



01AA 1048

also under Sec. 5 of the W.B. Act duly Stamped does not require exempted from Stamp duty under the Indian Stamp Act 1899 Schedule I. A. No. 23500

2273

Pice 400 m d
Smt. Dist. Sub-Registrar
Barampara, Hooghly

18 MAR 2002

Market Value assessed U/S 41 & 41
of Indian stamp Act Rs.
(i) Market value set forth Rs.
(ii) Stamp duty Payable Rs.
(iii) Stamp duty Paid Rs.
(iv) Deficit of Stamp duty to be Paid Rs.

DEED OF CONVEYANCE VALUED AT RS. 2,06,316/-

THIS DEED OF CONVEYANCE made on this 18th day of March, Two Thousand Two BETWEEN SMT. SNEHALATA DAS wife of ~~Smt~~ Sukumar Chandra Das, Hindu by religion, House-wife by occupation, residing at 85, Dwarik Jungle Street, P.O. Bhadrakali, under P.S. Uttarpara, District Hooghly, hereinafter called the VENDOR (Which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART;

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AND

✓
SMT. ANJU KHANDELWAL wife of Sri Ashok
Khandelwal, Hindu by religion, Business by occupation,
residing at 85, Dwarik Jungle Street, P.O. Bhadrakali,
under P.S. Uttarpara in the District of Hooghly, hereinafter
called the "PURCHASER" (which expression shall
unless excluded by or repugnant to the context be deemed
to include her heirs, executors, administrators, legal
representatives and assigns) of the OTHER PART.

WHEREAS the Vendor is lawfully seized and
possessed of or otherwise well and sufficiently entitled
to an area of Bastu land measuring 3(Three) Cottahas only
with one storied building standing thereon comprised in
Settlement Plot No. 731 (Seven hundred thirty one) under

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.....Khatian No. 93 (Ninety three) lying in Mouza Bhadrakali , J.L.No. 9, Revenue Survey No. 1764, Touzi No. 3876 , situated at Holding No. 85, Dwarik Jungle Street, Bhadrakali within the limit of Uttarpara-Kotrung Municipality, under P.S. Uttarpara, District Hooghly as its absolute owner in fee simple free from all encumbrances and attachments which the Vendor has purchased from Smt. Panchy Bala Dasi wife of Late Bipin Behari Roy and Sri Nemai Chandra Roy and Sri Nilu Roy both the sons of Late Bipin Behari Roy vide a registered Deed of Sale being No. 671 recorded in Book No. I, Volume No. 13, Pages from 173 to 175 at Serampore Sub- Registry Office,

Contd..4

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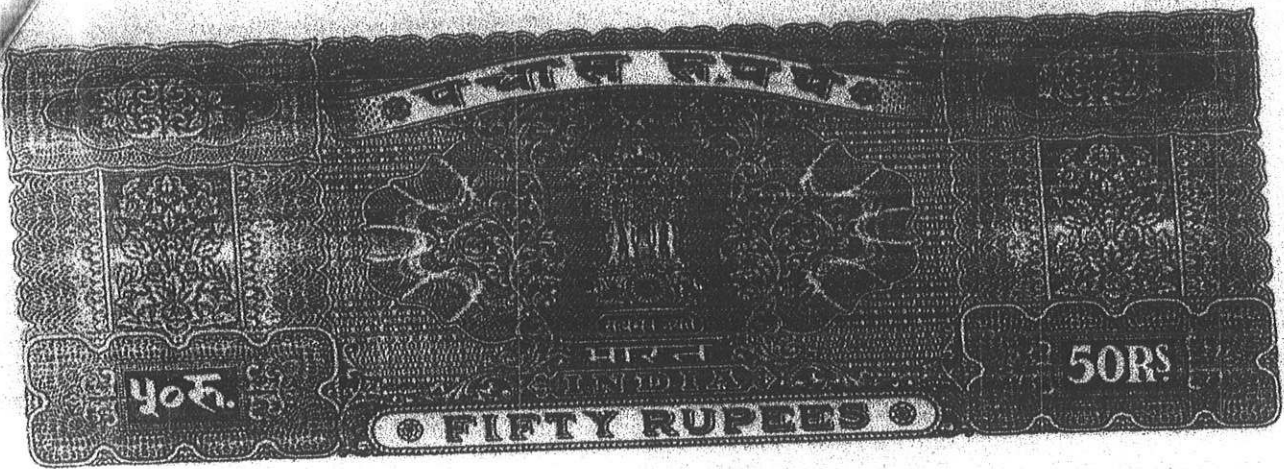
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...and which was duly executed and was registered
on 06.02.1958.

A N D W H E R E A S due to the need of cash
money the Vendor agreed with the Purchaser for the
absolute sale to her all area of Bastu Land measuring
1(one) Cottah 12(Twelve) Chittaks 39(thirty nine)
Sq. feet with one forty three years' old low high height
room with R.C.C. roof measuring 74(Seventy four)
Square feet only comprised in part of Settlement
Plot No. 731 (Seven hundred thirty one) under
Khatian No. 93(Ninety three) lying in Mouza Bhadrakali
J.L.No.9, R.S.No. 1764, Touzi No. 3876 situated at

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..... Holding No. 85, Dwarik Jungle Street,

Bhadrakali, within the limit of Uttarpara Kotrung
Municipality, under P.S. Uttarpara, District Hooghly,

morefully mentioned and described in the Schedule

hereunder written and delineated and demarcated

in the Map or Plan annexed herewith and bordered by

'Red' Colour therein and hereafter referred to

as the " said property " at or for the price of

Rs. 2,06,316/- (Rupees two lacs six thousand three

hundred sixteen) only and out of her total holding

measuring 3 (three) Cottahas only fully mentioned

hereinbefore. NOW THIS DEED WITNESSES

that in pursuance of the said agreement and in

consideration of the sum of Rs. 2,06,316/- (Rupees

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...(Rupees two lacs six thousand three hundred sixteen)
only paid by the Purchaser to the Vendor simultaneously
with the execution of these presents the receipt

whereof the vendor hereby admits and acknowledges and

of and from the same release and discharge the

Purchaser and the said property and the said Smt.

Snehalata Das the Vendor herein as beneficial owner

do hereby grant, convey, sell, transfer, assign

and assure unto and to the use of the said Smt. Anju

Khandelwal the Purchaser herein free from all

encumbrances and charges. ALL THAT the property with
appurtenances belonging thereto, commonly called or

known the premises situated within Holding No. 85,

Dwarik Jungle Street, Bhadrakali, more particularly

mentioned and described in the Schedule hereunder

written and delineated and demarcated in the Map or Plan

annexed herewith and bordered in " Red " Colour therein

Contd....7

AND ALL the estate right, title , interest, claim
or demand whatsoever of the Vendor into or upon the same
and every part thereof TO HAVE AND TO HOLD the same
unto and to the use of the Purchaser her heirs, executors
administrators and assigns absolutely and for ever AND
THE VENDOR do hereby covenant with the Purchaser her
heirs, executors , administrators and assigns that
Notwithstanding any act deed or thing heretofore done,
executed or knowingly suffered to the contrary the Vendor
is now lawfully and beneficially seized and possessed
of the said property free from all encumbrances and
attachments or defects in title whatsoever and that the
Vendor has full power and absolute authority to sell the
property in manner aforesaid AND the Purchaser shall
hereafter peaceably and quietly hold possess and enjoy
the said property in khas or through tenants without any
claim or demand whatsoever from the Vendor or any person
claiming though or under her and further that the Vendor

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...her heirs executors , administrators and assigns
covenant with the Purchaser her heirs, executors,
administrators and assigns to save harmless, indemnify
and keep indemnified the Purchaser her heirs, executors,
administrators and assigns from or against all encumbrances
charges and equities whatsoever AND further it is
agreed by and between the Vendor and the Purchaser that
the existing meter room now situated on the 4'-0"
(Four feet) wide common passage will be shifted and
replaced to the property of the Vendor by the Purchaser
at her own cost and expenses within a period of three
months from the date of execution of these presents
otherwise the Purchaser will not be allowed to use the
4'-0" wide common passage as shown in the map or plan
annexed herewith and in that case the Vendor her heirs,
executors , administrators legal representatives and
assigns will use the western part of the Purchaser's land
for the purpose of going and coming to the land and

Contd....9

.....existing two storied building- of the Vendor as shown in the Map or Plan annexed herewith AND the Vendor her heirs, administrators and assigns further covenant that she or they shall at the request and costs of the Purchaser do or execute or cause to be done or executed all such lawfull acts ,deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

THE SCHEDULE OF PROPERTY ABOVE REFERRED TO:

567/507/250/171805
All the piece and parcel of Bastu Land measuring 1(one) Cottah 12(Twelve) Chittaks and 39(thirty nine) Sq.feet with one forty three years' old low hightroom with R.C.C. roof and existing sanitary latrine measuring 74(seventy four) square feet only out of Vendor's total holdings measuring 3(three) Cottahas of land comprised in Settlement Plot No. 731 (Seven hundred thirty one) under Khatian No. 93(Ninety three) lying in Mouza Bhadrakali, J.L.No.9, R. S. No. 1764, Touzi No. 3876,

Sub-Registry Office Serampore, situated within
Municipal holding No. 85, Dwarik Jungle Street, (old 56 D.G. Road)
Bhadrakali under Police Station Uttarpara in the
District of Hooghly.

The annual rental of Re. 1/- (Rupee one) is
payable to the Collectorate of Hooghly through
the Block Land and Land Reforms Office, Serampore

The demise land is butted and bounded by :-

- | | |
|--------------|---|
| On the North | : Vendor's land with existing
two storied building. |
| On the South | : Land and house of Sri Sukhamoy
Chakraborty. |
| On the East | : House of Nilu Babu. |
| On the West | : 4'-0" Wide common passage
and the Vendor's land with
existing two storied building. |

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IN WITNESS WHEREOF the Vendor has hereunto
set and subscribed her signature by the day, month
and year first above written.

[Handwritten signature]

.....
Signature of the Vendor.

Signed sealed and
delivered in presence of

WITNESSES:

1. Anun Kumar *[Signature]*

Address: 85 D.J. Street
P.O. Bhadrakali Hooghly

2. *[Handwritten name]*

Address: 31. A D J ROAD
BHADRA KALI

Recd. Check and Explained.

By Me

Anun Kumar *[Signature]*

Drafted by:

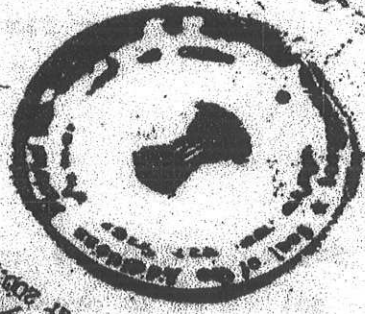
[Handwritten signature]
Advocate
Serampore Court.

Typed by:

Bimal Banerjee
Serampore Court
(Civil)

21.3.02
Gen. Dir. Sub-Regional
Singapore, Hongkong

18.3.2002
Gen. Dir. Sub-Regional
Singapore, Hongkong



~~Sub-Regional Director~~

Book No. 61
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Bldg No. 1253
Per the Year 2002