

5672

TS 1/51

T 5006/14

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

R 673951

*Handwritten notes:*  
1/11/14  
Chandrababoo  
D. G. Ghosh

The undersigned hereby certifies that  
Signature of the Registrar

*Signature of Registrar*  
Registrar

12 NOV 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the  
day of 22 October Two Thousand and Fourteen (2014)

v/c  
1106

**BETWEEN (1) SRI JAGADISH CHANDRA MONDAL**  
(PAN NO- BGTPM5643P) and **(2) SRI DEBASIS MONDAL,**  
(PAN NO- ANBPM3122H) both sons of Late Harendra Nath  
Mondal, both by Nationality- Indian, both by occupation-  
Cultivation, both are residing at Nawabad, Police Station -  
Bishnupur, District South 24 Parganas, hereinafter called and  
referred to as the **"VENDORS"** (which term or expression shall  
unless excluded by or repugnant to the context be deemed to  
mean and include their respective heirs, executors,  
administrators, legal representatives and assigns) of the **ONE**  
**PART.**

**AND**

**CHARLES COMMERCIAL PVT. LTD.**, a company incorporated  
under the provisions of the Companies Act, 1956, having its  
registered office at 23A, N.S. Road, 8<sup>th</sup> Floor, Room No. ,  
Kolkata - 700001 and represented by its DIRECTOR  
**SMT. KANTA BHUTORIA,** (PAN - AABCC2791A), wive of  
Mr. Prakaash Bhutoria, hereinafter called and referred to  
as the **"PURCHASER"** (which term of expression shall  
unless excluded by or repugnant to the deemed to mean

and include its successors in office and assigns) of the **OTHER PART.**

**WHEREAS** one Sanatan Dalui, son of Late Khantaram Dalui of Vill. Uttar Kajirhat, P.S. Bishnupur, District South 24 Parganas was the sole and absolute owner of ALL THAT piece and parcel of Sali land measuring 39 Decimals (Annual rent of the said land is Rs. 3.29 payable to the Collector of W.B.), comprised in R.S. Dag No. 99, appertaining to C.S. & R.S. Khatian No. 94 (Annual rent of total land measuring 93 decimals under R.S. Khatian No. 94 is Rs. 7.85 payable to the Collector of W.B.), lying and situated at Mouza - Uttar Kajirhat, Pargana Magura, J. No. 22, R.S. No. 158, Touzi No. 3,4,5, at present within the limits of Paschim Bishnupur Anchal Panchayet, Police Station - Bishnupur, A.D.S.R.O. Bishnupur, in the District of South 24 Parganas, which he got by way of inheritance from his deceased father namely Khantaram Dalui and seized and possessed the same free from all sorts of encumbrances.

**AND WHEREAS** while said Sanatan Dalui was in peaceful possession and occupation over the said landed



property, due to urgent need of money, said Sanatan Dalui sold, conveyed and transferred the said land i.e. ALL THAT piece and parcel of Sali land measuring 39 Decimals, comprised in R.S. Dag No. 99, appertaining to R.S. Khatian No. 94, lying and situated at Mouza - Uttar Kajirhat, Pargana Magura, J.L. No. 22, R.S. No. 158, Touzi No. 3,4,5, at present within the limits of Paschim Bishnupur Anchal Panchayet, Police Station - Bishnupur, A.D.S.R.O. Bishnupur, in the District of South 24 Parganas unto and in favour of **SRI JAGADISH CHANDRA MONDAL** and **SRI DEBASISH MONDAL** (the **Vendors** herein) by virtue of a registered Deed of Conveyance in Bengali, which was duly registered on 20/04/1975 in the office of Bishnupur Sub-Registry office and recorded in Book No. 1, Volume No. 64, Page from 108 to 110; Being No. 5995 for the year 1975 at or for a valuable consideration mentioned therein and also handed over peaceful vacant possession thereon free from all sorts of encumbrances.

**AND WHEREAS** after purchasing the said property, while the **Vendors** herein were in peaceful possession and occupation over the said landed property, the name of **Vendor No. 1** herein namely **SRI JAGADISH CHANDRA MONDAL** was

finally recorded/published in the L.R. Settlement Records in respect of land measuring  $19\frac{1}{2}$  Decimals in  $\frac{1}{2}$  share out of 39 Decimals - recorded as 19 Decimals in Dag No. 99 under **L.R. Khatian No. Kri. 295** of Mouza Uttar Kajirhat and the name of **Vendor No. 2** herein namely **SRI DEBASISH MONDAL** was finally recorded/published in the L.R. Settlement Records in respect of land measuring  $19\frac{1}{2}$  Decimals in  $\frac{1}{2}$  share out of 39 Decimals - recorded as 20 Decimals in Dag No. 99 under **L.R. Khatian No. Kri. 361** of Mouza Uttar Kajirhat and seized and possessed the same free from all encumbrances.

**AND WHEREAS** thus the Vendor No. 1 herein become the sole and absolute owner of ALL THAT piece and parcel of Sali land measuring  $19\frac{1}{2}$  Decimals, comprised in R.S. & L.R. Dag No. 99, appertaining to R.S. Khatian No. 94, L.R. Khatian No. Kri. 295 and the Vendor No. 2 herein become the sole and absolute owner of ALL THAT piece and parcel of Sali land measuring  $19\frac{1}{2}$  Decimals, comprised in R.S. & L.R. Dag No. 99, appertaining to R.S. Khatian No. 94, L.R. Khatian No. Kri. 361, lying and situated at Mouza - Uttar Kajirhat, Pargana Magura, J.L. No. 22, R.S. No. 158, Touzi No. 3,4,5, at present within the limits of Paschim Bishnupur Anchal Panchayet,



*Police Station - Bishnupur, A.D.S.R.O. Bishnupur, in the District of South 24 Parganas and since then the Vendors herein have been possessing and occupying the same by paying the relevant rents and taxes to the appropriate authorities concern free from all sorts of encumbrances.*

**AND WHEREAS** *due to urgent need of cash money, the Vendor No. 1 herein agreed for absolute sale of ALL THAT piece and parcel of Sali land measuring 19½ Decimals, comprised in R.S. & L.R. Dag No. 99, appertaining to R.S. Khatian No. 94, L.R. Khatian No. Kri. 295 and the Vendor No. 2 herein agreed for absolute sale of ALL THAT piece and parcel of Sali land measuring 19½ Decimals, comprised in R.S. & L.R. Dag No. 99, appertaining to R.S. Khatian No. 94, L.R. Khatian No. Kri. 361, i.e. total land measuring **39 (thirty nine) Decimals**, lying and situated at Mouza - Uttar Kajirhat, Pargana Magura, J.L. No. 22, R.S. No. 158, Touzi No. 3,4,5, at present within the limits of Paschim Bishnupur Anchal Panchayet, Police Station - Bishnupur, A.D.S.R.O. Bishnupur, in the District of South 24 Parganas and the Purchaser herein proposed to purchase the said land at a fixed price or consideration of **Rs. 15,00,000/- (Rupees Fifteen Lakhs)***

only free from all charges, encumbrances and attachments and the Vendors considering the said price as reasonable and acceptable have agreed to sell the same to the said Purchaser at the said consideration.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs. 15,00,000/- (Rupees Fifteen Lakhs)** only being the lawful money of the Union of India well and truly paid by the said Purchaser to the Vendors on or before the execution of these presents and that being the full consideration money of the said land (the receipt ~~is~~ here of the Vendors do hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the same and every part thereof) the Vendors do hereby acquit, release and forever discharge the said Purchaser as well as the said land hereby transferred by the Vendors do hereby grant, transfer, sell, convey, assure and assign unto the said Purchaser **ALL THAT** piece and parcel of **Sali** land measuring **39 Decimals**, comprised in R.S. & L.R. Dag No. 99, appertaining to R.S. Khatian No. 94, L.R. Khatian Nos. Kri. 295 & Kri. 361, lying



and situated at Mouza - Uttar Kajirhat, Pargana Magura, J.L. No. 22, R.S. No. 158, Touzi No. 3,4,5, at present within the limits of Paschim Bishnupur Anchal Panchayet, Police Station - Bishnupur, A.D.S.R.O. Bishnupur, in the District of South 24 Parganas, morefully and particularly described in the Schedule 'A' & 'B' hereunder and shown in the plan demarcated by **RED** border lines **OR HOWSOEVER OTHERWISE** the said land and hereditament now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished with all paths, passage, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water-courses and all other former and ancient rights, lights, liberties, benefits, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually hold, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, 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 Vendors into and upon the said land and every part thereof and all



*the deeds, pattahs, muniments, writings, evidences of title etc. relating to or concerning the said land hereditaments and every part thereof which now are or may hereafter be in the custody, power, control or possession of the Vendors or any person or persons from whom the said Vendors may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the said Purchaser absolutely and forever free from all encumbrances and the Vendors do hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, thing, deed, matters, whatsoever made, done or executed or knowingly suffered to the contrary the Vendors now have good right, full power and absolute authority to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and that the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents to the Collector, South 24 Parganas for the State of West Bengal upon getting the name*

duly mutated in the B.L.R.O. Office and in the Office of the **Paschim Bishnupur Gram Panchayet** in place of the Vendors and receive the rents, issues and profits thereof without any lawful eviction interruption claim and demand.

The Vendors herein hereby declare/s that the conveyed property is not subject matter of any civil suit either filed by me or any body whatsoever and that the said property is free from all encumbrances, charges, liens, attachments, mortgages etc. AND if the property hereby sold is acquired by any authority, the purchaser shall be entitled to the compensation amount in full and the Vendors or his/her/ their heirs, executors, representatives, administrators or assigns shall not be able to object in the same.

The said land has not been acquired by the State Govt., or any other authority nor the Vendors has/have received any notice therefore.

If any of the representations or covenants made hereinbefore by the Vendors is subsequently found to be false or any fraud is detected hereafter the Vendors shall be liable to compensate the loss if sustained by the Purchaser.



The Vendors also undertake to rectify and/or amend any error or omission if transpired in the Deed in future.

**SCHEDULE 'A' ABOVE REFERRED TO**

(Description of sold land of **Jagadish Chandra Mondal**)

**ALL THAT** piece and parcel of **Salt** land measuring **19½** Decimals, comprised in **R.S. & L.R. Dag No. 99**, appertaining to **R.S. Khatian No. 94, L.R. Khatian No. Kri. 295**, lying and situated at **Mouza - Uttar Kajirhat, Pargana Magura, J.L. No. 22, R.S. No. 158, Touzi No. 3,4,5**, at present within the limits of **Paschim Bishnupur Anchal Panchayet, Police Station - Bishnupur, A.D.S.R.O. Bishnupur**, in the District of South 24 Parganas with all easement rights and benefits thereto.

**SCHEDULE 'B' ABOVE REFERRED TO**

(Description of sold land of **Debasish Mondal**)

**ALL THAT** piece and parcel of **Salt** land measuring **19½** Decimals, comprised in **R.S. & L.R. Dag No. 99**, appertaining to **R.S. Khatian No. 94, L.R. Khatian No. Kri. 361**, lying and situated at **Mouza - Uttar Kajirhat, Pargana Magura,**

**J.L. No. 22, R.S. No. 158, Touzi No. 3,4,5, at present within the limits of Paschim Bishnupur Anchal Panchayet, Police Station - Bishnupur, A.D.S.R.O. Bishnupur, in the District of South 24 Parganas with all easement rights and benefits thereto.**

*i.e. Total Land measuring 39 (thirty nine) Decimals with all easement rights and benefits thereto.*

*The said total landed property has been shown by **RED** border lines in the plan or map annexed herewith and the said Plan or Map shall be regarded as the part and parcel of this Deed.*

*Annual rent of the said property is payable to the Collector of South 24 Parganas.*

*The said total land is butted and bounded as follows :-*

**ON THE NORTH** : *RS Dag nos. 103, 102, 101*

**ON THE SOUTH** : *R Dag no. 86.*

**ON THE EAST** : *RS Dag no. 100*

**ON THE WEST** : *RS Dag no. 98.*



**IN WITNESS WHEREOF** the Parties have hereunto set and subscribed their hands on this the day, month and year first above written.

**SIGNED AND DELIVERED**

in the presence of

**WITNESSES :-**

1. *Saumitra Mondal*  
Ho - *Jagdish Mondal*  
vill - *Namubad P.O. Rasapurje*  
Dist - *24 P.S. (S)*

*Jagdish Mondal*

2. *Ashis Mondal*  
*Nandad*

*Debasis Mondal*

**SIGNATURE OF THE VENDORS**

*X*

**SIGNATURE OF THE PURCHASER**

- : ( 14 ) : -

- : MEMO OF CONSIDERATION :-

RECEIVED of and from the within named Purchaser the within mentioned the sum of **Rs. 15,00,000/- (Rupees Fifteen Lakhs)** only being the full and entire consideration money of this Indenture by following memo :-

MEMO

<u>Cash/Cheque.</u> <u>No.</u>	<u>Date.</u>	<u>Drawn On</u>	<u>Amount</u> <u>(Rs)</u>
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By cash - Total Rs. 15,00,000/-

(Rupees Fifteen Lakhs only)

WITNESSES :-

1. Soumitra Mondal.  
Ho - Jagadish Mondal.  
vill - Nawababad P.O. - Rosapujia.  
Dist - 24 P.G.S(S)

Jagadish Mondal

Debasis Mondal.

2. Athil Mondal.

Mondal.

SIGNATURE OF THE VENDORS

Drafted by me,

Bidhan ch. Ghanta  
Adv.

14/7/99.

Computer Printed at :  
22, Panchanantala Lane  
Kolkata - 700034.

By : Debajit Acharya





Government Of West Bengal  
Office Of the A.D.S.R. BISHNUPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 05886 of 2014  
(Serial No. 05672 of 2014 and Query No. 1613L000013339 of 2014)

On 25/10/2014

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

Presented for registration at 17.10 hrs on :25/10/2014, at the Private residence by Sri Jagadish Chandra Mondal , one of the Executants.

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

Execution is admitted on 25/10/2014 by

1. Sri Jagadish Chandra Mondal, son of Lt. Harendra Nath Mondal , Village:Nowabad, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Cultivation
  2. Sri Debasis Mondal, son of Lt. Harendra Nath Mondal , Village:Nowabad, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Cultivation
- Identified By Soumitra Mandal, son of Jagadish Mondal, Village:Nowabad, Thana:-Bishnupur, P.O. :-Rasapunja, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

( Kaustava Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

On 11/11/2014

**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.-15,00,000/-

Certified that the required stamp duty of this document is Rs.- 75010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

On 12/11/2014

**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, 5 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 16496.00/-, on 12/11/2014

( Under Article : A(1) = 16489/- ,E = 7/- on 12/11/2014 )

( Abu Hena Mobassir )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR



**Government Of West Bengal**  
**Office Of the A.D.S.R. BISHNUPUR**  
**District:-South 24-Parganas**

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**Endorsement For Deed Number : I - 05886 of 2014**  
**(Serial No. 05672 of 2014 and Query No. 1613L000013339 of 2014)**

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**Deficit stamp duty**

Deficit stamp duty Rs. 75000/- is paid , by the draft number 703651, Draft Date 11/11/2014, Bank :  
State Bank of India, BAKHRAHAT, received on 12/11/2014

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

( Abu Hena Mobassir )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR



**PROPOSED SALE DEED PLAN OF A LAND**

SHOWING AT MOUZA: UTTARKAJIRHAT, JL NO: 22, R.S NO: 158, TOUJI NO:3,4,5, PS: BISHNUPUR, DIST: 24 PARGANAS (SOUTH), PROPOSED AREA : 39 DEC MORE/LESS IN R.S DAG NO: 99, UNDER R.S KHATIAN NO: 94, AND L.R KHATIAN NO: 295 361 UNDER PASCHIM BISHNUPUR GRAM PANCHAYET, BLOCK - BISHNUPUR (II). SCALE: 1" = 40'-0"



**VENDEE :-**

CHARLES COMMERCIAL PVT. LTD.  
DIR - SMT. KANTA BHUTORIA  
W/O: MR. PRAKAASH BHUTORIA  
23 A, N. S. ROAD, KOLKATA - 700001

**VENDORS:-**

1) SRI JAGADISH CHANDRA MONDAL  
2) SRI DEBASISH MONDAL  
ALL S/O: LATE HARENDRANATH MONDAL  
VILL: NAWABAD, PO: RASAPUNJA  
DIST - SOUTH 24 PARGANAS

**SIGNATURE:-**

*Jagadish Mondal*  
*Debasish Mondal*



**REMARKS:-**  
THE PROPOSED AREA IS SHOWN BY RED COLOURED BOUNDARY.



**GOUTAM MONDAL**

SURVEYOR, PLANNER

Regd. No. - 15190

Vill + P.O - Bakhrabat

Dist. - 24 Parganas (S)

*Goutam Mondal*  
*24.12.15*



Right Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Left Hand

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Name Kanta Bhutoria

Signature Kanta Bhutoria



Right Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Left Hand

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Name Jagadish Mondal

Signature Jagadish Mondal



Right Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Left Hand

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Name Debasis Mondal

Signature Debasis Mondal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 22  
Page from 3828 to 3847  
being No 05886 for the year 2014.



(Abu Hena Mobassir) 12-November-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR  
Office of the A.D.S.R. BISHNUPUR  
West Bengal