D.S.R-IV, Alipur Book No-I, CD Vol No-501, Page No-20-40 Deed No-2086 year-2013

पश्चिमबंग पश्चिम बंगाल WEST BENGAL 77AB 057628

Copy No. - 4579/2022 dt. - 16/12/2022

COST OF FEES

F(i)	2.00
F(ii)	2.00
G(a)	157.00
G(b)	8
Plan	8
Xerox	5
Stamp	10.00
C.F.S.	10.00
Total	181.00

D.S.R.- IV, Alipore
South 24 Parganas
16/12/2022

Office of the D.S.R.-IV, South 24 Parganas, Alipore, Kol-27

169455

No.....

Name : B. GHOSH, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Rs.....
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

10 SEP 2022

Date.....

Anjal Kr. Saha
Licensed Stamp
Vendor

Sanjib

COST OF FEES

F(I).....
F(II).....
G(a).....
G(b).....
P.No.....
Xerox.....
Stamp.....
C.F.S.....
Total.....

Anjal Kr. Adhya

22124

I-2086/13

भारतीय गैर न्यायिक INDIA NON JUDICIAL

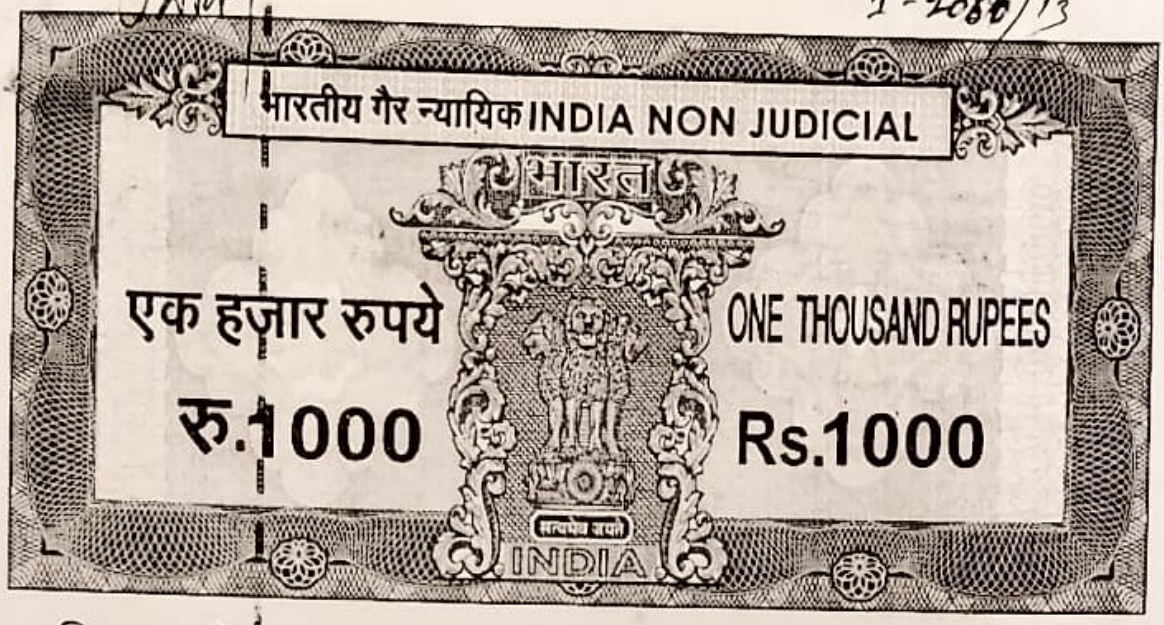
भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 284857

Query No. 4881/2013

1. 30 1000/-
Q. No. 4881/13
12/3/13

[illegible] that the document is [illegible] registration, the [illegible] mature sheets and the endorsement sheets attached with this document are part of this document

[illegible]

12 MAR 2013

THIS INDENTURE OF SALE is made this the 12th day of March Two Thousand and Thirteen (2013)

BETWEEN

Advocate

Serial 1095 Date 11/03/13

Name

Address

Rs. 1000/-

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol - 27

Debes Kr Misra (Adv.)
High Court, Cal-1

Identified by :

वनदेवी (BAN DEVI)
w/o Sri Harilal Sharma
Sarkarlawi, Haltu More,
P.S. Garfa, Kol. 78
Housewife.

12 MAR 2013

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 02124 / 2013, Deed No. (Book - 1 , 02069/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Hanlal Sharma Sarkarbari Haltu More P.s Garfa, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	 12/03/2013	 LTI 12/03/2013	12/03/2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Hanlal Sharma Address -Sarkarbari Haltu More P.s Garfa, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	Self	 12/03/2013	 LTI 12/03/2013	12/03/2013
2	Prabir Kumar Biswas Address -New Green Park, Thana: Sonarpur, P.O :-Narendrapur ,District :South 24-Parganas, WEST BENGAL, India,	Self	 12/03/2013	 LTI 12/03/2013	Prabir Kumar Biswas. Prabir Biswas.

Name of Identifier of above Person(s)
Ison Devi
Sarkarbari Haltu More P.s Garfa, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078

Signature of Identifier with Date
12/03/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS

12/03/2013

Government Of West Bengal

Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02069 of 2013

(Serial No. 02124 of 2013)

On 12/03/2013

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. 26428.00/-, on 12/03/2013

(Under Article : A(1) = 26389/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 12/03/2013)

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.-24,00,000/-

Certified that the required stamp duty of this document is Rs.- 144010 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 949279, Draft Date 11/03/2013, Bank : State Bank of India, GARIA, received on 12/03/2013
2. Rs. 49000/- is paid , by the draft number 949250, Draft Date 11/03/2013, Bank : State Bank of India, GARIA, received on 12/03/2013
3. Rs. 45050/- is paid , by the draft number 879847, Draft Date 11/03/2013, Bank : State Bank of India, BARODA PARK BAISNABGHATA, received on 12/03/2013

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

Presented for registration at 13.30 hrs on 12/03/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Harilal Sharma, Executant

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

Execution is admitted on 12/03/2013 by

1. Harilal Sharma, son of Lt. Jagrup Sharma, [illegible] Haltu More P.s Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin - 700078, By Caste Hindu, By Profession : Business

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02069 of 2013

(Serial No. 02124 of 2013)

2 Prabir Kumar Biswas Alias Prabir Biswas, son of Nimai Ch Biswas , New Green Park, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business

Identified By Ban Devi, wife of Hanlal Sharma, Sarkarbari Haltu More P.s Garfa, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste: Hindu, By Profession: House wife.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

12/03/2013 15:08:00

SRI HARILAL SHARMA, son of Late Jagrup Sharma, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Sarkarbari, Haltu More, P.S. Garfa, Kolkata – 700 078, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heir/heirs, executor/executors, administrator/ administrators, legal representative/ representatives and assign/ assigns) of the **FIRST PART**

AND

SRI PRABIR KUMAR BISWAS ALIAS PRABIR BISWAS, son of Sri Nimai Chandra Biswas, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at New Green Park, P.O. Narendrapur, P.S. Sonarpur, District – South 24 Parganas, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heir/heirs, executor/ executors, administrator/ administrators, representative/ representatives, assign/ assigns) of the **SECOND PART.**

WHEREAS one Ahamad Ali Mondal, inherited the a big plot of land after the of death his father namely Eshak Mondal alias Bhnati Mondal, whose name was recorded and published in the R.S. Record of Right and one Jamila Bewa also inherited a big plot of land after the death of her husband namely Amir Ali Mondal and her son namely Abdul Jubbar Mondal, and also one Fatema Bibi also inherited a big plot of land after the death of her father namely Amir Ali Mondal and her brother namely Abdul Jubbar Mondal in several Dags and khatians and they jointly enjoyed the entire plot of land mutually and peacefully.

AND WHEREAS said Ahamad Ali Mondal, Jamila Bewa, and Fatema Bibi, mutually Partition their entire land and property by virtue of a registered Deed of Partition dated 05.12.1987, registered at Addl. District Sub-Registrar, at Sonarpur and recorded into Book No.1, Volume No.70, at Pages 496 to 507, Deed No.5383 for the year 1987 and by virtue of the said Deed of Partition said Ahamad Ali Mondal, who was the Party of the First Part therein acquired the right title and interest of a plot of land measuring an area of 13 (Thirteen) Sataks situated in Mouza – Teghari, J.L. No.52, R.S. No.126, Touzi No.250, comprising in R.S. Dag No.420, under R.S. Khatian No.223, within the Police Station – Sonarpur, District – South 24 Parganas

and also other land property as described in the Schedule "KHA" of the said Deed of Partition and thereafter the name of the said Ahamad Ali Mondal, was recorded and published during L.R. operation vide L.R. Khatian No.52 in respect of the land and property as described in the registered Deed of Partition.

AND WHEREAS said Ahamad Mondal, died intestate leaving behind his legal heirs and successors i.e. three sons namely (i)Abbas Ali Mondal, (ii) Ajgar Ali Mondal, (iii)Samad Ali Mondal, and three daughters namely (iv)Rabea Bewa, (v) Rukia Bibi and (vi)Rahida Bibi, inherited the entire land and property left by their father namely Ahamad Mondal.

AND WHEREAS one Sri Harilal Sharma, purchased one demarcated plot of land measuring an area of 2 (Two) Cottahs out of 13 (Thirteen) Sataks situated in Mouza – Teghari, J.L. No.52, R.S. No.126, Touzi No.250, comprising in R.S. Dag No.420, L.R. Dag No.451, under R.S. Khatian No.223, within the jurisdiction of the Rajpur Sonarpur Municipality by virtue of a registered Deed of Conveyance dated 16.09.2004, registered in the Office of A.D.S.R. Sonarpur and entered into Book No. 1, Volume No.116, at Pages 1 to 10, Deed No.6410 for the year 2004, from all the legal heirs and successors of said Ahamad Mondal, namely (i)Abbas Ali Mondal, (ii) Ajgar Ali Mondal, (iii)Samad Ali Mondal, all (i) to (iii) sons of Late Ahamad Ali Mondal, all of Teghari, P.S. Sonarpur, District – South 24 Parganas, (iv)Rabea Bewa, wife of Late Jiyad Mondal of Rajpur Chayanipara,P.S. Sonarpur, District- South 24 Parganas, (v) Rukia Bibi, wife of Moslem Sekh of Badehooghly, P.S. Sonarpur, District – South 24 Parganas and (vi)Rahida Bibi, wife of Saha Ali Ansari of Bagharghol, P.S. Sonarpur, District South 24 Parganas.

AND WHEREAS after purchase said Sri Harilal Sharma, recorded his name in the record of Ld. B.L.& L.R.O. Sonarpur vide Case No.230/NRP/04 dated 13.05.2005.

AND WHEREAS said Sri Harilal Sharma, the present OWNER/ VENDOR herein becomes the absolute owner of the said purchased plot of land measuring an area of 2 (Two) Cottahs togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza – Teghari, J.L. No.52, R.S. No.126, Touzi No.250, comprising in R.S. Dag No.420, L.R. Dag No.451, under R.S. Khatian No.223, within the jurisdiction of the Rajpur Sonarpur Municipality within the Police

Station – Sonarpur, District – South 24 Parganas as mentioned in the SCHEDULE below and the **VENDOR** has been enjoying his said plot of land and property without any interruption and hindrances by any body else.

AND WHEREAS being in need of money the present **VENDOR** herein agrees to sell the entire plot of land measuring an area of 2 (Two) Cottahs togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. hereinafter referred to as the "said property" as morefully mentioned in the **SCHEDULE** below and the present **PURCHASER** herein has also agreed to purchase the same which is free from all encumbrances at or for the consideration price of Rs.24,00,000/- (Rupees Twenty four Lac) only and the **PURCHASER** has paid to the **VENDOR** the total consideration sum of Rs.24,00,000/- (Rupees Twenty four Lac) only as full and final consideration money as described as per Memo herein below against **ALL THAT** piece and parcel of total net land area measuring 2 (Two) Cottahs togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza – Teghari, J.L. No.52, R.S. No.126, Touzi No.250, comprising in R.S. Dag No.420, L.R. Dag No.451, under R.S. Khatian No.223, within the jurisdiction of the Rajpur Sonarpur Municipality within the Police Station – Sonarpur, District – South 24 Parganas as described in the SCHEDULE below and delineated and shown in the annexed Plan/ Map by **Red** borderline which is the part and parcel of this deed.

NOW THIS INDENTURE WITNESSETH :

1. In pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.24,00,000/- (Rupees Twenty four Lac) only in full and finally paid by the **PURCHASER** to the **VENDOR** (the receipt whereof the **VENDOR** doth hereby acknowledge as per Memo of Consideration herein under written and of and from the same and every part thereof release the **PURCHASER** and the said plot of land togetherwith one tile shed as mentioned in the Schedule below) and the **VENDOR** doth hereby indefeasibly grant, transfer, convey, assign and assure unto the **PURCHASER ALL THAT** the piece and parcel of the said homestead land measuring an area of 2 (Two) Cottahs togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza – Teghari, J.L. No.52, R.S. No.126, Touzi No.250, comprising in R.S. Dag No.420, L.R. Dag No.451, under R.S. Khatian No.223, within the jurisdiction of the Rajpur Sonarpur Municipality within the Police Station – Sonarpur, District – South 24 Parganas more

fully described in the **SCHEDULE** hereunder written and more specifically shown and delineated in the annexed Site Plan or Map by **RED** border line as part and parcel of this Indenture **TOGETHERWITH** all sorts of easement rights over the adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the **VENDOR** into and upon the said land hereditaments and property and reversion or reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure thereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and present rights title interest and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, pattahs, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and premises and **TO HAVE AND TO HOLD** the same hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the **PURCHASER** and his legal heirs, executors, successors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispendence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

2. The **VENDOR** doth hereby covenant with the **PURCHASER** as follows :

a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** or his predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDOR** is lawfully and absolutely entitled to the said land measuring an area of 2 (Two) Cottahs togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza – Teghari, J.L. No.52, R.S. No.126, Touzi No.250, comprising in R.S. Dag No.420, L.R. Dag No.451, under R.S. Khatian No.223, within the jurisdiction of the Rajpur Sonarpur Municipality within the Police Station – Sonarpur, District – South 24 Parganas and that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said

land togetherwith one tile shed structure standing thereon hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.

b) The **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said sold land measuring an area of 2 (Two) Cottahs togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon in the said land and property hereby granted and conveyed the said entire property situated within the Mouza – Teghari, J.L. No.52, R.S. No.126, Touzi No.250, comprising in R.S. Dag No.420, L.R. Dag No.451, under R.S. Khatian No.223, within the jurisdiction of the Rajpur Sonarpur Municipality within the Police Station – Sonarpur, District – South 24 Parganas and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR.**

c) The **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.

d) The **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land measuring an area of 2 (Two) Cottahs togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon in the said property hereby granted and conveyed the said entire property situated in Mouza – Teghari, J.L. No.52, R.S. No.126, Touzi No.250, comprising in R.S. Dag No.420, L.R. Dag No.451, under R.S. Khatian No.223, within the jurisdiction of the Rajpur Sonarpur Municipality within the Police Station – Sonarpur, District – South

24 Parganas hereditaments and premises and property hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning or these presents as shall or may reasonably required..

e) The **VENDOR** declare that the land measuring an area 2 (Two) Cottahs togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon in the said land and property hereby granted and conveyed the said entire property situated in Mouza – Teghari, J.L. No.52, R.S. No.126, Touzi No.250, comprising in R.S. Dag No.420, L.R. Dag No.451, under R.S. Khatian No.223, within the jurisdiction of the Rajpur Sonarpur Municipality within the Police Station – Sonarpur, District – South 24 Parganas as described in the SCHEDULE below hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDOR** sold the said land togetherwith tile shed structure which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDOR** sold his said land with tile shed while having good and marketable title and free from all encumbrances and delivered khas and vacant possession of the said land to the **PURCHASER**. The **VENDOR** declare that if any of the statement of this Deed is found false, the **VENDOR** shall refund the entire consideration togetherwith other compensation and other damages to the **PURCHASER** on demand.

f) **AND WHEREAS** the said **VENDOR** made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed.

g) The **VENDOR** also declare that they shall give full written co-operation to the PURCHASER for the necessary mutation under the concerned authorities in future in favour of the **PURCHASER**.

h) The **VENDOR** also declare herein that the **PURCHASER** shall have every right of transfer the "said purchased property" as described in the Schedule hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption.

i) The **PURCHASER** shall use the adjacent passages of the property as mentioned within these presents and also enjoy its full easement rights and the **PURCHASER** shall have full right to bring electric, telephone, drainage and sewerage connection through it.

The **VENDOR** has delivered the Original Title Deed, Xerox copy of the Partition Deed, and all necessary Original papers Mutation of B.L. & L.R.O., paid up land-tax bill, Record of Right etc. relating to the said land and Property as mentioned in the SCHEDULE hereunder written to the **PURCHASER** herein at the time of execution of these presents.

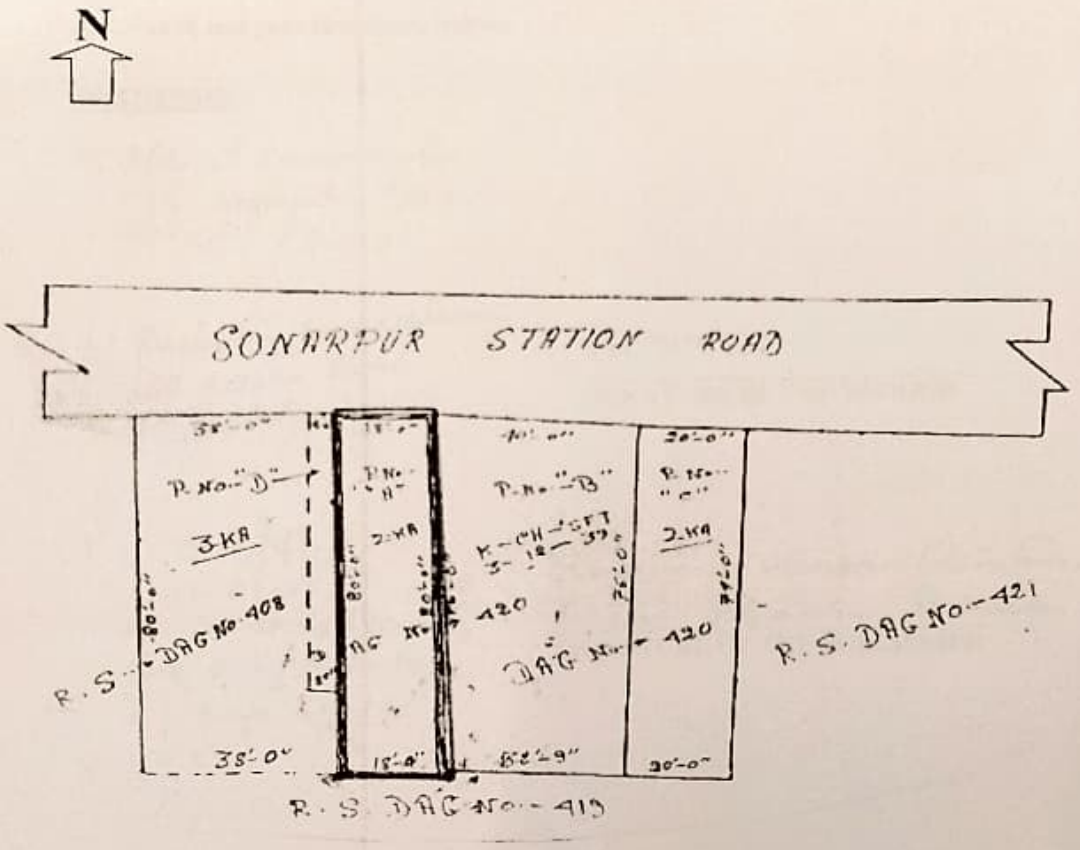
SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of a plot of presently home stead land measuring an area of 2 (Two) Cottahs togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon situated in Mouza – Teghari, J.L. No.52, R.S. No.126, Touzi No.250, comprising in R.S. Dag No.420, L.R. Dag No.451, under R.S. Khatian No.223, within the jurisdiction of the Rajpur Sonarpur Municipality within the Police Station – Sonarpur, District – South 24 Parganas togetherwith all easement rights upon the land and adjacent passage of the land and the said property has been shown in the annexed plan as the part of this indenture and demarcated by **RED** border line and is butted and bounded by :

ON THE NORTH	:	40'-0" wide Sonarpur Station Road;
ON THE SOUTH	:	Land of R.S. Dag No.419;
ON THE EAST	:	Land of R.S. Dag No.420;
ON THE WEST	:	Land of the Purchaser.

SITE PLAN OF A PLOT OF LAND SITUATED IN MOUZA – TEGHARI, J.L. NO.52, TOUZI NO.250, COMPRISING IN R.S. DAG NO.420, UNDER R.S. KHATIAN NO.223, WITHIN THE JURISDICTION OF THE RAJPUR SONARPUR MUNICIPALITY WITHIN THE POLICE STATION – SONARPUR, DISTRICT – SOUTH 24 PARGANAS

AREA OF LAND – 2KH.
SHOWN IN RED BORDER LINE.



Advocate

Prabir Kumar Bindu.
Alias Prabir Bindu.

IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

WITNESSES :

1. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata 700086

2. Rajendra Prasad Maharia
128 Hazara Road
Kolkata 700026

SIGNATURE OF THE VENDOR

3. वनदेवी
(BAN DEVI)
W/o Sri Harikal Sharma,
Sarvar Gari, Haltu More,
P.S. Garfa, Kol-78

Prabir Kumar Bindu
Alias Prabir Bindu.
SIGNATURE OF THE PURCHASER

READ OVER, EXPLAINED AND ALSO
DRAFTED & PREPARED BY :

Debes Kumar Misra

(MR. DEBES KUMAR MISRA)
ADVOCATE
HIGH COURT, CALCUTTA.

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named **PURCHASER** for the within mentioned sum of Rs.24,00,000/- (Rupees Twenty four Lac) only as full and final settlement of entire consideration sum in respect of the within mentioned land alongwith one storied building as mentioned in the Schedule above, in the manner followings :

Sl. No.	Draft No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	491493	11.03.2013	State Bank of India	Rs. 7,00,000.00
2.	047172	11.03.2013	H.D.F.C. Bank	Rs. 8,00,000.00
3.	002622	11.03.2013	U.B.I. Sonargaon Branch	Rs. 8,00,000.00
4.	002623	11.03.2013	-Do-	Rs. 1,00,000.00
			TOTAL :	**Rs.24,00,000.00**

(Total Rupees Twenty four Lac only).

WITNESSES :

1. Abhijit Kumar Mishra
69/1 Baghajatin Place
Kolkata - 700086

2. Rajendra Prasad Meharia
125 Hazura Road
Kolkata 700026

3. वनदेवी
(BAN DEVI)
W/O Sri Harilal Sharma,
Sarkarbari, Haltu Moru,
P.S. Garfa, Kol-78.

SIGNATURE OF THE VENDOR

Advocate

PHOTO		Thumb	1st finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1st finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name ..... HARILAL SHARMA

Signature .....

		Thumb	1st finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name ..... PRABIR KUMAR BISWAS ALIAS PRABIR BISWAS

Signature ..... Prabir Kumar Biswas Alias Prabir Biswas.

PHOTO		Thumb	1st finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name .....

Signature .....

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 867 to 883
being No 02086 for the year 2013.

(Dipak Kumar Biswas) 15-March-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 02124 / 2013, Deed No. (Book - I , ~~02060/2013~~ 02086/2013

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Harilal Sharma Sarkarban Haltu More P.s Garfa, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	 12/03/2013	 LTI 12/03/2013	12/03/2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Harilal Sharma Address :Sarkarban Haltu More P.s Garfa, District :South 24-Parganas, WEST BENGAL, India, Pin :-700078	Self	 12/03/2013	 LTI 12/03/2013	
2	Prabir Kumar Biswas Address :New Green Park, Thana: Sonarpur, P.O. :-Narendrapur ,District:- South 24-Parganas, WEST BENGAL, India,	Self	 12/03/2013	 LTI 12/03/2013	Prabir Kumar Biswas. Prabir Biswas.

Name of Identifier of above Person(s)
Ban Devi
Sarkarban Haltu More P.s Garfa, District :South 24-Parganas, WEST BENGAL, India, Pin :-700078

Signature of Identifier with Date
12/03/2013

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS

Government Of West Bengal

Office Of the D.S.R. - IV SOUTH 24-PARGANAS

District:-South 24-Parganas

Endorsement For Deed Number : I - ~~02060 of 2013~~ 02086 of 2013

(Serial No. 02124 of 2013)

On 12/03/2013

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. 26428.00/-, on 12/03/2013

(Under Article : A(1) = 26389/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 12/03/2013)

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. 24,00,000/-

Certified that the required stamp duty of this document is Rs. - 144010 /- and the Stamp duty paid as impresive Rs. 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 949279, Draft Date 11/03/2013, Bank : State Bank of India, GARIA, received on 12/03/2013
2. Rs. 49000/- is paid , by the draft number 949250, Draft Date 11/03/2013, Bank : State Bank of India, GARIA, received on 12/03/2013
3. Rs. 45050/- is paid , by the draft number 879847, Draft Date 11/03/2013, Bank : State Bank of India, BARODA PARK BAISNABGHATA, received on 12/03/2013

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

Presented for registration at 13:30 hrs on 12/03/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Harilal Sharma .Executant

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

Execution is admitted on 12/03/2013 by

1 Harilal Sharma, son of Lt Jagrup Sharma, c, Sukharbati Haltu More P.s Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin - 700078, By Caste: Hindu, By Profession : Business

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

12/03/2013 15:08:00

Government Of West Bengal

Office Of the D.S.R. - IV SOUTH 24-PARGANAS

District:-South 24-Parganas

Endorsement For Deed Number : I - ~~02069 of 2013~~ 02086 of 2013

(Serial No. 02124 of 2013)

2 Prabir Kumar Biswas Alias Prabir Biswas, son of Nimai Ch Biswas , New Green Park, Thana :-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession : Business

Identified By Ban Devi, wife of Harilal Sharma, Sarkarbari Haltu More P.s Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste: Hindu, By Profession: House wife.

District Sub-Registrar-IV
Alipore, District:-South 24-Parganas

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

12/03/2013 15:08:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 501
Page from 20 to 40
being No 02086 for the year 2013.

(Pradip Kumar Biswas) 04-April-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

Certified to be a true copy

District Sub-Registrar-IV
Alipore, South 24-Parganas
16/12/2022

Digitally signed by TRIDIP MISRA
Date: 2015.06.17 11:11:36 -07:00
Reason: Digitally e-Signing the Completion Certificate of the Deed.

CHECKED BY..... 16/12/2022