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1-00578/19 (2)



18/1/19

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

11621/19

AA 281086

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

*B. A. Khan*  
 Additional Joint Secretary  
 Registrar, New Town, Kolkata-74

18 JAN 2019

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 17<sup>th</sup> day of January Two Thousand and Nineteen (2019)

BETWEEN

SUSAMA HAQUE (having PAN - AGYPH3383H). (Mob. 9830177418),  
 Wife of Shaikh Jasimuddin Mandal, by Nationality - Indian, by faith -  
 Muslim, by occupation - Business, residing at Vill. Hiranyabati, P.O. & P.S.

Contd.... P.2

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

URN: 19-201819-033013523-1

Payment Mode Online Payment

URN Date: 16/01/2019 17:30:45

Bank : State Bank of India

BRN : CKI2963947

BRN Date: 16/01/2019 17:31:44

DEPOSITOR'S DETAILS

Id No. : 15231000011621/3/2019

[Query No./Query Year]

Name : KUMARI SARITA SAHA

Contact No. : Mobile No. : +91 9831034383

E-mail :

Address : BILASI TOWN DEOGHAR JHARKHAND 814417

Applicant Name : Mr RAMKRISHA CHAKRABORTY

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount [ ₹ ] |
|---------|-----------------------|--|--------------------|--------------|
| 1       | 15231000011621/3/2019 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 37420        |
| 2       | 15231000011621/3/2019 | Property Registration- Registration Fees | 0030-03-104-001-18 | 7514         |

Total

44934

In Words : Rupees Forty Four Thousand Nine Hundred Thirty Four only

Dhaniakhali, District - Hooghly, West Bengal, PIN - 712 302, 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 her legal heirs, executors, administrators, representatives, nominees and assigns) of the ONE PART.

A N D

KUMARI SARITA SAHA (having PAN - CHGPS5102Q), (Mob. 7870240425), Wife of Dr. M. K. Gupta, by Nationality - Indian, by faith - Hindu, by Occupation - Teacher, residing at Simargarha, P.O. Bilasi Town, P.S. Deoghar, District - B. Deoghar, PIN - 814 117, hereinafter called as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators, representatives, nominees and assigns) of the OTHER PART.

WHEREAS Hasem Ali Molla, Son of Late Ahad Ali Molla, the Vendor therein was the owner of 8.5332 decimals of land more or less being 0.1094th share of 78 decimal comprised in R.S. Dag No. 3196 under L.R. Khatian No. 2745, at Mouza- PATHARGHATA, J.L. No. 36, P.S. Rajarhat now New Town, within the limit of Patharghata Gram Panchayet, in the District of North 24 Parganas, by virtue of L.R. Settlement Record finally published in his individual name and has been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS one Goljan Bibi, Wife of Late Ahad Ali Molla of

Patharghata, P.S. Rajarhat, District- North 24 Parganas was the recorded owner of 9.75 Decimals more or less comprised in, R.S. Dag Nos. 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 Panchayet, in the District of North 24 parganas and after her demise her six sons namely (i) Sahar Ali Molla got 1.22 decimals (ii) Sajed Ali Molla got 1.22 Decimals (iii) Majed Ali Molla got 1.22 decimals (iv) Kashem Ali Molla got 1.22 decimals (v) Hasem Ali Molla got 1.21875 decimals and (vi) Hakim Ali Molla got 1.22 decimals and her Four daughters namely (i) Sajeda Bibi got 0.61 decimal (ii) Rashida Bibi got 0.61 decimal (iii) Rizia Bibi got 0.61 decimal and (iv) Rokeya Bibi got 0.61 decimal by virtue of inheritance from their Mother.

**AND WHEREAS** said Hasem Ali Molla, became the absolute Owner of 9.75 (8.5332+1.2187) decimals comprised in R.S./L.R. Dag No. 3196 under L.R. Khatian Nos. 2745 and 2749, 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 during enjoyment, he sold the same to (1) Sk. Khairujjaman, (2) Mahammad Didar box, (3) Mr. Ratan Kumar Choudhury, (4) Sk. Mahammad Ali, (5) Sk. Sumina Parvin, (6) Susama Haque, (7)(i) Sk. Hasanur Jamal, 7(ii) Shabnam Shah and (8) Smt. Prabali Datta by a Deed of Sale dated 03.12.2018 vide Book No. I, Vol. No. 1523-2018, Pages from 441420 to 441461, Being No. 152313339, for the year 2018 registered at the Office of the A.D.S.R. Rajarhat free from encumbrances whatsoever **AND** the Purchaser No. 6 therein, Susama Haque purchased 1.25 out of said 9.75 decimal.

**AND WHEREAS** thus by virtue of abovementioned purchase, Susama Haque, the Vendor herein became the absolute Owner of 1.25 decimal (undivided share) morefully and particularly described in the Schedule hereunder written and has agreed to sell the same to the Purchaser herein at or for the price of Rs. 5,00,000.00 (Rupees Five Lakh) only and the Purchaser herein has agreed to purchase the same at said price free from encumbrances whatsoever.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of Rs. 5,00,000.00 (Rupees Five Lakh) only of the lawful money of the Union of India well and truly by the Purchaser to the Vendor herein and the Vendor 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 the Purchaser **ALL THAT** piece and parcel of land measuring 1.25 decimals (undivided) out of 9.75 decimals more or less comprised in R.S./L.R. Dag No. 3196 under L.R. Khatian Nos. 2745 and 2747, at Mouza - **PATHARGHATA**, J.L. No. 36, P.S. Rajarhat now New Town, within the limit of Patharghata Gram Panchayet which is more fully and particularly described in the **SCHEDULE** hereunder written **AND** all manners of rights privileges easements benefits advantages and appurtenances thereto 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, pattahs

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 **AND** 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 hereafter 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 her **AND THAT** the said land is free and discharged from 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 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 he has not done anything whereby the said land has been encumbered in any way 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 Debttar, 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 her predecessors-in-interest and title.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

(Description of property hereby sold)

**ALL THAT** piece or parcel of Sali land measuring an area 1.25 decimal (undivided), be the same a little more or less comprised in R.S./L.R. Dag No. 3196 (Three Thousand One Hundred Ninety Six) under L.R. Khatian Nos. 2745 and 2747 out of 9.75 decimal (i.e. 8.5313 decimal under L.R. Khatian No. 2745 and 1.2187 decimal under L.R. Khatian No. 2747), lying and situated at Mouza - PATHARGHATA, J. L. No. 36, R. S. No. 225, Touzi No. 10, P.S.

Contd.....P/7

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Rajarhat at present New Town, Addl. District Sub-Registration office- Rajarhat within the limit of Patharghata Gram Panchayet, in the District of North 24 Parganas.

The total Property is butted and bounded as follows :-

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

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

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

**ON THE WEST BY** : Part of R.S./L.R. Dag No. 3196.

Contd.....P/8



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 Presence of :

WITNESSES :

1. *Sk. Jasinuddin Mandal*  
K/38/406, Shukhobrishti,  
AA-III, Newtown, Kol-135

*Susama Haque*

SIGNATURE OF THE VENDOR

2.  
*Rambhishan Chatterjee -*  
*95/1, N. P. Lane.*  
*Kol- 36*

SIGNATURE OF THE PURCHASER

Drafted by :

*Krishna Das*  
*Advocate*  
*Bar, Judgicourt*  
*10/11/02/98*

Typed by :

*Molay Das*

Molay Das

89, N. P. Lane, Kolkata - 700 036.



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110  
:: 9 ::

**RECEIPT**

**RECEIVED** from the within named Purchasers the within mentioned sum of Rs. 5,00,000.00 (Rupees Five Lakh) only being the total consideration money as per memo below :

..... Rs. 5,00,000.00

**MEMO OF CONSIDERATION**

| <u>Sl.No.</u> | <u>Mode of payment</u>         | <u>Dated</u> | <u>Bank &amp; Branch</u> | <u>Amount</u>   |
|---------------|--------------------------------|--------------|--------------------------|-----------------|
|               | Paid by :<br>Cheque No. 179996 | 26.12.2018   | S.B.I, Maheshmore Branch | Rs. 5,00,000.00 |

( Rupees Five Lakh ) only.

Total..... Rs. 5,00,000.00

**WITNESSES :**

1. Sk. Gasimuddin Mandal  
K/38/406, Shukhobristi,  
AA-II, Newtown  
Kolkata-700135

Susama Haque












**SIGNATURE OF THE VENDOR**

2. Rambhadracharan Chakrabarty  
79/1, N.P. Lane  
Kolkata-26





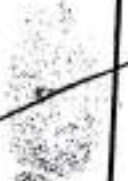






SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

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












N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

|  |     |   |   |  |   |   |
|--|-----|---|---|--|---|---|
| <br>Sarita Saha | LH  |  |  |  |  |  |
|  | RH. |  |  |  |  |  |

ATTESTED :- Sarita Saha

|   |     |   |   |  |   |   |
|---|-----|---|---|--|---|---|
| <br>Nan | LH  |  |  |  |  |  |
|   | RH. |  |  |  |  |  |

ATTESTED :- Nanajit

|   |     |   |   |  |   |   |
|---|-----|---|---|--|---|---|
| <br>Susama Haque | LH  |  |  |   |  |  |
|   | RH. |  |  |  |  |  |

ATTESTED :- Susama Haque




**पता:**  
 W/O मनोज कुमार गुप्ता, मकान संख्या ३०, वार्ड संख्या २८, एड विमलपुरा, बाराही मंदिर के पास, निलगिरी टाउन, देवघर, जेधर, झारखण्ड - 814112

**Address:**  
 W/O Manoj Kumar Gupta, H No 30, Ward No-28, A, Simargara, Near Basanti Mandir, BBISI, Town, Deoghhar, Deoghhar, Jharkhand - 814112

8262 8709 8638




Sarita Saha

**आयकर विभाग**  
 INCOME TAX DEPARTMENT

**भारत सरकार**  
 GOVT OF INDIA

KUMARI SARITA SAHA  
 RADHESHYAM SAHA

06/03/1962  
 Permanent Account Number

CHGPS5102Q

Signature: *Sarita Saha*



**भारतीय महिला**  
 Kurnati Sarita Saha

वनम ति/न/ डोब: 06/03/1962  
 महिला / FEMALE

8262 8709 8638






### Major Information of the Deed



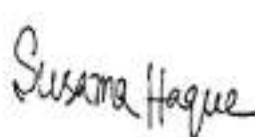
|   |   |   |            |
|---|---|---|------------|
| Deed No :                               | I-1523-00578/2019   | Date of Registration                          | 18/01/2019 |
| Query No / Year                         | 1523-1000011621/2019  | Office where deed is registered               |            |
| Query Date                              | 14/01/2019 1:42:19 PM   | A.D.S.R. RAJARHAT, District North 24-Parganas |            |
| Applicant Name, Address & Other Details | RAMKRISHA CHAKRABORTY<br>96/1, NAINAN PARA LANE, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700036, Mobile No. : 9831034383, 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. 5,00,000/-                          | Rs. 7,50,000/-  |   |            |
| Stampduty Paid(SD)                      | Registration Fee Paid   |   |            |
| Rs. 37,520/- (Article:23)               | Rs. 7,514/- (Article:A(1), E)   |   |            |
| Remarks                                 |   |   |            |

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata Pin Code : 700135

| Sch No               | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|----------------------|-------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|--------------------------------|
| L1                   | LR-3196     | LR-2745        | Bastu         | Shali   | 1.25 Dec     | 5,00,000/-              | 7,50,000/-            | Width of Approach Road: 10 Ft, |
| <b>Grand Total :</b> |             |                |               |         | 1.25Dec      | 5,00,000 /-             | 7,50,000 /-           |                                |

#### Seller Details :

| Sl No  | Name, Address, Photo, Finger print and Signature   |   |   |   |
|--|--|---|---|---|
| 1  | Name   | Photo   | Fingerprint   | Signature   |
|  | <b>Mrs SUSAMA HAQUE (Presentant)</b><br>Wife of SHAIKH JASIMUDDIN MANDAL<br>Executed by: Self, Date of Execution: 18/01/2019<br>, Admitted by: Self, Date of Admission: 18/01/2019 ,Place : Office |  |  |  |
|  |  | 18/01/2019  | LTI<br>18/01/2019   | 18/01/2019  |
| HIRANYABATI,, P.O:- DHANIAKHALI, P.S:- Dhaniakhali, District:-Hooghly, West Bengal, India, PIN 712302 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AGYPH3383H, Status :Individual, Executed by: Self, Date of Execution: 18/01/2019 , Admitted by: Self, Date of Admisaiion: 18/01/2019 ,Place : Office |  |   |   |   |

**Details :****Name, Address, Photo, Finger print and Signature****KUMARI SARITA SAHA**

Wife of Dr P K GUPTA SIMARGARHA, P.O:- BILASI TOWN, P.S:- DEOGHAR, District:-Deoghar, Jharkhand, India, PIN - 814417 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CHGPS5102Q, Status :Individual, Status : Not Executed

**Identifier Details :****Name & address**

Mr RAMKRISHNA CHAKARBORTY

Son of Late PURNA CHANDRA CHAKRABORTY

96/1, NAINANPARA 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 Mrs SUSAMA HAQUE

18/01/2019

*Ramkrishna Chakraborty***Transfer of property for L1**

| Sl.No | From             | To. with area (Name-Area)   |
|-------|------------------|-----------------------------|
| 1     | Mrs SUSAMA HAQUE | KUMARI SARITA SAHA-1.25 Dec |

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata Pin Code : 700135


| Sch No | Plot & Khatian Number  | Details Of Land   | Owner name in English as selected by Applicant |
|--------|--|---|--|
| L1     | LR Plot No:- 3196(Corresponding RS Plot No:- 3196), LR Khatian No:- 2745 | Owner:হাসেম আলি মোরা,<br>Gurdian:আহাদ আল, Address:নিজ ,<br>Classification:শালি, Area:0.09000000 Acre, | Mrs SUSAMA HAQUE                               |

**Endorsement For Deed Number : I - 152300578 / 2019**

Major Information of the Deed :- I-1523-00578/2019-18/01/2019

18/01/2019  
Certificate of Market Value(WB PUVI rules of 2001)

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,000/-

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

On 18-01-2019

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 11:07 hrs on 18-01-2019, at the Office of the A.D.S.R. RAJARHAT by Mrs SUSAMA HAQUE ,Executant.

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

Execution is admitted on 18/01/2019 by Mrs SUSAMA HAQUE, Wife of SHAIKH JASIMUDDIN MANDAL, HIRANYABATI, P.O: DHANIAKHALI, Thana: Dhaniakhali, , Hooghly, WEST BENGAL, India, PIN - 712302, by caste Muslim, by Profession Business

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,514/- ( A(1) = Rs 7,500/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2019 5:31PM with Govt. Ref. No: 192018190330135231 on 16-01-2019, Amount Rs: 7,514/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKI2963947 on 16-01-2019, Head of Account 0030-03-104-001-16

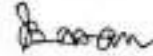


**Payment of Stamp Duty**

Verified that required Stamp Duty payable for this document is Rs. 37,520/- and Stamp Duty paid by Stamp Rs 100/-  
by online = Rs 37,420/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2594, Amount: Rs.100/-, Date of Purchase: 16/01/2019, Vendor name: M Dutta  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/01/2019 5:31PM with Govt. Ref. No: 192018190330135231 on 16-01-2019, Amount Rs: 37,420/-, Ban  
State Bank of India ( SBIN0000001), Ref. No. CKI2963947 on 16-01-2019, 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**

of Registration under section 60 and Rule 69.

entered in Book - I

Volume number 1523-2019, Page from 29407 to 29426  
Serial No 152300578 for the year 2019.



Digitally signed by SANJOY BASAK  
Date: 2019.01.21 13:58:11 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 21-01-2019 1:57:46 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)