

3898/2017

05010 3579/12

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

अन्वितवङ्ग पश्चिम बंगाल WEST BENGAL

U 588835

9153629/17
415
4629068

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


District Sub-Register
Howrah

04 MAY 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 4th day of May,

Two Thousand Seventeen,

BETWEEN

ক্রমিক নং 557 তারিখ 03/5/17
ক্রেতার নাম Birendra Nath Halder
ঠিকানা Suresh Nagar, Po. Panihati, P.S. Laxardaha Kolkata,
ঘণা SA Dist. North 24 Parganas
700114.

S. Sikhat
সেকত মেডার
স্টাম্প ডেপুটার
হাওড়া আদালত



District Sub-Registrar
Howrah
04 MAY 2017

1) **SMT. SUMITRA DEVI BHARTIA (PAN NO. AFWPB2824C)**, wife of Sri Panna lal Bhartia, by faith- Hindu, by occupation - Business, by Nationality Indian, residing at "Ganges Garden", Block B-2, Flat No. 4E, 106 Kiran Chandra Singha Road, P.O. & P.S. Shibpur, Dist. Howrah - 711102, & 2) **SRI RAKESH KUMAR MALU (PAN NO. AHOPM8376N)**, Son of Late Dr. Manick Chand Malu, by faith Hindu, by occupation Business, by Nationality Indian, residing at 51, Kali Kumar Mukherjee Lane, P.O. & P.S. Shibpur, District Howrah - 711102, hereinafter called the **VENDORS** (which term or expression unless excluded by or repugnant to the context shall mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PART**.

AND

SRI BIRENDRA NATH HALDER (PAN NO. ABFPH9879L), son of Sri Radha Raman Halder, by faith- Hindu, by occupation - Business, residing at Vill. Swastinagar, P.O. Panihati, P.S. Khardah, Dist. 24 Pargana (North), Kolkata -700114, hereinafter called the **PURCHASER** (which term or expression unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS the Vendors hereto seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of mokrari mourashi bastu land measuring about 17 (Seventeen) decimals alongwith 100 Sq. feet R.T. shed structure standing thereon situated at Mouza - Andul, J.L. No. 29, L.R. Dag No. 269 under L.R. Khatian No. 2297, P.S. Sankrail, Dist. Howrah, together with all easements annexed thereto appurtenant there with more fully and particularly described in the schedule herein below and hereinafter called "**Said Property**".

AND WHEREAS previously Chintamoni Bhandari, was the absolute owner in respect of the total 17 (Seventeen) decimals of land and while he seized and possessed of the said land he died intestate leaving behind him his six sons namely i) Atul Bhandari, ii) Akhil Bhandari, iii) Anukul Bhandari, iv) Aswani Bhandari, v) Upendra Bhandari and vi) Adhir Bhandari who inherited the property of Late Chintamoni Bhandari.

AND WHEREAS subsequently the legal heirs of Anukul Bhandari & others sold & transferred their share through different registered Deed of Conveyances being no. I - 4983, I - 502 & I - 4840 in favour of the Vendors admeasuring 17 (Seventeen) decimals comprised

within Mouza - Andul, R.S. Dag No. 241 under R.S. Khatian No. 265 corresponding to L.R. Dag No. 269 under L.R. Khatian No. 66, J.L. No. 29, P.S. Sankrail, Dist. Howrah.

AND WHEREAS the said Vendors herein simultaneously recorded their name in the land records and got separate **L.R. Khatian No. 2297 (Vendor No. 1) admeasuring 09 decimals** in respect of L.R. Plot No. 269 & **L.R. Khatian No. 2298 (Vendor No. 2) admeasuring 08 decimals** in respect of L.R. Plot No. 269 within mouza - Andul, J.L. No. 29, P.S. Sankrail, Dist. Howrah.

AND WHEREAS the Vendors hereto for urgent need of money intend to sale the schedule mentioned property jointly free from all encumbrances at a total consideration of **Rs.32,00,000/-** (Rupees Thirty two lacs) only to the purchaser and the purchaser herein has agreed to purchase her said land with the said total consideration amount.

AND WHEREAS the Purchaser herein on scrutinized the papers and documents of the schedule mentioned property and has been satisfied about her right title, interest & possession of the said property.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS that in pursuance to above mentioned and in consideration a said sum of **Rs.32,00,000/-** (Rupees Thirty Two Lacs) only the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge) and of and from the same and every part thereof acquits, release and discharges the Purchaser of the said property hereby sold and transferred, the Vendor doth hereby grant, transfer, convey, sell, assure and assign up to and in favour of the Purchaser **ALL THAT** piece and parcel of bastu land measuring **17 (Seventeen) decimals** together with 100 square feet R.T. shed structure standing thereon, comprised in Mouza - Andul, R.S. Dag No. 241 under R.S. Khatian No. 265 corresponding to L.R. Dag No. 269 under L.R. Khatian No. 2297 & 2298, J.L. No. 29, P.S. Sankrail, Dist. Howrah., more fully described in the Schedule hereunder written, hereinafter referred to as the **"Said Property"** free from all encumbrances whatsoever **OR HOWSOEVER TOGETHER WITH** all ways, paths, passages, water courses and all manner of connection and all other rights or land comprised therein and all liberties, privileges, easements and appurtenances whatsoever thereunto belonging or held or occupied therewith or reputed to belong or appurtenants thereto **AND** the

reversion or reversions, remainder or remainders and all the rents, issues and profits thereof and all the estate right, title, interest property claim and demand whatsoever both at law and in equity of the Vendor into upon and in any manner concerning the said property and every part thereof **TOGETHER WITH** all deeds, pattas, muniments, writings and evidences of title and all other documents exclusively relating to or concerning the said property or any part thereof which now are or hereafter shall or may be in the custody of power or possession of the Vendor or any person or persons from whom the Vendor can do or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said property more fully described in the Schedule hereunder written hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and forever and for an absolute indefeasible perfect estate and peaceful possession without any manner of condition, use, trust and other things whatsoever to alter, defeat, encumber or make void the same and free from all encumbrances whatsoever.

AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

That notwithstanding any act deed matter or things whatsoever by the Vendor or any predecessor in title of the Vendor made committed or knowingly suffered to the contrary the Vendor lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled of the entire property belonged hereby granted, sold, conveyed and transferred or intended so to be in perfect and indefeasible estate or inheritance without any manner of condition use trust or thing whatsoever to alter defeat encumber or make void the same.

That notwithstanding any such act, deed, matter or thing whatsoever as aforesaid, the Vendor now has good right full power and absolute authority and indefeasible title to grant sell convey and transfer the said property more fully described in the Schedule hereunder written and hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the said property hereby granted sold conveyed and transferred and receive the rents issues and profits thereof if any, without any lawful

eviction interruption hindrance claim or demand whatsoever from or by the Vendor or any person or persons have or lawfully or equitably claiming from under or in trust for the Vendor.

AND THAT the Purchaser shall have right to apply for mutation of his name in the record of Andul Gram Panchayat and in the office of settlement i.e. B.L. & L.R.O, D.L. & L.R.O etc. and with any other concerned authority and the Purchaser shall have right to Sale, Transfer, mortgage develop or to use in any manner the purchaser shall like for which the Vendor will have **NO OBJECTION** at all.

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and discharged by and at the costs and expenses of the Vendee well and sufficiently saved, defended, kept harmless and indemnified of from and against all manner of encumbrances, charges, liens, lispens, claims, demands, liabilities, acquisitions, requisitions and alignments whatsoever made suffered created done executed or occasioned by the Vendor or any other person or persons whomsoever lawfully or equitably or right fully claiming any estate or interest or right as aforesaid.

AND THAT the Vendors declare the said property is free from all encumbrances charges attachments liens etc, and the measurement and description of said property as has been made out herein said

deed is true and correct and in future if any kind of defect or description of Land is found the Vendor undertake to clear those defects by executing further deeds and documents without claiming any amount for the same and at the costs of the Purchaser/Vendor but in no way the Vendor be held liable and responsible for any covenants, conditions, obligations, etc either legal or otherwise for the transfer of the property herein mentioned and for executing of this deed of sale.

AND THAT the Vendor declare that the said property is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of any authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Laws whatsoever and that there is no certificate case or proceedings pending against the Vendor for realization of the arrears of tax or taxes or dues under the public demands recovery act and/or any other acts for the time being in force.

AND THAT the said property is not affected by any notice or scheme of the Land Acquisition Department or the Howrah Improvement Trust or the Kolkata Metropolitan Development Authority or any other Public body or authority.

AND ALSO THAT the Vendors confirms no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act or any other Acts for the time being in force and that the same or any part thereof is not affected by any Notice or Acquisition or Requisition under the Defense of India Act or Rules framed there under or any other Acts or enactments whatsoever.

SCHEDULE OF THE PROPERTY SOLD

ALL THAT piece and parcel of bastu land measuring **17 (Seventeen) Decimals** together with 100 square feet R.T. shed structure standing thereon, comprised in Mouza - Andul, R.S. Dag No. 241 under R.S. Khatian No. 265 corresponding to L.R. Dag No. 269 under L.R. Khatian Nos. 2297 & 2298, J.L. No. 29, P.S. Sankrail, Dist. Howrah together with all easement rights of the said property situated within the jurisdiction of the office of the Additional District Sub-Registrar Ranihati & District Sub-Registrar, Howrah, along with all easements right appurtenant thereto and the property is butted & bounded as follows:-

On the North - Land & House of Sanu Bhattacharya
 On the South - Land & House of Late Bistu Charan Ghosh & others
 On the East - 12 feet wide Andul Market Road
 On the West - Land of Bhattacharya

IN WITNESSES WHEREOF, the parties hereto have set and subscribed their hands and seals on this the day, month and year first above written.

WITNESSES :

1. Narendra Nath Haldar
 V. D. - Swast-nagan, P.O. - Panichita
 Dist - 24 P. S. S (N) Kal - 114

Ramesh M. Mah.
 Sumitran Devi Bhattacharya

2. Suresh Chandra
 Haldar

SIGNATURE OF THE VENDORS

Drafted by me :

Omkar Narayan Chatterjee
 Advocate WB 730/79

MEMO OF CONSIDERATION

RECEIVED a sum of **Rs.32,00,000/-** (Rupees Thirty two lacs) only by cash and Cheques on different dates from the within named purchaser being the total consideration amount of Schedule mentioned property.

MEMO

<u>Date</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount (Rs.)</u>
04.05.2017	001881	Allahabad Bank.	500,000/-
02.05.2017	NFTALAR5201	Allahabad Bank.	500,000/-
04.05.2017	7050204640530 001882	do	600,000/-
04.05.2017	001883	do	500,000/-
04.05.2017	001884	do	500,000/-
04.05.2017	001885	do	600,000/-

TOTAL : 32,00,000/-

(Rupees Thirty Two Lakh) only.

WITNESSES :

1. Narendra Nath Halder
Vill - Swastinagar, Po - Pamihat,
Distt - 24PG (N), Kd - 114

Rakesh M. Mehta
Sumitra Devi Bhartiya

2. Swati Shroff
Humna Cawel

SIGNATURE OF THE VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS



Sumitza Devi Bhattacha

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



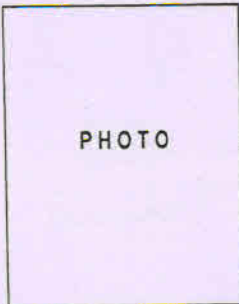
Rajesh K. Mehta

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Binodra Nath Haldar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

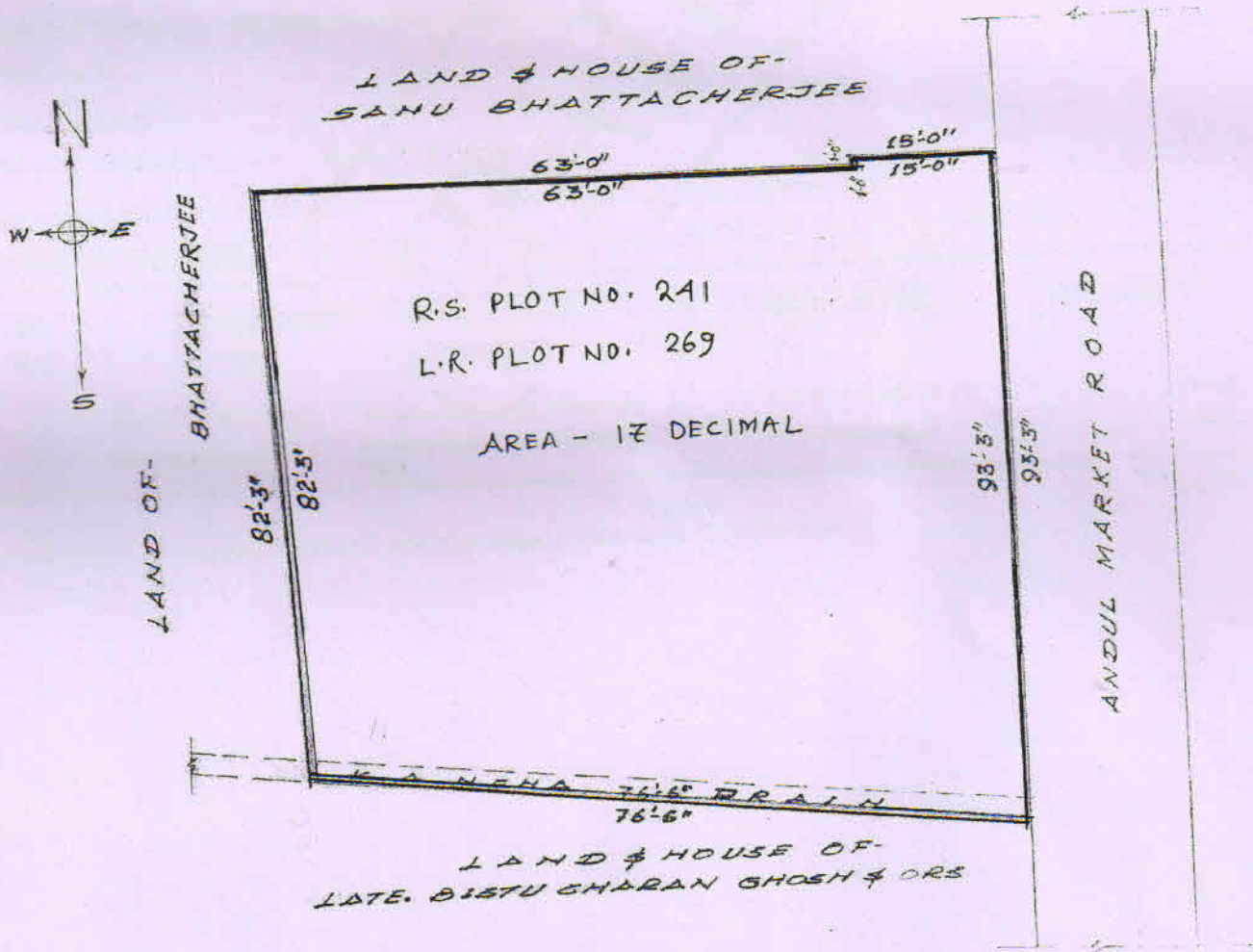
SALE DEED PLAN

LAND AREA - 17 DECIMAL
(SHOWN IN RED BORDER)

R.S. PLOT NO. 241 L.R. PLOT NO. 269, L.R. KHATAN N.O. 2297 & 2298
P.S. SANKRAIL, DIST. HOWRAH

VENDOR: SUMITRA DEVI BHARTIA
RAKESH KUMARMALU

PURCHASER :- BIRENDRA NATH HALDER



*Rakesh K. Malu
Sumitra Devi Bhartiya*

Birendra Nath Halder

Major Information of the Deed

Deed No :	I-0501-03579/2017	Date of Registration	04/05/2017
Query No / Year	0501-1000153629/2017	Office where deed is registered	
Query Date	02/05/2017 12:26:43 PM	D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Birendra Nath Halder Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831180074, 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. 32,00,000/-	Rs. 46,39,048/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,78,402/- (Article:23)	Rs. 46,429/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :




District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-269	LR-2297	Bastu	Bastu	17 Dec	31,70,000/-	46,09,048/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					17Dec	31,70,000 /-	46,09,048 /-	




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 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Smt Sumitra Devi Bhartia Wife of Mr Panna Lal Bhartia Executed by: Self, Date of Execution: 04/05/2017 , Admitted by: Self, Date of Admission: 04/05/2017 ,Place : Office			
		04/05/2017	LTI 04/05/2017	04/05/2017
Ganges Garden, Block B2 Flat 4E, Block/Sector: 106, Kiran Chandra Singha Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFWPB2824C, Status :Individual				


04/05/2017 Query No:-05011000153629 / 2017 Deed No :I - 050103579 / 2017, Document is digitally signed.

Name	Photo	Fingerprint	Signature
Mr Rakesh Kumar Malu (Presentant) Son of Late Manick Chand Malu Executed by: Self, Date of Execution: 04/05/2017 , Admitted by: Self, Date of Admission: 04/05/2017 ,Place : Office			
	04/05/2017	LTI 04/05/2017	04/05/2017
51, Kali Kumar Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHOPM8376N, Status :Individual			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Birendra Nath Halder Son of Mr Radha Raman Halder Swastinagar, P.O:- Panihati, P.S:- Khardaha, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABFP9879L, Status :Individual

Identifier Details :

Name & address
Mr Gour Barui Son of Late Upananda Barui Nayachak, P.O:- Nayachak, P.S:- Panchla, District:-Howrah, West Bengal, India, PIN - 711322, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt Sumitra Devi Bhartia, Mr Rakesh Kumar Malu

04/05/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sumitra Devi Bhartia	Mr Birendra Nath Halder-8.5 Dec
2	Mr Rakesh Kumar Malu	Mr Birendra Nath Halder-8.5 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sumitra Devi Bhartia	Mr Birendra Nath Halder-50 Sq Ft
2	Mr Rakesh Kumar Malu	Mr Birendra Nath Halder-50 Sq Ft

and Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 269(Corresponding RS Plot No:- 241), LR Khatian No:- 2297	Owner:সুমিত্রা দেবী ভারতীয়া, Gurdian:পাল্লালাল, Address:নিজ, Classification:দোকান, Area:0.09000000 Acre,

Endorsement For Deed Number : I - 050103579 / 2017

On 02-05-2017

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 46,39,048/-

Tapas Dutta

Tapas Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. HOWRAH
Howrah, West Bengal

On 04-05-2017

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 13:26 hrs on 04-05-2017, at the Office of the D.S.R. HOWRAH by Mr Rakesh Kumar Malu , one of the Executants.

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

Execution is admitted on 04/05/2017 by 1. Smt Sumitra Devi Bhartia, Wife of Mr Panna Lal Bhartia, Ganges Garden, Block B2 Flat 4E, Sector: 106, Kiran Chandra Singha Road, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Business, 2. Mr Rakesh Kumar Malu, Son of Late Manick Chand Malu, 51, Kali Kumar Mukherjee Lane, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Business

Indetified by Mr Gour Barui, , , Son of Late Upananda Barui, Nayachak, P.O: Nayachak, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711322, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46,429/- (A(1) = Rs 46,390/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 46,429/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/05/2017 2:29PM with Govt. Ref. No: 192017180008413841 on 03-05-2017, Amount Rs: 46,429/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 324258050 on 03-05-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,78,352/- and Stamp Duty paid by Stamp Rs 50/-
by online = Rs 2,78,352/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 557, Amount: Rs.50/-, Date of Purchase: 03/05/2017, Vendor name: S Mayur
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/05/2017 2:29PM with Govt. Ref. No: 192017180008413841 on 03-05-2017, Amount Rs: 2,78,352/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 324258050 on 03-05-2017, Head of Account 0030-02-103-003-02

Tapas Dutta

Tapas Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0501-2017, Page from 90718 to 90742
being No 050103579 for the year 2017.



Digitally signed by TAPAS DUTTA
Date: 2017.05.04 16:30:04 +05:30
Reason: Digital Signing of Deed.

Tapas Dutta

(Tapas Dutta) 04-05-2017 16:30:04
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)