

A7660

I

6864



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 087634

6-308
 18/08/11

স্বাক্ষরিত হইল এই সন ২০১১ খ্রিঃ ২৫ আগস্ট তারিখে
 পশ্চিমবঙ্গ সরকারের অধীনস্থ
 পশ্চিমবঙ্গ সরকারের অধীনস্থ
 পশ্চিমবঙ্গ সরকারের অধীনস্থ

[Signature]
 Director, Registrar,
 Howrah.

M/c 2289/M/2012-4477
 M/c 2290/M/2012-4475

25 AUG 2011

DEED OF CONVEYANCE

Mouja Fuleswar
 P.S. Uluberia
 Dist. Howrah
 Valued Rs. 66,000/-

THIS INDENTURE OF SALE made this 19th day of August 2011 [Two Thousand and Eleven] A.D.

FINGER IMPRESSIONS



LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB
LITTLE	RING	MIDDLE	FORE	THUMB

Anup Kr. Chakrabarty

Anup Kr. Chakrabarty

RIGHT HAND



LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB
LITTLE	RING	MIDDLE	FORE	THUMB

Sumanta Chandra

Sumanta Chandra

RIGHT HAND



LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB
LITTLE	RING	MIDDLE	FORE	THUMB

Modhumita
Ghosh chandra

Modhumita Ghosh Chandra

RIGHT HAND



Government Of West Bengal
Office Of the D.S.R.HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 06864 of 2011
(Serial No. 07660 of 2011)

On 19/08/2011

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

Presented for registration at 20.30 hrs on :19/08/2011, at the Private residence by Anup Kumar Chakraborty ,Executant.

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

Execution is admitted on 19/08/2011 by

1. Anup Kumar Chakraborty, son of Late Arabindo Chakraborty , Village:Fuleswar, Thana:-Uluberia, District:-Howrah, WEST BENGAL, India, P.O. :-Fuleswar , By Caste Hindu, By Profession : Others

Identified By Avijit Roy, son of . . , Village:Kushberia, Thana:-Uluberia, District:-Howrah, WEST BENGAL, India, P.O. :-Kushberia , By Caste: Hindu, By Profession: Business.

(Jayanti Mukherjee)
DISTRICT SUB-REGISTRAR OF HOWRAH

On 23/08/2011

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.-171287/-

Certified that the required stamp duty of this document is Rs.- 10287 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

(Jayanti Mukherjee)
DISTRICT SUB-REGISTRAR OF HOWRAH

On 24/08/2011

Payment of Fees:

Amount By Cash

Rs. 1920/-, on 24/08/2011

(Under Article : A(1) = 1881/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 24/08/2011)

Deficit stamp duty

Deficit stamp duty Rs. 8700/- is paid, by the draft number 896139, Draft Date 18/08/2011, Bank Name State Bank of India, BANITABLA, received on 24/08/2011

(Jayanti Mukherjee)
DISTRICT SUB-REGISTRAR OF HOWRAH

On 25/08/2011

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

(Jayanti Mukherjee)
DISTRICT SUB-REGISTRAR OF HOWRAH



Government Of West Bengal
Office Of the D.S.R.HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 06864 of 2011
(Serial No. 07660 of 2011)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 25/08/2011

Deficit stamp duty

Deficit stamp duty Rs. 600/- is paid, by the Bankers cheque number 054853, Bankers Cheque Date 25/08/2011, Bank Name State Bank of India, HOWRAH, received on 25/08/2011

Payment of Fees:

Exempted (on 25/08/2011)

(Jayanti Mukherjee)
 DISTRICT SUB-REGISTRAR OF HOWRAH

WHEREAS we are receiving more or less about 1/2 acre of land comprising in all about 333 sq. ft. of land situated in the village of ... and ... containing more or less about 32 Decimals ... along with ... Chakraborty name ...

(Jayanti Mukherjee)
 DISTRICT SUB-REGISTRAR OF HOWRAH

IN BETWEEN

SHRI ANUP KUMAR CHAKRABARTY son of Late Arabindo Chakrabarty, all resident of vill. & P.O. Fuleswar, P.S. Uluberia, Dist. Howrah, all by religion Hindu and Indian Nationals hereinafter called the "**VENDOR/OWNER**" (which expression shall unless excluded by the repugnant to the context to be deemed to mean and include his successors, legal heirs, administrators and assigns) of the **FIRST PART**.

AND

(1) SHRI SUMANTA CHANDRA son of Rabindranath Chandra AND (2) MADHUMITA GHOSH nee CHANDRA daughter of Late Samir Ghosh and wife of Sumanta Chandra, all by faith Hindu, all by occupation Business, all resident of Vill. & P.O. Fuleswar, P.S. Uluberia, Dist. Howrah hereinafter called the "**PURCHASERS/VENDEE**" (which expression shall unless excluded by the repugnant to the context to be deemed to mean and include their successors, legal heirs, administrators and assigns) of the **SECOND PART**.

WHEREAS the land measuring more or less about 1 ½ Decimals or 675 sq. ft. comprised in Dag no. 1563 appertaining to sabek khatian no.728 and land measuring more or less about 02 Decimals or 894 sq. ft. comprised in Dag no. 1577 appertaining to sabek khatian no.728, along with other properties situated at mouja Fuleswar, J.L. no. 108, Touji no. 744, within P.S. Uluberia, Dist. Howrah previously belonged Arabindo Chakrabarty (*since deceased*) son of Late Nagendra Nath Chakrabarty hereinafter referred as "**said property**";

AND WHEREAS aforesaid Arabindo Chakrabarty obtained right, title and interest of the said property by virtue of a registered Deed of Partition vide Deed no. 4880 for the year 1972 registered with Addl. Dist. Sub Registration at Uluberia, executed and registered in between and amongst his other co-sharers;

AND WHEREAS that the said property of Arabindo Chakrabarti, earmarked by Bengali letter "**Gaa**" 5 and delineated by RED Border in the Deed of Partition vide Deed no. 4880 for the year 1972;

AND WHEREAS Arabindo Chakrabarty while seized and possessed of and otherwise well and sufficiently entitled to the said property he out of his natural love and affection gifted the said property along with other properties to his two beloved sons Arup Kumar Chakrabarty and Anup Kumar Chakrabarty by dint of a registered Deed of gift vide Deed no. 4265 for the year 1988 registered with A.D.S.R. Uluberia;

AND WHEREAS having obtained the said property by way of Gift [Deed no. 4265 in the year 1988] Arup Kumar Chakrabarty and Anup Kumar Chakrabarty while were in joint occupation and possession thereof they jointly gifted the said property with other properties to their affectionate and beloved mother SMT. KALYANI CHAKRABARTY w/o Arabindo Chakrabarty by dint of a registered Deed of gift vide Deed no. 3984 for the year 1992 registered with A.D.S.R. Uluberia;

AND WHEREAS after obtaining the said property with other properties by dint of the aforesaid Deed of gift [Deed no. 3984 for the year 1992] SMT. KALYANI CHAKRABARTY subsequently gifted the said property with other properties in favour of his two beloved sons Arup Kumar Chakrabarty and Anup Kumar Chakrabarty by dint of a registered Deed of Gift vide deed no. 4577 for the year 1992 registered with A.D.S.R. Uluberia;

AND WHEREAS by the aforesaid Gift Deed, the Donor SMT. KALYANI CHAKRABARTY gifted exclusively the land measuring more or less about 1 ½ Decimals or 675 sq. ft. comprised in Dag no. 1563 appertaining to sabek khatian no.728 and land measuring more or less about 02 Decimals or 894 sq. ft. comprised in Dag no. 1577 appertaining to sabek khatian no.728 along with other properties situated at mouja Fuleswar, J.L. no. 108, Touji no. 744, within P.S. Uluberia, Dist. Howrah in favour of Donee no. 2 Shri Anup Kumar Chakrabarty, which is specifically mentioned in the “**KHA**” schedule in the said Deed of Gift;

AND WHEREAS after obtaining the said property Sri Anup Kumar Chakrabarty while was in peaceful possession thereof, he sold conveyed and transferred land measuring about 1.01 Decimals comprised in sabek Dag no. 1563, L.R. Dag no. 1525, appertaining to sabek khatian no. 728 and L.R. khatian no.95/2 out of his total land 1.50 decimals to one Durga Rani Paria, by virtue of a registered Deed of sale vide Deed no. 2987 for the year 2003 registered with A.D.S.R. Uluberia and rest portion of land in aforesaid sabek Dag no. 1563 i.e. more or less .049 Decimals of his share is being used as common path for egress and ingress to and from his other properties in different Dags;

AND WHEREAS the above named VENDOR/OWNER is now seized and possessed of and otherwise well and sufficiently entitled to the entire lands and hereditament and premises which is specifically mentioned in the schedule hereunder without any interruption, disturbances and hindrances and free from all encumbrances, attachments and any kinds whatsoever and the VENDOR due to his financial necessity desirous to dispose of land measuring more or less about **02 Decimals or 894 sq. ft.** comprised in sabek Dag no. 1577 , L.R. Dag no. 1539, appertaining to sabek khatian no.728, L.R. khatian no. 95/2, 139/1 **together with right of easement of common passage in sabek Dag no. 1563, L.R. Dag no. 1525, appertaining to sabek**

khatian no. 728 and L.R. khatian no. 95/2, 139/1 situated at mouja Fuleswar, J.L. no. 108, Touji no. 744, within P.S. Uluberia, Dist. Howrah, delineated in the sketch Map or site plan annexed hereto to the intending purchasers for the Consideration Price of Rupees 66,000/- [Sixty Six Thousands only] ;

AND WHEREAS the above named Purchasers herein for the portion of the said land described in the Schedule hereunder written and shown in the sketch or Site Plan annexed hereto has requested the Vendor to execute the Conveyance in favor of the Purchasers herein, and the Owner/Vendor has agreed to execute such Conveyance in favor of the Purchasers in presence of the Witnesses and the receipt of Consideration the vendor doth hereby admits and acknowledges and executed the Conveyance by these presents on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH that in pursuance of the consideration of the sum of Rupees 66,000/- [Sixty Six Thousands only] paid by the Purchasers to the Vendor on or before the execution of these presents (*the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and discharge the purchaser and the said premises*) the Vendor doth hereby grant transfer and convey unto the purchasers all that piece and parcel of demarcated Sali land measuring more or less about **02 Decimals or 894 sq. ft.** comprised in sabek Dag no. 1577 , L.R. Dag no. 1539, appertaining to sabek khatian no.728, L.R. khatian no. 95/2, 139/1 ***together with right of easement of common passage in sabek Dag no. 1563, L.R. Dag no. 1525, appertaining to sabek khatian no. 728 and L.R. khatian no. 95/2, 139/1*** situated at mouja Fuleswar, J.L. no. 108, Touji no. 744, within P.S. Uluberia, Dist. Howrah as fully described in the SCHEDULE

hereunder written and delineated in the map or plan annexed hereto OR HOWSOEVER OTHERWISE the said land hereditaments and premises or any part thereof now are or is or hereto before were or was situated tenanted butted and bounded called known numbered described or distinguished TOGETHER WITH all yards, areas, water-courses, light, liberties, privileges, easements, appendages whatsoever to the said land hereditaments and premises belonging or anywise appertaining or usually held used or enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever of the Vendor in to and upon the said premises or any part thereof TOGETHER WITH all deeds, pattahs and muniments of title whatsoever exclusively relating to or concerning the said land hereditaments and premises or any part thereof which now are on hereafter shall or may be in the possession or power or control of the Vendor or any other person or persons may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchasers absolutely and forever and the Vendor doth hereby for themselves and their heirs executors and administrators covenant with the Purchasers that NOTWITHSTANDING any act deed or thing by the Vendor done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely seized and possessed of or is otherwise well and sufficiently entitled to the land hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alter defeat encumber or make void the same and that NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendor has good right and full power to grant and convey the said land hereditaments and premises hereby granted or expresses so to be unto and to the use of the Purchaser in manner aforesaid and the Purchasers shall and may at all times hereafter peacefully and quietly possess and enjoy the rent issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from the vendor or any person or persons lawfully or equitably whatsoever made or suffered

by the Vendor or any person or persons lawfully or equitably claiming through him as aforesaid AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate or right, title and interest in the said land hereditaments and premises or any of them or any part thereof from under or in trust for him the Vendor shall and will from time to time and at all times hereinafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts and deeds and things whatsoever for further more perfectly assuring the said land hereditaments and premises conveyed by these presents and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

3. **The Vendor/Owners, doth hereby covenant with the Purchasers as follows:-**

I) That the interest which the Vendor has in the property do hereby possess to transfer subsists.

II) And that the Vendor has good right, full power absolute authority and title to grant sell, transfer, convey, assign confirm, concern and assure unto the Purchasers the property in the manner aforesaid, and Vendor covenants the Purchasers herein to keep safe, harm less, and interruption free possession with absolute right, title and interest of the purchasers, and from any claim, demands from any third parties and confirms, assures and indemnifies the purchasers that there are no other claimants and possessors and no other persons has right, title and interest in the Schedule property other than the Vendor/Owners herein.

III) And that the Vendor has not at any time done or executed any Deeds, Documents or writing whereby the property or any part thereof can or may be impeached, encumbered or affected in any title.

IV) And that the property is free from all charges, mortgages, liens, lispendences, leases, acquisition, requisition, debenture, trusts, orders, proceedings made or suffered by the Vendor or any person or persons arising or lawfully rightfully or equitably claiming any estate or interest therein from, under or in trust for the Vendor.

V) And that the property is free and discharge from and against all manner of encumbrances and/or alienation whatsoever.

VI) And that the Vendor has paid all arrears of land revenue, B.L.&L.R.O. and Municipality rates and taxes, and all other outgoings and levies which is or may be found due and payable in respect of the property for the period up to date, if any payable thereon and also covenants to keep the Purchasers fully indemnified against any claim or demand arising there from and in respect thereof for the period as aforesaid.

VII) And that the Vendor and all people having or lawfully, rightfully or equitably claiming any estate or interest in the property or any part thereof from under or in trust for the Vendor and/or predecessors in interest of the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchasers, make do and execute and cause to be done and executed all such acts, Deeds, Rectification Deeds, Declarations, matters and things whatsoever for further better or more perfectly assuring the property and every part thereof as shall or may be reasonably required by the Purchasers.

VIII) And that the Vendor shall keep the Purchasers saved, harmless and indemnified from and against all disputes, suits, proceedings, costs, charges, losses, expenses and/or damages that may be faces, suffered and/or incurred by the Purchasers and/or that the Purchasers may be facing, suffering or incurring because of any of the declarations, representations and covenants by the Vendor to the Purchasers turn out be false, untrue and/or misleading.

IX) That the vendor hereby transfer their right, Title, interest and possession of the land hereby sold including all right of easement more fully described in the schedule below to which the vendor or any other persons shall has no right to object in any manner whatsoever.

X) That the vendor hereby transfer their right, Title, interest and possession of the schedule mentioned land hereby sold including all right of easement and the right of user over the 2.5 ft wide common passage with me and my other agents in sabek Dag no. 1563, L.R. Dag no. 1525, appertaining to sabek khatian no. 728 and L.R. khatian no. 95/2, 139/1 which leads west to east from the Public road to schedule property hereby sold, which is marked by colour Yellow in annexed Deed Map/Plan for easy ingress and egress to and from the schedule land and right to drainage, drawing water connection , Telephone and Electric connection etc. either underground or over head of the said passage to which the vendor or any other persons shall have no right to object in any manner whatsoever.

X) And that the Vendor doth hereby accord his consent to the Purchasers for mutation separation and/or appointment of the property and change of name in favour of the Purchasers in the BL&LRO Records and all the records of the Municipality and/or Semi-Government and/or judicial and/or quasi judicial and/or any other statutory body and/or authority.

:: SCHEDULE ABOVE REFERRED TO::

ALL THAT piece and parcel of Sali land measuring more or less about land measuring more or less about 02 Decimals or 894 sq. ft. comprised in Dag no. 1577 , L.R. Dag no. 1539, appertaining to sabek khatian no.728, and L.R. khatian no. 95/2, 139/1 within mouja Fuleswar under J.L. no. 108, Touji no. 744, within the jurisdiction of A.D.S.R. and Police Station Uluberia and District Howrah which is marked by RED in the annexed Deed plan, *along with all right of easement of 2.5 ft wide common passage [.049 Decimals] in sabek Dag no. 1563, L.R. Dag no. 1525, appertaining to sabek khatian no. 728 and L.R. khatian no. 95/2, 139/1 which leads west to east from the Public road to schedule property hereby sold, under J.L. no. 108, Touji no. 744, within the jurisdiction of A.D.S.R. and Police Station Uluberia and District Howrah which is marked by colour Yellow in the annexed Deed plan,* and other amenities facilities attached therewith is butted and bounded by:

ON THE NORTH:- Part Dag No. 1563 & 1577;

ON THE EAST:- irrigation canal;

ON THE SOUTH :- Dag no. 1564 of the Vendor;

ON THE WEST:- common passage in Dag no. 1563;

The property hereby sold is marked by colour RED and common passage marked by colour YELLOW in the annexed Deed Plan. Annexed Deed plan is a piece and parcel hence this Deed.

IN WITNESS WHEREOF:- The vendor has put their Signature after understanding the contents thereof in presence of the Witnesses.

WITNESSES:-

1. *Arijit Roy*
C/O - 10 - KUSHBERIA.
P.S - DIUBERIA. HOWRAH
PIN - 711316

2. *Harind Kund*

[Handwritten Signature]

Signature of the Vendor

Prepared and drafted by :

Ayan Sarker

(AYAN SARKAR)

ADVOCATE

JUDGES' COURT HOWRAH

Memorandum of Consideration

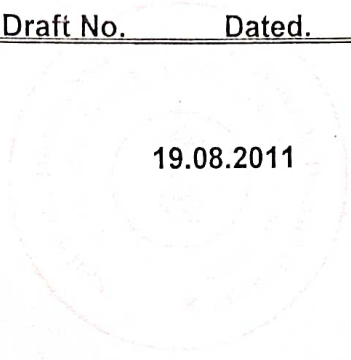
Bank Demand Draft No. Dated. Favouring Amount

By Cash

19.08.2011

Anup Kr. Chakrabarty

Rs. 66,000/-



Rs. 66,000/-

Rupees sixty six thousands only

WITNESSES:-

1. *Audit Roy*
C/O + PO = KUSHBEDIA
PS = ULUBERIA, HOWRAH
PIN - 711316

Anup Kr. Chakrabarty

Signature of the Vendor

2. *S. Nanda*

Howrah Court

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 4664 to 4681
being No 06864 for the year 2011.



Jayanti Mukherjee
(Jayanti Mukherjee) 25-August-2011
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R.HOWRAH
West Bengal

CS. DAB NO. 10000
AREA OF DISTRICT

DAB NO. 10000

REGISTERED IN BOOK - I
CD VOLUME NUMBER 17

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BOOK - I
CD VOLUME NUMBER 17
PAGE FROM 4664 TO 4681
BEING NO. 06864 FOR THE YEAR 2011.

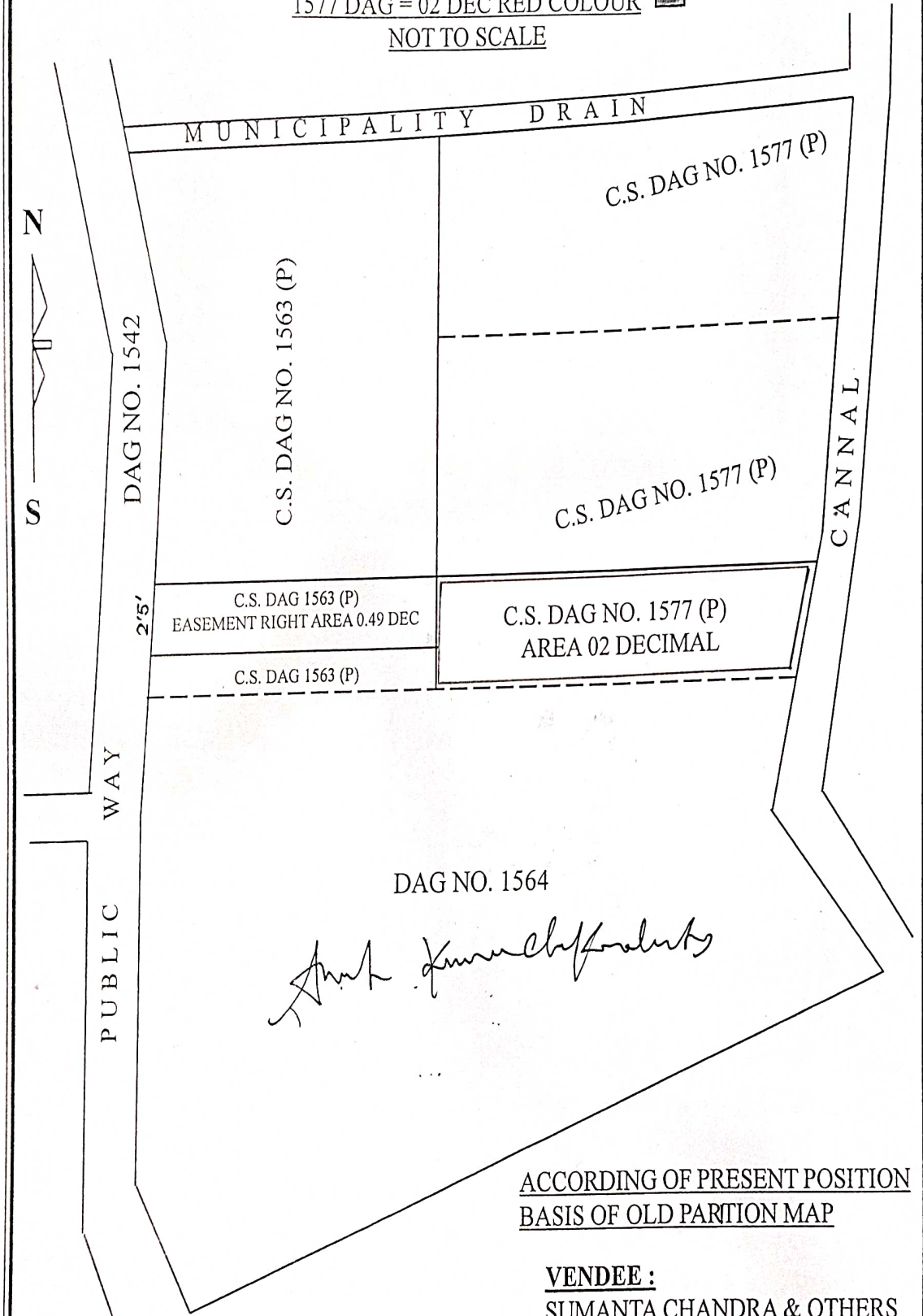
SALE DEED PLAN

IN MOUZA - FULESWAR, J.L. NO. - 108, P.S. ULUBERIA, DIST. - HOWRAH,
C.S.KHATIAN NO. - 728, C.S. DAG NO. - 1563 PART, AND 1577 PART. L.R. DAG - 1525, 1539

AREA OF LAND 1563 DAG = 0.49 DEC EASEMENT, YELLOW COLOUR

1577 DAG = 02 DEC RED COLOUR

NOT TO SCALE



ACCORDING OF PRESENT POSITION
BASIS OF OLD PARTION MAP

VENDEE :

SUMANTA CHANDRA & OTHERS

VENDOR :

ANUP KR. CHAKRABORTY

DRAWN BY

Bhakt
P. BHAKTA