

00398/20

00325/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 946671

05/02/20  
 12:38  
 01/13/20  
 MV = 6892826/-



Certified that the document is admitted to registration, the signature sheets and the endorsement sheet attached with the document are the part of this document.

*[Signature]*  
 District Sub-Register-III  
 Alipore, South 24-parganas

05 FEB 2020

**DEED OF CONVEYANCE**

THIS INDENTURE OF CONVEYANCE is made on this the  
 5<sup>th</sup> day of February, Two Thousand and Twenty.

**BETWEEN :**

No. 2864 Dt. 27/01/20 10/1  
Name SK. Menishul Islam  
Address 2-3/49 Dr. A.M. Road.  
Vendor P.S. Nadial. 743249

L. K. DAS  
Licenced Stamp Vendor  
Alipore Criminal Court



Identity: 0505 2328

Suman Paul.  
Sp. Haridas Paul.  
Vill P.O. Bergum

P.S. Habra

Dist. - 24 Parganas (N)

Pin - 743216

District Sub-Registrar-II  
Alipore, South 24 Parganas

05 FEB 2020



**HAREKRISHNA KUNDU (PAN - AKBPK7301B) ( AADHAAR NO. - Not Provided by UIDAI)**, Son of Late Gopal Kundu, by faith- Hindu, by Nationality -Indian, by Occupation- Retired, residing at 27A, Bijoy Bose Road, P.S. and P.O. Bhawanipur, Kolkata 700025 hereinafter called and referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) **represented by his Constituted Power Of attorney LAL MOHAN BANERJEE (PAN ACKPL4251G) ( AADHAAR NO. - Not Provided by UIDAI)**, Son of Late Gouri Banerjee, by faith- Hindu, by Nationality -Indian, by Occupation-Business, resident of 7 Narayan Roy Road P.O. Barisha P.S. Thakurpukur Kolkata 700008, of the **FIRST PART;**

**-AND-**

**SK MONIRUL ISLAM (PAN AANPI5936N) (AADHAR NO 7827 2632 1368)** son of Mohd Hasem Molla, by faith- Muslim, by Nationality - Indian, by Occupation- Business, residing at Z-3/49 Dr A K Road, P.S.& P.O. Nadial, Badartala Kolkata - 700044, hereinafter collectively called and referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART.**

**WHEREAS** one Sadhan Chandra Roy Chowdhury and his brother Hari Charan @ Anil Kumar Roy Chowdhury executed a bengali settlement deed by and between themselves and registered the same before the District Registrar at Alipore vide Book No 1 Vol No 60 Pages 86 to 90

being Deed No 3221 for the year 1952 and accordingly the said Sadhan Chandra Roy Chowdhury became the absolute owner of the said property as morefully mentioned hereinunder.

**AND WHEREAS** the present vendor herein purchased the hereinbelow mentioned land with structure from the said Sadhan Chandra Roy Chowdhury vide a registered deed of sale executed at the office of the Sub Registrar. at Alipore being deed no 3221 for the year 1952 and became the absolute owner of the piece and parcel of land measuring about 7 Cottahs and 7 Chittacks alongwith a RTS Structure of 200 sq ft at Mouza Paschim Barisha, J.L. No 19, Touzi. No 1-6, 8-10, 12-16 in R.S Dag No 634, R.S Khatian No 268 and 916 under P.S. Thakurpukur, Kolkata 700008 under Ward No 125, also known as Municipal premises no 74 Narayan Roy Road Kolkata 700008 hereinafter written and hereinafter referred to as the "**Said Property**"

**AND WHEREAS** the present vendor executed a registered power of attorney in favour of one Lal Mohan Banerjee as aforementioned vide Book No IV CD Vol No 2 Pages 4775 to 4797 being No 00796 for the year 2013 before the A.D.S.R. at Behala for selling this said property in favour of any third party.

**AND WHEREAS** the Purchaser hereto, approached the vendor herein and expressed his desire and intention to purchase the property mentioned in the SCHEDULE A hereinbelow and after the vendor agreed to the said offer, the Purchaser offered to purchase the said **land with structure** and thereto as morefully and particularly described in the SCHEDULE A hereunder written in complete and habitable condition, at and for the

price or consideration of **Rs. 20,00,000/- (Rupees Twenty Lakhs)** only and the vendor herein accepted the said offer and agreed to sell the said land with structure , as morefully and particularly mentioned and described in the **SCHEDULE A** hereunder written, at and for the price or consideration of **Rs. 20,00,000/- (Rupees Twenty Lakhs)** only unto and in favour of the Purchaser herein, free from all encumbrances upon such terms and Conditions as mentioned herein.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-**

1. In consideration of a total sum of **Rs. 20,00,000/- (Rupees Twenty Lakhs)** only of the lawful money well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof, the Vendor do hereby as also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser and the said property) the Vendor do hereby grant, transfer, convey, assign and assure unto and in favour of the Purchaser **ALL THAT** piece and parcel of the aforesaid **Land with structure** which is more fully described in the **SCHEDULE-A** hereunder written and hereinafter referred to as The Said property hereunder written and delineated in the "**map**" or "**plan**" annexed hereto and thereon bordered in "**RED**" colour, hereinbefore and hereinafter referred to as the "**Said Property**" together with all the licenses, permissions, entitlements and approvals etc., in respect thereof or **HOWSOEVER OTHERWISE** the said Property or any part thereof now are or is or at any time or times heretofore were or was situated, tenanted, butted and bounded, called, known, numbered, described or distinguished **TOGETHERWITH** all singular the walls, yards, compounds, ways, paths, passages, upstairs and other rights, liberties, privileges, casements, appendages and appurtenances whatsoever belonging or in anywise appertaining to the said Property or usually held, occupied or enjoyed therewith or known as



part parcel or member thereof **AND** the reversion or reversions, remainder or remainders and rents, issues and profits thereof and every part thereof and all the legal incidents thereof **TOGETHER WITH** full powers and authorities to the Purchaser as the all rights and liabilities (tangible and intangible) and **TO HAVE AND TO HOLD** the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **TOGETHER WITH** the appurtenances and rights as aforesaid unto the Purchaser free from all encumbrances, charges, attachments, claims, demands, liens and lispendents whatsoever absolutely and forever.

**2. The Vendor do hereby covenant with the Purchaser as follows:**

- a) Notwithstanding any act, deed, matter or thing whatsoever done, executed, committed or knowingly permitted or suffered to the contrary, the Vendor are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said Property and every part thereof hereby granted, transferred, conveyed, sold, assigned and assured or expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition, use, trust, encumbrances or otherwise whatsoever to alter, defeat, encumber and make void the same;
- b) **NOTWITHSTANDING** any such act, deed, matter or thing whatsoever as aforesaid, the Vendor has good rightful power and lawful and absolute authority by these presents to grant, transfer, convey, sell, assign and assure unto the Purchaser the said Property hereby sold, conveyed, transferred or expressed so to be

and to the use of the Purchaser in the manner aforesaid free from all encumbrances and liabilities whatsoever;

- c) Save as aforesaid, the Purchaser shall and will from time and at all times hereafter, peaceably and quietly possess, hold and enjoy the said Property or every part thereof and receive all rents, issues and profits thereof without any lawful eviction, interruption, claims or demand whatsoever from or by the Vendor or any of them or any person or persons claiming through, under or in trust for her;
- d) The Purchaser shall be freed, cleared and absolutely acquitted, exonerated and discharged from or by the Vendor or her predecessor-in-title and well and sufficiently saved, defended, kept harmless and indemnified or from and against all and all former or other estates rights, title, interests, liens, charges and encumbrances whatsoever created, made, done, occasioned or suffered by them or any of his predecessor-in-title or any person or persons lawfully or equitably claiming from under or in trust for her;
- e) The Vendor and all persons claiming any estate, right, title, interest, use, trust property claim and demand whatsoever of into or upon or out of the said Property under or in trust for her shall and will from time to time and at all times hereinafter upon every reasonable request make, do, execute and perfect or cause to be made done executed and perfected all such further and other assurances, acts, deeds, matters and things whatsoever for further better and more perfectly assuring conveying and confirming the said Property unto and to the benefit of the Purchaser forever in the manner aforesaid as the Purchaser shall or may reasonably require;

- f) The Vendor confirm that all amounts of municipal rates and of taxes, land revenue, cesses, statutory impositions/dues and other moneys up to the date hereof have been paid. The Vendor does and doth hereby expressly agree and undertake to keep the Purchaser saved, indemnified and harmless from any claim arising in respect of the said property;
- g) The Purchaser shall be absolutely entitled to all benefits at the said Property without any hindrance from the Vendor or any person claiming through her and the Vendor shall not take any step and all rights and interests of the Vendor in such shall stand transferred to and vested in the Purchaser.

**SCHEDULE A "THE SAID PROPERTY"**

**ALL THAT** piece and parcel of land measuring about 7 Cottahs and 7 Chittacks alongwith a RTS Structure of 200 sq ft at Mouza Paschim Barisha, J.L. No 19, Touzi. No 1-6, 8-10, 12-16 in R.S Dag No 634, R.S Khatian No 268 and 916 under P.S. Thakurpukur, Kolkata 700008 under Ward No 125, also known as Municipal premises no 74 Narayan Roy Road Kolkata 700008 ( Road Zone - K.K Roy Choudhury Road, --- Rest ( Ward - 125, 126) and butted and bounded by :-

**ON THE NORTH** : house of others;

**ON THE SOUTH** : 12 ft common passage;

**ON THE EAST** : land of others;

**ON THE WEST** : land of others.



**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands the day and year hereinabove written;

**SIGNED, SEALED AND DELIVERED** in the presence of: Lal Mohan Banerjee, represented by his constituted power of attorney. *on behalf of Manakrishna Kumari.*

**WITNESSES :-**

1

*Lal Mohan Banerjee*

**Signature of VENDOR represented by his constituted power of attorney**

2

*SK. Monieul Islam*

**Signature of Purchaser**

**Drafted by me :-**

*M. Chatterjee*  
Advocate

Alipore Judges Court  
Kolkata - 27  
(Regd No F/370/2003)

**Typed by me :-**

*Arindam Dutta*  
Arindam Dutta  
Alipore Judges Court  
Kolkata - 27.

*SK. Monieul Islam*



District Sub-Registrar-III  
Alipore, South 24 Parganas

05 FEB 2020

**MEMO OF CONSIDERATION**

**RECEIVED** from the purchaser a sum of **Rs. 20,00,000/- (Rupees Twenty Lakhs)** only being full and final consideration as herein below :-

1. Cheque no - 000618, Amount - 5,00,000/-, Dated on - 06.02.2020
2. Cheque no - 000619, Amount - 5,00,000/-, Dated on - 07.02.2020
3. Cheque NO - 000620, Amount - 5,00,000/-, Dated on - 08.02.2020
4. Cheque NO - 000621, Amount - 5,00,000/-, Dated on - 11.02.2020

Total:

Rs. 20,00,000/-

**(Rupees Twenty Lakhs only)**

**WITNESS :**

1.

Lal Mohan Banerjee, represented  
by his Constituted Power of  
attorney.

*Lal Mohan Banerjee*

**Signature of the VENDOR represented  
by his constituted power of attorney**

2.



# SITE PLAN

AT PRE. NO:- 74, NARAYAN ROY ROAD, KOLKATA:-

R.S. DAG NO :- 634, KHATAN NO :- 268 & 918, TOUJI NO :- 1-6, 8-10, 12-16,

MOUZA :- PASCHIM BARISHA, J.L. NO:- 19, R.S. NO:- 43,

P.S:-THAKURPUKUR, DIST:- 24 PGS (S.),

UNDER KOLKATA MUNICIPAL CORPORATION (S.S.U). WARD NO :- 125.

SCALE :- 1" = 20'-0"

NAME OF VENDEE :-

SK. MONIRUL ISLAM.

AREA OF PROPOSED LAND :-

R.T.S. = 200 sqft.

7 K.-7 CH.-0 SFT. (M/L).

SHOWN IN RED VERGE



Sk. Monirul Islam  
Lat Mohan Banerji

TRACED BY:-

Aniruddha Roychoudhury  
18/10/2021

ANIRUDDHA ROYCHOUHURY.  
L.B.S OF K.M.C.  
LIC. NO:- 721.  
MOB:- 8013292248.



District Sub-Registrar-II  
Alipore, South 24 Parganas

05 FEB 2020

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name SK. MONIRUL ISLAM

Signature SK Monirul Islam



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name LALMOHAN BANERJEE

Signature Lal Mohan Banerjee

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



### Major Information of the Deed

Deed No :	I-1603-00325/2020	Date of Registration	05/02/2020
Query No / Year	1603-0000139812/2020	Office where deed is registered	
Query Date	24/01/2020 12:01:12 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Moinak Chatterjee ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7059573299, 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. 20,00,000/-	Rs. 68,92,836/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,13,590/- (Article:23)	Rs. 68,974/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

#### Land Details :

District: South 24-Parganas, P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd – Rest (Ward 125,126)) , Premises No: 74, Ward No: 125 Pin Code: 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 7 Chatak	19,75,000/-	68,32,836/-	Width of Approach Road: 12 Ft.
<b>Grand Total :</b>				<b>12.2719Dec</b>	<b>19,75,000 /-</b>	<b>68,32,836 /-</b>	




#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	25,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>25,000 /-</b>	<b>60,000 /-</b>	




#### Seller Details :

Sl .No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Harekrishna Kundu</b> Son of Late Gopal Kundu 27A, Bijoy Bose Road, P.O.- Bhawanipore, P.S.- Bhawanipore, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India PAN No.: AKBPK7301B, Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Attorney, Executed by: Attorney

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sk Monirul Islam</b> Son of Mr Mohd Hasem Molla Executed by: Self, Date of Execution: 05/02/2020 , Admitted by: Self, Date of Admission: 05/02/2020 ,Place : Office			
		05/02/2020	LTI 05/02/2020	05/02/2020
Son of Mr Mohd Hasem Molla Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: AANPI5936N, Aadhaar No: 78xxxxxxxx1368, Status :Individual, Executed by: Self, Date of Execution: 05/02/2020 , Admitted by: Self, Date of Admission: 05/02/2020 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Lal Mohan Banerjee (Presentant)</b> Son of Late Gouri Banerjee Date of Execution - 05/02/2020, , Admitted by: Self, Date of Admission: 05/02/2020, Place of Admission of Execution: Office			
		Feb 5 2020 12:56PM	LTI 05/02/2020	05/02/2020
7, narayan roy road, P.O:- Barisha, P.S:- Thakurpukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACKPL4251G,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Harekrishna Kundu				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Suman Paul</b> Son of Mr Haridas Pal Vill- Bergum, P.O:- Bergum, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743216			
	05/02/2020	05/02/2020	05/02/2020

Identifier Of Mr Sk Monirul Islam, Mr Lal Mohan Banerjee

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
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1	Mr Harekrishna Kundu	Mr Sk Monirul Islam-12.2719 Dec
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**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
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1	Mr Harekrishna Kundu	Mr Sk Monirul Islam-200.00000000 Sq Ft
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On 24-01-2020

**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 68,92,836/-



Asish Goswami  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 05-02-2020

**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.

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

Presented for registration at 12:50 hrs on 05-02-2020, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Lal Mohan Banerjee .

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

Execution is admitted on 05/02/2020 by Mr Sk Monirul Islam, Son of Mr Mohd Hasem Molla, Z-3/49, Dr. A K Road, P.O. Badartala, Thana: Nadial, South 24-Parganas, WEST BENGAL, India, PIN - 700044, by caste Muslim, by Profession Others

Identified by Mr Suman Paul, , Son of Mr Haridas Pal, Vill- Bergum, P.O: Bergum, Thana: Habra, , North 24-Parganas WEST BENGAL, India, PIN - 743216, by caste Hindu, by profession Others

**Executed by Attorney**

Execution by Mr Lal Mohan Banerjee, , Son of Late Gouri Banerjee, 7, narayan roy road, P.O: Barisha, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Business as the constituted attorney of Mr Harekrishna Kundu 27A, Bijoy Bose Road, P.O: Bhawanipore, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025 is admitted by him

Identified by Mr Suman Paul, , Son of Mr Haridas Pal, Vill- Bergum, P.O: Bergum, Thana: Habra, , North 24-Parganas WEST BENGAL, India, PIN - 743216, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 68,974/- ( A(1) = Rs 68,928/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 68,974/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2020 4:03PM with Govt. Ref. No: 192019200189215391 on 03-02-2020, Amount Rs. 68,974/- Bank: State Bank of India ( SBIN0000001), Ref. No. CKM0974657 on 03-02-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,13,590/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 4,13,490/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no AC6671, Amount: Rs.100/-, Date of Purchase: 27/01/2020, Vendor name: L. K. Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2020 4:03PM with Govt. Ref. No: 192019200169215391 on 03-02-2020, Amount Rs: 4,13,490/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKM0974657 on 03-02-2020, Head of Account 0030-02-103-003-02



**Asish Goswami**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS**

**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2020, Page from 13194 to 13215  
being No 160300325 for the year 2020.



Digitally signed by ASISH GOSWAMI  
Date: 2020.02.10 17:23:47 +05:30  
Reason: Digital Signing of Deed.

(Asish Goswami) 2020/02/10 05:23:47 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)