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220 (39.33/59) -2. I-04689/2015



Am
9/6/15

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 786284

1604
6
2709/2015

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

certified that the document is admitted for registration. the signature sheets and the endorsement sheets attached with this document are part of this document

District Sub-Registrar-14
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

9 JUN 2015

SALE DEED

THIS DEED OF SALE is made on this the 9th day of June, Two Thousand and Fifteen (2015) A.D.

BETWEEN

(1) NADER CHAND DUTTA son of Late Moni Mohan Dutta, (2) KUNJALATA DUTTA wife of Late Narsingha Dutta, both by faith Hindu, No. 1 by occupation Retired person, No. 2 by occupation House wife, both residing at Vill Beniadanga, P.O. Mallickpur, P.S. Baruipur, District South 24 Parganas, West Bengal, India, both by nationality-Indians, vendors are being represented by their constituted attorney Sri Sujay Dutta son of Sri Nader Chand Dutta, by faith Hindu, by occupation Business, of Vill Beniadanga, P.O. Mallickpur, P.S.

21656

03 JUN 2015

Sujay Datta

No. Date

Sold to

Address

Rs. 100/-

ANJUSHREE BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

ASHOK KUMAR SINGH
ADVOCATE
HARE STREET
CALCUTTA - 700 001

NIBCO HOUSE 2
1st FLOOR

03 JUN 2015

Sujay Datta V.C.No. 1002/15

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2201

16/15

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[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
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- 9 JUN 2015

Identified by me:-

From *Bhawanich*, s/o Sri. N.C. Bhawanich
P.O + Vill - Mallikpur
P.S. Baruipur
Kol - 700145.

Baruipur, District South 24 Parganas, West Bengal, Pin-700145, hereinafter jointly called the **VENDORS** (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 **ONE PART**.

AND

ALOKE KUMAR SINGHANIA, son of Keshar Deo Singhania (PAN- ALPPS2752R), by faith Hindu, by occupation-Business, residing at Block -B, Harbour Heights, 35/1, Diamond Harbour Road, Kolkata-700027, 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 **OTHER PART**:

THE PROPERTY: Sali (Agricultural) Land admeasuring 39.333 decimals out of 59 decimals of land being portion of R.S. /L.R. Plot No. 220 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).

WHEREAS:

- A. The vendors herein are the lawful recorded owners in respect of the said landed property, as acquired by inheritance from its erstwhile owners as described in the Schedule - "A" below.
- B. The vendors herein desire to sell the said landed property, at and for the consideration of Rs. 21,72,399/- (Rupees Twenty One Lacs Seventy Two Thousand Three Hundred Ninety Nine only) free from all encumbrances;
- C. 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 39.333 decimals out of 59 decimals at and for the said consideration of Rs.



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21,72,399/- (Rupees Twenty One Lacs Seventy Two Thousand Three Hundred Ninety Nine only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;

- D. The purchaser has this day paid the entire consideration as per memo below to the vendors in the manner aforesaid and now there is no impediment to execute and register the conveyance by the vendors in favour of the Purchaser, the vendors execute this Deed of Sale in the manner hereinafter appearing.
- E. The Vendor nos. 1 and 2 by the General Power of Attorney jointly executed on 28.05.2015, registered in the office of A.D.S.R Baruipur recorded in Book No. IV, CD Volume No. 1611, Page from 236 to 247, being no. 00591 for the year 2015, duly nominated, constituted and appointed Sri Sujay Dutta to inter alia authorize and empower to execute and register the conveyance(s) in respect of the subject plots which such power is still operative and effective.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 21,72,399/- (Rupees Twenty One Lacs Seventy Two Thousand Three Hundred Ninety Nine only) paid by the Purchaser by way of Demand Draft in favor of vendors in the manner aforesaid, as agreed (the receipt whereof the Vendors do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendors do hereby forever release, discharge and acquit the Purchaser and each of them and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendors 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 39.333 decimals out of 59 decimals being the portion of R.S./L.R. Plot No. 220 appertains to L.R. Khatian Nos. 328, 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



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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 Vendors 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 Vendors or which the Vendors can or may procure without any action or suit at law or in equity TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS 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 Vendors and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendors.

AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendors done or executed or suffered to the contrary the Vendors 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



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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 Vendors have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendors and duly retained by the Vendors and that there is no previous agreement for sale executed by the Vendors 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 Vendors from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendors have 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 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 Vendors and all persons claiming from under or in trust of the Vendors 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 Vendors 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 Vendors or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendors 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 Vendors 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 Vendors do and execute and caused to be done and executed all such other and further





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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 Vendors do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendors are not free from all encumbrances as herein before stated the Vendors shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendors 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 Vendors and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendors 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 sellers/Vendors, then such sellers/Vendors 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 vendors 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 Vendors.

AND FURTHER it is agreed by and between the Vendors 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 Vendors' and 'the Purchaser' shall mean and include their and each of their respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.




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

- i. The Vendors shall render all assistance in mutating the name of the Purchaser as owner of the said landed property in the records of the 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 vendors have 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 Vendors 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 VENDORS)

- A. One Moni Mohan Dutta, was the recorded owner of the land admeasuring 59 decimals being R.S. /L.R. Dag No. 220, 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 Narsingha 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 par Hindu Law of Inheritance;
- C. The said Nader Chand Dutta, Narsingha Dutta and Parul Bala Dey became the joint owners of Sali Land admeasuring 19.666 decimals (recorded as 20 decimals as rounded off figure), 19.667 decimals (recorded as 19 decimals as



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rounded off figure) and 19.667 decimals (recorded as 20 decimals as rounded off figure) respectively in respect of Dag No. 220 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 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 par Hindu Law of Inheritance;
- E. Thus the vendors herein became absolute owners of two third shares of the landed property equivalent to land admeasuring 39.333 decimals more or less out of 59 decimals comprises of R.S. & L.R. Dag no. 220 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 39.333 decimals more or less out of 59 decimals being demarcated part of R.S. /L.R. Dag No. 220, 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. 128, 127 & 225 of Sultanpur Mouza;
On the South : By Dag No. 218 of Sultanpur Mouza;
On the East : By Dag No. 224 & 219 of Sultanpur Mouza;
On the West : By Partly Dag No. 200, 201 and 221 of Sultanpur Mouza

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



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IN WITNESSES WHEREOF the Vendors have executed and delivered this Deed of Sale on the day month and year first above written.

EXECUTED AND DELIVERED by
the within named parties at
Kolkata in the presence of:

1. *Delip Mondal*
86, Lt. Abinash Ch. Mondal
Begarokhel, Ranchanantala
Kot- 141

2. *Anirban Bose*
197/30, N.S.C. Bose Road
Kolkata - 700040

Copy

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VENDORS

[Sujoy Dutta constituted attorney
of the vendors]

Drafted by me and
prepared in my office:

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




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RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 21,72,399/- (Rupees Twenty One Lacs Seventy Two Thousand Three Hundred Ninety Nine only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

Demand Draft No.	Drawn on	Date	In favour of	Amount (Rs.)
231840	HDFC BANK STEPHEN HOUSE KOL- 2		Sujoy Dutta	21,72,399.00
			TOTAL	21,72,399.00

Rupees Twenty One Lacs Seventy Two Thousand Three Hundred Ninety Nine only

Sujoy 23121 53

(VENDORS)

[Sujoy Dutta constituted attorney of the vendors]

WITNESSES:

1. Dillip Mondel
S/o. Lt. Abinash Ch. Mondel
Begar Khat, Panchanantala
KOL- 141
2. Anirban Bore
197/30, N.S.C. Bore Road
Kolkata - 70040



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SITE PLAN

R.S.DAG NO:220 KHATIAN NO:

MOUZA:SULTAPUR J.L NO-16

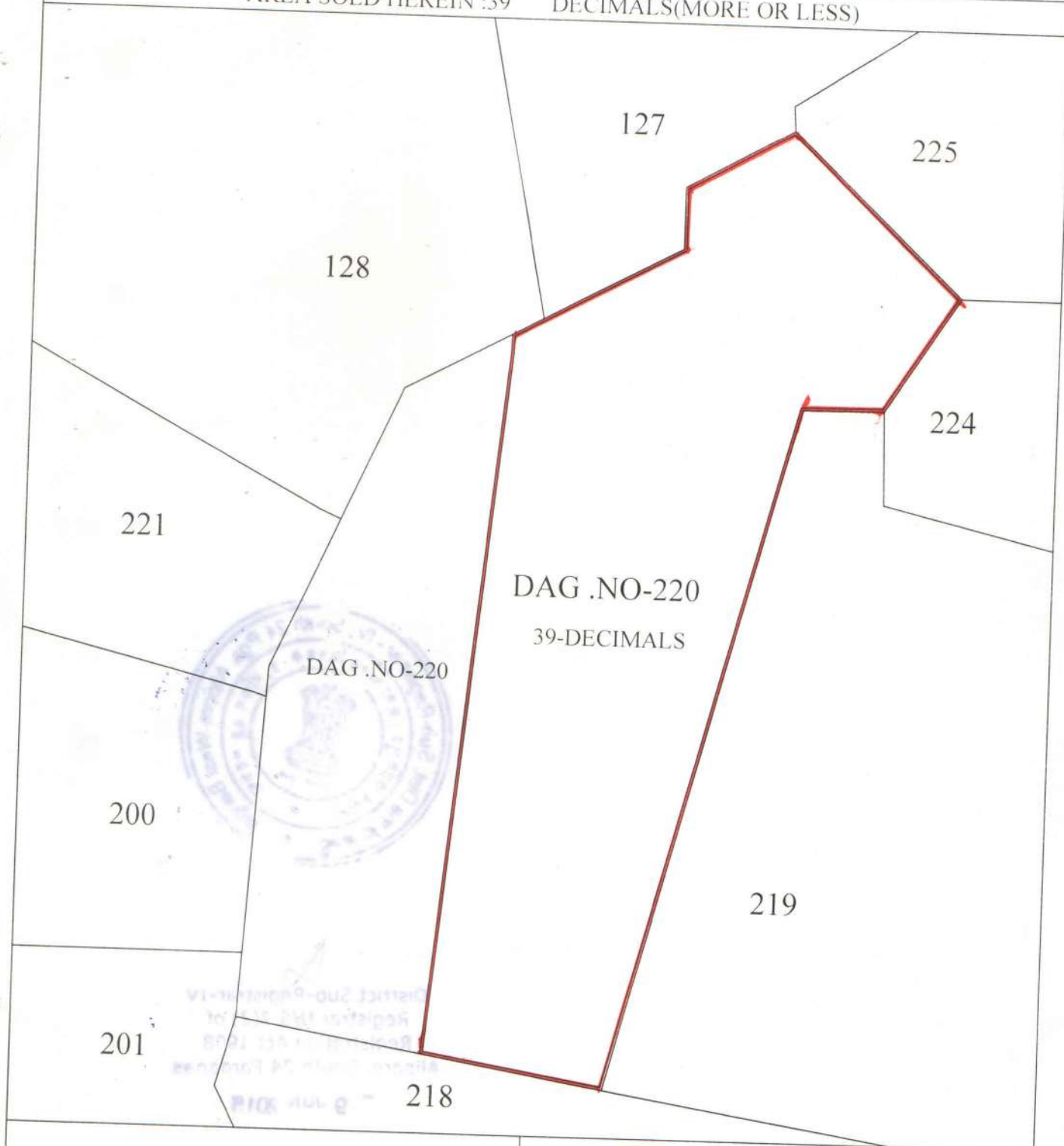
GRAM PANCHAYET: MULLICKPUR

P.S:BARUIPUR DIST-24 PGNS(S)

EXTRACT FROM R.S. MOUJA MAP

TOTAL DAG AREA:59 DECIMALS

AREA SOLD HEREIN :39 DECIMALS(MORE OR LESS)



Handwritten signature in blue ink

SIGNATURE OF VENDORS

Handwritten signature in blue ink

SIGNATURE OF PURCHASER



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Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



Signature in Hindi

Signature in Hindi



Little



Ring



Middle

(Left Hand)



Index

Thumb



Thumb



Index



Middle

(Right Hand)



Ring



Little



Signature in Hindi

Signature in Hindi



Little



Ring



Middle

(Left Hand)



Index



Thumb



Thumb



Index



Middle

(Right Hand)



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Signature in Hindi

Signature in Hindi



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Ring



Middle

(Left Hand)



Index



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(Right Hand)



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Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16040000270743/2015	Query Date	08/06/2015
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	ASHOK KUMAR SINGH		
Address	NICCO HOUSE, 2, HARE STREET, 6TH FLOOR, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
Other Details	Mobile No. : 9830530090		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details			
Set Forth value	Rs. 21,72,399/-	Total Market Value:	Rs. 21,72,399/-
Stampduty Payable	Rs. 1,08,620/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 23,924/-	Registration Fee Article:-	A(1), M(b), H
Expected date of the Presentation of Deed	09/06/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

21/3/15

Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, Thana: Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur	RS Plot No:- 220, RS Khatian No:- 324	39.333 Decima	21,72,399/-	21,72,399/-	Proposed Use: Bastu, ROR: Shali
Transfer of Property from Seller To Buyer						
Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)		
L1	Mr NADER CHAND DUTTA	Mr ALOKE KUMAR SINGHANIA	19.6665	50		
L1	Mrs KUNJALATA DUTTA	Mr ALOKE KUMAR SINGHANIA	19.6665	50		

Seller Details			
Name & Address	Status	Execution And Admission Details	Other Details
Mr NADER CHAND DUTTA Son of Late Moni Mohan Dutta Vill Beniadanga, Post Office: Mallickpur, Baruipur, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700145	Individual	Executed by: Attorney,	Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Form 60/61 supplied,
Mrs KUNJALATA DUTTA Wife of Late Nrisingha Dutta Vill Beniadanga, Post Office: Mallickpur, Baruipur, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700145	Individual	Executed by: Attorney,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied,

20312573

Attorney Details			
Attorney Name & Address	Other Details	Execution And Admission Details	Attorney of
Mr Sujay Dutta Son of Mr Nader Chand Dutta Vill Beniadanga, Post Office: Mallickpur, Baruipur, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700145	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,		Mr NADER CHAND DUTTA, Mrs KUNJALATA DUTTA

Buyer Details			
Name & Address	Status	Execution And Admission Details	Other Details
Mr ALOKE KUMAR SINGHANIA Son of Mr Keshar Deo Singhanian 35/1, Diamond Harbour Road, Post Office: Alipura, Alipore, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700027	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALPPS2752R,

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Arun Bhowmick Son of Mr Narayan Chandra Bhowmick Vill - Beniadanga (Natanpara), Post Office: Mallickpur, Baruipur, District:-South 24- Parganas, WEST BENGAL, India, PIN - 700145	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr ALOKE KUMAR SINGHANIA, Mr Sujay Dutta

Bank Details

Bank details have not been supplied

For Information only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, Thana: Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur	RS Plot No:- 220 , RS Khatian No:- 324	DLRS Server does not return any information about RS Plo

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. e-Assessment report is valid for one month only.
3. Standard User charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).

If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.

8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201516-000693210-1

Payment Mode Online Payment

GRN Date: 09/06/2015 11:45:14

Bank : HDFC Bank

BRN : 160953242

BRN Date: 09/06/2015 11:47:13

DEPOSITOR'S DETAILS

Id No. : 16040000270743/1/2015

[Query No./Query Year]

Name : ALOKE KUMAR SINGHANIA
Contact No. : 9433080062 Mobile No. : +91 9433080062
E-mail : alokesinghaniania1960@gmail.com
Address : 35/1 D H ROAD BLOCK B
KOLKATA 700027
Applicant Name : Mr ASHOK KUMAR SINGH
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040000270743/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	23924
2	16040000270743/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	108520
Total				132444






In Words : Rupees One Lakh Thirty Two Thousand Four Hundred Forty Four only



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 Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16040000270743/2015

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 ALOKE KUMAR SINGHANIA 35/1, Diamond Harbour Road, P.O:- Alipur, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Buyer			<i>Mou Singhania 9/6/15</i>
2	Mr Sujay Dutta Vill Beniadanga, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Attorney of Seller [Mr NADER CHAND DUTTA]			<i>৯/৬/১৫ ৯/৬/১৫</i>
2	Mr Sujay Dutta Vill Beniadanga, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Attorney of Seller [Mrs KUNJAL TA DUTTA]			<i>৯/৬/১৫ ৯/৬/১৫</i>



Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr ALOKE KUMAR SINGHANIA Son of Mr Keshar Deo Singhania 35/1, Diamond Harbour Road, P.O:- Alipur, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALPPS2752R, Status : Self Date of Execution : 09/06/2015 Date of Admission : 09/06/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>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,</p>	<p>Mr ALOKE KUMAR SINGHANIA, Mr Sujay Dutta</p>	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur	RS Plot No:- 220, RS Khatian No:- 324	39.333 Decimal	21,72,399/-	21,72,399/-	Proposed Use: Bastu, ROR: Shali

Transfer of Land from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)

Transfer of Land from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L1	Mr NADER CHAND DUTTA	Mr ALOKE KUMAR SINGHANIA	19.6665	50
	Mrs KUNJALATA DUTTA	Mr ALOKE KUMAR SINGHANIA	19.6665	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ASHOK KUMAR SINGH
Address	NICCO HOUSE, 2, HARE STREET, 6TH FLOOR, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
applicant's Status	Advocate

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

Endorsement For Deed Number : I - 160404689 / 2015

Query No/Year	16040000270743/2015	Serial no/Year	16041604004784 / 2015
Deed No/Year	I - 160404689 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Sujay Dutta	Presented At	Private Residence
Date of Execution	09-06-2015	Date of Presentation	09-06-2015

Remarks

On 09/06/2015

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

Presented for registration at 19:30 hrs on : 09/06/2015, at the Private residence by Mr Sujay Dutta ,.

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 21,72,399/-

Endorsement by Commissioner after execution of Visit Commission Case No:-001002 of 2015

Having visited the residence of

Mr ALOKE KUMAR SINGHANIA, Son of Mr Keshar Deo Singhania, 35/1, Diamond Harbour Road, P.O: Alipur, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Business

Who has been identified to my satisfaction 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 and the said

1. Mr ALOKE KUMAR SINGHANIA has admitted the execution of this document

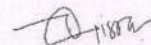
Endorsement by Commissioner after execution of Visit Commission Case No:-001002 of 2015

Having visited the residence of

Mr Sujay Dutta, Son of Mr Nader Chand Dutta, Vill Beniadanga, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

Who has been identified to my satisfaction 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 and the said

1. Mr Sujay Dutta has admitted the execution of this document



(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 17/06/2015

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 23,924/- (A(1) = Rs 23,892/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 23,924/-

Description of Online Payment

1. Rs 23,924/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: HDFC Bank (HDFC0000014)

Payment of Stamp Duty

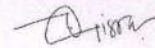
Certified that required Stamp Duty payable for this document is Rs. 1,08,620/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,08,520/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 21656, Purchased on 03/06/2015, Vendor named A Banerjee.

Description of Online Payment

1. Rs 1,08,520/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: HDFC Bank (HDFC0000014)



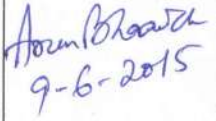
(Tridip Misra)


DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr NADER CHAND DUTTA Son of Late Moni Mohan Dutta Vill Beniadanga, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Status : Self</p>
2	<p>Mrs KUNJALATA DUTTA Wife of Late Nrisingha Dutta Vill Beniadanga, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Represented by their (1-2) constituted attorney as given below:-</p>
1-2 (1)	<p>Mr Sujay Dutta Son of Mr Nader Chand Dutta Vill 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, Status : Attorney Date of Execution : 09/06/2015 Date of Admission : 09/06/2015 Place of Admission of Execution : Pvt. Residence</p>

SI 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 ALOKE KUMAR SINGHANIA, Mr Sujay Dutta	 9-6-2015


(Tridip Misra)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 16857 to 16883

being No 160404689 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.06.26 08:08:34 -07:00
Reason: Digital Signing of Deed.

Tridip Misra

(Tridip Misra) 26-Jun-15 8:08:33 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)