

05580/2022

I-05407/2022



Handwritten notes on the left margin, including '16-6-22' and 'Basuagar'.

पश्चिम बंगाल WEST BENGAL

Confirmed that the Document is admitted to the Registrar of Assurances and the endorser of this document by the date of this Document.



538613

Additional Registry of Assurances-4, Kolkata

Handwritten signature and date '18 JUN 2022'.

Handwritten notes on the left margin: '8250', '16-6-22', '9-2/17-45863/22', and 'Basuagar'.

**THIS INDENTURE** made this the 16<sup>th</sup> day of June, Two Thousand Twenty Two of the Christian Era;

**BETWEEN**

[1] **SRI RABINDRA NATH SAHA** (Having Voter Identity Card No. : WB/13/090/774345, PAN : AJJPS7863F and Aadhaar No. : 3500 9633 9960) son of Late Surendra Nath Saha, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at P-87, LIC Township, Madhyamgram, Police Station : Madhyamgram, District :

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Visit Case No. 1A07 of 2022  
 J (1) - 2501 -  
 J (2) - 1100 -  
1259 -  
 Total -  
 Realised On 16/06/2022

নম্বর : 3232  
সন ও তারিখ : 2022  
ডেপুটি কমিশনার :  
বিদ্যালয় :  
মূল্য :  
ডেপুটি :



বাবুসাহিত কলিকতা

জেলা : উত্তর ১৪ পরগনা

তারিখ : 23 MAY 20 22

মেট্রো পলিটিক্যাল অফিস নং 60 0000

ডেপুটি বাবুসাহিত

ডেপুটি : শ্রী সন্ধ্যাট বোস



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
16 JUN 2022

North 24-Parganas, Kolkata - 700129, [2] SRI RATAN KUMAR SAHA (Having Voter Identity Card No. : CKW3935061, PAN : ANLPS7261H and Aadhaar No. : 5552 4469 0949), son of Late Surendra Nath Saha, by faith : Hindu, by occupation : Service, by Nationality : Indian, residing at P-525, Basunagar, Madhyamgram, Police Station : Madhyamgram, District : North 24-Parganas, Kolkata - 700129, [3] SRI CHITTA RANJAN SAHA (Having Voter Identity Card No. : WB/13/090/0774168, PAN : ALGPS1821A and Aadhaar No. : 2341 0952 1997), son of Late Surendra Nath Saha, by faith : Hindu, by occupation : Retired Person, by Nationality : Indian, residing at LIC Township Madhyamgram, Police Station : Madhyamgram District : North 24-Parganas, Kolkata - 700129, [4] SMT. MILAN RANI SAHA (Having Voter Identity Card No. : BWC0896910, PAN : ALUPS6997D and Aadhaar No. : 3629

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1650 3262), wife of Late Gobinda Lal Saha, by faith : Hindu, by occupation : Housewife, by Nationality : Indian, [5] SRI MANOJ KUMAR SAHA (Having Voter Identity Card No. : BWC3458908, PAN : AZTPS7324K and Aadhaar No. : 6006 0920 6828), son of Late Gobinda Lal Saha, by faith : Hindu, by occupation : Business, by Nationality : Indian, both are residing at Manikpur Thakurpara, Italgacha, Police Station : Dum Dum, District : North 24-Parganas, Kolkata - 700079 and [6] SMT. RUNU SAHA ROY (Having Voter Identity Card No. : CKW4007795 PAN : AJMPS2597P and Aadhaar No. : 2478 3244 5058), wife of Sri Himadri Roy (daughter of Late Gobinda Lal Saha), by faith : Hindu, by occupation : Housewife, by Nationality : Indian, residing at Meadows Square, Flat No. 5C, Block - "C", Noapara Mallick Bagan, Rajarhat, District : North 24 Parganas, Kolkata - 700157, hereinafter jointly referred to as the VENDORS (which term and expression shall unless excluded by or repugnant to the

context be deemed to mean and include their legal heirs, successors, legal representatives, administrators and assigns) of the **FIRST PART**.

**AND**

[1] **SRI BIKASH CHANDRA SAHA** (Having Voter Identity Card No. : CKW1185982, PAN : APMPS3656K and Aadhaar No. : 6009 0318 9834), son of Late Hiralal Saha, by faith : Hindu, by occupation : Business, by Nationality : Indian and [2] **SMT. BANI SAHA** (Having Voter Identity Card No. : CKW1186147, PAN : ALGPS1827G and Aadhaar No. : 2967 2007 0207), wife of Sri Bikash Chandra Saha, by faith : Hindu, by occupation : Business & Housewife, by Nationality : Indian, both residing 210/5, Sodepur Road, Madhyamgram, Police Station : Madhyamgram, District : North 24-Parganas, Kolkata - 700130, hereinafter jointly referred to as the **"PURCHASERS"** (which terms and

expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, legal representatives, administrators and assigns) of the **SECOND PART.**

**WHEREAS** "The Housing and property (India) Limited, a Company incorporated under the Indian Companies Act, and having its registered office at 62, Bentinct Street, Kolkata dealing in Real Estate business and amongst other absolutely seized and possessed of and otherwise Well and Sufficiently entitled to all that the piece and parcel of land hereditaments and premises measuring 4 Cottahs 7 Chittacks 12 Square feet be the same a little more or less having plot No. 525 of the said estate Company" Scheme No. XVIII, Commonly known as "Basu-Nagar" and that the said Real Estate Company, namely, "The Housing and Property (India) Limited, being the Vendor under an indenture dated



25<sup>th</sup> day of April, 1957 registered at the office of the Sub-Registrar at Barasat in Book No. 1, Volume No. 35, Pages from 215 to 223 being No. 3540 for the year 1957, sold transferred and conveyed the said Plot of land measuring 4 Cottahs 7 Chittacks 12 Square feet a little more or less, being Scheme Plot No. 525, Part of C.S. Dag No. 427, C.S. Khatian No. 75, J.L. No. 43, Mouza - UDAYRAJPUR Police Station: Previously Barasat at presents Madhyamgram, within the limit of Madhyamgram Municipality, District : North 24 Parganas, unto and in favour of Sri Ajit Kumar Das, for the Consideration therein contained free from encumbrances.

**AND WHEREAS** said Sri Ajit Kumar Das, while in peaceful possession and enjoyment of his above plot of land under a deed of gift dated 09.02.1965 registered at the office of the Alipore Sadar Registry office in Book No. 1, Volume

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No. 33, Pages from 35-38 being No. 488 for the year 1965, transferred the said plot of land unto and in favour of his wife Smt. Bidyut Das alias "FUTI" for the Consideration of love and affection therein contained free from all encumbrances.

**AND WHEREAS** said Smt. Bidyut Das alias "Futi" being so acquired the said plot of land for her legal necessity Sold and Transferred her entire acquired property measuring 4 Cottahs, 7 Chittacks 12 Square Feet of land under a Kobala dated 21.09.1968 registered at the office of the Sub-registrar, Barasat in Book No. 1, Volume No. 132, pages from 221 to 224 being No. 11529 for the year 1968 unto and in favour of Smt. Kalpana Roy for the consideration therein contained free from all encumbrances.

**AND WHEREAS** Smt. Kalpana Roy being so owned and possessed of the said plot of land for her legal necessity



under a Kobala dated 20<sup>th</sup> June 1984 registered at the office of the A.D.S.R., Barasat being No. 4649 for the year 1984 sold and conveyed a plot of land measuring 14 Chittacks 12 Square feet out of her above purchased plot of land, in favour of Sri Rabindra Nath Saha for the Consideration therein Contained free from all encumbrances.

**AND WHEREAS** said Smt. Kalpana Roy, being Vendor by another Bengali Kobala being No. 4465 for the year 1984 registered at the office of the ADSR, Barasat sold, transferred and conveyed unto and in favour of Sri Gobinda Lal Saha another plot of land measuring 14 Chittacks 11 Square feet out of her above purchased land under C.S. Dag No. 427, R.S. Dag No. 427/676 Mouza : Udayrajpur for the Consideration therein contained free from all encumbrances.

**AND WHEREAS** said Smt. Kalpana Roy by another Bengali Kobala dated 16.06.1984 registered at the office of the Sub-Registrar, Barasat in Book No. 1, Volume No. 18, Pages from 149 to 156 being No. 4381 for the year 1984 sold transferred and conveyed a part and portion of her above purchased land measuring 14 Chittacks 11 Square feet under R.S. Dag No. 427/676 Mouza : Udayrajpur unto and in favour of Sri Chitta Ranjan Saha for the consideration therein contained free from all encumbrances.

**AND WHEREAS** the said Smt. Kalpana Roy, by another Bengali Kobala dated, 12<sup>th</sup> June, 1984 registered at the office of the A.D.S.R., Barasat being No. 4406 for the year 1984, sold transferred and conveyed another part and portion of her above purchased land measuring 14 Chittacks 11 Square feet under R.S. Dag No. 427/676, Mouza : Udayrajpur, unto and in favour of Sri Sunil Kumar


Saha for the consideration therein contained free from all encumbrances.

**AND WHEREAS** said Smt. Kalpana Roy, by another Bengali Kobala dated 15<sup>th</sup> June, 1984 registered at the office of the A.D.S.R., Barasat, being No. 4536 for the year 1984 sold, transferred and conveyed remaining part and portion of land measuring 14 Chittacks 12 Square feet under R.S. Dag No. 427/676, Mouza : Udayrajpur unto and in favour of Sri Ratan Kumar Saha for the consideration therein contained free from all encumbrances.

**AND WHEREAS** in the manner aforesaid, Smt. Kalpana Roy sold, transferred and conveyed her above purchased plot of land measuring 4 Cottahs 7 Chittacks 12 Square feet to several intending purchasers free from all encumbrances.


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**AND WHEREAS** the said Real Estate Company namely, "The Housing and property (India) Limited, being the Vendor under another Indenture dated 06.02.1958 registered at the office of the Sub-Registrar Barasat in Book No. 1, Volume No. 18, Pages from 18 to 25 being No. 881 for the year 1958 sold, transferred and conveyed another plot of land measuring 4 Cottahs 4 Chittacks 7 Square feet, a little more or less, being scheme plot No. 526, being Company's Scheme No. XVIII, Commonly known as "Basu-Nagar", being part of C.S. Dag No. 427, C.S. Khatian No. 75, J.L. No. 43, Mouza : UDAYRAJPUR, Police Station : Previously Barasat at present Madhyamgram, District : North 24 Parganas unto and in favour of "Sri Kanti Kumar Majumder", for the consideration therein contained free from all encumbrances.

2.  **AND WHEREAS** said Sri Kanti Kumar Mazumder, while in peaceful possession and enjoyment in his above


purchased plot of land for his Legal necessity under a Kobala dated 06.02.1961 registered at the office of the Alipore Sadar Sub-Registration Office in Book No. 1, Volume No. 19 Pages from 21 - 24 being No. 263 for the year 1961, sold transferred and conveyed the said plot of land in its entirety to Smt. Nihar Kana Nag, for the consideration therein contained free from all encumbrances.

**AND WHEREAS** said Smt. Nihar Kana Nag while in possession and enjoyment of her above purchased plot of land for her legal necessity under a Kobala dated 18.07.1978 registered at the office of the Additional District Registrar at Barasat being No. 2173 for the year 1978, sold transferred and conveyed the said plot of land in its entirety unto and in favour of Smt. Anjali Ghosh for the consideration therein contained free from all encumbrances.



**AND WHEREAS** said Smt. Anjali Ghosh, while in peaceful Physical possession and enjoyment in her above purchased plot of land for her Legal necessity under a Bengali Kobala dated 20<sup>th</sup> February 1984 registered at the office of the A.D.S.R., Barasat being No. 1501 for the year 1984 sold, transferred and conveyed a plot of land measuring 1 Cottah 1 Chittack 1 Square feet, out of her above purchased plot of land unto and in favour of Sri Rabindra Nath Saha for the Consideration therein contained free from all encumbrances.


**AND WHEREAS** said Smt. Anjali Ghosh, by another Bengali Kobala dated 20<sup>th</sup> February, 1984 registered at the office of the A.D.S.R., Barasat beinfg No. 1498 for the year 1984 sold, transferred and conveyed another plot of land measuring 1 Cottah 1 Chittack 2 Square feet out of her remaining part and portion of land unto and in favour of Sri



Gobinda Lal Saha, for the consideration therein contained free from all encumbrances.


**AND WHEREAS** said Smt. Anjali Ghosh, by another Bengali Kobala dated 20<sup>th</sup> February, 1984 registered at the office of the A.D.S.R., Barasat in Book No. 1, Volume No. 104 pages from 41 - 45 being No. 1500 for the year 1984 sold, transferred and conveyed another plot of land measuring 1 Cottah 1 Chittack 2 Square feet out of her above purchased plot of land, unto and in favour of Sri Chitta Ranjan Saha, for the consideration therein contained free from all encumbrances.

**AND WHEREAS** said Smt. Anjali Ghosh, by another Bengali Kobala dated, 20<sup>th</sup> February, 1984 registered at the office of the Sub-Registrar, Barasat Book No. 1, Volume No. 104, Pages from 36 - 40 being No. 1499 for the year 1984 sold, transferred and conveyed her remaining 1 Cottah 1



Chittack 2 Square Feet of land, unto and in favor of Sri Sunil Kumar Saha for the consideration therein contained free from all encumbrances.

**AND WHEREAS** in the manner aforesaid the "Scheme Plot 525" containing 4 Cottahs 7 Chittacks 12 Square feet and "Scheme Plot No. 526" containing 4 Cottahs 4 Chittacks 7 Square feet, agreegating 8 Cottahs 11 Chittacks 19 Square feet, both under "Basu Nagar" Scheme No. XVIII", were subsequently acquired by "Saha Brothers" under several deed(s) of purchase recited hereinabove and have been in physical possession and enjoyment therein by way of raising a double storied dwelling Unit thereon more fully described in the "**FIRST SCHEDULE**" hereunder written, by way of mutating their names in the record of Madhyamgram Municipality and in the Revenue records of the state of West Bengal free from all encumbrances.






**AND WHEREAS** to make it clear Sri Rabindra Nath Saha the Vendor No. (1), acquired his right, title and interest in respect of 1 Cottah 15 Chittacks 13 Square feet of land by way of his purchase as recited hereinabove and the Vendor No. (2), Sri Ratan Kumar Saha has acquired his right, title and interest in respect of 2 Cottahs 13 Chittacks 25 Square feet of land by way of his purchase from Smt. Kalpana Roy and under Two Registered Deed(s) of Gift being No. 15611 for the year 2012 and being No. 15610 for the year 2012 both executed by his full blooded brother Sri Sunil Kumar Saha, for the consideration of love and affection therein contained and both the Deed(s) of Gift were registered before the office at the Addl. Registrar of Assurance - II, Kolkata, and that the said Gift has duly been acted upon. The Vendor No. (3) Sri Chitta Ranjan Saha, has acquired his right, title and interest in respect of 1 Cottah 15 Chittacks 13 Square feet of land by way of his purchase

recited hereinabove. It needs to be clarified that said Chitta Ranjan Saha, being Donor, under a Deed of Gift dated 15.10.2020 had transferred his above acquired 1 Cottah 15 Chittaks 13 Square feet of land to his daughter Smt. Swarnalata Saha being No. 3889 for the year 2020, registered at the office of the A.D.S.R., Barasat which was subsequently reverted to him under a deed of gift dated 11.04.2022 registered at the office of the A.D.S.R., Barasat in Book No. 1, Volume No. 1503-2022 Pages from 121097 to 121121 being No. 150302768 for the year 2022, executed by Smt. Swarnalata Saha as being **DONOR** in favour of her father, Sri Chitta Ranjan Saha, as being **"DONEE"** the Vendor No. (3) herein free from all encumbrances. The predecessor-in-interest of Vendor Nos. (4), (5) & (6) Gobinda Lal Saha, now deceased had acquired his right, title and interest in respect of 1 Cottah 15 Chittacks 13 Square feet of land by way of his Purchase in the manner recited

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hereinabove, and in the manner hereinbefore recited the **VENDORS** had been and still are in joint and ejmal possession in the land and double storied building thereon morefully described in the **"FIRST SCHEDULE"** hereunder written free from all encumbrances.

**AND WHEREAS** the Vendor Nos. 1 - 3, by virtue of their purchase as recited hereinabove and Vendor Nos. (4), (5) & (6) by way of their inheritance as aforesaid, are now jointly seized and possessed of or otherwise well and sufficiently entitled to the said plot of land measuring 8 Cottahs 11 Chittacks 19 Square feet with a double storied dwelling Unit thereon and hereditaments in fee simple thereto free from all encumbrances, lien, charges and attachment whatsoever, having their every right to transfer and jointly decided to transfer the said plot of land and building morefully described in the **"FIRST SCHEDULE"**



and thereby negotiated and proceeded with the further process of transfer and to execute and register a proper deed of Conveyance in favour of the intending buyers in accordance with Law free from all encumbrances.

**AND WHEREAS** the Vendors now jointly and severally decided to sell and / or Transfer the said plot of land and building described in the **FIRST SCHEDULE** hereunder Written and had been looking for intending buyer or buyers, and the purchasers being so informed approached the Vendors herein and upon bi-lateral talk the Vendors have jointly agreed with the Purchasers for absolute sale to the Purchasers the said plot of land and building more fully described in the **FIRST SCHEDULE** hereto free from all encumbrances, lien, charges, attachments and lispensens whatsoever at or for the agreed sum of **Rs. 1,68,79,700/-**  
**(Rupees One Crore Sixty Eight Lakhs Seventy Nine**



**Thousand Seven Hundred)** only free from all encumbrances.

**AND ALSO WHEREAS** the Purchasers now called upon the Vendors to execute and register a proper Deed of Conveyance in favour of the Purchasers in respect of the property described in the **FIRST SCHEULE** along with handing over all recited Title Deeds and other documents of title described in the **SECOND SCHEDULE** hereto and deliver Physical possession thereof at a consideration of **Rs. 1,68,79,700/- (Rupees One Crore Sixty Eight Lakhs Seventy Nine Thousand Seven Hundred)** only free from all encumbrances, lien, charges, lispensens and attachments whatsoever.

**NOW THIS INDENTURE WITNESSES** that pursuant to the said agreement and in consideration of the said sum of **Rs. 1,68,79,700/- (Rupees One Crore Sixty Eight Lakhs**

*D. S. Sr.*

**Seventy Nine Thousand Seven Hundred)** only of true and lawful money of the Union of India in hand well and truly paid to the Vendors by the Purchasers at or immediately before the execution of these presents (the receipt whereof and that the same is in full payment of the consideration the vendors doth hereby as well as by the receipt hereunder written against each, admits and acknowledges and of or from the same and every part thereof doth hereby execute, release and forever discharge the Purchasers as well as the said property). Now the vendors hereby grant, transfer, sale, assign and assure unto and to the use and benefit of the Purchasers free from all encumbrances and liabilities whatsoever **ALL THAT** the said plot of bastu land, measuring area 8 (eight) Cottahs 11 (eleven) Chittaks 19 (nineteen) square feet a little more or less, togetherwith One Two storied (G+1) building having cemented flooring comprising of bed rooms, kitchen, toilets & varena standing thereon, measuring area 700 square feet in the

"ground floor" and 800 square feet on the "first floor" a little more or less, lying and situated at and being Plot Nos. 525 & 526 of "Basu Nagar Scheme No. : 18", Municipal Holding Nos. 55, 56, 57, 59 and 62/1, Basunagar Amrita Dighi, Basunagar Gate No. 1, in Mouza - Udayrajpur, J.L. No. 43, Touzi No. 146, C.S. Dag No. - 427, R.S. Dag No. 427/676, L.R. Dag Nos. 1364 & 1369, corresponding to L.R. Khatian Nos. 12008, 12009, 12010, 12011, 12012 & 12013, stands in the name of the Vendors, Police Station - Madhyamgram (formerly Barasat), Kolkata - 700129, in Ward No. 11 (formerly 8), within the jurisdiction of Madhyamgram Municipality, ADSR Barasat, District : North 24 Parganas more Specifically described in the **FIRST SCHEDULE** and the description of title deeds and all other documents of title to the property hereunder sold is also described in the **SECOND SCHEDULE**, written hereunder or **HOWSOEVER OTHERWISE THE SAID PROPERTY OR ANY PART** or portion thereof are now / is or at any time or

*J. V. Gu*


times hereafter was or were situate, tenanted, butted, bounded, called, known numbered, described or distinguished **TOGETHER WITH ALL AND** single other right or rights annexed therewith with compounds, ways, paths, passages, advantages of ancient and other rights, lights, liberties, privileges, easements, rents, issues and profits thereof **AND ALL THE ESTATE,** right, title, interest, property claim and demand whatsoever both at law and in equity of the said Vendors into or upon the said property. **AND** all the deeds, pattahs, muniments, evidences of title and writings whatsoever, relating to or concerning the same which now are/or shall or at any time hereafter be in the possession custody or power of the Vendors or any person or persons from whom the Vendors may procure the same without any action and **TO HAVE AND TO HOLD** the said property and every part thereof hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the

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Purchasers absolutely and forever free from all encumbrances and liabilities whatsoever **AND THE** vendors do hereby Jointly and Severally covenant and agreed with the purchasers had **NOTWITHSTANDING** any act, deed, matter or thing whatsoever, by the vendors or by any of their predecessors-in-title, made, done, committed or executed or knowingly suffered to the contrary the vendors, now hath in themselves good right, full power, lawful and absolute authority by this presents to **GRANT, CONVEY, SELL, TRANSFER, ASSIGN AND ASSURE** unto and to the use and benefit of the Purchasers and the said **"PROPERTY"** and every part thereof absolutely and forever in the manner aforesaid free from all encumbrances, charges, lien, liabilities, lispens and attachments whatsoever.

**AND THAT** the Purchasers shall and will from time to time and all times hereafter peaceably and quietly possess and enjoy the same and receive the rents, issues and profits




thereof without any lawful eviction, interruption claim and demands whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming through under or in trust for them **AND** that free and clear freely and clearly and absolutely acquitted, exonerated and discharged from or by the Vendors and well and sufficiently saved defended, kept harmless and indemnified from or against all and all manner of former right, title, interest, lien, charges and encumbrances, whatsoever, creates, made, done, occasioned or suffered by the Vendors or any person or persons and executing this Deed of Conveyance, rightfully claiming through under or in trust for the Vendors and bind themselves in all acts, deeds, and things in respect of the property or any part or portion thereof is hereby transferred under this Indenture.



**AND THAT** there is no impediment under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 for the Vendors to grant, transfer, sell, convey, assign and assure the said property in favour of the Purchasers in the manner aforesaid.


**AND FURTHER** that the Vendors and all person or persons having lawfully or equitably claiming an estate right, title, interest, use, trust, property claim and demand whatsoever of into upon or out of the same under or in trust for them shall and will from time to time and at all times hereafter upon every reasonable request and perfect cause to be made, done, executed and perfected all such further and other assurances, acts, deeds, matters and things or further better and more perfectly assuring conveying and confirming the said property and every part thereof into and to the use and benefit of the Purchasers forever in the

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manner aforesaid as the Purchasers shall or may reasonably require and the khas possession of the **FIRST SCHEDULE** property hereby sold along with all title deeds and other documents of title to the property hereunder sold and described in the **SECOND SCHEDULE** hereto, hereby delivered and handed over unto the Purchasers on this day free from all encumbrances, lien and charges whatsoever. The Vendors further undertakes that they shall have no objection in case of recording and/or mutating the name of the Purchasers in respect of the **FIRST SCHEDULE** property i.e. land and one two storied (G+1) dwelling Unit thereon, in the office of the concerned B.L. & L.R.O. as well as in the office of the Madhyamgram Municipal Authority in respect of the land and Building hereby sold by virtue of this Deed of Conveyance. **AND FURTHER** the **SCHEDULE** property owned and possessed by the Vendors, in the manner recited hereinabove, and the said property or any

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part or portion thereof is not affected by any attachment including attachment under any certificate case or proceedings started at the instance of the Income Tax Authorities or Estate duty authorities or other Government Authorities under the public demand Recovery Act, or any other Acts or otherwise and that there is no certificate case or proceedings against the Vendors for realization of arrear of Income Tax or Estate Duty or other Taxes or dues or otherwise under the public demands Recovery Act and/or any other Acts for the time being in force or under any scheme of the Local Government or any other Public Body or Authority **AND** that no declaration or notification has come to the notice of the Vendors for acquisition of the said property or any part or portion thereof under the Land Acquisition Act, 1894 or under any other acts for the time being in force and that the Vendors never received any notice of Acquisition, Compensation or Award from the



Government or any other body or authorities in connection with the property hereby and hereunder sold to the Purchasers and as such the **FIRST SCHEDULE** property or any part thereof is not affected by any notice of Acquisition or Requisition under the Defence of India Act or Rules framed thereunder or any other Acts or enactments whatsoever **AND THAT** there is no pending litigation before any Court of Law both Civil or Revenue or any tribunal in respect of the **FIRST SCHEDULE** property hereunder sold, in favour of the Purchasers, it is further clarified that the Vendors hereby represents, warrants and assures the Purchasers, and as such the Vendors have a good and valid title with power and authority to transfer the property agreed to and hereunder sold and hereby indemnified and hold harmless the Purchasers against any charges, title, costs and claims of any nature and as such the property hereby sold is free from all encumbrances, lien, charges,



attachment and lispendents whatsoever. The Vendors hereby assured the Purchasers that at any subsequent stage, if it is detected that the property hereunder sold is subject matter of any pending litigation touching the title to the property, the Vendors shall compensate the Purchasers for any loss or damages, and undertake that they have acquired the **FIRST SCHEDULE** property by way of registered Indentures and by way of inheritance as recited and stated hereinabove, and as such the **FIRST SCHEDULE** property hereby sold under and by virtue of this Indenture, while the Vendors are/were in physical possession and enjoyment therein. The Vendors hereby jointly and severally declare and say that the original purchase deeds of Vendor Nos. 1 - 3 and Predecessor-in-interest of Vendor Nos. (4), (5) & (6), have been found lost or otherwise missing and the Vendors lodged a General diary being No. 877 dated 12.02.2022 with Madhyamgram Police Station and



Simultaneously made Publication of a Legal Notice dated 03.03.2022 in Two daily Newspapers namely "EISAMAY" and "THE TIMES OF INDIA" through their Learned Advocate Kuntala Saha, of Judges' Court Barasat, North 24 Parganas as to such missing of all original title Deeds of the Vendors in respect of the property hereunder sold. The purchasers herein also made publication of a General notice as to the contract or agreement to sell and purchase of the "Schedule property" from the present Vendors, under a Legal notice dated 17.03.2022 through their Learned Advocate Sri Santanu Debnath of Judges Court Barasat, North 24 Pargana, published in Two daily News papers namely "EISAMAY" and "THE TIMES OF INDIA" and considerable time has been passed since such Publications and no sort of objection, claim or demand as to the marketable title to the property in question has lodged from any corner as was requested in both the notices, and as



such the Vendors are now ready and willing to execute and register proper deed of conveyance in favour of the Purchasers under the agreed terms as the property in question deemed to be free from all encumbrances, lien, charges and attachment. The Vendors further indemnified the Purchasers as to any sort of foul play or ill design touching this transaction causing any sort of injury or loss or losses to present Purchasers touching any question of title thereto and in that event the Vendors shall be under legal obligation to make good and affirm further any sort of mistake or error came to the notice in any subsequent stage **and to rectify all such mistake by way of executing and registering of a lawful Deed of Rectification or Modification in favour of the present Purchasers, at the cost of the Purchasers**, if circumstances so demands. The physical possession of the **FIRST SCHEDULE** property hereby delivered in favour of the Purchasers, simultaneous



with handing over of all title deeds and all other documents of title described in the **SECOND SCHEDULE** free from all encumbrances.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

(The Property hereunder Sold)

**ALL THAT** piece or parcel of **BASTU LAND**, measuring area 8 (eight) Cottahs 11 (eleven) Chittaks 19 (nineteen) square feet a little more or less, togetherwith a Two storied (G+1) building, having **CEMENT FLOORING** comprising of bed rooms, kitchen, toilets and varendra thereon measuring 700 square feet in the ground floor and 800 square feet on the first floor a little more or less, **NO LIFT** lying and situated at Plot Nos. 525 & 526, Basu Nagar, Scheme No. : 18, Basu Nagar Gate No.:1, in Mouza-**UDAYRAJPUR**, J.L. No. <sup>43</sup>~~42~~ Touzi No. 146, Re-Sa No. 6, C.S. Dag No. 427, R.S. Dag No. 427/676, corresponding to L.R. Dag Nos. 1364 & 1369, C.S.

*Reimbursed by seller*

*D. S.*

Khatian No. 75, R.S. Khatian No. 1501, corresponding to L.R. Khatian Nos. 12008, 12009, 12010, 12011, 12012 & 12013, stands in the name of the vendors, Police Station - Madhyamgram (formerly Barasat), Kolkata - 700129, Municipal Holding Nos. 55, 56, 57, 59 and 62/1, Basunagar Amrita Dighi, Ward No. 11 (formarly 8), within the jurisdiction of the Madhyamgram Municipality, Sub-Registrar Barasat, District : 24 Parganas (N), with all sort of rights of easements and heridetaements annexed thereto and delineated in map or plan is annexed hereto and marked with red border, butted and bounded as follows :

ON THE NORTH : By Arun Banerjee.

ON THE SOUTH : By Sankar Narayan Sinha.

ON THE EAST : By Joydeb Das & others.

ON THE WEST : By 16 Ft. Wide Road

D. C. Sinha

**PARTICULARS OF REVENUE RECORDS STANDS IN THE  
NAME OF VENDORS :-  
L.R. RECORDS OF RIGHTS**

Sl. No.	Vendor No.	Vendor's name	L.R. Khatian Nos.	L.R. Dag Nos.	Nature of Land	Area in Acre
1.	6	Smt. Runu Saha	12008	1369	Bastu	0.0172
2.	3	Sri Chitta Ranjan Saha	12009	1364 1369	Bastu	0.0239 0.0086
3.	5	Sri Manoj Kumar Saha	12010	1369	Bastu	0.0103
4.	2	Sri Ratan Kumar Saha	12011	1364 1369	Bastu	0.0322 0.0168
5	1	Sri Rabindra Nath Saha	12012	1364 1369	Bastu	0.0239 0.0086
6	4	Smt. Milan Rani Saha	12013	1369	Bastu	0.0085

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(Particulars of all title deeds and other documents of title hereunder handed over to the Purchasers)

**PARTICULARS**

- a) Original Deed of Gift being No. 15610 for the year 2012 registered at the office of the ARA-II, Kolkata, executed

*J. C. Saha*

by Sri Sunil Kumar Saha in favour of Sri Ratan Kumar Saha.

- b) Original Deed of Gift being No. 15611 for the year 2012 registered at the office of the ARA-II, Kolkata, executed by Sri Sunil Kumar Saha in favour of Sri Ratan Kumar Saha.
- c) Original Deed of Gift being No. 3889 for the year 2020 registered at the office of the ADSR, Barasat, executed by Sri Chitta Ranjan Saha in favour of Smt. Swarnalata Saha.
- d) Original Deed of Gift being No. 2768 for the year 2022 registered at the office of the ADSR, Barasat, executed by Smt. Swarnalata Saha in favour of Sri Chitta Ranjan Saha.
- e) Certified copy of deed No. 3540 for the year 1957 of S.R. Barasat executed by "The Housing and Property India Ltd. in favour of Sri Ajit Kumar Das.

- f) Certified copy of deed No. 881 for the year 1958 of S.R. Barasat executed by "The Housing and Property India Ltd. in favour of Sri Kanti Kumar Mazumder.
- g) Certified copy of deed of Gift being No. 488 for the year 1965 of Alipore Sadar Registration executed by Sri Ajit Kumar Das in favuor of Smt. Bidyut Das.
- h) Certified copy of Deed No. 11529 for the year 1968 of S.R. Barasat executed by Smt. Bidyut Das in favour of Smt. Kalpana Roy.
- i) Certified copy of Deed No. 4649 for the year 1984 of A.D.S.R. Barasat executed by Smt. Kalpana Roy in favour of Sri Rabindra Nath Saha.
- j) Certified copy of Deed No. 4465 for the year 1984 of A.D.S.R. Barasat executed by Smt. Kalpana Roy in favour of Sri Gobinda Lal Saha

D. Saha

- k) Certified copy of Deed No. 4381 for the year 1984 of A.D.S.R. Barasat executed by Smt. Kalpana Roy in favour of Sri Chitta Ranjan Saha.
- l) Certified copy of Deed No. 4406 for the year 1984 of A.D.S.R. Barasat executed by Smt. Kalpana Roy in favour of Sri Sunil Kumar Saha.
- m) Certified copy of Deed No. 4536 for the year 1984 of A.D.S.R. Barasat executed by Smt. Kalpana Roy in favour of Sri Ratan Kumar Saha.
- n) Certified copy of Deed No. 263 for the year 1961 of Alipore Sadar Sub-Registry Office executed by Sri Kanti Kumar Mazumder in favour of Smt Nihar Kana Nag.
- o) Certified copy of Deed No. 2173 for the year 1978 of executed by Smt. Nihar Kana Nag in favour of Smt. Anjali Ghosh.



- p) Certified copy of Deed No. 1501 for the year 1984 of A.D.S.R, Barasat executed by Smt. Anjali Ghosh in favour of Sri Rabindra Nath Saha.
- q) Certified copy of Deed No. 1498 for the year 1984 of ADSR Barasat executed by Smt. Anjali Ghosh in favour of Sri Gobindalal Saha.
- r) Certified copy of Deed No. 1500 for the year 1984 of ADSR, Barasat executed by Smt. Anjali Ghosh in favour of Sri Chitta Ranjan Saha.
- s) Certified copy of Deed No. 1499 for the year 1984 executed by Smt. Anjali Ghosh in favour of Sri Sunil Kumar Saha.
- t) Certified copy of C.S. Khatian No. 75, Mouza : Udayrajpur, Police Station : Madhyamgram, District : North 24 Parganas.
- u) Copies of L.R. Khatian Nos. 12008 - 12013 Mouza : Udayrajpur, Police Station : Madhyamgram, District : North 24 Parganas.
- v) Municipal Tax and Rent receipts.





**IN WITNESS WHEREOF** the parties hereto above named set and subscribes their respective hand and seal on this Indenture, on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED BY  
THE PARTIES HERETO AT BARASAT**

In the presence of :

1. Joydev Ghosh  
Kachyangram  
KOL-700130.
2. PALASH CH. SAHA  
NA-2111 NORTH ARJUNPIT.  
KOL-700059.

Drafted by me

Joydev Ghosh  
(Joydev Ghosh Dastidar)  
Advocate  
Judges' Court, Barasat  
North 24 Parganas  
Enrollment No. : 798/1988 (M.E)

Computer Setting :

Ranjit Sreemany  
(Ranjit Sreemany)  
Barasat Court Complex  
North 24 Parganas

1. Rabindra Nath Saha  
(Rabindra Nath Saha)
2. Ratan Kumar Saha  
(Ratan Kumar Saha)
3. Chitta Ranjan Saha  
(Chitta Ranjan Saha)
4. Milan Rani Saha  
(Milan Rani Saha)
5. Manoj Kumar Saha  
(Manoj Kumar Saha)
6. Runu Saha Roy  
(Runu Saha Roy)

SIGNATURE OF THE VENDORS

1. Sri Bikash Chandra Saha  
(Sri Bikash Chandra Saha)
2. Smt. Bani Saha  
(Smt. Bani Saha)

SIGNATURE OF THE PURCHASERS.

**ACKNOWLEDGEMENT OF RECEIPT OF THE  
CONSIDERATION MONEY**

**RECEIVED** from the within mentioned Purchaser, the within mentioned sum of Rs. 1,68,79,700/- (Rupees One Crore Sixty Eight Lakhs Seventy Nine Thousand Seven Hundred) only as being the full and Final payment of Consideration including TDS deducted Money as per Memo below :-

**MEMO OF CONSIDERATION**

Sl. Nos.	PARTICULARS	AMOUNT
1.	Rs. 37,50,231.00 + TDS Rs. 37,881.00 By RTGS being UTR No. BARBR52022061600859723 dated 16.06.2022 on B.O.B, Madhyamgram Branch, favouring Vendor No. 1	Rs. 37,88,112.00
2.	Rs. 54,60,209.00 + TDS Rs. 55,154.00 By RTGS being UTR No. BARBR022167468562 dated 16.06.2022 on B.O.B, Madhyamgram Branch, favouring Vendor No. 2 AND By A/C Payee Cheque being No. 000085 dated 03.06.2022 drawn on Bank of Baroda Madhyamgram Branch	Rs. 54,65,363.00 Rs. 50,000.00
3.	Rs. 37,50,231.00 + TDS Rs. 37,881.00 By RTGS being UTR No. BARBR022167432558 dated 16.06.2022 on B.O.B, Madhyamgram Branch, favouring Vendor No. 3	Rs. 37,88,112.00
4.	Rs. 12,50,078.00 + TDS Rs. 12,627.00 By RTGS being UTR No. BARBR022167438305 dated 16.06.2022 on B.O.B, Madhyamgram Branch, favouring Vendor No. 4	Rs. 12,62,705.00
5.	Rs. 12,50,077.00 + TDS Rs. 12,627.00 By RTGS being UTR No. BARBR022167468387 dated 16.06.2022 on B.O.B, Madhyamgram Branch, favouring Vendor No. 5	Rs. 12,62,704.00
6.	Rs. 12,50,077.00 + TDS Rs. 12,627.00 By RTGS being UTR No. BARBR022167412923 dated 16.06.2022 on B.O.B, Madhyamgram Branch, favouring Vendor No. 6	Rs. 12,62,704.00
	<b>Grand Total</b>	<b>Rs. 1,68,79,700.00</b>

(Rupees One Crore Sixty Eight Lakhs Seventy Nine Thousand Seven Hundred) only

**WITNESSES :**

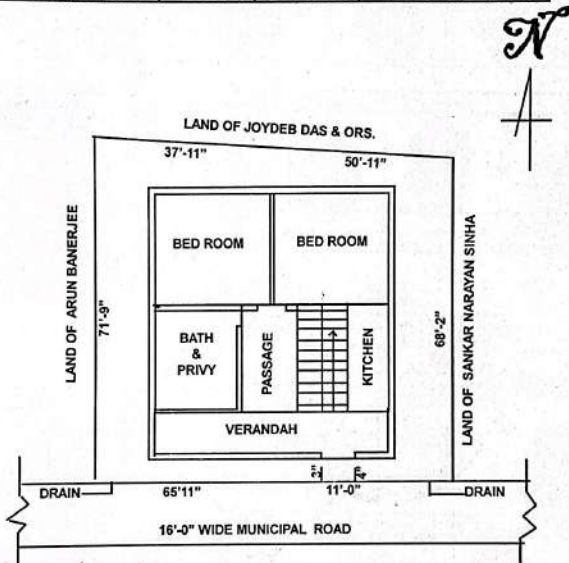
1. *Pradyumn*  
Machharyamgram  
Kot-700130.
2. PALASH CH. SAHA  
NA-31/1 NORTH AKHARA  
Kot-700159.
1. *Rabindra Nath Saha*  
(Rabindra Nath Saha)
2. *Ratan Kumar Saha*  
(Ratan Kumar Saha)
3. *ଚିତ୍ତା ରଞ୍ଜନ ସାହା*  
(Chitta Ranjan Saha)
4. *Milan Rani Saha*  
(Milan Rani Saha)
5. *Manoj Kumar Saha*  
(Manoj Kumar Saha)
6. *Runu Saha Roy*  
(Runu Saha Roy)

SIGNATURE OF THE VENDORS

*J. V. Saha*

**PLAN OF LAND TOGETHER WITH TWO STORIED RESIDENTIAL CEMENTED FLOORING BUILDING AT CORRESPONDING TO MOUZA- UDAYRAJPUR, J.L. NO.43, RE.SU. NO.06, C.S. DAG NO.427, R.S. DAG NO.427/676, L.R. DAG NO.1364 & 1369, C.S. KHATIAN NO. 75, R.S. KHATIAN NO.1501, L.R. KHATIAN NOS. 12008, 12009, 12010, 12011, 12012 & 12013, WARD NO.11, HOLDING NOS. 55, 56, 57, 59 & 62/1, BASUNAGAR AMRITA DIGHI, P.S. MADHYAMGRAM, DISTRICT- NORTH 24 PARGANAS, UNDER MADHYAMGRAM MUNICIPALITY.**

**TOTAL AREA OF LAND = 8 K. 11 CH.19 SQ.FT. (M/L)  
WITH 700 SFT. (G. FLOOR) + 800SFT. (1ST FLOOR) = 1500SFT. BUILDING.**



1. Rakesh Chandra Saha
  2. Rakesh Kumar Saha
  3. Rakesh Chandra Saha
  4. Milan Ravi Saha
  5. Manoj Kumar Saha
  6. Ravi Saha Roy
- SIGN OF THE VENDORS

Rakesh Chandra Saha  
Manoj Saha

SIGN OF THE PURCHASERS

SPECIMEN FORM FOR TEN FINGERPRINTS



*Balaramaswathi Saha*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Rabaka Kumar Saha*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*U.S. Saha*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Miloon Prati Saha*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Honeykumar Saha*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Ranu Saha*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Abhishek Saha*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Ranu Saha*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					





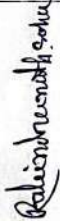


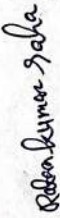
Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19012001745363/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.



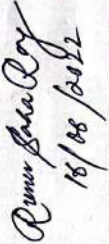


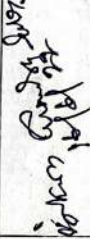


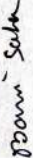
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RABINDRA NATH SAHA P-87, LIC Township, City:- Not Specified, P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129	Seller		4128 	 16.6.2022
2	Mr RATAN KUMAR SAHA P-525, Basunagar, City:- Not Specified, P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129	Seller		4129 	 16.6.2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr CHITTA RANJAN SAHA LIC Township, City:- Not Specified, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129	Seller		4130 	 25/10/2022
4	Mrs MILAN RANI SAHA Manikpur Thakurpara, Italgacha, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079	Seller		4131 	 16.10.2022
5	Mr MANOJ KUMAR SAHA Manikpur Thakurpara, Italgacha, City:- Not Specified, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079	Seller		4132 	 16/10/2022



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mrs RUNU SAHA ROY Meadows Square, Flat No.5C, Block - C, Noapara Mallick Bagan, City:- Not Specified, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157	Seller		4133 	 18/08/2022
7	Mr BIKASH CHANDRA SAHA 210/5, Sodepur Road,, City:- Not Specified, P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130	Buyer		4127 	 16/08/2022
8	Mrs BANI SAHA 210/5, Sodepur Road,, City:- Not Specified, P.O:- Madhyamgram, P.S:- Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130	Buyer		4134 	 16.6.22

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print 4135	Signature with date
1	Mr SRIMANTA PRADHAN Son of Late Hemanta Pradhan Village-Maheshpur, City:- Not Specified, P.O:- Maheshpur, P.S:-Egra, District:- Purba Midnapore, West Bengal, India, PIN:- 721452	Mr RABINDRA NATH SAHA, RATAN KUMAR SAHA, Mr CHITTA RANJAN SAHA, Mrs MILAN RANI SAHA, Mr MANI KUMAR SAHA, Mrs RUNU S/ ROY, Mr BIKASH CHANDRA SAHA, Mrs BANI SAHA			<i>Srimanta Pradhan</i> 16.06.2022

(Pradipta Kishore Guha)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192022230050773851 Payment Mode: Online Payment  
GRN Date: 15/06/2022 15:44:15 Bank/Gateway: State Bank of India  
BRN: CKT9515154 BRN Date: 15/06/2022 15:45:31  
Payment Status: Successful Payment Ref. No: 2001745363/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: BIKASH CHANDRA SAHA  
Address: SODEPUR ROAD MADHYAMGRAM N24PGS 700130  
Mobile: 9903304177  
Depositor Status: Buyer/Claimants  
Query No: 2001745363  
Applicant's Name: Mr Srimanta Pradhan  
Identification No: 2001745363/2/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001745363/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	843505
2	2001745363/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	168811
			<b>Total</b>	<b>1012316</b>

IN WORDS: TEN LAKH TWLEVE THOUSAND THREE HUNDRED SIXTEEN ONLY.

## Major Information of the Deed

Deed No :	I-1901-05407/2022	Date of Registration	18/06/2022
Query No /Year	1901-2001745363/2022	Office where deed is registered	
Query Date	10/06/2022 10:39:22 AM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Srimanta Pradhan 8, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903304177, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,68,79,700/-	Rs. 1,68,79,700/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,44,005/- (Article:23)	Rs. 1,68,895/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Basunagar 1 no. Gate, Mouza: Udayrajpur, , Ward No: 11, Holding No:55 56 57 59 62 JI No: 43, Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1364 (RS :-)	LR-12008	Bastu	Bastu	8 Katha 11 Chatak 19 Sq Ft	1,58,67,200/-	1,58,67,200/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>					14.3779Dec	158,67,200 /-	158,67,200 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	10,12,500/-	10,12,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		1500 sq ft	10,12,500 /-	10,12,500 /-	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr RABINDRA NATH SAHA</b>                      Son of Late Surendra Nath Saha P-87, LIC Township, City:- Not Specified, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxx3F, Aadhaar No: 35xxxxxxxx9960, Status :Individual, Executed by: Self, Date of Execution: 16/06/2022                      , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/06/2022                      , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mr RATAN KUMAR SAHA</b>                      Son of Late Surendra Nath Saha P-525, Basunagar, City:- Not Specified, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxx1H, Aadhaar No: 55xxxxxxxx0949, Status :Individual, Executed by: Self, Date of Execution: 16/06/2022                      , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/06/2022                      , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence</p>
3	<p><b>Mr CHITTA RANJAN SAHA</b>                      Son of Late Surendra Nath Saha LIC Township, City:- Not Specified, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxx1A, Aadhaar No: 23xxxxxxxx1997, Status :Individual, Executed by: Self, Date of Execution: 16/06/2022                      , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/06/2022                      , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence</p>
4	<p><b>Mrs MILAN RANI SAHA</b>                      Wife of Late Gobinda Lal Saha Manikpur Thakurpara, Italgacha, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxx7D, Aadhaar No: 36xxxxxxxx3262, Status :Individual, Executed by: Self, Date of Execution: 16/06/2022                      , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/06/2022                      , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence</p>
5	<p><b>Mr MANOJ KUMAR SAHA</b>                      Son of Late Gobinda Lal Saha Manikpur Thakurpara, Italgacha, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxx4K, Aadhaar No: 60xxxxxxxx6828, Status :Individual, Executed by: Self, Date of Execution: 16/06/2022                      , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/06/2022                      , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence</p>
6	<p><b>Mrs RUNU SAHA ROY</b>                      Wife of Mr Himadri Roy Meadows Square, Flat No.5C, Block - C, Noapara Mallick Bagan, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ajxxxxx7p, Aadhaar No: 24xxxxxxxx5058, Status :Individual, Executed by: Self, Date of Execution: 16/06/2022                      , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/06/2022                      , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr BIKASH CHANDRA SAHA (Presentant )</b> Son of Late Hiralal Saha 210/5, Sodepur Road,, City:- Not Specified, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx6K, Aadhaar No: 60xxxxxxxx9834, Status :Individual, Executed by: Self, Date of Execution: 16/06/2022 , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence
2	<b>Mrs BANI SAHA</b> Wife of Mr Bikash Chandra Saha 210/5, Sodepur Road,, City:- Not Specified, P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx7G, Aadhaar No: 29xxxxxxxx0207, Status :Individual, Executed by: Self, Date of Execution: 16/06/2022 , Admitted by: Self, Date of Admission: 16/06/2022 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SRIMANTA PRADHAN</b> Son of Late Hemanta Pradhan Village-Maheshpur, City:- Not Specified, P.O:- Maheshpur, P.S:-Egra, District:- Purba Midnapore, West Bengal, India, PIN:- 721452			
Identifier Of Mr RABINDRA NATH SAHA, Mr RATAN KUMAR SAHA, Mr CHITTA RANJAN SAHA, Mrs MILAN RANI SAHA, Mr MANOJ KUMAR SAHA, Mrs RUNU SAHA ROY, Mr BIKASH CHANDRA SAHA, Mrs BANI SAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRA NATH SAHA	Mr BIKASH CHANDRA SAHA-1.19816 Dec,Mrs BANI SAHA-1.19816 Dec
2	Mr RATAN KUMAR SAHA	Mr BIKASH CHANDRA SAHA-1.19816 Dec,Mrs BANI SAHA-1.19816 Dec
3	Mr CHITTA RANJAN SAHA	Mr BIKASH CHANDRA SAHA-1.19816 Dec,Mrs BANI SAHA-1.19816 Dec
4	Mrs MILAN RANI SAHA	Mr BIKASH CHANDRA SAHA-1.19816 Dec,Mrs BANI SAHA-1.19816 Dec
5	Mr MANOJ KUMAR SAHA	Mr BIKASH CHANDRA SAHA-1.19816 Dec,Mrs BANI SAHA-1.19816 Dec
6	Mrs RUNU SAHA ROY	Mr BIKASH CHANDRA SAHA-1.19816 Dec,Mrs BANI SAHA-1.19816 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr RABINDRA NATH SAHA	Mr BIKASH CHANDRA SAHA-125.00000000 Sq Ft,Mrs BANI SAHA-125.00000000 Sq Ft
2	Mr RATAN KUMAR SAHA	Mr BIKASH CHANDRA SAHA-125.00000000 Sq Ft,Mrs BANI SAHA-125.00000000 Sq Ft
3	Mr CHITTA RANJAN SAHA	Mr BIKASH CHANDRA SAHA-125.00000000 Sq Ft,Mrs BANI SAHA-125.00000000 Sq Ft
4	Mrs MILAN RANI SAHA	Mr BIKASH CHANDRA SAHA-125.00000000 Sq Ft,Mrs BANI SAHA-125.00000000 Sq Ft
5	Mr MANOJ KUMAR SAHA	Mr BIKASH CHANDRA SAHA-125.00000000 Sq Ft,Mrs BANI SAHA-125.00000000 Sq Ft
6	Mrs RUNU SAHA ROY	Mr BIKASH CHANDRA SAHA-125.00000000 Sq Ft,Mrs BANI SAHA-125.00000000 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Basunagar 1 no. Gate, Mouza: Udayrajpur, , Ward No: 11, Holding No:55 56 57 59 62 JI No: 43, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1364, LR Khatian No:- 12008		Seller is not the recorded Owner as per Applicant.

On 16-06-2022

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

Presented for registration at 20:35 hrs on 16-06-2022, at the Private residence by Mr BIKASH CHANDRA SAHA , one of the Claimants.

**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 1,68,79,700/-

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

Execution is admitted on 16/06/2022 by 1. Mr RABINDRA NATH SAHA, Son of Late Surendra Nath Saha, P-87, LIC Township, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 2. Mr RATAN KUMAR SAHA, Son of Late Surendra Nath Saha, P-525, Basunagar, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 3. Mr CHITTA RANJAN SAHA, Son of Late Surendra Nath Saha, LIC Township, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 4. Mrs MILAN RANI SAHA, Wife of Late Gobinda Lal Saha, Manikpur Thakurpara, Italgacha, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession House wife, 5. Mr MANOJ KUMAR SAHA, Son of Late Gobinda Lal Saha, Manikpur Thakurpara, Italgacha, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Business, 6. Mrs RUNU SAHA ROY, Wife of Mr Himadri Roy, Meadows Square, Flat No.5C, Block - C, Noapara Mallick Bagan, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife, 7. Mr BIKASH CHANDRA SAHA, Son of Late Hiratal Saha, 210/5, Sodepur Road,, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 8. Mrs BANU SAHA, Wife of Mr Bikash Chandra Saha, 210/5, Sodepur Road,, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession House wife

Indetified by Mr SRIMANTA PRADHAN, , Son of Late Hemanta Pradhan, Village-Maheshpur, P.O: Maheshpur, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721452, by caste Hindu, by profession Law Clerk



Pradipta Kishore Guha

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 18-06-2022

**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 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,68,895/- ( A(1) = Rs 1,68,797/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 1,68,811/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/06/2022 3:45PM with Govt. Ref. No: 192022230050773851 on 15-06-2022, Amount Rs: 1,68,811/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT9515154 on 15-06-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 8,44,005/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 8,43,505/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3232, Amount: Rs.500/-, Date of Purchase: 13/06/2022, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/06/2022 3:45PM with Govt. Ref. No: 192022230050773851 on 15-06-2022, Amount Rs: 8,43,505/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT9515154 on 15-06-2022, Head of Account 0030-02-103-003-02

*K. Guha*

**Pradipta Kishore Guha**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 280145 to 280205

being No 190105407 for the year 2022.



Digitally signed by pradipta kishore guha  
Date: 2022.06.28 18:28:40 +05:30  
Reason: Digital Signing of Deed.

*Pradipta*

(Pradipta Kishore Guha) 2022/06/28 06:28:40 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)



ADDITIONAL REGISTRAR  
OF COMPANIES, KOLKATA  
16 JUN 2022