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218/221
(45/18) (114)

206398/2016



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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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.

Add. District Sub-Registrar
Baruipur, South 24 Parganas

29 JUL 2016

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

SALE DEED

THIS DEED OF SALE is made on this the 29 day of July, Two Thousand and Sixteen (2016) A.D.

BETWEEN

LOPA CHATTERJEE, [PAN- AELPC1254K] wife of Sri Ashish Chatterjee, by faith Hindu, by Nationality – Indian, by occupation Business, residing at 64/10, Dhakuria Station Road, P.O. Dhakuria, P.S. Dadavpur, Kolkata-700031, hereinafter referred to as the VENDOR (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, representatives and assigns) of the FIRST PART.

31534

23 JUN 2015

No. _____ Date _____
 Sold to _____
 Address _____
 No. 23 JUN 2015 1000 NICO HOUSE 2
 1st Floor CALCUTTA - 700 004
ANJUSHREE BANERJEE
 L.S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001

ASHOK KUMAR SINGH
 ADVOCATE
 HARE STREET
 CALCUTTA - 700 004

23 JUN 2015

Lopa Chatterjee



v c T 1
7901

Content of this document is admitted in accordance with the provisions of the Government of West Bengal Act No. 19 of 1956.

26 JUL 2016

Lopa Chatterjee



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Baruipur, South 24 Parganas

26 JUL 2016

Identified by me:-
 Anam Banerjee
 S/o, Sri M.C. Banerjee
 R.O + Vill - Kalkilipura, P.S. - Baruipur
 Kol - 700145

AND

✓ **ALOKE KUMAR SINGHANIA**, son of Late Keshar Deo Singhania (PAN- ALPPS2752R), by faith Hindu, by occupation-Business, residing at Block -B, Harbour Heights, 35/1, Diamond Harbour Road, P.O. Alipur, P.S. Behala, 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: All That piece and parcel of Sali (Agricultural) Land admeasuring and also the land admeasuring 4.5 decimals out of 18 decimals being portion of R.S. /L.R. Plot No. 218 and also the land admeasuring 1 decimals out of 4 decimals being portion of R.S. /L.R. Plot No. 221 all appertaining to L.R. Khatian Nos. 7, 396, 426, 509, 570 all in Mouza – Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas area in aggregate 5.5 decimals out of 22 decimals (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 vendor herein is the lawful owner in respect of the said landed property, as acquired by purchase from its erstwhile owners as described in the Schedule - "A" below.
- B. The vendor herein desires to sell the said landed property, at and for the consideration of Rs. 3,33,333/- (Rupees Three Lakhs Thirty Three Thousand Three Hundred Thirty Three 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 measuring 4.5 decimals out of 18 decimals being portion of R.S. /L.R. Plot No. 218 and also the land admeasuring 1 decimals out of 4 decimals being portion of R.S. /L.R. Plot No.



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221 all appertaining to L.R. Khatian Nos. 7, 396, 426, 509, 570 all in Mouza – Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas decimals at and for the said consideration of Rs. 3,33,333/- (Rupees Three Lakhs Thirty Three Thousand Three Hundred Thirty Three 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 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. 3,33,333/- (Rupees Three Lakhs Thirty Three Thousand Three Hundred Thirty Three only) paid by the Purchaser to the 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 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 4.5 decimals out of 18 decimals being portion of R.S. /L.R. Plot No. 218 and also the land admeasuring 1 decimals out of 4 decimals being portion of R.S. /L.R. Plot No. 221 all appertaining to L.R. Khatian Nos. 7, 396, 426, 509, 570 all 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,




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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 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 COVENANT WITH THE PURCHASER AND DECLARE 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




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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 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 is not free from all encumbrances as herein before stated the vendor shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss



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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 an official certified true copy of the original parcha or deed issued by the authorities duly self attested.

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' 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 owners 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 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. That the photographs and 10 fingers impression of the Vendor and Purchaser is 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)





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- A. One Bisakha Dey, was the recorded owner as per parcha/plot information in respect of the land admeasuring 16.666 decimals out of 50 decimals in R.S. /L.R. Dag No. 127, and also the land measuring 5.333 decimals out of 16 decimals in R.S. /L.R. Dag No. 129, and also the land measuring 4 decimals out of 12 decimals in R.S. /L.R. Dag No. 130 and also the land measuring 6 decimals out of 18 decimals in R.S. /L.R. Dag No. 218 and also the land measuring 1.333 decimals [recorded as 1 decimals as round off figure] out of 4 decimals in R.S. /L.R. Dag No. 221 and also the land measuring 1 decimals out of 3 decimals in R.S. /L.R. Dag No. 223 all 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. The said Bisakha Dey, while seized, possessed and/or sufficiently entitled to the said landed property transferred her right, title and interest in the said landed property, by virtue of a Deed of Gift dated 16.05.1991 registered in the office of A.D.S.R, Baruipur recorded in Book No. – I, Volume No. 23, Pages 167 to 176, being no. 3221 for the year 1991 All That sali land admeasuring 16.666 decimals out of 50 decimals in R.S. /L.R. Dag No. 127, and also the land measuring 5.333 decimals out of 16 decimals in R.S. /L.R. Dag No. 129, and also the land measuring 4 decimals out of 12 decimals in R.S. /L.R. Dag No. 130 and also the land measuring 6 decimals out of 18 decimals in R.S. /L.R. Dag No. 218 and also the land measuring 1.333 decimals [recorded as 1 decimals as round off figure] out of 4 decimals in R.S. /L.R. Dag No. 221 and also the land measuring 1 decimals out of 3 decimals in R.S. /L.R. Dag No. 223 all of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas in favour of Probodh Chandra Dey absolutely and forever and free from all encumbrances and he duly accepted the said gift;
- C. One Sanjit Kumar Dutta, Ajit Kumar Dutta, Bon Behari Dutta and Ranjit Kumar Dutta were the recorded owners of the land admeasuring 5.556 decimals [recorded as 5 decimals as rounded off figure] 5.555 decimals [recorded as 6 decimals as rounded off figure] 16.67 decimals [recorded as 17 decimals as rounded off figure] and 5.556 decimals [recorded as 5 decimals as rounded off




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figure] respectively in respect of R.S. /L.R. Dag No. 127, and also the land admeasuring 1.777 decimals [recorded as 2 decimals as rounded off figure] 1.778 decimals [recorded as 2 decimals as rounded off figure], 5.333 decimals [recorded as 5 decimals as rounded off figure] and 1.778 decimals [recorded as 2 decimals as rounded off figure] respectively in respect of R.S. /L.R. Dag No. 129, and also the land measuring 1.334 decimals [recorded as 2 decimals as rounded off figure] 1.333 decimals [recorded as 2 decimals as rounded off figure] 4 decimals and 1.333 decimals [recorded as 1 decimals as rounded off figure] respectively in respect of R.S. /L.R. Dag No. 130 and also the land admeasuring 2 decimals, 2 decimals, 6 decimals and 2 decimals respectively in respect of R.S. /L.R. Dag No. 218 and also the land admeasuring 0.445 decimals [recorded as 1 decimals as rounded off figure] 0.444 decimals [recorded as 1 decimals as rounded off figure] 1.333 decimals [recorded as 1 decimals as rounded off figure] and 0.445 decimals [recorded as 0 decimals as rounded off figure] respectively in respect of R.S. /L.R. Dag No. 221 and also the land admeasuring 0.3333 decimals [recorded as 1 decimals as rounded off figure] 0.3333 decimals [recorded as 0 decimals as rounded off figure] 1 decimals and 0.3333 decimals [recorded as 0 decimals as rounded off figure] respectively in respect of R.S. /L.R. Dag No. 223 all of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas and the said Sanjit Kumar Dutta, Ajit Kumar Dutta, Bon Behari Dutta and Ranjit Kumar Dutta got their names mutated in the records of L.R.R.O.R. being nos. 570, 7, 396 and 509 respectively in respect of their share in the said landed property;

- D. While seized and possessed of land measuring 5.556 decimals in R.S./L.R. Dag No. 127 and also the land measuring 1.778 decimals in R.S. /L.R. Dag No. 129 and also the land measuring 1.333 decimals in R.S./L.R. Dag No. 130 and also the land measuring 2 decimals in R.S./L.R. Dag No. 218 and also the land measuring 0.445 decimals in R.S./L.R. Dag No. 221 and also the land measuring 0.333 decimals in R.S./L.R. Dag No. 223 out of the said Landed property said Ranjit Kumar Dutta died issue less intestate leaving behind his two brother namely Sanjit Dutta and Ajit Dutta and none else as his heirs and legal representatives and they inherited



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the estate of their said Late brother Ranjit Kumar Dutta, deceased as per Hindu Succession Act, 1956. Ranjit Dutta's wife Sila Dutta predeceased him;

- E. While seized and possessed of 5.555 decimals in R.S./L.R. Dag No. 127 and also the land measuring 1.778 decimals in R.S. /L.R. Dag No. 129 and also the land measuring 1.333 decimals in R.S./L.R. Dag No. 130 and also the land measuring 2 decimals in R.S/L.R. Dag No. 218 and also the land measuring 0.445 decimals in R.S/L.R. Dag No. 221 and also the land measuring 0.333 decimals in R.S/L.R. Dag No. 223 out of the said Landed property said Ajit Dutta died intestate leaving behind his wife-Bharati Dutta and two sons namely Arup Dutta and Swarup Dutta and none else as his heirs and legal representatives and they inherited the estate of the said Ajit Dutta, deceased as per Hindu Succession Act, 1956;
- F. While seized and possessed of land admeasuring 16.667 decimals in R.S./L.R. Dag No. 127 and also the land measuring 5.333 decimals in R.S. /L.R. Dag No. 129 and also the land measuring 4 decimals in R.S./L.R. Dag No. 130 and also the land measuring 6 decimals in R.S/L.R. Dag No. 218 and also the land measuring 1.333 decimals in R.S/L.R. Dag No. 221 and also the land measuring 1 decimals in R.S/L.R. Dag No. 223 out of the said Landed property said Bon Behari Dutta died intestate leaving behind his two daughters namely Kalpana Dutta and Smt. Aparna Addya and none else as his heirs and legal representatives and they inherited the estate of the said Bon Behari Dutta, as per Hindu Succession Act, 1956;
- G. The said Smt. Aparna Addya, executed a General Power of Attorney on 16.04.2007 which was registered in the office of Additional Registrar of Assurances-III and recorded in Book No. – IV, being No. 2088 for the year 2007 in favour of Sri Sandip Addya to look after, execute and register the Sale deeds in respect of her share in the said landed property.
- H. The said Smt. Aparna Addya while seized and possessed of the aforesaid landed property, sold, transferred and conveyed her right, title and interest in the said plot of land through her duly nominated and constituted Attorney, Sri Sandip Addya, by virtue of a Deed of Sale dated 08.09.2008 which was registered in the



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Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 23 Pages 898 to 908 being No. 5268 for the year 2008 all that Sali land admeasuring 8 decimals out of 50 decimals appertaining to L.R. Dag No. 127, and also the land measuring 2.5 decimals out of 16 decimals appertaining to L.R. Dag No. 129, and also the land measuring 2 decimals out of 12 decimals appertaining to L.R. Dag No. 130, and also the land measuring 3 decimals out of 18 decimals appertaining to L.R. Dag No. 218 and also the land measuring 1 decimals out of 4 decimals appertaining to L.R. Dag No. 221 and also the land measuring 0.5 decimals out of 3 decimals appertaining to L.R. Dag No. 223 all of the said Sultanpur Mouja J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the District of South 24 Parganas to Bhaskar Bhadra and Ashish Chatterjee for the consideration mentioned therein absolutely forever and free from all encumbrances;

- I. The said Sanjit Kumar Dutta, Ajit Kumar Dutta and Smt. Kalpana Dutta, executed a General Power of Attorney on 08.09.2008 which was registered in the office of A.D.S.R, Baruipur and recorded in Book No. – IV, Volume No. 1, pages 2849 to 2858 being No. 420 for the year 2008 in favour of Sri Bhaskar Bhadra and Sri Ashish Chatterjee to look after, execute and register the Sale deeds in respect of their shares in the said landed property.
- J. The said Sri Probodh Chandra Dey, executed and registered a General Power of Attorney on 08.09.2008 which was registered in the office of A.D.S.R, Baruipur and recorded in Book No. – IV, Volume No. 1, Pages 2840 to 2848 being No. 419 for the year 2008 in favour of Sri Bhaskar Bhadra and Sri Ashish Chatterjee to look after, execute and register the Sale deeds in respect of his share in the said landed property.
- K. The said Sanjit Kumar Dutta, Ajit Kumar Dutta, Probodh Chandra Dey and Smt. Kalpana Dutta while seized and possessed of the aforesaid landed property, sold, transferred and conveyed their right, title and interest in the said plot of land through their duly nominated and constituted Attorneys, Sri Bhaskar Bhadra and Sri Ashish Chatterjee, by virtue of a Deed of Sale dated 25.09.2012 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume

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No. 30 Pages 1323 to 1335 being No. 9664 for the year 2012 all that Sali land measuring 41 decimals out of 50 decimals appertaining to L.R. Dag No. 127, and also the land measuring 13.5 decimals out of 16 decimals appertaining to L.R. Dag No. 129 and also the land measuring 10 decimals out of 12 decimals appertaining to L.R. Dag No. 130 and also the land measuring 15 decimals out of 18 decimals appertaining to L.R. Dag No. 218 and also the land measuring 3 decimals out of 4 decimals appertaining to L.R. Dag No. 221 and also the land measuring 2.5 decimals out of 3 decimals appertaining to L.R. Dag No. 223 all 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 Digbasan Banerjee for the consideration mentioned therein absolutely forever and free from all encumbrances.

- L. The said Sanjit Kumar Dutta, Arup Dutta and Swarup Dutta, executed a General Power of Attorney on 12.03.2015 which was registered in the office of A.D.S.R, Baruipur and recorded in Book No. – IV, Volume No. 1, pages 3260 to 3269 being No. 342 for the year 2015 in favour of Sri Biswajit Ghosh to look after, execute and register the Sale deeds in respect of their shares in the said landed property.
- M. The said Sanjit Kumar Dutta, Bharati Dutta, Arup Dutta and Swarup Dutta while seized and possessed of the aforesaid landed property, sold, transferred and conveyed their right, title and interest in the said plot of land through their duly nominated and constituted Attorney Sri Biswajit Ghosh, by virtue of a Deed of Sale dated 20.03.2015 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume no.4 Pages 7944 to 7955 being No. 2665 for the year 2015 all that Sali land measuring 5.55 decimals out of 50 decimals appertaining to L.R. Dag No. 127 and also the land measuring 1.77 decimals out of 16 decimals comprises in L.R. Dag No. 129 and also the land measuring 1.33 decimals out of 12 decimals comprises in L.R. Dag No. 130 and also the land measuring 2 decimals out of 18 decimals comprises in L.R. Dag No. 218 and also the land measuring 0.44 decimals out of 4 decimals comprises in L.R. Dag No. 221 and also the land measuring 0.33 decimals out of 3 decimals comprises in L.R. Dag No. 223 all of Mouza - Sultanpur, J.L. No. 16 within the limit of Mallickpur



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Gram Panchayat, P.S. Baruipur in the District of South 24 Parganas to Digbasan Banerjee for the consideration mentioned therein absolutely forever and free from all encumbrances.

- N. The said Digbasan Banerjee, Bhaskar Bhadra and Ashish Chatterjee while seized and possessed of the aforesaid landed property, sold, transferred and conveyed their right, title and interest in the said landed property by virtue of a Deed of Sale dated 09.06.2016 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 1611-2016, pages 93306 to 93339 being No. 161105451 for the year 2016 piece and parcel of Sali Land admeasuring 12.5 decimals out of 50 decimals being portion of R.S. /L.R. Plot No. 127 and also the Land admeasuring 4 decimals out of 16 decimals being portion of R.S. /L.R. Plot No. 129 and also the Land admeasuring 3 decimals out of 12 decimals being portion of R.S. /L.R. Plot No. 130 and also the land admeasuring 4.5 decimals out of 18 decimals being portion of R.S. /L.R. Plot No. 218 and also the land admeasuring 1 decimal out of 4 decimals being portion of R.S. /L.R. Plot No. 221 and also the land admeasuring 0.75 decimals out of 3 decimals being portion of R.S. /L.R. Plot No. 223 all appertaining to L.R. Khatian Nos. 7, 396, 426, 509, 570 all in Mouza – Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas area in aggregate 25.75 decimals out of 103 decimals to Jachimaddin Daptari, for the consideration mentioned therein absolutely forever and free from all encumbrances;
- O. Said Jachimaddin Daptari while seized and possessed of the aforesaid landed property sold, transferred and conveyed his right, title and interest in the said landed property by virtue of Deed of Sale dated 08.06.2016 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 1611-2016, pages 97508 to 97538 being No. 161105731 for the year 2016 piece and parcel of Sali Land admeasuring 12.5 decimals out of 50 decimals being portion of R.S. /L.R. Plot No. 127 and also the Land admeasuring 4 decimals out of 16 decimals being portion of R.S. /L.R. Plot No. 129 and also the Land admeasuring 3 decimals out of 12 decimals being portion of R.S. /L.R. Plot No. 130 and also the land admeasuring 4.5 decimals out of 18 decimals being portion of R.S. /L.R. Plot



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No. 218 and also the land admeasuring 1 decimals out of 4 decimals being portion of R.S. /L.R. Plot No. 221 and also the land admeasuring 0.75 decimals out of 3 decimals being portion of R.S. /L.R. Plot No. 223 all appertaining to L.R. Khatian Nos. 7, 396, 426, 509, 570 all in Mouza – Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas area in aggregate 25.75 decimals out of 103 decimals to Lopa Chatterjee for the consideration mentioned therein absolutely forever and free from all encumbrances;

- P. Thus the aforesaid manner the vendor herein became absolute owner of the land admeasuring 4.5 decimals out of 18 decimals being portion of R.S. /L.R. Plot No. 218 and also the land admeasuring 1 decimals out of 4 decimals being portion of R.S. /L.R. Plot No. 221 all appertaining to L.R. Khatian Nos. 7, 396, 426, 509, 570 all in Mouza – Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas area in aggregate 5.5 decimals out of 22 decimals.

THE SCHEDULE "B" ABOVE REFERRED TO
(THE SAID LANDED PROPERTY)

ALL THAT two pieces and parcels of undivided land admeasuring in aggregate 5.5 decimals out of 22 decimals the particulars whereof are given in table below all lying and situated at mouza Sultanpur, J.L. No. 16, P.S.- Bishnupur, District- South 24 Parganas, butted and bounded in the manner herein after appearing:-

Sl. No.	R.S. /L.R. Dag Nos.	L.R. Khatian Nos.	Total Area	Area Sold	Boundary				
					North				
1	218	7, 396, 426, 509, 570	18	4.5	Part of Dag Nos. 219 & 220	Part of Dag No. 217 & 202	Dag No. 217	No.	Dag No. 201
2	221	7, 396, 426, 509, 570	04	1	Dag No. 128	Dag No. 200	Dag No. 220	No.	Dag No. 222
		Total	22	5.5					

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



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

26 JUL 2016

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 3,33,333/- (Rupees Three Lakhs Thirty Three Thousand Three Hundred Thirty Three only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

SN	Cheque No.	Date	Bank and its address	Amount (Rs.)
1.	321372	20.07.2016	HDFC Bank Ltd. Stephen House, 4, B.B.D. Bag East, Kolkata-700001	3,33,333.00
TOTAL				3,33,333.00

Rupees Three Lakhs Thirty Three Thousand Three Hundred Thirty Three only

Utpal Chatterjee

(VENDOR)

WITNESSES:

1. *Amitabh Banerjee*
197/30, N.S.C. Baner Road
Kol-40

2. *Gita Banerjee*
SN-272222?



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

26 JUL 2016

SITE PLAN

R.S.DAG NO:218,221

MOUZA:SULTAPUR J.L NO-16

GRAM PANCHAYET: MULICKPUR

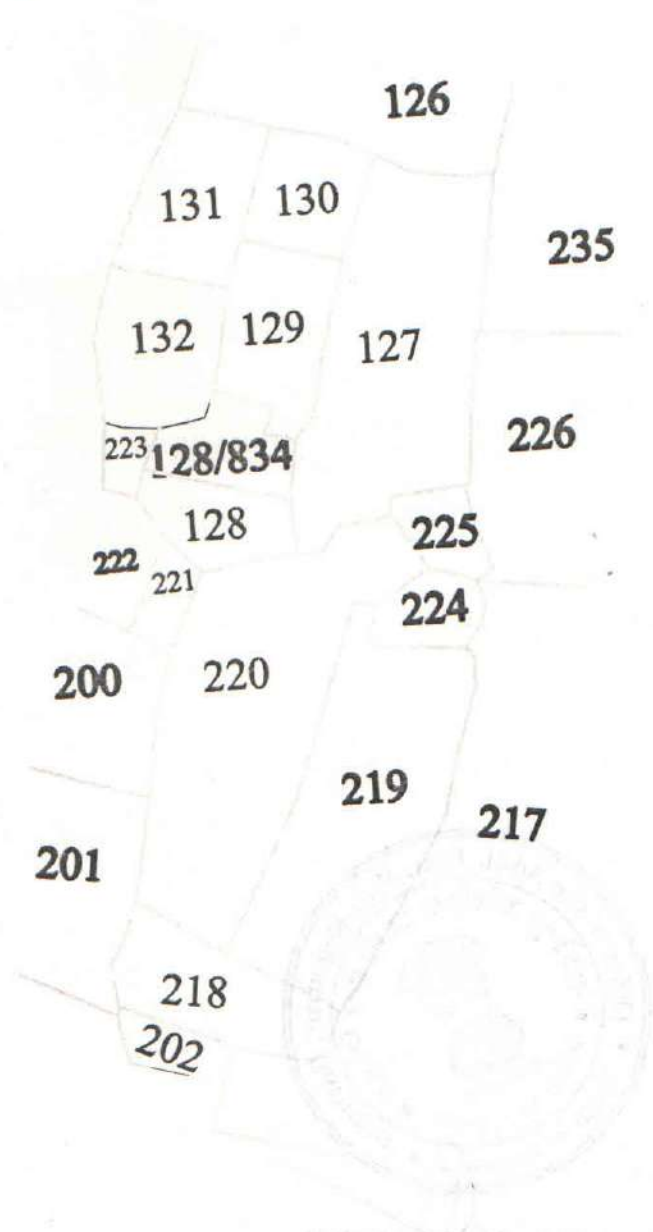
P.S:BARUIPUR DIST-24 PGNS(S)

EXTRACT FROM R.S. MOUZA MAP

TOTAL DAG AREA:103 DECIMALS

AREA SOLD HEREIN :5.5 DECIMALS(MORE OR LESS)

N



Lopa Chattopadhyay

SIGNATURE OF VENDORS

Moule Singhania

SIGNATURE OF PURCHASER



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

26 JUL 2016

Photo & Signatures of
the Executants
(Presentants)

SPECIMEN FOR TEN FINGER PRINTS



Lopa Chatterjee

LC *Lopa Chatterjee*



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Mou Singhain

Mou Singhain



Little Ring Middle Index Thumb
(Left Hand)



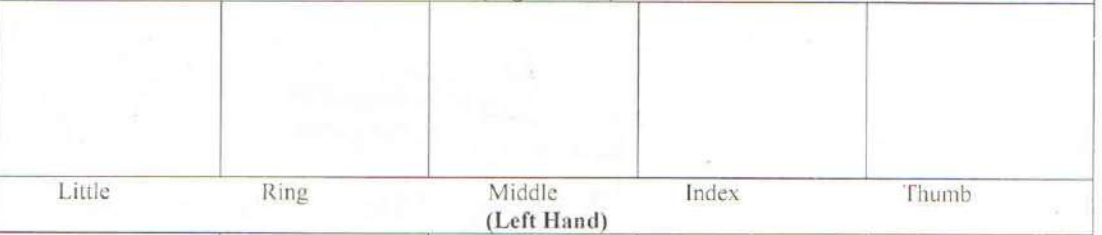
Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)

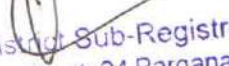


Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

26 JUL 2016



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 16110000950644/2016

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	Mrs LOPA CHATTERJEE 64/10, DHAKURIA STATION ROAD, Dhakuria Station Road, P.O:- DHAKURIA, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700031	Seller			<i>lopa chatterjee</i> 25/07/16
2	Mr ALOKE KUMAR SINGHANIA Block-B, Harbour Heights, 35/1 Dimond Harbour Road, Diamond Harbour Road, P.O:- ALIPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Buyer			

Sl. No.	Name of the Applicant	Address
1	[Faint Name]	[Faint Address]
2	[Faint Name]	[Faint Address]



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

26 JUL 2016

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr ARUN BHOWMICK Son of Mr NARAYAN CHANDRA BHOWMICK BENIADANGA (NATUNPARA), P.O:- MALLICKPUR, P.S:- Baruipur, Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700144	Mrs LOPA CHATTERJEE, Mr ALOKE KUMAR SINGHANIA	<i>Arun Bhowmick</i> 26/7/16

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



REGISTRAR'S OFFICE SOUTH 24 PARGANAS WEST BENGAL

5 JUL 2016

31/07/16



[Handwritten signature]

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

26 JUL 2016

आयकर विभाग

INCOME TAX DEPARTMENT

ALOKE KUMAR SINGHANIA

KESHAR DEO SINGHANIA

23/10/1960

Permanent Account Number

ALPPS2752R

Mou Singhania

Signature



भारत सरकार

GOVT. OF INDIA



01032014

Mou Singhania



ভারত সরকার

Government of India



অলোক কুমার সিংঘানিয়া
Aloke Kumar Singhania
পিতা : কেশর দেও সিংঘানিয়া
Father : Keshar Deo Singhania
জন্মতারিখ / DOB : 23/10/1960
পুরুষ / Male



9541 5866 3757

আধার - সাধারণ মানুষের অধিকার

Mou Singhania



ভারত সরকারের অনন্য প্রমাণিকরণ

Unique Identification Authority of India

ঠিকানা:
ব্লক-বি হারবার হাইট-টু ফ্লোর,
35-1 ডায়মন্ড হারবার রোড,
আলিপুর, কোলকাতা, আলিপুর,
পশ্চিম বঙ্গ, 700027

Address:
BLOCK-B HARBOUR HEIGHTS 2
ND FLOOR, 35/1 DIAMOND
HARBOUR ROAD, Alipore,
Kolkata, Alipore, West Bengal,
700027

9541 5866 3757

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Mou Singhania



ভারতীয় পরিচয় পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
ব্লক-বি হারবার হাইট-টু ফ্লোর,
35-1 ডায়মন্ড হারবার রোড,
আলিপুর, কোলকাতা, আলিপুর,
পশ্চিম বঙ্গ, 700027

Address:
BLOCK-B HARBOUR HEIGHTS 2
ND FLOOR, 35/1 DIAMOND
HARBOUR ROAD, Alipore,
Kolkata, Alipore, West Bengal,
700027

1800 300 1947
www.uidai.gov.in
help@uidai.gov.in
www.uidai.gov.in
9541 5866 3737
www.uidai.gov.in
9541 5866 3757
www.uidai.gov.in
1947
1800 300 0081

ঠিকানা:
ব্লক-বি হারবার হাইট-টু ফ্লোর,
35-1 ডায়মন্ড হারবার রোড,
আলিপুর, কোলকাতা, আলিপুর,
পশ্চিম বঙ্গ, 700027
Address:
BLOCK-B HARBOUR HEIGHTS 2
ND FLOOR, 35/1 DIAMOND
HARBOUR ROAD, Alipore,
Kolkata, Alipore, West Bengal,
700027
Unique Identification Authority of India
ভারতীয় পরিচয় পরিচয় প্রাধিকরণ



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LMW4218145



নির্বাচকের নাম : লোপা চ্যাটার্জী
Elector's Name : Lopa Chatterjee
স্বামীর নাম : আশীষ চ্যাটার্জী
Husband's Name : Ashish Chatterjee
লিঙ্গ/Sex : ম/ম
জন্ম তারিখ : 09/11/1964
Date of Birth :

Lopa Chatterjee

LMW4218145

ঠিকানা:

64/10, ধাকুরিয়া স্টেশন রোড, চেন্নাই-৪২ থেকে দক্ষিণ,
কলকাতা মিউনিসিপাল কর্পোরেশন, লেক, দক্ষিণ ২৪ পরগণা-
700031

Address:

64/10, DHAKURIA STATION ROAD, PR.
42-END, KOLKATA MUNICIPAL
CORPORATION, LAKE, SOUTH 24
PARGANAS-700031

Date: 22/12/2012

149-কাসবা নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক অফিসারের
স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for
149-Kasba Constituency

নিয়ন্ত্রক অফিসারের নাম লিখুন
নতুন ঠিকানার ক্ষেত্রে নিম্নে উল্লিখিত ফর্মটি
সম্পূর্ণ ভাবে পূরণ করে পরিচয়পত্র
পত্রের জন্য বিদ্যমান ফর্মটি
পরিচয়পত্রের নতুন ঠিকানা
সহ প্রেরণ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Lopa Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

लोपा चट्टर्जी
DIGBASAN BANERJEE

09/11/1964
Permanent Account Number
AELPC1254K

Signature



Lopa Chatterjee



ভারত সরকার
Government of India



অরুন ভৌমিক
Arun Bhowmick
পিতা : নারায়ণ চন্দ্র ভৌমিক
Father : Narayan Chandra Bhowmick

জন্মতারিখ / DOB: 28/02/1970
পুরুষ / Male



2374 4262 7725

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: মলিকপুর
বেনিয়া ডাঙ্গা নতুন পাড়া, হরিহরপুর
মলিকপুর, দক্ষিণ ২৪ পরগণা
পশ্চিম বঙ্গ

Address: Mallickpur, Benia
Danga Natun Para,
Hariharpur, South 24
Parganas, Mallickpore, West
Bengal, 700145

2374 4262 7725

1947
1800 260 4947

help@uidai.gov.in

www.uidai.gov.in

Arun Bhowmick

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

GRN: 19-201617-001426536-1

GRN Date: 20/07/2016 10:32:27

BRN: 242132943

Payment Mode Online Payment

Bank: HDFC Bank

BRN Date: 20/07/2016 10:47:20

DEPOSITOR'S DETAILS

Name: ALOKE KUMAR SINGHANIA

Contact No.: 03324495032

E-mail:

Address: 35/1 D H ROAD BLOCKB
KOLKATA 700027

Applicant Name: Mr ESHA GANGULY

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Sale Document

Id No.: 16110000950644/1/2016

[Query No./Query Year]

Mobile No.: +91 9433080062

06398

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16110000950644/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	3663
2	16110000950644/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	16567

In Words: Rupees Twenty Thousand Two Hundred Thirty only

Total

20230

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mrs LOPA CHATTERJEE Wife of Mr ASHIS CHATTERJEE 64/10, DHAKURIA STATION ROAD, Dhakuria Station Road, P.O:- DHAKURIA, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700031

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mrs LOPA CHATTERJEE Wife of Mr ASHIS CHATTERJEE 64/10, DHAKURIA STATION ROAD, Dhakuria Station Road, P.O:- DHAKURIA, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 26/07/2016; Date of Admission : 26/07/2016; Place of Admission of Execution : Pvt. Residence

02/08/2016 Query No:-16110000950644 / 2016 Deed No :I - 161106398 / 2016, Document is digitally signed.

D. 07. 2016

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr ALOKE KUMAR SINGHANIA Son of Mr LATE KESHAR DEO SINGHANIA Block-B, Harbour Heights, 35/1 Dimond Harbour Road, Diamond Harbour Road, P.O:- ALIPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 26/07/2016; Date of Admission : 26/07/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr ARUN BHOWMICK Son of Mr NARAYAN CHANDRA BHOWMICK BENIADANGA (NATUNPARA), P.O:- MALLICKPUR, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mrs LOPA CHATTERJEE, Mr ALOKE KUMAR SINGHANIA	

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:- 218 , RS Khatian No:- 507	4.5 Dec	2,72,727/-	2,72,727/-	Proposed Use: Bastu, ROR: Shali
L2	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur	RS Plot No:- 221 , RS Khatian No:- 509	1 Dec	60,606/-	60,606/-	Proposed Use: Bastu, ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mrs LOPA CHATTERJEE	Mr ALOKE KUMAR SINGHANIA	4.5	100

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L2	Mrs LOPA CHATTERJEE	Mr ALOKE KUMAR SINGHANIA	1	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ESHA GANGULY
Address	PALPARA EAST,Thana : Chakdaha, District : Nadia, WEST BENGAL, PIN - 741222
Applicant's Status	Advocate

02/08/2016 Query No:-16110000950644 / 2016 Deed No :l - 161106398 / 2016, Document is digitally signed.

5 00 00

Office of the A.D.S.R. BARUIPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161106398 / 2016

Query No/Year	16110000950644/2016	Serial no/Year	1611006809 / 2016
Deed No/Year	I - 161106398 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mrs LOPA CHATTERJEE	Presented At	Private Residence
Date of Execution	26-07-2016	Date of Presentation	26-07-2016

Remarks

On 25/07/2016

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 3,33,333/-



(Debajyoti Bandyopadhyay)

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

On 26/07/2016

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

Presented for registration at 12:45 hrs on : 26/07/2016, at the Private residence by Mrs LOPA CHATTERJEE ,Executant.

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

Execution is admitted on 26/07/2016 by

Mrs LOPA CHATTERJEE, Wife of Mr ASHIS CHATTERJEE, 64/10, DHAKURIA STATION ROAD, Road: Dhakuria Station Road, , P.O: DHAKURIA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, By caste Hindu, By Profession House wife
Indetified by Mr ARUN BHOWMICK, Son of Mr NARAYAN CHANDRA BHOWMICK, BENIADANGA (NATUNPARA), P.O: MALLICKPUR, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Business

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

Execution is admitted on 26/07/2016 by

Mr ALOKE KUMAR SINGHANIA, Son of Mr LATE KESHAR DEO SINGHANIA, Block-B, Harbour Heights, 35/1 Dimond Harbour Road, Road: Diamond Harbour Road, , P.O: ALIPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Business
Indetified by Mr ARUN BHOWMICK, Son of Mr NARAYAN CHANDRA BHOWMICK, BENIADANGA (NATUNPARA), P.O: MALLICKPUR, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, 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 29/07/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,663/- (A(1) = Rs 3,663/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,663/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 3,663/- is paid, by online on 20/07/2016 10:47AM with Govt. Ref. No. 192016170014265361 on 20-07-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 242132943 on 20/07/2016, Head of Account 0030-03-104-001-16

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. 16,667/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 16,567/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 16,567/- is paid, by online on 20/07/2016 10:47AM with Govt. Ref. No. 192016170014265361 on 20-07-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 242132943 on 20/07/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 31534, Purchased on 23/07/2016, Vendor named 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 1611-2016, Page from 121846 to 121877

being No 161106398 for the year 2016.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2016.08.02 15:59:28 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 02/08/2016 15:59:27
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.

(This document is digitally signed.)

02/08/2016 Query No:-16110000950644 / 2016 Deed No :I - 161106398 / 2016, Document is digitally signed.