

1075

112

2-7673/12

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA


INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 940840

22/09/17
60/12409A

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


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

22 SEP 2017

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
22nd of September, Two Thousand Seventeen (2017)

BETWEEN

To be cont

11

(2)

SRI ASIT JHURI alias **ASIT BARAN GHOSH**, (PAN - AWZPG5745R), son of Harishikesh Ghosh, residing at Vill & PO - **Chandpur**, P.S. - **Rajarhat**, Dist. **North 24 Parganas**, Kolkata - **700135**, by faith - Hindu, by Occupation- Business, by Nationality- Indian, herein after called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

-AND-

"NEGUS SERVICES PVT. LTD.", (PAN-AABCN5422D), a company incorporated under the Companies Act. 1956, having its Regd. Office at **18, R.N. Mukharjee Road, 2nd Floor**, P.O. - **GPO**, P.S.- **Hare Street**, Kolkata - **700001**, represented by its Director **SRI MANOJ KUMAR BUDHIA**, son of Late Prabhu Dayal Budhia, residing at 18, R.N. Mukharjee Road, 2nd Floor, P.O. - GPO, P.S.- Hare Street, Kolkata - 700001, by faith- Hindu, by occupation- Business, by Nationality- Indian, 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 its Director in office for the time being in force, executors, administrators, representatives and assigns) of the OTHER PART.

To be cont

(3)

WHEREAS One Sri Asit Jhuri alias Asit Baran Ghosh, (the Vendor herein) is the absolute recorded owner and possessor of Sali land measuring an area of 03 Satak more or less, comprised in R.S. & L.R. Dag No. 4100, under L.R. Khatian No. 157, the said land clearly as under following manner :-

Recorded land area	Share of land	Out of land	R.S. & L.R. Dag	L.R. Khatian	Nature of land
03 Satak	0.0938	32 Satak	4100	157	Sali
03 Satak in total					

lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of inheritance and thereafter own L.R. Settlement Record of Rights, being L.R. Khatian No. 157 as mentioned above, absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said Sri Asit Jhuri alias Asit Baran Ghosh, (the Vendor herein) is well seized and possessed of the aforesaid land total measuring an area of 03 Satak more or less, comprised in R.S. & L.R. Dag No. 4100, under L.R. Khatian Nos. 157, lying and situated at Mouza-

To be cont

(4)

BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of above Record of Rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owner and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the Vendor herein shall think fit and proper.

AND WHEREAS Now said Sri Asit Jhuri alias Asit Baran Ghosh Vendor herein has agreed to sell and the Purchaser herein being "*NEGUS SERVICES PVT. LTD.*" have agreed to purchase the aforesaid plot of Sali land measuring an area of 03 Satak more or less, comprised in R.S. & L.R. Dag No. 4100, under L.R. Khatian Nos. 157, lying and situated at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule

To be cont

(5)

hereinafter written, for the total consideration of **Rs. 6,36,363/- (Rupees Six Lac Thirty-six Thousand Three Hundred Sixty-three) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 6,36,363/- (Rupees Six Lac Thirty-six Thousand Three Hundred Sixty-three) only,** the Vendor doth hereby acquit, release, sold, assure and assign unto the said Purchaser **ALI THAT** piece and parcel of Sali Land measuring about 03 Sataks, lying and situated at Mouza - Bishnupur, J.L. No.44, R.S. No. 126, Touzi No. 10, Police Station- Rajarhat, Sub-Registry Office at Rajarhat (New Town), within local limits of Chandpur Gram Panchayet, District North 24 Parganas morefully described in the Schedule hereunder written or howsoever otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described, or distinguished **TOGETHER WITH** all paths, muniments, described or distinguished right to user in common-passages, ways, Sewers, drains, ditches, hedges, bushes, shrubs, water, water-courses and all other former and ancient rights, lights, liberties, benefits, privileges, easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto usually held, used, enjoyed and occupied therewith or

To be cont

(6)

reputed to belong or be appurtenant thereto and the reversion or reversions and remainder or remainders and the rents, issues and profits, thereof and all the estate, right, title, interest, claim and demand, whatsoever both at law and in equity of the Vendor late or upon the said land and every part thereof and all the deeds, paths, ammonites, writings, evidence of title whatsoever relating to the concerning the said land and every Part thereof which now are or may hereinafter be in the custody, power control or possession of the Vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land and hereditaments so far as to be unto the Said Purchaser absolutely so to be unto the said Purchaser absolutely forever free from all encumbrances and the Vendor do hereby covenant with the Purchaser that notwithstanding any act, things, deed, matter whatsoever made, done and executed or knowing suffered to the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey or sell the said land hereby sold, transferred and conveyed or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and deliver vacant and peaceful possession of the said land to the Purchaser and the Purchaser shall and may at all times hereafter peaceably and quietly, hold, possess of and enjoy the said

To be cont

(7)

land or every part thereof and pay the rents to the Collector, 24-Parganas (North) for the State of West Bengal upon getting the name of the Purchaser mutated with the B.L. L.R.O. concerned and received the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessors-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the Purchaser indemnified from or against all charges, encumbrances created by the Vendor or any of their predecessors-in-title and that free from all encumbrances whatsoever made and suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid, further that the Vendor and all Persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust from the Vendor shall and will from time to time and at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be one and executed all such acts, deeds and things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said Purchaser as shall or may be reasonably required.

The Vendor further declare that the land hereby sold has not been

To be cont

(8)

previously leased, mortgaged, sold or anyway transferred. There is no charge, lien, lispens or attachments in respect of the said land. No case, suit or proceeding is pending before any Court of Law against the said land hereby sold. The Vendor sold the said land morefully described in the Schedule hereunder written having good and marketable title and, the Vendor already handed over all the original purchase deeds as above, to the purchaser including physical possession of the land free from all encumbrances and the purchaser is also enjoying khas possession of said Sali land which is morefully described in the Schedule hereunder written.

The Vendor also undertakes to execute and register any Supplementary Deed or Deeds or Rectification in favour of the Purchaser at the cost of the Purchaser, if any error or omission is transpired in this Deed in future.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO;

(Description of land hereby sold by the Vendor herein)

ALL THAT piece or parcel of Revenue Paying Ratyati Dakhali Swattiya Bisistha Sali land measuring an area of **03 Satak** more or less, comprised in **R.S. & L.R. Dag No. 4100, under L.R. Khatian No. 157** (in the name of Asit Jhuri), the said land clearly as under following manner :-

To be cont

(9)

Saleable land area	Share of land	Out of total land	R.S. & L.R. Dag	L.R. Kh. No.	Nature of Land
03 Satak	0.0938	32 Satak	4100	157	Sali
03 Satak in total					

lying and situated at **Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126,** Touzi No. 173 at present Nol.10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Pargana- Kolikata, under A.D.S.R. Office, Rajarhat, New Town, in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendor herein sold and conveyed the said total land measuring of **03 Satak** be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein.

The annual proportionate rent will be payable as per State Government Rules and Regulations.

The said saleable land is butted and bounded as under :-

ON THE NORTH BY : R.S. & L.R. Dag No. 3842.

ON THE SOUTH BY : R.S. & L.R. Dag No. 4109.

ON THE EAST BY : R.S. & L.R. Dag No. 4101.

ON THE WEST BY : R.S. & L.R. Dag No. 4097.

To be cont

(10)

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Rajarhat in Presence of:

1. ଭୀମକୃଷ୍ଣ (କମଳ)
ସଂଖ୍ୟା-୩୩୨୪୪୫
କୋଲକାତା - ୭୫୧୦୧୩

2. Naba kr Ghosh .
vill+P.O- Chandpur
P.S- Rajarhat

Drafted by:

Faridul Islam

Faridul Islam

ADVOCATE

District Judges Court
Barasat, North 24 Pgs

Enrol. No.-F/1175/1387/2011

Asit Ghosh
Asit

Asit Ghosh

SIGNATURE OF THE VENDOR

M. K. Pandey

SIGNATURE OF THE PURCHASER

TYPED BY:

U. M. S. W. S.

Asha Computer, Kol - 135.

To be cont

(11)

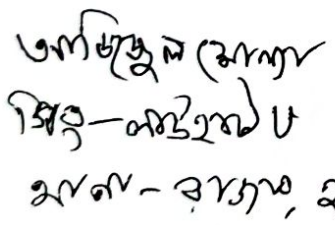
MEMO OF CONSIDERATION


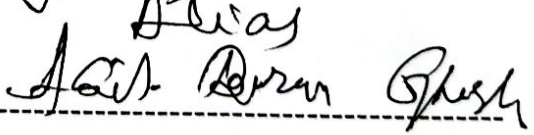
RECEIVED with thanks from the within named purchaser, a sum of **Rs. 6,36,363/- (Rupees Six Lac Thirty-six Thousand Three Hundred Sixty-three) only**, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

Paid by RTGS dated 21/09/2017 at Federal Bank, R.N. Mukherjee Road, Kolkata 700001, **Rs. 6,36,363/- (Rupees Six Lac Thirty-six Thousand Three Hundred Sixty-three) only**.

WITNESSES :-

1. 
village - Chandpur
P.S. - Rajachal
2. Naba kr Ghosh .
village - Chandpur
P.S. - Rajachal .

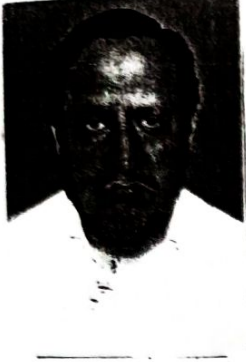













SIGNATURE OF THE VENDOR












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

 <i>M. V. Rindhi</i>	LH					
	RH.					

ATTESTED :- *M. V. Rindhi*

 <i>Asit Kumar Ghosh</i>	LH					
	RH.					

ATTESTED :- *Asit Kumar Ghosh*

PHOTO	LH					
	RH.					

ATTESTED :-

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

Challan No.: 19-201718-008235683-1
BRN Date: 21/09/2017 16:51:22
BRN: IK00HRTBF2
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 21/09/2017 16:51:56

DEPOSITOR'S DETAILS

Name: SUVANKAR DAS
Contact No.: Mobile No.: +91 9836206079
E-mail: dassuva1685@gmail.com
Address: 281 B B ST KOL 36
Applicant Name: Mr MANOJ KUMAR BUDHIA
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale, Sale Document Payment No 2

Id No.: 15230001340956/3/2017
(Query No./Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001340956/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	31738
2	15230001340956/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	6378
3	15230001340956/3/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	120
Total				38236

In Words: Rupees Thirty Eight Thousand Two Hundred Thirty Six only

Major Information of the Deed



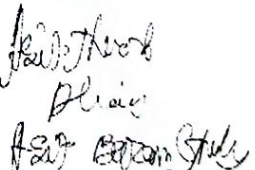
Deed No :	I-1523-09673/2017	
Query No / Year	1523-0001340956/2017	Date of Registration
Query Date	20/09/2017 9:20:52 PM	22/09/2017
Applicant Name, Address & Other Details	Office where deed is registered	
Transaction	A.D.S.R. RAJARHAT, District: North 24-Parganas	
[0101] Sale, Sale Document	MANOJ KUMAR BUDHIA 18 R N MUKHARJEE ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836048243, Status :Buyer/Claimant	
Set Forth value	Additional Transaction	
Rs. 6,36,363/-	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Stampduty Paid(SD)	Market Value	
Rs. 31,838/- (Article:23)	Rs. 6,36,363/-	
Remarks	Registration Fee Paid	
	Rs. 6,378/- (Article:A(1), E)	

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-4100	LR-157	Bastu	Shali	3 Dec	6,36,363/-	6,36,363/-	
Grand Total :					3Dec	6,36,363 /-	6,36,363 /-	


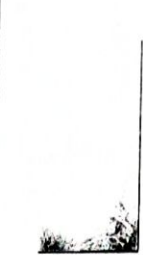
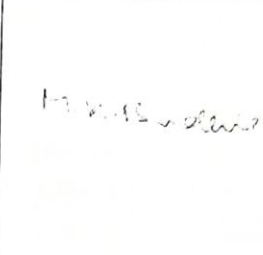
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri ASIT JHURI, (Alias: ASIT BARAN GHOSH) Son of HARISHIKESH GHOSH Executed by: Self, Date of Execution: 22/09/2017 , Admitted by: Self, Date of Admission: 22/09/2017 ,Place : Office	 <small>22/09/2017</small>	 <small>LTI 22/09/2017</small>	 <small>22/09/2017</small>
CHANDPUR, P.O:- CHANDPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWZPG5745R, Status :Individual, Executed by: Self, Date of Execution: 22/09/2017 , Admitted by: Self, Date of Admission: 22/09/2017 ,Place : Office				

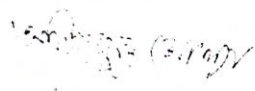
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEGUS SERVICES PVT LTD 18 R N MUKHARJEE ROAD 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AABCN5422D, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MANOJ KUMAR BUDHIA (Presentant) Son of PRABHU DAYAL BUDHIA Date of Execution - 22/09/2017, , Admitted by: Self, Date of Admission: 22/09/2017, Place of Admission of Execution: Office			
		Sep 22 2017 12:48PM	LTI 22/09/2017	22/09/2017
18 R N MUKHARJEE ROAD 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : NEGUS SERVICES PVT LTD (as DIRECTOR)				

Identifier Details :

Name & address	
AZIZUL MOLLA Son of ABDUL RAHIM MOLLA LAUHATI, P.O:- LAUHATI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of Shri ASIT JHURI, Mr MANOJ KUMAR BUDHIA	
	22/09/2017

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri ASIT JHURI	NEGUS SERVICES PVT LTD-3 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 4100(Corresponding RS Plot No:- 4100), LR Khatian No:- 157	Owner: অসিত বুরি, Gurdian: হুমিকেশ বুরি, Address: লাউহাটি, Classification: শালি, Area: 0.03000000 Acre,

Endorsement For Deed Number : I - 152309673 / 2017

21-09-2017

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 6,36,363/-

[Signature]
Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 22-09-2017

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 12:07 hrs on 22-09-2017, at the Office of the A.D.S.R. RAJARHAT by Mr MANOJ KUMAR BUDHIA ..

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

Execution is admitted on 22/09/2017 by Shri ASIT JHURI, Alias ASIT BARAN GHOSH, Son of HARISHIKESH GHOSH, CHANDPUR, P.O: CHANDPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by AZIZUL MOLLA, , , Son of ABDUL RAHIM MOLLA, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North 24 -Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

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

Execution is admitted on 22-09-2017 by Mr MANOJ KUMAR BUDHIA, DIRECTOR, NEGUS SERVICES PVT LTD, 18 R N MUKHARJEE ROAD 2nd FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by AZIZUL MOLLA, , , Son of ABDUL RAHIM MOLLA, LAUHATI, P.O: LAUHATI, Thana: Rajarhat, , North 24 -Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,378/- (A(1) = Rs 6,364/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,378/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2017 4:51PM with Govt. Ref. No: 192017180082356831 on 21-09-2017, Amount Rs: 6,378/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HRTBF2 on 21-09-2017, Head of Account 0030-03-104-001-16

ayment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 31,838/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 31,738/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4029, Amount: Rs.100/-, Date of Purchase: 21/09/2017, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/09/2017 4:51PM with Govt. Ref. No: 192017180082356831 on 21-09-2017, Amount Rs: 31,738/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00HRTBF2 on 21-09-2017, 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 288073 to 288095

being No 152309673 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.10.16 15:10:18 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 16-10-2017 15:10:02
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)