

পশ্চিমবঙ্গ पश्चिम बँगाल WEST BENGAL

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Name Sup-Regional - III

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 4th day of SEPTEMBER, 2014 (TWO THOUSAND FOURTEEN) of Christian Era.

## BETWEEN

SMT. MINU DUTTA, W/o. Late Dilip Dutta, by Nationality – Indian, by Faith – Hindu, by Occupation – Household Works, residing at Vill – Ramkrishnapally, P.O. Abdalpur, P.S. Barasat, Dist – North 24 Parganas, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context, be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

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#### AND

SMT. SUDHA AGARWAL, PAN NO. ADEPA0099A, D/o. Thakur Prasad Banka, By Nationality – Indian, By faith – Hindu, By Occupation – Business, residing at P-337, Block – A, Front Portion, Lake Town, Kolkata – 700 089, Dist – North 24 Parganas, hereinafter called and referred to as PURCHASER (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Surat Ali and Hasina Bibi were the absolute Owners of ALL THAT a piece and parcel of landed property measuring 2.50 Decimals out of 05 Decimals out of 37 Decimals of Sali land along with other landed property lying and situated under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana – Anowarpur, Touji No. 146, comprised in L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546 within the local limits of Barasat Municipality in Ward No. 29 (Old), 07 (New), under P.S. & A.D.S.R.O. Barasat, Dist – North 24 Parganas.

AND WHEREAS said Surat Ali and Hasina Bibi while seized and possessed the aforesaid landed property, sold and transferred the said land to Md. Akbar Ali by virtue of a Registered Bengali Saf Kobala being No. 3640 dated 28/04/1993 which was registered at S.R.O. Barasat for the year 1993.



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AND WHEREAS said Md. Akbar Ali after purchasing the aforesaid landed property while seized and possessed the said landed property sold and transferred the said landed property to one Shri Nani Gopal Chakraborty and Smt. Itu Chakraborty by virtue of a Registered Bengali Saf Kobala being No. 3874 dated 21/11/1994 which was registered at D.R. Barasat, North 24 Parganas.

AND WHEREAS said Shri Nani Gopal Chakraborty and Smt. Itu Chakraborty after purchasing the said landed property while seized and possessed the same, they sold and transferred the said landed property to one Smt. Sita Ranjit, W/o. Shri Lakshman Chandra Ranjit of Abdalpur, Ramkrishna Pally, P.O. Abdalpur, P.S. Barasat, Dist – North 24 Parganas by virtue of a Registered Bengali Saf Kobala being No. 6161 dated 19/12/2002 which was registered at A.D.S.R.O. at Barasat and recorded the same in Book No. I, Volume No. 121, pages from 363 to 368 for the year 2002.

AND WHEREAS said Smt. Sita Ranjit, W/o. Shri Lakshman Chandra Ranjit after purchasing the said landed property while seized and possessed the same, sold and transferred the landed property with 4'ft. Wide Common Passage measuring 2.50 Decimals i.e. more or less in Bengali measurement 01 Cottah 08 Chittacks in Scheme Plan Plot No. "P/1" under Mouza – Kutulsahi, comprised in L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546 to one Smt. Minu Dutta, W/o. Late Dilip Dutta, of Ramkrishna Pally, P.O. Abdalpur, P.S. Barasat, Dist – North 24 Parganas, the Vendor herein by virtue of a Registered Bengali



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Saf Kobala being No. 00951 dated 10/02/2010 which was registered at A.D.S.R.O. Barasat, North 24 Parganas and recorded the same in Book No. I, C.D. Volume No. 4, Pages from 284 to 294 for the year 2010.

AND WHEREAS said Smt. Minu Dutta, W/o. Late Dilip Dutta, the Vendor herein, thus become the absolute owner of the land including 4 ft. wide common passage measuring an area of 01 Cottah 08 Chittacks i.e. more or less 2.50 Decimals in Scheme Plan Plot No. "P/1" under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in L.R. Khatian No. 443, appertaining to R.S. & L.R. Dag No. 546, within the local limits of Barasat Municipality in Ward No. 07(29), under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas by the way of aforesaid Registered Bengali Saf Kobala being No. 00951 for the year 2010 and mutated and recorded her name before the local Barasat Municipality in Holding No. 716, Kutulsahi Road, in Ward No. 07 (29) and also recorded her name before the local B.L. & L.R.O. in L.R. Khatian No. 907 and paying respective rents and taxes to the appropriate authority concern and seize, possess and enjoying the same without any interruption and the said property is free from all encumbrances, liens, charges, mortgage etc. and she has every right to transfer, sale, gift, liens, mortgage in any manner whatsoever in favour of any party or parties.

AND WHEREAS the Vendor herein have firmly and finally decided to sell and transfer the said landed property including the 4 ft. wide common passage measuring an area of 01 Cottah 08 Cnittacks i.e. more or less 2.50 Decimals in Scheme Plan Plot No. "P/1" under Mouza –



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Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana – Anowarpur, Touji No. 146, comprised in L.R. Khatian No. 907, appertaining to R.S. & L.R. Dag No. 546, within the local limits of Barasat Municipality under Holding No. 716, Kutul Sahi Road in Ward No. 07 (29), under P.S. & A.D.S.R.O. Barasat, Dist – North 24 Parganas, which is morefully and particularly described in the **SCHEDULE** hereunder below against proper consideration price.

AND WHEREAS the Purchaser being in need of landed property in the said locality has approached the Vendor to sell out the said property to her and she offered a sum of Rs. 6,75,000/- (Rupees Six Lakhs seventy five thousand) only at the highest market price for the said property as fully described in the SCHEDULE below.

AND WHEREAS the Vendor have agreed to sell the said vacant land including, the 4 ft. wide common passage measuring 01 Cottah 08 Chittacks i.e. more or less 2.50 Decimals in Scheme Plan Plot No. "P/1" under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana – Anowarpur, Touji No. 146, comprised in L.R. Khatian No. 907, appertaining to R.S. & L.R. Dag No. 546, within the local limits of Barasat Municipality under Holding No. 716, Kutul Sahi Road in Ward No. 07 (29), under P.S. & A.D.S.R.O. Barasat, Dist – North 24 Parganas which is morefully and particularly described in SCHEDULE hereunder written to the Purchaser at the said consideration price of Rs. 6,75,000/- (Rupees Six Lakhs seventy five thousand) only and accordingly a verbal agreement was made by and between the parties.



Distinct Site Registrate III.
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NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 6,75,000/-(Rupees Six Lakhs seventy five thousand) only of lawful money of the Union of India well and truly paid by the Purchaser to the Vendor and the Govt. assessed value is also Rs. 6,75,000/- (Rupees Six Lakhs seventy five thousand) only for which the requisite stamp duty is paid herewith at or before the execution of these presents (the receipts the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and for every discharge the Purchaser and the said landed property and every part thereof) the Vendor doth hereby by these presents indefeasible and absolutely grant, sell and convey, transfer, assure and assign unto and to the use of the Purchaser free from all encumbrances ALL THAT a piece and parcel of land including 4 ft. wide common passage measuring about 01 Cottah 08 Chittacks i.e. more or less 2.50 Decimals in Scheme Plan Plot No. "P/1" under Mouza - Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana - Anowarpur, Touji No. 146, comprised in L.R. Khatian No. 907, appertaining to R.S. & L.R. Dag No. 546, within the local limits of Barasat Municipality under Holding No. 716, Kutul Sahi Road in Ward No. 07(29), under P.S. & A.D.S.R.O. Barasat, Dist - North 24 Parganas, which is more fully and particularly described in the SCHEDULE herein below and shown in the Map or Plan annexed hereto and thereon coloured  $\overline{\textbf{RED}}$  marked border line and/or  $\overline{\textbf{HOWSOEVER}}$ OTHERWISE the said land property or any portion thereof now are or is or at any time or times heretobefore were or was situated, butted and bounded, called, known, numbered described or distinguished AND ALL



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the estate right title, interest, use, trust, possession proper claim and demand both at Law and in Equity of the Vendor into and upon the said landed property or any or every part thereof AND ALL rents, issues and profits thereof AND ALL deeds, pattahs, muniments, writings and evidence of title whatsoever relating to or concerning the said landed property which are now or hereafter shall or may be in the custody possession power or control of the said Vendor or any person or persons from whom he can or may procure the same without any suit action at Law in Equity free from all encumbrances attachments and encumbrances TO HAVE AND TO HOLD the said landed property hereby granted, conveyed, assured, sold and transferred or expressed or intended to be and to the use of the Purchaser absolutely and forever Vendor doth hereby for herself, her heirs, executors, AND administrators, representatives, covenant with the Purchaser, her heirs, executors, administrators, representatives and assigns that NOTWITHSTANDING any act, deed or thing by the Vendor or any of their predecessor or predecessors-in-title done, committed or executed or knowingly suffered to the contrary, the said Vendor are now lawfully and absolutely seize and possess of or otherwise well and sufficiently entitle to the said landed property hereby granted, conveyed and transferred and / or expressed so to be and every part thereof unto and to the use of the Purchaser absolutely and for ever for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other thing whatsoever to alter defeat, encumber or make void and same AND that **NOTWITHSTANDING** any act, deed in himself, good right, full power absolute authority and indefeasible title to sell, convey or transfer



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the said landed property and every part thereof granted, conveyed and transferred or expressed so to be unto and to the use of the Purchaser absolutely and for ever AND that the Vendor is not in any way encumbered the said landed property hereby granted, conveyed and transferred  $\underline{\textbf{AND}}$  that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon have hold, possess and enjoy the said landed property in Khas and every part thereof and receive and take all rents, issue and profits and without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or any person or persons lawfully and equitably claiming from under or in trust for the Vendor or from or under any of her predecessor, predecessors-in-title and the Purchaser shall have the right to record his name as raiyate in the register of settlement office, Municipality and will pay the annual revenue to the collector as well as tax to the concerned municipality and shall have full right, absolute authority to sell transfer or encumber the said property by any manner whatsoever and the Purchaser will hold, possess and own the said property including his successor AND that free and clear and freely and clearly and absolutely discharge saved kept harmless and indemnify against all estate and encumbrances created by the Vendor or any of his predecessor or predecessors-in-title AND FURTHER that the Vendor and all and every other person or persons having or lawfully or equitably claiming any estate or interest in the said landed property or any part thereof from under any of her predecessor or predecessor-in-title shall will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things



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whatsoever for further better and more perfectly conveying and assuring the said landed property and every part thereof in manner aforesaid according to the true intent and meaning of this deed and the Vendor deliver peaceful vacant possession of the said landed property along with all original title deed and documents—unto and to the use of the Purchaser simultaneously on this day of execution of these presents and the Vendor declare that the said landed property is being used for residential and/or commercial purpose and there is no bar to transfer the land and the Vendor are in actual possession therein and the Vendor declare that there is no legal impediment—in the matter of transferring the said property has not acquired for any public purpose and the Vendor have not received any notice of acquisition or requisition relating to the said property.

THIS DEED ALSO WITNESSETH. that the property sold hereby has not been transferred earlier by the Vendor hereto to any one by sell, gift, lease or mortgage nor have they contracted to sell the same to anybody else for such transfer nor has she encumbered the same in any way and the property sold hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Purchaser do hereby put in open peaceful possession thereof and the Vendor and/or her heirs, executors, administrators and assigns shall and will and for all times to come at the request and cost of the Purchaser do or execute or caused to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the right, title, interest of the Purchaser to the said property and every part thereof and if the



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title to and possession in the land sold to the Purchaser be in any way hampered in consequence of any action /fraud / deed performed or done by the Vendor and if it is found that the property sold hereby is not free from all sorts of encumbrances as herein before stated the Vendor her heirs, successors, executors and assigns will be liable to the Purchaser and will be bound to refund the aforesaid total consideration money with interest and all costs thereon.

### SCHEDULE OF PROPRERTY

ALL THAT a piece or parcel of Rayat Sthitiban Satwia Sali land including 4' wide common passage 01 Cottah 08 Chittacks i.e. more or less 2.50 Decimals in Scheme Plan Plot No. "P/1" out of 05 Decimals out of 37 Decimals under Mouza – Kutulsahi, J.L. No. 42, Re.Su. No. 10, Pargana – Anowarpur, Touji No. 146, comprised in L.R. Khatian No. 907, appertaining to R.S. & L.R. Dag No. 546, within the local limits of Barasat Municipality under Holding No. 716, Kutulsahi Ramkrishna Pally Road, in Ward No. 07(29), under P.S. & A.D.S.R.O. Barasat, Dist – North 24 Parganas together with rayati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said property and which is fully shown & delineated in the plan annexed hereto and boundary line marked by coloured RED. The Annual Rent payable to the Collector, North 24 Parganas District, Govt. of West Bengal. The property is butted and bounded by:

ON THE NORTH: Land of Dag No. 546;
ON THE SOUTH: Land of Dag No. 546

ON THE EAST :- 4' + 4' = 8' ft. Wide Common Passage;

ON THE WEST :- Land of Dag No. 546.



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**IN WITNESSESS WHEREOF** the Vendor herein have set and subscribed his respective hands and seals on the day month and year first written hereinabove.

SIGNATURE OF THE VENDOR

Signed Sealed and Delivered By the Vendor hereto in the presence of Witnesses:-

1) Binod Kuman prozio BC. 260, Sector I Salt Laker KO 1KOts. 70006 Y SekRu ready Ramkaiena C.

Ram Kozisna Pacus

Drafted and Prepared by:

Nandini Bluriger

(Nandini Bhuniya)
Advocate
Barasat Judges' Court
Kolkata – 700 124
Enrolment No. F-1237/988/07

Computer type by:

(Rana Dey, Barasat)



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#### MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser within mentioned a sum of Rs. 6,75,000/- (Rupees Six Lakhs seventy five thousand) only being the full consideration money as Memo given below:-

Rs.6,75,000.00

TOTAL

Rs. 6,75,000.00

(Rupees Six lakhs seventy five thousand) only.

#### WITNESSESS:

1) Binod Kumer trobbe Be-260, Sector T Saft Lake Kolkats-700064

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SIGNATURE OF THE VENDOR

2) Dieklur nunchy Ramprismapung =====X==



Distinct Sun Projettar III. Vaith 24-Horemas, Burasal

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## UNDER RULE 44A OF THE I.R. ACT 1908

Name Monin Dentton.
Status - Presentant



LEFT HAND FINGER PRINTS						
LITTLE	RING	MIDDLE	FORE	THUMB		
		ND FINGER F				
THUMB	FORE	MIDDLE	RING	LITTLE		

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the presentant

(2)

Name SUDHA AGARWAL



Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ( √

LEFT HAND FINGER PRINTS							
LITTLE	RING	MIDDLE	FORE	THUMB			
RIGHT HAND FINGER PRINTS							
THUMB	FORE	MIDDLE	RING	LITTLE			
	A						

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant /

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



Distinct Sun Projettar III Nath 24-Foremas, Burasal

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A SITE PLAN OF LAND, AT PORTION OF R.S.&L.R. DAG NO. 546, OF MOUZA - KUTULS AHI, JL. NO. 42, RE. SU. NO. 10, L.R. KHATIAH NO. 907, P.S. BARASAT, DIST-NORTH 24-PGS., UNDER BARASAT MUNICIPALITY, WARD NO. 7 (29). SCALE : 1"= 161-0".

#### SCHEDULE OF LAND

PLOT Na.	DAG No.	NAME OF THE PURCHASER	AREA OF LAND
(P/1)	546	SMT. SUDHA AGARWAL	1K-8CH - O SFT. (HCL.4'-0"WD. COM. PASS)

R.S.&L.R. DAG NO.546 (P) 41'-0" R.S.&L.R. DAG NO. 546(P) PLOT NO. (P/1 AREA OF LAND 1K-8CH-DSFT. (INCL. 4'-D"WD. COM. PASS) R.S.&L.R. DAG NO. 546(P)

R.S.&L.R. DAG NO.546(8)

SIGN. OF THE VENDOR

DRAWN AS PER DEED PLAN.

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Arch. Engg.

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N.C. Road. Marasa



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# Government of West Bengal Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the D.S.R. - III NORTH 24-PARGANAS, District- North 24-Parganas Signature / LTI Sheet of Serial No. 07732 / 2014, Deed No. (Book - I , 07288/2014)

#### I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Minu Dutta Ramkrishnapally, Thana:-Barasat, P.O. :-Abdalpur, District:-North 24-Parganas, WEST BENGAL, India,	04/09/2014	LTI 04/09/2014	মিনু দিঞ্জি 8/02/2028

II . Signature of the person(s) admitting the Execution at Office.

Si No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Minu Dutta Address -Ramkrishnapally, Thana:-Barasat, P.O. :-Abdalpur, District:-North 24-Parganas, WEST BENGAL, India,	Self		LTI	BO NO
			04/09/2014	04/09/2014	

Name of Identifier of above Person(s)

Sukhen Nandi Ramkrishnapally, P.O.:-Abdalpur, District:-North 24-Parganas, WEST BENGAL, India, Signature of Identifier with Date

Juklen Kengy

Am

(Sushil Kumar Roy) District SubuRegistrar III North 24 Pgs Office of the D.S.R. - III NORTH 24-PARGANAS



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## Government Of West Bengal Office Of the D.S.R. - III NORTH 24-PARGANAS District: North 24-Parganas

Endorsement For Deed Number: I - 07288 of 2014 (Serial No. 07732 of 2014 and Query No. 1525L000016588 of 2014)

### On 04/09/2014

# 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, '4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms

## Payment of Fees:

Amount By Cash

Rs. 7460.00/-, on 04/09/2014

( Under Article : A(1) = 7414/- , E = 14/- , H = 28/- , M(b) = 4/- on 04/09/2014 )

## 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

Certified that the required stamp duty of this document is Rs.- 40520 /- and the Stamp duty paid as:

## Deficit stamp duty

Deficit stamp duty Rs. 35530/- is paid, by the draft number 304569, Draft Date 02/09/2014, Bank: State Bank of India, GOBARDANGA, received on 04/09/2014

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

Presented for registration at 11.56 hrs on :04/09/2014, at the Office of the D.S.R. - III NORTH

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

Execution is admitted on 04/09/2014 by

1. Minu Dutta, wife of Late Dilip Dutta, Ramkrishnapally, Thana:-Barasat, P.O.:-Abdalpur, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By-Profession : House wife

Identified By Sukhen Nandi, son of Late Bholanath Nandi, Ramkrishnapally, P.O. :-Abdalpur, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Sushil Kumar Roy) District Sub-Registrar III North 24 Pgs

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Endorsementpage 1 ...



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## Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 16 Page from 3167 to 3184 being No 07288 for the year 2014.



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(Suman Basu) 05-September-2014 District Sub-Registrar III North 24 Pgs Office of the D.S.R.\*- III NORTH 24-PARGANAS West Bengal