- 10+6/1+ 219 (219) P-01013/2017

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL S 163125

85639/17

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

16 FEB 2017

Mouza: Sultanpur
P.S.: Baruipur
Mallickpur Gram Panchayat
District – South 24 Parganas

SALE DEED

THIS DEED OF SALE is made on this the 27th day of January, Two Thousand and Seventeen (2017) A.D.

BETWEEN

SALIM KHAN, son of Late Hanif Khan, by faith Hindu, by occupation-Cultivator, residing at Village-Sultanpur, P.O. Mallickpur, P.S. Baruipur, District South 24 Parganas-700145, hereinafter 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 respective successors-in-interest and/or assign) of the **FIRST PART.**

28034

16 JUN 2015

No.....
Sold to...
Address...
Rs. 360/- P.
ANJUSHREE BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

ASHOK KUMAR SINGH
ADVOCATE
NICCO HOUSE 2, HARE STREET
5TH FLOOR, CALCUTTA - 700 001

16 JUN 2015

অলিময় হাঁন

অলিময় হাঁন

Arup Roy

Dilip Mondal

Office of the Addl. Dist. Sub-Registrar, Baruipur
South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

Identified by me:-
Arun Bhowmick
P.O. + Vill - Mallikpur
P.S. - Baruipur

AND

MR. VATSAL S SHAH [PAN – ALHPS2972F], son of Late Shashikant P. Shah, by faith Hindu, by occupation Business, residing at 4A, Lala Lajpat Rai Sarani, P.O. Lala Lajpat Sarani, P.S. Bhowanipur, Kolkata-700020, in the district of South 24 Parganas, hereinafter referred to as the **PURCHASER**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective successors-in-interest and/or assign) of the **SECOND PART:**

AND

(1) **MR. DILIP MONDAL alias Dilip Mandal** son of Late Abinash Mondal, by faith Hindu, by occupation-Business, residing at Village Begorkhal, P.O. Jote Shibarampur, P.S. Maheshtala, District South 24 Parganas, PIN-700141 (2) **MR. ARUP RAY** alias Arup Roy son of Ajodhya Ray, by faith Hindu, by occupation Business, residing at Village Beniadanga, P.O. Hariharpur, P.S. Baruipur, District South 24 Parganas-743353, hereinafter referred to as the **CONFIRMING PARTIES** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and/or assign) of the **THIRD PART.**

THE PROPERTY: Sali (Agricultural) Land admeasuring 34 decimals out of 51 decimals of land being portion of R.S. /L.R. Plot No. 219 appertains to L.R. Khatian Nos. 324, 353 in Mouza – Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas (herein after referred to as **the said landed property**, more particularly described in the Schedule below and herein intended to be sold).

Office of the Addl. Dist. Sub-Registrar, Baruipur

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

WHEREAS:

A. The vendor herein is the lawful recorded owner in respect of the said landed property, as acquired by inheritance from its erstwhile owners as described in the Schedule - "A" below.

B. On and about 02.01.2017, Smt. Nilima Dutta and others the owners of the said landed property and Mr. Dilip Mondal alias Dilip Mandal and Mr. Arup Ray therein described as purchasers, herein described as the confirming parties had entered into an agreement for sale of the said landed property, but due to some valid reasons the confirming party herein had decided not to purchase the said landed property and both parties to the said agreement for sale had amicably cancelled the said agreement for sale dated 02.01.2017 and the advance money which was paid by the said confirming Party was duly returned by the landowners of the said landed property and the same was accepted by the confirming parties and the confirming parties have no claim or demand from the said landowners nor have any interest arising out of the said agreement for sale, in respect of the said landed property.

C. The said Nilima Dutta, Jayanta Dutta, Sujoy Dutta, Niti Sen, Anita Dey, Sujata Roy, Anjana Jana, Tapasi Dey, Jayashree Naskar and Kunjalata Dutta while seized and possessed of the said landed property jointly sold, transferred and conveyed their right, title and interest in the said landed property by virtue of a Deed of Sale of the even date_____ which was registered in the Office of ADSR Baruipur all that Sali land admeasuring 34 decimals more or less out of 51 decimals being undemarcated portion of R.S. /L.R. Dag No. 219, appertain to L. R. Khatian No. 324 and 353, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. –

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

Baruipur in the district of South 24 Parganas to Salim Khan, the vendor herein for the consideration mentioned therein absolutely forever and free from all encumbrances;

D. The vendor herein desire to sell the said landed property, at and for the consideration of Rs. 6,98,365/- (Rupees Six Lacs Ninety Eight Thousand Three Hundred Sixty Five only) free from all encumbrances;

E. In pursuance of the offer and acceptance and the Purchaser relying on the aforesaid representations, assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring 34 decimals out of 51 decimals at and for the said consideration of Rs. 6,98,365/- (Rupees Six Lacs Ninety Eight Thousand Three Hundred Sixty Five only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;

F. The purchaser has this day paid the entire consideration as per memo below to the vendor in the manner aforesaid and now there is no impediment to execute and register the conveyance by the vendor in favour of the Purchaser, the vendor execute this Deed of Sale in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 6,98,365/- (Rupees Six Lacs Ninety Eight Thousand Three Hundred Sixty Five only) paid by the Purchaser by way of Demand Draft in favor of vendor in the manner aforesaid, as agreed (the receipt whereof the Vendor do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendor do hereby forever release, discharge and acquit the Purchaser and each of them and the said

Office of the Addl. Dist. Sub-Registrar, Baruipur

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendor having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby jointly transfer, sell, convey, grant and assign to and unto the Purchaser ALL THAT piece and parcel of Sali land admeasuring 34 decimals out of 51 decimals being the portion of R.S./L.R. Plot No. 219 appertains to L.R. Khatian Nos. 324, 353 situate in Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas, shown within the red verge in the plan annexed hereto, together with all easement right, more particularly described in the Schedule hereunder written and herein referred to as the **said landed property** OR HOWSOEVER OTHERWISE the said Landed property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished FURTHER TOGETHER WITH all that hereditaments, messuages, benefits, right or easement and advantages AND ALL manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the Vendor into and upon the said Landed Property or any part thereof TOGETHER WITH all writings and evidences of title exclusively relating to the said Landed Property or any part thereof which now are or hereafter shall or may be in the custody power or possession of the Vendor or which the Vendor can or may procure without any action or suit at law or in equity **TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS**

Office of the Addl. Dist. Sub-Registrar, Baruipur

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

AND ENJOY the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendor and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendor.

AND THE VENDOR DO HEREBY COVENANTS WITH THE PURCHASER AND DECLARES that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to the contrary the Vendor lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has not been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the Vendor has received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendor and duly retained by the Vendor and that there is no previous agreement for sale executed by the Vendor in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendor from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendor has good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the

Office of the Addl. Dist. Sub-Registrar, Baruipur

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendor and all persons claiming from under or in trust of the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispendens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendor and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendor do and execute and caused to be done and executed all such other and further assurances, acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER the Vendor do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendor are not free from all encumbrances as herein before stated the Vendor shall be liable to the Purchaser to make good any loss sustained

Office of the Addi. Dist. Sub-Registrar, Baruipur

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

by it and furthermore, the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendor and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendor shall deliver all original documents of title and other related papers, parchas etc. in case any parcha or Deeds be related to other properties which are not conveyed by such seller/Vendor, then such seller/Vendor shall deliver a official certified true copy of the original parcha or deed issued by the authorities duly self attested. If the vendor is found to misuse any deeds/chain deeds of the aforesaid and thereby title of the aforesaid land is effected then vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any misuse of title deeds/chain deeds of title of the Vendor.

AND FURTHER it is agreed by and between the Vendor and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms and expressions 'the Vendor's and 'the Purchaser' shall mean and include their and each of their respective legal representatives, successors–in-office/interest, executors, administrators and/or assigns.

THE VENDOR FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:

i. The Vendor shall render all assistance in mutating the name of the Purchaser as owner of the said landed property in the records of the

Office of the Addl. Dist. Sub-Registrar, Baruipur

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

B.L & L.R.O., Mallickpur Gram Panchayat and other concerned offices at the cost of purchaser.

ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.

iii. The vendor has paid the property tax/rents upto the date of Deed of conveyance in respect of the said landed property.

iv. The said Landed Property is not wet land property and now being used as sali or agricultural land and has no direct access to any road.

v. There is no bargadar.

vi. That the photographs and 10 fingers impression of the Vendor and Purchaser are attached herewith made an integral part of this Deed.

THE SCHEDULE - "A" ABOVE REFERRED TO

(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDOR)

A. One Moni Mohan Dutta, was the recorded owner of the land admeasuring 51 decimals being R.S. /L.R. Dag No. 219, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas;

B. While seized and possessed of the said landed property said Moni Mohan Dutta died intestate leaving behind his two sons namely Nrisingha Dutta and Nader Chand Dutta and one daughter namely Parul Bala Dey and none else as his heirs and legal representatives and they inherited the estate of the said Moni Mohan Dutta, deceased as per Hindu Succession Act 1956 in equal share;

Office of the Addl. Dist. Sub-Registrar, Baruipur

District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

C. The said Nader Chand Dutta, Nrisingha Dutta and Parul Bala Dey became the joint owners of Sali Land admeasuring 17 decimals each in respect of Dag No. 219 of the said Sultanpur mouza and the said Nader Chand Dutta and Nrisingha Dutta got their names mutated in the records of L.R.R.O.R. being No. 324 and 353 in respect of their shares in the said landed property.

D. While seized and possessed of the said Landed property said Nrisingha Dutta died on 13.06.2011 intestate leaving behind his wife Kunjalata Dutta and none else as his heir and legal representative and she inherited the estate of the said Nrisingha Dutta, deceased as per Hindu Succession Act, 1956;

E. While seized and possessed of the said Landed property said Ranjit Dutta alias Nader Chand Dutta died on 25.12.2016 intestate leaving behind his wife Nilima Dutta and two sons namely Jayanta Dutta and Sujoy Dutta and six daughters namely Niti Sen, Anita Dey, Sujata Roy, Anjana Jana, Tapasi Dey, Jayashree Naskar and none else as his heirs and legal representatives and they inherited the estate of the said Ranjit Dutta alias Nader Chand Dutta, deceased as per Hindu Succession Act, 1956;

F. The said Nilima Dutta, Jayanta Dutta, Sujoy Dutta, Niti Sen, Anita Dey, Sujata Roy, Anjana Jana, Tapasi Dey, Jayashree Naskar and Kunjalata Dutta while seized and possessed of the aforesaid landed property jointly sold, transferred and conveyed their right, title and interest in the said landed property by virtue of a Deed of Sale of the even date_____ which was registered in the Office of ADSR Baruipur all that Sali land admeasuring 34 decimals more or less out of 51 decimals being undemarcated portion of R.S. /L.R. Dag No. 219, appertain to L. R.

Office of the Addl. Dist. Sub-Registrar, Baruipur

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

Khatian No. 324 and 353, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas to Salim Khan for the consideration mentioned therein absolutely forever and free from all encumbrances;

G. Thus the aforesaid manner said vendor herein became absolute owner of land admeasuring 34 decimals more or less out of 51 decimals comprised in R.S. & L.R. Dag no. 219 appertains to L.R. Khatian No. 324 and 353 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the district of South 24 Parganas;

THE SCHEDULE "B" ABOVE REFERRED TO

(THE SAID LANDED PROPERTY)

ALL THAT Sali land admeasuring 34 decimals more or less out of 51 decimals being undemarcated portion of R.S. /L.R. Dag No. 219, appertain to L. R. Khatian No. 324 and 353, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas ~~shown within the red verge in the plan annexed hereto, together~~ with all easement right presently the subject dag is butted and bounded in the manner following:

On the North : By Dag No. 224 & 220 of Sultanpur Mouza;
On the South : By Dag No. 218 of Sultanpur Mouza;
On the East : By Dag No. 217 of Sultanpur Mouza;
On the West : By Partly Dag No. 220 of Sultanpur Mouza

OR HOWSOEVER OTHERWISE the said landed property is butted, bounded, called, known, numbered, described and/or distinguished.

Office of the Addl. Dist. Sub-Registrar, Baruipur
South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

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

EXECUTED AND DELIVERED by the within named parties at Kolkata in the presence of: 1. Sahadat Khan Sultan pur mallik pur Barui pur 2. Kokon Roy C2 C AIBAK AND SRAI	অরিন্দম সিংহ **VENDOR** Vatsal S. Shah. **PURCHASER** Dilip Mondal Arnab Ray **CONFIRMING PARTIES**

Drafted by me and
prepared in my office:

Ashok Kumar Singh

(ASHOK KUMAR SINGH)
Advocate
Reg. No. WB/662/92
High Court, Calcutta

Office of the Addl. Dist. Sub-Registrar, Baruipur

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 6,98,365/- (Rupees Six Lacs Ninety Eight Thousand Three Hundred Sixty Five only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

S N	D.D. No.	Date	Bank and its address	Amount (Rs.)
1.	187474	25.01.17	HDFC BANK SIT	462825.00
2.	187475	Do	Do	117770.00
3.	187477	Do	Do	117770.00
4.				
			TOTAL	6,98,365.00

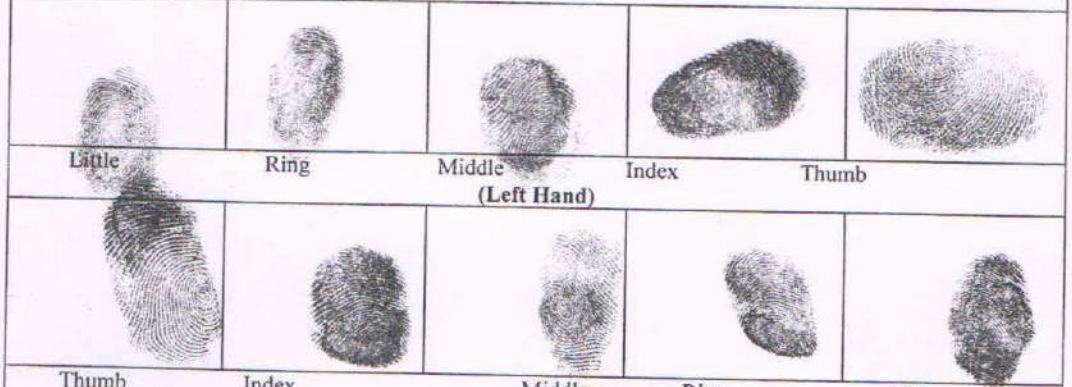
Rupees Six Lacs Ninety Eight Thousand Three Hundred Sixty Five only

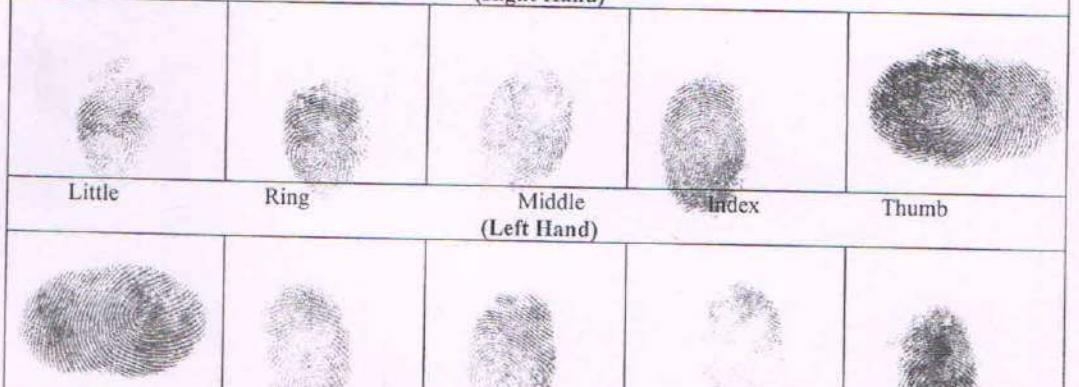
---

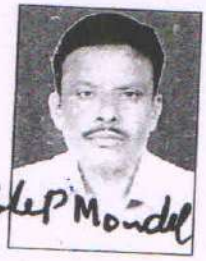
(VENDOR)

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017







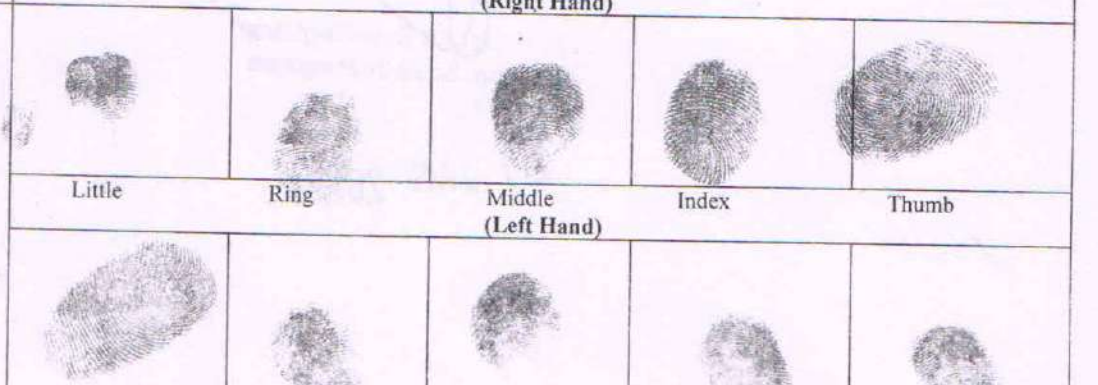


Photo & Signatures of the Executants /Presentants	SPECIMEN FOR TEN FINGER PRINTS				
 সেলিম মণ্ডল সেলিম মণ্ডল	Little	Ring	Middle (Left Hand)	Index	Thumb
	Thumb	Index	Middle (Right Hand)	Ring	Little
 Ar [illegible] Roy Anup Roy	Little	Ring	Middle (Left Hand)	Index	Thumb
	Thumb	Index	Middle (Right Hand)	Ring	Little
 Vatsal.S.Shah	Little	Ring	Middle (Left Hand)	Index	Thumb
	Thumb	Index	Middle (Right Hand)	Ring	Little
 Dilip Mondal Dilep Mandal	Little	Ring	Middle (Left Hand)	Index	Thumb
	Thumb	Index	Middle (Right Hand)	Ring	Little

Office of the Addl. Dist. Sub-Registrar, Baruipur
South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

Government of West Bengal

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

OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16110000085639/2017

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
1	Mr SALIM KHAN Village Sultanpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr DILIP MONDAL Alias Mr Dilip Mandal Village Begorkhal, P.O:- Jote Shibarampur, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700141	Seller			Dilip Mondal 27/1/17
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr ARUP RAY Village Beniadanga, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Seller			Arup Roy 27/1/17

Office of the Addl. Dist. Sub-Registrar, Baruipur
South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

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
4	Mr VATSAL S SHAH 4A, Lala Lajpat Rai Sarani, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Buyer			

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Arun Bhowmick Son of Mr Narayan Chandra Bhowmick Vill Beniadanga (Natunpara), P.O:- Mallickpur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Mr SALIM KHAN, Mr DILIP MONDAL, Mr ARUP RAY, Mr VATSAL S SHAH	

(Debajyoti Bandyopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Office of the Addl. Dist. Sub-Registrar, Baruipur
South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

27 JAN 2017

Major Information of the Deed

Deed No :	I-1611-01013/2017	Date of Registration	16/02/2017
Query No / Year	1611-0000085639/2017	Office where deed is registered	
Query Date	24/01/2017 11:58:42 AM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ashok Kumar Singh Nicco House, 2 Hare Street, 6th Floor,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830530090, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 6,98,365/-		Rs. 6,98,365/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 34,938/- (Article:23)		Rs. 7,692/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-219	RS-324	Shali	Shali	34 Dec	6,98,365/-	6,98,365/-	
	Grand Total :				34Dec	6,98,365 /-	6,98,365 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Mr SALIM KHAN** Son of Late Hanif Khan Village Sultanpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 27/01/2017 , Admitted by: Self, Date of Admission: 27/01/2017 ,Place : Pvt. Residence			
2	**Mr DILIP MONDAL, (Alias: Mr Dilip Mandal)** Son of Late Abinash Mondal Village Begorkhal, P.O:- Jote Shibarampur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Form 60/61 supplied, Status :Confirming Party, Executed by: Self, Date of Execution: 27/01/2017 , Admitted by: Self, Date of Admission: 27/01/2017 ,Place : Pvt. Residence			
3	Name	Photo	Fringerprint	Signature
	Mr ARUP RAY Son of Mr Ajodhya Ray Executed by: Self, Date of Execution: 27/01/2017 , Admitted by: Self, Date of Admission: 27/01/2017 ,Place : Pvt. Residence			
	Village Beniadanga, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Form 60/61 supplied, Status :Confirming Party			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr VATSAL S SHAH** Son of Late Shashikant P Shah 4A, Lala Lajpat Rai Sarani, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALHPS2972F, Status :Individual

Identifier Details :

Name & address	
Mr Arun Bhowmick Son of Mr Narayan Chandra Bhowmick Vill Beniadanga (Natunpara), P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr SALIM KHAN, Mr DILIP MONDAL, Mr ARUP RAY, Mr VATSAL S SHAH	

Endorsement For Deed Number : I - 161101013 / 2017

On 27-01-2017

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

Presented for registration at 16:05 hrs on 27-01-2017, at the Private residence by Mr ARUP RAY , one of the Executants.

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 6,98,365/-

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

Execution is admitted on 27/01/2017 by 1. Mr SALIM KHAN, Son of Late Hanif Khan , Village Sultanpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Cultivation, 2. Mr DILIP MONDAL, Alias Mr Dilip Mandal, Son of Late Abinash Mondal , Village Begorkhal, P.O: Jote Shibarampur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Business, 3. Mr ARUP RAY, Son of Mr Ajodhya Ray , Village Beniadanga, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Business, 4. Mr VATSAL S SHAH, Son of Late Shashikant P Shah , 4A, Lala Lajpat Rai Sarani, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by Mr Arun Bhowmick, , , Son of Mr Narayan Chandra Bhowmick, Vill Beniadanga (Natunpara), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 15-02-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,692/- (A(1) = Rs 7,678/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 7,692/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2017 11:15PM with Govt. Ref. No: 192016170041674921 on 24-01-2017, Amount Rs: 7,692/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 292145208 on 24-01-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34,938/- and Stamp Duty paid by by online = Rs 34,888/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2017 11:15PM with Govt. Ref. No: 192016170041674921 on 24-01-2017, Amount Rs: 34,888/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 292145208 on 24-01-2017, Head of Account 0030-02-103-003-02

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 16-02-2017

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34,938/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 28034, Amount: Rs.50/-, Date of Purchase: 16/06/2016, Vendor name: A Banerjee

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2017, Page from 16803 to 16824

being No 161101013 for the year 2017.

Seal of the Additional District Sub-Registrar, Baruipur, South 24 Parganas

Digitally signed by DEBAJYOTI BANDHYOPADHYAY
Date: 2017.02.20 15:50:38 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 20/02/2017 15:50:32

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

West Bengal.

(This document is digitally signed.)