

209901

P-13494 5000Rs.



5000  
15000  
20000

admissible under Rule 21 & 22  
w/s 5 (1) of W. B. L. R. Act, 1968  
duly Stamp under the Indian  
Stamp Act, 1899. Subsequently  
registered under the L.A. No...

15000/-  
35/7/17  
Notarized that the document is  
registered. The signature and  
the endorsement of the  
this document are the part of this document.

as per Banker's Cheque / 593859  
Bank Draft  
Date 30/7/17 Mohisgote

25 NO. 2017

Sub-Registrar-II  
with 24 Parganas  
Barisal  
25 JUL 2007

DEED OF CONVEYANCE

Valued at Rs. 4,00,000/-

Sale  
23

400000

A 4389

H 28

hw 24

1442/8

etsich

THIS INDENTURE OF CONVEYANCE is made on this the  
day of 25th July . Two thousand and seven BETWEEN  
SMT. CHINTA HALDER, wife of Shri Dilip Halder, by faith-  
Hindu, by Occupation - Housewife, by Nationality-Indian,  
residing at T/458/2, Red Road Camp, Fort William,  
Kolkata - 700 021, hereinafter called and referred to  
as the V E N D O R (which

1751

V.C. No = 1656 AF = 25.07.07

Contd...P/2.

7(a) = 250  
7(b) = 20  
2707



নং - 2868  
সন ও তারিখ - 29.7.07

জেতার নাম -  
সাকিন - Dalby mandal,

টোল মূল্য - 5000 → Jalangiachi, ku-59

ডেজার -  
বারাসাত কোর্ট, উত্তর 28 পরগণা

ডেজার - শ্রী হারান চন্দ্র সাধু

টি, ডি, নং -  
তারিখ - 16.7.07  
মোট টোল মূল্য - 180,000

ইজারার সাকিন - বারাসাত  
Produced for Registration at.....A.M./P.M.  
in the... day of.....2008  
of the Sadar Registration  
Barasat by ..  
of the Excutant / Chairman



Chinta Halder

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

25 JUL 2007

4157

No, W/o...  
P. S. ... P. O. ...  
District - North 24-Parganas  
Caste - Hindu/Muslim/Christian



Chinta Halder

Probire Klaskar  
c/o - Nitya Nanda Nankar  
Village - Jatragachi.  
P.O - Rajarhat.  
Occ: - Business

No, W/o...  
P. S. ... P. O. ...  
District - North 24-Parganas  
Caste - Hindu/Muslim/Christian

*(Signature)*

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

25 JUL 2007

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 ONE PART.

- A N D -

SMT. DOLLY MONDAL aged about 36 years, wife of Tanmoy Mondal by occupation- Housewife, by nationality- Indian residing at Vill. 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 Umesh Chandra Mondal was the owner and possessor of one plot of land measuring an area of 10.50 satak as eight annas share out of 21 satak comprised in C.S.DAG No. 847 corresponding to R.S.DAG No.1020 under C.S. Khatian No. 223, R.S. Khatian No. 69, lying at Mouza- JATRAGACHI, J.L. 24, P.S. Rajarhat, in the District of 24-Parganas, at present North 24-Parganas, absolutely free from all encumbrances by virtue of own R.S. Record or operation being R.S.Khatian No. 69.

B)...





Registrar a/s I (A)  
North 24-Parganas  
(D. S. R. - II)  
25 JUL 2007

B) While seized and possessed of the aforesaid plot of land, the said Umesh Chandra Mondal ENTITLED another plot of land, measuring an area of 82 satak comprised in C.S. DAG No. 846 (corresponding to R.S. DAG No. 1019) under C.S. Khatian No. 297 (corresponding to R.S. Khatian No. 575), lying at Mouza- Jatragachi, J.L. No. 24, P.S. Rajarhat, in the District of North 24-Parganas, formerly 24-Parganas by a registered Deed of PATTAcopied in Book No. I, Volume No. 58, pages 267 to 268, being Deed No. 3667, in the year and dated 22.11.1948 registered at S.R. Office Cossipore Dum Dum and the said land executed from one Sk. Habib Ullah Saheb.

C) While seized and possessed of the aforesaid two plots of land, the said Umesh Chandra Mondal duly recorded the aforesaid land measuring 82 satak comprised in C.S. DAG No. 846, at the time of Revisional Settlement operation being R.S. Khatian No. 575 which comprised in R.S DAG No. 1019, at Mouza- Jatragachi, J.L. No. 24, P.S. Rajarhat, in the Dist. of North 24-Parganas, absolutely free from all encumbrances whatsoever.

D) While seized and possessed of the aforesaid plots of land measuring an area of total 92.50 satak comprised in R.S. DAG Nos. 1020, 1019, the said Umesh Chandra Mondal died intestate leaving behind his three sons named Gangaram Mondal, Padda Kumar Mondal and KRISHNAPADA MONDAL as his legal heirs and successors to his estate and they become the owners of left property in terms of the Hindu Succession Act. 1956.

E)...

E) While seized and possessed of the aforesaid 1/3rd share of land out of total 92.50 satak comprised the aforesaid R.S.DAG Nos. 1020, 1019, the said KRISHNAPADA MONDAL sold and conveyed total land measuring an area of 07.50 satak comprised in R.S.DAG Nos. 1020, 1019, at Mouza- Jatragechi, J.L. No. 24, P.S. Rajarhat, in the District of North 24-Parganas to SMT. MAHAMAYA MITRA wife of Shri Manindra Nath Mitra both of 7 No. Bagjola Camp, P.S. Rajarhat, in the District of North 24-Parganas, by a registered deed of sale copied in Book No.I, Volume No. 216, pages 1 to 14, being deed No. 4991 in the year and dated 2.6.1982, registered at S.R. Office Cossipore Dum Dum, against valuable consideration mentioned thereon.

F) While seized and possessed of the aforesaid plots of land measuring total 07.50 satak more or less, the said SMT. MAHAMAYA MITRA sold and conveyed the same i.e. land area 1(one) Cottah 13 (thirteen) including five feet passages comprised in C.S. Dag No. 847 corresponding to R.S.DAG No. 1020 under C.S. Khatian No. 223, R.S. Khatian No. 69, L.R. Khatian No. Kri. 672/1 and land area 2 (two) Cottahs 3 (Three) Chittacks including five feet passages, comprised in C.S.DAG No. 846 corresponding to R.S. DAG No. 1019, under C.S. Khatian No. 297, R.S. Khatian No. 575, L.R. Khatian No. Kri. 672/1, thus total 4(four) Cottahs including  $5' + 5' = 10'-0''$  wide common passages lying at Mouza- JATRAGACHI, J.L. No. 24, P.S. Rajarhat, in the District of North 24-Parganas, unto and in favour of SMT. CHINTA HALDER (the vendor herein), by a registered deed of sale  
copied...



copied in Book No. I, Volume No. 105, pages 317 to 324, being Deed No. 4863, in the year 1993, registered at A.D.S.R. Office Bidhannagar (Salt Lake City), against valuable consideration mentioned thereon.

G) Since then, the vendor herein named SMT. CHINTA HALDER is seized and possessed of total land measuring an area of 4(four) Cottahs including  $5' + 5' = 10' - 0''$  wide common passages by virtue of abovepurchased 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 her name as absolute owner and possessor thereof and have the absolute power to dispose the same to any body in any way as she will think fit and proper.

H) Now the vendor herein Smt. Chinta Halder has agreed to sell and the purchaser herein has agreed to purchase the said total land measuring 4(four) Cottahs including passages more fully described in the schedule hereinafter written, at or for the total consideration of Rs. 4,00,000/- (Rupees four lac) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs. 4,00,000/- (Rupees four lac) only paid to the vendor by the purchaser herein as per memo hereinafter written at or for the immediately before the execution of these presents (the receipt whereof the vendor

do...

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 an area of 4(four) Cottahs alongwith passages areas more fully described in the schedule hereinafter written, which the vendor herein sell, grant, transfer, convey and also assign unto the purchaser herein free frām all encumbrances liens lispēndences the said land 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 and forever free from all encumbrances whatsoever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as under :-

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 rights title claim mortgage liens lispēndences 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 hereinafter written stands retained by the vendor through operation of family ceiling as envisaged in chapter II-B, West

Bengal...



Bengal LandReforms 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 she is not the benamer of any one.

6. It is hereby declared that the purchaser has the absolute right to mutate her name to the proper authorities in respect of schedule mentioned land.

7. All the taxes rents and land revenue shall clear up by the Vendor herein as upto 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 litigations from any corners.

9. That ...

9. That the vendor herein have not yet taken any loan or financial benefits from any bank or financial institutions or any conners 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 and transferred by the vendor is not free from from all encumbrances then the vendor shall be bound to refund to the purchaser the full consideration money with the cost of stamp, registration charges and legal fees incurred by the purchaser unto and in favour of the purchaser herein.

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

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

(Description of land hereby sold by the vendor herein)

ALLTHAT piece or parcel of revenue paying rayati dakhali two plots of sali land measuring an area of total 4(four) Cottahs along with 5'-0" + 5'-0" = 10'-0" wide common passages i.e. land area 1(one) Cottah 13 (thirteen) Chittacks 0(zero) sft. along with 5'-0" wide common passages comprised in C.S. Dag No. 847 corresponding to R.S.DAG No.1020 under C.S.Khatian No. 223 corresponding to R.S.KhatianNo. 69, Krishi L.R.Khatian No. 672/1 and land area 2 (two) Cottahs 3 (Three) Chittacks 0(zero) sft. along with 5'-0" wide common passages comprised in C.S.DAG No. 846 corresponding to R.S.DAG No. 1019 under C.S....



C.S. Khatian No. 297, R.S. Khatian No. 575, L.R. Khatian No. Kri. 672/1, thus total 4(four) Cottahs along with 5(five) plus 5(five) = 10'-0" wide common passages, land lying and situate under Mouza- JATRAGACHI, J.L: No. 24, R.S.No. 195, Touzi No. 174, 179, (under Rayat Sthiban Rule 4), within the jurisdiction of Rajarhat Police Station, within the local limits of Jyangra Hatiaara 2 No. Gram Panchayet, under A.D.S.R. Office- Bidannagar (Salt Lake City) Pargana- Kalikata, in the District of North 24-Parganas, in the state of West Bengal. ~~.....~~

It is clearly stated herein that the vendor herein sold and conveyed total land measuring 4(four) Cottahs along 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 : Part of R.S. DAG No. 1020.

ON THE SOUTH BY : R.S. DAG No. 1019(P).

ON THE EAST BY : 5' ± 5' = 10'-0" wide common passages.

ON THE WEST BY : R.S. DAG No. 1016.

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

Housing...

Chintan Halder

- 10 -

2. In the Department, Govt. of West Bengal, ...  
No. ...

One site plan is annexed herewith marked by red border which will be treated as a part of this indenture.

IN WITNESS WHEREOF the vendor has hereunto set and subscribed her 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. D K Halder  
1/8 Red Road Camp  
Cal-21

Chintan Halder

SIGNATURE OF THE VENDOR

2. Probir Naskar  
Jatra gachi  
P.S. Rajarat

Deed prepared by:

Amrit - Kumar Bose  
Advocate  
Basarat - 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. 4,00,000/- (Rupees four lac) only being the full consideration money of the said plots of land and payment as per memo below.

M E M O

Paid by cash of RBI Notes ..

Rs. 4,00,000/-

(Rupees four lac) only.

W I T N E S S E S :-

1. *D. H. M. S.*

*Chinta Haldar*

SIGNATURE OF THE VENDOR

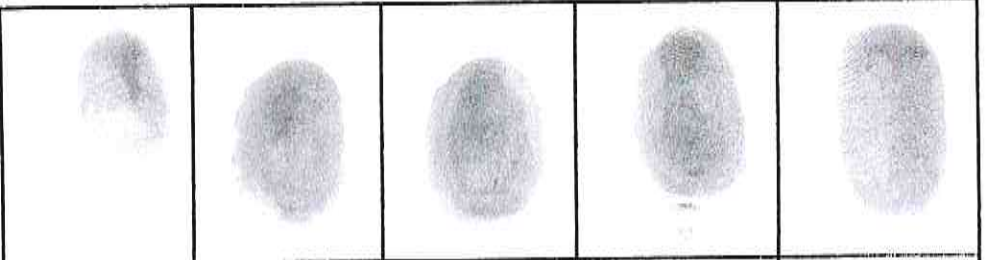
2. *Probir Naskar*

....

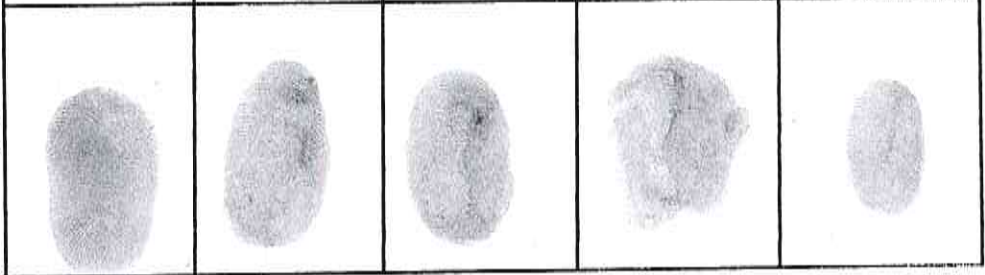


Dolly Mondal

L.H.



R.H.

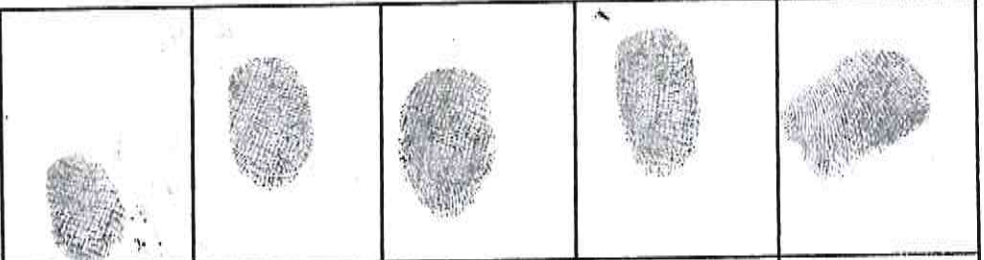


ATTESTED Dolly Mondal

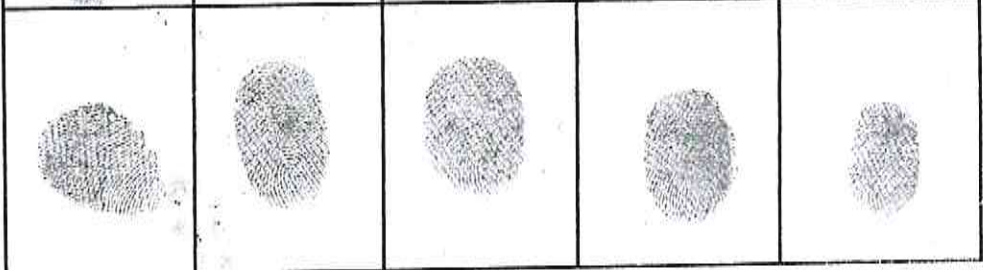


Chinta Halder

L.H.



R.H.



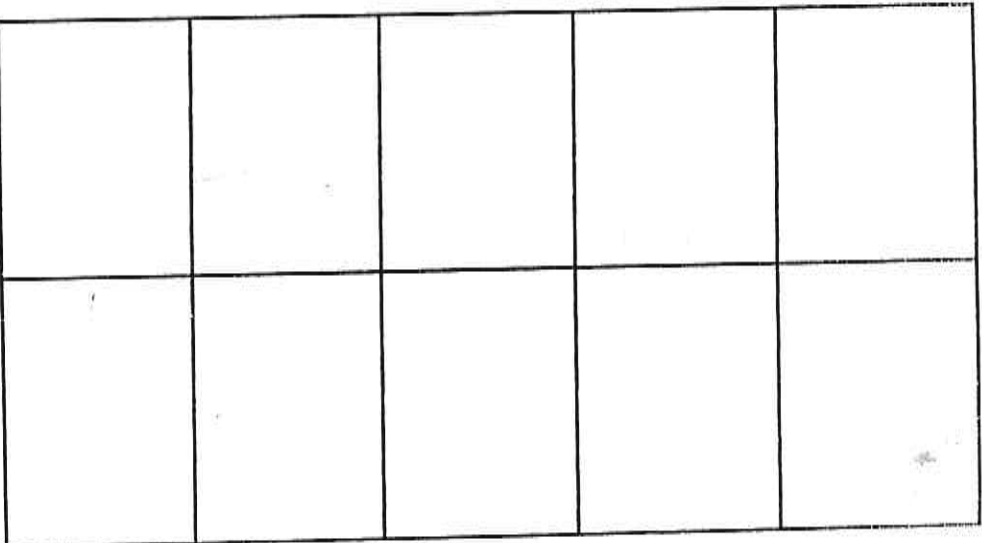
ATTESTED

Chinta Halder



L.H.

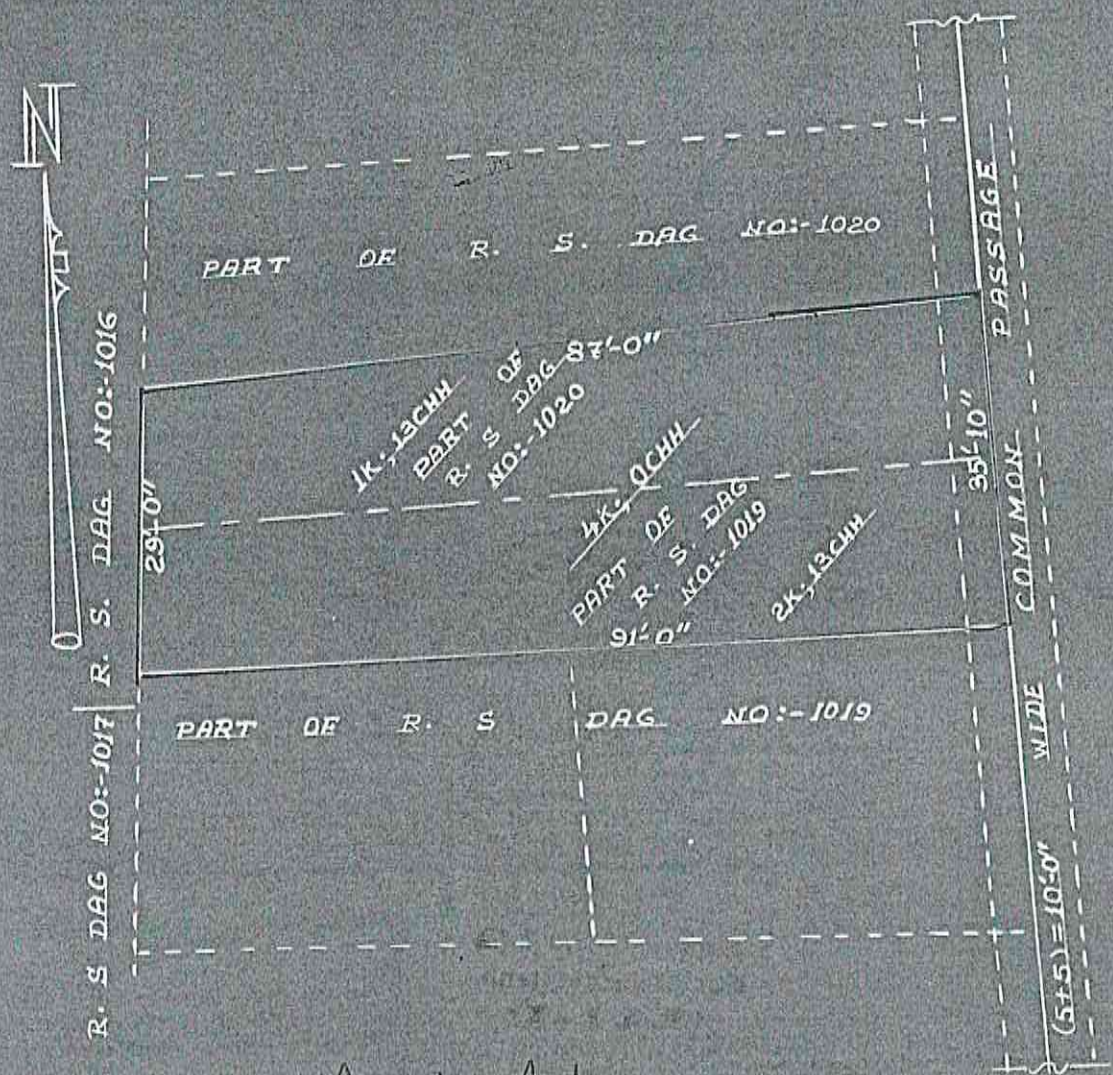
R.H.



ATTESTED



SITE PLAN OF LAND AT PART OF MOUZA:-JATRAGACHI;  
 J.L.NO:-24; R.S.NO:-195; R.S.DAG NO:-1019 & 1020;  
 R.S.KHATIAN NO:-575; 69; P.S:-RAJARHAT; DIST:-  
 NORTH 24 PARGANAS; SOLD AREA IN RED BORDER;  
 R.S.DAG NO:-1019 2K; 3CHH  
 R.S.DAG NO:-1020 1K; 13CHH  
 TOTAL AREA:- 4K; 0CHH  
 SCALE:-20'=1"



Chintan Halder

Drawn by  
 Jagat Puri  
 22/12/17





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

**Endorsement For Deed Number : I - 13494 of 2010**  
**(Serial No. 09901 of 2007)**

**On 30/07/2007**

**Payment of Fees:**

Amount By Cash

Rs. 4421/-, on 30/07/2007

( Under Article : A(1) = 4389/- ,H = 28/- ,M(b) = 4/- on 30/07/2007 )

**Deficit stamp duty**

Deficit stamp duty Rs. 15000/- is paid, by the draft number 593859, 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 14.53 hrs on :30/07/2007, at the Private residence by Chinta Halder ,Executant.

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

Execution is admitted on 30/07/2007 by

1. Chinta Haldar, wife of Dilip Halder , T/458/2, Red Rd Camp,fort William, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700021 , By Caste Hindu, By Profession : House wife

Identified By Prabir Naskar, son of Nitya Nanda Naskar, Rajarhat, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat , By Caste: Hindu, By Profession: Business.

( 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.-400000/-

Certified that the required stamp duty of this document is Rs.- 20000 /- and the Stamp duty paid as: Impressive 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/-

**Payment of Fees:**

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II

25/11/2010 03:16:00 P

EndorsementPage 1 of 2





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

**Endorsement For Deed Number : I - 13494 of 2010**  
**(Serial No. 09901 of 2007)**

Amount By Cash

Rs. 0/-, on 25/11/2010

Exempted ( on 25/11/2010 )

( Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II



District  
No.

( 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 4247 to 4263  
being No 13494 for the year 2010.



*[Handwritten signature]*

(Dinabandhu Roy) 29-November-2010  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal