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Baruipur-121 (8/16) - 29-07/77/2015

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 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.

S 169186

Add. District Sub-Registrar  
 Baruipur, South 24 Parganas

18 AUG 2015

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

201517

**SALE DEED**

THIS DEED OF SALE is made on this the 14<sup>th</sup> day of August, Two Thousand and Fifteen  
 (2015) A.D.

BETWEEN

(1) ABDUL KASEM DAPTARI, (2) ABDUL RAHIM DAPTARI, (3) ABDUL LATIF DAPTARI,  
 all sons of Late MONAJAT DAPTARI, all by faith Muslim, all by Nationality - Indian, all  
 by occupation Cultivators, all residing at Vill - Sultanpur, P.O. Mallickpur, P.S. Baruipur,  
 District South 24 Parganas, Pin-700145, hereinafter referred to as the VENDORS (which  
 expression shall mean and include unless excluded by or repugnant to the context  
 their heirs, executors, successors, representatives and assigns) of the FIRST PART.

32722

25 JUN 2015

কর্তৃপক্ষের পক্ষে



LC Fl  
4077

কর্তৃপক্ষের পক্ষে



LC Fl  
4076

গাভীন্দ্র কুমার

(LTI of Abdu Lohf  
LTI of)



কর্তৃপক্ষের পক্ষে



LC Fl  
4088

ANGELICA REALTY PRIVATE LIMITED

*Ana Sharma*

Director / Authorised Signatory

Identified by me:

- Ana Sharma
- S/O, M.C. Sharma
- Vill - Natampore, P.O - Halishya
- P.S - Barupur, Kot-145

No. .... Date .....

Sold to .....

Address .....

No. 25 JUN 2015

ASHOK KUMAR SINGH  
ADVOCATE  
2 HARE STREET  
CALCUTTA - 700 00

NICEO HOUSE  
5TH FLOOR

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

25 JUN 2015



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AND

ANGELICA REALTY PRIVATE LIMITED [PAN - AAMCA4153F], a Private Limited Company incorporated within the provisions of Companies Act, 1956 having its registered office at 36/1A, Elgin Road P.S. - Bhawanipore, Kolkata - 700 020 being represented by Prakash Kumar Bhimrajka, son of Late Bajrang Lal Bhimrajka, [PAN - ADGPB7657M], of 36/1A, Elgin Road, P.S. - Bhawanipore, Kolkata - 700 020, hereinafter referred to as the PURCHASER (which expression shall mean and include its/their successors-in-interest/office, administrators and/or assigns) of the OTHER PART:

THE PROPERTY: Sali (Agricultural) Land admeasuring 8 decimals out of 16 decimals land being portion of R.S. /L.R. Plot No. 129 appertains to L.R. Khatian Nos. 7, 396, 426, 509, 570 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 owners in respect of the said landed property, as acquired by purchase from its erstwhile owners as described in the Schedule - 'A' below.
- B. The vendors herein desires to sell the said landed property, at and for the consideration of Rs. 4,84,848/- (Rupees Four Lakhs Eighty Four Thousand Eight Hundred Forty Eight only) free from all encumbrances;
- C. In pursuance of the offer and acceptance and the Purchasers relying on the aforesaid representations, assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring 8 decimals at and for the said consideration of Rs. 4,84,848/- (Rupees Four Lakhs Eighty Four Thousand Eight Hundred Forty Eight only), and agreed to sell the



*[Handwritten signature]*

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said landed property to the Purchasers absolutely, forever and free from all encumbrances;

- D. The Vendors have authorized and appointed M/s. Mallabhum Human Resource Development Trust to receive the sum of Rs. 3,55,782/- (Rupees Three Lakhs Fifty Five Thousand Seven Hundred Eighty Two only) and the sale proceeds/consideration on their behalf from the purchaser and the purchaser shall pay the remaining sale consideration to the vendors no.1 & 3 herein in discharge of its liability.
- E. 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 vendors in favour of the Purchaser, the vendors 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. 4,84,848/- (Rupees Four Lakhs Eighty Four Thousand Eight Hundred Forty Eight only) paid by the Purchaser by way of Demand Draft in favor of Mallabhum Human Resource Development Trust and vendors no. 1 & 3 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 8 decimals out of 16 decimals being the portion of R.S./L.R. Plot No. 129 appertains to L.R. Khatian Nos. 7, 396, 426, 509, 570 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



  
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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 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



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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, lispensens, 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 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



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said Landed property hereby conveyed, sold and transferred by the vendors is 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.

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.

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

- i. The vendors 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 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.



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- v. 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 Bisakha Dey, was the recorded owner of the land admeasuring 5.333 decimals out of 16 decimals in R.S./L.R. Dag No. 129, 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 aforesaid plot of land transferred her right, title and interest in the said plot of land, 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 5.334 decimals out of 16 decimals in R.S./L.R. Dag No. 129, along with other dags all pertaining to L.R. Khatian No. 426 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 favor 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 Dutta were the recorded owners of 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, 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 Dutta got their names mutated in the records of L.R.R.O.R. being no. 570, 7, 396 and 509 in respect of their share in the said landed property;



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- D. While seized and possessed of 1.778 decimals out of the said Landed property said Ranjit Kumar Dutta died issueless intestate leaving behind his two brother namely Sanjit Dutta and Ajit Dutta and none else as his heirs and legal representatives and they inherited 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 1.778 decimals 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 5.333 decimals 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, deceased as per Hindu Succession Act, 1956;
- G. The said Smt. Aparna Addya, executed and 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 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 measuring 2.5 decimals out of 16 decimals appertaining to L.R. Dag No. 129, 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




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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 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 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 Attorney, 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 No. 30 Pages 1323 to 1335 being No. 9664 for the year 2012 all that Sali land measuring 13.5 decimals out of 16 decimals appertaining to L.R. Dag No. 129, 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 Digbasan Banerjee for the consideration mentioned therein absolutely forever and free from all encumbrances;
- L. It appeared from the aforesaid Sale Deed No. 9664 of 2012 that Sanjit Kumar Dutta, Ajit Kumar Dutta, Probodh Chandra Dey and Smt. Kalpana Dutta sold transferred land admeasuring 13.5 decimals but they had only together 13.333



  
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decimals only as such the transferor had no right, title and interest in the land exceeds 0.167 decimals and has marketable title in respect thereof only.

- M. 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 of the even date 14.08.15<sup>th</sup> which was registered in the Office of ADSR Baruipur all that Sali land admeasuring 8 decimals out of 16 decimals appertaining to L.R. Dag No. 129, 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 Abdul Kasem Daptari, Abdul Rahim Daptari and Abdul Latif Daptari for the consideration mentioned therein absolutely forever and free from all encumbrances;
- N. Thus the vendors herein became absolute owners of the land admeasuring 8 decimals out of 16 decimals in the R.S. & L.R. Plot no. 129 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 8 decimals out of 16 decimals being the demarcated part of R.S. /L.R. Dag No. 129, appertain to L. R. Khatian Nos. 7, 396, 426, 509, 570 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. 130 of Sultanpur Mouza;  
On the South : By Dag No. 128/834 of Sultanpur Mouza;  
On the East : By Dag No. 127 of Sultanpur Mouza;  
On the West : By Part of Dag No. 129 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 WITNESS WHEREOF the vendors have executed and delivered this Deed of Sale on the day month and year first above written.

|   |  |
|---|--|
| <p>EXECUTED AND DELIVERED by the within named parties at Kolkata in the presence of:</p> <p>1. <i>বাহু মল্লিক</i><br/><i>সুধা মল্লিক</i></p> <p>2. <i>সত্যজিৎ মল্লিক</i><br/><i>সুশীলা দেবী</i><br/><i>সত্যজিৎ মল্লিক ১৪৪</i><br/><i>(বয়স = ১৪৫)</i></p> | <p><i>ক. সত্যজিৎ মল্লিক</i></p> <p><i>সত্যজিৎ মল্লিক</i></p> <p><i>সত্যজিৎ মল্লিক</i></p> <p><i>ব: প. কালিমা সত্যজিৎ মল্লিক</i></p> <p></p> <p>VENDORS</p> <p><i>ANGELICA REALTY PRIVATE LIMITED</i><br/><i>Pratik Bhunia</i><br/><i>Director / Auctioneering Secretary</i></p> <p>PURCHASER</p> |
|---|--|

Drafted by me and prepared in my office:

*Ashok Kumar Singh*

(ASHOK KUMAR SINGH)  
Advocate  
High Court, Calcutta



Adcl. District Sub-Registrar  
Baruipur, South 24 Parganas

1.4 AUG 2015





*(Handwritten signature)*

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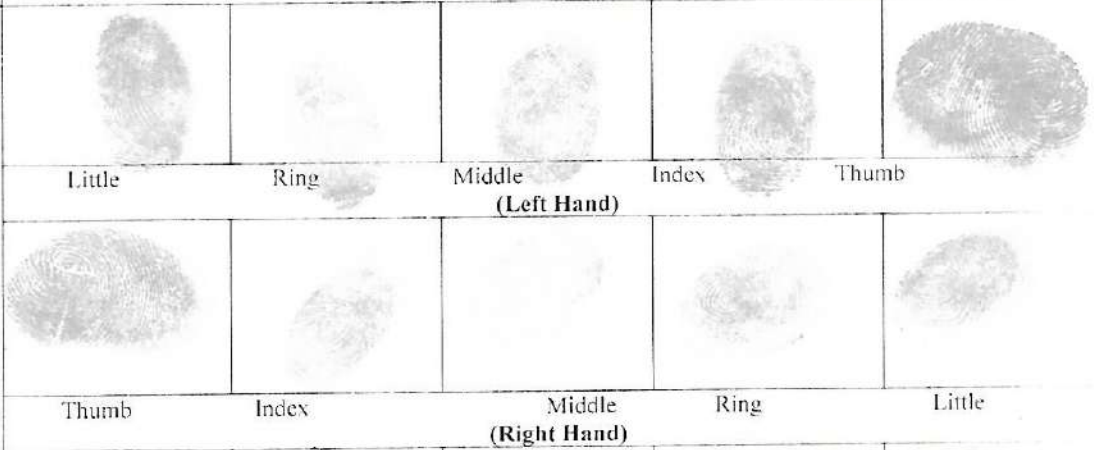
Photo & Signatures of  
the Executants  
Presentants

SPECIMEN FOR TEN FINGER PRINTS

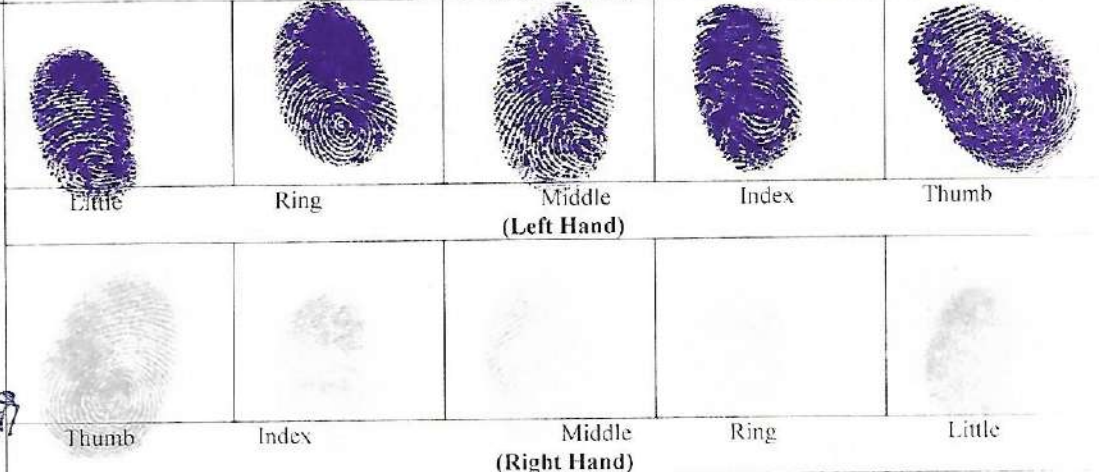


মহাশয় মৃত্যুঞ্জয়

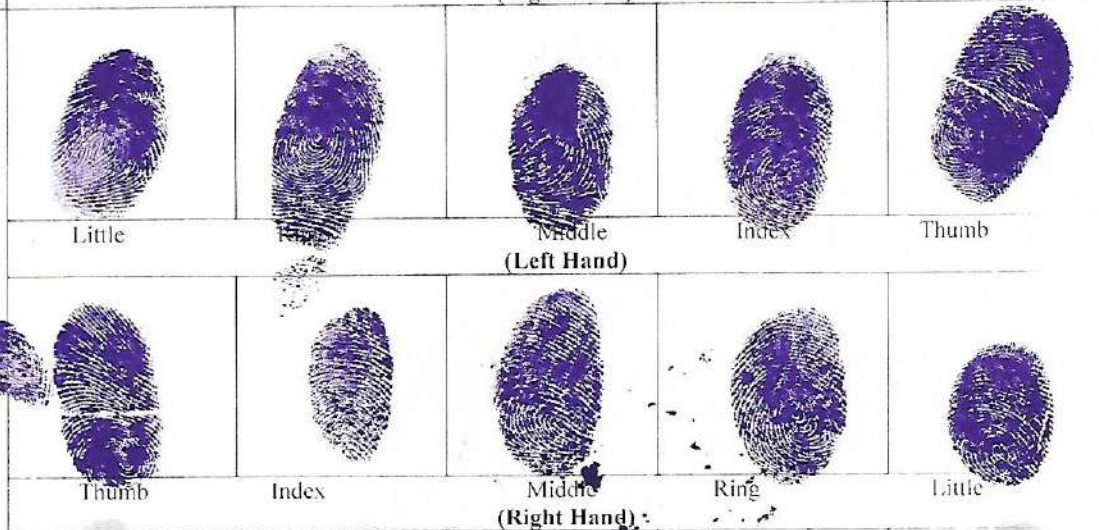
মহাশয় মৃত্যুঞ্জয়



মহাশয়  
ব: ক: মৃত্যুঞ্জয়

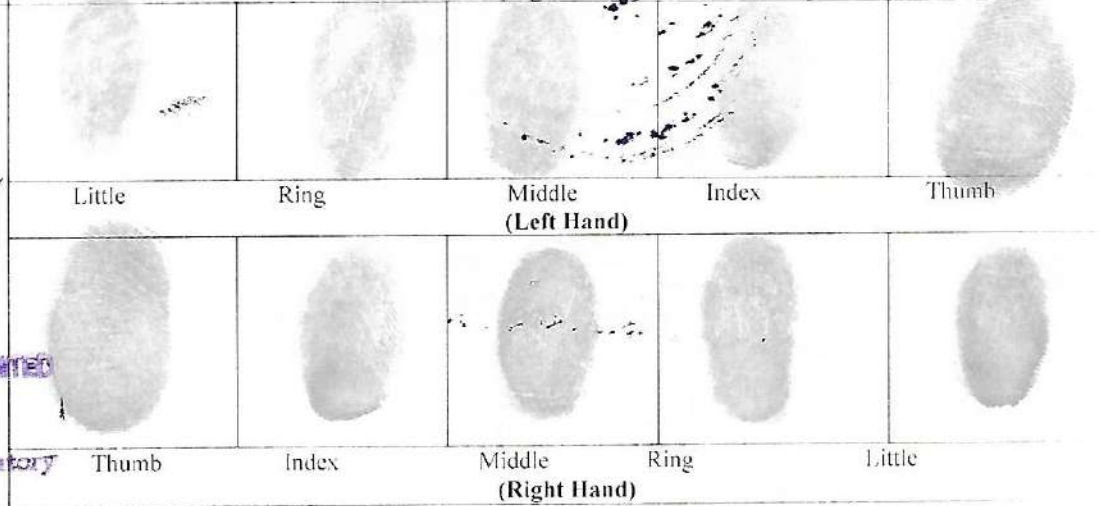


মহাশয় মৃত্যুঞ্জয়




ANGELICA REALTY PRIVATE LIMITED

Director / Authorised Signatory





  
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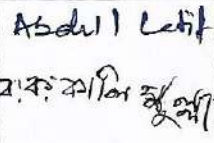
Government of West Bengal

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 16111000201517/2015

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      | Abdul Kasem Daptari<br>Sultanpur, P.O:-<br>Mallickpur, P.S:-<br>Baruipur, Baruipur,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700145 | Seller   |    |    | <br>20/9/15               |
| 2      | Abdul Rahim Daptari<br>Sultanpur, P.O:-<br>Mallickpur, P.S:-<br>Baruipur, Baruipur,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700145 | Seller   |   |  | <br>SR-1-82              |
| 3      | Abdul Latif Daptari<br>Sultanpur, P.O:-<br>Mallickpur, P.S:-<br>Baruipur, Baruipur,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700145 | Seller   |  |  | <br>Abdul Latif Daptari |



Handwritten signature  
Addl. District Sub-Registrar  
Barulpur, South 24 Parganas

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

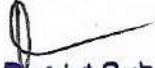
| Sl No. | Name of the Executant   | Category  | Photo   | Finger Print   | Signature with date  |
|--------|---|---|---|--|--|
| 4      | Prakash Bhimrajka 36/1<br>A Elgin Road, P.O:-<br>Bhawanipore, P.S:-<br>Bhawanipore, Kolkata,<br>District:-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700020                              | Represent<br>ative of<br>Buyer<br>[Angelica<br>Realty Pvt<br>Ltd ]                  |  |              | <br>12/8/15 |
| Sl No. | Name and Address of identifier  | Identifier of   |   | Signature with date  |  |
| 1      | Arun Bhowmick<br>Son of Narayan Chandra Bhowmick<br>Beniadanga ( Natun Para ), P.O.-<br>Mallickpur, P.S:- Baruipur, Baruipur,<br>District:-South 24-Parganas, West<br>Bengal, India, PIN - 700145 | Abdul Kasem Daptari, Abdul Rahim Daptari,<br>Abdul Latif Daptari, Prakash Bhimrajka |   | <br>04-8-15 |  |

(Debajyoti  
Bandyopadhyay)

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





  
Addl. District Sub-Registrar  
Baruipur, South 24 Parganas

14 AUG 2015

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

| Seller Details |   |
|----------------|---|
| SL No.         | Name, Address, Photo, Finger print and Signature  |
| 1              | <p>Abdul Kasem Daptari<br/>Son of Late Monajat Daptari<br/>Sultanpur, P.O:- Mallickpur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145<br/>Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India,<br/>Status : Self<br/>Date of Execution : 14/08/2015<br/>Date of Admission : 14/08/2015<br/>Place of Admission of Execution : Pvt. Residence</p> |
| 2              | <p>Abdul Rahim Daptari<br/>Son of Late Monajat Daptari<br/>Sultanpur, P.O:- Mallickpur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145<br/>Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India,<br/>Status : Self<br/>Date of Execution : 14/08/2015<br/>Date of Admission : 14/08/2015<br/>Place of Admission of Execution : Pvt. Residence</p> |
| 3              | <p>Abdul Latif Daptari<br/>Son of Late Monajat Daptari<br/>Sultanpur, P.O:- Mallickpur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145<br/>Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India,<br/>Status : Self<br/>Date of Execution : 14/08/2015<br/>Date of Admission : 14/08/2015<br/>Place of Admission of Execution : Pvt. Residence</p> |

| Buyer Details |  |
|---------------|--|
| SL No.        | Name, Address, Photo, Finger print and Signature   |
| 1             | <p>Angelica Realty Pvt Ltd<br/>           36/1 A Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020<br/>           PAN No. AAMCA4153F,<br/>           Status : Organization<br/>           Represented by representative as given below:-</p>  |
| 1(1)          | <p>Prakash Bhimrajka, Represented<br/>           Son of Late Bajrang Lal Bhimrajka<br/>           36/1 A Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020<br/>           Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADGPB7657M,<br/>           Status : Representative<br/>           Date of Execution : 14/08/2015<br/>           Date of Admission : 14/08/2015<br/>           Place of Admission of Execution : Pvt. Residence</p> |

### B. Identifier Details

| Identifier Details |  |   |           |
|--------------------|--|---|-----------|
| SL No.             | Identifier Name & Address  | Identifier of   | Signature |
| 1                  | <p>Arun Bhowmick<br/>           Son of Narayan Chandra Bhowmick<br/>           Beniadanga ( Natun Para ), P.O:-<br/>           Mallickpur, P.S:- Baruiপুর, Baruiপুর,<br/>           District:-South 24-Parganas, West Bengal, India, PIN - 700145<br/>           Sex: Male, By Caste: Hindu,<br/>           Occupation: Business, Citizen of: India,</p> | <p>Abdul Kasem Daptari, Abdul<br/>           Rahim Daptari, Abdul Latif Daptari,<br/>           Prakash Bhimrajka</p> |           |

### C. Transacted Property Details

| Land Details |   |  |              |                        |                      |                                 |
|--------------|---|--|--------------|------------------------|----------------------|---------------------------------|
| Sch No.      | Property Location   | Plot No & Khatian No/<br>Road Zone   | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details                   |
| L1           | <p>District: South 24-Parganas, P.S:-<br/>           Baruiপুর, Gram Panchayat:<br/>           MALLIKPUR, Mouza: Sultanpur</p> | <p>RS Plot No:-<br/>           129<br/>           , RS Khatian<br/>           No:- 396</p> | 8 Dec        | 4,84,848/-             | 4,84,848/-           | 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  | Abdul Kasem Daptari | Angelica Realty Pvt Ltd | 2.66667          | 33.3333                |
|   | Abdul Latif Daptari | Angelica Realty Pvt Ltd | 2.66667          | 33.3333                |
|   | Abdul Rahim Daptari | Angelica Realty Pvt Ltd | 2.66667          | 33.3333                |

#### D. Applicant Details

| Details of the applicant who has submitted the requisition form |   |
|---|---|
| Applicant's Name  | Ashok Kumar Singh   |
| Address   | Thana : Baruipur, District : South 24-Parganas, WEST BENGAL |
| Applicant's Status  | Advocate  |

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

Endorsement For Deed Number : I - 161107177 / 2015

|                    |                            |                      |                   |
|--------------------|----------------------------|----------------------|-------------------|
| Query No/Year      | 16111000201517/2015        | Serial no/Year       | 1611007742 / 2015 |
| Deed No/Year       | I - 161107177 / 2015       |                      |                   |
| Transaction        | [0101] Sale, Sale Document |                      |                   |
| Name of Presentant | Abdul Kasem Daptari        | Presented At         | Private Residence |
| Date of Execution  | 14-08-2015                 | Date of Presentation | 14-08-2015        |

Remarks

On 14/08/2015

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

Presented for registration at 20:58 hrs on : 14/08/2015, at the Private residence by Abdul Kasem Daptari , one of the Executants.

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

Execution is admitted on 14/08/2015 by

Abdul Kasem Daptari, Son of Late Monajat Daptari, Sultanpur, P.O: Mallickpur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation

Indetified by Arun Bhowmick, Son of Narayan Chandra Bhowmick, Beniadanga ( Natun Para ), P.O: Mallickpur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

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

Execution is admitted on 14/08/2015 by

Abdul Rahim Daptari, Son of Late Monajat Daptari, Sultanpur, P.O: Mallickpur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation

Indetified by Arun Bhowmick, Son of Narayan Chandra Bhowmick, Beniadanga ( Natun Para ), P.O: Mallickpur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

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

Execution is admitted on 14/08/2015 by

Abdul Latif Daptari, Son of Late Monajat Daptari, Sultanpur, P.O: Mallickpur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Muslim, By Profession Cultivation

Indetified by Arun Bhowmick, Son of Narayan Chandra Bhowmick, Beniadanga ( Natun Para ), P.O: Mallickpur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

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

Execution is admitted on 14/08/2015 by

Prakash Bhimrajka, Represented , Angelica Realty Pvt Ltd , 36/1 A Elgin Road, P.O: Bhawanipore, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020  
Identified by Arun Bhowmick, Son of Narayan Chandra Bhowmick, Beniadanga ( Natun Para ), P.O: Mallickpur, Thana: Baruipur, , City/Town: 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 18/08/2015

**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 5,331/- ( A(1) = Rs 5,324/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 5,331/-

**Description of Draft**

1. Rs 5,331/- is paid, by the Draft(8554) No: 570529000405, Date: 07/08/2015, Bank: STATE BANK OF INDIA (SBI), BALLYGUNGE.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 24,252/- and Stamp Duty paid by Draft Rs 24,252/-, by Stamp Rs 50/-

**Description of Stamp**

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 32722, Purchased on 25/06/2015, Vendor named A Banerjee.

**Description of Draft**

1. Rs 24,252/- is paid, by the Draft(8554) No: 570508000405, Date: 06/08/2015, Bank: STATE BANK OF INDIA (SBI), BALLYGUNGE.



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

On 30/07/2015

**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  
4,84,848/-



(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 1611-2015, Page from 57941 to 57964

being No 161107177 for the year 2015.



Digitally signed by DEBAJYOTI  
BANDHYOPADHYAY  
Date: 2015.08.26 18:20:56 +05:30  
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 26/08/2015 18:20:56

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)