

09880

Residence 3

1-08266



पश्चिम बंगाल WEST BENGAL

L 146108

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

[Signature]
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

11 AUG 2013

DEED OF SALE

THIS INDENTURE is made on this the 11/11 day of August 2013

THOUSAND ELEVEN of the Christian Era BY AND BETWEEN (1) DR. NITYANANDA KAR son of Late Ashutosh Kar, by faith - Hindu, by Occupation - Service and (2) DR. SUKHENDU KAR son of Late Ashutosh

Contd.....2.

35992

25 JUL 2012

No. Date
Said to
Address
Rs.

L. S. VENDOR
HIGH COURT, CAL.



* Bahlu Bani
80 Sri Gunadhar Bani
of Barasat, 24 Pgs (A)

June

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
17 AUG 2012

Kar, by faith - Hindu, by Occupation - Service, both by Nationality - Indian, both residing at AC-368, Baroaritala, Krishnapur Main Road, Rajarhat, Police Station - Baguiati, Kolkata - 700 102, District North 24-Parganas hereinafter jointly referred to and collectively called as 'THE VENDORS' (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

- A N D -

SRIMATI MINATI SAHA wife of Sri Sankar Kumar Saha, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-175, Bangur Avenue, Block - "B", Police Station - Lake Town, Kolkata - 700 055, District North 24-Parganas, hereinafter referred to and called as 'THE PURCHASER' (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the Vendors hereto are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of bastu land measuring 2 cottahs 5 chittacks 0 square feet along with one kutcha structure having 100 square feet be the same a little more or less lying and situate at Municipal Holding No. A/S/167/98, Krishnapur Baroaritala, Police Station - Baguiati (formerly Rajarhat), Kolkata - 700 102, District North 24-Parganas, Ward No. 34 (Old No. 16), C. S. Dag No. 5660, R. S. Dag No. 3652, C. S. Khatian No. 1050, R. S. Khatian No. 1085 and Khanda Khatian No. 1550, J. L. No. 17, R. S. No. 180, Touzi No. 228/229,

Contd.....3.

Mouza – Krishnapur, Additional District Sub Registrar Office, Bidhannagar, Salt Lake City, Kolkata within the limits of Rajarhat - Gopalpur Municipality, more fully and particularly mentioned in the First Schedule set out herein below referred to as "the said premises" by way of outright purchase against valuable consideration from the erstwhile owner namely SRI JOTINDRA NATH NASKAR son of Late Binod Behari Naskar by or under a Deed of Conveyance dated 29.01.1999 and registered with the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, Kolkata and recorded therein being Book No. 1, Volume No. 11, Pages – 97 to 104 and Deed No. 426 for the year 1999.

AND WHEREAS after obtaining the said premises by way of outright purchase the Vendors herein mutated their names in the records of Rajarhat - Gopalpur Municipality as true, lawful and absolute Owners thereof.

AND WHEREAS the Vendors herein are in absolute and uninterrupted possession of the said premises just after obtaining the same by way of outright purchase.

AND WHEREAS the Vendors herein thus are absolutely seized and possessed or otherwise well and sufficiently entitled to having right, title and interest of whatsoever in nature in the said premises ALL THAT piece or parcel of bastu land measuring 2 cottahs 5 chittacks 0 square feet along with one kutchha structure having 100 square feet be the same a little more or less lying and situate at Municipal Holding No. A/S/167/98, Krishnapur Baroaritola, Police Station – Baguiati (formerly Rajarhat), Kolkata - 700 102, District North 24-Parganas, Ward No. 34 (Old No. 16), C. S. Dag No. 5660, R. S. Dag No. 3652, C. S. Khatian No. 1050, R. S. Khatian No. 1085 and

Contd.....4.

Khanda Khatian No. 1550, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, Mouza – Krishnapur, Additional District Sub-Registrar Office, Bidhannagar, Salt Lake City, Kolkata within the limits of Rajarhat - Gopalpur Municipality including the facility of common passage, hereinafter referred to as "THE SAID PREMISES" more fully and particularly described in the schedule set out herein below and delineated in the map or plan annexed hereto.

The Vendors have represented to the Purchaser as follows :-

- a) That excepting the Vendors nobody else has any right, title, interest, claim or demand whatsoever or howsoever over and in respect of the said Premises.
- b) That the said Premises is free from all encumbrances, charges, liens, lispendens, attachments, Mortgage, Power of Attorney, trusts, whatsoever or howsoever
- c) That the Vendors have not entered into any agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said premises.
- d) That the said Premises is not subject to any notice of acquisition or requisition.

Relying on the aforesaid representations and believing the same to be true the Purchaser has agreed to purchase and acquire and the Vendors have agreed to sell and transfer ALL THAT piece or parcel of bastu land measuring 2 cottahs 5 chittacks 0 square feet along with one kutcha structure having 100 square feet be the same a little more or less lying and situate at Municipal Holding No. A/S/167/98, Krishnapur Baroaritola, Police Station – Baguiati (formerly Rajarhat), Kolkata - 700 102, District North 24-Parganas, Ward No. 34 (Old No. 16), C. S. Dag No. 5660, R. S. Dag No.

Contd.....5.

3652, C. S. Khatian No. 1050, R. S. Khatian No. 1085 and Khanda Khatian No. 1550, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, Mouza – Krishnapur, Additional District Sub-Registrar Office, Bidhannagar, Salt Lake City, Kolkata within the limits of Rajarhat - Gopalpur Municipality including the facility of common passage.

The land is free from all encumbrances, charges, liens etc. whatsoever or howsoever at or for a total consideration of Rs.24,00,000/- (Rupees Twenty Four Lacs) only who hereby confirm the same for sale by signing this Deed of Conveyance hereof forever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said representations, declarations and confirmation of the Vendors and in consideration of the sum of Rs.24,00,000/- (Rupees Twenty Four Lacs) only of true and lawful money of the Union of India in hands of the VENDORS paid by the PURCHASER at or before the execution of these presents the receipt whereof the Vendors doth hereby admit and acknowledge from the payment of the same and every part thereof and by signing the memo of consideration admit, acknowledge, release and forever discharge the Purchaser the receipt of the said total amount of consideration money, the Vendors doth hereby grant, convey, transfer, sell confirm and assign unto the Purchaser ALL THAT piece or parcel of bastu land measuring 2 cottahs 5 chittacks 0 square feet along with one kutcha structure having 100 square feet be the same a little more or less lying and situate at Municipal Holding No. A/S/167/98, Krishnapur Baroaritola, Police Station – Baguiati (formerly Rajarhat), Kolkata - 700 102, District North 24- Parganas, Ward No. 34 (Old No. 16), C. S. Dag No. 5660, R. S. Dag No.

Contd.....6.

3652, C. S. Khatian No. 1050, R. S. Khatian No. 1085 and Khanda Khatian No. 1550; J. L. No. 17, R. S. No. 180, Touzi No. 228/229, Mouza – Krishnapur, Additional District Sub-Registrar Office, Bidhannagar, Salt Lake City, Kolkata within the limits of Rajarhat - Gopalpur Municipality including the facility of common passage TOGETHERWITH all paths ways passages water courses drains compounds and all manner of former and other rights liberties easement privileges advantages appendages and appurtenances whatsoever to the said premises or any part thereof belonging or in anyway appertaining thereto or which the same or any part thereof or usually held occupied used or enjoyed or reputed to belong or appertaining thereto and the REVERSION OR REVERSIONS REMAINDER OR REMAINDERS AND ALL THE rents issues and profits thereof AND ALL THE ESTATE RIGHT TITLE INTEREST inheritance use property possession claim and demand whatsoever both at law and in equity of the Vendors into upon and in respect of the said premises and every part thereof herein comprised and hereby granted sold transferred and conveyed and every part thereof.

TO HAVE AND TO HOLD in respect of the said premises ALL THAT piece or parcel of bastu land measuring 2 cottahs 5 chittacks 0 square feet along with one kutchra structure having 100 square feet be the same a little more or less lying and situate at Municipal Holding No. A/S/167/98, Krishnapur Baroaritola, Police Station – Baguiati (formerly Rajarhat), Kolkata - 700 102, District North 24-Parganas, Ward No. 34 (Old No. 16), C. S. Dag No. 5660, R. S. Dag No. 3652, C. S. Khatian No. 1050, R. S. Khatian No. 1085 and Khanda Khatian No. 1550, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, Mouza – Krishnapur, Additional District Sub-Registrar Office, Bidhannagar, Salt Lake City, Kolkata within the limits of Rajarhat - Gopalpur Municipality including the facility of common passage

Contd.....7.

more fully described in the schedule hereunder thereby sold conveyed transferred and assigned of otherwise assured or intended so to be unto and to the use of the Purchaser absolutely and forever THE VENDORS doth hereby covenant with the PURCHASER as follows :-

- a) That notwithstanding any act deed or thing done committed or knowingly suffered by him to the contrary the Vendors are lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said premises hereby sold conveyed transferred and assigned as an absolute and indefeasible estate equivalent thereto free from all encumbrances whatsoever and that the Vendors have full power and absolute and indefeasible right and authority to sell grant convey and transfer of the said premises unto the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
- b) That it shall be lawful for the Purchaser at all times hereafter peacefully and enjoy the said premises and receive the rents issues and profits thereof without any hindrance interruption disturbances claim or demand whatsoever by the Vendors or any person or persons claiming any estate right, title and interest from under through or in trust for the Vendors and freely and clearly and absolutely acquitted exonerated and forever discharges or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of and from against all charges and encumbrances whatsoever made done executed or occasioned by the Vendors.
- c) The Vendors and all person claiming any right title or interest in the

Contd.....8.

said premises through from under or in trust for the Vendors shall and will from time to time hereafter at the request and cost of the Purchaser 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 premises and every part thereof hereby granted unto the Purchaser as may be reasonably required according to the true intent and meaning of this deed and it shall be lawful for the Purchaser at all times hereafter to move pass and re-pass leading to and out of the said premises and lay down drains, sewerage, gas, electric telephone lines, water connection pipes in and under the said Premises.

THE VENDORS doth hereby further covenant with the Purchaser that the Vendors shall hand over the original copy of title Deed and up to date Municipal Tax Receipt for the purpose of completion of sale of the said premises to the Purchaser for their true, scope, information, effect and record thereof for proving the bonafide title of the Vendors in all respects whatsoever in nature. It is made clear herein that the Vendors, shall upon receipt of the full consideration amount of Rs.24,00,000/- (Rupees Twenty Four Lacs) only and after the sale of the said premises to the Purchaser, have no further claim and demand whatsoever and the Purchaser shall be treated as the true lawful and absolute owners in respect of the said premises after the registration of this present Deed of Conveyance.

The Purchaser doth hereby covenants with the Vendors that after registration and transfer of peaceful possession of the said premises to the Purchaser, the Vendors shall be relieved of any liabilities towards the

Contd.....9.

Purchaser in respect of the said premises forever and shall have no further obligations to the Purchaser forever in respect of the said premises hereinafter.

THE SCHEDULE ABOVE REFERRED TO

(T H E L A N D)

ALL THAT piece or parcel of bastu land measuring 2 cottahs 5 chittacks 0 square feet along with one kutchha structure having 100 square feet be the same a little more or less lying and situate at Municipal Holding No. A/S/167/98, Krishnapur Baroaritola, Police Station :- Baguiati (formerly Rajarhat), Kolkata - 700 102, District North 24-Parganas; Ward No. 34 (Old No. 16), C. S. Dag No. 5660, R. S. Dag No. 3652, C. S. Khatian No. 1050, R. S. Khatian No. 1085 and Khanda Khatian No. 1550, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, Mouza - Krishnapur, Additional District Sub-Registrar Office, Bidhannagar, Salt Lake City, Kolkata within the limits of Rajarhat - Gopalpur Municipality having right to use common passage thereto and delineated in the site plan annexed hereto, which is butted and bounded as follows:-

ON THE NORTH : By 4' feet wide common passage and
R. S. Dag Nos. 3651.
ON THE SOUTH : By R. S. Dag No. 3652.
ON THE EAST : By R. S. Dag No. 3660.
ON THE WEST : By 20' feet wide Krishnapur Main Road.

Contd.....10.

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

SIGNED AND SEALED AT KOLKATA

IN THE PRESENCE OF :

WITNESSES:

1. Sarapani Ghosh
152 Technica (Pvt)
Dafarsharan, Nityananda Kar
Sukhendu Kar

THE VENDORS.

2. Baki Bani
Barasat, 24 Pgs(N)

Minati Saha.
THE PURCHASER.

Drafted and Identified by me :

Priya Lal Saha -
Advocate.

Bar Association, Room No. 1,
High Court, Kolkata.
Enrolment No. WB/355/80.

MEMO OF CONSIDERATION

Rs.24,00,000.00

(Rupees Twenty Four Lacs only).

WITNESSES

Nityananda Kan

Sukhendu Kar

SIGNATURE OF THE VENDORS.



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

Endorsement For Deed Number : I - 09266 of 2011
(Serial No. 09880 of 2011)

On

Payment of Fees:

On 11/08/2011

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. 26403/-, on 11/08/2011

(Under Article : A(1) = 26389/- ,E = 14/- on 11/08/2011)

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.-2400000/-

Certified that the required stamp duty of this document is Rs.- 144020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 144000/- is paid, by the draft number 908894, Draft Date 10/08/2011, Bank Name State Bank of India, P.B.B. KANKURGACHI, received on 11/08/2011

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

Presented for registration at 11.28 hrs on :11/08/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Dr Nityananda Kar , one of the Executants.

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

Execution is admitted on 11/08/2011 by

1. Dr Nityananda Kar, son of Lt Ashutosh Kar , A C -368 Baroaritala Krishnapur Main Rd, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700102 , By Caste Hindu, By Profession : Service
2. Dr Sukhendu Kar, son of Lt Ashutosh Kar , A C -368 Baroaritala Krishnapur Main Rd, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700102 , By Caste Hindu, By Profession : Service
3. Minati Saha, wife of Sankar Kr Saha, P-175, Banger Avenue, Block- B, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 , By Caste Hindu, By Profession : Business



(Signature)
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake Circle)

AUG 2011

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

11/08/2011 12:08:00

EndorsementPage 1 of 2

SPECIMEN FOR TEN FINGERPRINT

Signature of the
Presentants/Executants
with photograph.

Sl.
No.

Nityananda Kar						
		Little	Ring	Middle (Left)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right)	Ring Hand)	Little

ATTESTED :-

Nityananda Kar

Sukhendu Kar						
		Little	Ring	Middle (Left)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right)	Ring Hand)	Little

ATTESTED :-

Sukhendu Kar

Minati Saha						
		Little	Ring	Middle (Left)	Fore Hand)	Thumb
						
		Thumb	Fore	Middle (Right)	Ring Hand)	Little

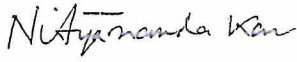
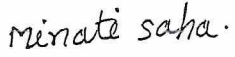
ATTESTED :-

Minati Saha

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. 09880 / 2011, Deed No. (Book - I , 09266/2011)
Signature of the Presentant

Name of the Presentant	Signature with date
Dr Nityananda Kar	 11/8/11

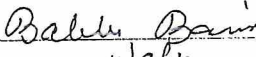
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Nityananda Kar Address -A C -368 Baroaritala Krishnapur Main Rd, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700102	Self	 11/08/2011	 LTI 11/08/2011	
2	Sukhendu Kar Address -A C -368 Baroaritala Krishnapur Main Rd, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700102	Self	 11/08/2011	 LTI 11/08/2011	
3	Minati Saha Address -P-175, Bangur Avenue, Block- B, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055	Self	 11/08/2011	 LTI 11/08/2011	

Name of Identifier of above Person(s)

Bablu Barui
Barasat, District:-North 24-Parganas, WEST BENGAL,
India, P.O. :-

Signature of Identifier with Date


11/8/11



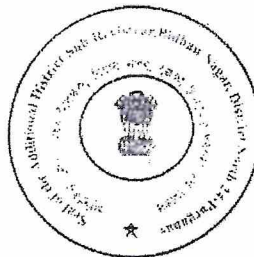

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake Circle)

(Debasish Dhar)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 15451 to 15467
being No 09266 for the year 2011.



(Debasish Dhar) 11-August-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal