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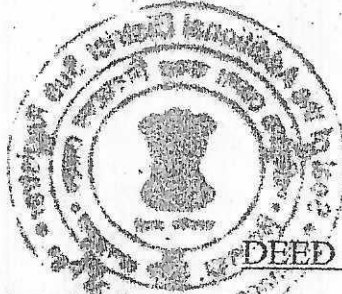
24/2/11 पश्चिम बंगाल WEST BENGAL

E 251354

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

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

24 FEB 2011



DEED OF SALE

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 Bidhannagar(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

SMT. RINA MANNA wife of Shri Apurba Mohan Manna, by faith Hindu, by occupation Teacher, 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 her heirs, executors, successors, legal representatives and assigns) of the OTHER PART.

WHEREAS Benode Behari Pramanick and Panchanan Pramanick were having 1/4th share and Abodh Chandra Pramanick, Sushil Kumar Pramanick, Anil Chandra Pramanick and Subodh Chandra Pramanick were having 1/8th 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.

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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.

AND WHEREAS by a deed of Sale dated 17th day of March, 1993 registered at the office of the Additional District Sub-Registrar Bidhannagar(Salt Lake City), District North 24-Parganas, copied in Book No. I, being No. 2166 for the year 1993 one Shri Sudhir Kumar Biswas purchased a plot of land area 3 Cottahs 6 Chittacks 5 Square feet in Plot No. 7 comprised in R.S Dag No. 490(Part) under R.S Khatian No. 10 in Mouza Mahisbathan from the said Abodh Chandra Pramanick and others.

AND WHEREAS the said Sudhir Kumar Biswas was 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 he has 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 by a deed of Sale dated 16th day of December, 1994 registered at the office of the Additional District Sub-Registrar Bidhannagar(Salt Lake City), District North 24-Parganas, copied in Book No. I, being No. 238 for the year 1995 the Vendor herein Shri Swapan Kumar Bhandra purchased ALL THAT

plot of land area 3 Cottahs 6 Chittacks 5 Square feet in Plot No. 7 comprised in R.S Dag No. 490(Part) under R.S Khatian No. 10 in Mouza Mahisbathan from the said Shri Sudhir Kumar Biswas.

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. 7 measuring about 3 Cottahs 6 Chittacks and 5 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, assure and assign unto the Purchaser herein ALL THAT Piece or parcel of land being Scheme Plot No. 7 measuring about 3 Cottahs 6 Chittacks and 5 square feet formed out of R.S Dag No. 490(Part) under R.S Khatian No. 10 at Mouza Mahisbathan , 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 heir, executor, administrator, representative or assign, covenant with the Purchaser, her heirs, executors, administrators, representative or assign to save harmless indemnify and keep indemnified the purchaser her heirs, administrators or assigns, free or against all encumbrances, charges and equities whatsoever.

THAT the Vendor, his heir, administrator or assign, further covenant that the vendor at the request and cost of the Purchaser, her 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.

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THAT the Purchaser herein will be entitled to mutate her 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 reminder of any one.

AND the Vendor delivers this day khas possession of the said 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.

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 6(six) Chiattacks and 5 (Five) Square feet be the same a little more or less , together with all easement rights of common Passage being Scheme Plot No. 7 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, under the Bidhannagar Municipality. The Annual proportionate Rent is Rs. 1/- only out of Jama Rs. 71/- Annas 5 and pies 9 only in respect of total land acre is payable to the Collectors of North 24-Parganas butted and bounded as follows :-

BOUNDARY:

North : 24 feet wide Road.
South : Plot No. 15
East : Plot No. 8
West : 20 feet wide Road.

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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
IN THE PRESENCE OF :-

Swapan Kumar Bhadra
Signature of the Vendor
(SWAPAN KUMAR BHADRA)

1. *Apurba Mohan Manna*
K2/7 Konumoyee
Saltlake,
Kolkata-91
2. *Prashanta Bose*
Flat F-3, Vidyasagar Niketan
Salt Lake, Kolkata-700064

SIGNED SEALED AND DELIVERED
BY THE PURCHASER AT KOLKATA
IN THE PRESENCE OF :-

Rina Manna
Signature of the Purchaser

1. *Apurba Mohan Manna*
K2/7 Konumoyee
Saltlake,
Kolkata-91
2. *Prashanta Bose*
Flat F-3, Vidyasagar Niketan
Salt Lake,
Kolkata-700064

Drafted by me :-

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. 933845 dated..17/02/11

On State Bank of Bikaner and Jaipur

Rs. 2,00,000/-

(ii) By Cheque No. 933846 dated...17/02/11

On State Bank of Bikaner and Jaipur

Rs. 1,75,000/-

(iii) By Cheque No. 933848 dated 22/02/11

Rs. 1,50,000/-

on State Bank of Bikaner and Jaipur

(Rupees Five lakh twenty five thousand) only.

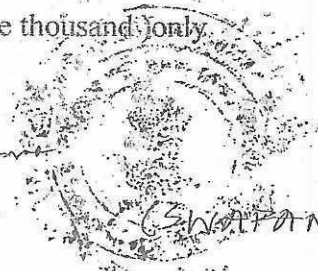
Witness: -

1. Apurba Chandra Majumdar

K-17 Kanunmoyee,

Salt Lake,

Kolkata - 91



R. K. Bhadra

Signature of the Vendor

(SHANTANU KUMAR BHADRA)

2. Prabhanta Bose

Plot F-3, Vidyasagar Niche

Salt Lake,

Kolkata - 700064

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</i>	LH.					
	RH.					

ATTESTED :- *Swapan* (SWAPAN KUMAR BHADRA)

 <i>Rina Manna</i>	LH.					
	RH.					

ATTESTED :- *Rina Manna*

 PHOTO	LH.					
	RH.					

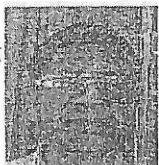
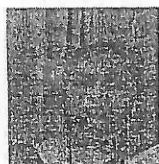
ATTESTED :-

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. 02371 / 2011, Deed No. (Book - I , 02242/2011)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rina Manna	 24/02/2011	 LTI 24/02/2011	Rina Manna 24/2/11

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:-Bidhan Nagar(North), District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064	Self	 24/02/2011	 LTI 24/02/2011	Swapan Kr Bhadra 24/2/11
2	Rina 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	Rina Manna

Name of Identifier of above Person(s)

Prashanta Bose
Salt Lake, Kolkata, Thana:-Bidhannagar 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)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR

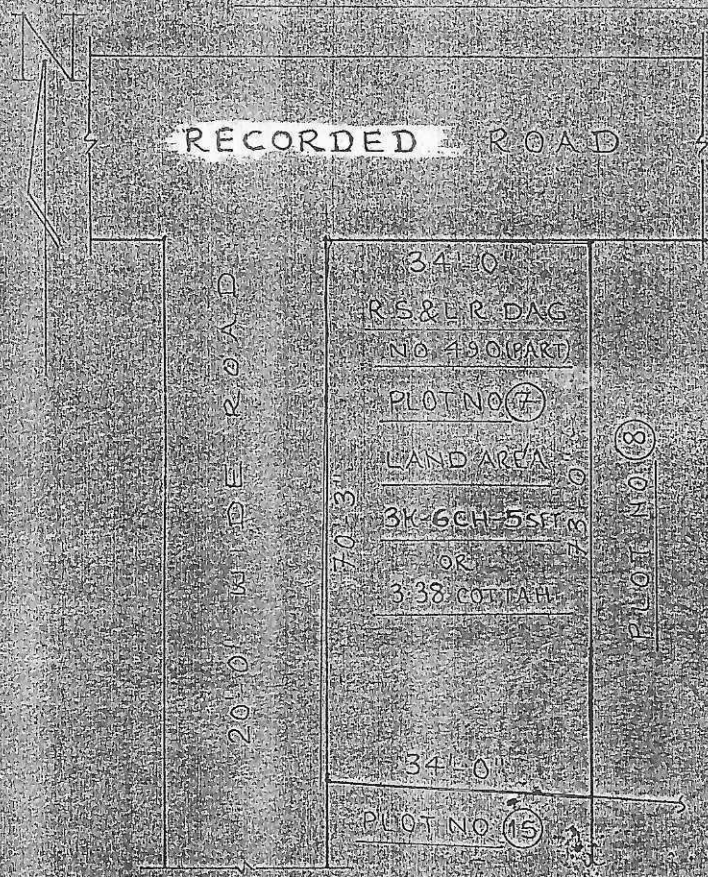
24 FEB 2011

A SITE PLAN OF SCHEME PLOT NO. (7) OF RS & L R DAG-
490 (PART) UNDER R/S KHATIAN NO 10, L/R KHATIAN
NO AGRI 392, 393, 17 & 19, AT MOUZA-MAHISBATHAN,
JL NO 18, R/S NO 203, TOLUZI NO 145, PS-BIDHANNAGAR (S),
DIST-NORTH 24-PGS.

SCALE: 1" = 20' 0"

NAME OF PURCHASER: SMT RINA MANNA

AREA OF LAND: 3K-6CH-5SFT OR 3.38 COTTAH



Rina Manna

SIGNATURE OF PURCHASER

M. Bhadra

SIGNATURE OF VENDOR
(SWAPAN KUMAR BHADRA)

DRAWN BY:-

Partha Mallick
Arch. Engg.

No. RVSD / 03788
36, T.N.C. Road, Barasat (R)



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

Endorsement For Deed Number : I - 02242 of 2011
(Serial No. 02371 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. 13676/-, on 24/02/2011

(Under Article : A(1) = 13662/- ,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.-1242293/-

Certified that the required stamp duty of this document is Rs.- 74558 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 73558/- is paid 07025922/02/2011 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 13.33 hrs on :24/02/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Rina Manna, Claimant.

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

Execution is admitted on 24/02/2011 by

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

Identified By Prabhanta Bose, son of Lt Amal Ch Bose, Salt Lake, Kolkata, Thana:-Bidhannagar 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)

24 FEB 2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

24/02/2011 14:06:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02242 of 2011
(Serial No. 02371 of 2011)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Signature)

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 14:06:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 9310 to 9325
being No 02242 for the year 2011.



[Handwritten signature]

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