



3. पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/2956474/22

N 180429

11/10/22

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

B. Banerjee

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

12 OCT 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on
this 12th day of October, 2022,
(Two Thousand Twenty Two),

BETWEEN

Contd P/2.



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230135354461

GRN Details

GRN:	192022230135354461	Payment Mode:	Online Payment
GRN Date:	11/10/2022 15:49:43	Bank/Gateway:	State Bank of India
BRN:	CKV0657255	BRN Date:	11/10/2022 15:51:34
GRIPS Payment ID:	111020222013535444	Payment Init. Date:	11/10/2022 15:49:43
Payment Status:	Successful	Payment Ref. No:	2002956474/3/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	ASHOK KUMAR ROY
Address:	5/4V D D RD SINTHI
Mobile:	9830210190
Contact No:	8335945321
Depositor Status:	Buyer/Claimants
Query No:	2002956474
Applicant's Name:	Mr T ROY
Identification No:	2002956474/3/2022
Remarks:	Sale, Sale Document Payment No 3
Period From (dd/mm/yyyy):	11/10/2022
Period To (dd/mm/yyyy):	11/10/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002956474/3/2022	Property Registration- Stamp duty	0030-02-403-003-02	19608
2	2002956474/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	5710
Total				26318 ✓

IN WORDS: TWENTY SIX THOUSAND THREE HUNDRED EIGHTEEN ONLY.



[1] **SRI DEBASISH BHATTACHARJEE**, [having PAN : AMGPB2187H], [having Aadhaar No : 8982 9887 4059], son of Late Sudhir Bhattacharjee, by Occupation-Service, [2] **SMT. GARGEE BHATTACHARJEE**, [having PAN : AMGPB2278R], [having Aadhaar No : 4311 3462 6533], wife of Sri Debasish Bhattacharjee, by Occupation-Service, both by Nationality-Indian, both by faith Hindu, both are residing at P-40, Bangur Avenue, Block-A, P.O.-Bangur Avenue, P.S.-Lake Town, Kolkata-700055, in the District of North 24 Parganas, in the state of West Bengal, India, hereinafter referred to as the "**OWNERS/ VENDORS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators and legal representatives and assigns) of the **ONE PART**.

AND

SRI ASHOK KUMAR ROY, [having PAN : AFNPR0555H], [having Aadhaar No : 5882 1989 8926], son of Late Ajit Kumar Roy, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 5/4V, Dum Dum Road, P.O.-Ghugudanga, P.S.-Sinthee, Kolkata-700030, in the District of Kolkata, in the state of West Bengal, India, hereinafter referred to as the "**PURCHASER/S**", (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators legal representatives and assigns) of the **OTHER PART**.

Owners / Vendors and Purchaser/s collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

Subject Matter of Conveyance:

Transfer of Landed Property and Appurtenances: **ALL THAT** piece and parcel of vacant land [Classified as **Sali Land**], marked as "**PLOT - A**", measuring an area about **01.24 [One point Two Four] Decimals** equivalent to 00[Zero] Cottah 12[Twelve] Chittack 00[Zero Zero] Sq.Ft. be the same a little more or less out of total **41[Forty One] Decimals**, comprised at R.S. Khatian No. 93 corresponding to **L.R. Khatian No. 1007**, under C.S. Dag No. 372, corresponding to **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, situated at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District North 24 Parganas, in the state of West Bengal, India, morefully described in the **Second Schedule** hereunder written, **[SOLD PROPERTY/ SAID PROPERTY]**.

Background, Representations, Warranties and Covenants :

Representations and Warranties Regarding Title : The Owners/Vendors have made the following representation and given the following warranties to the Purchaser/s regarding title.

CHAIN AND TITLE REGARDING OWNERSHIP OF SRI DEBASHIS BHATTACHARJEE AND SMT. GARGEE BHATTACHARJEE OF MOUZA-KALABERIA, L.R. DAG NO. 448, AS FOLLOWS :-

Ownership of Sir Prabhas Chandra Mitra : Sir Prabhas Chandra Mitra was well seized and possessed of and/or otherwise well and sufficiently entitled to the property measuring an area of 41 [Forty One] Decimals, comprised in C.S. Khatian No. 52, under R.S. Khatian No. 93 under R.S. Dag No.448 lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 Hal Touzi No. 10, P.S.-Rajarhat, in the District 24 Parganas, in the state of West Bengal, India.

Demise of Sir Prabhas Chandra Mitra : That after the said Sir Prabhas Chandra Mitra died intestate and leaving behind him, his four sons namely (i) Sri Sudhangshu Kumar Mitra, (ii) Sri Arun Kumar Mitra, (iii) Sri Santosh Kumar Mitra and (iv) Sri Bimal Kumar Mitra, the successors therein to succeed and inherit all the estates and properties left by the said Sir Prabhas Chandra Mitra since deceased, was governed during his life time.

Demise of Sudhangshu Kumar Mitra : That the said Sudhangshu Kumar Mitra (L.R. Khatin No. 476) also died intestate and left his three sons namely (i) Sri Salil Kumar Mitra, (ii) Malay Kumar Mitra and (iii) Prabir Kumar Mitra as his sole legal heirs to succeed and inherit all the estates and properties left by the said.

Demise of Arun Kumar Mitra : Thereafter the Said Arun Kumar Mitra (L.R. Khatin No. 34) son of Late Sir Prabhas Chandra Mitra died unmarried left his brother (Sudhangshu Kumar Mitra) son's namely (i) Salil Kumar Mitra, (ii) Malay Kumar Mitra and (iii) Prabir Kumar Mitra became the owners of his share as executors of the estate.

Land Recorded by Santosh Kumar Mitra and Bimal Kumar Mitra : Sri Santosh Kumar Mitra and Bimal Kumar Mitra were jointly recorded their 1/4th shares each in favour of their respective names into the records of Block Land & Land Reforms Office Rajarhat vide their respective L.R.Khatian No.452 [in the name of Santosh Kumar Mitra] and L.R.Khatian No.269, [in the name of Bimal Kumar Mitra].

Demise of Bimal Kumar Mitra: That after the said Bimal Kumar Mitra, son of Late Sir Prabhas Chandra Mitra since demised leaving behind him his only son namely Sri Goutam Mitra to succeed and inherit his 1/4th share out of 41(Forty One) Decimals of Land by the Law of Succession.

Will Executed by Santosh Kumar Mitra : Thereafter the said Santosh Kumar Mitra son of Late Sir Prabhas Chandra Mitra made and publish his Last Will & Testament on 07.08.1975 whereby he gave and bequeath his property to his grand son and grand daughter namely Mr. Amit Kumar Mitra and Rini Sanbi of his undivided 1/4th share.

Demise of Santosh Kumar Mitra : There after the said Santosh Kumar Mitra died intestate on 21.05.1981 left his Last Will of his share, the executor therein namely Sri Salil Kumar Mitra and Prabir Kumar Mitra.

Probate of Will : That after demise of Santosh Kumar Mitra, by virtue of his said Last Will the executors therein namely Sri Salil Kumar Mitra and Prabir Kumar Mitra duly obtained a probate of the said last Will Sri Amit Kumar Mitra and Rini Sanbi by the Honourable High Court at Calcutta on 09.07.1989 vide Probate Case No. 5 and thus Sri Amit Kumar Mitra and Rini Sanbi became the owners of his $1/4^{\text{th}}$ share of the aforesaid land measuring 41 [Forty One] Decimals.

Transferred by Amit Kumar Mitter to Md. Sahidul Islam and Md. Nazrul Islam : That By virtue of Registered Deed of Conveyance, dated 8th day of July, 2003, One Amit Kumar Mitter, son of Late Tarun Kumar Mitra, sold conveyed transferred and parted ALL THAT piece and parcel of Land [Classified as Sali Land], measuring an area about 5.50 [Five point Five Zero] Decimals comprised in R.S. Khatian No. 93, under R.S. Dag No.448, under L.R. Khatian No.452, comprised at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No.173 Hal Touzi No.10, P.S.-Rajarhat, Pargana Kolikata, within the jurisdiction of A.D.S.R.O. Bidhan Nagar [Salt Lake City] and within the local limits of Bishnupur No. 1 Gram Panchayat to one Md. Sahidul Islam and Md. Nazrul Islam and the said Deed of Conveyance was registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) recorded in Book No. I, Volume No. 454, Pages from 1 to 18, bearing Deed No. 08048 for the year 2003.

Transferred by Arun Kumar Mitra to Sudhir Saha : By dint of a Bengali Saf Bikroy Kobala dated 15th day of May 2003, the said One Arun Kumar Mitra through his executors/trustee namely Mr.Salil Kumar Mitra and Mr.Malay Kumar Mitra, sold conveyed transferred and parted ALL THAT piece and parcel of land measuring an area about 06[Six] Cottahs 01[One] Chittacks more or less out of 41[Forty One] Decimals, comprised in R.S. Khatian No. 93 corresponding to L.R. Kri Khatian No. 34 under R.S. & L.R.Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No.173 Hal Touzi No.10, P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Bishnupur No.1 Gram Panchayat in favour of Sudhir Saha the Purchaser therein and the said Bengali Saf Bikroy Kobala was registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) recorded in Book No. I, Volume No. 339, Pages from 65 to 75 being Deed No. 06008 for the year 2003.

Transferred by Prabir Kumar Mitra to Arun Kumar Bose : That by way of a Deed of Conveyance dated the 2nd day of August, 2003, Sri Prabir Kumar Mitra sold conveyed transferred and parted ALL THAT piece and parcel of Sali Land measuring an area about 3.34 [Three point Three Four] Decimals, comprised in L.R. Khatian No. 476 under R.S. Dag. No. 448, in Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52 Touzi No. 173 Hal Touzi No. 10, P.S.-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Bishnupur No. 1 Gram Panchayat in favour of Sri Arun Kumar Bose and the said Deed of Conveyance was registered at Registrar of Assurances, Kolkata and the same was recorded in Book No. I, Volume No. 1, Pages from 1 to 9, bearing Deed No. 3497 for the year 2003.

Transferred by Santosh Kumar Mitra and Rini Sanghvi to Sri Sudhir Saha and Sri Arun Kumar Bose : That by virtue of a Bengali Saf Bikroy Kobala dated 15th day of May 2003, Sri Santosh Kumar Mitra and Rini Sanghvi, jointly sold conveyed transferred released and parted ALL THAT piece and parcel of Sali land measuring an area about 5.50 [Five point Five Zero] Decimals equivalent to 03[Three] Cottahas 05[Five] Chittaks 00[Zero] Sq.Ft. be the same a little more or less, comprised in R.S. Khatian No.93 corresponding to L.R. Krishn Khatian No.452, under R.S. Dag No.448, within P.S.-Rajarhat situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173 Presently under 10, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat in favour of Sri Sudhir Saha and Sri Arun Kumar Bose the purchasers therein and the said Bengali Saf Bikroy Kobala was registered in the office of Additional District Sub Registrar Bidhan Nagar (Salt Lake City) recorded in Book No. 1, Volume No. 339 Pages from 50 to 64 being Deed No. 06007 for the year 2003.

Transferred by Gautam Mitra to Sri Ashim Saha : by virtue of Deed of Conveyance dated 9th day of June 2003, the said One Gautam Mitra, sold conveyed transferred released and parted ALL THAT piece and parcel of Sali Land measuring an area about 10 [Ten] Decimal be the same a little more or less, comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 269 under R.S. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No.52, Touzi No.173 Presently under 10, P.S.-Rajarhat, Pargana Kolikata within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat in favour of Sri Ashim Saha the purchaser therein and the said Deed of Conveyance was registered in the office of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and the same was recorded in Book No. 1, Volume No. 340, Pages from 46 to 66, bearing Deed No. 06026 for the year 2003.

Transferred by Sri Salil Kumar Mitra and Sri Malay Kumar Mitra to Sri Arun Kumar Bose : by virtue of a Bengali Saf Bikroy Kobala dated 15th day of May 2003, Sri Salil Kumar Mitra and Sri Malay Kumar Mitra, both sons of Late Sudhangshu Kumar Mitra jointly the vendors therein, sold conveyed transferred released and parted ALL THAT 2/3rd share out of 1/4th share of their father inherited property, piece and parcel of Sali Land measuring an area about 04[Four] Cottahas 00[Zero Zero] Chittaks 31[thirty One] Sq.Ft. be the same a little more or less, out of total 41[Forty One] Decimals be the same a little more or less, comprised in R.S. Khatian No. 92 corresponding to L.R. Khatian No.476, under R.S./L.R. Dag No.448, within Police Station-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat to One Sri Arun Kumar Bose, and the said Bengali Saf Bikroy Kobala was registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) and recorded in Book No. 1, Volume No. 373, Pages from 148 to 158, bearing Deed No. 06615 for the year 2003 hereinafter referred to as the said land.

THAT piece and parcel of Sali Land measuring an area about 41 [Forty One] Decimals be the same a little more or less comprised in R.S. Khatian No.93 corresponding to L.R. Khatian No. 269, 476, 452, 34, under R.S. & L.R. Dag No. 448, lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173 now 10, within the Police Station-Rajarhat, within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, to one Smt. Jyoti Bhattacharjee, wife of Sri Sudhir Bhattacharjee, the purchaser therein and the said Deed of Conveyance registered at D.S.R.-II, Barasat, North 24 Parganas, which has been recorded in Book No. I, Volume No.1, Pages from 1 to 3, being Deed No. 005918 for the year 2006, against the valuable consideration mentioned therein.

Recorded by Smt. Jyoti Bhattacharjee : Thus after purchase the aforesaid land measuring 41[Forty One] Decimals [Classified as Sali Land] the said Jyoti Bhattacharjee duly mutated her name into the records of Block Land and Land Reforms Office Rajarhat vide L.R.Khatian No.1007 under L.R.Dag No.448, and since then she paying Khajna /Government rents thereof regularly as the recorded Owner.

Landed Property Gifted by Smt.Jyoti Bhattacharjee to Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee : That by virtue of a Registered Deed of Gift dated 18th day of July, 2009 the said Jyoti Bhattacharjee, by way of natural love and affection had gifted transferred ALL THAT piece and parcel of land [Classified as Sali Land] measuring an area of 41 [Forty One] Decimals more or less, comprised in R.S. Khatian No. 93, corresponding to L.R. Khatian No. 1007, under R.S. & L.R. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No. 30, Re.Su. No. 52, Touzi No. 173, within P.S.-Rajarhat within the jurisdiction of A.D.S.R.O. Rajarhat Newtown formerly under A.D.S.R.O. Bidhan Nagar (Salt Lake City) and within the local limits of Rajarhat Bishnupur Gram Panchayat, in the District North 24 Parganas, in favour of Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee, and the said Deed of Gift was registered at A.R.A.-II, Kolkata recorded in Book No. I, C.D. Volume No. 16, Pages from 4502 to 4514 being Deed No. 07500 for the year 2009, hereinafter referred to as the said land.

Absolnte Ownerships of Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee : Thus on the basis of aforementioned facts and on the basis of aforementioned events and circumstances and on the basis of aforementioned Deeds and things, the said Sri Debasish Bhattacharjee and Smt. Gargee Bhattacharjee jointly seized possessed and enjoying ALL THAT piece and parcel of land [Classified as Sali Land] admeasuring an area about 41[Forty One] Decimals be the same a little more or less, comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No.1007, under R.S.& L.R. Dag No.448, lying and situated at Mouza-Kalaberia, J.L. No.30, Re.Su. No. 52, Touzi No. 173 Presently-10, within P.S.-Rajarhat within the jurisdiction of A.D.S.R.O. Rajarhat Newtown and within the local

limits of Rajarhat Blahnupur No. 1 Gram Panchayat, in the District North 24 Parganas in the state of West Bengal, India peacefully without any interference from any corner whatsoever, herein referred as the "ENTIRE PROPERTY" morefully and particularly described in the **First Schedule** hereunder written.

Plotting of Land : Thereafter the said Landowners jointly desire to sell the aforesaid First Schedule property part by part, and for the said reason they jointly formulated a scheme and prepare a Plan or Map for the aforesaid entire plot i.e. Five Separate Plots, numbered as Plot No. "A", Plot No. "B", Plot No. "C", Plot No. "D" and Plot No. "E" respectively.

Desire of Vendor/s & Acceptance by the Purchaser/s:

Desire of Sale by Sri Debasiah Bhattacharjee and Smt. Gargee Bhattacharjee :
The Owners/Vendors herein decides to sell the "SAID PROPERTY", measuring an about **ALL THAT** piece and parcel of Vacant Land [Classified as **Salt Land**], marked as "PLOT-A", measuring an area about **01.24 [One point Two Four] Decimals** equivalent to 00[Zero] Cottah 12[Twelve] Chittack 00[Zero Zero] Sq.Ft. be the same a little more or less out of total **41[Forty One] Decimals**, which is morefully described in the **Second Schedule** hereunder written, together with all other common facilities andrights belongs to the aforesaid Property morefully described in the **Second Schedule** hereunder written.

Acceptance by Purchaser/s : The Purchaser/s herein have accepted the aforesaid proposal of the Owners/Vendors herein and agreed to purchase of the "SAID PROPERTY", morefully described in the **Schedule** hereunder written, at a total consideration of **Rs. 5,93,600/- (Rupees Five Lakh Ninety Three Thousand Six Hundred) only**.

Consideration : The total sale consideration of the "SAID PROPERTY" is **Rs. 5,93,600/- (Rupees Five Lakh Ninety Three Thousand Six Hundred) only** and subsequently the Purchaser/s herein already paid the same to the Owners/ Vendors herein as per Memo of Consideration attached herewith.

Title of the Owners/Vendors : Thus on the basis of the abovementioned facts and circumstances and on the basis of the aforesaid deed, the Owners/Vendors has become the absolute owner of the said Land/Property.

True and Correct Representations : The Owners/Vendors is/are the absolute and undisputed owners of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

Representations, Warranties and Covenants regarding Encumbrances : The Owners/Vendors represents, warrants and covenants regarding encumbrances as follows:

No Acquisition/Requisition : The Owners/Vendors has not received any notice from any authority for acquisition, requisition or vesting of the Said Land/Property and declare that the Said Land/Property are not affected by any scheme of the concerned authority/ authorities or Government or any Statutory Body.

No Encumbrance by Act of Owners/Vendors : The Owners/Vendors have not at any time done or executed or knowingly suffered or been party or privy to any acts, deeds, matters or things, including grant of right of easement, whereby the Said Land/Property or any part thereof can or may be impeached, encumbered or affected in title.

Right, Power and Authority to Sell : The Owners/Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the intending Purchaser/s herein.

No Right of Preemption : No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

No Mortgage : No mortgage or charge has been created by the Owners/Vendors in respect of the Said Property or any part thereof.

Free from All Encumbrances : The said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trust, prohibitions, Income Tax Attachments, Financial Institution Charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars, liabilities whatsoever or howsoever made or suffered by the Owners/Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owners/Vendors or the Owners/Vendors predecessors-in-title and the title of the Owners/Vendors to the Said Property is free clear and marketable.

No Personal Guarantee : The Said Land/Property is/are not affected by or subject to any personal guarantee for securing any financial accommodation.

No Bar by Court Order or Statutory Authority : There is no order of Court or any other statutory authority prohibiting the Owners/Vendors from selling, transferring and /or alienating the Said Land/Property or any part thereof.

Basic Understanding :

Agreement to Sell and Purchase : The Owners/Vendors herein has/have approached the Purchaser/s herein and offered to sell the **"SAID PROPERTY"** to the Purchaser/s and the purchaser/s based on the representations, warranties and covenants mentioned hereinabove (collectively Representations), has/have agreed to purchase the Said Property from the Owners /Vendors.

Transfer :

Hereby Made : The Owners/Vendors hereby sell, convey and transfer to the Purchaser/s the entirety of their right, title and interest of whatsoever or howsoever nature in the "**SAID PROPERTY**", morefully described in the **Second Schedule** hereinafter written, free from all encumbrances as per terms of Deed's bearing Deed No. 5918 for the year for the year 2006, and Deed No.07500 for the year 2009, and the Plan or Map of the said property is attached herewith.

Consideration : The aforesaid transfer is being made in consideration of a sum of **Rs. 5,93,600/- (Rupees Five Lakh Ninety Three Thousand Six Hundred) only** paid by the Purchaser/s to the Owners/Vendors herein, receipts of which the Owners/Vendors hereby and by the Memo and Receipts hereunder written admits and acknowledges.

Terms of Transfer :

Salient Terms : The transfer being effected by this Conveyance is :

Sale : A sale within the meaning of the Transfer of Property Act, 1882.

Absolute : Absolute, irreversible and perpetual.

Together with All Other Appurtenances : Together with all other rights the Owners/Vendors has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands and premises purchased by the Owners/Vendors as mentioned in the Various sub-clauses hereinabove.

Free from All Encumbrances : Free from all encumbrances, of any and every nature whatsoever including but not limited to all claim, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trust, prohibitions, Income Tax Attachments, Financial Institution Charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vesting's and liabilities whatsoever.

Subject to : The transfer being effected by this Conveyance is subject to :

Indemnification : Indemnification by the Owners/Vendors herein about the correctness of his/her/their title and authority to sell and this Conveyance is being accepted by the Purchaser/s on such express indemnification by the Owners/Vendors about the correctness of his/her/their title and the representation and authority to sell, which if found defective or untrue at any time, the Owners/Vendors shall, at his/her/their own costs and expenses, forthwith take all necessary steps to remove and / or rectify.

Transfer of Property Act : All obligations and duties of Owners/Vendors and the Purchaser/s as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

Delivery of Possession : Khas, vacant and peaceful possession of the Said Property have been handed over by the Owners/Vendors to the Purchaser/s, which the Purchaser/s admit, acknowledge and accepts.

Outgoings : All statutory revenue, cess, taxes, surcharges, outgoings and levies of or on the Said Property relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Owners/ Vendors, with regard to which the Owners/Vendors hereby indemnifies and agrees to keep the Purchaser/s fully and comprehensively saved, harmless and indemnified.

Indemnity : The Owners/Vendors hereby covenants that the Owners/Vendors or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the purchaser and its/their executors, administrators, representative and assigns and/or its/their successors-in-interest from and against any loss, damage, cost, charges and expenses which may be suffered by the Purchaser and its / their executor, administrators, representatives and assigns and/or its/their successors-in-interest by reason of any defect in title of the owners/vendors or any of the representations being found to be untrue.

Holding Possession : The Owners/Vendors hereby covenant that the Purchaser/s and his/her/their heirs, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser/s, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owners/Vendors.

No Objection to Mutation : The Owners/Vendors declare that the Purchaser/s can fully be entitled to mutate his/her/their names in all records of the concerned authority/authorities (including B.L. & L.R.O. and Local Panchayet / Municipality / Municipal Corporation) and to pay tax or taxes and all other impositions in his/her/their own name/s. The Owners/Vendors undertake to co-operate with the Purchaser/s in all respect to cause mutation of the Said Property in the name of the Purchaser/s and in this regard shall sign all documents and papers as required by the Purchaser/s.

Further Acts : The Owners/Vendors hereby covenant that the Owners/ Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser/s and/or his/her/their successors-in-interest, does and executes or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE FIRST SCHEDULE ABOVE REFERRED TO

[Description of the Larger Property]

ALL THAT piece and parcel of **Vacant Land** [Classified as **Sali Land**], measuring an area about **41[Forty One] Decimals** be the same a little more or less, comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007 under R.S. & L.R. Dag No. 448, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, and the aforesaid plot of land butted and bounded as follows :-

ON THE NORTH BY	::	Land of R.S. Dag Nos. 445 & 454;
ON THE SOUTH BY	::	33'-00" App. wide Panchayat Road;
ON THE EAST BY	::	Land of R.S. Dag No. 445 & 449;
ON THE WEST BY	::	Land of R.S. Dag No.454, 445, 447;

together with all easement right and all other rights, appurtenances and inheritance for access and user of the Said Property.

THE SECOND SCHEDULE ABOVE REFERRED TO

[Description of the Property hereby conveyed]

ALL THAT piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT-A**", measuring an area about **01.24 [One point Two Four] Decimals** equivalent to **00[Zero] Cottah 12[Twelve] Chittack 00[Zero Zero] Sq.Ft.**, out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007 under R.S. & L.R. Dag No. 448, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District North 24 Parganas, in the state of West Bengal, India, together with all easement right and all other rights, appurtenances and inheritance for access and user of the Said Property and the **PLAN or MAP** annexed herewith demarcated with **RED** Border, which is butted and bounded as follows :-

ON THE NORTH BY	::	Land of R.S. & L.R. Dag No. 454;
ON THE SOUTH BY	::	Plot No. "B" & "C" of R.S. & L.R. Dag No. 448;
ON THE EAST BY	::	Land of R.S. & L.R. Dag No. 454;
ON THE WEST BY	::	Land of R.S. & L.R. Dag No. 454;

together with all easement right and all other rights, appurtenances and inheritance for access and user of the Said Property.

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

SIGNED, SEALED AND DELIVERED

By the OWNERS/VENDORS at Kolkata
in the Presence of :-

Debasish Bhattacharya
Gayatri Chatterjee

SIGNATURE OF THE VENDORS

SIGNED, SEALED AND DELIVERED

By the PURCHASER/S at Kolkata
in the Presence of :-

Asish W Roy

SIGNATURE OF THE PURCHASER/S

WITNESSES:-

1. Satyajit Bhattacharya
Nehru Bridge
Kd No 135
2. Lipika Mukherjee
280, S.K. Deb Rd.
Lake Town, Kolkata-700048

Composed By

Subhankar Datta
Subhankar Datta
Kaikhali, Kolkata-700052

Drafted and Prepared by me as
per the information's and
instructions given by the parties.

Tanayendra Roy

[TANAYENDRA ROY]
Advocate
High Court Calcutta

24/5/24

RECEIPT

We, the Owners/Vendors herein do hereby receive a sum of Rs. 5,93,600/- (Rupees Five Lakh Ninety Three Thousand Six Hundred) only from within named Purchaser/s as stated in the memo of consideration as stated herein under as full and final Consideration money towards the Property as follows :-

MEMO OF CONSIDERATION				
DATE	BANK	BRANCH	CHEQUE/ NEFT/ IMPS/RTGS/DD NOS.	AMOUNT (Rs.)
10.10.2022	SBI	Srimani Market	597945	Rs. 2,96,800/-
10.10.2022	SBI	Srimani Market	597949	Rs. 2,96,800/-
(Rupees Five Lakh Ninety Three Thousand Six Hundred) only			Total = Rs. 5,93,600/-	

Debasish Bhattacharya
Gayle Bhattacharya

SIGNATURE OF THE VENDORS

WITNESSES:-

1. *Satish Kumar*
2. *Lipika Kumar*

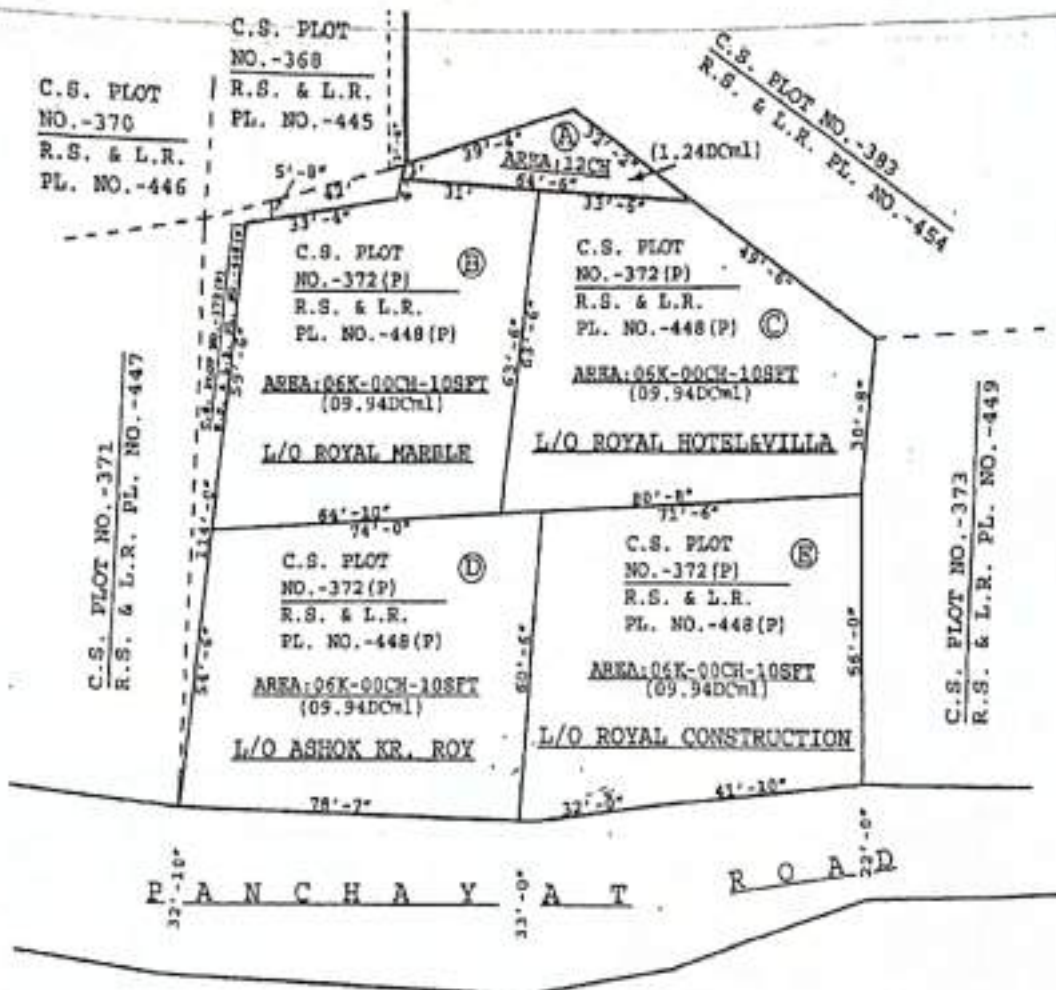
DEED PLAN OF
DIST: N-24-PGS. BLOCK-RAJARHAT
MOUZA: KALABERIA, J.L. NO. -30
AREA: 06K-00CH-10SET/9-94DCml
OUT OF 41DCml. SCHEME.
PLAN PLOT NO. - "A"

C.S. PLOT NO. -327(P)
R.S. & L.R. PLOT NO. -448(P)
L.R. KH. NO. -1007
R.S. KH. NO. -93

AREA: 00K-12CHITACK-0069FT/1.24 Decimal.
OUT OF 41 DECIMAL.



Ashok Kr. Roy



Mahant Bhattacharya

Gyan Bhattacharya

Ashok Kr. Roy

SIG. OF SELLER

SIG. OF PURCHASER



PREPARED BY

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
RIGHT HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

SIGNATURE Debanish Bhattacharya

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
RIGHT HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

SIGNATURE Guyel Meltapeli

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
RIGHT HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

SIGNATURE Ashish Roy

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
RIGHT HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



নির্বাহকের নাম : মাধুসূদন খান্না

Elector's Name : Sahajshen Ali Molla

शाखा नाम : जूनिअर विधि

Mother's Name : Sofia Elid

Page 1 of 1

Date of Birth : XX / XX / 1987

YMM0548956

डिप्टी
कॉन्सुल जनरल राजस्थान, पोस्ट 14 गजपत
700133

Address:
DARAGA TALA BASINA RAJARHAT
NORTH 24 PARGANAS 700135

Date: 15/12/2008

115-समाचारों में प्रकाशित विवरणों पर विचार

১১৩-কাজেবল নবীন জনাভাউন

Facsimile Signature of the Electoral
Registration Officer for
115 Rajarhat New Town Constituency

কিন্তু পরিবর্তন হলে নতুন ঠিকানা দেয়ার লিখে নতুন
হোলে ও একটি নতুন নতুন লিখি পরিবর্তন করতে
যা লিখি করে এই পরিবর্তন করতে লিখতে হবে।
In case of change in address mention this Card No.
in the relevant Part for including your name in the
list at the changed address and to obtain the card
with same number.

Satujoh. a. "Al" wall

MIDDLE PART
DATED THIS DAY OF , 2022

BETWEEN

SRI DEBASISH BHATTACHARJEE
SMT. GARGEE BHATTACHARJEE

.....OWNERS/VENDORS

AND

SRI ASHOK KUMAR ROY

..... PURCHASER

DEED OF CONVEYANCE

Description of the Property

Land area :- 9.94 DECIMALS
Mouza :- KOLABERIA
L.R. Dag No. :- 448.
L.R. Kha No. :- 1007.

ADD : RAJARHAT, KALABERIA, P.S.-
RAJARHAT, KOLKATA-700135,
DIST. 24 PGS. (N), WEST BENGAL,
INDIA.

Drafted and Prepared by

[TANAYENDRA ROY]

Advocate

High Court Calcutta

Chamber : Gr. Floor, "Simran
Apartment", Chiribagan Kalkhali,
Kolkata-700052, N-24 Pgs. W.B.

☎ 9830347315 (W) / 9830387315 (W)
E-mail : royassociates17@gmail.com



Major Information of the Deed




Deed No :	I-1523-16545/2022	Date of Registration	12/10/2022
Query No / Year	1523-2002956474/2022	Office where deed is registered	A.D.S.R. RAJARHAT, District: North 24-Parganas
Query Date	10/10/2022 12:18:23 PM	Applicant Name, Address & Other Details	T ROY High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8335945321, Status : Advocate
Transaction	[0101] Sale, Sale Document	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 5,93,600/-	Market Value	Rs. 6,69,600/-
Stamp duty Paid (SD)	Rs. 20,108/- (Article:23)	Registration Fee Paid	Rs. 6,710/- (Article:A(1), E)
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia, JT No: 30, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-448 (RS :-)	LR-1007	Bastu	Shali	1.24 Dec	5,93,600/-	6,69,600/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, Last Reference Deed No :1902-I -07500-2009
Grand Total :					1.24Dec	5,93,600 /-	6,69,600 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	<p>Mr DEBASISH BHATTACHARJEE Son of Late SUDHIR BHATTACHARJEE Executed by: Self, Date of Execution: 12/10/2022 Admitted by: Self, Date of Admission: 12/10/2022, Place : Office</p>			
		12/10/2022	12/10/2022	12/10/2022




1523-2002956474-2022 Deed No : 1523-16545-2022 Document is digitally signed

P-40, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town,
 District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu,
 Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx7H, Aadhaar No: 89xxxxxxxx4059,
 Status :Individual, Executed by: Self, Date of Execution: 12/10/2022
 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mrs GARGEE BHATTACHARJEE Wife of Mr DEBASISH BHATTACHARJEE Executed by: Self, Date of Execution: 12/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office			
		12/10/2022	LTI 12/10/2022	12/10/2022



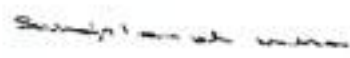
P-40, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town,
 District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu,
 Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx8R, Aadhaar No: 43xxxxxxxx6533,
 Status :Individual, Executed by: Self, Date of Execution: 12/10/2022
 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASHOK KUMAR ROY (Presentant) Son of Late AJIT KUMAR ROY Executed by: Self, Date of Execution: 12/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office			
		12/10/2022	LTI 12/10/2022	12/10/2022

Son of Late AJIT KUMAR ROY 5/4V Dum Dum Road,, City:- Not Specified, P.O:- Ghughu Danga, P.S:- Sinthi,
 District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation:
 Business, Citizen of: India, PAN No.:: AFxxxxxx5H, Aadhaar No: 58xxxxxxxx8926, Status
 :Individual, Executed by: Self, Date of Execution: 12/10/2022
 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
SAHAJAHAN ALI MOLLA Son of ABED ALI MOLLA DARGATALA BASINA, City:- Not Specified, P.O:- RAJARHAT BISHNUPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135			
	12/10/2022	12/10/2022	12/10/2022

Identifier Of Mr DEBASISH BHATTACHARJEE, Mrs GARGEE BHATTACHARJEE, Mr ASHOK KUMAR ROY

Transfer of property for L1

From	To, with area (Name-Area)
Mr DEBASISH BHATTACHARJEE	Mr ASHOK KUMAR ROY-0.82 Dec
2 Mrs GARGEE BHATTACHARJEE	Mr ASHOK KUMAR ROY-0.82 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISNUPUR-I, Mouza: Kalaberia, JI No: 30
Pln Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 448, LR Khatian No:- 1007	Owner: পরিবার Guardian: পরিবার Address: পি-১০, বঙ্গবন্ধু স্ট্রিট, ১৯-১, বঙ্গবন্ধু স্ট্রিট, পি-১১, Classification: পরি Area: 0.41000000 Acre.	Seller is not the recorded Owner as per Applicant.

12-10-2022

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 6,69,600/-

P. Basak
Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 12-10-2022

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.

Presentation(Under Section 52 & Rule 22A(3) 40(1);W.B. Registration Rules,1962)

Presented for registration at 15:16 hrs on 12-10-2022, at the Office of the A.D.S.R. RAJARHAT by Mr ASHOK KUMAR ROY, Claimant.

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

Execution is admitted on 12/10/2022 by 1. Mr DEBASISH BHATTACHARJEE, Son of Late SUDHIR BHATTACHARJEE, P-40, Bangur Avenue, Sector: A, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 2. Mrs GARGEE BHATTACHARJEE, Wife of Mr DEBASISH BHATTACHARJEE, P-40, Bangur Avenue, Sector: A, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 3. Mr ASHOK KUMAR ROY, Son of Late AJIT KUMAR ROY, 5/4V Dum Dum Road,, P.O: Ghughu Danga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business

Indetified by SAHAJAHAN ALI MOLLA, . . Son of ABED ALI MOLLA, DARGATALA BASINA, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,710.00/- (A(1) = Rs 6,696.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,710/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/10/2022 3:51PM with Govt. Ref. No: 192022230135354461 on 11-10-2022, Amount Rs: 6,710/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV0657255 on 11-10-2022, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 20,108/- and Stamp Duty paid by stamp Rs. 19,608/- by online = Rs 19,608/-

Description of Stamp

Stamp: Type: Impressed, Serial no 27282, Amount: Rs.500.00/-, Date of Purchase: 27/09/2022, Vendor name: S. Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB, Online on 11/10/2022 3:51PM with Govt. Ref. No: 192022230135354461 on 11-10-2022, Amount Rs: 19,608/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV0657255 on 11-10-2022, Head of Account 0030-02-103-003:02

Sanjoy Basak

Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
entered in Book - I
Volume number 1523-2022, Page from 629772 to 629796
Serial No 152316545 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.10.13 13:21:19 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2022/10/13 01:21:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

2022 Query No.-152316545-2022 The document is digitally signed