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04907/2018



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10.50

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 651836

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

[Signature]
Additional District Sub-Registrar
Rajarat, New Town, North 24-Pgs

24 APR 2015

CONVEYANCE

1. Date: 23rd April, 2015
2. Place: Kolkata
3. Parties:
 - 3.1 Tanuja Bhar, wife of Alope Bhar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 22 No. Rammohan Saha Lane, KMC, Police Station - Burtotala, Kolkata - 700 006. (PAN AURPB9654N)
(Vendor, includes successors-in-interest)

সম্বন্ধ : 2488
সন ও তারিখ : 19-12-14
ফ্রেজার নাম : Sr. De. Adv.
ঠিকানা : High Court, Calcutta
মূল্য : 150000
ভেজার : [Signature]
বাল্যবিদ কোর্ট
জেলা : উত্তর 28 পরগনা

খরিদ তারিখ : 11 DEC 2014
মোট ট্যাক্স খরিন : Rs150000
উজারী বাসনা
ভেজার : শ্রী সঞ্জীত বোস

Karralesh Roy.



7008

Karralesh Roy



7009

Manuja Bhan.

Subodh Mandal.

S/O - Himanshu Mandal.

Vill - Reekjarni

Po+Ps - Rajerhat

Kal - 700135

Business



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

23 APR 2015

And

- 3.2 **Kamalesh Roy**, son of Suresh Chandra Roy, by faith – Hindu, by occupation – Business, by nationality – Indian, residing at Reckjoani, Post Office and Police Station Rajarhat, District North 24 Parganas, Kolkata – 700135. **(PAN AVEPR3516K)**

(Purchaser, includes successors-in-interest)

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** *Bastu* land measuring 1 (one) *cottah* 4 (four) *chittack*, more or less, together with a RT Shed measuring about 100 Square feet standing therein, comprised in R.S/L.R. *Dag* No. 1325, recorded in L.R. *Khatian* No. 6593, *Mouza* Reckjoani, J. L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, Additional District Sub Registrar Rajarhat, District North 24 Parganas, more fully described in the Schedule below and demarcated on the Plan annexed hereto and bordered in colour **Red** thereon (**Said Property**) and together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

5.1.1 **Ownership of Tanuja Bhar:** by a registered Deed of Conveyance, dated 19th July, 2011, registered in the office of A.D.S.R. Bidhan Nagar (Salt Lake City) in Book No-1, Volume No. 15, Pages 9739 to 9753 Being No. 08215 for the year 2011, Tanuja Bhar has purchased land measuring 01 (one) *cottah* 04 (four) *chittack* comprised in R.S/L.R. *Dag* No. 1325, recorded in L.R. *Khatian* No. 6593, *Mouza* Reckjoani, J.L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, Sub-Registration Rajarhat, District North 24 Parganas, from Sulekha Dey (**Tanuja's Property**).

5.1.2 **Record of Right:** Tanuja Bhar had mutated her name in respect of Tanuja's Property, in the records of Land Reforms Settlement vide L. R. *Khatian* No. 6593.

5.1.3 **Conversion:** The Vendor has converted the classification of the Said Property from *Bagan* to *Bastu* vide Conversion Case No. 383/ BL/ RAJ/14 dated 30th October, 2014 and get a conversion certificate being Memo No. 2590/BL & LRO/RHT/2014 from the Block Land And Land Reforms Officer, Rajarhat.



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs.

23 APR 2015

- 5.1.4 **Absolute Ownership of Owners:** In the abovementioned circumstances, the Vendor has become the undisputed owner of the Said Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor did not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayat* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever ~~or whosoever~~ made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pga.

23 APR 2015

Vendor or the Vendor predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the Schedule below, being *bastu* land measuring 1 (one) *cottah* 4 (four) *chittack*, more or less, together with a RT Shed measuring about 100 Square feet standing therein, comprised in R.S/L.R. *Dag* No. 1325, recorded in L.R. *Khatian* No. 6593, *Mouza* Reckjoani, J. L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, Additional District Sub Registrar Rajarhat, District North 24 Parganas, **AND** together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.6,00,000/- (Rupees six lac) only paid by the Purchaser to the Vendor receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.



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

23 APR 2015

- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.



Additional District Sub-Registrar
Rajahat, New Town, North 24 Pgs.

23 APR 2015

- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

Bastu land measuring 1 (one) *cottah* 4 (four) *chittack*, more or less, together with a RT Shed measuring about 100 Square feet standing therein, comprised in R.S./L.R. *Dag* No. 1325, recorded in L.R. *Khatian* No. 6593, *Mouza* Reckjoani, J. L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No.1 Gram Panchayat, Additional District Sub Registrar Rajarhat, District North 24 Parganas, demarcated the total area of the total plots on the Plan annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	: By R.S. /L.R. <i>Dag</i> No. 1325
On the East	: By C.S <i>Dag</i> No. 1260
On the South	: By C.S <i>Dag</i> No. 1694
On the West	: By R.S. /L.R. <i>Dag</i> No. 1325 and 3 feet wide common road.



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

23 APR 2015

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

Tanuja Bhar.

(Tanuja Bhar)
[Vendor]

Kamalesh Roy.

(Kamalesh Roy)
[Purchaser]

Witnesses:

Signature Subrata Mandal.

Signature Sanjoy Sriman'

Name Subrata Mandal.

Name Sanjoy Sriman'

Father's Name Himanshu Mandal.

Father's Name Dr. Tapan Sriman'

Address Reckjoni, Rajarhat

Address Rajarhat, Reckjoni
Kol-135.

Sulagna De.
SULAGNA DE
Advocate
High Court, Calcutta



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

23 APR 2015

High Court, Calcutta



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

23 APR 2015

SITE PLAN OF PART OF R.S / L.R. DAG NO. 1325, UNDER L.R. KHATIAN NO.-6593 AT MOUZA - REKJOANI, J.L. NO - 13, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

AREA OF PLOT:- 01 K - 04 CH - 00 SFT.
PLOT SHOWN IN RED BORDER

SCALE:-N.T.S.



VENDEE:- KAMALESH ROY

VENDOR:- TANUJA BHAR



Kamalesh Roy

Tanuja Bhar

VENDOR'S SIGNATURE
















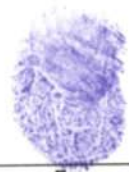
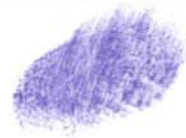


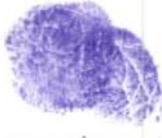












PLOT COL	REFERENCE	AREA			
		ACRE	K.	C.H.	S.F.T.
P - "C/2"	R.S / L.R. DAG NO. 1325	01	04	00	00



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

23 APR 2015

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<p><i>Manuja Bhan.</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p><i>Karan Singh</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



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

23 APR 2015



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

Endorsement For Deed Number : I - 04907 of 2015
(Serial No. 05300 of 2015 and Query No. 1523L000008705 of 2015)

On 23/04/2015

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

Presented for registration at 22.50 hrs on :23/04/2015, at the Private residence by Kamalesh Roy ,Claimant.

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

Execution is admitted on 23/04/2015 by

1. Tanuja Bhar, wife of Alope Bhar , 22 No Rammohan Saha Lane, K M C, Thana:-Burtola, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business
2. Kamalesh Roy, son of Suresh Chandra Roy , Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business

Identified By Subrata Mandal, son of Himanshu Mandal, Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 24/04/2015

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 6658/- is paid , by the draft number 681984, Draft Date 23/04/2015, Bank Name State Bank of India, Rajarhat Township, received on 24/04/2015

(Under Article : A(1) = 6644/- ,E = 14/- on 24/04/2015)

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.-6,05,000/-

Certified that the required stamp duty of this document is Rs.- 30270 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 30270/- is paid , by the draft number 681983, Draft Date 23/04/2015, Bank : State Bank of India, Rajarhat Township, received on 24/04/2015

24 APR 2015

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

(Debasish Dhar)
Additional District Sub-Registrar





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

Endorsement For Deed Number : I - 04907 of 2015
(Serial No. 05300 of 2015 and Query No. 1523L000008705 of 2015)

(Debasish Dhar)
Additional District Sub-Registrar



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

24 APR 2015

(Debasish Dhar)
Additional District Sub-Registrar




2103/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD-Volume number 10
Page from 4919 to 4932
being No 04907 for the year 2015.




(Debasish Dhar) 04-May-2015
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal