

4135/2019

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 658714

1074069  
1st & 2nd

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this documents.

District Sub-Registrar-II  
Howrah

17 JUL 2019

## :: **DEED OF CONVEYANCE** ::

**POLICE STATION-NISCHINDA, DISTRICT-HOWRAH**

**SALE VALUED AT RS. 8,00,000/- ONLY.**

**THIS DEED OF CONVEYANCE** is made on this the 17th day of July, Two Thousand Nineteen(2019)A.D.**BETWEEN SMT. MIRA BOSE** [PAN-AEIPB7612M], wife of Sri Ajoy Bose, by faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at Nischinda Dewanchak, P.O.-Nischinda, Police Station-Nischinda, District-Howrah, Pin-711227, In the State of West Bengal, hereinafter called and referred to as the **VENDOR** (which expression shall unless be

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[2]

excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, successors, representative and assigns) of the **ONE PART.**

**A N D**

**SRI AMAL DAS** [PAN- AFPPD4688F] son of Late Debendra Nath Das, by faith-Hindu, by occupation-Business, residing at North Ghoshpara Arunava Sarani, P.O. Ghoshpara, Police Station-Nischinda (Bally), District-Howrah, Pin-711227, In the State of West Bengal, hereinafter referred to as the **PURCHASER** (which expression shall unless be excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, representative and assigns) of the **OTHER PART.**

**WHEREAS** ALL THAT piece and parcel of Bastu Land measuring an area about 1 Cottah 10 Chittaks 11 Sq.ft. be the same or a little more or less together with Tiles Sheed Structure measuring about 100 Sq.ft. Comprised in R.S. Dag No. 1642 under Khatian No. 3034 Jer R.S.Khatian No.7404 lying and situated at Nischinda Dewanchak, in Khalore Pargana, Touzi No. 3989 (Hooghly), Mouza-Bally, J.L.No.14, under Police Station-Nisachinda(Bally), within the jurisdiction of Nischinda Gram Panchayet in the District Howrah hereinafter referred to as the **SAID PROPERTY** which is the subject matter of this Deed of Conveyance more fully described and mentioned in the Schedule below.

**AND WHEREAS** One Smt. Anjali Bose purchased 4 Cottahs 6 Chittaks be

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the same or a little more or less Bastu land and she was the absolute owner and possessor of the entire property thereafter the said Smt. Anjali Bose above mentioned purchased land by paying rent and taxes to the concerned authority and recorded in her name in Settlement office and enjoying by her, with she absolute and exclusive right, title, interest and possession Comprised in R.S. Dag No. 1642 under Khatian No. 3034 Jer R.S. Khatian No.7404 lying and situated at Nischinda Dewanchak, in Khalore Pargana, Touzi No. 3989 (Hooghly), Mouza-Bally, J.L.No.14, under Police Station-Nisachinda (Bally), within the jurisdiction of Nischinda Gram Panchayet in the District Howrah and peacefully seized possessed the same as the owner of the said property and is free from all encumbrances.

**AND WHEREAS** the said Smt. Anjali Bose her purchased landed property transferred and handed over plot of land from 4 Cottahs 6 Chittaks Bastu Land gifted measuring about 1 Cottah 10 Chittaks 11 Sq.ft. be the same or a little more or less Bastu land land to Smt. Mira Bose, wife of Sri Ajoy Bose by way of Registered Deed of Gift, dated 27.04.2005, which was duly recorded as Book No.I, Being No. 1897 for the year of 2005 in the Office of Additional District Sub Registrar Howrah comprised in R.S. Dag No. 1642 under Khatian No. 3034 Jer R.S. Khatian No.7404, within the Mouza-Bally, J.L.No.14, P.S. Bally at present Nischinda, in the District- Howrah.

**AND WHEREAS** the said Smt. Mira Bose got by virtue of Registered Deed of Gift the above mentioned 1 Cottah 10 Chittaks 11 Sq.ft. Bastu land and owned

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[4]

and possessed the same in peaceful khas possession of the said land as the owner of the said property by paying rent and taxes to the concerned authority and made a tile shed structure and free from all encumbrances.

**AND WHEREAS** the said Smt. Mira Bose the said land is free from all encumbrances and the present Vendor do hereby declare that the said land is not subject to any charges and the Vendor have not received any notice of acquisition or requisition from the Government of West Bengal and the Vendor have not borrowed any money upon creating any mortgage of the said land and there is no impediment on the part of the present Vendor to sell, transfer and convey the said land.

**AND WHEREAS** the present Vendor due to her urgent need of money agreed to sell, transfer and the present Purchaser have agreed to purchase the said property which is more fully and particularly described in the Schedule hereunder measuring about 1 Cottah 10 Chittaks 11 Sq.ft. Bastu land together with Tiles Shed structure measuring about 100 sq.ft. comprised in R.S. Dag No. 1642 under Khatian No. 3034 Jer R.S. Khatian No.7404, lying and situated at Nischinda Dewanchak, under Mouza Bally, J.L.No. 14, P.S. Nischinda, District-Howrah within the jurisdiction of Nischinda Gram Panchayet, at the total consideration of **Rs. 8,00,000/- (Rupees Eight Lakhs)** only, which is free from all encumbrances what so ever together with all right to easement and appearances absolutely and forever.

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**NOW THESE INDENTURE WITNESSETH** that in pursuance of the said agreement and consideration of the sum of **Rs. 8,00,000/- (Rupees Eight Lakhs)** only paid to the Vendor by the Purchaser at or immediately before the execution of the receipt whereof the Vendor do hereby admit and acknowledge and of the same and every part thereof and discharge the Purchaser his heirs, executors and successors and every one of his and also the said property the Vendor as beneficial owner do by the present grant, sell and transfer and assign and assure all her estate and interest in the Schedule property with all appearances, together with all trees, hedges, ways, water course, liberties, privileges, easements whatsoever to the land more fully described in the Schedule below.

**AND ALL** the estates, 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 same unto and to the use of the Purchaser his heirs, executors, administrators, assigns, absolutely, exclusively and forever together with title deeds, writings and other evidences of the title **AND THE VENDOR** do hereby covenant with the Purchaser his heirs, executors, administrators, representatives and assigns that notwithstanding any acts deed or things hereto before done, executed or knowingly suffered to contrary the Vendor is now lawfully seized and possesses of the said property free from all encumbrances attachments or defects in title whatsoever and that the Vendor full power to sell the Schedule mentioned property in manner aforesaid **AND** the Purchaser

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[6]

shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas possession without any claim or demand whatsoever from the Vendor or any person claiming through or under him **AND FURTHER THAT** the vendor her heirs successors, executors, assigns, administrators or representatives covenant with the Purchaser his heirs, successors, representatives, administrators or assigns to save harmless indemnify and keep indemnified the Purchaser his heirs, administrators or assigns or against all encumbrances, charges and equalities whatsoever and every part thereof in manner aforesaid according to the true intent and meaning of this Deed of Sale of the Purchaser after execution of this deed he may will every right to recorded his name by mutated in the appropriate department of the Govt. by paying taxes and enjoy his peaceful right, title, interest and possession absolute and exclusively peacefully and un-interruptedly, the Vendor and her heirs, executors, successors and assigns shall at all times hereafter indemnify and keep the Purchaser his heirs, executors, successors and assigns against all loss, damages, cost, charges, expenses if any suffer by reasons of any defect in the title of the Vendor or any breach of the covenants hereunder contained.

**:: SCHEDULE PROPERTY AS REFERRED TO ABOVE ::**

**(HERE BY SOLD)**

**ALL THAT** peace and parcel of Bastu Land measuring about **1 (One) Cottah 10 (Ten) Chittaks 11(Eleven) Sq.ft.** be the same more or less together with a structure Tile Sheed and Cemented Floor measuring about 100 Sq.ft. lying and

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[7]

situated at Nischinda Dewanchak, under Mouza Bally, J.L.No. 14, P.S. Nischinda, District-Howrah within the jurisdiction of Nischinda Gram Panchayet, comprised in R.S. Dag No. 1642 under R.S. Khatian No. 3034 Jer 7404 in Khalore Pargana, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, within the jurisdiction of District Sub Registrar Office and Additional District Sub Registrar Office Howrah which has been demarcated and delineated by the **RED** border shown in the annexed Plan or Map sold by this Deed of Sale along with all easement right and rights of use 4 (Four) Feet Wide Common Passage on the Western side of sold land. The proportionate Khajna payable to District Collectore Howrah on behalf of Government of West Bengal. That the sold land is butted and bounded in the following manner.

- ON THE NORTH** : Land of Kalyan Bhowmik.
- ON THE SOUTH** : Land of Amal Das R.S. Dag No. 1642.
- ON THE EAST** : Land and Building of Anjali Bose R.S. Dag No. 1642.
- ON THE WEST** : 4 (Four) Feet Wide Common Passage.

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[8]

IN WITNESSES WHEREOF the Vendor and Purchaser hereto subscribed their respective Signatures on this Deed of Sale on the day, month and year first written above.

SIGNED AND DELIVERED  
IN THE PRESENCE  
WITNESSES:

1. *Susanta Ghosh*  
*Howrah Court*

*Uma Bose*  
SIGNATURE OF THE VENDOR

2. *Ajoy Bose*  
*NISCHINDA, BALLY, HOWRAH*  
*PIN - 711227*

*Amal Das*  
SIGNATURE OF THE PURCHASER

Drafted by me and prepared  
In my Seristha.

*[Signature]*  
Advocate  
*N. F 375/355/78*  
Judges' Court, Howrah

Computer type by:

*[Signature]*  
(S.K. Samanta)  
Howrah Court.

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**:: MEMO OF CONSIDERATION ::**

**RECEIVED** a sum of **Rs. 8,00,000/- (Rupees Eight Lakhs)** only towards the consideration price in respect of Schedule mentioned Property by Cheque which the Vendor do hereby accept and acknowledges in the manner as follows :-

<u>Date</u>	<u>Particulars</u>	<u>Cheque No.</u>	<u>Amount</u>
12 /07/2019	Karur Vysya Bank Bally Ghoshpara Br.	000528	Rs. 8,00,000/
		<b>TOTAL</b>	Rs. <u>8,00,000/-</u>

(Rupees Eight Lakhs) only.

**WITNESSES :**

1. *Gusanta Ghosh*  
*Howrah Court*

*Uma Bose*  
**SIGNATURE OF THE VENDOR.**

2. *Ajay Bose*  
*NISCHINDA, BALLY, HOWRAH*  
*Pin - 711227*



# SALE DEED PLAN

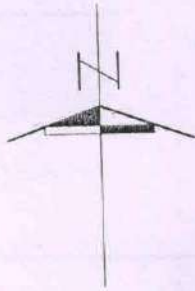
AT R. S. DAG NO - 1642(P), KHATIAN NO - 3034,

JER R.S. 7404, J.L. NO- 14, MOUZA - BALLY, P.S. NISCHINDA,

DIST. - HOWRAH.

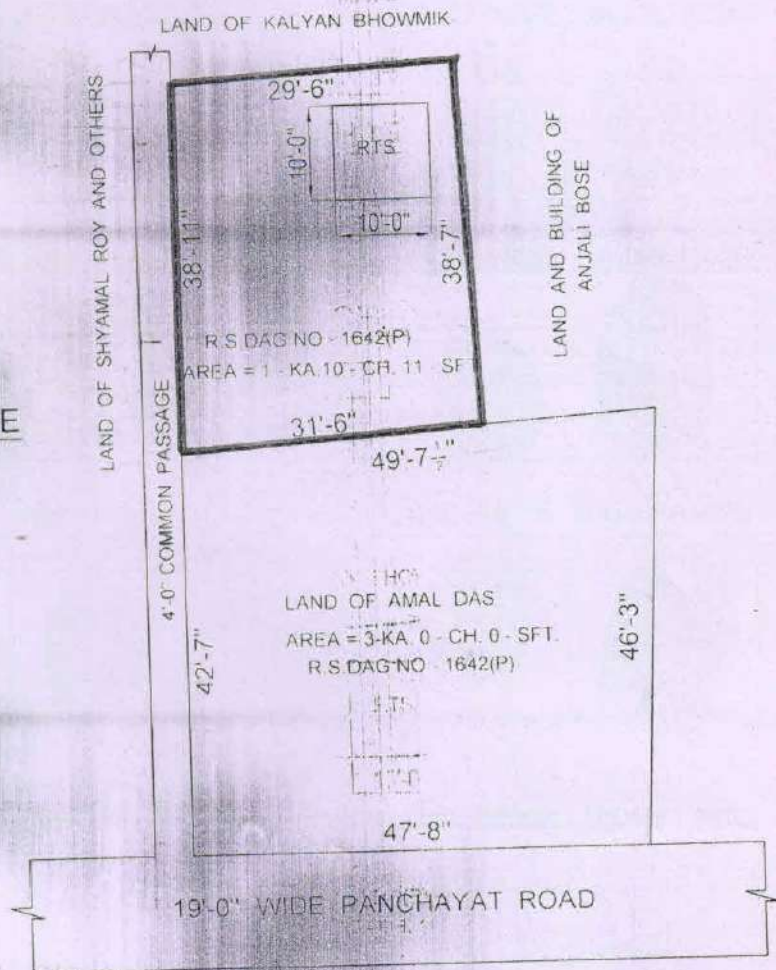
AREA OF LAND - 01 KA. 10 CH. 11 SFT.

SHOWN IN RED BORDER



VENDOR :- SMT. MIRA BOSE

VENDEE :- AMAL DAS



SIG. OF VENDOR

*Mira Bose*

SIG. OF VENDEE

*Amal Das*

DRAWN BY

*Ram*  
03.07.19  
RAM CHANDRA KANRAR  
L.B.S. (H2P) No. 30-CLASS-I  
Dharsha, Sethpara, G.I.P. Colony,  
Jagacha, Howrah,  
Mob. :- 9830047085



# SPECIMENT FORM FOR FINGER PRINTS



*Nina Bose*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB FINGER
L					

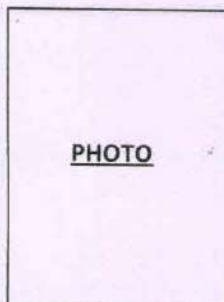
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB FINGER
R					



*Amal Das*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB FINGER
L					

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB FINGER
R					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB FINGER
L					

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB FINGER
R					





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

GRN: 192019200042037138 Payment Mode : Net Banking-SELF  
GRN 16/07/2019 11:20:15 Payment Gateway SBI EPay-State Bank of India  
BRN : 4143029806410 BRN Date: 16/07/2019 11:22:13  
SBI ePay txn No. : GTN SBI ePay txn Date. 16/07/2019 11:21:15

DEPOSITOR'S DETAILS

Name : AMAL DAS Id No. : 05130001074069/2/201  
Contact No. null  
E-mail : Mobile No. +91 9830455410  
Address : NORTH GHOSHPARA BALLY HOWRAH  
User Type : Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	05130001074069/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	9812
2	05130001074069/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	43873
Total Amount				53685

In Words : Rupees Fifty Three Thousand Six Hundred Eighty Five Only.



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AEIPB7612M	
नाम / NAME	MIRA BOSE	
पिता का नाम / FATHER'S NAME	KSHITISH CHANDRA BHRAUMIK	
जन्म तिथि / DATE OF BIRTH	30-04-1964	
हस्ताक्षर / SIGNATURE		
		अधिकार प्रमाण, प.स.ख.
		COMMISSIONER OF INCOME TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority:  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chourangi Square

Mira Bose



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AFPPD4688F



नाम / Name  
AMAL DAS

पिता का नाम / Father's Name  
DEBENDRA NATH DAS

जन्म तिथि / Date of Birth  
15/12/1968

*Amal Das*

हस्ताक्षर / Signature



*Amal Das*



## Major Information of the Deed

Deed No :	I-0513-03878/2019	Date of Registration	17/07/2019
Query No / Year	0513-0001074069/2019	Office where deed is registered	
Query Date	05/07/2019 4:45:03 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	AMAL DAS NORTH GHOSH PARA, ARUNAVA SARANI, Thana : Bally, District : Howrah, WEST BENGAL, PIN - 711227, Mobile No. : 9830455410, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 8,00,000/-	Rs. 9,77,260/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 48,873/- (Article:23)	Rs. 9,812/- (Article:A(1), E, M(b), H)		
Remarks			

### Land Details :

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1642	RS-7404	Bastu	Bastu	1 Katha 10 Chatak 11 Sq Ft	7,70,000/-	9,47,260/-	Width of Approach Road: 4 Ft.,
Grand Total :					2.7065Dec	7,70,000 /-	9,47,260 /-	

### 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.	30,000/-	30,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	30,000 /-	30,000 /-
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### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs MIRA BOSE (Presentant) Daughter of Mr AJOY BOSE Executed by: Self, Date of Execution: 17/07/2019 , Admitted by: Self, Date of Admission: 17/07/2019 ,Place : Office			
		17/07/2019	LTI 17/07/2019	17/07/2019

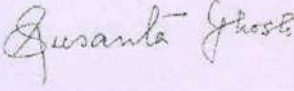


NISCHANDA DEWANCHAK, P.O:- NISCHANDA, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEIPB7612M, Status :Individual, Executed by: Self, Date of Execution: 17/07/2019 , Admitted by: Self, Date of Admission: 17/07/2019 ,Place : Office

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr AMAL DAS</b> Son of Late DEBENDRA DAS Executed by: Self, Date of Execution: 17/07/2019 , Admitted by: Self, Date of Admission: 17/07/2019 ,Place : Office	<b>Photo</b>  17/07/2019	<b>Finger Print</b>  LTI 17/07/2019	<b>Signature</b>  17/07/2019
Son of Late DEBENDRA DAS Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFPPD4688F, Status :Individual, Executed by: Self, Date of Execution: 17/07/2019 , Admitted by: Self, Date of Admission: 17/07/2019 ,Place : Office				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SUSANTA GHOSH</b> Son of Late ANATHBANDHU GHOSH HOWRAH, P.O:- HOWRAH, P.S:- Howrah, District:-Howrah. West Bengal, India, PIN - 711101	 17/07/2019	 17/07/2019	 17/07/2019

Identifier Of Mrs MIRA BOSE, Mr AMAL DAS

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MIRA BOSE	Mr AMAL DAS-2.70646 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs MIRA BOSE	Mr AMAL DAS-100.00000000 Sq Ft

Endorsement For Deed Number : I - 051303878 / 2019



17-07-2019

**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 11:31 hrs on 17-07-2019, at the Office of the D.S.R. - II HOWRAH by Mrs MIRA BOSE ,Executant.

**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 9,77,260/-

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

Execution is admitted on 17/07/2019 by 1. Mrs MIRA BOSE, Daughter of Mr AJOY BOSE, NISCHANDA DEWANCHAK, P.O: NISCHANDA, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Business, 2. Mr AMAL DAS, Son of Late DEBENDRA DAS, NORT GHOSHPARA, ARUNAVA SARANI, P.O: GHOSHPARA, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Business

Indetified by Mr SUSANTA GHOSH, , , Son of Late ANATHBANDHU GHOSH, HOWRAH, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 9,812/- ( A(1) = Rs 9,773/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,812/-

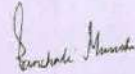
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2019 11:22AM with Govt. Ref. No: 192019200042037138 on 16-07-2019, Amount Rs: 9,812/-, Bank: SBI EPay ( SBlePay), Ref. No. 4143029806410 on 16-07-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 48,873/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 43,873/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1808, Amount: Rs.5,000/-, Date of Purchase: 09/07/2019, Vendor name: S Meur  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2019 11:22AM with Govt. Ref. No: 192019200042037138 on 16-07-2019, Amount Rs: 43,873/-, Bank: SBI EPay ( SBlePay), Ref. No. 4143029806410 on 16-07-2019, Head of Account 0030-02-103-003-02



**Panchali Munshi**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOWRAH**  
**Howrah, West Bengal**



icate of Registration under section 60 and Rule 69.

gistered in Book - I

olume number 0513-2019, Page from 127528 to 127547

being No 051303878 for the year 2019.



Digitally signed by PANCHALI MUNSHI  
Date: 2019.07.19 13:41:52 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

(Panchali Munshi) 7/19/2019 1:41:37 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.

(This document is digitally signed.)