

WIVA



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

১০০০ - ২২৬৯ / ১৯
34AB 190769

F (i) ২/-
 F (ii) ২/-
 D (a) ৯৭/-
 G (b)
 Plan
 Xerox
 Stamp ১০/-
 C. Fees ১০/-
 Total



[Signature]
 D.S.R.-II, Alipore
 South 24 Parganas

18 JUL 2019

201639

14 JUN 2019

No. Rs. Date

Name:-K. P. MAJUMDER

Address:-Advocate, High Court, Cal.

Vendor:-.....

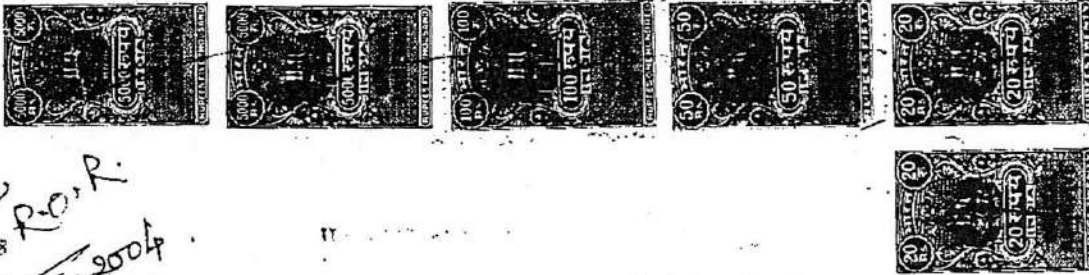
I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001

P-03056/04

I 04194/06



Produced R.O.R.
19.5.2004

1445888
38115

STAMP AFFIXED BY

18/5/06
Stamp Superintendent
Alipore, South 24 Parganas

Stamp duty under Regn. No. 11 and w/o 5 of the West Bengal L.R. Act 1957 fully exempted (Exempted from stamp duty) under the Indian Stamp Act 1899 as amended in 1964 Schedule 1A No. 23

38150
6985
District Sub-Registrar-2
Alipore, South 24 Parganas
2.3.06

[Signature]
Alipore, South 24 Parganas
DEED OF CONVEYANCE

A = 1859/-
E = 7/-
E = 7/-
H = 237/-
M(b) = 1/-
1905/-

THIS DEED OF CONVEYANCE made this the 19th day of May, 2004 (Two thousand four) A.D. BETWEEN **SRI ADHIR CHANDRA MONDAL**, S/O, Late Hazu Mondal, by religion - Hindu, by occupation - Business, residing at Paschim Barisha, P.S. Thakurpukur, Dist - 24-Parganas(S) hereinafter called and referred to as the **VENDOR** (which ~~term of expression~~ shall unless excluded by or repugnant to the context

be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

222

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Requested for registration on 12-05
 on the 19th day of May
 at the office of the Registrar
Mondal
 name/claimant/one of
 the documents/claimants

mention is admitted

Handwritten signature in Bengali script.

Signature: Satish Chandra Mondal
 19.5.2004

Ashis Chandra Mondal
Shri - Hari Mondal
 NO W/O B/O of Aschim Barishu
 P.S. Thakurpukur
 District-South 24 Parganas
 by Caste-Hindu/Muslim
Subodh Mondal

District Sub-Registrar
 Alipore, South 24 Parganas

Handwritten signature in Bengali script.

Handwritten text in Bengali script, possibly a list of names or details.



Handwritten signature: Debiti Das

Suniti Mondal
 NO W/O B/O of Ashis ch Mondal
 of Joka
 P.S. Thakurpukur
 District-South 24 Parganas
 by Caste-Hindu/Muslim
Cukivason

Vertical handwritten text, possibly a date or reference number.

Signature: Satish Chandra Mondal

District Sub-Registrar
 Alipore, South 24 Parganas

AND

SMT. MITA ROY CHHAJER, W/O, Dr. Raj Kumar Chhajer, by religion - Hindu, by occupation - Teacher, residing at 80/2, Pathuriaghat Street, P.S. Jorabagan, Kolkata - 700006, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) on the **OTHER PART**.

WITNESSETH

WHEREAS a piece and parcel of sali land measuring more or less 5 acre 87 decimal situated and lying at Mouza - Paschim Barisha, Pargana - Khaspur, J.L. No. 19, R.S. No. 43, Touzi No. 235, under R.S. Dag No. 2122, related to R.S. Khatian No. 2194, sabek P.S. Behala, present P.S. Thakurpukur, A.D.S.R. office - Behala, Dist - 24-Parganas(S) originally belonged to 1. Sri Hazu Mondal and 2. Sri Bankim Chandra Mondal, both sons of late Joy Narayan Mondal, residing at Paschim Barisha, Jaigirhat Road, Dist - 24-Parganas(S), as recorded owners in the revisional settlement 8 annas share each i.e. 2 acre 93.1/2 decimal land by paying taxes and rents in the office of the Govt Seresta and Anchal Panchayat.

AND

WHEREAS the said Hazu Mondal while being a recorded owner in the revisional settlement and possessor of 8 annas share i.e. 2 acre 93.1/2 decimal land out of the said 5 acre 87 decimal land executed a Family



Settlement Deed in favour of his two sons 1. Sri Sudhir Chandra Mondal and 2. Sri Adhir Chandra Mondal and the said deed was registered at the office of Joint-sub-registrar of Alipore at Behala, Dist- 24-Parganas(S) and recorded in Book No.1. Volume No. 84, pages from 111 to 121. Being No. 4736 for the year 1974 and by virtue of the said Family Settlement Deed Sri Sudhir Chandra Mondal and Sri Adhir Chandra Mondal each acquired 1 acre 46.3/4 decimal land out of the said 2 acre 93.1/2 decimal land out of the aforesaid 5 acre 87 decimal land along with other lands as stated in the Schedule "KA" of the aforesaid Family Settlement Deed and seized to have all right, title and interest in or over the said property respectively.

AND

WHEREAS the said Sri Adhir Chandra Mondal, Vendor of this Deed, became absolute owner, occupier and possessor of the said 1 acre 46.3/4 decimal land by virtue of the aforesaid Family Settlement Deed situated and lying at Mouza -- Paschim Barisha, Pargana -- Khaspur, J.L. No. 19, R.S. No. 43, Touzi No 235, part of R.S. Dag No. 2122 related to R.S. Khatian No. 2194, sabek P.S. Behala, present P.S. Thakurpukur, A.D.S.R. office -- Behala, Dist - 24-Parganas(S) and seized, possessed of the said property and has acquired all right, title and interest of the said property of or otherwise well and sufficiently entitled to the same and a portion of the said property is mentioned in the schedule below.

AND

WHEREAS the vendor of this deed has prepared a lay-out map fallen within his shares in R.S. Dag No. 2122 related to R.S. Khatian No. 2194 as stated hereinbefore and sub-divided the said land into several small plots and for the sake of brevity hereinafter called and referred to as the said land.

AND

WHEREAS the vendor of this deed due to some urgent need of money has proposed to sell a portion of the said schedule land in sali nature situated and lying at Mouza -- Paschim Barisha, Pargana -- Khaspur, J.L. No. 19, Touzi Nos. 235 , R.S. No. 43, part of R.S. Dag No. 2122 , related to R.S. Khatian No. 2194, sabek P.S. Behala, present P.S. Thakurpukur, A.D.S.R. Office - Behala, Dist - 24-Parganas(S), measuring more or less 20 *katha - 00 chhatak - 00 sq.ft.* and the purchaser has offered to purchase the said 20 kathas land as described in the schedule hereunder written and also depicted by red border lines in the site plan or map hereto annexed at a consolidated consideration money of *Rs. 1,69,500/- (Rupees One lac sixty nine thousand and five hundred)* only free from all sorts of encumbrances.

AND

WHEREAS the vendor of this deed has agreed to sell the said 20 *katha - 00 chhatak - 00 sq.ft.* sali land as mentioned in the schedule hereunder written to the purchaser herein at a price of *Rs. 1,69,500/- (Rupees One lac sixty nine thousand and five hundred)* only considering the said price is the highest market price of the below schedule land.



NOW THIS DEED WITNESSES : that in pursuance of the said offer and acceptance and in consideration of the payment of the said price of the said property paid by the purchaser to the vendor as mentioned in the Memo of consideration hereunder (which the vendor acknowledges to have received) the vendor hereby sell, convey and transfer all his right, title and interest and/or possession in the said property as stated hereunder in the schedule to and unto the said purchaser or by anybody claiming through or under her and the vendor does hereby transfer, convey, all his right, title, interest, privileges appertaining or belonging to the said property as written in the schedule.

AND

THE said land is sali which is being used as agricultural purpose and the said land is not effected by the Scheme of CMDA, CIT and the said land is neither to be acquired under the Land Acquisition Act nor requisitioned by the Govt. and the vendor has full power and absolute authority to sell, transfer, convey the same in manner aforesaid.

AND

ALL the estate, right, title, interest, claim and 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, assigns absolute and forever with title deeds,



writings, muniments and other evidences of title *AND THE VENDOR* does hereby covenant with the purchaser, her heirs, executors, administrators, legal representatives and assigns that notwithstanding any acts, deed or things hereto before done, execute or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the vendor has full power and absolute authority to sell the said property in manner aforesaid *AND* the purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without claim or demand whatsoever from or against any person claiming through or under her. *AND FURTHER THAT* the vendor, his successor-in-office and assigns covenant with the purchaser, her heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the purchaser, her heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. *AND* the vendor, his successors-in-office and assigns further covenant that he shall at the request and cost of the purchaser, her heirs, executors, administrators or assigns do or execute to be done or executed all such lawful acts, deed 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 the *Deed*.





THE SCHEDULE ABOVE REFERRED TO OF THE SAID LAND

ALL THAT a piece and parcel of sali land which is being used as agricultural purpose measuring an area more or less 20 katha is sold hereby as described in the site plan or map annexed hereto situated and lying at Mouza – Paschim Barisha, Pargana – Khaspur, R.S. No. 43, J.L. No. 19, Touzi No. 235, part of R.S. Dag No. 2122 related to R.S. Khatian No. 2194, sabek P. S. Behala, present P.S. Thakurpukur, A.D.S.R. office – Behala, Dist- 24-Parganas(S) under Ashuti II Gram Panchayat, nature of land is sali together with all sorts of easement rights over the 20' and 30' existing wide roads on the Eastern and Western sides respectively as delineated in the site plan or map annexed hereto in red border lines thereon as a part and parcel of this deed.

BUTTED AND BOUNDED OF THE SAID LAND

ON THE NORTH : DAG NO. 2122

ON THE SOUTH : DAG NO. 2122

ON THE EAST : 20' WIDE ROAD

ON THE WEST : 30' WIDE ROAD



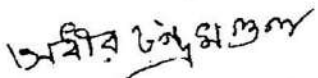
And the property is now being used as ^{for agricultural} ~~ant~~ purpose and the annual proportionate rent of the said land is 2.40 paisa being payable to the collectorate of 24-Parganas(S) on behalf of the Governor of State of West Bengal.

IN WITNESSETH WHEREOF the vendor of this deed has set and subscribed his hand and signature on this deed on the day, month and year first above written.

Signed, sealed and delivered by
the Vendor in the presence of :

1. Monoj Roy.
28/2, Ram Kunal St.
Kolkata - 700023.

2. Sudeep Roy
27/2, Ramkunal St.
Kolkata - 700023.


SRI ADHIR CHANDRA MONDAL
VENDOR

MEMO OF CONSIDERATION

Received from the within named purchaser the within mentioned sum of
Rs. 1,69,500/- (Rupees One lac sixty nine thousand and five hundred)
only being the price and/or value of the said property.

**RS. 1,69,500/- (RUPEES ONE LAC SIXTY NINE THOUSAND AND
FIVE HUNDRED) ONLY.**

WITNESSETH :

1. Monoj Roy.
28/2, Ram Narai St.
Kolkata - 700023.

2. Sudeep Roy
27/2, Rankamal St.
Kolkata - 700023

12/12/2013
SRI ADHIR CHANDRA MONDAL
VENDOR

Drafted by me:







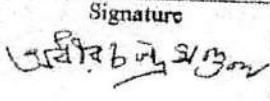




Bibhansu Saha.
Bibhansu Saha
12/1, Lindsay Street,
KALCATA, 700 087.







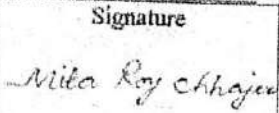




Typed by me :

Sy
Shibani Guha Thakurta(Dey)
Kolkata.



DEED# = 2000104194
 DISTRICT = South 24-Parganas
 THANA = Thakurpukur
 MOUZA = Paschim Barisha
 KHATIAN# = 2194
 MUNICIPALITY =
 HOLDING# =
 ROAD CODE =
 NATURE OF LAND = 001
 AREA OF LAND = 20
 PLOT# = 2122
 WARD# =
 PREMISES# =
 AREA OF STRUCTURE = 0
 ROAD =

Name		Thumb	Index finger	Middle finger	Ring finger	Little
ADHIR CHANDRA MONDAL						
 Impres- sion of Left hand's finger						
	Impres- sion of Right hand's finger					

Name		Thumb	Index finger	Middle finger	Ring finger	Little finger
MITA ROY CHHAJER						
 Impres- sion of Left hand's finger						
	Impres- sion of Right hand's finger					

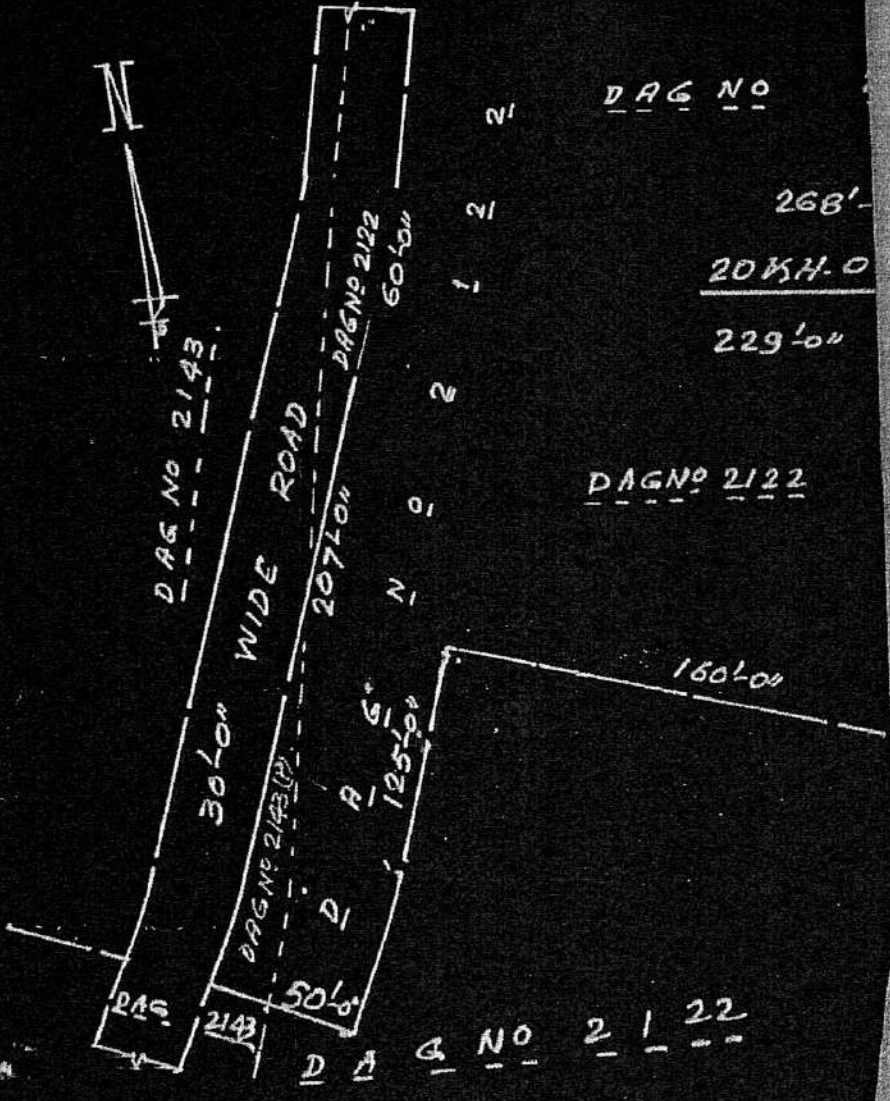
Purchaser

214

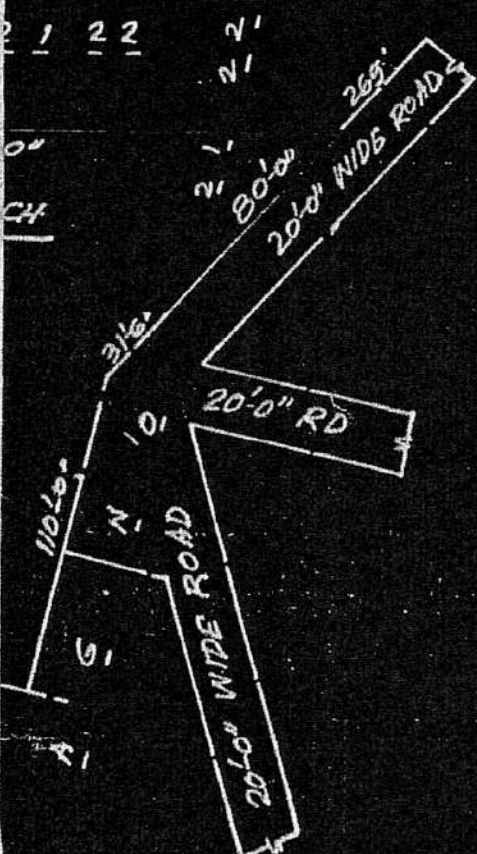
SITE PLAN

AT. MOUZA- PASCHIM BA
PART OF C.S. & R.S. DAG NO 2
P.S. THAKUR PUKUR

SCALE - 1" = 50' - 0"

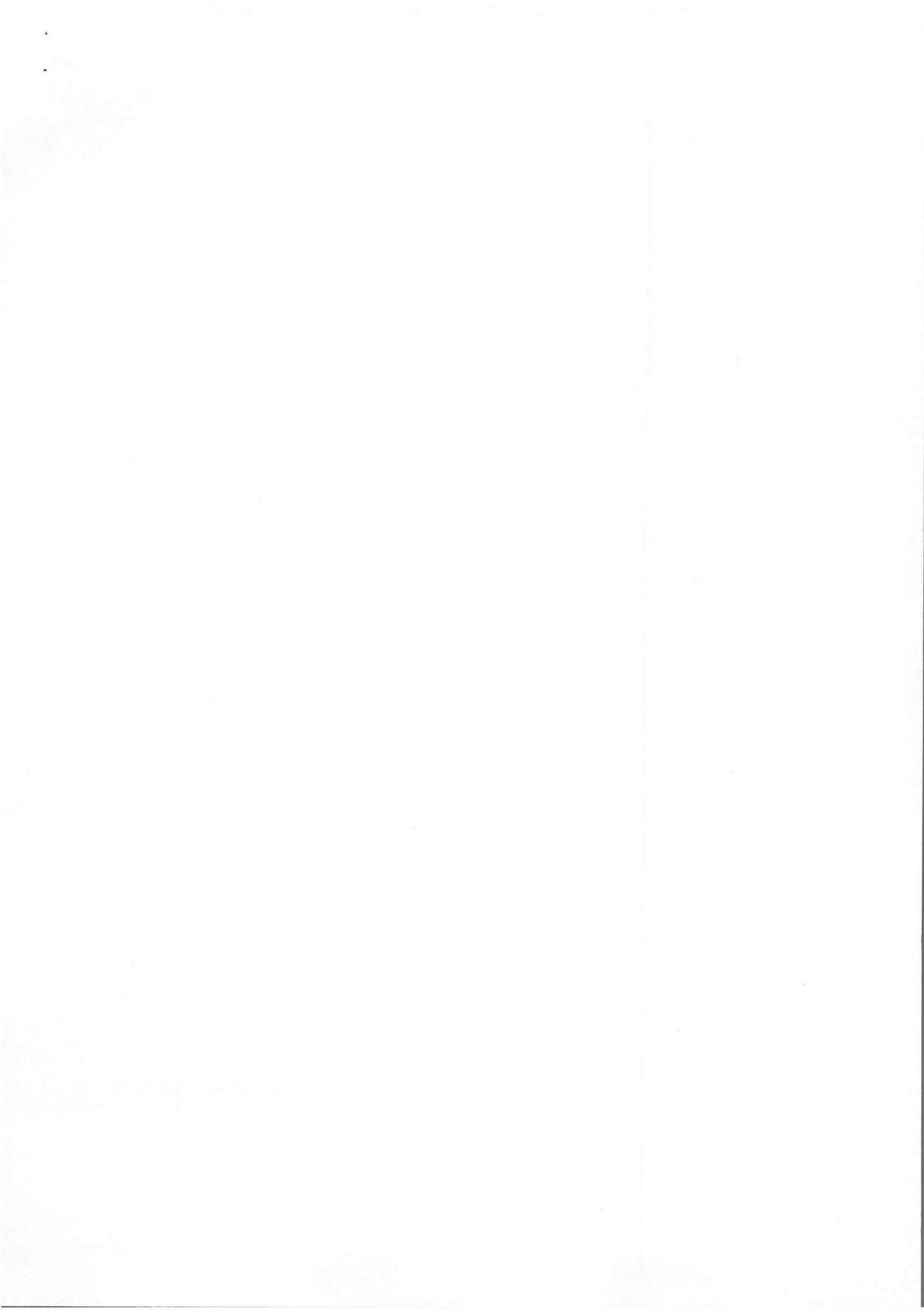


RISHAJ.L NO 19, C.S. & R.S KH NO 2194.
122. OF AREA- 20 KH-0CH-0'SFT.
R DIST. 24. PGS(S).
SHOWN BY RED LINE

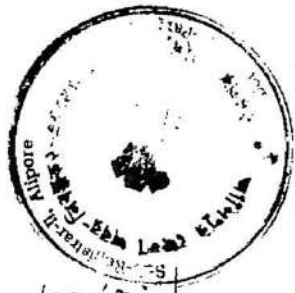


SIGN OF VENDORS.

DRAWN BY:
AeNarkon



I
17
873
128
04/19/19



19.5.19
District Sub-Registrar
Alipore, South 24 Parganas

District Sub-Registrar
Alipore, South 24 Parganas

6/19
17/15



Checked by me

[Signature]

18 JUL 2019

Certified to be a true copy

District Sub-Registrar-I
Alipore, South 24 Parganas

18 JUL 2019