

10393

1-14728



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

577 — 46 121/1578/811616

210 m

Admissible under rule 21 and also  
 u/s 5 (1) of the W. B. L. R.  
 Act 1955 duty Stamp and Exempt.  
 from does not require Stamp duty  
 under the Indian Stamp Act  
 1989. Schedule I.A. No .....

NS to Kh. 4964

Fees Paid .....

G. P. .... in C.P.R.

(Additional District Registrar)  
 District Registrar (Deputy Registrar)

23 DEC 2006

**DEED OF CONVEYANCE**

VALUED AT RS. 20,000.00 (Rupees Twenty Thousand) ONLY.

THIS DEED OF CONVEYANCE. made this the 22nd day of  
 December, 2006 (Two thousand Six) of the Christian Era.

BETWEEN

1545  
 20/12/2006  
 Sanjit Siroder  
 Jyoti Nagar, Rajkot  
 Nat-57

સંખ્યા \_\_\_\_\_  
 સન ૦૦૦૦ \_\_\_\_\_  
 ક્ષેત્રના નામ \_\_\_\_\_  
 સહિત \_\_\_\_\_  
 ટાપુ મૂલ્ય ૪૦૦૦ \_\_\_\_\_  
 જિલ્લા \_\_\_\_\_  
**વારાસાટ**  
 ઉત્તર ૨૮ પરગણા

ટી. ડી. નં. \_\_\_\_\_  
 ક્ષેત્ર તાં \_\_\_\_\_  
 ટાપુ મૂલ્ય \_\_\_\_\_

**ટ્રેજરી અધિકારી વારાસાટ**  
**જિલ્લા તાપસ મહા**



Presented for Registration at \_\_\_\_\_ A.M./P.M.  
 on the \_\_\_\_\_ day of \_\_\_\_\_ 2006  
 of the \_\_\_\_\_ (Dist. Lake City)  
 Addl. District Registrar Officer  
 by \_\_\_\_\_  
 \_\_\_\_\_ Executant/Claimant

નોંધાયેલી દેવી વિશ્વાકર્મા



17602  
 Additional District Registrar  
 Rajkot

S/O/W/O/D/O \_\_\_\_\_  
 of \_\_\_\_\_  
 P.S. \_\_\_\_\_  
 Dist. 24 Patanas North by Caste \_\_\_\_\_  
 Hindu / \_\_\_\_\_ by Profession Service  
 Business / House / Cultivator



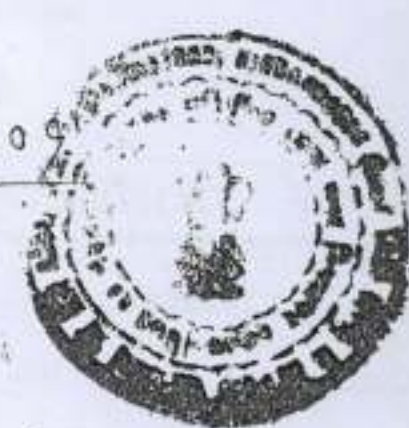
નોંધાયેલી દેવી વિશ્વાકર્મા  
 Self and As Constituted  
 Atty of Gekhar VSNAKARMA  
 22 DEC 2006

17608

Amar VSNAKARMA



17609



S/O/W/O/D/O \_\_\_\_\_  
 of \_\_\_\_\_  
 P.S. \_\_\_\_\_  
 Dist. 24 Patanas South by Caste \_\_\_\_\_  
 Hindu / \_\_\_\_\_ by Profession Service  
 Business / House / Cultivator

Sanjit Siroder

Sh. K. Shivchari Lal Jaiswal  
 At 95/1 Bakshindai Road  
 Rajkot-360004

Additional District Registrar  
 Rajkot

22 DEC 2006

(2)

(1) SMT. LAL MANI DEVI VISWAKARMA wife of Late Jay Ram Viswakarma, by faith-Hindu, by Nationality-Indian, by Occupation Housewife, residing at 8/62/H/12, Keshab Chandra Sen Street, P.S. Amherst Street, Kolkata-700009, (2) SRI SEKHAR VISWAKARMA son of Late Jay Ram Viswakarma, by faith-Hindu, by Nationality-Indian, by Occupation Business, residing at 8/62/H/12, Keshab Chandra Sen Street, P.S. Amherst Street, Kolkata-700009, represented by his constituted Attorney Smt. Lal Mani Devi Viswakarma, wife of Late Jay Ram Viswakarma, by faith-Hindu, by Nationality-Indian, by Occupation Housewife, residing at 8/62/H/12, Keshab Chandra Sen Street, P.S. Amherst Street, Kolkata-700009, vide Power of Attorney No. 00749 copied in Book No. IV, Volume No. 22, Pages at 172 to 180, dated 14/11/2006 and registered at A.D.S.R.O. Bidhan Nagar (Salt Lake City) (3) SRI AMAR VISWAKARMA son of Late Jay Ram Viswakarma, by faith-Hindu, by Nationality-Indian, by Occupation Business, residing at 8/62/H/12, Keshab Chandra Sen Street, P.S. Amherst Street, Kolkata-700009, hereinafter referred to as the VENDORS (which terms expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, administrators, legal representatives and assigns) of the ONE PART;

A N D

SRI SANJIT SIKDER son of Sri Rajendra Nath Sikder, by faith-Hindu, by Occupation Business, by Nationality-Indian, residing at Jyoti Nagar, P.O. Gouranganagar, P.S. Rajarhat Dist. North 24-Parganas, Kolkata- 700 059 hereinafter called and referred to

স্বাক্ষরিত

স্বাক্ষরিত

(3)

as the **PURCHASER** (which terms or expressions shall unless ~~excluded by or repugnant to the context be deemed~~ to mean and include his heirs, executors administrators, legal representatives and assigns) of the **OTHER PART.**

**WHEREAS** one Haridas Mondal son of Late Jogesh Chandra Mondal of Sahebkhali, P.S. Hasnabad, District North 24-Parganas purchased a piece or parcel of land measuring an area of 2.59 Acre more or less comprised in C.S. Dag No. 1317 under C.S. Khatian No. 616 within Mouza-Ghuni, P.S. Rajarhat, Dist. North ~~24-Parganas~~ along with other properties by way of a registered Deed of Sale Being No. 5955 dated 08/11/1954 duly recorded in Book No. 1, Vol. No. 80 Pages written at 111 to 116 registered at A.D.S.R.O. Cossipore Dum Dum, Dist. North 24-Parganas executed and registered by one Sk. Habibulla son of Late Sk. Hingu of 58, Satgachi Road, P.S. Dum Dum, District North 24-Parganas, free from all encumbrances.

**AND WHEREAS** by a ~~registered Deed of Exchange~~ being no. 4328 for the year 1955 registered at A.D.S.R.O. Cossipore Dum Dum made between the aforesaid Haridas Mondal of the One Part and (1) Basiruddin Mondal (2) Najimuddin Mondal and (3) Joynuddin Mondal of the Other Part in terms of which the said Haridas Mondal obtained a plot of land measuring an area of 1.55 Acre comprised in C.S. Dag No. 1318 under C.S. Khatian No. 616 within Mouza-Ghuni, P.S. Rajarhat, Dist. North 24-Parganas by way of Exchange with the said Basiruddin Mondal and Two Others duly incorporated in Book No.1, Vol.

(4)

No. 65, Pages at 214 to 215 dated 02.05.1955.

**AND WHEREAS** while the aforesaid Haridas Mondal was enjoying and possessing the said property as an absolute owner got his name recorded in the R.S. Record of Rights in respect of 2.59 Acre in R.S. Dag No. 1359 under R.S. Khatian No. 1044 and land measuring 2.44 Acres under R.S. Dag No. 1370, R.S. Khatian No. 658 within Mouza-Ghuni, P.S. Rajarhat, District North 24-Parganas.

**AND WHEREAS** the aforesaid Haridas Mondal duly recorded his name in respect of his acquired property under K.B. Khatian No. Kri. 2095.

**AND WHEREAS** thus the aforesaid Haridas Mondal became the absolute owner measuring an area of 2.59 Acre under C.S. Dag No. 1317 corresponding to R.S. Dag No. 1369, under C.S. Khatian No. 616 corresponding to R.S. Khatian No. 1044 by way of Purchase and land measuring 2.24 Acre under C.S. Dag No. 1318 corresponding to R.S. Dag No. 1370 under C.S. Khatian No. 616 corresponding to R.S. Khatian No. 658, K.B. Khatian No. Kri. 2095 by way of Exchange, free from all encumbrances.

**AND WHEREAS** by a registered Deed of Sale dated 10/03/1995 registered at the Office of the Additional District Sub-Registrar Bidhan Nagar (Salt Lake City) Being No. 1213 for the year 1995 one Haridas Mondal son of Late Jogesh Chandra Mondal of Sahebkhali, P.S. Hasnabad, Dist. North 24-Parganas granted, sold, transferred and conveyed **ALL THAT** a

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(5)

piece or parcel of Sali land with common passage measuring an area of more or less 3 Cottahas 14 Chattacks 36 Sq.ft. comprised in C.S. Dag No. 1317, R.S. Dag No. 1369, under C.S. Khatian No. 616, R.S. Khatian No. 1044 AND land measuring 1 cottah 1 chattack 9 Sq.ft. more or less comprised in C.S. Dag No. 1318, R.S. Dag No. 1370 under C.S. Khatian No. 616, R.S. Khatian No. 658, L.R. Khatian No. 2095 i.e. Total area of land 5 Cottahas more or less being Scheme Plot No. 1, within Mouza-Ghuni, J.L. No. 23, R.S. No. 232, Touzi No. 1250 under Pargana Kolkata, P.S. Rajarhat, Dist. North 24-Parganas within the limits of Jyangra-Hatiara 2 No, Gram Panchayet and Sub-Registration Office Bidhan Nagar (Salt Lake City) more fully and particularly mentioned and described in the Schedule hereunder written unto and to the use of (1) Smt. Lal Mani Devi Viswakarma wife of Late Jay Ram Viswakarma (2) Sri Sekhar Viswakarma and (3) Sri Amar Viswakarma both sons of Late Jay Ram Viswakarma of 8/62/H/12, Keshab Chandra Sen Street, Kolkata-700009 for the consideration therein mentioned which is duly recorded in Book No. 1, Vol. No. 27, Pages at 157 to 162 absolutely and forever, free from all encumbrances.

**AND WHEREAS** by virtue of such purchase the said, (1) Smt. Lal Mani Devi Viswakarma (2) Sri Sekhar Viswakarma and (3) Sri Amar Viswakarma became the undivided equal Joint owners of the said land physically measuring about 05 Cottahas be the same a little more or less and morefully and clearly mentioned in the Schedule hereinbelow, free from all

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১৩১৭/১৩১৮/১৩১৯

(6)

encumbrances,

**AND WHEREAS** thus the Vendors herein became the undivided equal absolute owner of and/or otherwise well and sufficiently entitled to the said property as fully described in Schedule hereunder written, free from all encumbrances,

**AND WHEREAS** the Vendors in addition to the above has also represented and declared to the Purchaser as follows:-

- a) That the Vendors are the undivided equal joint owners in respect of the said property more fully and particularly described in the Schedule hereunder written and no other persons has any right, title, interest, claim, demand whatsoever and howsoever over and in respect of the said property or any part thereof.
  - b) That the said property is free from all encumbrances, charges, liens, lispendents, attachments, trusts whatsoever and howsoever and there is no dispute after or before in the title of the Vendors and the Vendors have good, clear and marketable title in respect of the said entire property.
  - c) That no mortgage or charge has been created by the Vendors by deposit of title Deeds or otherwise over and in respect of the said property or any part thereof.
  - d) That there is no legal impediment or bar on the part of the Vendors to sell, assign, and transfer the said property or any part thereof.
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(7)

- e) That the said property is not subject to any acquisition or requisition proceeding and the Vendors have no knowledge of and has not received any Notice to that effect from any authority or authorities,
- f) That no Certificate Case is pending for realisation of any taxes from the Vendors,
- g) That no suit or proceeding is pending in any Court regarding the title or any other purpose of the said property or any part thereof or of any other Nature whatsoever affecting the said property.
- h) That the Vendors have not entered into any Agreement for Sale, transfer, let out the said property as more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the said property or any part thereof with any other person or persons, whatsoever and/or any other Agreement whatsoever in respect of the said property or any part thereof.

**AND WHEREAS** relying upon the aforesaid representations and/or declarations of the Vendors and believing the same to be true and acting on good faith, and the Vendors agreeing to sell, assign and transfer a piece or parcel of land measuring an area of 03 Cottahas out of total acquired land 05 Cottahas more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the said property and the Purchaser has agreed to purchase the said property and to part with the money and to purchase the said property at



(8)

a total consideration of Rs. 20,000.00 (Rupees Twenty Thousand) only free from all encumbrances whatsoever and howsoever on the terms and conditions hereafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 20,000.00 (Rupees Twenty Thousand) only paid by the Purchaser to the Vendors on or before the execution of these presents (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to have received on and from the same and every part thereof, the Vendors doth hereby release, acquit, exonerate and discharged the Purchaser and the said property hereby conveyed) the Vendors doth hereby indefeasibly grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser its ownership, entitlements, right, title and interest in ALL THAT piece or parcel of land measuring an area of 03 (three) cottahs out of 05 cottahs more or less in C.S. Dag No. 1317, R.S. Dag No. 1369 under C.S. Khatian No. 616, R.S. Khatian No. 1044 L.R. Khatian No. 2095, within Mouza Ghuni J.L. No. 23. Re.Sa. No. 232, Touzi No. 1250 under Parganas Kolkata, P.S. Rajarhat, District North 24 Parganas under Jyangra Hatiara 2 No. Gram Panchayet morefully and particularly described in the Scheudle hereunder written and hereinafter referred to as the 'Said Property' TOGETHER WITH all right, liberties, easements, privilages, appendages, paths, passages, tenaments, premises and heriditaments belonging to or in any way appertaining to the said property or any party thereof unto and to the use of the purchaser

(9)

absolutely and for ever and the Vendors have delivered Vacant Khaas and peaceful possession of the said property unto the purchaser on this date at the time of payment of consideration price and the Vendors doth thereby covenant with the Purchaser that NOTWITH STANDING any act, deeds, matter and things by the Vendors have good right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property and every party thereof unto and to the use of the said purchaser absolutely and forever and the Vendors doth hereby further covenant with the Purchaser that the property hereby sold, transferred, conveyed or expressed or intended so to be is free from all encumbrances attachments, liens, charges and dispendences whatsoever and howsoever and the Purchaser shall and will and at all times hereafter possess and enjoy the said property and receive, rents, issues, profits, thereof and there from without any lawful eviction, interruption or interference claim, demand whatsoever from or by the Vendors or any other person or persons claiming through under or in trust for the Vendors and further that the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such other and further acts, deeds, matters and things for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser and further that the Vendors shall and will at all times hereafter indemnify save and keep the Purchaser indemnified against all action, losses, claims, damages, liens, charges,

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(10)

dependencies whatsoever in respect of the said property in these presents. The Vendors doth hereby deliver all original Title Deeds and other documents in respect of the said property to the Purchaser herein (if any).

SCHEDULE OF THE SAID PROPERTY REFERRED TO  
ABOVE:

(Said property hereby sold)

ALL THAT piece and parcel of land measuring an area of 03 (three) Cottahs Shali land out of 3 cottahs 14 chittacks out of total acquired property 05 cottahs comprised in C.S. Dag No. 1317, R.S. Dag No. 1369 under C.S. Khatian No. 616, R.S. Khatian No. 1044, R. Khatian No. 2095, Police Station Rajarhat, Additional District Sub-Registration office Bidhan Nagar (Salt Lake City) under Pargana - Kolikata, within Mouza Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 1250 in the District of North 24 Parganas within the limits of Jyangra Hatiara 2 No. Gram Panchayet having Rayati Possessory Right under the ~~Collector of~~ the District of North 24 Parganas on behalf of the Government of West Bengal which is clearly shown and delineated in the Plan or Map by Colour RED.

The Govt. Rents of the sold property shall be fixed under the provisions of West Bengal Land Revenue Housing Act.

The Photographs, ten fingers impression of the Vendors and the Purchaser and also the said plan will be treated and considered as part of the instant Deed of Conveyance. Memo-10-577/49/  
HI/NTP- 37-10-5-2000.

10/10/2000

(11)

BUTTED AND BOUNDED BY :

- ON THE NORTH : 12 feet wide passage  
ON THE SOUTH : 10 feet wide common passage  
ON THE EAST : Pulin Halder and others  
ON THE WEST : 12 feet wide passage.

IN WITNESS WHEREOF the Vendors and Purchaser here to have set and subscribed their respective hands after knowing and understanding the full contents of this Deed in their sound health and sound mind on this the day, month and year first above written.

SIGNED AND DELIVERED KOLKATA  
IN PRESENCE OF THE FOLLOWING

WITNESSES:

- 1) Ruitas Bhari  
of Gaurangonagar  
Kolkata-59
- 2) Tarani Mondal.  
Village - Gaurangonagar.  
P.O. - Ranganagar  
Kolkata - 700059.

Self and as constituted  
Attorney of Sri Sekhar  
Viswa Karma.  
Anur Acharya

\_\_\_\_\_  
SIGNATURE OF THE VENDORS

Drafted and explained by :-

Proceedor :-  
(SRI MANOJ KANTI SIKDER)  
Advocate

District Judges' Court,  
North 24-Parganas, Barasat

Typed by me :-

Bidyut Kumar Halder  
(Bidyut Kumar Halder)  
Barasat.

Sanjit Sinha

\_\_\_\_\_  
SIGNATURE OF THE PURCHASER

11/12/1959

(12)

## MEMO OF CONSIDERATION

RECEIVED the total consideration amounting to Rs. 20,000.00  
(Rupees Twenty Thousand) only in full from the ~~within named~~  
Purchasers by cash.

### WITNESSES :

1. Ruidas Phui
2. Tarani Mondal.

जालमजारीद्वारा विश्वकामा

Self and as constituted Attorney  
of Sri Sekhan Viswakammi  
Amar Singharaman

Signature of the Vendor.

AGENT OF THE  
DONOR/AGENT/SELLER/  
BUYER/CLAIMANT  
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



लालमणी देवी विलमी

LH.

RH.



ATTESTED :-

लालमणी देवी विलमी



Amar Vishwakarma

LH.

RH.



ATTESTED :-

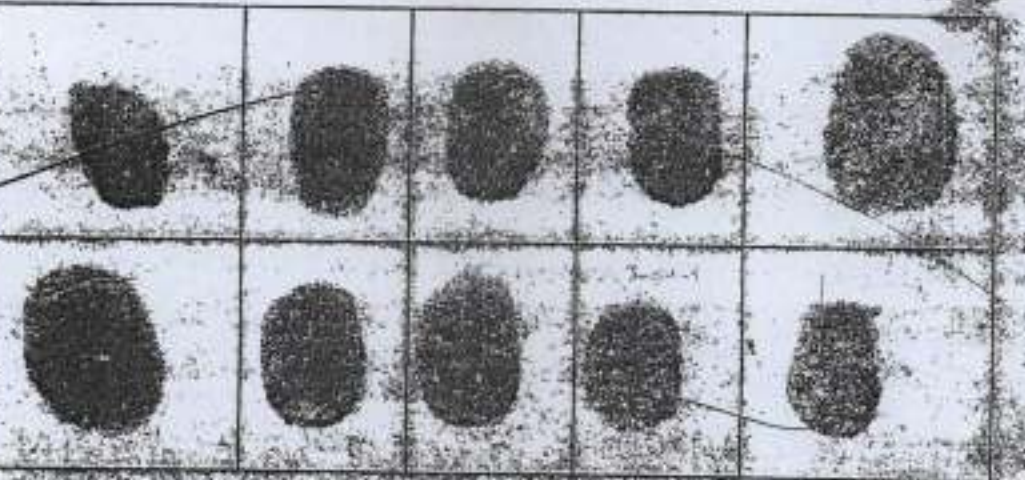
Amar Vishwakarma



Sanjit Sinhas

LH.

RH.



ATTESTED :-

Sanjit Sinhas



**Government Of West Bengal**  
**Office of the A. D. S. R. BIDHAN NAGAR**  
**BIDHAN NAGAR**  
Endorsement For deed Number :I-14728 of :2008  
(Serial No. 10393, 2006)

On 22/12/2006

Payment of Fees:

Fee Paid in rupees under article : A(1) = 209/- on:22/12/2006

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 210000/-

Certified that the required stamp duty of this document is Rs 10500 /- and the Stamp duty paid as: Impressive Rs- 1000

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 12.00 hrs on :22/12/2006,at the Office of the A. D. S. R. BIDHAN NAGAR by Lal Mani Devi Viswakarma,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on,22/12/2006 by

1. Lal Mani Devi Viswakarma, wife of Late Jayram Viswakarma ,8/62/h/12, Keshab Ch. Sen St. Kolkata ,Thana Amherst St.,Pin 700009, By caste Hindu,by Profession :House wife
2. Amar Viswakarma, son of Late Jayram Viswakarma ,8/62/h/12, Keshab Ch. Sen St. Kolkata ,Thana Amherst St.,Pin 700009, By caste Hindu,by Profession :Business
3. Sanjit Sikder, son of Rajendra Nath Sikder ,Jyoti Nagar Kolkata ,Thana Rajarhat,Pin 700059, By caste Hindu,by Profession :Business

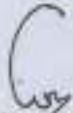
Identified By Bholanath Jaiswal, son of Late G. L. Jaiswal 90/1, Dakshindari Rd. Kolkata 700048 Thana . by caste Hindu,By Profession ----

Executed by Attorney

1. Execution By Lal Mani Devi Viswakarma, wife of Late Jayram Viswakarma ,8/62/h/12, Keshab Ch. Sen St. Kolkata ,Thana: Amherst St. 700009 By caste Hindu,by Profession :Business,as the constituted attorney of 1. Sekhar Viswakarma is admitted by him

Identified By Bholanath Jaiswal, son of Late G. L. Jaiswal 90/1, Dakshindari Rd. Kolkata 700048 Thana . by caste Hindu,By Profession ----

Name of the Registering officer :Nurul Amin Khan  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

  
[Abhijit Kumar Das]

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR

Govt. of West Bengal



Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR

Endorsement For deed Number :I-14728 of :2008  
(Serial No. 10393, 2006)

On 23/12/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955: Court fee stamp paid Rs. 10.00/-


Deficit stamp duty

Deficit stamp duty Rs 9520/- is paid, by the draft number 590132; Draft Date 23/12/2008 Bank Name STATE BANK OF INDIA Swasthya Bhawan, received on 23/12/2008.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 2090/- on: 23/12/2008.

Name of the Registering officer :Abhijit Kumar Das  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

  
[Abhijit Kumar Das]  
ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR

Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 1112 to 1129  
being No 14728 for the year 2008.



Cms

(Abhijit Kumar Das) 24-December-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal