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I-3662/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 649143

18/05/2022
(2) 1274/12/2022

*Certified that the document is admitted
for registration and that the photo
sheet and finger print sheet attached with
this document is the part of this document*

Add. Dist. Sub-Registrar, Bishupur

18 MAY 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 18th day of
May Two Thousand Twenty Two (2022)

১৯-১৭১৪ সাল - ১০০০ টোকা

Kumar Bhutaria

7/11 Street, P.S. Shakopear Sarani, Koll-71

১ নং নং নং ক্যান - *শ্রী* নং নং নং ক্যান
গর অফিস, জেলা নং ২৪ পর্গা



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Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

18 MAY 2022

K. Nanna

intcedal Nanna

Kanganberia
Bishnupur

South 24 P.S

143503

B E T W E E N

SMT. SUSMITA MONDAL (PAN - BIRPM5817R) (Aadhaar No. 4458 4017 6657) wife of Debasish Mondal, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at Village Nawabad, Post Office, Rasapunja, P.S. Bishnupur, District South 24-Pargans, Pin Code No. 700104, hereinafter jointly called and referred to as the "**VENDOR**" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs successors, administrators, legal representatives and assigns) of the **FIRST PART**

A N D

AKANKSHIT COMMODITIES PRIVATE LIMITED (PAN - AAMCA5223C) a Private Limited Company, incorporated under the Companies Act 1956, having its registered office at 23A, N.S. Road, 4th Floor, Room No. 6, Post Office GPO, Police Station Hare Street, Kolkata 700001, represented by its Director **SHRI LALIT KUMAR BHUTORIA**, (PAN - AFVPB8282R) (Aadhaar No. 4502 5687 4268), son of Shri Prakaash Bhutoria, by faith Hindu, by Nationality Indian, by occupation Business, residing at 4 No. Pretoria Street Flat No. 2A & 2B, 2nd Floor, Post Office Middleton Row, Police Station Shakespeare Sarani, Kolkata 700071 hereinafter called and referred to as the

“PURCHASER” (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators and/or assigns) of the **OTHER PART.**

WHEREAS the Vendors are the absolute owner, possessioner and occupier of the Shali landed property measuring an area about 17.33 Decimal out of 52 Decimal appertaining to R.S. Dag No. 391 corresponding to L.R.Dag No. 447, under L.R. Khatian No. 209, lying and situated at Mouza Nawabad, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura within the limits of Rasapunja Gram Panchayet under P.S. and A.D.S.R Office Bishnupur, District of South 24-Parganas alongwith easement rights, title, interest, possession and profit whatsoever therein, which is free from all sorts of encumbrances.

AND WHEREAS one Chhabirani Mondal procured and purchased the same said scheduled property vide a registered Deed of Conveyance which was duly registered and recorded in Book No. 1, Volume No. 64, pages from 197 to 200, Being No. 6410, executed on 02/07/1971, in the year of 1971, in the office of Sub-Registry Bishnupur, District South 24-Parganas from Bharat Chandra Biswas and others of Village Samali for the valuable consideration mentioned therein.

***AND WHEREAS** after such purchase said Chhabirani Mondal became the absolute owner, possessioner and occupier of the same said scheduled property and mutated the same after her name in Present Halka Operation vide L.R. Khatian No. 209, and was possessing and occupying the same by paying rent and taxes to the appropriate authority concerned gifted the same vide a registered Deed of Gift which was duly registered and recorded in Book No. 1, Volume No. 1613-2017, pages from 59348 to 59368, Being No. 161302845, executed on 20/05/2017, in the year of 1917, in the office of ADSR Bishnupur, District South 24-Parganas in favour of Susmita Mondal i.e., the present vendor herein alongwith her other co-sharer i.e., Bishakha Mondal and Anjali Mondal.*

***AND WHEREAS** I, the present vendor herein procured the 1/3 share of the total landed property measuring 52 Decimal (i.e., 17.33 Decimal) and became the absolute owner, possessioner and occupier of the same said scheduled property and have been possessing and occupying the same by paying rent and taxes to the appropriate authority concerned without any hindrance from any corner.*

***AND WHEREAS** now being urgent need of cash money the Vendor herein declares to sell and the Purchaser herein agrees to purchase all that piece and parcel of Shali landed property measuring an area*

about 17.33 Decimal out of 52 Decimal appertaining to R.S. Dag No. 391 corresponding to L.R.Dag No. 447, under L.R. Khatian No. 209, lying and situated at Mouza Nawabad, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura within the limits of Rasapunja Gram Panchayet under P.S. and A.D.S.R Office Bishnupur, District of South 24-Parganas alongwith easement rights, title, interest, possession and profit whatsoever therein, which is free from all sorts of encumbrances and which is morefully and particularly described in the Schedule hereunder written for the total consideration price of Rs. 8,00,000/- (Rupees Eight Lakh) only free from all encumbrances charges liens lispensens acquisition requisition and or notice whatsoever but Subject to payment of rents and other outgoings and to the conditions and incidences under which the property is held. Market Value assessed by the State of Govt. of West Bengal is Rs. 8,00,000/-

NOW THIS INDENTURE WITNESSETH

In pursuance of the said agreement and in consideration of the sum of Rs. 8,00,000/- (Rupees Eight Lakh) only paid by the Purchaser to the Vendor as per memo of consideration given below as the sale consideration of the said land (receipt whereof the Vendor doth hereby admits and acknowledges and of and from the payment of same release and discharge the purchaser and the said landed properties

hereby sold, intended to be sold to the purchaser) the Vendor doth hereby acquit, release, sale hereinafter referred to as the said property the vendors hereby grant, convey, sale, assure and assigns unto the said purchaer. All that piece and parcel of aforesaid land as described in the schedule hereunder written or however otherwise the said land and heriditaments now or is or are or hereto before was or were situated butted, bounded, called , known, numbered, described or distinguished togetherwith all pattahs, Muniments, described or in anywise appertaining thereto or usually held used enjoyed and occupied therewith or reputed to belong or to be appurtenant thereto and the reversion or reversions or remainder or remainders and the rights, issues and profits thereto and all the estate, rights, title, interest, claim and demand whatsoever both at Law and in equity of the Vendors into or upon the said land and every part thereof and all the deeds, Pattahs, muniments, writings, evidence of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody power, control, or possession of the vendors or any person or persons from whom the said Vendor may procure the same without any lawful action or suit to have and to hold the said land, heriditaments so far as to be unto and the said purchaser absolutely and forever free from all encumbrances on the terms and conditions appended below and the Vendors do hereby covenant with the purchaser

that notwithstanding any act, things, deed, matter whatsoever made done and executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transferred, convey or sell the said land hereby sold, transferred and conveyed or expressed or intended so to be unto and to the use of the said purchaser in the manner aforesaid and delivered vacant and peaceful possession of the said land of the purchaser and the purchaser shall and may at all times hereafter peaceably and quietly, hold, possess of and enjoy the said land alongwith the right of sale, mortgage, lease, gift and or any kind of transfer and or every part thereof and pay the rents to the collector of South 24-Parganas under the state of West Bengal upon getting the name of purchaser mutated with the B.L & L.R.O. concerned, at the cost of purchaser and shall remain bound to do all that it may be required to do for the purpose.

The Vendor also declared that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien lispendens or any attachment whatsoever. There is no case, suit or proceeding pending before any court of Law against the said land.

The Vendor also declared that the land hereby sold having a good, clear and marketable title therein and free from all encumbrances and

delivered vacant Khas Possession of the said land to the purchaser.

The Vendor hereby further declared that in event the property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned by the Government or any other authorities concerned the Vendor and her successors and assigns shall and will have no right to claim or demand for any compensation in that regard and purchaser herein named will have sole authority for compensation. If any of the statement or covenants made herein all are by the vendor are found to be false, untrue or any defect in title is detected hereinafter the Vendor and her successors and assigns shall and will be liable for the same.

If any error or omission is found to have taken place in this deed in future the vendor shall at the cost and request of the purchaser do and execute or cause to be done and executed any supplementary deed or deeds of rectification/declartion in favour of the purchaser.

The Vendor also declare that the purchaser was agreed to purchase the following schedule of land on good faith without any search/enquiry in any office/offices.

And that the Vendor will from time to time and at all meterial times hereafter sign and execute any application from for mutation in the name of the purchaser in the records of the concerned authority or authorities as occassion shall require.

THE SCHEDULE OF LAND ABOVE REFERRED TO

ALL THAT piece and parcel of **Shali** landed property measuring an area about **17.33 Decimal** out of 52 Decimal appertaining to **R.S. Dag No. 391** corresponding to **L.R.Dag No. 447**, under **L.R. Khatian No. 209**, lying and situated at **Mouza Nawabad**, J.L. 19, R.S. No. 136 Touzi No. 14, Pargana Magura within the limits of Rasapunja Gram Panchayet under P.S. and A.D.S.R Office Bishmupur, District of South 24-Parganas alongwith easement rights and profit whatsoever therein, which is free from all sorts of encumbrances and is butted and bounded as follows :-

On the North : **Vendees Land, Shali Land**

On the South : **Vendees Land, Shali Land**

On the East : **Vendees Land, Shali Land**

On the West : **Vendees Land, Shali Land**

IN WITNESS WHEREOF the Vendor herein have set and subscribed their signature and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. *Sudipta Manna*
S/O: *Manta Lal Manna*
Vill+PO: *Kanganberia*
PS: *Bishnupur.*
Dist: *South 24 PHS*
PIN: *743503*

2. *Madhabi Kunti*
Vill Amtala

Susmita Mondal

Signature of Vendor

MEMO OF CONSIDERATION

RECEIVED from within named Purchaser within mentioned of Rs. 8,00,000/- (Rupees Eight Lakh) only on as follows as the full and final consideration paid to the Vendors by the Purchaser as follows :-

<i>Date</i>	<i>Bank (Branch)</i>	<i>Cheque No.</i>	<i>Amount (Rs.)</i>
18.5.2022	H.D.F.C B.B.D Bag Kol-700001.	000026	8,00,000 +

WITNESSES:

1. *Sudipta Manna*
S/O: *Manta Lal Manna*
Vill+PO: *Kanganberia*
PS: *Bishnupur.*
PIN: *743503*
2. *Madhabi Kuntia*
Vill Amtala

Susmita Mondal

Drafted by:-

Ashis Kumar Mondal

Ashis Kumar Mondal
Advocate

Alipore Judges Court, Kol.-27












Enrolment No. F-1979/2511/2018

Printed by:-

Sankh Nath Banerjee
SANKHANATH BANERJEE
Bishnupur A.D.S.R.O.












Signature of Vendor

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					









Name..... Lalit Kumar Bhutania
 Akankshit Commodities Private Limited
 Signature..... [Signature]

Director
 Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name..... Sumrita Mondal
 Signature.....

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name..... Snehalata Manna
 Signature.....



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

GRN Details

GRN: 192022230028857121 Payment Mode: Online Payment
GRN Date: 18/05/2022 11:55:36 Bank/Gateway: State Bank of India
BRN : CKT7015517 BRN Date: 18/05/2022 11:57:53
Payment Status: Successful Payment Ref. No: 2001274112/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Shri Lalit Kumar Bhutoria
Address: 4 No. Pretoria Street, Shakespears Sarani, Kol: 71
Mobile: 7003127525
Depositor Status: Others
Query No: 2001274112
Applicant's Name: Mr Ashis Kumar Mondal
Identification No: 2001274112/5/2022
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001274112/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	23020
2	2001274112/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	8014
			Total	31034

IN WORDS: THIRTY ONE THOUSAND THIRTY FOUR ONLY.

Major Information of the Deed



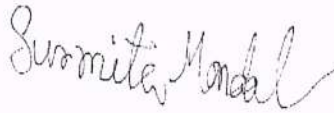
Deed No :	I-1613-03662/2022	Date of Registration	18/05/2022
Query No / Year	1613-2001274112/2022	Office where deed is registered	
Query Date	27/04/2022 6:55:40 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ashis Kumar Mondal Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003127525, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 8,00,000/-	Rs. 8,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 24,020/- (Article:23)	Rs. 8,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-447 (RS :-)	LR-209	Organisati on	Shali	17.33 Dec	8,00,000/-	8,00,000/-	
Grand Total :					17.33Dec	8,00,000 /-	8,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Susmita Mondal (Presentant) Wife of Shri Debashish Mondal Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office	 18/05/2022	 LTI 18/05/2022	 18/05/2022

West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 44xxxxxxx6657, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022
, Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AKANKSHIT COMMODITIES PRIVATE LIMITED 23A, N.S. Road, 4th Floor, Room No. 6, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Lalit Kumar Bhutoria Son of Shri Prakash Bhutoria 4No. Pretoria Street, Flat No. 2A,2B, City:- Not Specified, P.O:- Little Russel Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2R, Aadhaar No: 45xxxxxxx4268 Status : Representative, Representative of : AKANKSHIT COMMODITIES PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Sudipta Manna Son of Mantulal Manna Village:- Kanganberia, P.O:- Kanganberia, P.S:-Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN:- 743503			
Identifier Of Smt Susmita Mondal	18/05/2022	18/05/2022	18/05/2022

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Susmita Mondal	AKANKSHIT COMMODITIES PRIVATE LIMITED-17.33 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 447, LR Khatian No:- 209	Owner: ছবিরানি মণ্ডল, Gurdian: হরেন্দ্রনাথ , Address: নিজ , Classification: শালি, Area: 0.52000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 17-05-2022

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 8,00,000/-

fatta

Kamalika Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 18-05-2022

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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:21 hrs on 18-05-2022, at the Office of the A.D.S.R. BISHNUPUR by Smt Susmita Mondal ,Executant.

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

Execution is admitted on 18/05/2022 by Smt Susmita Mondal, Wife of Shri Debashish Mondal, Sector: II, P.O: Rasapunja, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife

Indetified by Sudipta Manna, , Son of Mantulal Manna, P.O: Kanganberia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,014/- (A(1) = Rs 8,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/05/2022 11:57AM with Govt. Ref. No: 192022230028857121 on 18-05-2022, Amount Rs: 8,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT7015517 on 18-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,020/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 23,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no U641943, Amount: Rs.1,000/-, Date of Purchase: 17/05/2022, Vendor name: Narendranath Kayal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/05/2022 11:57AM with Govt. Ref. No: 192022230028857121 on 18-05-2022, Amount Rs: 23,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT7015517 on 18-05-2022, Head of Account 0030-02-103-003-02

fatta

Kamalika Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 94960 to 94978
being No 161303662 for the year 2022.



Datta

Digitally signed by Kamalika Datta
Date: 2022.05.27 15:40:04 +05:30
Reason: Digital Signing of Deed.

(Kamalika Datta) 2022/05/27 03:40:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)
