

04588/13

1-10/20/13



30/10/13  
पश्चिम बंगाल WEST BENGAL  
श - 2488 513  
रजि. 464 58 रज -

P 521355


This Document is admitted to registration. The Signature Sheet and the Endorsement sheets attached to this document are the part of this Document

Additional Registrar  
of Assurances-1 Kolkata  
20/10/13

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 30th day of October 2013  
(Two thousand thirteen) A.D. BETWEEN 1. SMT. BHARATI MONDAL, W/O,  
late Bijoy Krishna Mondal, 2. SRI SIBAPADA MONDAL, 3. SRI INDRAJIT  
MONDAL, 4. SRI RANJIT MONDAL, all sons of late Bijoy Krishna Mondal, all  
residing at Bakrahat Road (Mondal para), P.S. Thakurpukur, Kolkata -

51349

  
 21 JUN 2013  
 S. CHATTERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 287, K. S. Roy Road, Kol-1

21 JUN 2013

ADDITIONAL REGISTRAR  
 OF ASSAM  
 30 OCT 2013

Mani Saha  
 High Court, Calcutta

700063, 5. **SMT. MAYARANI MONDAL**, W/O, Sri Lal Mohan Mondal, residing at Kulerdari, P.S. Bishnupur, 24-Parganas(S), 6. **SMT. CHAYA RANI GAYEN**, W/O, Sri Kanan Gayen, residing at Kanyanagar, P.S. Bishnupur, 24-Parganas(S), 7. **SMT. LAKSHMI BHOUMIK**, W/O, Sri Lal Mohan Bhoumik, residing at Vill - Bhasa 14. No., P.S. Bishnupur, 24-Parganas(S), 8. **SMT. BASANTI MONDAL**, W/O, Sri Nemai Mondal, residing at Vill – Jhumne Sonapurhat, P.S. Falta, 24-Parganas(S), 9. **SMT SONALI MALIK**, W/O, late Bifal Malik, residing at Sajneberia, P.S. Thakurpukur, 24-Parganas(S), 10. **SMT. PUSPARANI ROY**, W/O, Sri Shipad Roy, residing at Bakrahat Road, P.S. Thakurpukur, 24-Parganas(S) and 11. **SMT. PADMARANI DAS**, W/O, Sri Monotosh Das, residing at Bakrahat Road, P.S. Thakurpukur, 24-Parganas(S), all by religion – Hindu, by occupation – No 1 and 5 to 11 – House-wife, No. 2 to 4 – Landholder, hereinafter called and referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns), the Vendors are being represented through their nominated, appointed, constituted Attorney, **SRI MRINAL CANTI ROY**, S/O, late Chunilal Roy, by religion – Hindu, by occupation – Business, residing at 1, Sourin Roy Road, P.S. Behala, Kolkata – 700034, hereinafter called and referred to as the



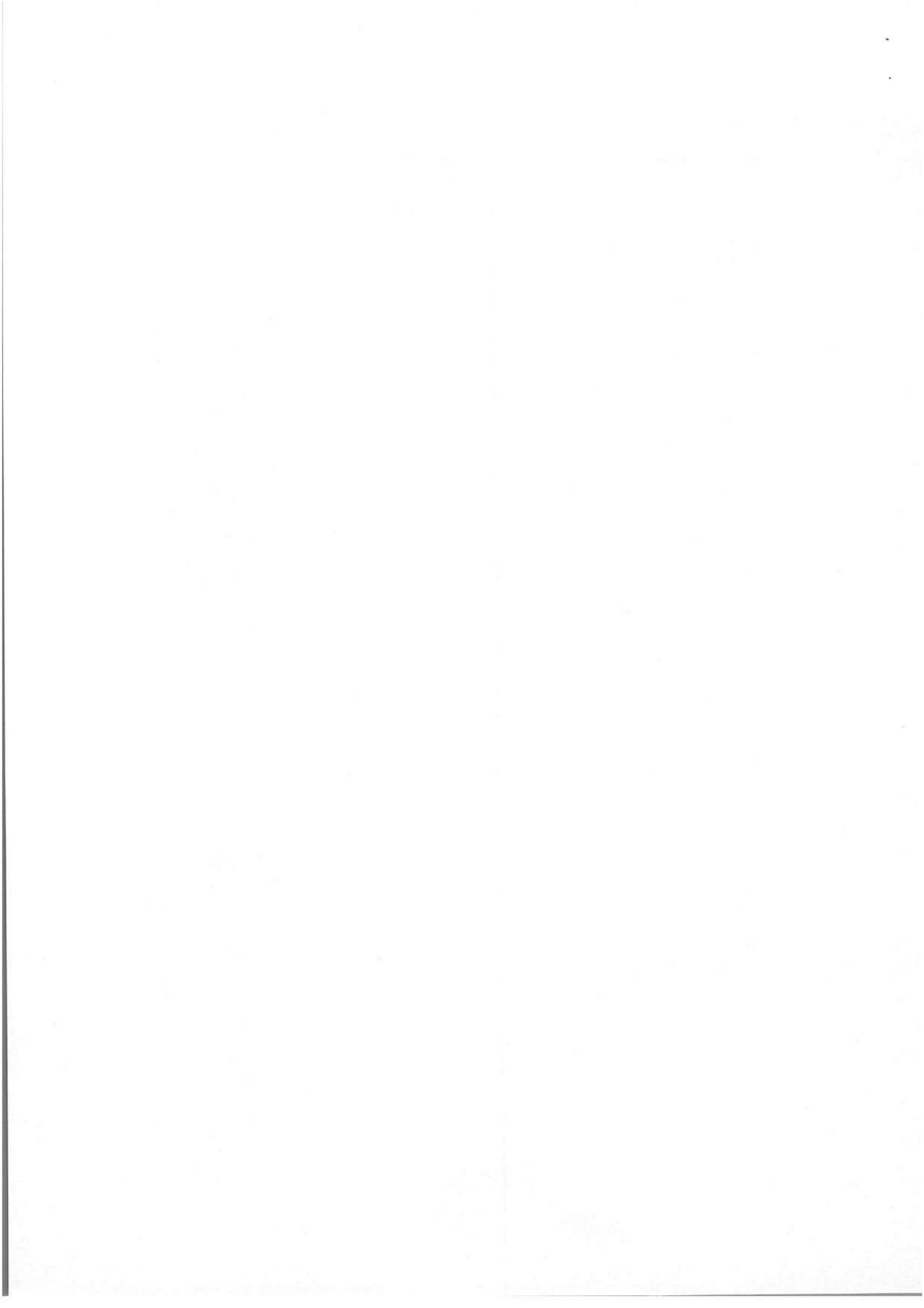
*ATTORNEY* (vide General Power of Attorney registered on 19.07.2006 at Dist-sub-registrar -II, Alipore, Dist – 24-Parganas(S) and recorded in Book No. IV, Volume No. 2, pages from 125 to 136, Being No. 00129 for the year 2006) of the *ONE PART*.

*AND*

*SMT. AMRAW DEVI CHHAJER*, W/O, Sri Sampatlal Chhajer, by religion – Hindu, by occupation – House-wife, 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, Touzi No. 235, R. S. No. 43, appertaining to 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 as



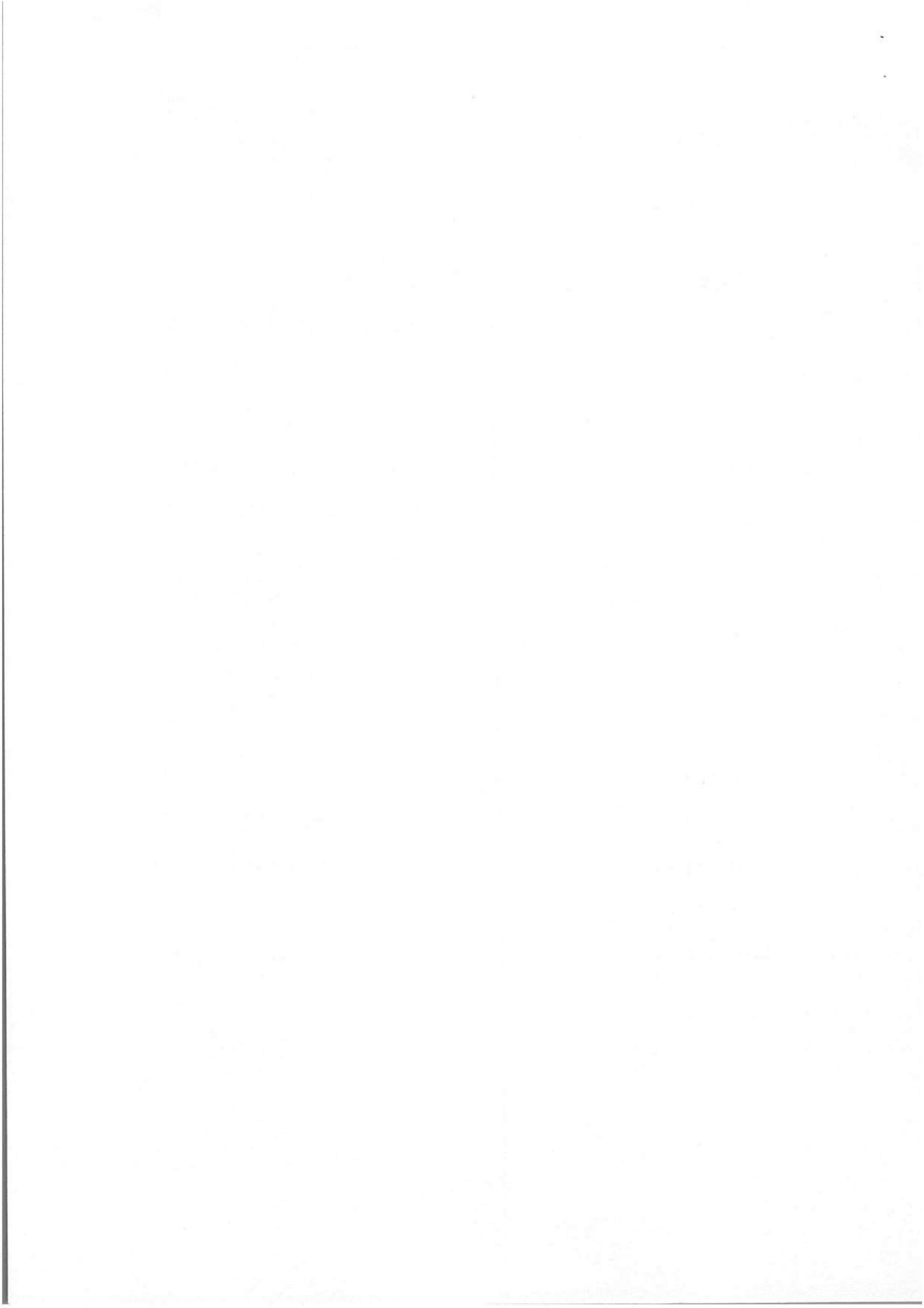
recorded owner of 8 annas share each in the revisional settlement record (which has been finally published) by way of paying taxes and rents in the office of the Govt. Seresta and Anchal Panchayat.

AND

*WHEREAS*. the said Sri Hazu Mondal and Sri Bankim Chandra Mondal while being recorded owners and possessors of 8 annas share each i.e. 2 acre 93.1/2 decimal land out of the aforesaid land, the said Bankim Chandra Mondal died intestate his aforesaid 2 acre 93.1/2 decimal land devolved upon his two sons Sri Atul Chandra Mondal and Sri Bijoy Krishna Mondal as his legal heirs and successors and there is no other legal heir or successor left by the said Bankim Chandra Mondal since deceased and by this way of inheritance aforesaid two sons of late Bankim Chandra Mondal jointly became absolute owners and possessors of the said 2 acre 93.1/2 decimal land left by the said Bankim Chandra Mondal since deceased.

AND

*WHEREAS* the said Sri Atul Chandra Mondal and Sri Bijoy Krishna Mondal while being jointly actual owners and possessors of aforesaid 2 acre 93.1/2 decimal land, by virtue of inheritance as stated above, executed a mutual family settlement deed by and between themselves for better living and accordingly each of them acquired 1 acre 46.3/4 decimal land and seized





to have all right, title and interest in or over their respective shares of the said property.

AND

*WHEREAS* the said Sri Bijoy Krishna Mondal while being actual owner, occupier and possession holder of the said 1 acre 46.3/4 decimal land out of 2 acre 93.1/2 decimal land out of the said 5 acre 87 decimal land by virtue of inheritance and a mutual family settlement deed as stated above, sold, conveyed and transferred some portion of landed property to the different purchasers and since then while seized and possessed the balance landed property measuring more or less 1.7/1.2 acres, died intestate his aforesaid property devolved upon his wife Smt. Bharati Mondal, three sons Sri Sibapada Mondal, Sri Indrajit Mondal and Sri Ranjit Mondal and seven daughters Smt. Mayarani Mondal, Smt. Chayarani Gayen, Smt. Lakshmi Bhoumik, Smt. Basanti Mondal, Smt. Sonali Malik, Smt. Pusparani Roy and Smt. Padmarani Das, the vendors of this deed, as his legal heirs and successors to inherit his aforesaid landed property measuring more or less 1.7/1.2 acres situated and lying at Mouza – Paschim Barisha, Pargana – Khaspur, J.L. No. 19, Touzi No. 235, R.S. No. 43, part of R.S. Dag No. 2122, related to R.S. Khatian No. 2194, P.S. Thakurpukur, 24-Parganas(S) and by this way of inheritance the said all the legal aforesaid legal heirs and



successors of late Bijoy Krishna Mondal jointly became absolute owners and possessors of the said property

AND

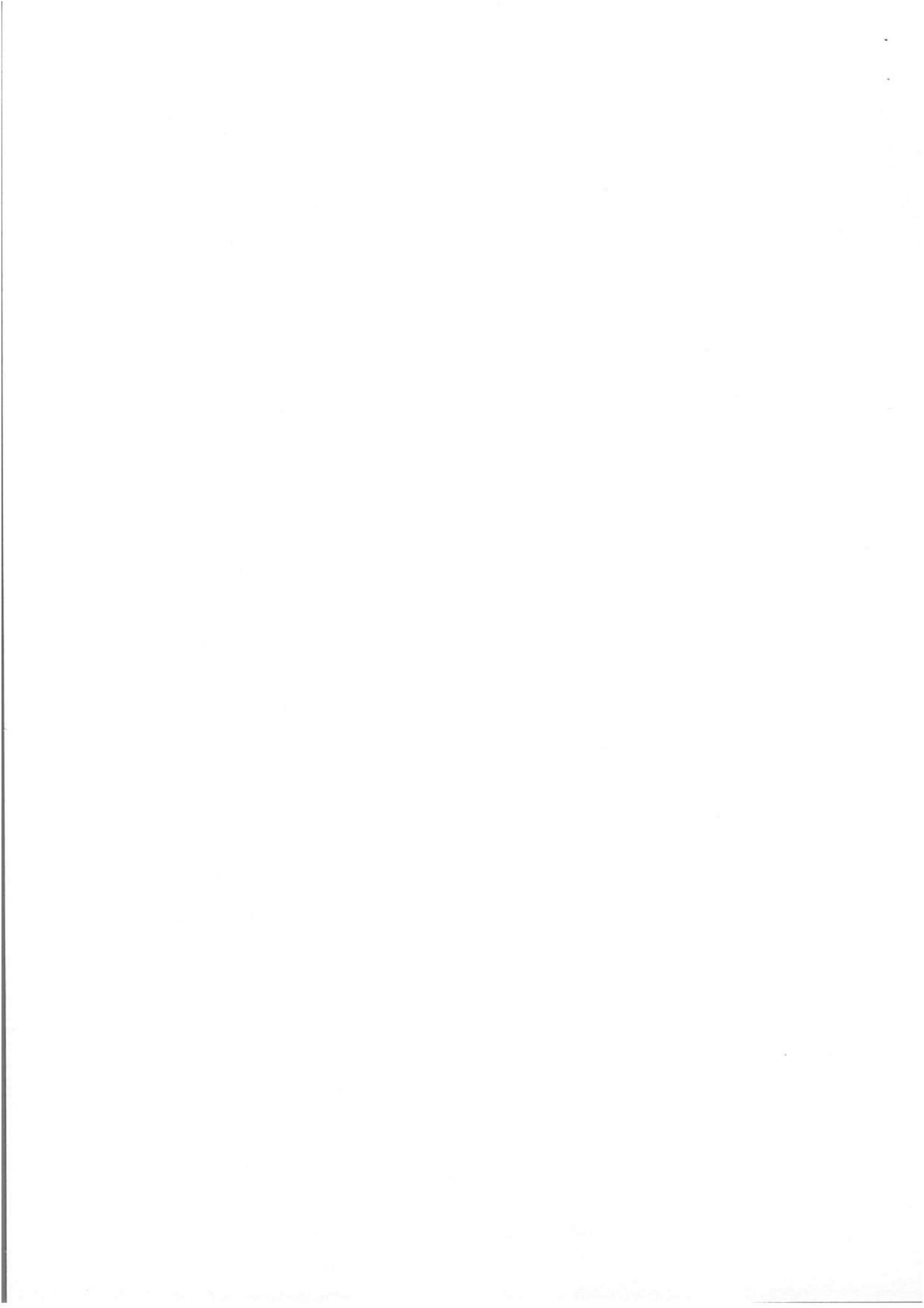
**WHEREAS** all the vendors of this deed are jointly the absolute owners, occupiers and possession holders of the aforesaid property and has acquired all right, title and interest and seized, possessed of the said property of or otherwise well and sufficiently entitled to the same and a portion of the said property is mentioned in the schedule hereunder written.

AND

**WHEREAS** all the vendors of this deed have prepared a lay-out map in their respective plots of land and sub-divided the same into several small plots.

AND

**WHEREAS** the Vendors of this deed due to their personal inconvenience and difficulties and not being in a position to look after, manage the said affair smoothly, they have appointed **SRI MRINAL CANTI ROY, S/O,** late Chunilal Roy, residing at 1, Sourin Roy Road, P.S. Behala, Kolkata – 700034, as their true lawful attorney by registered Power of Attorney, to do all or any of the acts as recorded in the said Power of Attorney registered on 19.07.2006 at Dist-sub-registrar II, Alipore, Dist - 24-Parganas(S) and recorded in Book No. IV, Volume No. 2, pages from 125 to 136, Being No.



00129 for the year 2006 and by the strength of the said Power, the Attorney, is entitled to sell the said 1 acre 7.1/2 decimal land.

AND

*WHEREAS* all the vendors of this deed due to some urgent need of money have 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 No. 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 *1 katha – 08 chhatak – 35 sq.ft.* and the purchaser has offered to purchase the said property as described in the schedule hereunder written and also depicted by red border lines in the site plan or map annexed hereto at a consolidated consideration money of *Rs. 50,000/- (Rupees Fifty thousand)* only free from all sorts of encumbrances.

AND

*WHEREAS* all the vendors of this deed have agreed to sell the said *1 katha – 08 chhatak – 35 sq.ft.* sali land as mentioned in the schedule hereunder written to the purchaser herein at a consolidated consideration money of *Rs. 50,000/- (Rupees Fifty thousand)* 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 vendors as mentioned in the Memo of consideration hereunder (which the vendors acknowledge to have received) the vendors hereby sell, convey and transfer all their 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 vendors do hereby transfer, convey, all their 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 KMDA, KIT and the said land is neither to be acquired under the Land Acquisition Act nor requisitioned by the Govt. and the vendors have 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 vendors 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 VENDORS* do 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 vendors are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the vendors have 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 vendors, their heirs, executors, administrators, legal representatives 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 vendors, their heirs, executors, administrators, legal representatives and assigns further covenant that they 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 PLOT**

***ALL THAT*** a piece and parcel of sali land which is being used as agricultural purpose measuring an area more or less **1 katha - 08 chhatak – 35 sq.ft.** is sold hereby at '**GREEN VIEW HOUSING PROJECT**' 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**, together with all sorts of easement rights over the 20' existing wide road on the Eastern side 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 PLOT**

**ON THE NORTH : R.S. DAG NO. 2122**

**ON THE SOUTH : SCHEME PLOT NO. BB - 107**

**ON THE EAST : 20' WIDE ROAD (KACHA ROAD)**

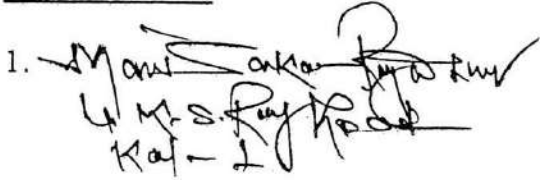
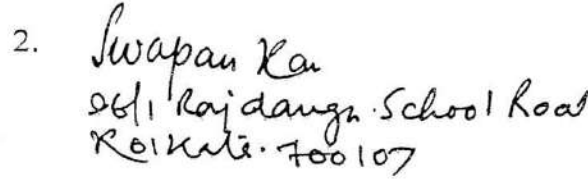



**ON THE WEST : R.S. DAG NO. 2122**

And the property is now being used as agricultural purpose and the annual proportionate rent of the said land is 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 vendors of this deed have set and subscribed their hands and signatures on this deed through their Constituted Attorney on the day, month and year first above written.

**WITNESSES :**

1.   
M. S. Roy  
Kali - 2
2.   
Swapan Kumar  
26/1 Rajdanga School Road  
Rokate. 700107

  
**SRI MRINAL CANTI ROY**

As a Constituted Attorney  
for and on behalf of :

SMT. BHARATI MONDAL  
SRI SIBAPADA MONDAL  
SRI INDRAJIT MONDAL  
SRI RANJIT MONDAL  
SMT. MAYARANI MONDAL  
SMT. CHAYA RANI GAYEN  
SMT. LAKSHMI BHOWMIK  
SMT. BASANTI MONDAL  
SMT. SONALI MALIK  
SMT. PUSPA RANI ROY  
SMT. PADMA RANI DAS

**VENDORS**



MEMO OF CONSIDERATION

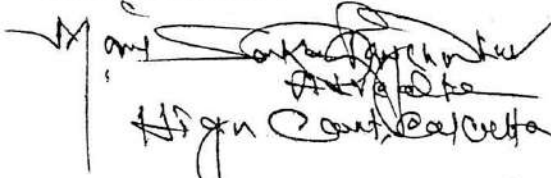
Received from the within named purchaser the within mentioned sum of **Rs. 50,000/- (Rupees Fifty thousand)** only being the value of the said property.  
**RS. 50,000/- ( RUPEES FIFTY THOUSAND ) only.**

WITNESSETH :

1. 

2. *Suapau Kan*

Drafted by me :

  
Mani Sankar Das  
Advocate  
Sign Court, Calcutta

Typed by me :

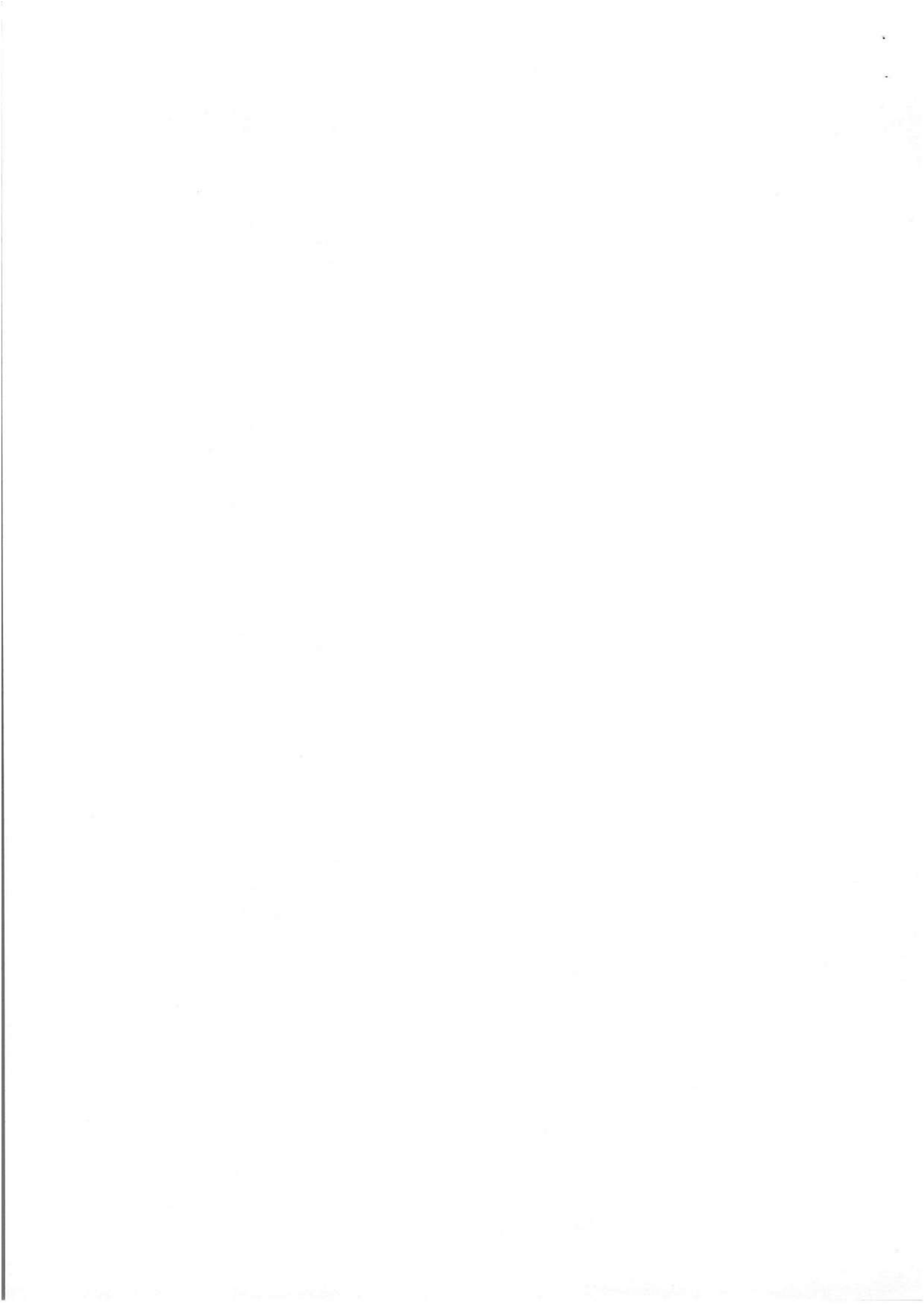
Shibani Dey ( Guha )  
Kolkata

  
SRI MRINAL CANTI ROY

As a Constituted Attorney  
for and on behalf of :

























SMT. BHARATI MONDAL  
SRI SIBAPADA MONDAL  
SRI INDRAJIT MONDAL  
SRI RANJIT MONDAL  
SMT. MAYARANI MONDAL  
SMT. CHAYA RANI GAYEN  
SMT. LAKSHMI BHOWMIK  
SMT. BASANTI MONDAL  
SMT. SONALI MALIK  
SMT. PUSPA RANI ROY  
SMT. PADMA RANI DAS

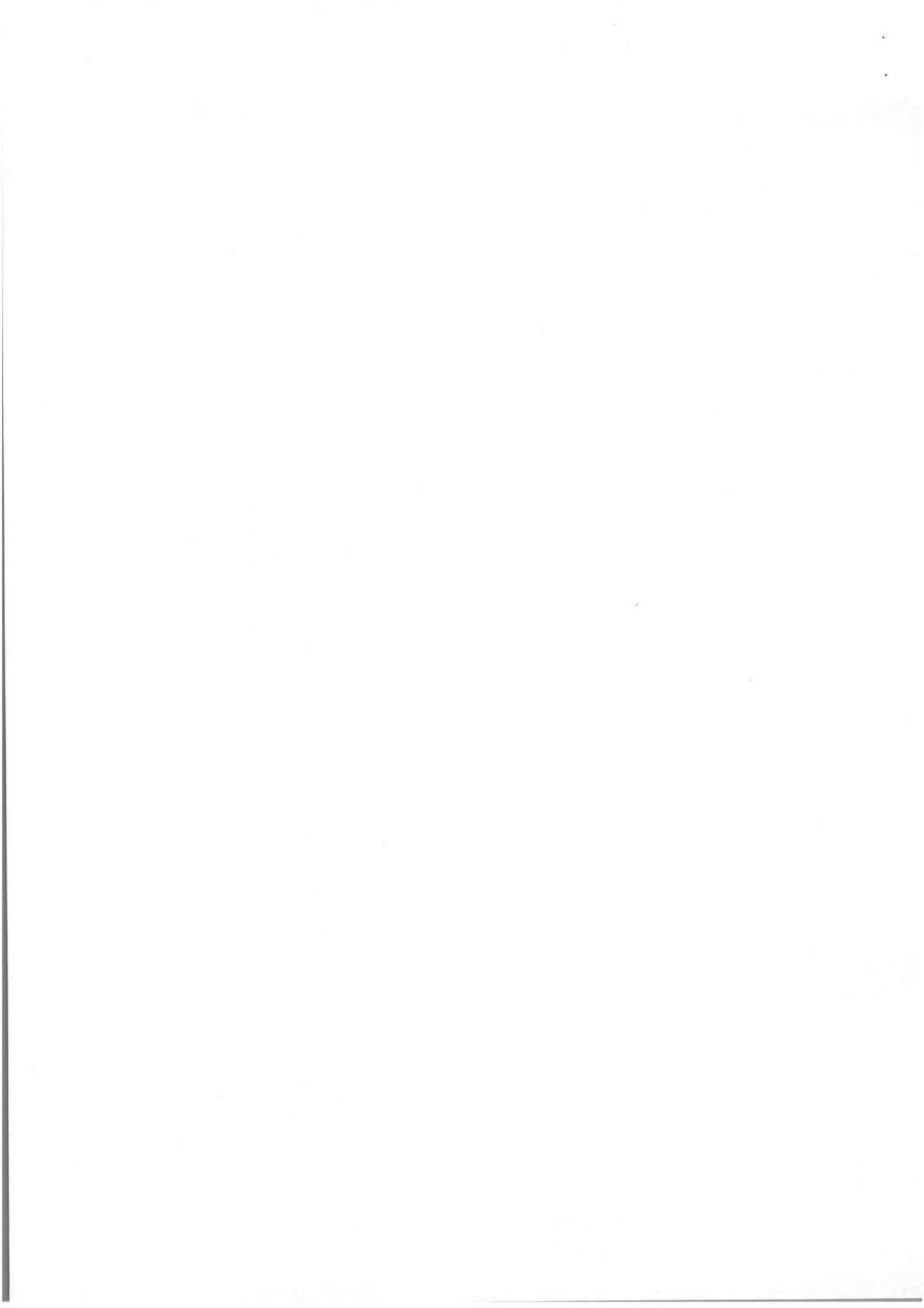
VENDORS





SPECIMEN FORM FOR TEN FINGERPRINTS

|   |                       |   |   |  |   |   |
|---|-----------------------|---|---|--|---|---|
|  | <i>Ravi Chandra</i>   |  |  |  |  |  |
|   |                       | Little  | Ring  | Middle   | Fore  | Thumb   |
|   |                       | (Left Hand)   |   |  |   |   |
|  | <i>जयश्रीवती देवी</i> |  |  |   |  |  |
|   |                       | Thumb   | Fore  | Middle   | Ring  | Little  |
|   |                       | (Right Hand)  |   |  |   |   |
|  | <i>जयश्रीवती देवी</i> |  |  |  |  |  |
|   |                       | Little  | Ring  | Middle   | Fore  | Thumb   |
|   |                       | (Left Hand)   |   |  |   |   |
|  | <i>जयश्रीवती देवी</i> |  |  |  |  |  |
|   |                       | Thumb   | Fore  | Middle   | Ring  | Little  |
|   |                       | (Right Hand)  |   |  |   |   |
| PHOTO   |                       |   |   |  |   |   |
|   |                       | Little  | Ring  | Middle   | Fore  | Thumb   |
|   |                       | (Left Hand)   |   |  |   |   |
| PHOTO   |                       |   |   |  |   |   |
|   |                       | Thumb   | Fore  | Middle   | Ring  | Little  |
|   |                       | (Right Hand)  |   |  |   |   |
| PHOTO   |                       |   |   |  |   |   |
|   |                       | Little  | Ring  | Middle   | Fore  | Thumb   |
|   |                       | (Left Hand)   |   |  |   |   |
| PHOTO   |                       |   |   |  |   |   |
|   |                       | Thumb   | Fore  | Middle   | Ring  | Little  |
|   |                       | (Right Hand)  |   |  |   |   |



SITE PLAN

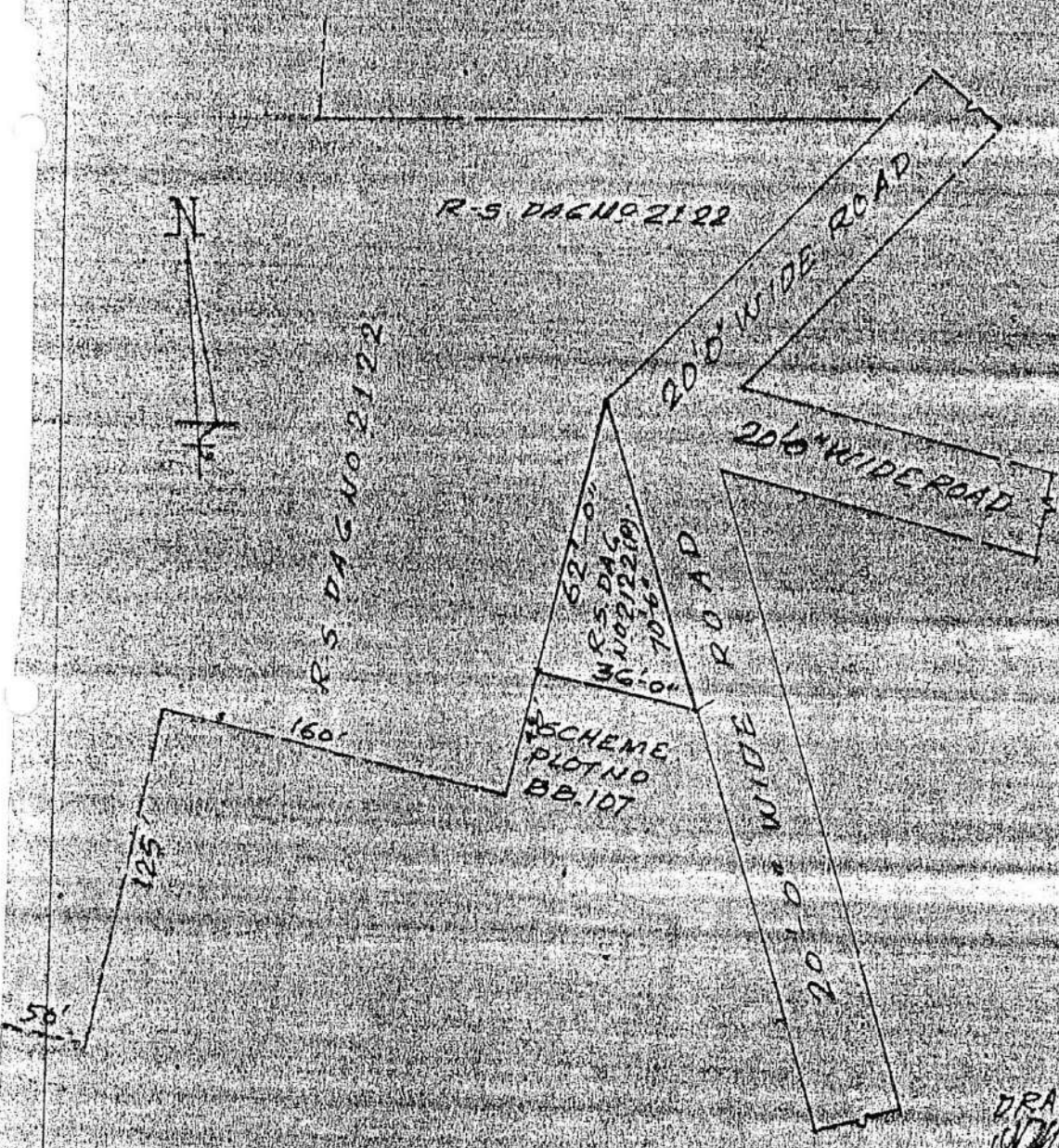
AT MOUZA - PASCHIMBARISHA J.L. NO 19 R.S. NO 43

R.S. KH. NO 2124 PART OF R.S. DAG. NO 2122

P.S. THAKUR PUKUR. DIST. 24 PGS (3).

SCALE - 1" = 40'-0" SHOWN BY RED LINE

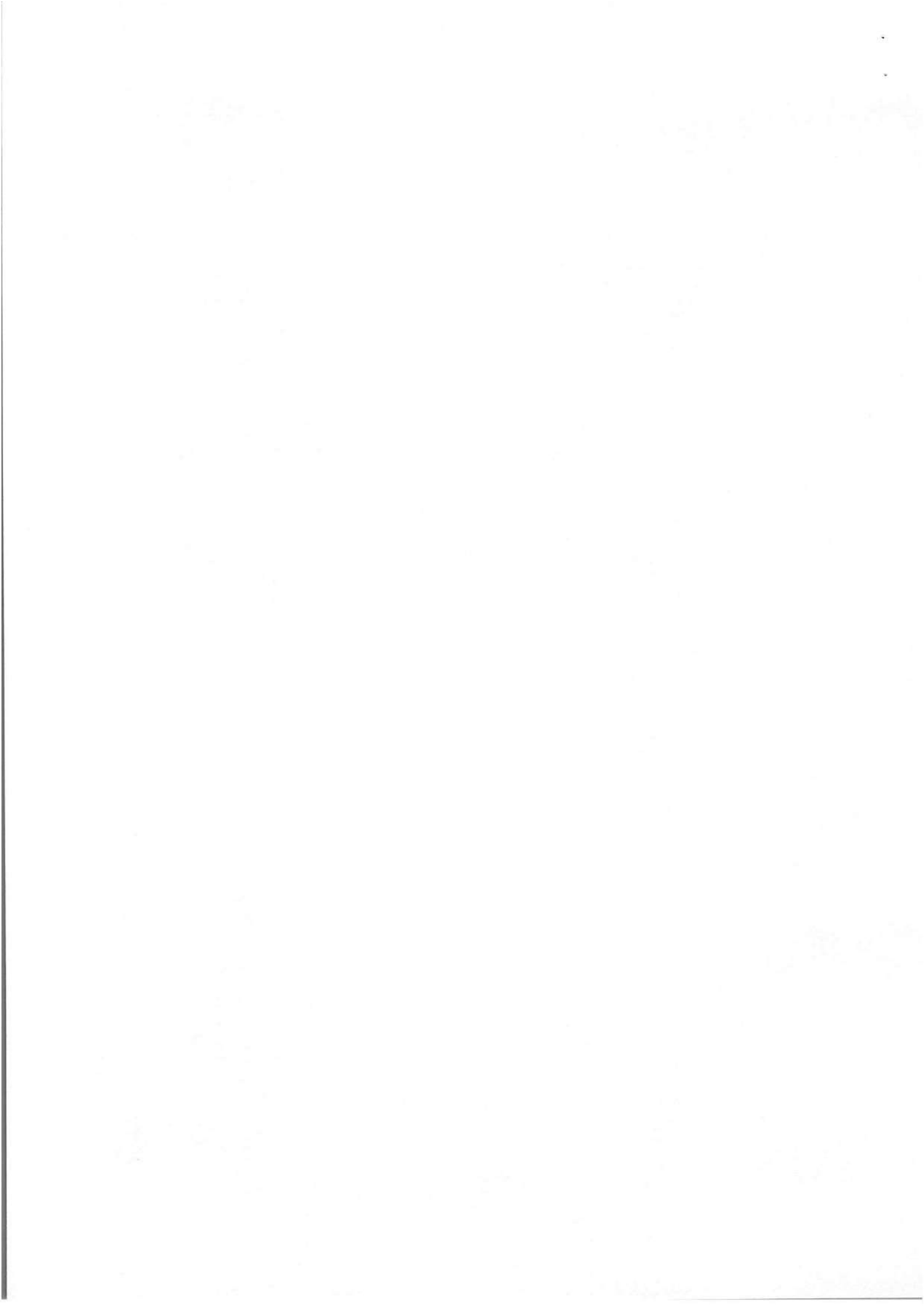
AREA OF LAND - 1 KH - 8 CH - 35 SFT



DRAWN BY  
N. Molla

NAZRUL ALI MOLLA  
Draftsman & Surveyor  
Vill. & P.O. Basupala, Dist. 24-Pgs (3)  
1984. No. 12/12/11 Date 30/1/13

SIGN OF VENDDR'S





Government Of West Bengal  
Office Of the A.R.A. - I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 10136 of 2013  
(Serial No. 09588 of 2013 and Query No. 1901L000024885 of 2013)

On 30/10/2013

**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, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 5202.00/-, on 30/10/2013

( Under Article : A(1) = 5104/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 30/10/2013 )

**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.-4,64,583/-

Certified that the required stamp duty of this document is Rs.- 23249 /- and the Stamp duty paid as Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 23250/- is paid , by the draft number 494000, Draft Date 30/10/2013, Bank : State Bank of India, Kolkata High Court Br., received on 30/10/2013

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

Presented for registration at 11.23 hrs on :30/10/2013, at the Office of the A.R.A. - I KOLKATA by Mrinal Canti Roy ,Executant.

**Executed by Attorney**

Execution by

1. Mrinal Canti Roy, son of Lt. Chunilal Roy , 1, Sourin Roy Road, Kolkata, Thana:-Behala, District:-Scuth 24-Parganas, WEST BENGAL, India, Pin :-700034 By Caste Hindu By Profession: Business,as the constituted attorney of 1. Bharati Mondal 2. Pusparani Roy 3. Padmarani Das 4. Sibapada Moncal 5. Indrajit Mondal 6. Ranjit Mondal 7. Mayarani Mondal 8. Chaya Rani Gayen 9. Lakshmi Bhowmik 10. Basanti Mondal 11. Sonali Malik is admitted by him.

Identified By Mani Sankar Roy Chowdhury, son of . . , High Court, Calcutta, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate

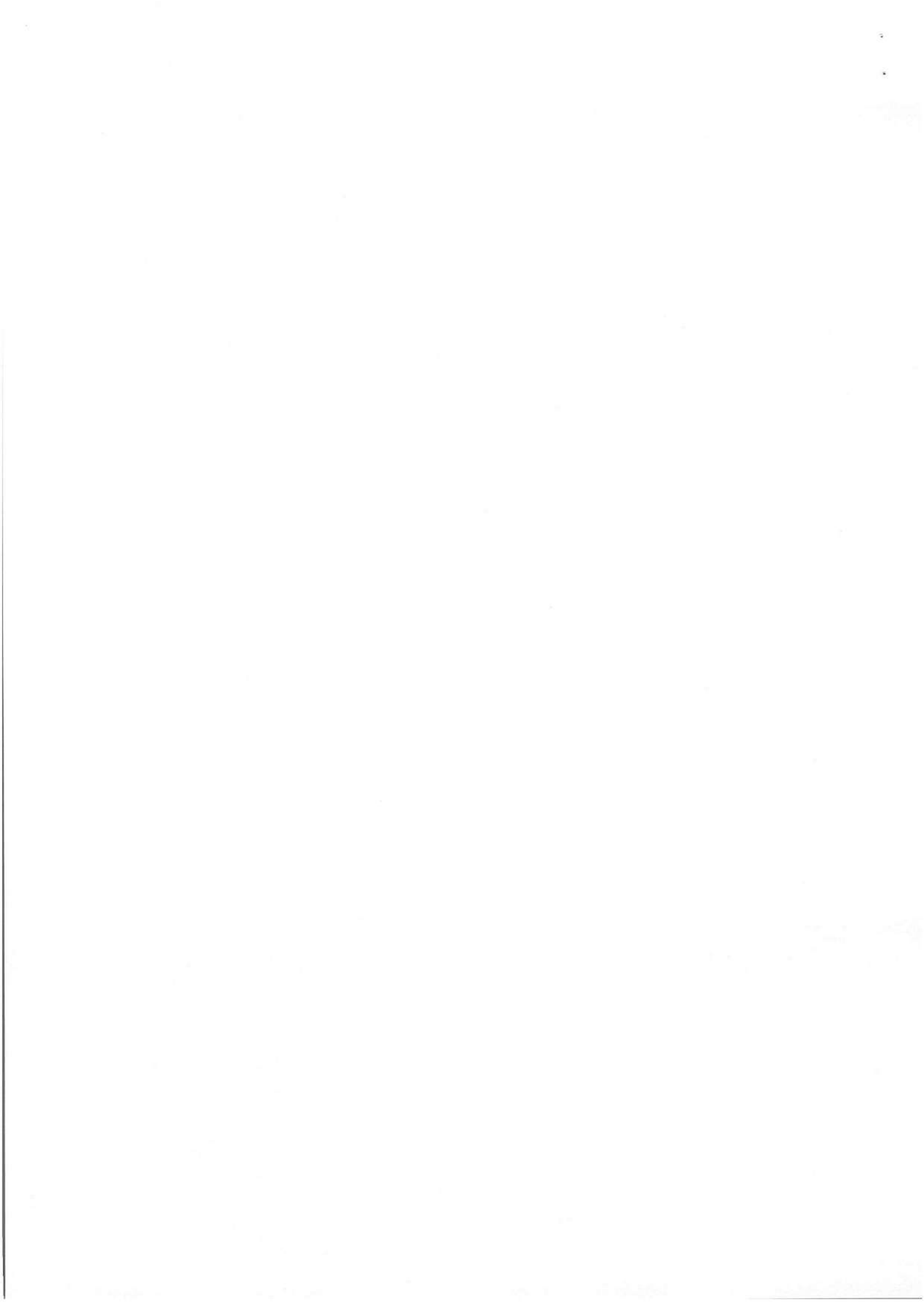


( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA





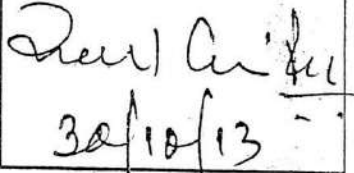
( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

30/10/2013 15:22:00



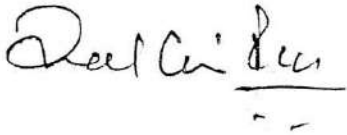


Government of West Bengal  
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
 Office of the A.R.A. - I KOLKATA, District- Kolkata  
 Signature / LTI Sheet of Serial No. 09588 / 2013

I . Signature of the Presentant

| Name of the Presentant  | Photo   | Finger Print  | Signature with date   |
|---|---|---|---|
| Mrinal Canti Roy<br>1, Sourin Roy Road, Kolkata,<br>Thana:-Behala,<br>District:-South 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700034 | <br>30/10/2013 | <br>LTI<br>30/10/2013 | <br>30/10/13 |

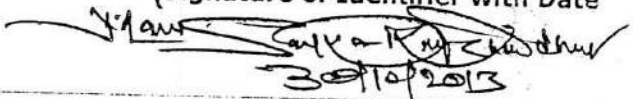
II . Signature of the person(s) admitting the Execution at Office.

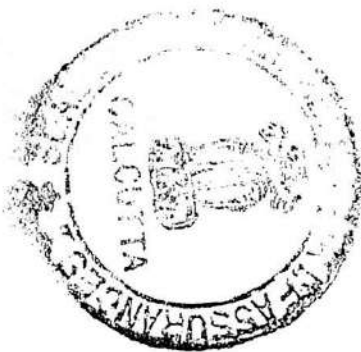
| Sl No. | Admission of Execution By  | Status   | Photo   | Finger Print   | Signature   |
|--------|--|----------|---|--|---|
| 1      | Mrinal Canti Roy<br>Address -1, Sourin Roy Road,<br>Kolkata, Thana:-Behala,<br>District:-South 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700034 | Attorney | <br>30/10/2013 | <br>LTI<br>30/10/2013 |  |

Name of Identifier of above Person(s)

Mani Sankar Roy Chowdhury  
High Court, Calcutta, CALCUTTA, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, Pin :-700001

Signature of Identifier with Date

  
30/10/2013



**ADDITIONAL REGISTRAR  
 OF ASSURANCES-I, KOLKATA  
 30 OCT 2013**

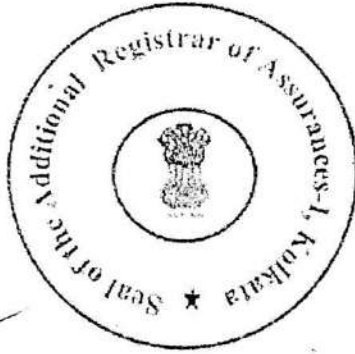
(Dinabandhu Roy)  
 ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
 Office of the A.R.A. - I KOLKATA





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 8667 to 8684  
being No 10136 for the year 2013.



(Dinabandhu Roy) 31-October-2013  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal

Purcha 464. . . . .

