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1-6848/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2-1265/90/20

F 597435

5/10/20

Certified that the document is admitted to registration. The signature sheet / sheets & the endorsement / endorsements attached with this document are the part of this document.

Additional District Sub-Registrar
Rajshahi New Town, North 24-Pgs.

12 OCT 2020

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this 5th October 2020

Cont..... P/2

-: 2 :-

BETWEEN

PANCHANAN BISWAS ALIAS PANCHU BISWAS, Son of Late Ganada Charan Biswas, having PAN Card No.- BMUPB1948M, by faith - Hindu, by Nationality Indian, by Occupation - Cultivation, residing at Vill & P.O.- Patharghata, P.S.- New Town, District - North 24 Parganas, Kolkata - 700135, 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 their legal heirs, executors, administrators, representatives nominees and assigns) of the **ONE PART.**

AND

JAYA MITTAL ALIAS JAYA AGRAWAL, wife of Ankit Agrawal, having PAN card No.- CPJPM2389J, by faith - Hindu, by Nationality Indian, by Occupation - Business, residing at 10/14 Brijdham Housing Complex, 211 Canal Street, Sreebhumi, P.O.- Sreebhumi, P.S.- Lake Town, District - North 24 Parganas, Kolkata - 700048, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives nominees and assigns) of the **OTHER PART.**

WHEREAS:-

- A. One Netai Biswas was the absolute recorded owner and possessor of the plot of Shali land measuring 3.67 decimal (Two Ana Thirteen Ganda One Kara One Krinti correspondence 1667 share) out of 22 decimal in R.S. Dag No.- 1063, under L.R. Khatian No.- 864, lying at Mouza- Chakpanchuria, J.L. No.- 33, Hal Touzi No.- 10 within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas.
- B. The said Netai Biswas gifted and transferred the aforesaid plot land measuring 3.67 decimal out of 22 decimal to his two sons namely Ananda Biswas,

Cont..... P/3

Nanda Biswas alias Bibekananda Biswas by deed of gift against love affection registered made on 10.11.2008 at A.D.S.R. Bidhannagar, Salt Lake City, in Book No.- 1, CD Volume No.- 12, Pages at 15902 to 15910, Being No.- 13205 in the year 2008.

- C. The said Ananda Biswas and Nanda Biswas alias Bibekananda Biswas had got 3.67 decimal of land out of 22 decimal in R.S. Dag No.- 1063, lying at Mouza- Chakpanchuria, J.L. No.- 33, Hal Touzi No.- 10 within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas.
- D. The said Ananda Biswas and Nanda Biswas alias Bibekananda Biswas had got the 3.67 decimal of land out of 22 decimal and they are absolute owned peacefully, freely, absolutely without any interruptions from any corners.
- E. While seized and possessed of the aforesaid plots of land measuring an area 1.22 (One Satak Twenty Two Santangsha) decimal be the same and little more or less sold transferred and conveyed his right title and interest of the said land in favor of **Panchanan Biswas alias Panchu Biswas** (Vendor herein), by a registered Deed of Conveyance registered made on 18.02.2011 at A.D.S.R. Bidhannagar, Salt Lake City, in Book No.- 1, CD Volume No.- 4, Pages at 1342 to 1359, Being No.- 1894, in the year 2011.
- F. That the said **Panchanan Biswas alias Panchu Biswas** (Vendor herein) has become the owner and possessor of the aforesaid plot of land measuring an area 4.89 decimal out of 22 decimal in R.S. & L.R. Dag No.- 1063 and also plot of land measuring an area 0.67 decimal out of 04 decimal in R.S. & L.R. Dag No.- 1064 lying at Mouza- Chakpanchuria, J.L. No.- 33, Hal Touzi No.- 10 within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas. The said Panchanan Biswas alias Panchu Biswas had got the schedule

property by virtue said deed of conveyance and others deed of conveyance and also inheritance of father and he mutated under L.R. Khatian No. - Krisi 948 and he had enjoying the same peacefully, freely, absolutely without any interruptions from any corners whatsoever by paying rents and taxes to the proper authority as absolute owner free from all encumbrance and more fully particularly described in the schedule hereunder written and show in the site plan attached herein and the vendors have absolute power of ownership and has/have every right to transfer to anybody by any way.

AND WHEREAS the vendor (herein) have agreed to sell the land measuring **4.89 (Four Point Eight Nine)** decimal in R.S. & L.R. Dag No.- 1063 and land measuring **0.67 (Zero Point Six Seven)** in R.S. & L.R. Dag No.- 1064 to the Purchaser **JAYA MITTAL ALIAS JAYA AGRAWAL** have agreed to purchase the said plots of Shali land measuring an area **5.56 Decimal** more or less together with easement rights fully described in the Schedule hereunder written for the Total consideration of **Rs. 23,59,000/-** (Rupees Twenty Three Lakhs Fifty Nine Thousand) Only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 23,59,000/- (Rupees Twenty Three Lakhs Fifty Nine Thousand) Only** paid by the Purchaser to the vendor on or before the execution of these presents the receipt whereof vendors doth hereby as well as by the receipt hereunder in the memo of consideration admit and acknowledge and free the same for ever acquitted released discharged and exonerate the purchaser as well as the said land intended to be hereby granted and conveyed and the vendor doth hereby as the absolute owner and being in use occupation possession and enjoyment of the said land measuring an area 5.56 Decimal of land more or less grant convey transfer assign and assure unto and the purchaser ALL THAT piece of parcel of land measuring an area **5.56 Decimal** more or less situated at Mouza-

Chakpanchuria, R.S. & L.R. Dag No.- 1063 and R.S. & L.R. Dag no.- 1064, under L.R. Krisi Khatian No.- 948 land lying at **Mouza - Chakpanchuria**, J.L. No.- 33, at present Touzi No.- 10 (Hal), within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas, Additional District Sub Registrar Office Rajarhat more fully described in the schedule hereunder written fully enjoy the benefit of passage ways, underground water ways, or drainage system, electric lines, telephone lines all rights liberties all manner or easements and appurtenances belonging and all the states rights, title and interest property claim and demand whatsoever of the Vendor unto set out of and upon and the said piece or parcel of land hereby conveyed unto the Purchaser In FURTHER persuasion of the said agreement and consideration TO HAVE AND TO HOLD the said piece of parcel of land herein comprised and hereby granted, conveyed, transferred and assigned or intended to be so unto the purchaser absolutely and forever free from all encumbrances the vendor doth hereby conveyed with the Purchaser that interest which the Vendors possess and to transfer, subsist and they have good right full power absolute authority, indefeasible title to grant convey, transfer, assigned and assure said piece or parcel of land, manner as aforesaid AND the said piece or parcel of land shall quietly and peaceably entered into and held and enjoyed possessed absolutely and the rents issues and profits received there from by the Purchaser without interruption claim and demand by the Vendors and without any lawful eviction disturbances or interruption by any other person or persons whatsoever AND the said piece or parcel of land hereby conveyed and transferred unto the Purchaser is free from all encumbrances and discharged from or otherwise by the Vendor sufficiently indemnified against all and all manner of encumbrances claims and demands whatsoever created occasioned or made by the Vendor of any of their predecessors in interest of any person or persons whatsoever AND the Vendors and every person or persons having or lawful claiming any

easement right, title and interest into or upon the said piece or parcel of land hereby sold, conveyed and transferred unto the Purchaser or any part thereof.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS AS UNDER:-

1. That free and clear and freely and clearly and absolutely acquitted exonerate and release or otherwise by and at the cost and expenses of the Vendors are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendens, attachments whatsoever.
2. That the Purchasers shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendors nor has any such notice been published.
4. That the land fully described in the schedule below stands retained by the Vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor has any notice been served under the State of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.
6. It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the self acquired property of the Vendors and that they are not the benamder of any one.
7. It is hereby declared that the said Purchasers have the absolute right to mutata their name in respect of the present purchased land.

8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendors and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendors and realizable from the Vendor.
9. It is hereby declared by the Vendor that the said land is absolutely free from all encumbrances and that is not the benamdar of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.
10. That the Vendor have not yet taken any loan or financial benefits from any Bank or Financial Institutions or any corners in respect of the schedule mentioned land.
11. It is transpired that the said property hereby sold, conveyed and transferred and assigned by the Vendor, if not free from all encumbrances as herein covenant, the Vendor shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the Purchasers herein and if any mistake shall shown in this deed, that will be rectify by the Vendor without any claim or demand at the cost of the purchaser. **AND** the Vendor herein deliver this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-


ALL THAT piece or parcel of plot of Shali land measuring an area of **4.89 (Four Point Eight Nine) Decimal** more or less out of 22 decimal in **R.S. & L.R. Dag No.- 1063**, and shali land measuring an area of **0.67 (Zero Point Six Seven) decimal** more or less out of 04 decimal in **R.S. & L.R. Dag No.- 1064**, under **L.R. Krisi Khatian No.- 948**, land lying at **Mouza - Chakpanchuria, J.L. No.- 33**, at present Touzi No.- 10 (Hal), within the local limits of **Patharghata Gram Panchayat**, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas,


Pargana Kolkata, under A.D.S.R. Office Rajarhat, in the State of West Bengal.


Sold Land description maintain below here.


R.S. & L.R. Class	L.R. Khatian	Total Area	Share	Sold Area
Plot No.	No.	of land		of land
1063	Shali 948	22 Dec.	2222	4.89 Dec.
1064	Shali 948	04 Dec.	1667	0.67 Dec.
			Total	5.56 Dec.

The said land is butted and bounded as under :-

On the North by  R.S. Dag No.- 1063 - Brijesh Kumar Agrawal

On the South by  R.S. Dag No.- 1063 - Kedarnath Enterprises Pvt. Ltd.

On the East by  R.S. Dag No.- 1063 - Brijesh Kumar Agrawal

On the West by  R.S. Dag No.- 1063 - Kedarnath Enterprise Pvt. Ltd.

IN WITNESS WHEREOF the parties hereto have signed and delivered these presents the day month and year first above written.

SIGNED AND DELIVERED by

The said **VENDOR** at Kolkata

in the presence of :-

1. Md. Sahabuddin Mulla

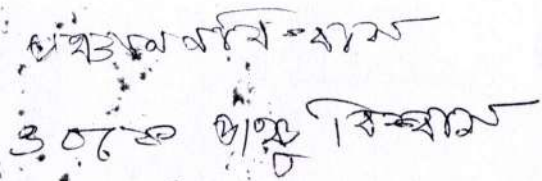
S/o - Kefeb Ali Mulla

V/M - Huda Rait

P.O. Bago.

PS. Rajarhat

Kol-135


SIGNATURE OF THE VENDOR

2. Sanyam Prisman.

S/o. Pancharan Prisman

Vill + P.O. Pathar ghata.

P/S - Techno city.

Kol - 700135.


SIGNATURE OF THE PURCHASER

Deed read over and explained
by me - Md. Sahabuddin Mulla

Cont..... P/9

MEMO

D.D. No.	Dated	Bank Name & Branch	Amount (Rs.)
011927	28.09.2020	HDFC Bank, C.R. Avenue	23,59,000/-

Total - 23,59,000/-

Rupees Twenty Three Lakhs Fifty Nine Thousand Only

Witnesses :

1. Md. Sahabuddin Malla
S/O - Ketab Ali Malla
Vill - Hudarait
P.O. Bagee,
P.S. Rajarhat
Kol - 700135

Signature of Md. Sahabuddin Malla
3.9.2020

2. Swapan Biswas
S/O - Parshanan Biswas
Vill + P.O. - Pathar Ghata
P/S - Techno City,
Kol - 700135.

SIGNATURE OF THE VENDOR

Deed Prepared by :-

Identified by me
Saumyabrata Roy
Advocate

Saumyabrata Roy
Advocate
Enrolment No. W.B 1050/2000
Bareilly

Computer Composed :-

Md Sahabuddin Molla

Hudarait, Rajarhat, Kol- 135

Md. Sahabuddin Malla

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

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








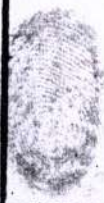

N.B. -

LH BOX- SMALL TO THUMB PRINTS


R.H. BOX - THUMB TO SMALL PRINTS

 Jaya Agrawal	LH					
	RH.					

ATTESTED :- Jaya Agrawal

 Manoj Kumar	LH					
	RH.					

ATTESTED :- Manoj Kumar

 Md. Sahabuddin	LH.					
	RH.					

ATTESTED :- Md. Sahabuddin



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-010430290-1 Payment Mode Online Payment
GRN Date: 05/10/2020 11:54:12 Bank : ICICI Bank
BRN : 52920460 BRN Date: 05/10/2020 11:55:34

DEPOSITOR'S DETAILS

Id No. : 2001265190/1/2020

[Query No./Query Year]

Name : JAYA AGRAWAL
Contact No. : 8013059824 Mobile No. : +91 8013059824
E-mail : NEELNIRMAN@GMAIL.COM
Address : FLAT10H4031 DAKSHINDARI ROAD KOL 48
Applicant Name : Mr S Molla
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001265190/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	161820
2	2001265190/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	33374

Total

195194

In Words : Rupees One Lakh Ninety Five Thousand One Hundred Ninety Four only

Major Information of the Deed

Deed No :	I-1523-06848/2020	Date of Registration	12/10/2020
Query No / Year	1523-2001265190/2020	Office where deed is registered	
Query Date	05/10/2020 9:53:44 AM	1523-2001265190/2020	
Applicant Name, Address & Other Details	S Molla Rajarhat, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 7003650378, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 23,59,000/-	Rs. 33,36,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,66,820/- (Article:23)	Rs. 33,374/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33,
Pin Code : 700156

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-1063 (RS :-1063)	LR-948	Bastu Shali	4.89 Dec	20,74,732/-	29,34,000/-	
L2	LR-1064 (RS :-1064)	LR-948	Bastu Shali	0.67 Dec	2,84,268/-	4,02,000/-	
		TOTAL :		5.56Dec	23,59,000 /-	33,36,000 /-	
		Grand Total :		5.56Dec	23,59,000 /-	33,36,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Panchanan Biswas, (Alias: Mr Panchu Biswas) (Presentant) Son of Late Ganada Charan Biswas Patharghata, P.O:- Patharghata, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BMxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/10/2020 , Admitted by: Self, Date of Admission: 05/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2020 , Admitted by: Self, Date of Admission: 05/10/2020 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Jaya Mittal, (Alias: Mrs Jaya Agrawal) Wife of Mr Ankit Agrawal 10/14 Brijdham Housing Complex, 211 Canal Street,, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CPxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/10/2020 , Admitted by: Self, Date of Admission: 05/10/2020 ,Place : Pvt. Residence</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Md Sahabuddin Molla Son of Mr Ketab Ali Molla Hudarait, P.O:- Bagu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135</p>			
Identifier Of Mr Panchanan Biswas, Mrs Jaya Mittal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Panchanan Biswas	Mrs Jaya Mittal-4.89 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Panchanan Biswas	Mrs Jaya Mittal-0.67 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1063, LR Khatian No:- 948	Owner:পঞ্চু বিশ্বাস, Gurdian:স্তানদা , Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Mr Panchanan Biswas
L2	LR Plot No:- 1064, LR Khatian No:- 948	Owner:পঞ্চু বিশ্বাস, Gurdian:স্তানদা , Address:নিজ , Classification:শালি,	Mr Panchanan Biswas

On 05-10-2020

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

Presented for registration at 17:40 hrs on 05-10-2020, at the Private residence by Mr Panchanan Biswas Alias Mr Panchu Biswas, Executant.


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 33,36,000/-

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

Execution is admitted on 05/10/2020 by 1. Mr Panchanan Biswas, Alias Mr Panchu Biswas, Son of Late Ganada Charan Biswas, Patharghata, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation, 2. Mrs Jaya Mittal, Alias Mrs Jaya Agrawal, Wife of Mr Ankit Agrawal, 10/14 Brijdham Housing Complex, 211 Canal Street,, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife

Indetified by Md Sahabuddin Molla, , Son of Mr Ketab Ali Molla, Hudarait, P.O: Bagu, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 09-10-2020

Payment of Fees

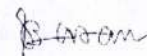
Certified that required Registration Fees payable for this document is Rs 33,374/- (A(1) = Rs 33,360/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 33,374/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2020 11:55AM with Govt. Ref. No: 192020210104302901 on 05-10-2020, Amount Rs: 33,374/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52920460 on 05-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,66,820/- and Stamp Duty paid by by online = Rs 1,61,820/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2020 11:55AM with Govt. Ref. No: 192020210104302901 on 05-10-2020, Amount Rs: 1,61,820/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52920460 on 05-10-2020, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

10-2020

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

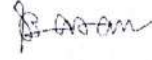
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,66,820/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4007, Amount: Rs.5,000/-, Date of Purchase: 25/09/2020, Vendor name: MITA DUTTA
2. Stamp: Type: Court Fees, Amount: Rs.10/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2020, Page from 280480 to 280502
being No 152306848 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.10.13 14:46:29 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/10/13 02:46:29 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)