

10741/22

D-10731/2022

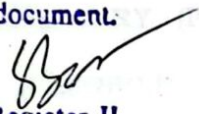


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 495026

1248 12-40
8-236618

Certified that the document is admitted ~
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.


District Sub-Register-II
Alipore, South 24-Parganas

12 AUG 2022

THIS DEED OF CONVEYANCE made this the 12th day of August,
2022.

BETWEEN

3920

- 4 AUG 2022

No.....Rs-500/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Koi-27

Sanjib kr Chakraborty.
Advocate

Alipur Judge's Court
Kolkata - 27

SMT.

SSC

3920 = 500/-



Baidyanath Adhikari
S/o LT - Mr. RM Adhikari
139. M.G. Road
Lutla - 41
Birkhera

District Sub- Registrar-II
Alipore, South 24 Parganas
12 AUG 2022

SMT. BHARATI NATH (PAN: BBKPN2364L), (AADHAAR NO. ~~8902494383~~ 8902494383), (MOBILE NO. ~~9880854209~~), wife of ~~Sri~~ ^{Late} Sudhir Ranjan Nath daughter of Late Shib Chandra Nath, by Nationality : Indian, by Religion : Hindu, by occupation : Housewife, residing at 32/2, Chanditala Main Road, P.O. Paschim Putiari, P.S. Behala, Kolkata : 700041, District : South 24 Parganas, hereinafter called and referred to as the **VENDOR** (which expression shall be deemed to include her heirs, executors, administrators, legal representatives and assigns) on the **ONE PART** ;

AND

SMT. CHANDANA ADHIKARI alias CHANDANA ADHIKARY (PAN: BSFPA1484A), (AADHAAR NO. 884491199845), (MOBILE NO. ~~9038395232~~ 9038395232), wife of Sri Baidyanath Adhikary, by Nationality : Indian, by Religion : Hindu, by occupation : Housewife, residing at Premises No. 139, Mahatma Gandhi Road, P.O. Paschim Putiari, P.S. Haridevpur, Kolkata : 700041, District : South 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives, and assigns) of the **OTHER PART**.

WHEREAS the Government of the State of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired a vast quantity of land including the land in occupation of the parties hereto in R.S. Dag No. 463(P) of Mouza : Sirity, J.L. No. 11, Police Station : Behala, District : South 24 Parganas under the provision of L.D.P. Act 1948/L.A. Act I of 1894 including the plot of the Vendor herein;

AND WHEREAS for the above said purpose the then Govt. of West Bengal has been decided to gift several plots of land out of the said acquired plot of land in favour of the refugees from East Pakistan (now Bangladesh) by Indenture (Deed of Gift) to confer absolute right title and interest over the gifted plot of land.

AND WHEREAS a considerable number of refugee were compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

AND WHEREAS one Smt. Bharati Nath wife of Sri Sudhi Ranjan Nath was one of such person who had come to use and occupy a piece of land for homestead purpose by constructing structures on the said land morefully described in the Schedule written hereunder.

AND WHEREAS said Smt. Bharati Nath being one of the refugee person approached the Government of West Bengal for a plot of land for her rehabilitation.

AND WHEREAS by an Indenture dated 9th October, 1991 the Governor of the State of West Bengal, referred to therein as the Donor of the One Part gave, granted, transferred, assigned and assured ALL THAT piece or parcel of land measuring 2 Cottahs more or less of homestead land comprised in E/P No. 28, R.S. Plot No. 463(P) of Mouza : Sirity, J.L. No.11, P.S. Behala, District : South 24 Parganas, Sub-Registration Office : Alipore in favour of said Smt. Bharati Nath wife of Sri Sudhir Ranjan Nath, since deceased, referred to therein as the Donee of the Other Part and the said Indenture was duly registered in the office of the Additional District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No. I, Volume No.17, Pages 461 to 464, Being No.2116, for the year 1991, morefully and particularly described in the Schedule hereunder written and hereinafter be referred as the 'said property' ;

AND WHEREAS by virtue of said Indenture (Deed of Gift) said Smt. Bharati Nath being owner of the said Plot E/P No. 28 mutated her name with the Kolkata Municipal Corporation and the said property was numbered as 99, Raja Ram Mohan Roy Road, Mailing Address P-28, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, being Assessee No. 411211403292, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, morefully and particularly described in the Schedule written hereunder ;

AND WHEREAS while thus well seized and possessed the said Plot of land said Smt. Bharati Nath being absolute owner and for want of money the Vendor herein have desired to sold out the said property and the purchaser herein being interested party having inspected the documents of title and other relevant papers of the property and being satisfied approach the Vendor herein to purchase the said **ALL THAT** land measuring 2 Cottahs together with one tile shed room measuring 100 sq.ft. alongwith all easement right lying and situated at E/P No. 28, R.S. Plot No. 463(P) of Mouza : Sirity, J.L. No. 11, now known as premises no.99, Raja Ram Mohan Roy Road, Mailing Address P-28, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas at a total consideration of **Rs. 10,00,000/- (Rupees ten lakh only)** and the Vendor herein accepted the said proposal and the Purchaser has already paid a sum of **Rs. 2,00,000/- (Rupees two lakh only)** and now requested the Vendor to execute and register the sale deed on receiving the balance consideration amount and the Vendor herein has agreed to execute and register the deed of Conveyance in favour of the Purchaser on receiving the balance consideration amount and accordingly both the parties entered into these presents.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs.**

10,00,000/- (Rupees ten lakh only) paid to the Vendor by the Purchaser on or before the execution of these presents the receipt whereof the Vendor herein as also by the Memo of Consideration hereunder written admit and acknowledge and the Vendor doth hereby acquit, release and forever discharge **ALL THAT** land measuring 2 Cottahs together with one storied tile shed structures having covered area measuring 100 sq.ft. alongwith all easement right lying and situated at Mouza : Surity, being E/P. No. 28, R.S. plot No. 463(P), J.L. No. 11, now known as Premises No. 99, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, morefully described in the schedule herein below in favour of the Purchaser and the Vendor doth hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser her heirs, executors, administrators, assigns free from all encumbrances **ALL THAT** the said property specifically described in the **SCHEDULE** written hereunder together with all yards, swears, waterways, path, passages, rights, liberties, privileges, easements, appurtenances, whatever to the said premises **AND** all the right, title, interest, claim and demand whatsoever of the Vendor into or upon the same and every part thereof **TO HAVE AND TO HOLD** the said property unto and to the use of the Purchaser, her heirs, executors, administrators, assigns absolutely and forever together with the title deeds, writings, monuments and other evidences of title **AND** the Vendor

doth hereby covenant with the Purchaser, her heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the Vendor has full power and absolute authority to sell the said property in the manner aforesaid **AND THE PURCHASER** shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from Vendor or any person claiming through or under them. **AND FURTHER THAT** the Vendor, her heirs, executors, administrators or assigns, covenant with the Purchaser, her heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Purchaser, her heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. **AND THE VENDOR**, her heirs, executors, administrators or assigns **FURTHER COVENANT** that they shall at the request and cost of the Purchaser, her heirs, executors, administrators or assigns do execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely and

forever for a perfect and indefeasible estate or inheritance in free simple in possession without any manner or condition use, trust or other thing whatsoever to alter defect, encumber or make void the same and the Vendor doth hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, deed, matter, assurances or things whatsoever by the Vendor made done, executed, occasioned or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property situated at Mouza : Sirity, being E/P. No. 28, R.S. plot No. 463(P), J.L. No. 11, now known as Premises No. 99, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal Corporation Ward No. 121, District : South 24 Parganas, hereby granted, sold, transferred, conveyed, assigned and assured or expressed on intended so to be unto and to the use of the Purchaser for a perfect and indefeasible estate or inheritance in free simple in possession without any manner of hindrance lawful, eviction, interruption, claim or demand whatsoever from or by the Vendor or any person lawfully or equitably claiming or to claim from under or in trust for the Vendor **AND** the Purchaser peacefully occupy and enjoy the demised property and enjoy the same without any reservation restriction whatsoever. But with the right to sell, mortgage, assign and/or transfer. The Purchaser shall mutate her name in the Kolkata Municipal Corporation and in the B.L.R.O. and pay the rates and taxes.

: THE SCHEDULE PROPERTY ABOVE REFERRED TO :

ALL THAT land measuring 2 Cottahs more or less together with tile shed
cemented flooring room measuring 100 sq. ft. more or less along with all
easement right lying and situated at Mouza : Sirity, being E/P. No. 28,
R.S. plot No. 463(P), J.L. No. 11, now known as Premises No. 99, Raja
Ram Mohan Roy Road, Mailing Address P-28, Raja Ram Mohan Roy
Road, P.S. Behala, Kolkata : 700041, within the Kolkata Municipal
Corporation Ward No. 121, being Assessee No. 411211403292, District :
South 24 Parganas, within District Sub-Registry Office Alipore, Additional
District Sub-Registry Office Behala, and the property is butted and
bounded by :

ON THE NORTH : By 14' feet wide KMC Road ;

ON THE SOUTH : By Dag No. 459 ;

ON THE EAST : By Premises No.100, Raja Ram Mohan Roy Road ;

ON THE WEST : By Plot No.37;

IN WITNESS WHEREOF both the **VENDOR** and **PURCHASER** hereunto set their hands and seals on the day month and year first above written.

WITNESSES :-

1. Sam Nath Das
P/5 Raja Ram Ray Road.
Ccl 4/1

Bharati Khatu

VENDOR

2. Soumitra Das.
42A, Raja Santosh Road.
Kolkata - 700027.

Chandana Adhikary

PURCHASER

Drafted by :

Sanjib Kr Chakraborty

Advocate.

Alipore Judges Court,

Kolkata- 700027.

WB - 31/2001.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs, 10,00,000/- (Rupees ten lakh only) being part consideration amount in the manner stated herein .

By Cheque No. 000122 dt. 29.10.2021	Rs. 1,00,000/-
By Cheque No. 000139 dt. 15.03.2022	Rs. 1,00,000/-
By cash	Rs 2,00,000/-
By Managers Cheque No. 000204 dt. 29.10.2021	Rs. 6,00,000/-

All Cheques are drawn on H.D.F.C. Bank, Kolkata.

Total - Rs. 10,00,000/-

(Rupees ten lakh only).

WITNESSES:

1. *Samrath Das*

2. *Soumitra Das*

Bharati Nath

VENDOR

Thumb

1st finger

middle finger

ring finger

small finger

PHOTO

left hand

right hand

Name.....

Signature.....

Thumb

1st finger

middle finger

ring finger

small finger



left hand

right hand

Name...BHARATI NATH.....

Signature...Bharati Nath.....

Thumb

1st finger

middle finger

ring finger

small finger



left hand

right hand

Name...CHANDANA ADHIKARY.....

Signature...Chandana Adhikary.....

PLAN OF SMT. CHANDANA ADHIKARI AT PREMISES NO.- 99, RAJA RAM MOHAN ROY ROAD, WARD NO. - 121, ASSESSEE NO.- 41-121-14-0329-2, PLOT NO.- E/P.- 28, RAJA RAM MOHAN ROY ROAD, UNDER THE KOLKATA MUNICIPAL CORPORATION (S.S.UNIT), BOROUGH - 14, PORTION OF R.S. DAG. NO.- 463 (P), J.L.NO. - 11, MOUZA - SIRITY, P.S. - BEHALA, KOLKATA - 700041, DISTRICT - SOUTH 24 PARGANAS.

AREA OF LAND = 2 K. - 00 CH. - 00 SFT. = 1440.00 SQ. FT. = 133.779 M2. (MORE OR LESS)

(LAND AREA MARKED IN RED COLOUR)

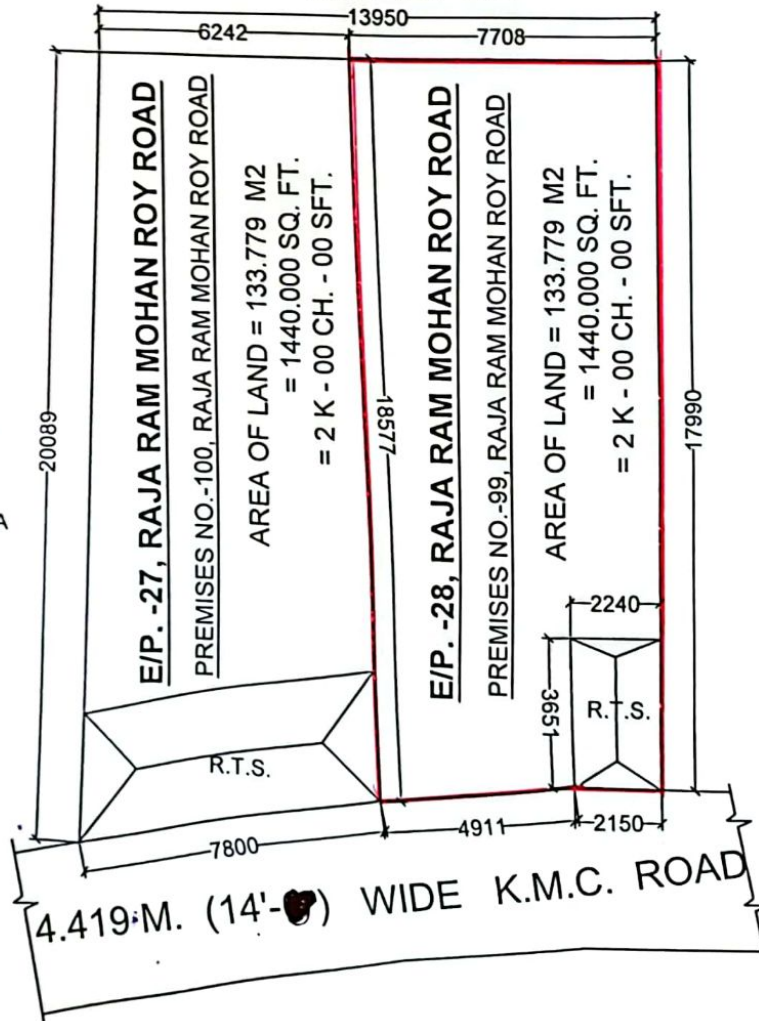
VACANT LAND
DAG NO.- 459

SCALE - 1:100



(II)
LAND AND PROPERTY
OF E/P.-26, RAJA RAM
MOHAN ROY ROAD,
LAND OF BALARAM BERA

R.T.S.
LAND AND PROPERTY
OF PLOT NO.- 37,



Chandana Adhikary
SIGNATURE OF VENDEES

Bhushali Nath
SIGNATURE OF VENDER

Paul
SURAJIT PAUL
Civil Engineer
Registration No - P03100800230
391, Putary Panchanantala Road
Kolkata - 700041

NOTE:- ALL DIMENSIONS ARE IN MM. & FT.



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230092648488 Payment Mode: Online Payment (SBI Epay)
GRN Date: 06/08/2022 11:55:58 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5856200357338 BRN Date: 06/08/2022 12:00:16
Gateway Ref ID: 222183861884 Method: HDFC Retail Bank NB
Payment Status: Successful Payment Ref. No: 2002366181/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr BAIDYANATH ADHIKARY
Address: 139 M G ROAD KOLKATA 700041
Mobile: 9038395232
EMail: baidyath77adhikary@gmail.com
Period From (dd/mm/yyyy): 06/08/2022
Period To (dd/mm/yyyy): 06/08/2022
Payment ID: 2002366181/2/2022
Dept Ref ID/DRN: 2002366181/2/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002366181/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	124640
2	2002366181/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	31294
			Total	155934

IN WORDS: ONE LAKH FIFTY FIVE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1602-10731/2022	Date of Registration	12/08/2022
Query No / Year	1602-2002366181/2022	Office where deed is registered	
Query Date	03/08/2022 11:59:39 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sanjib Kumar Chakraborty Thana : Chetla, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830076375, 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. 10,00,000/-	Rs. 29,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,25,140/- (Article:23)	Rs. 31,294/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani -- Netaji Sarak Crossing Premises located NOT on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , Mouza: Siriti, Premises No: 99, , Ward No: 121 JI No: 111, Pin Code : 700041

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-463 (RS :-)		Bastu	2 Katha	9,50,000/-	28,80,000/-	Width of Approach Road: 14 Ft.,
Grand Total :				3.3Dec	9,50,000 /-	28,80,000 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	50,000 /-	50,000 /-	




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Bharati Nath Wife of Shri Sudhir Ranjan Nath Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	 12/08/2022	 LTI 12/08/2022	 12/08/2022
32/2, Chanditala Main Road, City:- , P.O:- Paschim Putiari, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx4L, Aadhaar No: 88xxxxxxxx6354, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Chandana Adhikari, (Alias: Smt Chandana Adhikary) (Presentant) Wife of Shri Baidyanath Adhikary Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	 12/08/2022	 LTI 12/08/2022	 12/08/2022
Wife of Shri Baidyanath Adhikary 139, Mahatma Gandhi Road, City:- , P.O:- Paschim Putiari, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx4A, Aadhaar No: 88xxxxxxxx9845, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Baidyanath Adhikary Son of Late Miru Adhikary 139 Mathama Gandhi Road, City:- , P.O:- Paschim Putiari, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041	 12/08/2022	 12/08/2022	 12/08/2022
Identifier Of Smt Bharati Nath, Smt Chandana Adhikari			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	Smt Bharati Nath	Smt Chandana Adhikari-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Bharati Nath	Smt Chandana Adhikari-100.00000000 Sq Ft

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 400534 to 400559
being No 160210731 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.08.29 16:38:30 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2022/08/29 04:38:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)