deed of Conveyance dated 18.04.1980 registered in the office of the ADSR, Bishnupur, 24 Pgs (South) and recorded in Book No. I, Volume No. 31, Pages 147 to 149, Being No. 2583 for the year 1980 purchased All that the piece and parcel of Sali land measuring 16.50 Decimals out of 367 decimals comprised in Dag No. 1974 under R.S. Khatian No. 470 Mouja: Ramkrishnapore, J.L. No. 70, P.S. - Bishnupore, under Ramkrishnapore-Borhanpore Gram Panchayat, District- 24 Parganas (South) from Meghnath Majhi son of Late Netai Chandra Majhi.

ii) By another Deed of Conveyance dated 02.03.1981 registered in the office of the ADSR, Bishnupur, 24 Pgs (South) and recorded in Book No. I, Volume No. 25, Pages 60 to 62, Being No. 1525 for the year 1981 purchased All that the piece and parcel of Sali land measuring 14.50 Decimals out of 367 decimals comprised in Dag No. 1974 under R.S. Khatian No. 470 Mouja: Ramkrishnapore, J.L. No. 70, P.S. - Bishnupore, under Ramkrishnapore-Borhanpore Gram Panchayat, District- 24 Parganas (South) from Meghnath Majhi son of Late Netai Chandra Majhi.

AND WHEREAS the said Bimal Chandra Manna by virtue of aforesaid purchase became sole and absolute owner of All that the piece and parcel of Sali land measuring 31 Decimals altogether out of 367 decimals comprised in Dag No. 1974 under R.S. Khatian No. 470 Mouja: Ramkrishnapore, J.L. No. 70, P.S. - Bishnupore, under Ramkrishnapore-Borhanpore Gram Panchayat, District- 24



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Parganas (South) and mutated his name in the records of B.L. and L.R.O in L.R.Khatian No. 1475.

AND WHEREAS In the circumstances stated hereinabove, Sri Bimal Chandra Manna, the vendor herein is the absolute owner and title holder of All that the piece and parcel of Sali land measuring 31 Decimals altogether out of 367 decimals comprised in Dag No. 1974 under R.S. Khatian No. 470, L.R.Khatian No. 1475 Mouja: Ramkrishnapore, J.L. No. 70, P.S. - Bishnupore, under Ramkrishnapore-Borhanpore Gram Panchayat, District- 24 Parganas (South) (more fully and particularly described in the schedule written hereunder and hereinafter referred to as the **SAID LAND**).

AND WHEREAS at or before execution of these presents the Vendor has declared assured and represented to the Purchaser as follows:

- i) THAT the Vendor is the sole and absolute owner of the Said Land.
- ii) THAT the Vendor has a clear marketable title in respect of the said Land.
- iii) THAT the said Land is free from all encumbrances, charges, liens, lispens, attachments, trusts, acquisition and requisition whatsoever or howsoever.
- iv) THAT the Vendor has not granted any right to any person as Bhagchasi or otherwise.
- v) THAT the entirety of the said Land is vacant.

AND WHEREAS believing on the above representation of the Vendor the Purchaser has agreed to purchase the said land from the vendors herein at or for a consideration of Rs. 6,78,800/- (Rupees: Six Lacs Seventy Eight Thousand Eight Hundred only) free from all encumbrances, charges, lien, attachment whatsoever.

NOW THIS INDENTURE WITNESSETH as follows:

I. THAT in pursuance of the Said AGREEMENT AND the said representation and Declaration of the Vendor herein and in consideration of the said sum of Rs. 6,78,800/- (Rupees: Six Lacs Seventy Eight Thousand Eight Hundred only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and




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acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser as well as the said Land and/or the entirety of the right title interest of the Vendor into or upon the said LAND hereby intended to be sold transferred and conveyed) the Vendor doth hereby sell, convey, transfer, assign and assure All that the piece and parcel of Sali land measuring 31 Decimals altogether out of 367 Decimals comprised in Dag. No. 1974 under R.S. Khatian No. 470, L.R.Khatian No. 1475 Mouja: Ramkrishnapore, J.L. No. 70, P.S. - Bishnupore, under Ramkrishnapore-Borhanpore Gram Panchayat, District- 24 Parganas (South) (morefully and particularly described in the schedule written hereunder and hereinafter referred to as the **SAID LAND**) absolutely and forever, free from all encumbrances charges, liens, lispens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges OR HOWSOEVER OTHERWISE the said LAND 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, ditches, fences paths and all manner of former and others rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said LAND 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 appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said LAND and of any and every part thereof AND all the legal incidence thereof AND all the estate right title interest inheritance possession use trust Land claims and demands whatsoever both at law and in equity of the Vendors into or upon and in respect of the said LAND or any and every part thereof herein comprised and hereby sold, granted and transferred TOGETHER WITH all deeds, pattahs, muniments and evidences of title which in any wise exclusively relate to or concern the said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said LAND hereby granted sold conveyed transferred



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assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

II THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said LAND and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.

b) That the Vendor 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 LAND 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 Vendor may or can be prevented from granting, selling, conveying, assigning and assuring the said LAND or any part thereof in the manner as aforesaid.

c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said LAND houseboy granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.

d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in himself good right full and absolute power to grant sell convey transfer assure and assign the said LAND hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.




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e) **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor.

f) **AND THAT** the Purchaser 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 Vendor 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 executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the said LAND by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.

g) **AND THAT** all rates taxes and others impositions and/or outgoings payable in respect of the said LAND up to the date of hereof have been paid by the Vendor.

h) That the Vendor hereby declare and confirm that he does not hold any excess of vacant Land within the meaning of West Bengal Land Reforms Act, 1956 and also Urban Land (Ceiling & Regulation) Act, 1976.

i) That the Vendor also declares and confirms that they are in khas and vacant possession of the said Land and no one else has any right therein or on any part thereof as Barga, Bhagchasi, occupant or otherwise.

III. The Vendor and all persons having and lawfully claiming any estate right, title or interest into or upon the said land and every part thereof from through or in trust for the Vendor and/or their predecessor-in-title or any of them shall and will from time to time at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, deeds,



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matters, assurances and things whatsoever for further better and more perfectly granting, assuring, transferring the said land hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and transferred and assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as shall or may be reasonably required.

AND THAT the said land or any and every part thereof is not attached in any proceeding including Certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provisions of the Public Demand Recovery Act or otherwise and that no Certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and the said land is free from all encumbrances and liabilities whatsoever.

AND THAT in case the Purchaser is deprived of the possession of the said land or any and every part thereof for any defect in the title the Vendor shall refund the amount of consideration along with all other costs, and expenses in connection with or in relation to the said land charges or the Vendor shall be liable to pay compensation the Purchaser in any way admissible under the laws, i.e. by a substitute piece of land if called for by the Purchaser.

AND THAT no notice has been served and/or issued on the Vendor under the Public Demand Recovery Act, in respect of the said land or any part thereof.

THE SCHEDULE ABOVE REFERRED TO

All that the piece and parcel of Sali land measuring 31 Decimals out of 367 decimals comprised in Dag No. 1974 under R.S. Khatian No. 470, L.R.Khatian No. 1475 Mouja: Ramkrishnapore, J.L. No. 70, P.S. - Bishnupore, under Ramkrishnapore-Borhanpore Gram Panchayat, District- 24 Parganas (South).



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The above land is butted and bounded as -

Dag No. 1974

On the North - By Dag No. 1960;

On the South - By part of Dag No. 1991, 1990, 1989;

On the East - By Dag No. 1972, 1973, 1975, 1976, 1977;

On the West - By Dag No. Panchayet Road;

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day month and year first above written.

SIGNED AND DELIVERED by the
VENDOR at in the
Presence of:

Bimal Chandra Manna.

*Subin Kumar Manna
S/o - Dulal Ch Manna
with Ramkumar,
P.O. Sukdipen
24/8/15*

*24/8/15
24/8/15
24/8/15*



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MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 6,78,800/- (Rupees: Six Lacs Seventy Eight Thousand Eight Hundred only) from the above mentioned purchaser as the full Consideration money.

Witness:

1. Subir Kumar Manna,
S/o - Dulal Chandra Manna,
vill - Ramkrishnapur,
P.O - Subalampur,
2. P.S - Bishnupur-24 Pgs (B)

2) अंतराय

21/11/2019

सि. न. न. न.

Bimal Chandra Manna,
(VENDOR)

Read over and explained to the Vendor herein in their mother language and the vendors hereby admit that the contents of this Deed are true and correct by me -

Drafted By
Sri Kinnu Ram Mondal
of Samali
Licensee no - P. N. P. 24.




A.D.S.R. Bishnupur
Dist: South 24 Parganas

25-09-14



Government Of West Bengal
Office Of the A.D.S.R. BISHNUPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 05398 of 2014
(Serial No. 05079 of 2014 and Query No. 1613L000012538 of 2014)

On 25/09/2014

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

Presented for registration at 17.40 hrs on :25/09/2014, at the Private residence by Sri Bimal Chandra Manna ,Executant.

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

Execution is admitted on 25/09/2014 by

1. Sri Bimal Chandra Manna, son of Lt. Nil Kanta Manna , Village:Ramkrishnapur, Thana:-Bishnupur, P.O. :-Sukdevpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Cultivation

Identified By Subir Kumar Manna, son of Dulal Ch Manna, Village:Ramkrishnapur, Thana:-Bishnupur, P.O. :-Sukdevpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 26/09/2014

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.-11,16,000/-

Certified that the required stamp duty of this document is Rs.- 55810 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 29/09/2014

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 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

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR



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A.D.S.R. Bismapur
Dist: South 24 Prgs

13 OCT 2014



Government Of West Bengal
Office Of the A.D.S.R. BISHNUPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 05398 of 2014
(Serial No. 05079 of 2014 and Query No. 1613L000012538 of 2014)

Rs. 12272.00/-, on 29/09/2014

(Under Article : A(1) = 12265/- ,E = 7/- on 29/09/2014)

Deficit stamp duty

Deficit stamp duty

1. Rs. 6975/- is paid , by the draft number 065821, Draft Date 29/09/2014, Bank : State Bank of India, LAKE GARDENS, received on 29/09/2014
2. Rs. 48835/- is paid , by the draft number 866758, Draft Date 25/09/2014, Bank : State Bank of India, ASHUTOSH MUKHERJEE RD-KOLKATA, received on 29/09/2014

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR



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A.D.S.R. Bishnupur
Dist: South 24 Prgs

13 OCT 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 3847 to 3863
being No 05398 for the year 2014.





(Abu Hena Mobassir) 14-October-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal

[Handwritten signature]

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	left hand					
	right hand					


Name: VIKASH MISHRA

Signature: 

		Thumb	1st finger	mid fingure	ring finger	small finger
	left hand					
	right hand					

Name:

Signature: Bimal Choudhary Manna.

		Thumb	1st finger	mid fingure	ring finger	small finger
PHOTO 	left hand					
	right hand					

Name:

Signature:

		Thumb	1st finger	mid fingure	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature:



A.D.S.R. Bishnupur
Dist: South 24 Prga

25-09-14