

no. 020420
2013

09476

09.252/2013

17/12
16.48



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 129549

B 129549

Whereas that the document is a copy
of registration, the signature sheets and
the endorsement sheets attached with
the document are part of this document

17 DEC 2013
18 DEC 2013

DEED OF SALE

THIS DEED OF SALE is made on this ^{17th}..... Day
of December..... 2013 (Two Thousand Thirteen) A . D .

:: BY AND BETWEEN ::

2078 11-12-13
 নাম: _____
 ঠিকানা: _____
 মূল্য: 500/-
 গভঃ স্ট্যাম্প ডিউর সবাসটি দেব
 সোনালপুর, ডি. এস. আর. ও
 কোলকাতা - ১৫০

V.C. No. 02113/13

Jiban Das.

Boon udayanporey

Po - Borel - PS - Sonarpur.
 24 Pgs (s), Kop - 154

Jiban Das.



3819

17/12

Jiban Das.



17 DEC 2013



3820

17 DEC 2013

For the shop...



3821

17 DEC 2013

Circular...



3822

17 DEC 2013

Nude Kumar Pal



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09252 of 2013
(Serial No. 09476 of 2013 and Query No. 1604L000020420 of 2013)

On 17/12/2013

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

Presented for registration at 16.40 hrs on :17/12/2013, at the Private residence by Jiban Das ,Claimant.

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

Execution is admitted on 17/12/2013 by

1. Nirmalendu Pal, son of Late Radha Krishna Pal , 34/1 Padmapukur Rd, Thana:-Bulgyunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Business
2. Nirode Kumar Pal, son of Late Radha Krishna Pal , 34/1 Padmapukur Rd, Thana:-Bulgyunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Business
3. Sarat Kumar Pal, son of Late Radha Krishna Pal , 34/1 Padmapukur Rd, Thana:-Bulgyunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : Business
4. Gita Rani Kundu, wife of Late Sukumar Kundu , 34/1 Padmapukur Rd, Thana:-Bulgyunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : House wife
5. Nandita Kundu, wife of Amitava Kundu , 34/1 Padmapukur Rd, Thana:-Bulgyunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste Hindu, By Profession : House wife
6. Radheshyam Das, son of Late Radha Ballav Das , Sripur Udayan Pally, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154, By Caste Hindu, By Profession : Business
7. Jiban Das, son of Late Radha Ballav Das , Sripur Udayan Pally, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154, By Caste Hindu, By Profession : Business

Identified By Amitava Paul, son of Nirode Kumar Paul, 64/1 Ritchie Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste: Hindu, By Profession: Business.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 18/12/2013

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

Payment of Fees:



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09252 of 2013
(Serial No. 09476 of 2013 and Query No. 1604L000020420 of 2013)

Amount by Draft

Rs. 25200/- is paid , by the draft number 055669, Draft Date 16/12/2013, Bank Name State Bank of India, NAKTALA, received on 18/12/2013

(Under Article : A(1) = 25135/- ,E = 14/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 19/- on 18/12/2013)

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.-22,85,661/-

Certified that the required stamp duty of this document is Rs.- 137160 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 132160/- is paid , by the draft number 055670, Draft Date 16/12/2013, Bank : State Bank of India, NAKTALA, received on 18/12/2013

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV




(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

1) SRI NIRMALENDU PAL PAN No - AFQPP2691R 2) SRI NIRODE KUMAR PAL PAN No- AFQPP2736R 3) SRI SARAT KUMAR PAUL PAN No- AFXPP2421G Being 1,2 and 3 are Sons of Late Radha Krishna Pal, all by Occupation Business, and from 1 to 3 are residing at: 34/1, Padmapukur Road, P.S. Ballygung, Kolkatta 700020 4) SMT. GITA RANI KUNDU PAN No- AFTPK7226G wife of Late Sukamar Kundu and daughter of Late Radha Krishna Pal, by Occupation-Housewife, residing at: 34/1, Padmapukur Road, P.S. Ballygunge, Kolkata-700 020 5) SMT. NANDITA KUNDU PAN No- AFXPK8247F wife of Sri Amitava Kundu, and Daughter of Late Sudhir Kumar Paul, by Occupation:-House wife, residing at: 34/1, Padmapukur Road, P.S. Ballygung, Kolkata 700 020, all from 1 to 5 by faith Hindu, Nationality Indian, hereinafter Jointly Called or referred to as the OWNERS/VENDORS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and included their legal hires executors, successors, administrators, legal representations and/or assigns) of the FIRST PART.

A N D

SRI JIBAN DAS PAN No-AOMPD6925M, son of Late Radha Ballav Das by faith Hindu, by Occupation: Business, Nationality-Indian, residing at:- Sripur, Udayan Pally, P.O. Boral, P.S. Sonarpur, Kolkata 700 154, District 24 Parganas (South), hereinafter Called or referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and included their legal heirs executors, successors, administrators, legal representation and/or assigns) of the SECOND PART.

3823

17 DEC 2013

Sarat Kumar Paul

3824

17 DEC 2013

Gitanani Kundu



3824

17 DEC 2013

Nandita Kundu



17 DEC 2013

Identified Pichdhyas

Amitava P-I (AMITAVA PAUL)
S/O Nirode Kumar Pal
64/1, Ritchie Road
Kolkata - 700019
Occupation - Business

A N D

SRI RADHESHYAM DAS (Form -60 enclosed) son of Late Radha ballav Das, by faith Hindu, by Occupation: Business, Nationality-Indian, residing at **Sripur, Udayan Pally, P.O. Boral, P.S. Sonarpur, Kolkata 700 154, District 24 Parganas (South)**, here-in-after Called or referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and included their legal heirs executors, successors, administrators, legal representation and/or assigns) of the **THIRD PART.**

WHEREAS a brief recital of the land and structure thereon how devolved to the Present Owners herein Vendors are hereby inserted as under..

A. ALL-THAT piece and parcel of land admeasuring **169 Decimal** or in local measurement 5(five) Bigha 2 (two) Cottahs 12 (twelve) Chittack more or less lying and situated at **Mouja-Sripur Bagharghole**, Pargana Mougura, Touzi No. 1, R.S. No. 172, J.L. No. 59, Split of which comprised of dag No. 348, 349, 352, 362, 363, 356, appertaining to Khatian No. 840, the entire areas of Land measuring **74** (Seventy Four) **Decimel** more or less also the land areas of land comprised of Dag No. 351, 352, 362, 363, 358/2061, appertaining to Khatian No. 838, measuring areas **70** (Seventy) **Decimal** more or less and also the land area comprised Dag No. 342, 347 appertaining to Khatian No. 713, measuring areas of **land 25** (Twenty Five) **Decimal** more or less under **P.S. & A.D.S.R. Office Sonarpur, formally under Baruipur Sub-Registry Office**, Disrtict: 24 Parganas (South) and the said entire land areas

measuring 1.69 Decimal under Korfa now Rayati Dakhali Swatta land, belonged to One Narayan Dhali and others a long years ago who had been enjoying the aforesaid landed properties Together-with every piece and parcel of land along-with trees, fence and others whatsoever with every right, title interest and possession without any interference, hindrance and disturbances by others free from all encumbrances.

B. One Sri Barada Prasad Chattpadhaya Ghatak purchased all that aforesaid landed properties with every right title and interest thereof which were under the lawful possession of Narayan Dhali and others, the Preceding Owners therein and be it noted here the major part of the said land purchased by way of different Bengoli Kobala Deeds and some other Part of land purchased by way of auction sale and lawfully seized and possessed of the aforesaid entire land as mentioned in Clause-A and had been enjoying the same without any obstructions, hindrance and disturbances from any corners whomsoever since long years.

C. By and under a registered Deed of Gift executed on **09/05/1938**, said Barada Prasad Chattopadhayay Ghatak transferred his aforesaid Purchased land including others landed properties unto or infavour of Sri Haradhan Chattopadhayay Ghatak then minor but attained the age of majority a long years ago and said Haradhan Chattapadhyay Ghatak also purchased all others landed properties under the lawful possession of Co-Owners or Co-Shares of Narayan Dhali, with every right, title, interest and Possession thereof, by way of registered Kobala executed on 11th Chitra 1346 as per Bengoli Calander where Smt.Harimati Devi

represented herself as natural Guardian for minor Haradhan Chattopadhyay Ghatak and signed all papers, documents as natural Guardian for him and also paid the consideration money to the Vendors in respect in of the said purchased Land and thereafter, looking after the said landed property and said son Haradhan Chattopadhyay Ghatak with care and responsibility.

D. This said minor Haradhan Chattopadhyay Ghatak had been enjoying the aforesaid entire land with peaceful possession thereof without and hindrance, disputes and differences from any corners and his mother, Harimoti Devi had been looking after the said landed properties, free from all encumbrances with good care .

E. Thereafter, One Radha Krishna Pal alias Surendra Nath Pal Son of Late Iswar Chandra Pal and other Mohini Mohan Roy Son of Late Ramkanta Roy both then resided at Balasur, P.S.-Srinagar, District-Dhaka, thereafter residing at:- 6 No.Nilamber Mukherjee Street, Shyambazar, Kolkata, purchased all that areas of land mentioned in Clause-A in question of making brick field business, from then minor Haradhan Chattopadhyay Ghatak son of Baroda Prasad Chattopadhyay Ghatak by virtue of Bengali Sale-Deed or Vikroy Kobala which was represented by Smt. Harimati Devi wife of Late Baroda Prasad Chattopadhyay Ghatak on behalf of said Minor, registered at the Office of Sub-registered Baruipur, recorded in Book No.1, Volume No.21, Pages from 152 to 157 , Being No. 1616 For the year 1940. Thus said Radhakrishna Pal alias Surendra Nath Pal and Sri Mohini Mohan Roy became the Owner as per share of their contribution and

lawfully seized and possessed of the aforesaid entire landed Property inclusive of the land areas 17(Seventeen) Decimal under Dag No.363, split up which areas of land 10(Ten) Decimal under Khatian 840 and 7(Seven) Decimal under Khatian No.838 all at Mouza- Sripur Bagherghole, J.L No- 59, Touji No-1, R.S No- 172, P.S- now Sonarpur, District - 24 Parganas (South) .

F) By and under a Bengali Sale Deed or Vikroy Kobala, registered at S.R Baruipur, 24 Parganas, recorded in Book No.1, Volume No.51, Pages 118 to 123, Being No.4954 for the year 1942. said Mohini Roy sold , conveyed and transferred all that his share or interest and possession of the land purchased jointly with Radhakrishna Pal, including the share of his land in Dag No.363, Khatian No. 840 and 838 at Mouza-Sripur-Bagherghole, respectively unto or in favour of:-1) Sri Ranendra Lal Pal, 2) Sri Sudhir Kumar Paul 3) Nirmalendu Pal, all are the Sons of Surendranath Pal alias Radhakrishna Pal and after the demise of said Radhakrishna Pal, said Ranendralal Paul, Sudhir Kumar Paul, Nirmalendu Pal, Nirode Kumar Pal, Sarat Kumar Paul and Gita Rani Kundu became the lawful Owners of all that areas of land in Dag No. 363 under Khatian No- 840 and 838 at Mouza-Sripur Bagherghole, J.L No.59 including others landed properties in different Dag NOs on the strength of lawful Purchase and by way of Hindu law of inheritance and the said landed Properties lying and situates within the jurisdiction of P. S & A.D.S.R Office-Sonarpur, District: 24 Parganas (South) within the limit of Rajpur Sonarpur Municipality .

G) On verification of all deeds and documents in respect of the aforesaid land under Dag No-363 appertaining to Khatian No-840 and 838 respectively at Mouza- Sripur Bagherghole, J.L No- 59 which is the subject matter of this Deed of Sale, the Govt-Serestha or B.L. & L.R.O. has been satisfied and duly mutated the aforesaid land in the office of B.L & L.R.O and finally published in the L.R. Record which was recorded in the names of Ranendralal Paul and Radhakrishna Pal in the manner that the areas of land 06 (Six) Decimal more or less under Sabek Dag No.363, L.R Dag No.704, Sabek Khatian No-840, 838, L.R Khatian No-1212 has been recorded in the name of Ranendralal Paul Son of Radha Krishna Pal and finally published in the last Revisional Settlement record and areas of land 08 (Eight) Decimal more or less under Sabek Dag No.363, L.R Dag No-704, Sabek Khatian No-840, 838 L.R khatian No.1259, has been recorded in the name of Radha Krishna Paul Son of Late Iswar Chandra Pal, said entire land is lying and situates at Mouza-Sripur Bagherghole, J.L No-59, now under P.S and A.D.S.R office at Sonarpur, District- 24 Parganas (South) within the limit of Rajpur Sonarpur Municipality.

H) Thereafter both the said recorded Owners now deceased, of the aforesaid land mentioned in Clause- **G & F** and said Radhakrishna Pal died intestate on 21/11/1985 and the wife of said Radhakrishna Pal, named Late Charubala Pal predeceased, both leaving behind them five sons namely a) Ranendralal Pal b) Nirode Kumar Pal c) Sarat Kumar Paul d) Nirmalendu Pal e) Sudhir Kumar Paul and One married daughter named Gita Rani Kundu wife of Sukumar Kundu who jointly lawfully seized and possessed of all that areas of land left by said Radhakrishna Paul

as per Hindu Law of inheritance or Hindu Succession Act 1956 and thereafter said Ranendralal Paul died intestate on 20/12/2003 in issueless condition and his wife Late Usha Rani Pal predeceased and another Co-Sharers named Sudhir Kumar Paul died intestate on 10.09.2008, leaving behind him surviving his wife (widow) Arati Pal and One daughter named Nandita Kundu wife of Sri. Amitava Kundu and thereafter said Arati Pal died intestate on 27.02.2011, leaving behind her only married daughter said Nandita Kundu.

Thus, 1) Nirmaledu Pal, 2) Nirode Kumar Pal 3) Sarat Kumar Paul 4) Gita Rani Kundu and 5) Nandita Kundu became the lawful Owners of the aforesaid landed property the **VENDORS** herein, are the lawful Owners with every right, title and interest of the land herein, declared to sell a Plot of land lawfully. as mentioned hereunder SCHEDULE, already mutated and recorded in the office of B.L. & L.R.O and finally published in the L.R. Record which was recorded in the names of Ranendralal Pal and Radhakrishna Pal in the manner that the areas of land 06 (Six) Decimal more or less under Sabek Dag No.363, L.R Dag No.704, Sabek Khatian No-838, L.R Khatian No-1212 has been recorded in the name of Ranendralal Paul Son of Radha Krishna Paul and and finally published in the last Revisional Settlement record and an areas of land 08 (Eight) Decimal more or less under Sabek Dag No.363, L.R Dag No-704, Sabek KhatianNo-838, 840, L.R khatian No.1259, has been recorded in the name of Radha Krishna Pal, Son of Late Iswar Chandra Pal and said entire land is lying and situates at Mouza- Sripur Bagherghole, J.L No- 59, now under P.S and A.D.S.R office at Sonarpur, District- 24 Parganas (South) within the limit of Rajpur Sonarpur

Municipality which in accordance with law of inheritance and Hindu succession Act. 1956, devolved to **the Present Owners, the VENDORS herein** who are desirous to sell absolutely the **areas of land measuring 5(five) Cottahs 00 (zero) Chittack 42 (forty)Sq. Ft. more or less, out of the aforesaid entire land 16 decimal as recorded in B.L. & L.R.O,** on as is where is whatever there is basis more Particularly **mentioned hereunder Schedule**, with every right, title, interest and possession thereof, free from all encumbrances.

AND WHEREAS The PURCHASER herein the Party of the **Second Part**, after examining the title, documents and being fully satisfied with the Marketable Title of the Vendors for the said land has agreed to Purchase the said land areas measuring **5(five) Cottahs 00 (Zero) Chittack 42 (Forty) Sq. Ft. more or less** along with about 200Sq.ft, Asbestos Shed house thereon on as is where is whatever there is basis, **at or for a consideration Value of Rs.10,00,000/- (Rupees Ten Lac rupees) Only which the Vendor agreed** and the said consideration shall be treated as highest Consideration in this instant absolute Sale of the aforesaid or below Schedule land with Structure.

AND WHEREAS One Sri Radheshyam Das Son Late Radha Ballav Das is in possession of the aforesaid land with structure since long years and his name has been recorded in the Rajpur Sonarpur Municipality in respect of the said land areas 5Cottahs 42 Sq.Ft. together with structure thereon identified as Holding No.5.UdayanPally under Ward-32, and the said landed Property lying and situates at Mouza- Sripur Bagherghole, J.L No-59,now under P.S and A.D.S.R office at Sonarpur, District-24 Parganas

(South) within the limit of Rajpur Sonarpur Municipality being the areas of land measuring **5(five) Cottahs 00(zero)Chittack 42(forty) Sq. Ft. more or less** more or less under Sabek Dag No.363, L.R Dag No-704, Sabek KhatianNo- 838 and 840, L.R khatian No.1212 and 1259 recorded in the names of Ranendra Lal Paul and Radha Krishna Pal, both Sons of Late Iswar Chandra Pal since deceased a long years ago and their leagal heirs on the right of inheritance as aforesaid are executing this Deed as **VENDORS** but as said Sri Radheshyam Das Son Late Radha Ballav Das is in possession, he is requested to perform the duties as **CONFIRMING PARTY** and he is agreed with declaration that the Purchaser can mutate his name in B.L.R.O and Rajpur Sonarpur Municipality, deleting the name of Radheshyam Das mentioned above or after this Sale-Deed admitted by the Authenticated Registration Officer and the Confirming Party has no objection, obstruction and support in all material times to get the land and Structure mutated in the name of **the Purchaser herein.**

AND WHEREAS the **Vendors** herein due to urgent need of cash for some reasonable and legitimate purposes have offered the Purchasers to sell the aforesaid or below Schedule land at or for a consideration Value **Rs 10,00,000/(Rupees Ten Lac) only** against the sale value of the areas of **land 5(Five) Cottah 42(Forty two) Sq. Ft. or a little more or less** Together-With about 200Sq.ft, Asbestos-Shed house thereon Situated at Mouja-Sripur Bagharghole, J.L.No. 59, Dag No. 363(P) L.R. Dag No. 704, R.S. Khatian No. 838 and 840 respectively, L.R. Khatian No. 1212 and 1259 respectively under P.S. & A.D.S.R. Office now at Sonarpur . District -24-Pargana(South) within the limit of Rajpur

Sonarpur Municipality and the said land and house has been identified as Holding No.5, Udayan Pally under Municipal Ward No.32, District-24 Parganas (South) which the **PURCHASER** agreed to pay on or before the execution of the Deed of Sale to be registered in the authenticated Registration Office Govt. of West Bengal which the Vendors gladly accepted with the assurance and confirmation to execute this Deed of Sale as lawfully and reasonably required and assured the Purchaser that the aforesaid and below schedule land is free, fair and unencumbered in all sense and meanings.

NOW THIS INDENTURE WITNESSETH THAT: In pursuance of the said Agreement or settlement and in consideration of the said sum of **Rs. 10,00,000/-** (Rupees Ten Lac) **only** paid by the **Purchaser** to the **Vendors** simultaneously with the execution of this Deed (the receipt whereof the Vendor doth hereby admit, acknowledge as here-in-after mentioned in the Memo of Consideration) the said Vendors as Owners of the said landed Property herein **Land with Building** doth hereby indefeasibly grant, release, sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser herein to use forever free from all encumbrances **All That** said **Danga** land measuring more or less **05 Cottahs 00 Chittack 42 Sq. Ft. Together-with** Asbester Shed Building thereon measuring more or less **200 Sq. Ft.** Situated at **Mouja -Sripur Bagharghole, J.L.No. 59, Dag No. 363(P), L.R.Dag No.704, R.S. Khatian No.840 and 838 respectively L.R. Khatian No.1212 and 1259 respectively under P.S.&A.D.S.R. Office now at Sonarpur, District-24-Pargana (South) under Rajpur** Sonarpur Municipality and the said land and house has been identified as **Holding No.5, Udayan Pally under Municipal Ward**

No,32, Distruct-24Parganas (South) herein after called the sold-Property or collectively called the said Property including liberties, Privileges and all using rights of ingress and egress, including all easement rights title, interest, possession which the Vendors have or had till before the execution of this Deed of Sale unto or upon the said property more fully **described hereunder Schedule** and every part of this said landed Property hereby transferred, sold, conveyed, exonerated, assured and assigned in favour of the Purchaser **TO HAVE AND TO HOLD** the said Property or Premises which hereby transferred with possession unto and to the use of the Purchaser and their heirs absolutely and forever.

THAT THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER THAT: Notwithstanding any acts, Deeds and things here-to-before done, executed or knowingly suffered to the contrary the Vendors are now lawfully and physically seized and possessed of the said Property and the said Property is neither effected by K.M.D.A, K.I.T nor Municipality and there is no suit or disputes or case running or pending in any court in respect of the said Property and there is no Co-sharers other than the Vendors herein in respect of the said Land and Structure and the Vendors have full Power and absolute right and authority to sell, transfer, assure and assign the said Property in the manner as aforesaid **A N D** the Purchaser shall or will at all times here-in-after peaceably and quietly hold, Possess and enjoy the said Property generation to generation **in free and clear, freely and clearly** with absolute right to sell, convey, transfer, gift, give Power to any body/Firm /Organization, make any kinds of Agreement, mortgage, lease, let out by rent, bequeath by WILL

and execute any others any kinds of Deed/Deeds and documents in respect of the said land whatsoever as per Transfer of Property Act. and also have right to construct new Building thereon as Per Sanction Plan Obtained from the Concerned authorities of Rajpur Sonarpur Municipality or any other authorities time to time applicable, as absolute owners and possessors of the aforesaid or below Schedule land with structure and without any lawful evictions from the Vendors or any person or persons under the trust of the Vendors .

THAT, THE VENDORS FURTHER COVENANTS WITH THE PURCHASER :

The Vendors shall and will at all material times extends their hands of Co-operation by supplying any or all lawful documents in support of their rights and title into and over the said land herein sold to the Purchaser herein in question of the mutation of the said land in B.L.R.O and local Municipality as no original documents shall be possible to supply by them as the rest of the land is remained in their names.

BE IT FURTHER STATED BY THE VENDORS that the Purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easements rights into, over and through the road or roads adjacent to the said Property more fully shown in the Map or Plan annexed herewith and the Purchaser have got every right and liberty in respect of the aforesaid property to arrange Electric connection, water-connection, Pipe-connection, Telephone-connection and others connections time to time needful according to up-to-date requirements including Drainage system over the said road .

THAT, The Purchaser shall have all right to mutate his name as owner and occupiers in respect of the below Schedule property in the records of Rajpur Sonarpur Municipality or any other appropriate Authority or Authorities under the jurisdiction of said land and forever shall get all lateral, vertical and horizontal rights of the sold property mentioned hereunder Schedule which the Vendors have or had till before execution of this Deed .

THAT, Vendors also have declared that the said or below Schedule land hereby sold, transferred with possession, have neither been previously leased, mortgaged, agreed to sell any one and sold nor in any way transferred and there is no charge, lien, lispendens or any kind of attachment and there are no cases or suits running or pending before any court of law either civil or criminal and the Vendors have sold the below Schedule land with structure and they have sufficient right and good Authority to transfer the same as Vendors **TOGETHER-WITH** every parts of it including all trees, plants, fence or Boundary Wall and any material things whatsoever subsist on the said Property hereby transferred.

IF, any error, omission or any clerical mistake is transpired in this Deed in future, the Vendors shall be liable to execute and register any Supplementary Deed or Deed of Rectification or Declaration in favour of the Purchaser at the request and at the cost of the Purchaser.

The Consideration value of the below Schedule land and structure is Rs. 10,00,000/- (Rupees Ten Lac) only .

SCHEDULE OF LAND WITH STRUCTURE ABOVE REFFERED TO
(Herein cold sold Property)

ALL THAT said **Danga** land measuring more or less **05 Cottahs 00 Chittack 42 Sq. Ft. Together-with** Pucca Asbester Shed Building thereon measuring more or less **200 Sq.Ft.** Situated at **Mouja-Sripur Bagharghole, J.L. No. 59, Dag No. 363(P) L.R. Dag No. 704, R.S. Khatian No. 838 and 840 respectively , L.R. Khatian No. 1212 and 1259 respectively under P.S. & A.D.S.R. Office now at Sonarpur, District -24-Pargana (South) within the limit of Rajpur Sonarpur Municipality and the said land and house has been identified as Holding No.5, Udayan Pally under Municipal, Ward. No,32, Distruct-24 Parganas (South) herein after called the Sold Property** which hereby transferred with sole possession unto the Purchaser of this Deed with all usufructs thereof including all rights of ingress and egress over the Municipal Road, locally known as Udayan Pally Road and all easements rights together-with right of taking own electric connection, drainage connection and make addition, alteration of existing structure or construct new Building thereon and the sold landed property is butted and bounded by :

with plan attached

ON THE NORTH : Part of Land under R.S. Dag No. 363(P).

ON THE SOUTH : Land of R.S. Dag No. 362.

ON THE EAST : 16 Feet Wide Municipal Road

ON THE WEST : Land of R.S. Dag No. 363(P) and 365.

The sketch plan of the schedule land is attached herewith which will be treated as part and parcel of this Deed of Conveyance .

IN WITNESS WHEREOF all the Parties hereunder subscribe their each respective hands and seal on the Date, Month and Year first above written.

SIGNED, SEALED AND DELIVERED:

In the presence of witness at Kolkata -700020.

WITNESSES:

1) Sajal Kumar Bhattacharyya
33/1A Ramkrishnanpuri
Kl-92

1. Nirmalendranath
2. Nirode Kumar Pal
3. Sarat Kumar Paul
4. Gita Rani Kundu
5. Nandita Kundu

SIGNATURE OF THE VENDORS

THE PARTY OF THE FIRST PART

2) Subrata Narayan Bose
A/11 Sahindra gully . kl-84
Garia

Tibani Das

SIGNATURE OF THE PURCHASER
THE PARTY OF THE SECOND PART

Ranjan Singh Das
SIGNATURE OF THE CONFIRMING PARTY

Drafted by :

Sajal Kumar Bhattacharyya
Sajal Kumar Bhattacharyya,

Advocate, EN.NO. WB-1770/2001

Alipore Police Court, Kol-27.

Computer Printed by:

Avi Chowdhury, Avi
Garia, Kolkata - 700084

MEMO OF CONSIDERATION

RECEIVED with thanks from the **PURCHASER** named **SRI JIBAN DAS RS.10,00,000/-**-(Rupees Ten Lac) **Only** as full Consideration Price of the **SCHEDULE PROPERTY** of **LAND WITH STRUCTURE** in the following manner :-

<u>Date</u>	<u>Draft No</u>	<u>Bank & Branch.</u>	<u>Amount</u>
16/12/2013	055671	SBI, Naktala Br.	2,00,000/-
16/12/2013	055672	SBI, Naktala Br.	2,00,000/-
16/12/2013	055673	SBI, Naktala Br.	2,00,000/-
16/12/2013	055674	SBI, Naktala Br.	2,00,000/-
16/12/2013	055675	SBI, Naktala Br.	2,00,000/-

10,00,000/-

Received Full and final Consideration of Rs. 10,00,000/-
(Rupees Ten Lac) **only** .

WITNESSES:

1) *Srijay Paul*
33/1A Ramkrishnanprakash
Kul-92

2) *Subrata Nayan Bose*
A/11 Satindra polly
Kul-84. Gaia.

1. *Mirmaleendral*
2. *Nirade Kumar Pal*
3. *Sarat Kumar Paul*
4. *Gita Rani Kundu*
5. *Nandita Kundu*

SIGNATURE OF THE VENDORS

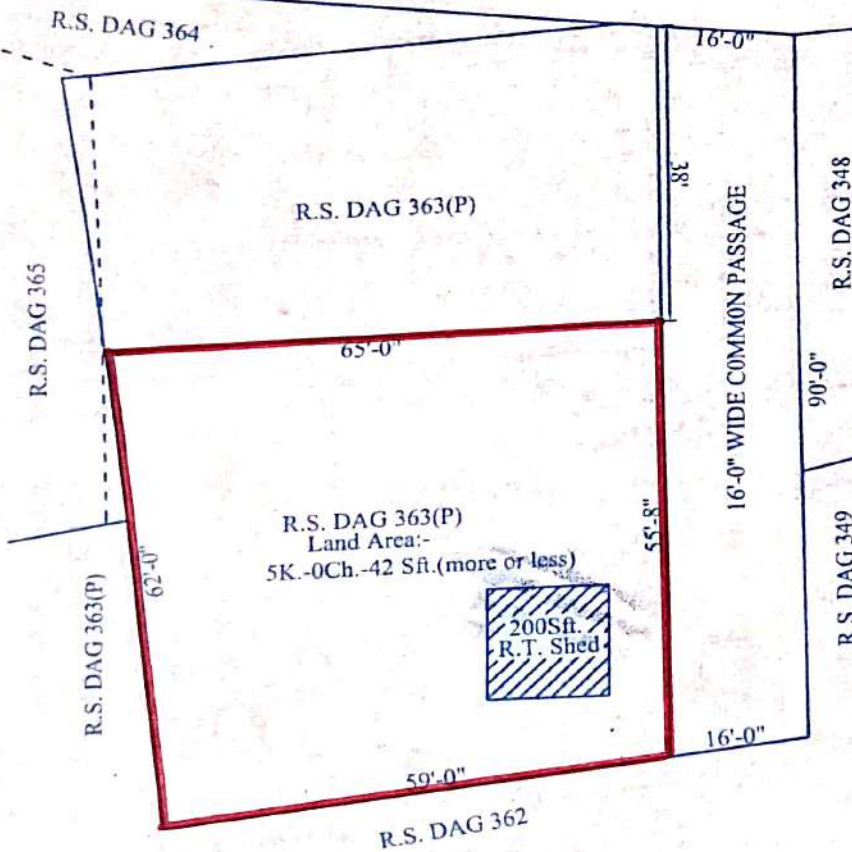
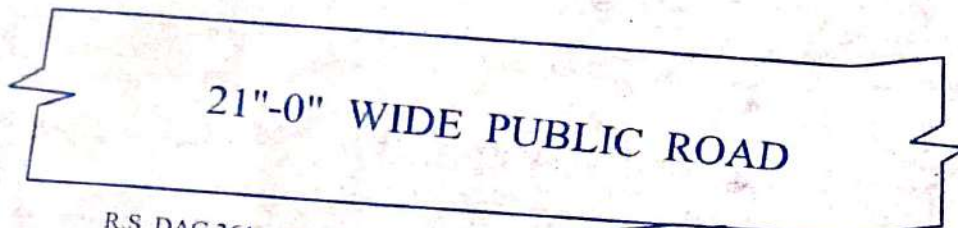
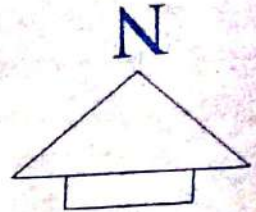
THE PARTY OF THE FIRST PART

PLAN AT MOUZA- SRIPUR BAGHARGHOLE, JL.NO.-59, R.S. DAG NO.-
 L.R. DAG NO.-704, R.S. KH. NO.-840 & 838, L.R. KH. NO.-1212 & 1259,
 SONARPUR, DIST.- SOUTH 24 PARGANAS, UNDER RAJPUR SONARPUR
 MUNICIPALITY, WARD NO.-32, KOLKATA-154.

SCALE- 1"= 21'-0",

TOTAL AREA OF THE LAND(R.S.DAG 363 Part)=5K.-0Ch.-42Sft(more or less)

TOTAL LAND AREA SHOWN IN RED BORDER LINE 



SIGNATURE OF
 VENDORS:-

1. *Nirmalewala*
 2. *Nirali kumar Paul*
 3. *Sarat Kumar Paul*
 4. *Ujita ranikundu*
 5. *Nandita Kundu*
- OWNERS/VENDORS.
Ji. boni Das.

SIGN OF PURCHASER

Rachesh Chatterjee

SIGN. OF CONFIRMING
 PART.

Pratibha

SITE PLAN

12/12/2013

TRACED BY

Thumb

1st finger

middle finger

ring finger

small finger

left
handright
handName SRI. NIRMALENDU PAL.Signature Nirmalendu Pal

Thumb

1st finger

middle finger

ring finger

small finger

left
handright
handName SRI. NIRODE KUMAR PALSignature Nirode Kumar Pal

Thumb

1st finger

middle finger

ring finger

small finger

left
handright
handName SRI. SARAT KUMAR PAULSignature Sarat Kumar Paul

Thumb

1st finger

middle finger

ring finger

small finger

left
handright
handName SMT. GITA RANI KUNDU.Signature Gitarani Kundu

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

PHOTO

Name

Signature

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					


Nandita Kundu

Name SMT. NANDITA KUNDU (KUNDU)

Signature Nandita Kundu

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					


Jiban Das

Name SRI. JIBAN DAS.

Signature Jiban Das

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name SRI RADHESHYAM DAS.

Signature Radheshyam Das

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 47
Page from 586 to 610
being No 09252 for the year 2013.




(Tridip Misra) 23-December-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal