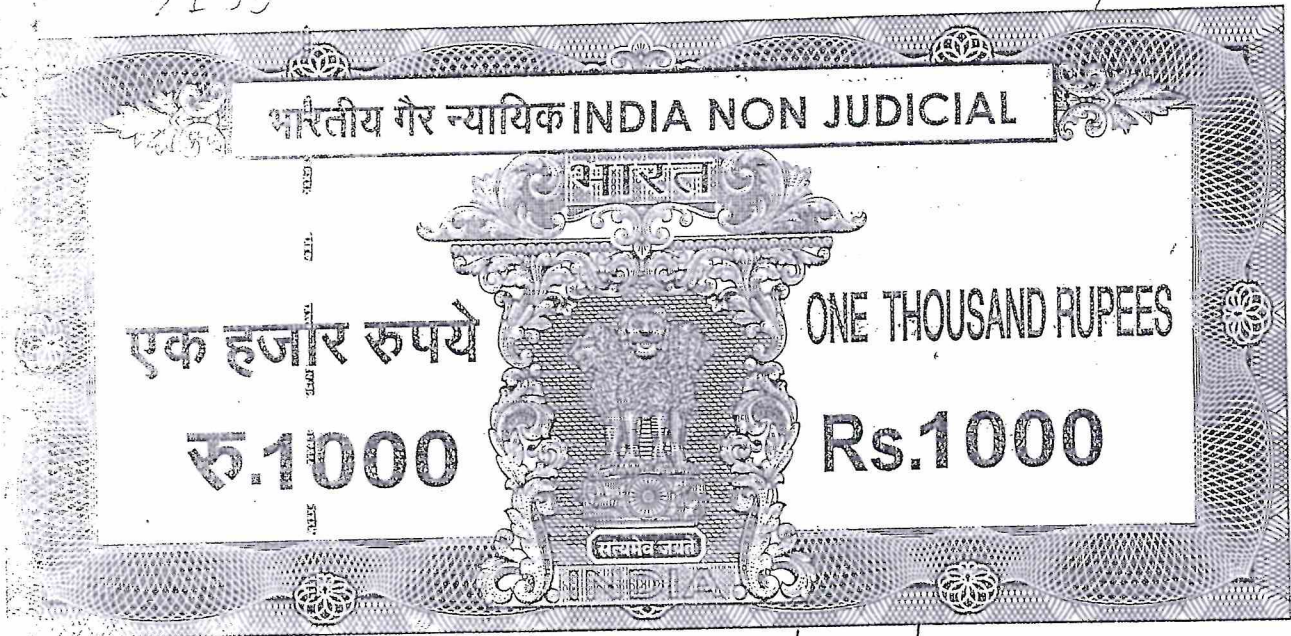


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2 / 11 / 16 / 23

V 118287

Witnessed by me, the undersigned, on this day of the month of January, 2023, at New Town, North 24 Parganas, West Bengal.

[Signature]

Notary Public, West Bengal,
Office at New Town, North 24 Parganas

17 Feb 2023

DEED OF SALE

THIS INDENTURE is made on this the 17th day JANUARY of 2023 (TWO THOUSAND AND TWENTY THREE) of the Christian Era.

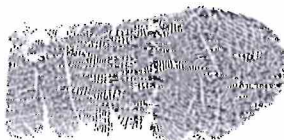
BY AND BETWEEN

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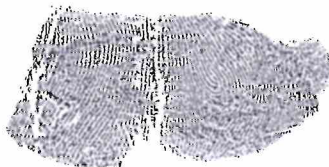
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✓ Minat saha.



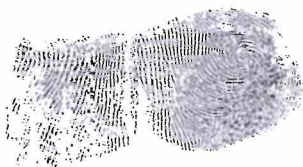
277-

✓ Minati saka:



279

Jack Shinnon Ch. Seal



287

Identified by
Arunaba Halder
S/o. - Late Anil Krishna Halder
Gouranga Nagar
P.S. - New Town
Kolkata - 700159



Palomares, Nev., Town, North 24-Sys

13 JAN 1964

by occupation – Business, by Nationality – Indian, residing at Krishnapur Baroaritola, Police Station – Krishnapur, Kolkata 700 102, hereinafter referred to and called as 'THE VENDOR' (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include his 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 – 700055, 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 Vendor hereto are absolutely seized and possessed of and otherwise well and sufficiently entitled to ALL THAT piece or parcel of sali land measuring 1 cottah 8 chittacks 0 square feet be the same a little more or less lying and situate at Krishnapur, Police Station - Rajarhat, Kolkata - 700102, District North 24-Parganas, Ward No. 16, C. S. Dag No. 5666, R. S. Dag No. 3664, C. S. Khatian No. 595, R. S. Khatian No. 1322, 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 hereinafter referred to as 'THE SAID PREMISES' more fully and particularly described in the Schedule hereunder written by way of outright purchase against valuable consideration from the erstwhile owner namely SRI JATINDRA NATH NASKAR son of Late Binod Behari Naskar, by or under a deed of

Contd.....3.

conveyance dated 16.12.2005 and registered with the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, Kolkata and recorded therein being Book No. 1, CD Volume No. 6, Pages – 3408 to 3428 and Deed No. 5900 for the year 2008.

AND WHEREAS the said Jatindra Nath Naskar had purchased and owned the said land from Sri Hriday Chandra Naskar by or under a deed of conveyance dated 25.11.1985 and registered with the Additional District Sub-Registrar, Cossipore, Dum Dum and recorded therein being Book No. 1, Volume No. 298, Pages – 351 to 358 and Deed No. 15594 for the year 1985 and became the absolute Owner thereof.

AND WHEREAS the said Hriday Chandra Naskar had owned the said land from Sri Tanu Charan Naskar by or under a deed of gift dated 11.08.1958 and registered with the Additional District Sub-Registrar, Cossipore, Dum Dum and recorded therein being Book No. 1, Volume No. 87, Pages – 105 to 108 and Deed No. 5852 for the year 1958 and became the absolute Owner thereof.

AND WHEREAS after completion of the said purchase on the basis of the said deed of conveyance dated 16.12.2005 the said Sri Kanta Shaw became the Owner of the said premises and shall mutate his name in the records of Rajarhat – Gopalpur Municipality as absolute, true and lawful owner thereof.

AND WHEREAS the Vendor herein is in absolutely and uninterrupted possession of the said premises just after obtaining the same by way of purchase.

AND WHEREAS the Vendor herein thus is absolutely seized and possessed or otherwise well and sufficiently entitled to having right, title and

Contd.....4.

interest of whatsoever in nature in the said premises **ALL THAT** piece or parcel of sali land measuring 1 cottah 8 chittacks 0 square feet be the same a little more or less lying and situate at Krishnapur, Police Station - Rajarhat, Kolkata - 700102, District North 24-Parganas, Ward No. 16, C. S. Dag No. 5666, R. S. Dag No. 3664, C. S. Khatian No. 595, R. S. Khatian No. 1322, 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, 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 Vendor has represented to the Purchaser as follows :-

- a) That excepting the Vendor 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 Vendor has 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 Vendor have agreed to sell and transfer **ALL THAT** piece or parcel of sali land

Contd.....5.

measuring 1 cottah 8 chittacks 0 square feet be the same a little more or less lying and situate at Krishnapur, Police Station - Rajarhat, Kolkata - 700102, District North 24-Parganas, Ward No. 16, C. S. Dag No. 5666, R. S. Dag No. 3664, C. S. Khatian No. 595, R. S. Khatian No. 1322, 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. The land is free from all encumbrances, charges, liens etc. whatsoever or howsoever at or for a total consideration of Rs.2,00,000/- (Rupees Two 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 confirmations of the Vendor and in consideration of the sum of Rs.2,00,000/- (Rupees Two Lacs) only of true and lawful money of the Union of India in hands of the **VENDOR** paid by the **PURCHASER** at or before the execution of these presents the receipt whereof the Vendor 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 Vendor doth hereby grant, convey, transfer, sell confirm and assign unto the Purchaser **ALL THAT** piece or parcel of sali land measuring 1 cottah 8 chittacks 0 square feet be the same a little more or less lying and situate at Krishnapur, Police Station - Rajarhat, Kolkata - 700102, District North 24-Parganas, Ward No. 16, C. S. Dag No. 5666, R. S. Dag No. 3664, C. S. Khatian No. 595, R. S. Khatian No. 1322, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, Mouza - Krishnapur, Additional District Sub-Registrar Office,

Contd.....6.

Bidhannagar, Salt lake City, Kolkata within the limits of Rajarhat - Gopalpur Municipality 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 Vendor 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 being ALL THAT piece or parcel of sali land measuring 1 cottah 8 chittacks 0 square feet be the same a little more or less lying and situate at Krishnapur, Police Station - Rajarhat, Kolkata - 700102, District North 24-Parganas, Ward No. 16, C. S. Dag No. 5666, R. S. Dag No. 3664, C. S. Khatian No. 595, R. S. Khatian No. 1322, 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 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 VENDOR doth hereby covenant with the PURCHASER as follows :-

- a) That notwithstanding any act deed or thing done committed or

Contd.....7.

knowingly suffered by him to the contrary the Vendor 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 Vendor has 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 Vendor or any person or persons claiming any estate right, title and interest from under through or in trust for the Vendor and freely and clearly and absolutely acquitted exonerated and forever discharges or otherwise by the Vendor 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 Vendor.
- c) The Vendor and all person claiming any right title or interest in the said premises through from under or in trust for the Vendor shall and will from time to time hereafter at the request and cost of the Purchaser does 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

Contd.....8.

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 VENDOR doth hereby further covenant with the Purchaser that the Vendor 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 her true, scope, information, effect and record thereof for proving the bonafide title of the Vendor in all respects whatsoever in nature. It is made clear herein that the Vendor, shall upon receipt of the full consideration amount of Rs.2,00,000/- (Rupees Two 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 owner in respect of the said premises after the registration of this present Deed of Conveyance.

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

(THE LAND)

ALL THAT piece or parcel of sali land measuring 1 cottah 8 chittacks 0 square feet be the same a little more or less lying and situate at

Contd.....9.

Krishnapur, Police Station - Rajarhat, Kolkata - 700102, District North 24-Parganas, Ward No. 16, C. S. Dag No. 5666, R. S. Dag No. 3664, C. S. Khatian No. 595, R. S. Khatian No. 1322, 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, which is butted and bounded as follows:-

ON THE NORTH : By Plot No. 1 and 8' feet common passage.

ON THE SOUTH : By R. S. Dag No. 3660.

ON THE EAST : By R. S. Dag No. 3663.

ON THE WEST : By land of Sri Lakshan Sil.

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. *Bellu Barin*
Barin, 24 Apr (N)

2. *Sarapan Chakraborty*

07/04/2018

THE VENDOR.

Minati Saha
THE PURCHASER.

Drafted and Identified by me :

Priya Das Saha
Advocate.

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

Admitted and acknowledged by the Vendor
hereto that the within mentioned sum of
Rs.2,00,000/- (Rupees Two Lacs) only
has been received by within named Vendor in
the manner mentioned within from the within
named PURCHASER being the consideration
money in full and final as per memo below :-

Rs.2,00,000.00

MEMO OF CONSIDERATION

1. By cash paid.

Rs.2,00,000.00

Total : Rs.2,00,000.00

(Rupees Two Lacs only).

WITNESSES

1. *Baklu Bora*

2. *Parapan Gah*

DR - DITIE (KANTA SHAW)

SIGNATURE OF THE VENDOR.

Page No.

SPECIMEN FOR TEN FINGERPRINT

Signature of the
Presentants/Executants
with photograph.

Sl.
No.

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

ATTESTED :- Mindati Saha

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

ATTESTED :- Mindati Saha

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

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. 06416 / 2008, Deed No. (Book - I , 07858/2008)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Minati Saha	 19/06/2008	 LTI 19/06/2008	Minati saha.

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

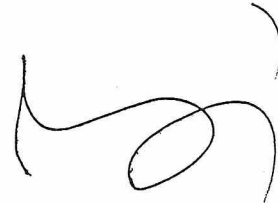
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kanta Shaw Address - Krishnagar Bartola KOL	Self	 19/06/2008	 LTI 19/06/2008	শ্রীমতী কান্তা শাহ (KANTA SHAW)
2	Minati Saha Address - P 175 Bangur Avenue KOL	Self	 19/06/2008	 LTI 19/06/2008	Minati saha.

Name of Identifier of above Person(s)

Name Barui
PS Barasat

Signature of Identifier with Date

Barui Barui



(Nural Amin Khan)

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

19/06/2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :1-07858 of :2008
(Serial No. 06416, 2008)

19/06/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of
Stamp Act 1899

Payment of Fees:

Fee paid in rupees under article : A(1) = 6853/- on:19/06/2008

Route of Market Value(WB PUVI rules 1999)

Noted that the market value of this property which is the subject matter of the deed has been assessed at Rs- 623557/-

Noted that the required stamp duty of this document is Rs 37413 /- and the Stamp duty paid as: Impresive Rs- 5000

Stamp duty

Deficit stamp duty Rs 37450/- is paid. by the draft number 500271, Draft Date 18/06/2008 Bank Name STATE BANK OF
Bangur Av, recieved on :19/06/2008.

Registration(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.09 hrs on :19/06/2008,at the Office of the A. D. S. R. BIDHAN NAGAR by Minati
Claimant

Execution(Under Section 58)

Execution is admitted on 19/06/2008 by

1. Kanta Shaw, son of Dhun Lal Shaw, Krishnapur Bartola Kol, Thana Rajarhat, Pin 700102, By caste Hindu, by
Profession :Business

2. Minati Saha, wife of Sankar Kr Saha, P-175 Bangur Avenue Kol, Thana Laketown, Pin 700055, By caste
Hindu by Profession :Business

Witnessed By Bablu Barui, son of S Barui, Barasal Thana, by caste Hindu, By Profession :Student.

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal