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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 251145

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

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

24 FEB 2011

THIS DEED OF SALE

made this 24th day of February
Two Thousand Eleven BETWEEN SHRI SWAPAN KUMAR BHADRA son
of late Prafulla Kumar Bhadra, by faith Hindu, by occupation Service, residing at
Sundowner's Housing Estate, Flat No. 106, Block DB- 10, Salt Lake City, Sector I,
P.S Bidhan Nagar(North), Kolkata- 700 064, District North 24-Parganas, hereinafter
referred to as the 'VENDOR' (which expression shall unless excluded by or
repugnant to the context be deemed to include his heirs, executors, successors,
legal representatives and assigns) of the ONE PART.

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AND

SHRI APURBA MOHAN MANNA Son of Late Mahendra Nath Manna, by faith Hindu, by occupation Medical Practitioner, by Nationality Indian, residing at Flat No. K-2/7, Karunamoyee Housing Estate, Salt Lake City, Sector II, P.S Bidhannagar(East); Kolkata- 700 091, District North 24-Parganas, hereinafter referred to as the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, legal representatives and assigns) of the OTHER PART.

WHEREAS Benode Behari Pramanick and Panchanan Pramanick were having $\frac{1}{4}^{\text{th}}$ share and Abodh Chandra Pramanick, Sushil Kumar Pramanick, Anil Chandra Pramanick and Subodh Chandra Pramanick were having $\frac{1}{8}^{\text{th}}$ share of ALL THAT piece and parcel of Rayat Dakhali Swattas Land measuring 11.87 acres at a yearly Rent of Rs. 71/- annas 5 and pies 9 only under R.S Khatian No. 10 and an area of .67 acres at a yearly Rent of Rs. 23/- annas 2 and Pies 4 only under R.S Khatian No. 270 and an area of 1.11 acres at a yearly Rent of Rs. 10/- only under Khatian No. 64 all of Mouza- Mahisbathan, Police Station Rajarhat in the District of North 24-Parganas and were seized and possessed of and /or otherwise well and sufficiently entitled to the property by virtue of record of rights according to share and enjoyed the same with good right and absolute Power of Ownership.

AND WHEREAS the said Subodh Chandra Pramanick died intestate on 7th day of January, 1985 leaving behind him his surviving heirs and legal representatives as follows :-

- i) Shri Gobinda Pramanick son of the deceased.
- ii) Shri Sailen Pramanick son of the deceased.
- iii) Shri Soumen Pramanick son of the deceased.
- iv) Shri Sambhu Pramanick son of the deceased.
- v) Shri Somnath Pramanick son of the deceased.
- vi) Kumar Shampa Pramanick daughter of the deceased.
- vii) Smt. Naryani Mondal, daughter of the deceased.
- viii) Smt. Maya Mondal, daughter of the deceased.
- ix) Smt. Daya Pramancik, daughter of the deceased.
- x) Smt. Gita Pramancik, daughter of the deceased.

*1/4 share
writing*

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AND WHEREAS the said Benode Behari Pramanick died intestate leaving behind him his surviving heirs and legal representatives as follows :-

- i) Shri Krishna Pramanick , son of the Deceased.
- ii) Shri Bhupendra Nath Pramanick , son of the Deceased.
- iii) Shri Supen. Pramanick , son of the Deceased.
- iv) Shri Balaram Pramanick , son of the Deceased.
- v) Shri Kanai Pramanick , son of the Deceased.
- vi) Shri Nemai Pramanick , son of the Deceased.

AND WHEREAS all the surviving owners amicably partitioned their aforesaid property along with other properties by a Deed of Partition dated 17th day of April, 1990 registered at the office of the District Sub-Registrar Barasat, North 24-Parganas and recorded in Book No. I, Being No. 2286 for the year 1980 and thus the property described herein absolutely allotted to Shri Abodh Chandra Pramanick and 12 others according to their respective shares.

Deed of
Partition
copy
needed

AND WHEREAS the said Abodh Chandra Pramanick and 12 others the Vendors therein , are seized and possessed of and /or otherwise well and sufficiently entitled to the aforesaid of and /or otherwise well and sufficiently entitled to the aforesaid property by virtue of inheritance and the said partition and enjoying the same according to the share with good right and absolute power of ownership and they have every right to transfer the same to any body in any way..

Be it noted that at the time of L.R Settlement operation the said Shri Abodh Chandra Pramanick and others have duly recorded their names in respect of the above mentioned properties under Khatian No. 19, 180 and others.

AND WHEREAS Shri Somnath Pramanick, Shri Sailen Pramanick, Shri Sambhu Pramanick, Smt. Gita Pramanick and her minor daughter Miss. Sampa Pramanick, the previous vendors therein have executed a General Power of Attorney in favour of Shri Soumen Pramanick on 16th November, 1992 and the same was registered at the office of the Sub-Registration office Bidhannagar and recorded in Book No. IV, Being No. 336 for the year 1992.

Copy 2
P.O.
drawing
needed

AND WHEREAS by a deed of Sale dated 7th day of August, 1995 registered at the office of the District Sub-Registrar-II, Barasat, North 24-Parganas, copied in Book No. I, Volume No. 110, Pages 299 to 306, being No. 6068 for the year 1995 the Vendor herein Shri Swapan Kumar Bhandra purchased ALL THAT

Plot of land area 3 Cottahs 8 Chittacks 13 Square feet in Plot No. 8 comprised in R.S Dag No. 490 under R.S Khatian No. 10 in Mouza Mahisbathan from the said (1) Shri Abodh Chandra Pramanick(2) Shri Sushil Kumar Pramanick(3) Shri Anil Chandra Pramanick sons of late Dillishwar Pramanick(4) Shri Gobindra Pramanick(5) Shri Sailen Pramanick(6) Shri Soumen Pramanick(7) Shri Somnath Pramanick(8) Shri Sambhu Pramanick son of late Subodh Chandra Pramanick(9) Smt. Gita Pramanick wife of late Subodh Chandra Pramanick for self and as natural guardian of her minor daughter Kumari Shampa Pramanick (10) Smt. Narayani Mondal wife of Sri Gopal Chandra Mondal (11) Smt. Maya Mondal wife of Sri Dulal Mondal(12) Smt. Daya Pramanick wife of Sri Basudev Pramanick , residing at Thakdari , P.S Rajarhat, in the District North 24-Parganas.

AND WHEREAS the said Shri Swapan Kumar Bhadra duly recorded his name in L.R. Settlement in respect of the above mentioned property under Khatian No. 1484.

AND WHEREAS the said Shri Swapan Kumar Bhadra, the Vendor herein is seized and possessed of and/or otherwise well and sufficiently entitled to the aforesaid property described in the Schedule hereunder written and enjoyed the same according to share with good and absolute power of ownership and has every right to transfer the same to any body in any way.

AND WHEREAS the Vendor of these presents has agreed to sell and the Purchaser has agreed to purchase the Scheme Plot No. 8 measuring about 3 Cottahs 8 Chittacks and 13 square feet formed out of R.S Dag No. 490(Part) under R.S Khatian No. 10 at Mouza Mahisbathan be the same a little more or less together with all easement rights be the same a little more or less free from all encumbrances morefully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto with RED Bordered at or for the price of Rs.5,25,000/-(Rupees Five lakh twenty five thousand)only

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs.5,25,000/-(Rupees Five lakh twenty five thousand)only paid by the said Purchaser to the said Vendor as per memo of consideration mentioned herein below on or before execution of these presents (the receipt whereof the Vendor do hereby as well as by the receipt hereunder written , admit and acknowledge and/ or and from the same and every part thereof acquire, release and forever discharge the said Plot of land particularly described in the Schedule hereunder written) the Vendor do hereby grant, sell, transfer, convey,

Sale
Deed
1995

L.R.
Settlement
Letter
Needed

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assure and assign unto the Purchaser herein **ALL THAT** Piece or parcel of land being Scheme Plot No. 8 measuring about 3 Cottahs 8 Chittacks and 13 square feet formed out of R.S Dag No. 490(Part) under R.S Khatian No. 10 at Mouza Mahisbathan , at present P.S Bidhnnagar (East), District North 24-Parganas morefully described in the Schedule hereunder written and delineated in the map or plan annexed hereto and therein bordered together with all benefits of passages, ways, water ways, rights, liberties, privileges all manner of easements and appurtenances belongings **AND ALL** the estate, rights, title, interest, claims and damage whatsoever of the Vendor into or upon the same and every part thereof **TO HAVE AND TO HOLD** the said piece or parcel of land hereby granted, conveyed , transferred and assigned and intended so to be unto and to the use of the said Purchaser herein absolutely and forever free from all encumbrances, charges attachments lines etc., whatsoever and from all acquisition and requisition and alignments and any claim or adverse possession and the Vendor do hereby covenant with the Purchaser as follows :-

THAT notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said property free from all encumbrances attachments or defected in title whatsoever and that the Vendor has full power and absolute authority to sell the said property in manner aforesaid.

THAT the Purchaser hereto has undergone all searching of the pattas, deeds and with the concerned authority before the execution of this deed of conveyance and is fully satisfied by those searching and findings of the title of the said property free from all encumbrances defects and attachments in any manner whatsoever.

THAT the Purchaser shall hereafter peaceably and quietly held posses and enjoy the said property in Khas without any claim or demand whatsoever from the Vendor or any claiming through or under him.

FURTHER THAT the Vendor, his heirs, executors, administrators , representatives or assigns, covenant with the Purchaser, his heirs, executors, administrators, representative or assign to save harmless indemnify and keep indemnified the purchaser his heirs, administrators or assigns, free or against all encumbrances, charges and equities whatsoever.

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THAT the Vendor, his heirs, administrators or assigns, further covenant that the vendor at the request and cost of the Purchaser, his heirs, administrators or assigns, do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

THAT the Purchaser herein will be entitled to mutate his name in respect of the said piece or parcel of land with common passages with the Bidhannagar Municipality and will pay the proportionate sum of revenue to the said Authority.

THAT the land fully described in the Schedule hereinafter written stands retained by the vendor through operation of family ceiling as envisaged in Chapter IIB, West Bengal Land Reforms act.

AND that the said piece of parcel of land or any part or portion thereof or any interest therein has not vested in and /or are/ is not acquire by the state of West Bengal Estate Acquisition Act, 1956, or statutory modification thereof or under the Urban Land ceiling and Regulations act, 1956 or any other law for the time being in force.

ALL the taxes, land revenue and impositions payable in respect of the said property upto date of these presents, has been fully paid by the Vendor and if any portion of such taxes, levies impositions etc., found to have remained unpaid for the period upto date hereof, the same shall be deemed to be liability of the Vendor and releasable from the Vendor.

IT is hereby declared that the land together with common passage described in the schedule below is the self acquired property of the Vendor and he is not the remainder of any one.

AND the Vendor delivers this day khas possession of the said plot of land unto the purchaser absolutely and forever.

That these deed is made in accordance with and bounded by the terms and conditions as described in the agreement of Sale made by and between the said Vendor and the said Purchaser on 24.02. 2011.

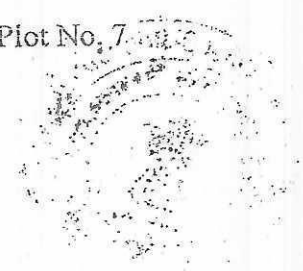
Page : 7

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of or revenue paying Rayat Dhakhali Shali land measuring an area of 3(Three) Cottahs 8(eight) Chiattacks and 13 (thirteen) Square feet be the same a little more or less , together with all easement rights of common Passage being Schemed Plot No. 8 formed out of R.S Dag No. 490(Part) under R.S Khatian No. 10, L.R Dag No. 490, L.R. Khatian No. 1484, L.R. Khatian No. Agri. 392, 393, 17 & 19 with in the limit of Rajarhat Police station at present Police Station Bidhannagar(East), Addl. District Sub-Registrar Bidhannagar and according to the settlement Record of rights finally published the Plot is comprised at Pargana- Kalikata, Mouza Mahisbathan, J.L. No. 18, R.S No. 203, Touzi No. 145, in the District of North 24-Parganas,. The Annual proportionate Rent is Rs. 50 Jama-Rs.71, 5, 9 in respect of total land 11.87 acre is payable to the Collectors of North 24-Parganas butted and bounded as follows :-

BOUNDARY:

North :	Recorded Road.
South :	Plot No. 14
East :	Plot No. 9
West :	Plot No. 7



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IN WITNESS WHEREOF the Parties herein set and subscribed their respective hand these day, month and year first above written.

SIGNED SEALED AND DELIVERED

BY THE VENDOR AT KOLKATA

Signature of the Vendor

IN THE PRESENCE OF :-

1. Rina Manna
K2/7, Karunamoyee
Salt Lake, Kol-91

(SWAPAN KUMAR BHADRA)

2. Prashanta Bose
Flat F-3, Vidyasagar Niketan, Salt Lake
Kolkata-700064

SIGNED SEALED AND DELIVERED

BY THE PURCHASER AT KOLKATA

Signature of the Purchaser

IN THE PRESENCE OF :-

Signature of the Purchaser

1. Rina Manna
K2/7 Karunamoyee
Salt Lake, Kol-91

2. Prashanta Bose
Flat F-3, Vidyasagar Niketan
Salt Lake
Kolkata-700064

Drafted by me :-

Signature of Mr. Ramendra Nath Som

Mr. Ramendra Nath Som, (Advocate)
Flat No. G/6, Cluster XII, Purbachal Housing
Estate, Salt Lake City, Sector III,
Kolkata- 700 097.

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MEMO OF THE CONSIDERATION

Received of and from the within named Purchaser the within mentioned sum of Rs. 5,25,000/- (Rupees Five lakh twenty five thousand) only being the full consideration in respect of plot of land in the following manner :-

(i) By Cheque No. 662979 dated... 15/02/11

On State Bank of India

Rs. 2,00,000/-

(ii) By Cheque No. 662980 dated... 15/02/11

On State Bank of India

Rs. 1,75,000/-

(iii) By Cheque No. 662988 dated 23/02/11

of Rs. 1,00,000/- and Cheque No. 662987 dated 24/02/11 on State Bank of India.

Rs. 1,50,000/-

(Rupees Five lakh twenty five thousand) only

Witness: -

1. Rina Manna

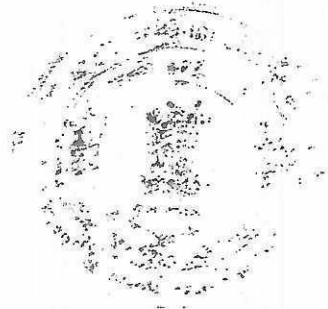
K2/7, Karunamoyee
Salt Lake, Kol - 91

Signature of the Vendor

(SWAPAN KUMAR BHADRA)

2. Prashanta Bose

Flat F-3, Vidyasagar Niketan
Salt Lake
Kolkata - 700064





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

Endorsement For Deed Number : I - 02243 of 2011
(Serial No. 02370 of 2011)

On

Payment of Fees:

On 24/02/2011

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:

Amount By Cash

Rs. 14226/-, on 24/02/2011

(Under Article : A(1) = 14212/- ,E = 14/- on 24/02/2011)

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.-1292291/-

Certified that the required stamp duty of this document is Rs.- 77557 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 76557/- is paid 07025822/02/2011 State Bank of India, SALT LAKE, received on 24/02/2011

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

Presented for registration at 13.30 hrs on :24/02/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Apurba Mohan Manna , Claimant.

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

Execution is admitted on 24/02/2011 by

1. Swapan Kr Bhattacharya, District Officer, Lt Prafulla Kr Bhadra , D B 10 Salt Lake City Sec I, Kolkata, Thana:-Bidhan Nagar, North, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064 , By Caste Hindu, By Profession : Service
2. Apurba Mohan Manna, son of Lt Mahendra Nath Manna , Salt Lake City Sec I I, Kolkata, Thana:-East Bidhan Nagar, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700091 , By Caste Hindu, By Profession: Professionals

Identified By: Prashanta Bose, son of Lt Amal Ch Bose, Salt Lake, Kolkata, Thana:-Bidhan Nagar(North), District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064 , By Caste: Hindu, By Profession: Service

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

24 FEB 2011

24/02/2011 14:07:00



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

Endorsement For Deed Number : I - 02243 of 2011

(Serial No. 02370 of 2011)

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

24 FEB 2011

24/02/2011 14:07:00

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

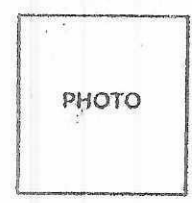
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Swapan Kumar Bhadra</i>	LH.					
	RH.					

ATTESTED :- *Swapan Kumar Bhadra* (SWAPAN KUMAR BHADRA)

 <i>Apurba Ilahon Ilanna</i>	LH.					
	RH.					

ATTESTED :- *Apurba Ilahon Ilanna*

 PHOTO	LH.					
	RH.					

ATTESTED :-

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 02370 / 2011, Deed No. (Book - I , 02243/2011)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Apurba Mohan Manna	 24/02/2011	 LTI 24/02/2011	<i>Apurba Mohan Manna</i> 24/02/11

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Swapan Kr Bhadra Address -D B 10 Salt Lake City Sec I, Kolkata, Thana:-Bidhannagar North, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064	Self	 24/02/2011	 LTI 24/02/2011	<i>Swapan Kr Bhadra</i> 24/2/11
2	Apurba Mohan Manna Address -Salt Lake City Sec I I, Kolkata, Thana:-East Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700091	Self	 24/02/2011	 LTI 24/02/2011	<i>Apurba Mohan Manna</i>

Name of Identifier of above Person(s)

Prashanta Bose
Salt Lake, Kolkata, Thana:-Bidhan Nagar(North),
District:-North 24-Parganas, WEST BENGAL, India,
P.O. :- Pin :-700064

Signature of Identifier with Date

Prashanta Bose
24/2/11



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)

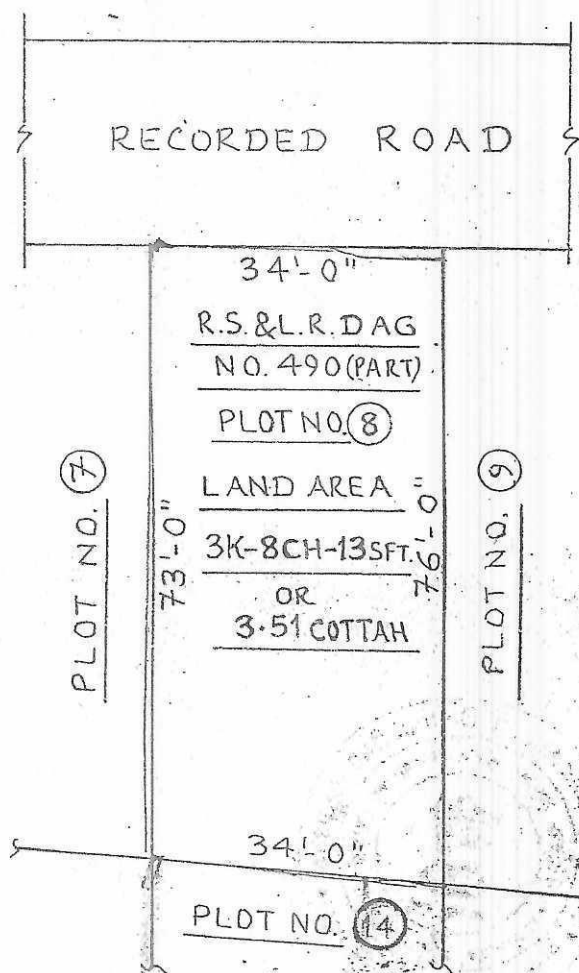
A SITE PLAN OF SCHEME PLOT NO. (8), OF R.S. & L.R. DAG-490 (PART), UNDER R.S. KHATIAN NO. 10, L.R. KHATIAN-NO. AGRI. 392, 393, 17 & 19, AT MOUZA - MAHISBATHAN, J.L. NO. 18, R.S. NO. 203, TOUZI NO. 145, P.S. ^{EAST} ~~SOUTH~~ BIDHANNAGAR, DISTRICT - NORTH 24 - PARGANAS. ~~NO~~

SCALE: 1" = 20'-0"

NAME OF PURCHASER: SHRI. APURBA MOHAN MANNA.

AREA OF LAND: 3K-8CH-13SFT. OR 3.51 COTTAH.

N



Apurba Mohan Manna

SIGNATURE OF PURCHASER

Khatian

SIGNATURE OF VENDOR

DRAWN BY:-

Partha Mallick
18/02/11.
PARTHA MALLICK

Arch. Engg.

No. RVSD / 03788 /
20, L. N. C. Road, Barabati

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 9326 to 9341
being No 02243 for the year 2011.



[Signature]

(Debasish Dhar) 24-February-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal