

10372

I-09573



23/7/12
8:30
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 482359

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document

[Handwritten signature]

Addl. District Sub-Registrar
Bidhannagar. (Salt Lake City)
24 JUL 2012

DEED OF SALE

THIS DEED OF SALE made this 23rd day of July in the year of Two Thousand Twelve (2012) of the Christian Era.

Contd. to page -2

3771
2017/2012
Pannal Adv Court
Basant

নম্বর -
সন ও তারিখ -
ফ্রেডার নাম -
সাকিন -
স্ট্যাম্প মূল্য -
ডেডার শ্রী

বারাসাত কোর্ট
উত্তর ২৪ পরগণা

টি. ডি নং -
স্ট্যাম্প ফ্রন্ডের তারিখ - 16/7/2012
মোট স্ট্যাম্পের মূল্য - 120000
ট্রেজারী অফিস - বারাসাত
ডেডার শ্রী তাপন কুমার সাহা

Adresh Basat
v. e. T. G.
11838
Adresh Basat

v. e. T. G.
11835

Gour Gobinda Saha

—ujjal Majumdar
Sibopal Majumdar
Subhannagar
P.O. - Barasati
KOL - 74, BUSTARD



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

23 JUL 2012

BETWEEN

SRI GOUR GOBINDA SAHA, S/O Late Makhan Lal Saha, by caste - Hindu, by occupation - Business, by nationality - Indian, residing at. 53/6, Gouri Bari Lane, P.S. Manicktala, Kolkata - 700004, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and or assigns) of the **ONE PART.**

A N D

DINESH PRASAD son of Dhanush Dhari Prasad, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kalipark, P.S.Airport, Kolkata - 700136, Dist. North Parganas, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART.**

AND WHEREAS One Smt. Chhaya Rani Das W/O Sri Paritosh Das was the absolute owner of the Danga land measuring about 11 Kottah 13 Chattak 44 sq. ft. equivalent to 20 Decimal comprised in Dag No. 317 corresponding to R.S.Dag No. 357 in C.S.Khatian No. 138, corresponding to R.S.Khatian No. 66, lying situated at Mouza - Kaikhali, J.L.No.5, Re. Sa. No. 115, Touzi No. 172, under Airport police Station, A.D.S.R.O.Salt Lake City, District North 24 Parganas.

AND WHEREAS have got by way of separate 4 deed from one Kartick Mondal, Manik Mondal and Charan Sardar and the said deeds were registered at S.R.O. Cossipur Dum Dum, vide being No. 7413 dated 25/9/1968, Book No. I, Volume No. 115, pages from 24 to 27 (land measuring 6 Kottah 4 Chattak in Dag No. 317 Khatian No. 138, sold by Kartick Mondal and Manik Mondal). And vide being No. 6219 dated 2/9/1969, Book No. 1, volume No. 98, pages from 59 to 62 (land measuring about 3 kottah 2 chattak in same dag khatian sold by said Kartick Mondal, Manik Mondal and Charan Mondal). And being No. 3032 dated 17/5/1972, Book No. 1, Volume No. 51, pages from 90 to 92 (land measuring about 1 Kottah 7 sq. ft. sold by Manik Mondal). And also being No. 1956 dated 14/3/1973, recorded in Book No.1, Volume No. 36, pages from 180 to 182 (land measuring about 1 Kottah 7 Chattak 37 sq. ft.) sold by Manik Mondal).

AND WHEREAS thus the said Chhaya Rani Das became the absolute owner of the land measuring about 11 Kottah 3 Chattak 44 sq. ft. by way of separate 4

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deed of sale as above is free from all encumbrances.

AND WHEREAS during peaceful possession of the said Purchased property Chhaya Rani Das there after sold, transferred and conveyed all that the land about 10 Kottah 7 Chattak out of 11 Kottah 13 Chattak 44 sq. ft. to and in favour of the vendor herein by executing a Bengali Kobala Registered at the office of A.D.S.R.O. Bidhannagar Salt Lake City on 4/10/1985 vide being No. 7161, Book No. 1, volume No. 135 (F), pages from 155 to 164 for the year 1985 and also delivered possession of the said land to the vendor.

AND WHEREAS after purchasing the property specifically mentioned in the schedule hereunder said vendor there after at the time of L.R of operation mutated his name in L.R. Khatian No. 248/1 and also mutated his name in the local Rajarhat Gopalpur Municipality being Holding No. RGM-941, Ward No. 10, paying rents and taxes up-to-date before the seresta of Government as well as Municipality is free from all encumbrances.

AND WHEREAS the Vendor for his legal necessity has proposed to sale ALL THAT the property measuring about 3 (Three) Kottah 7 (Seven) Chattak 30 Sq. Ft. Bastu land with 100 sq. ft. constructed area out of 10 (Ten) Cottah 07 (Seven) Chattak more or less together with 100 sq. ft. constructed area lying and situated at **Mouza - Kaikhali**, J.L.No.5, Re. Sa. No. 115, Touzi No. 172, under R.S.Khatian No. 138 and R.S.Dag No. 317 within the Rajarhat Gopalpur Municipality presently ward no. 10 and the jurisdiction of Airport Police Station, District North 24 Parganas, morefully and specifically described in the Schedule hereunder as the said property and the Purchaser having agreed and accepted the said offer to purchase the said undivided property free from all encumbrances and the Vendor herein agreed with the Purchaser for the absolute sale of the schedule property unto the present Purchaser at or for the price of **Rs. 3,75,000/- (Rupees Three Lakh and seventy five thousands) only.**

AND ALSO WHEREAS the purchaser also now called upon the Vendor to execute and registrar a formal Deed of Conveyance in favour of the Purchaser,

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the Sum of **Rs. 3,75,000/- (Rupees Three Lakh and seventy five thousands) only** truly paid by the purchaser to the Vendor at or immediately before the execution of this Deed, the receipt whereof the vendor do hereby as well as by the Memo of Consideration written hereunder, admit and acknowledge; the vendor as beneficial owner, doth hereby grant, convey, sell

assign assure and/ or parcel of land morefully described in the schedule written below, absolutely and forever **TOGETHERWITH** the land or ground whereupon or on part whereof the same is situated alongwith benefits and advantages, liberties, easements privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right title inheritance, use, trust, property, claim, and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators or representatives of any persons from whom he can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSES AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the purchaser, his heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from these presents **AND** the Vendor do hereby for himself, his heirs, executors, administrators, representatives covenant with the purchaser, his heirs, executors, administrators, representatives and assigns, **THAT** notwithstanding an act, deed or thing whatsoever, by the Vendor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary he the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the purchaser, his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under

or in trust for him of from or under any of his ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part hereof from under or in trust for him the Vendor or from or under any of his predecessors and ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchaser, his heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the purchaser, their heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the Vendor and his heirs, executors, administrators shall all times hereafter indemnify and keep indemnified the purchaser, his heirs, executors, administrators, representatives and assigns against loss, damages, costs, charges and expenses, if any, suffered by reason of any defect in the title of the Vendor or any breach of covenants hereunder contained.

THE OWNER HEREIN ABOVE HAS DECLARED AS FOLLOWS :

- (i) That the property schedule hereunder is not effected by any scheme of acquisition or requisition under any authority of Government or public Sector.
- (ii) That the property is/are not affected by urban sealing Act 1976.
- (iii) That the property is/are not recorded as or in the name of Pirottar or Debottar and there is/are no such any tenant also it is not recorded or under any Bargadar, Jabardakhal, Anumatidakhal etc.
- (iv) That the property is not affected by any mortgage and the vendors/owners are/were not executed any Agreement for Sale, Deed of Sale and Deed of Gift what-

soever in respect of the Schedule property to and with any third party herein before.

- (v) That the vendor/owner herein further declare no such any other co-sharer or co-sharers of the property within the territories of India, save and except them.
- (vi) That the vendor/owner herein are seized, possessed and acquired a good and marketable title to the property is free from all encumbrance, liens, charges whatsoever.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of Bastu and undivided land measuring about **3 (Three) Kottah 7 (Seven) Chattak 30 (Thirty) Sq. ft. together with 100 sq. ft. pucca construction** out of the total land about 10 (Ten) Cottah 07 (Seven) Chattak along with 300 sq. ft. pucca construction thereon lying and situated at **Mouza - Kaikhali**, J.L.No.5, Re. Sa. No. 115, Touzi No. 172, under Khatian No. 138 corresponding to R.S.Khatian No. 66 and L.R.Khatian No. 248/1, and Dag No. 317 corresponding to R.S.Dag No. 357 within the Rajarhat Gopalpur Municipality presently Ward no. 10, and the jurisdiction of Airport Police Station, District North 24 Parganas, delineated by RED border in the site plan annexure herewith, Finger prints and site plan is / are the part of the deed. *Bimannagar*

BUTTED AND BOUNDED

ON THE NORTH : Land of Dag No. 252 & 253

ON THE SOUTH : Land of Dag No. 356

ON THE EAST : 6' Ft. Wide Common Passage in Dag No. 357. *Bimannagar*

ON THE WEST : 4' Ft. Wide Common Passage in Dag No. 360 & 358

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

SIGNED, SEALED AND DELIVERED

AT KOLKATA IN THE PRESENCE OF

THE FOLLOWING WITNESSES :

1. Ujjal Majumdar
Subhasnagar
Barasat.

Gour Gobinda Saha

SIGNATURE OF THE VENDOR
/OWNER/FIRST PART

2. Tapas Das
Narayanpur Baltala
K01-136

Dinesh Das

SIGNATURE OF THE PURCHASER

Drafted by :

Pannalal Naskar

(PANNALAL NASKAR)

Advocate

Judges' Court Barasat.

Mob.9830212296

MEMO OF CONSIDERATION

RECEIVED with thanks from the above named purchaser a sum of **Rs. 3,75,000/- (Rupees Three Lakh and Seventy Five thousands) only** towards the total consideration in respect of the schedule mentioned property as per memo below :-

MEMO

By Cash	Rs. 2,00,000/-
" "	1,00,000/-
" "	75,000/-
By Cheque being no.....dated.....	Rs.*
withdrawn fromBank atBranch	
By Cheque being no.....dated.....	Rs.*
withdrawn fromBank atBranch	

((Rupees Three Lakh and seventy five thousands) only

Rs. 3,75,000/-

WITNESSES :-

1. Vijal Mejmder
Subharnagar
Barosat.

2. Tapas Das
Narayanpur Bettala
KOI-136

Gur Gokinda Saha

**SIGNATURE OF THE VENDOR
/OWNER/FIRST PART**



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

Endorsement For Deed Number : I - 09573 of 2012
(Serial No. 10372 of 2012)

On

Payment of Fees:

On 23/07/2012

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

Presented for registration at 20.30 hrs on :23/07/2012, at the Private residence by Dinesh Prasad, Claimant.

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

Execution is admitted on 23/07/2012 by

1. Gour Gobinda Saha, son of Late Makhan Lal Saha , 53/6, Gouri Bari Lane, Thana:-Manicktala, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700004, By Caste Hindu, By Profession : Business
2. Dinesh Prasad, son of Dhanush Dhari Majumder , Kalipark, Kolkata, Thana:-Airport, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Business

Identified By Ujjal Majumder, son of Gopal Majumder, Subhash Nagar, Kolkata, Thana:-Barasat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700121, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/07/2012

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 Cash

Rs. 23301.00/-, on 24/07/2012

(Under Article : A(1) = 23287/- ,E = 14/- on 24/07/2012)

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.-21,17,500/-

Certified that the required stamp duty of this document is Rs.- 127070 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty



Addl. District Sub-Registrar
Bidhanagar (Salt Lake City)
(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 09573 of 2012
(Serial No. 10372 of 2012)

1. Rs. 49000/- is paid, by the draft number 913242, Draft Date 20/07/2012, Bank Name State Bank of India, Rajarhat Township, received on 24/07/2012
2. Rs. 49000/- is paid, by the draft number 913243, Draft Date 20/07/2012, Bank Name State Bank of India, Rajarhat Township, received on 24/07/2012
3. Rs. 1800/- is paid, by the draft number 008380, Draft Date 23/07/2012, Bank Name State Bank of India, CF BLOCK, SALT LAKE, received on 24/07/2012
4. Rs. 22270/- is paid, by the draft number 913251, Draft Date 20/07/2012, Bank Name State Bank of India, Rajarhat Township, received on 24/07/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



24 JUL 2012








Addl. District Sub-Registrar
Bidhannagar (Salt Lake City)
Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

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










UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

 <i>Gowriyogendra Saha</i>	LH.					
	RH.					

ATTESTED :- *Gowriyogendra Saha*

 <i>Ramesh Prasad</i>	LH.					
	RH.					

ATTESTED :- *Ramesh Prasad*

PHOTO	LH.					
	RH.					

ATTESTED :-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 11495 to 11507
being No 09573 for the year 2012.



X

(Debasish Dhar) 24-July-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal