

05866

11
P-05484/18 11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 862436

21.6.17
CA-11199542
Certified that the document is admitted in the presence of the signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Bajahal, New Town, North 24-Pgs

21 JUN 2017

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 21st day of June
Two Thousand and Seventeen (2017)

BETWEEN

SRI DILIP KUMAR GANDHI (having PAN - ADVPG 7985J), Son of Sri Chimon Lal Gandhi, by Nationality - Indian, by faith - Hindu, by Occupation - Service, residing at 303A, GIRIJA APARTMENT, Opposite

Contd.....P/2

PN ANGLO SCHOOL, Nayatola, P.O. Bankipore, P.S. Pirbahore, Patna - 800 004, in the State of Bihar, India, hereinafter called the V E N D O R (which 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.

A N D

SRI UTTAM KUMAR MAJUMDER (having PAN - AJDPM 4383N), Son of Mr. Chitta Ranjan Majumder, by Nationality - Indian, by 'faith - Hindu, by Occupation - Advocate, residing at 166, A. A. Road, W-16, Chandrapur Tate Co., P.O. Resham Bagan, P.S. East Agartala, Khayerpur, West Tripura, PIN - 799 008, in the State of Tripura, India, hereinafter called the PURCHASER (which 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 OTHER PART.

W H E R E A S one Majed Ali Molla, Son of Late Ahad Ali Molla was the Owner of 8.54 decimal of land more or less comprised in R.S. Dag No. 3196 under L.R. Khatian No. 2741 and Kashem Ali Molla, Son of Late Ahad Ali Molla was the Owner of 8.54 decimal of land more or less comprised in R.S. Dag No. 3196 under L.R. Khatian No. 2744, both at Mouza - Patharghata, J.L. No. 36, P.S. Rajarhat now New Town within the Limit of Patharghata Gram Panchayat, in the District of North 24-Parganas by virtue of L.R. Settlement Record finally published in their individual names and have been enjoying the same with good right and absolute power of ownership free from encumbrances

whatsoever.

AND WHEREAS one Goljan Bibi, the Mother of Majed Ali Molla and Kashem Ali Molla was the recorded owner of 9.75 decimal more or less comprised in R.S. Dag No. 3196 under L.R. Khatian No. 2747, at Mouza - Patharghata, J.L. No. 36, P.S. Rajarhat now New Town within the Limit of Patharghata Gram Panchayat in the District of North 24-Parganas and after her demise, her Six Sons namely (1) Saher Ali Molla got 1.22 decimal, (2) Sajed Ali Molla got 1.22 decimal, (3) Majed Ali Molla got 1.22 decimal, (4) Kashem Ali Molla got 1.22 decimal, (5) Hasem Ali Molla got 1.22 decimal and (6) Hakim Ali Molla got 1.22 decimal and her Four Daughters namely (1) Sajeda Bibi got 0.61 decimal, (2) Rashida Bibi got 0.61 decimal, (3) Rizia Bibi got 0.61 decimal and (4) Rokeya Bibi got 0.61 decimal by virtue of inheritance from their Mother.

AND WHEREAS thus said Majed Ali Molla became the absolute Owner of 9.76 (8.54+1.22) decimal comprised in R.S./L.R. Dag No. 3196, L.R. Khatian Nos. 2741 and 2747 and out of his property, he sold out 4.88 decimal more or less to one Sri Saroj Jain by a Deed of Conveyance dated 10th day of April, 2014 vide Book No. I, CD Vol. No. 7, Pages 1346 to 1369, Being No. 04198, for the year 2014 registered at A.D.S.R.O. Rajarhat and the rest i.e. 4.88 decimal more or less comprised in R.S./L.R. Dag No. 3196 under L.R. Khatian Nos. 2741 and 2747 was owned and possessed by said Majed Ali Molla free from encumbrances.

AND WHEREAS thus said Kashem Ali Molla became the absolute Owner of

9.76 (8.54+1.22) decimal comprised in R.S./L.R. Dag No. 3196 under L.R. Khatian Nos. 2744 and 2747 and out of his property, he sold out 4.88 decimal more or less to one Prashant Jain by a Deed of Conveyance dated 14th day of May, 2014 vide Book No. I, CD Vol. No. 9, Pages 1960 to 1980, Being No. 05488, for the year 2014 registered at A.D.S.R.O. Rajarhat and the rest i.e. 4.88 decimal more or less comprised in R.S. Dag No. 3196 under L.R. Khatian No. 2744 and 2747 was owned and possessed by said Kashem Ali Molla free from encumbrances.

AND WHEREAS by a Conveyance dated 22nd day of March, 2016 registered at the Office of the Addl. Dist. Sub-Registrar at Rajarhat, New Town, North 24-Parganas in Book no. I, Volume No. 1523-2016, Pages 114032 to 114056, Being No. 152303588 for the year 2016, made between (1) Majed Ali Molla and (2) Kashem Ali Molla, described therein as the Vendors of the One Part and (1) Sri Soumendra Narayan Roy, (2) Sri Dilip Kumar Gandhi, (3) Sri Ranjit Kumar Gupta, (4) Kumari Sarita Saha, (5) Almine Anju Zarine, (6) Smt. Tukun Kanshabanik, (7) Dr. Tapas Kumar Banik and (8) Minoo Saif Ali described therein as the Vendors of the Other Part, for the consideration therein mentioned, the said Vendors sold transferred and conveyed to said 8 Purchasers **ALL THAT** piece and parcel of Sali land measuring an area 9.76 decimal, be the same, a little more or less comprised in R.S./L.R. Dag No. 3196 under L.R. Khatian Nos. 2741, 2744 and 2747 lying and situated at Mouza – Patharghata (Block – Patharghata), J.L. No. 36, R.S. No. 225, Touzi No. 10, P.S. New Town within the Limit of Patharghata Gram Panchayat in the District of North 24-Parganas free from encumbrances whatsoever.

AND WHEREAS it was mentioned in the said Deed, that said Soumendra Narayan Saha purchased 01 decimal and said (1) Sri Dilip Kumar Gandhi, (2) Sri Ranjit Kumar Gupta, (3) Kumari Sarita Saha, (4) Almine Anju Zarine, (5) Smt. Tukun Kansabanik, (6) Dr. Tapas Kumar Banik and (7) Minoo Saif Ali each purchased 1.25 decimal.

AND WHEREAS during enjoyment, said Sri Dilip Kumar Gandhi, the Vendor herein duly mutated his name in respect of his 1.25 decimal in respect of his 0.0160 share of 78 decimal (though it was recorded as 02 decimal in L.R. Settlement Record) under L.R. Khatian No. 6147 and has been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS Sri Dilip Kumar Gandhi, the Vendor herein has agreed to sell his 1.25 decimal comprised in R.S./L.R. Dag No. 3196 under L.R. Khatian No. 6147, at Mouza - Patharghata, J.L. No. 36, P.S. New Town, within the Limit of Patharghata Gram Panchayat, in the District of North 24-Parganas morefully and particularly described in the Schedule hereunder written at or for the settled price or Consideration of Rs. 11,00,000.00 (Rupees Eleven Lakh) only and the Purchaser herein has agreed to purchase the same at the said price free from encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in Consideration of the sum of Rs. 11,00,000.00 (Rupees Eleven Lakh) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor on or before the execution of this Deed (the

receipt whereof the Vendor doth hereby and also by the receipt and Memo of Consideration hereunder written doth admit and acknowledge and of and from the same and every part thereof for ever release discharge and deliver to the Purchaser the peaceful possession of the said land together with benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and in favour of the Purchaser) the Vendor doth hereby grant sell convey transfer assign and assure unto to the Purchaser **ALL THAT** piece and parcel of land measuring an area 1.25 decimal more or less comprised in R.S./L.R. Dag No. 3196 under L.R. Khatian Nos. 6147, at Mouza - Patharghata, J.L. No. 36, P.S. Rajarhat now New Town within the Limit of the Patharghata Gram Panchayet which is morefully and particularly mentioned and described in the **SCHEDULE** hereunder written **AND** all manners of rights privileges easements benefits advantages and appurtenances thereunto belonging to anywise appertaining to or with the same or every part thereof usually hold used occupied enjoyed or reputed to belong or be appurtenant thereto or known as part or parcel thereof **AND** all deeds pattas muniments writings instruments and evidences of title whatsoever exclusively relating to the same which now is or are or hereafter shall or may be in the custody power or possession of the Vendor or of any person or persons from whom he can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land and every part thereof hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser free from all encumbrances whatsoever absolutely and forever **A N D** the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor made done executed or knowingly suffered to the contrary the Vendor now has good right

and full and absolute power and indefeasible title in the said land hereby granted conveyed or expressed or intended so to be unto the Purchaser in the manner aforesaid **AND THAT** the Purchaser may and shall at all times hereinafter peaceably and quietly possess and enjoy the said land and every part thereof without any lawful eviction interruption claim or demand whatsoever from and by the Vendor or any person or persons lawfully or equitably claiming under or in trust for him **AND THAT** the said land is freed and discharged from or all sorts of encumbrances and the Vendor is sufficiently and indemnified against all and in all manners of encumbrances claims and demands whatsoever created occasioned or made by the Vendor or any person or persons howsoever **AND THAT** the vendor shall at the cost of the Purchaser give and render all facilities and assistances to the Purchaser for the purpose of and join in all applications and documents for the purpose of mutation and/or for any other purposes as may be required by the Purchaser **AND FURTHER THAT** the Vendor or any persons lawfully or equitably claiming any estate or interest in the said land shall and will from time to time and at all times at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser as shall or may from time to time be reasonably required **AND THAT** the Vendor doth hereby covenant with the Purchaser that they have not done anything whereby the said land has been encumbered in anyway or by reason whereof the Vendor is prevented from selling transferring conveying assuring or granting the said land in the manner aforesaid **AND FURTHER THAT** the said land is hereby granted sold conveyed assigned assured and expressed or intended so to be sold, now does not suffer from any Trust, Uses and Debutter, Acquisition and Requisition,

Prohibition, attachment or any scheme of lien of any financial institutions, charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any reason or reasons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and his predecessors-in-interest and title.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :
(Description of Property hereby sold)

ALL THAT piece and parcel of Sali land measuring an area 1.25 decimal (being undivided share) out of total purchase 9.76 decimal more or less comprised in R.S./L.R. Dag No. 3196 (Three Thousand One Hundred Ninety Six) under L.R. Khatian Nos. 6147 lying in and situated at Mouza - Patharghata (Block - Patharghata), J.L. No. 36, R.S. No. 225, Touzi No. 10, P.S. New Town, Addl. Dist. Sub-Registration Office - Rajarhat, New Town within the Limit of Patharghata Gram Panchayat in the District of North 24-Parganas.

The total property is butted and bounded as follows :

ON THE NORTH BY : Part of R.S. Dag No. 3190.

ON THE SOUTH BY : Part of R.S. Dag No. 3194.

ON THE EAST BY : Part of R.S. Dag No. 3196.

ON THE WEST BY : Part of R.S. Dag No. 3192.

IN WITNESS WHEREOF the Parties herein have hereunto set and subscribed their respective signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the PARTIES at KOLKATA
in the presence of :

WITNESSES :

(1) *Ramesh Chandra*
50/1, Nainan Para Lane
Col-38

Dulip Kumar Ghosh
SIGNATURE OF THE VENDOR

(2) SK. Jasimuddin Mandal
K/38/406, Shukhobishti.
AA-III, Nastaan, Kol-70135

DRAFTED BY :
Bhabendra Krishna Roy
Advocate
High Court, Calcutta
F-563/547/89

TYPED BY :
Molay Das
Molay Das
89, Nainan Para Lane,
Baranagar, Kolkata -36.

:: 10 ::

RECEIPT

RECEIVED from the withinnamed Purchaser the within mentioned sum of Rs. 11,00,000.00 (Rupees Eleven Lakh) only being the total Consideration Money as per Memo below :

..... Rs. 11,00,000.00

MEMO OF CONSIDERATION

<u>Sl. No.</u>	<u>Cheque/ DD No.</u>	<u>Date</u>	<u>Name of the Bank and Branch</u>	<u>Amount</u>
1.	200989	19.06.2017	ICICI Bank Bankuni Br.	11,00,000.00

(RUPEES ELEVEN LAKH) ONLY

Rs. 11,00,000.00

WITNESSES :












(1) *Ramkishor Chakraborty*
96/1, Wainan Para Ave.
K-1-36

(2) *Sh. Jasimuddin Mandal*
K/38/406, Shuklabishki,
AA-III, New town,
Kolkata- 700135












Dulip Kumar Saha
SIGNATURE OF THE VENDOR

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
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

 <i>Delip Kumar Gaudy</i>	LH					
	RH.					

ATTESTED :- *Delip Kumar Gaudy*

 <i>Uttam K. Majumder</i>	LH					
	RH.					

ATTESTED :- *Uttam K. Majumder*

PHOTO	LH					
	RH.					

ATTESTED :-

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

UTTAM KUMAR MAJUMDER
CHITTARANJAN MAJUMDER

11/02/1970
Permanent Address: [illegible]
AJDPM4383N



Uttam Kumar Majumder



Dilip

Dilip Kumar Gandhi.

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

GRN: 19-201718-002095545-1 Payment Mode: Online Payment
 GRN Date: 20/06/2017 10:43:53 Bank: State Bank of India
 BRN: CKC7994228 BRN Date: 20/06/2017 10:44:54

DEPOSITOR'S DETAILS

Name: **UTTAM KUMAR MAJUMDER** Id No.: 15231000199542/5/2017
 Contact No.: [Query No./Query Year]
 E-mail: Mobile No.: +91 9831064283
 Address: **AGARTALA**
 Applicant Name: **Mr RAMKRISHNA CHAKRABORTY**
 Office Name:
 Office Address:
 Status of Depositor: **Buyer/Claimants**
 Purpose of payment / Remarks: **Sale Sale Document Payment No 4**

PAYMENT DETAILS

S No	Identification No	Head of A/C Description	Head of A/C	Amount [₹]
1	15231000199542/5/2017	Property Registration Stamp duty	0030-02-103-093-02	54920
2	15231000199542/5/2017	Property Registration Fees	0030-03-104-001-16	11014

In Words: Rupees Sixty Five Thousand Nine Hundred Thirty Four only **Total** 65934

Identifier Details :

Name & address	
Mr RAMKRISHNA CHAKRABORTY Son of Late PURNA CHANDRA CHAKRABORTY 96/1 NAINA PARA LANE, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr DILIP KR GANDHI, Mr UTTAM KR MAJUMDER	
<i>Transfer of Property</i>	21/06/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KR GANDHI	Mr UTTAM KR MAJUMDER-1.25 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 3196(Corresponding RS Plot No:- 3196), LR Khatian No:- 6147	Owner: दिलीप कुमार गान्धी, Gurdian: हिमन श्याम गान्धी, Address: दिज, Classification: गालि, Area: 0.02000000 Acre,

Endorsement For Deed Number : I - 152305484 / 2017

On 07-06-2017

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 11,00,000/-

Dhar

Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 21-06-2017

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 11:08 hrs on 21-06-2017, at the Office of the A.D.S.R. RAJARHAT by Mr DILIP KR GANDHI, Executant.

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

Execution is admitted on 21/06/2017 by Mr DILIP KR GANDHI, Son of Mr CHIMON LAL GANDHI, 303 A GIRIJA APT NAYATOLA, P.O: BANKIPORE, Thana: PIRBAHORE, Patna, BIHAR, India, PIN - 800004, by caste Hindu, by Profession Service

Indetified by Mr RAMKRISHNA CHAKRABORTY, , Son of Late PURNA CHANDRA CHAKRABORTY, 96/1 NAINA PARA LANE, P.O: BARANAGAR, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,014/- (A(1) = Rs 11,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/06/2017 10:44AM with Govt. Ref. No: 192017180020955451 on 20-06-2017, Amount Rs: 11,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKC7994228 on 20-06-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 55,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 54,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5820, Amount: Rs.100/-, Date of Purchase: 31/05/2017, Vendor name: M Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/06/2017 10:44AM with Govt. Ref. No: 192017180020955451 on 20-06-2017, Amount Rs: 54,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKC7994228 on 20-06-2017, Head of Account 0030-02-103-003-02



Debasish Dhar

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 1523-2017, Page from 158356 to 158375
being No 152305484 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.06.28 15:22:13 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 28-06-2017 15:22:12
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)