

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

53AB 857819

Fees of Certified Copy

F(1) Rs. 4/-
F(2) Rs. 129/-
G(a) Rs. 10/-
G(b) Rs. 10/-
Stamp Rs. 10/-
Court Fee Rs. _____
Xerox Rs. _____
Postage Rs. 153/-
Time Rs. _____
Signed and delivered
to my order on the order
NO. 1129 dated 20/04/2021

District Sub Registrar-II
North 24 Parganas

19-04-2021



286
7.222

Mita Das
Advocate
District Judge's Court
Berasat, North 24 Parganas

নং -
সম নং -
জেরার নাম -
বাকিল -

স্ট্যাম্প মূল্য -
ভেডার -

বাবাসাত কোর্ট, উত্তর ২৪ পরগনা

ভেডার - শ্রী হারান চন্দ্র শাধু

টি.ডি. নং 7 JAN 2022

তারিখ -

600000

মোট স্ট্যাম্প মূল্য -

ট্রেজারী অফিস - বাবাসাত



15143

- 1 -

209282



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Stamp: Act 1988 C 226404
Stamp: Act 189 subsequently amended Schedule I.A. No. 1
Date Paid: 16-00

100
4916
49101-
6-12-07
594819
Bank Draft No
Date 8/12/07

DEED OF CONVEYANCE

20 DEC 2007
6/12/07
Convey/15312
North 24-Parganas
12.8.2005 DEC 2001

THIS INDENTURE made on this 5th day of December

Two Thousand and Seven BETWEEN (1) SRI DILIP KUMAR SARKAR son of Late Niranjana Sarkar, (2) SMT. GANGA SARKAR wife of Sri Dilip Kumar Sarkar, both are by faith - Hindu, by Occupation - Service and Housewife respectively, both residing at Gouranganagar, Ramkrishnapally, Police Station - Rajarhat, in the District of 24-Parganas (North), both are Indian Citizen, hereinafter called the **VENDORS**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

Sold
224
100000
1089-50
1087-00
28-50
24-50
41128-00
11282
250 000
20 50
270 00



ARUN KR. BHOWMICK
ASSOCIATE
HIGH COURT KOLKATA

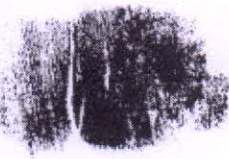
27 JUL 2007



Dilip kr Sarkar
Smt Nishanjan Sarkar
Smt Nishanjan Sarkar
Smt Nishanjan Sarkar
Smt Nishanjan Sarkar
Smt Nishanjan Sarkar
Smt Nishanjan Sarkar
Smt Nishanjan Sarkar
Smt Nishanjan Sarkar
Smt Nishanjan Sarkar

15 DEC 2007

Office of the Registrar
of the Registrar of Mortgages
Dilip K. Sarkar



Granga Sarkar
By the person
of Tapan Mondal

Tapan Mondal
Smt. Gurbinder Mondal
P.S. Gaurangpur
District - North 24 Parganas
By Ch. Tapan Mondal
Rajshahi



5 DEC 2007

Tapan Mondal
Smt of Gurbinder Mondal
P.S. Gaurangpur
Rajshahi (Biswas)

AND

AMB REALTORS PVT. LTD; a limited company, registered under the Companies Act, 1956, having its office at 504, Ansan Bhawan, 16, K.G. Marg, Connaught Place, New Delhi - 110001, represented by its Director **SRI PANNALAL KASAT** hereinafter called the **PURCHASER**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS Krishnapada Mondal was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 111 Satak out of 222 Satak comprised in R.S. Dag No. 1302, under R.S. Khatian No. 72, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights.

AND WHEREAS by a Deed of Conveyance dated 04.05.1976, registered at the office of the Sub-Registrar Cossipore Dum Dum, Copied in Book No. I, Volume No. 58, Pages 62 to 64, Being No. 2996 for the year 1976, Krishnapada Mondal sold, transferred and conveyed to Sri Ashok Kumar Mondal ALL THAT piece or parcel of land measuring an area 111 Satak out of 222 Satak comprised in R.S. Dag No. 1302, under R.S. Khatian No. 72, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 17.08.1985, registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City, Copied in Book No. I, Volume No. 119, Pages 53 to 60, Being No. 6339 for the year 1985, Sri Ashok Kumar Mondal sold, transferred and conveyed to Sri Bankim Chandra Halder ALL THAT piece or parcel of land measuring an area 04 Cottahs out of 222 Satak comprised in R.S. Dag No. 1302, under R.S. Khatian No. 72, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North).



200001
5000
20.12.99
981435

N. Chandra (Signature)

20.12.99

11-00
20-12-99
3812
[Signature]
20-12-99

AND WHEREAS by a Deed of Conveyance dated 27.02.2004 registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City copied in Book No. I, Volume No. 502, Pages 29 to 48, Being No. 8451 for the year 2004 Sri-Bankim Chandra Halder sold, transferred and conveyed to Sri Dilip Kumar Sarkar and Smt. Ganga Sarkar ALL THAT piece or parcel of land measuring an area 02 Cottahs out of 222 Satak comprised in R.S. Dag No. 1302, under R.S. Khatian No. 72, L.R. Khatian No. 62, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Sri Dilip Kumar Sarkar and Smt. Ganga Sarkar, the Vendor No. 1 & 2 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **02 Cottahs** out of 222 Satak comprised in R.S. Dag No. **1302**, under R.S. Khatian No. **72**, L.R. Khatian No. **62**, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North) and enjoying the same with good right absolute power of ownership and have every right to transfer the same to anybody in anyway.

AND WHEREAS the Vendors have agreed to sell and the Purchaser have agreed to purchase the said plot of land measuring an area **02 Cottahs** out of 222 Satak comprised in R.S. Dag No. **1302**, under R.S. Khatian No. **72**, L.R. Khatian No. **62**, at Mouza - Ghuni, more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 1,00,000/-** (Rupees One Lac) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 1,00,000/-** (Rupees One Lac) only paid by the Purchaser as per its share to the Vendors at or before the execution of these presents (receipts whereof the Vendors doth hereby as well as by the Receipt and Memo 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 said plot of Land), the Vendors doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of Sali Land admeasuring an area of **02 Cottahs** out of 222 Satak comprised in R.S. Dag No. **1302**, under R.S. Khatian No. **72**, L.R. Khatian No. **62**, at Mouza - Ghuni, P.S. Rajarhat, in the District of 24-Parganas (North) morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "RED" thereon and hereinbefore as well as hereafter called "the said plot of land" **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispendens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;



**II. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER
AS FOLLOWS:**

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of his is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispendens, uses, debutters or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors;

iv) AND THAT the Vendors have, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendors have no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the 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, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of their predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispendens, uses, debutters, trusts, claims and demands of any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;

viii) AND ALSO THAT the Vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendors shall and from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;



ix) AND ALSO THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT, piece or parcel of "Sali" land measuring an area **02 Cottahs** out of 222 Satak comprised in R.S. Dag No. **1302**, under R.S. Khatian No. **72**, L.R. Khatian No. **62**, at Mouza - Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, J.L. No.23, in the District of 24-Parganas (North).

<u>R.S. Dag No.</u>	<u>Total Land area</u>	<u>Sold Area</u>
1302	222 Satak	02 Cottahs

The said plot of land is butted and bounded as follows: -

ON THE NORTH : Bijoy Mondal.
ON THE SOUTH : 4'ft., wide Common Passage.
ON THE EAST : Rabindra Nath Sarkar.
ON THE WEST : Tapan Mondal.



IN WITNESS WHEREOF, the VENDORS have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDORS At Kolkata in presence of :-

1. Tapan Mondal
Vill. No - Ganga Mondal

2. *[Handwritten signature]*
 গঙ্গা সর্কার
 গঙ্গা সর্কার












[Handwritten signature]
DILIP KUMAR SARKAR
[Handwritten signature]
 By The Vendor *[Handwritten signature]*
GANGA SARKAR



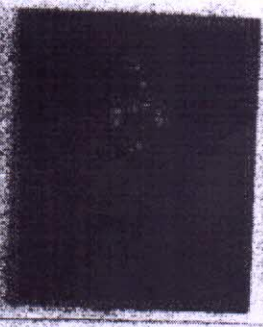










SIGNATURE OF THE VENDORS

OF THE
TANT/
T/SELLER/
CAIMENT
PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
LH BOX - SMALL TO THUMB PRINTS
N. B. -
R.H. BOX - THUMB TO SMALL PRINTS


	LH.					
	RH.					

ATTESTED: *[Signature]*

	LH.					
	RH.					

ATTESTED: *[Signature]* Champa Sain Kay

ATTESTED: *[Signature]* Tapan Mondal

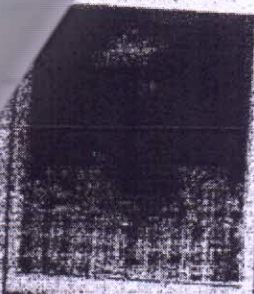
	LH.					
	RH.					

ATTESTED:



SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS



LH.					
RH.					

ATTESTED - *Biswas del Usat* *Basu del Usat*

LH.					
RH.					

ATTESTED -

LH.					
RH.					

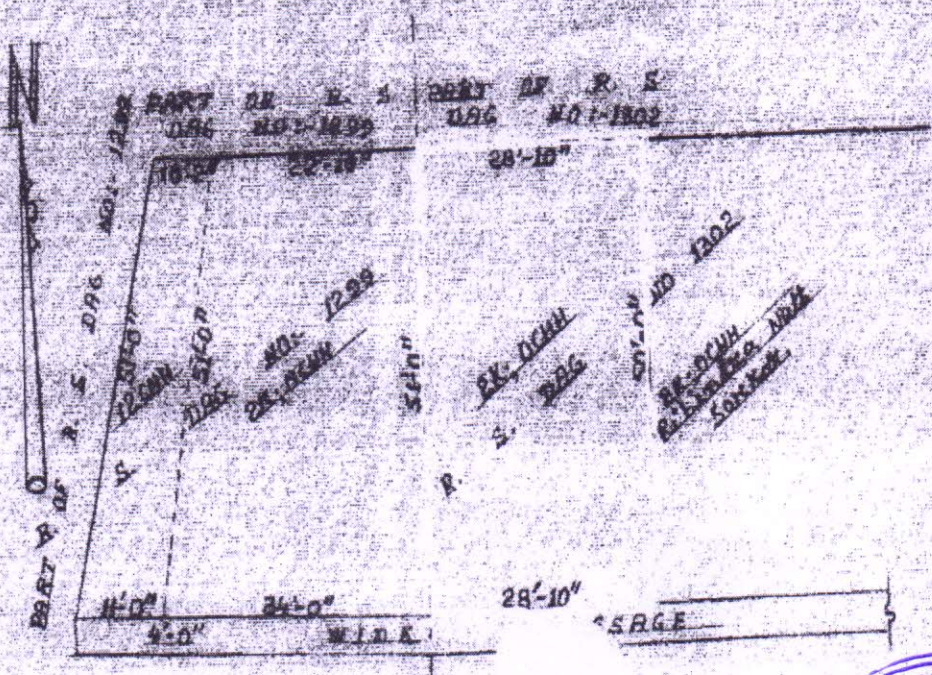
ATTESTED -

LH.					
RH.					

ATTESTED -



SITE PLAN OF LAND AT PART OF MOUZA: GHUNI; J.L. NO: 23, R.S. NO: 232; R. S. DAG NO: 1302, R. S. KHATI AN NO: 173, L.R. KHATI AN NO: 62; P.S. RAJAPUR, DIST. NORTH 24 PRAGHNA; SOLD AREA IN RED BOUNDER. SCALE: 1 CM LAND AREA: PK; 0 CM



Registered by
 [Signature]
 Sub Registrar
 North 24 Pragna

MEMO OF CONSIDERATION

Paid by

Rs. 1,00,000/-

Total **Rs. 1,00,000/-**

(Rupees One Lacs) only.

Witness.

1. To pay amount

2. 1/10/19-10/19-19

Dilip Kumar Sarkar
DILIP KUMAR SARKAR

Ganga Sankar
GANGA SARKAR

Signature of Ganga Sankar
GANGA SARKAR

SIGNATURE OF THE VENDORS

Drafted by:

ARUN KUMAR BHAUMIK (Advocate)
Calcutta High Court
Registration No. 905, 1983
63/21, Dum Dum Road, K-74
Surer Math, Dial 2529 2531.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 6576 to 6589
being No 09282 for the year 2007.



(X) 18-March-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal



Checked by

Digitally signed by GAUTAM RAY CHAUDHURY
Date: 2016.03.08 12:25:34 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

Certified to be a True Copy

District Sub Registrar-II
North 24 Parganas, Barasat

19-04-2022