

09903

I-13527 5000Rs.



admissible under Rule 21 & 22 of the Indian Stamp Act, 1899 and s/s 5 (1) of W. S. L. Act, 1957. Admitted for duty Stamp under the Indian Stamp Act 1899. Subsequently amended Schedule I.A. No. 1.

5000
5000

5000/-
30/7/02
593858
30/7/02

Sale
23

200000

A 2189

H 28
Mo 4

22218

H. S. R. - II DEED OF CONVEYANCE
VALUED AT Rs. 2,00,000/-

25 JUL 2011

THIS INDENTURE OF CONVEYANCE is made on this the day of 25th July, Two thousand and seven BETWEEN MD. BABUJAN BISWAS, Son of Fajer Ali Biswas, by faith-Muslim, by Occupation-Business, by Nationality-Indian, residing at Hatirara, P.S. Rajarhat, in the District of North 24 Parganas, hereinafter called as the VENDOR

Certified that the document is admitted to registration. The signature sheet/sheet's and the list of enclosures attached with this document.

Dist. Sub-Registrar - II
North 24 Parganas

25 Nov 2011

Contd...P/2.

M/V 240000

A 4/6
175
615

M.C. NO = 1655
A.P. = 25.07.07

900 = 250
261 = 90
2707

2869

সন ও তারিখ - 24.7.07

ক্রেতার নাম - Dally, Mondal.

মালিক - Satavengachi, 15/59.

ডেপার - 2000

বাসসাত কোর্ট, উত্তর ২৪ পরগণা

ডেপার - শ্রী হারান চন্দ্র দাশ

টি, ডি, নং -

তারিখ - 16.7.07

মোট টোল মূল্য - 1,80,000

স্বিকারী অফিস - বাসসাত



Presented for Registration on... day of... 2007... of the Sadar Registrar's Office at Basrat by... of the Executant / Plaintiff

Balwan Biswas

Registrar u/s I (2) North 24-Parganas (D. R. R. - II)

4149 25 JUL 2007

1/0, W/O... P. S... District - North 24-Parganas by Caste - Hindu / Muslim / Christian



Balwan-Biswas

স্বিকারী কার্যক্রম
শ্রী. স্বিকারী কার্যক্রম
স্বিকারী কার্যক্রম
স্বিকারী কার্যক্রম
স্বিকারী কার্যক্রম

1/0, W/O... P. S... District - North 24-Parganas by Caste - Hindu / Muslim / Christian

Registrar u/s I (2) North 24-Parganas (D. R. R. - II) 25 JUL 2007

(which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

- A N D -

SMT. DOLLY MONDAL aged about 36 years, wife of Tanmoy Mondal, residing at Jatragachi, P.O. Ghuni, P.S. Rajarhat, in the District of North 24-Parganas, Kolkata- 700059, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators, representatives nominees and assigns) of the OTHER PART.

W H E R E A S :

A) One Shri Mammoth Mondal, son of late Sarbeswar Mondal of Jatragachi, P.S. Rajarhat, in the District of North 24-Parganas was the owner and possessor of one plot of land recorded as sali, comprised in C.S.DAG No. 793 corresponding to R.S.DAG No. 986 under C.S.Khatian No. 183, lying at Mouza- JATRAGACHI, J.L. No. 24, R.S.No. 195, Touzi No. 174, 179, under L.R. Khatian No. Kri. 669, by virtue of inheritance and thereafter L.R. Settlement record of rights, land area measuring 07 satak as twelve annas share out of 09 satak, absolutely free from all encumbrances whatsoever.

B)..



[Signature]
Magistrate, A/S I (B)
North 24-Parganas
C.D. S. R. - H.P.
25 JUL 2007

B) While seized and possessed of the aforesaid plot of land measuring an area of 07 satak, the said Shri Mammoth Mondal sold and conveyed a portion from the same measuring an area of 02 (two) Cottahs more or less out of 07 satak comprised in R.S. DAG No. 986, under C.S. Khatian No. 183, L.R. Khatian No. Kri. 669, at Mouza- Jatragachi, J.L.No.24, P.S. Rajarhat, in the District of North 24-Parganas, unto and in favour of the purchaser therein named Md. BABUJAN BISWAS (the vendor herein), by a registered deed of sale copied in Book No. I, being Deed No. 1933, Volume No. , pages to in the year and dated 12th March, 1993, registered at A.D.S.R. Office- Bidhannagar (Salt Lake City), against valuable consideration mentioned thereon.

C) Since then, the vendor herein Md. BABUJAN BISWAS is seized and possessed of the aforesaid plot of land measuring an area of 2 (two) Cottahs more or less by virtue of above purchased and has been enjoying the same peacefully, freely absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessor thereof and has the absolute power to dispose the same to any body in any way as he will think fit and proper.

D) Now the vendor herein Md. BABUJAN BISWAS has agreed to sell and the purchaser herein has agreed to purchase the said land measuring an area of 2 (two) Cottahs more or less more fully described in the schedule hereinafter written,

at or for the total consideration of Rs. 2,00,000/-
(Rupees two lac) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of
the said agreement and in consideration of Rs. 2,00,000/-
(Rupees two lac) only paid to the vendor by the purchaser
as per memo below at or for the immediately before the
execution of these presents (the receipt whereof the vendor
do hereby as well as by the receipt hereunder written, admit
and acknowledge and from the same and every part thereof
acquit, release and forever discharge the said land in favour
of the purchaser herein ALL THAT piece or parcel of land
measuring 2 (two) Cottahs with all easement rights
of the same and the said land more fully described in
the schedule hereinafter written which the vendor herein
sell, grant, transfer, convey and also assign unto the
purchaser herein free from all encumbrances whatsoever TO HAVE
AND TO HOLD the said land hereby granted, transferred conveyed
and assigned or expressed or intended so to be with the
appurtenances unto the purchaser herein absolutely free
from all encumbrances whatsoever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER :-

1. That free and clear and freely and clearly and
absolutely exonerated acquitted and release and/or otherwise
by and at the cost and expenses of the vendor is and
sufficiently saved defended kept harmless and other

easement . . .

easement rights title claim mortgage liens lispendences attachments whatsoever.

2. That the purchaser shall hereafter peacefully and quietly possess and enjoy the said land in khas without any claim or demand whatsoever from the vendor or his legal heirs.

3. That the land fully described in the schedule below stands retained by the vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.

4. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the State of West Bengal Acquisition Act 1956 or statutory modification thereof or under the Urban Land (Ceiling and Regulations) Act 1976 or any other law for the time being in force.

5. It is hereby declared that the said land which described in the schedule hereinafter written is the self acquired property of the vendor and that he is not the benamer of any one.

6. It is hereby declared that the purchaser has the absolute right to mutata the purchaser's name in respect

of...

of the present purchased land.

7. All the taxes, land revenue and impositions shall be clear up by the vendor herein as up-to-date.

8. That the schedule mentioned land is free from all encumbrances and the same is not the Debottor or Pirattor property in any manner whatsoever and is not subject matter of any court case or not any litigation from any corners.

9. That the vendor herein have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land by creating mortgage or any other manner.

10. If it is transpires that the said property hereby sold, conveyed, transferred and assigned by the vendor is not free from all encumbrances, then the vendor shall be bound to refund to the purchaser the full consideration money of the stamp duty, registration fees and legal expenses to the purchaser herein.

A N D the vendor deliver this day khas possession of the said land unto the purchaser herein.

THE...

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

(Description of land hereby sold by the vendor)

ALL THAT piece or parcel of revenue paying rayati dakhali one plot of sali land measuring an area of 2 (two) Cottahs along with 3 (Three) feet wide common passages out of 07 satak total out of 09 satak comprised in C.S.DAG No. 793 corresponding to R.S.DAG No. 986 (nine hundred eighty six) under C.S. Khatian No. 183, L.R.Khatian No. Kri. 669, lying and situate under Mouza- JATRAGACHI, J.L. No. 24, R.S. No. 195, TouziNo. 174, 179, within the local limits of Jyangra Hatiara 2 No. Gram Panchayet, under the jurisdiction of Rajarhat Police Station, Pargana- Kalikata under A.D.S.R.Office- Bidhamagar, in the District of North 24-Parganas, state of West Bengal.

It is clearly stated herein that the vendor herein hereby sold and conveyed total land measuring 2 (two) Cottahs with passages unto and in favour of the purchaser herein which more fully shown on the annexed site plan or map marked by red border which will be treated as a part of this indenture and the said land is butted and bounded as under :-

ON THE NORTH BY	:	R.S.DAG No. 989.
ON THE SOUTH BY	:	Part of R.S.DAG No. 986.
ON THE EAST BY	:	Land of Babujan Biswas.
ON THE WEST BY	:	R.S.DAG No. 981.


The annual proportionate rent will be paid as per state Govt. Rules and regulations.

Balaram Biswas,

IN WITNESS WHEREOF the vendor has hereunto set and subscribed his hand and seal on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the vendor at Kolkata in presence of :-

1. 
Mrs. Anusuya

Balaram BISWAS.


SIGNATURE OF THE VENDOR

2. Probir Nath
Jalgaon

Deed prepared by :

Anil Kumar Bose
Advocate
Bozasal Court

TYPED BY :


(SK)

A.D.S.R. Office. Bidhannagar.

MEMO...

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 2,00,000/- (Rupees two lacs) only being the full consideration money of the said plot of land and payment as per memo below.

M E M O

Paid by cash of RBI Notes ..

Rs. 2,00,000/-

(Rupees two lac) only.

W I T N E S S E S :-

1.

[Handwritten signature]

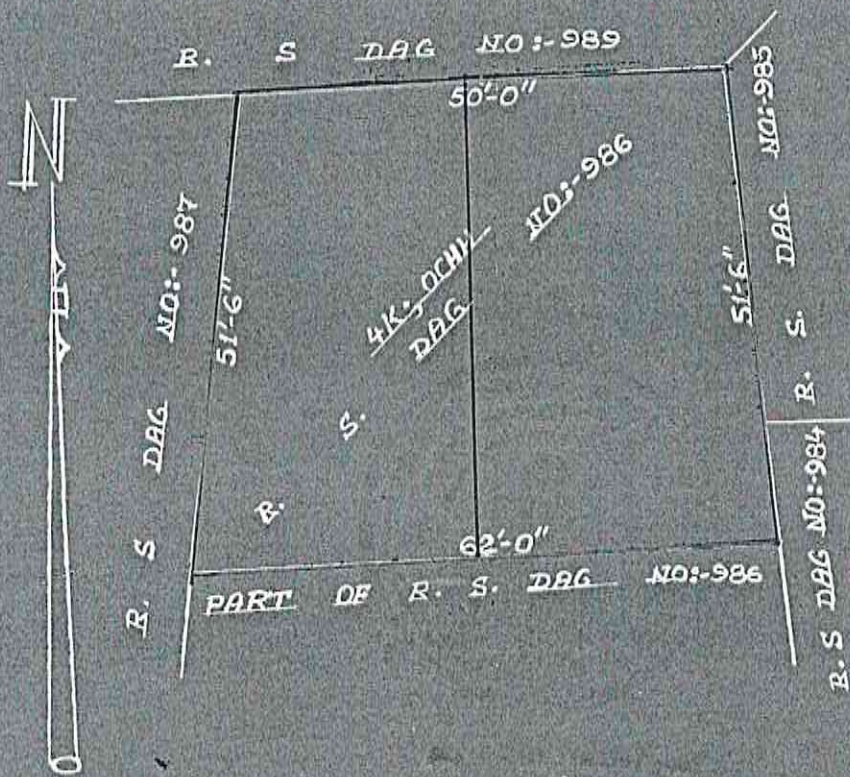
Balujan Biswas

2.

Preobire Narskar

SIGNATURE OF THE VENDOR

SITE PLAN OF LAND AT PART OF MOUZA:-JATRAGACHI
 J.L.NO:-24 R.S.NO:-195; R.S.DAG NO:-986; R.S
 KHATTAN NO:- L.R.KHATTAN NO:-669; P.S:-RAJARHAT
 DIST:-NORTH 24 PARGANAS; SOLD AREA IN RED BORDER
 LAND AREA:- 4K. 0CHH; SCALE:-20=1"














Balisan Biswas









Drawn by
 S. S. Biswas
 Jagat Puri
 KOL-39
 22/7/07

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/ SELLER/
BUYER/ CLAIMANT
WITH PHOTO


UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.N.BOX. - THUMB TO SMALL PRINTS

 Dolly Mondal	L.H.					
	R.H.					

ATTESTED Dolly Mondal

 Balraj Biswas	L.H.					
	R.H.					

ATTESTED

 PHOTO	L.H.					
	R.H.					



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 13527 of 2010
(Serial No. 09903 of 2007)

On 30/07/2007

Payment of Fees:

Amount By Cash

Rs. 2221/-, on 30/07/2007

(Under Article : A(1) = 2189/- ,H = 28/- ,M(b) = 4/- on 30/07/2007)

Deficit stamp duty

Deficit stamp duty Rs. 5000/- is paid, by the draft number 593858, Draft Date 30/07/2007, Bank Name State Bank Of India, Mohisgote, received on 30/07/2007

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

Presented for registration at 15.00 hrs on :30/07/2007, at the Private residence by Babu Jan Biswas ,Executant.

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

Execution is admitted on 30/07/2007 by

1. Babu Jan Biswas, son of Fajer Ali Biswas , Hatiara,, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Business

Identified By Laksmi Kanta Mondal, son of Baburam Mondal, Jatragachi,, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Cultivation.

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 22/10/2008

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.-240000/-


Certified that the required stamp duty of this document is Rs.- 12000 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 25/11/2010

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


(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 46
Page from 4774 to 4789
being No 13527 for the year 2010.



(Handwritten signature)

(Dinabandhu Roy) 30-November-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal