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सत्यमेव जयते

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 050940

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

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DEED OF SALE

THIS DEED OF SALE is made on this 31st day of January, 2019 BETWEEN:-

[1]. SRI KARTIK CHAKRABARTI [PAN No-ABYPC5137F] son of late Dinanath Chakrabarti, by faith Hindu, by nationality Indian, by occupation Retired, residing at 1. Kalicharan Ghosh Road, P.O-Sinhi, P.S-Barahanagar, Dist-North 24 Parganas, Kolkata-700 050 [2]. SMT. MADHUMITA CHAKRAVARTY [PAN No-AGXPC8826B] wife of Sri Kartik Chakrabarti, by faith Hindu, by nationality Indian by occupation Housewife, residing at 1. Kalicharan Ghosh Road, P.O-Sinhi, P.S-Barahanagar, Dist-North 24 Parganas, Kolkata-700 050 hereinafter jointly called the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, assigns and/or nominees) of the ONE PART.

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AND

[1]. **KUDDUS SEIKH [PAN No-CGOPS3582D]** son of Abdul Rasid, by faith Muslim, by nationality Indian, by occupation Business, residing at Atghara, Biswaspara, P.O-Rajarhat Gopalpur, P.S-Baguiati, Dist-North 24 Parganas, Kolkata-700 136, [2]. **PANDU SK ALIAS PANDU SAIKH [PAN No-FLTPS5057M]** son of Kalu Saikh alias Kalu Sk, by faith Hindu, by nationality Indian, by occupation Business residing at Dasturhat Tiklipara, P.O-Dasturhat, P.S-Sagardighi, Dist-Murshidabad, Pin Code-742122 hereinafter jointly called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, legal representatives, assigns and/or nominees) of the **OTHER PART**.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1) SUBJECT MATTER OF THIS DEED OF SALE:

1.1 - Said Property :- ALL THAT piece and parcel of a demarcated plot of Sali land being **Plot No-H** measuring about **03 Cottas** comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346 in the L.R Khatian No-155/1 & 572/1 corresponding to Krishi 95 corresponding to the R.S Khatian No-535 at Mouza-Kaikhali, J.L No-05, P.S-Airport, **Holding No-R.G.M 459, Kaikhali Bimannagar**, within the **Ward No-06** of the Bidhannagar Municipal Corporation Dist-North 24 Parganas **AND TOGETHER WITH** the right to use the adjacent 12'ft wide common passage **AND TOGETHER WITH** its all easement rights (**Said Property**).

2) BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS:-

2.1- REPRESENTATIONS AND WARRANTIES REGARDING TITLE:- The vendor have made the following representations and given the following warranties to the purchaser regarding title.

2.1.(a)- ABSOLUTE OWNERSHIP OF CHAMIRUDDIN MONDAL:- That Chamiruddin Mondal had owned, seized and possessed of ALL THAT a plot of Sali land comprised in the R.S/L R Dag No-388 corresponding to the C.S Dag No-344 in the R.S Khatian No-535 corresponding to the C.S Khatian No-284 & 243 at Mouza-Kaikhali, J.L No-05, P.S-Airport, Dist-North 24 Parganas absolutely and free from all encumbrances, charges, liens, dispendences, claims and/or demands whatsoever.

2.1.(b). SALE BY CHAMIRUDDIN MONDAL. :- Said Chamirudddin Mondal by a registered deed of sale registered and executed at the office of the S.R Cossipure Dum Dum copied therein in the Book



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No-1, being the Deed No-1301 for the year 1946 had granted, sold, conveyed, assigned, assured and transferred ALL THAT the his aforesaid plot of land measuring about 20 Decimals comprised in the C.S Dag No-344 (R.S/L.R Dag No-388) in the C.S Khatian No-284 & 243 (R.S Khatian No-535) at Mouza-Kaikhali, J.L No-05, P.S- Airport (Rajarhat), Dist-North 24 Parganas (24 Parganas) unto and in favour of Hare Krishna Bera absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

2.1.(c). ABSOLUTE OWNERSHIP OF HARE KRISHNA BERA:- In the aforesaid manner said Hare Krishna Bera had become the absolute owner, possessor and occupier of ALL THAT the landed property collectively measuring about 20 Decimals comprised in the C.S Dag No-344 (R.S/L.R Dag No-388) in the C.S Khatian No-284 & 243 (R.S Khatian No-535) at Mouza-Kaikhali, J.L No-05, P.S- Airport (Rajarhat), Dist-North 24 Parganas (24 Parganas) absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

2.1.(d). ABSOLUTE SALE BY HARE KRISHNA BERA:- That while possessing the aforesaid landed property said Hare Krishna Bera by a registered deed of sale registered and executed at the office of the S.R Cossipure Dum Dum copied therein in the Book No-1, being the Deed No-4803 for the year 1958 had granted, sold, conveyed, assigned, assured and transferred his aforesaid 20 Decimals land comprised in the C.S Dag No-344 (R.S/L.R Dag No-388) in the C.S Khatian No-284 & 243 (R.S Khatian No-535) at Mouza-Kaikhali, J.L No-05, P.S- Airport (Rajarhat), Dist-North 24 Parganas (24 Parganas) unto and in favour Banka Gazi absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

2.1.(e). ABSOLUTE OWNERSHIP OF BANKA GAZI :- In the aforesaid manner said Banka Gazi had become the absolute owner, possessor and occupier of ALL THAT the landed property collectively measuring about 20 Decimals comprised in the C.S Dag No-344 (R.S/L.R Dag No-388) in the C.S Khatian No-284 & 243 (R.S Khatian No-535) at Mouza-Kaikhali, J.L No-05, P.S- Airport (Rajarhat), Dist-North 24 Parganas (24 Parganas) absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

2.1.(f). ABSOLUTE SALE BY BANKA GAZI:- That while possessing the aforesaid landed property said Banka Gazi by a registered deed of sale registered and executed at the office of the S.R Cossipure Dum Dum copied therein in the Book No-1, being the Deed No-4245 for the year 1959 had granted, sold, conveyed, assigned, assured and transferred his aforesaid 20 Decimals land comprised in the C.S Dag No-344 (R.S/L.R Dag No-388) in the C.S Khatian No-284 & 243 (R.S Khatian No-535) at Mouza-Kaikhali, J.L No-05, P.S- Airport (Rajarhat), Dist-North 24 Parganas (24 Parganas) unto and in favour Kausar Ali Tarafdar, Jaker Ali Tarafdar, Yead Ali Tarafdar, Saifullah Tarafdar and Habibulla Tarafdar absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or



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demands whatsoever.

2.1.(g). ABSOLUTE OWNERSHIP OF KAUSAR ALI TARAFDAR, JAKER ALI TARAFDAR, YEAD ALI TARAFDAR, SAIFULLA TARAFDAR AND HABIBULLA TARAFDAR :- In the aforesaid manner said Kausar Ali Tarafdar, Jaker Ali Tarafdar, Yead Ali Tarafdar, Saifulla Tarafdar And Habibulla Tarafdar had jointly in equal share become the absolute owner, possessor and occupier of ALL THAT the landed property collectively measuring about 20 Decimals comprised in the C.S Dag No-344 (R.S/L.R Dag No-388) in the C.S Khatian No-284 & 243 (R.S Khatian No-535) at Mouza-Kaikhali, J.L No-05, P.S- Airport (Rajarhat), Dist-North 24 Parganas (24 Parganas) absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

2.1.(h). DEMISE OF HABIBULLA TARAFDAR:- That subsequently while possessing the aforesaid land. Habibulla Tarafdar had died unmarried intestate leaving behind him his father namely Emam Ali Tarafdar and Four brothers namely Kausar Ali Tarafdar, Jaker Ali Tarafdar, Yead Ali Tarafdar and Saifulla Tarafdar as his only surviving legal heirs and successors who have inherited the property of deceased Habibulla Tarafdar as per the Mohammedan Law of Inheritance and Succession.

2.1 (i). ABSOLUTE OWNERSHIP OF EMAM ALI TARAFDAR :- That Emam Ali Tarafdar had owned seized and possessed of ALL THAT a plot of Sali land comprised in the R.S Dag No-389 corresponding to the C.S Dag No-345 in the R.S Khatian No-535 corresponding to the C.S Khatian No-284 & 243 at Mouza-Kaikhali, J.L No-05, P.S- Airport (Rajarhat), Dist-North 24 Parganas (24 Parganas) absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

That said Emam Ali Tarafdar by a registered deed of sale registered and executed at the office of the S.R Cossipur Dum Dum copied therein in the Book No-I, being the Deed No-330 for the year 1931 had purchased from Abdul Jalil Tarafdar, Khatib Tarafdar and Khoda Box Tarafdar and others ALL THAT a plot of Sali land measuring about 18 Decimals comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the R.S Khatian No-535 corresponding to the C.S Khatian No-284 & 243 at Mouza-Kaikhali, J.L No-05, P.S- Airport (Rajarhat), Dist-North 24 Parganas (24 Parganas) absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

2.1.(j). ABSOLUTE JOINT OWNERSHIP OF EMAM ALI TARAFDAR, KAUSAR ALI TARAFDAR, JAKER ALI TARAFDAR, YEAD ALI TARAFDAR AND SAIFULLAH TARAFDAR:- That in the aforesaid manner and procedure said Emam Ali Tarafdar, Kausar Ali Tarafdar, Jaker Ali Tarafdar, Yead Ali Tarafdar and Saifullah Tarafdar all five have jointly under a family had owned, seized and possessed of ALL THAT the landed property collectively measuring about 57 Decimals of land according to their



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respective shares comprised in the R.S/L.R Dag No-388 corresponding to the C.S dag No-344 which comprises 20 Decimals of Sali land out of 57 Decimals and R.S/L.R Dag No-389 corresponding to the CCC.S Dag C.S Dag No-345 which absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

2.1 (k). ABSOLUTE SALE BY AJIFA BEGUM :- That subsequently while in possession said Ajifa Begum by a registered deed of sale registered and executed at the office of the A.D.S.R Bidhannagar Salt Lake City copied therein in the Book No-1, CD Volume No-153, pages from 116 to 127, being the comprises 20 Decimals of Sali land out of said 57 Decimals of land and R.S/L.R Dag No-389 corresponding to the C.S Dag No-345 which comprises 19 decimals of Sali land out said 57 Decimals and R.S/L.R Dag No-390 corresponding to the C.S Dag No-346 which comprises 18 Decimals of Sali land out of said 57 Decimals, in the R.S Khatian No-535 corresponding to the C.S Khatian No-284 & 243 at Mouza-Kaikhali, J.L No-05, P.S-Airport, Dist-North 24 Parganas absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

2.1.(l). PURCHASE BY AMIR ALI MONDAL :- That said Amir Ali Mondal by a registered deed of sale registered and executed at the office of the S R Cossipur Dum Dum copied therein in the Book No-1, Volume No-54, pages from 80 to 84, being the Deed No-3254 for the year 1965 had purchased from said Emam Ali Tarafdar, Kausar Ali Tarafdar, Jaker Ali Tarafdar, Yead Ali Tarafdar and Saifullah Tarafdar ALL THAT the aforesaid landed property collectively measuring about 57 Decimals out of which 20 Decimals of Sali land comprised in the R.S/L.R Dag No-388, 19 Decimals of Sali land comprised in the R.S/L.R Dag No-389 and 18 Decimals of Sali land comprised in the R S Dag No-390, in the R.S Khatian No-535 corresponding to the C.S Khatian No-284 & 243 at Mouza-Kaikhali, J.L No-05, P.S-Airport, Dist-North 24 Parganas, absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

2.1 (m). FURTHER PURCHASE BY SAID AMIR ALI MONDAL :- That said Amir Ali Mondal by a registered deed of sale registered and executed at the office of the S.R Cossipur Dum Dum copied therein in the Book No-1, Volume No-15, pages from 236 to 237, being the Deed No-0876 for the year 1972 had purchased from Abdul Ali Gazi ALL THAT a plot of Bagan land measuring about 17.50 Decimals comprised in the R S Dag No-387, in the R.S Khatian No-535 corresponding to the C.S Khatian No-284 & 243 at Mouza-Kaikhali, J.L No-05, P.S-Airport, Dist-North 24 Parganas, absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever. It is pertinent to mention here that name of said Amir Ali Mondal was also recorded as a raiyat in respect of remaining land in R.S Dag No-387 and accordingly said Amir Ali Mondal by way of said purchase and record was the owner of 70 decimals of Bagan land in the said R S Dag No-387



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2.1.(n)- MUTATION :- That in the L.R settlement name of said Amir Ali Mondal was duly recorded in the L.R Khatian No-Krishi 95 in respect of the aforesaid landed property collectively measuring about 127 Decimals of land out of which 18 Decimals of Sali land comprised in the R.S/L.R Dag No-390. 19 Decimals of Sali land comprised in the R.S/L.R Dag No-389, 20 Decimals of Sali land comprised in the R.S/L.R Dag No-388 and 70 Decimals of Bagan Land comprised in the R.S/L.R Dag No-387 at the aforesaid Mouza of Kaikhali, J.L No-05, P.S-Airport, Dist-North 24 Parganas.

2.1.(o). ABSOLUTE OWNERSHIP OF AMIR ALI MONDAL :- That said Amir Ali Mondal in the aforesaid manner and procedure has owned, seized and possessed of ALL THAT the landed property collectively measuring about 127 Decimals out of which 18 Decimals of Sali land comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346. 19 Decimals of Sali land comprised in the R.S/L.R Dag No-389 corresponding to the C.S Dag No-345. 20 Decimals of Sali land comprised in the R.S/L.R Dag No-388 corresponding to the C.S Dag No-344 and 70 Decimals of Bagan Land comprised in the R.S/L.R Dag No-387 corresponding to the C.S Dag No-343, in the L.R Khatian No-Krishi 95 corresponding to the R.S Khatian No-535 corresponding to the C.S Khatian No-284 & 243 at the aforesaid Mouza of Kaikhali, J.L No-05, P.S-Airport, Dist-North 24 Parganas absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

2.1.p-PLOTINGS BY AMIR ALI MONDAL :- That said Amir Ali Mondal has divided his aforesaid 127 decimals of land into several plots by providing 12'ft wide common passages and started to transfer gradually to the purchaser and/or purchasers against valuable consideration.

2.1.q- ABSOLUTE SALE BY AMIR ALI MONDAL :- That said Amir Ali Mondal by a registered deed of sale signed and executed by him on 06/12/1993 registered at the office of the A.D.S.R Bidhannagar Salt Lake City, copied therein in the **Book No-1, Volume No-199, pages from 27 to 36, being the Deed No-9200 for the year 1993** has granted, sold, conveyed, assured, assigned and transferred ALL THAT a plot of land being Plot No-H measuring about 03 Cottas comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Khatian No-Krishi 95 corresponding to the R.S Khatian No-535 at Mouza-Kaikhali, J.L No-05, P.S-Airport, Dist-North 24 Parganas unto and in favour of Kartik Chakrabarti and Madhumita Chakravarty herein the **VENDOR** absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

2.1.r- MUTATION :- The **VENDOR** herein have respectively mutated their respective names in the L.R Khatian No-155/1 and 572/1 in respect of their aforesaid purchased plot of land at the office of the B.L & L.R.O at Rajarhat, North 24 Parganas and the **VENDOR** have also mutated their names in the municipal record in the Municipal Holding No-R.G.M 459, Kaikhali Bimannagar.

2.1.s- ABSOLUTE OWNERSHIP OF THE VENDOR :- That in the aforesaid manner and procedure the



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VENDOR herein have jointly in equal share owned, seized and possessed of **ALL THAT** the aforesaid plot of Sali land being **Plot No-H** measuring about **03 Cottas** comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Khatian No-155/1 & 572/1 corresponding to Krishi 95 corresponding to the R.S Khatian No-535 at Mouza-Kaikhali, J.L No-05, P.S-Airport, Holding No-R.G.M 459, Kaikhali Bimannagar, within the Ward No-06 of the Bidhannagar Municipal Corporation, Dist-North 24 Parganas **AND TOGETHER WITH** the right to use the adjacent 12'ft wide common passage **AND TOGETHER WITH** its' all easement rights which is morefully written and described in the Schedule hereunder written and delineated in the attached Map or Plan in Red Color Border and hereinafter referred to as the "Said Property" absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

2.2]- TRUE AND CORRECT REPRESENTATION:- The **VENDOR** are the absolute and undisputed owner of the "**Said Property**". Such ownership having been acquired in the manner stated herein above the contents of which are all true and correct.

3). REPRESENTATION, WARRANTY AND COVENANTS REGARDING ENCUMBRANCES AS FOLLOWS:-The **VENDOR** herein represents, warrants and covenants regarding encumbrances as follows:-

3.1.- NO ACQUISITION AND REQUISITION:- The **VENDOR** have not received any notice from any authority for acquisition and requisition or vesting of the "said property" and declare that the "said property" is not affected by any scheme of the local municipality or Government or any statutory body.

3.2- NO ENCUMBRANCE BY THE ACT OF THE VENDOR:- The **VENDOR** have not at any time done or executed or knowingly suffered or been party to any act, deed, thing and matter including the grant of right of easements, whereby the "said property" or any part thereof can or may be impeached, encumbered, or affected in title.

3.3- RIGHT, POWER AND AUTHORITY TO SELL:- The **VENDOR** have got right, full power, absolute authority and indefeasible title to grant, sale, convey and transfer and assign and assure the "said property" to the purchaser.

3.4- NO DUES:- No tax in respect of the said property is due to the local authority and/or any other authority or authorities and no certificate case is pending for realization of any rent or taxes from the Vendor

3.5- NO RIGHT OF PRE-EMPTION:- No person or persons whatsoever have /had/has any right of pre-emption over and in respect of the "said property" or any part thereof.



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3.6- NO MORTGAGE:- No mortgage or charge or lien has been created by the **VENDOR** by depositing the title deed or otherwise over and in respect of the "**Said Property**" or any part thereof.

3.7- FREE FROM ALL ENCUMBRANCES:- The "said property" is now free from all encumbrances, charges, lien, Les pen dens, attachments, use, trusts, prohibition, Income tax attachments, financial institution charges, statutory prohibition, acquisitions, requisitions, vesting, liabilities, claims and or demands whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully, rightfully or equitably claiming any estate or interests therein through, under or in trust for the **VENDOR** and the predecessors in title and the title of the **VENDOR** to the said property is free, clear and marketable.

3.8- NO PERSONAL GUARANTEE:- The "**Said Property**" is not affected by or subject to any personal guarantee for securing any financial accommodation.

3.9- NO BAR BY COURT ORDER OR STATUTORY AUTHORITY:- There is no order of court or any other statutory authority prohibiting the owner from selling, transferring and / or alienating the "**said property**" or any part thereof.

4. BASIC UNDERSTANDING :-

4.1- AGREEMENT TO SELL AND PURCHASE:- The **VENDOR** has agreed to sell and the **PURCHASER** based on the representations, warranties, and covenants mentioned in **clause 2 & 3** and its sub clauses above(collectively representations) has agreed to purchase the "**Said Property**" at or for a consolidated consideration of **Rs.17,50,000/-[Rupees Seventeen Lakhs Fifty Thousand]** only.

4.2- CONSIDERATION:- The aforesaid transfer is being made in consideration of a sum of **Rs.17,50,000/-[Rupees Seventeen Lakhs Fifty Thousand]** only paid by the **PURCHASER** to the **VENDOR** and the receipt of which is more particularly mentioned in the Memo of consideration and the receipts of which hereunder written, admitted and acknowledged by the **VENDOR**. The memo of consideration shall be treated to be the part of this deed of sale.

5. TRANSFER :-

5.1- HEREBY MADE:- The **VENDOR** herein hereby sells, conveys and transfers and delivers vacant possession to the purchaser the entirety of his right, title and interest and possession of whatsoever or howsoever nature in the "**Said Property**" being **ALL THAT** piece and parcel of a demarcated plot of



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Sali land being **Plot No-H** measuring about **03 Cottas** comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Khatian No-155/1 & 572/1 corresponding to Krishi 95 corresponding to the R.S Khatian No-535 at Mouza-Kaikhali, J.L No-05, P.S-Airport, Holding No-R.G.M 459, Kaikhali Bimannagar, within the Ward No-06 of the Bidhannagar Municipal Corporation, Dist-North 24 Parganas **AND TOGETHER WITH** the right to use the adjacent 12'ft wide common passage **AND TOGETHER WITH** its' all easement rights.

6. TERMS OF TRANSFER:-

6.1- SALIENT TERMS:- The transfer being effected by this conveyance is:-

6.2- SALE :- A sale within the meaning of the **Transfer of Properties Act, 1882 as amended up to date.**

6.3- ABSOLUTE :- Absolute, irreversible and perpetual.

6.4- FREE FROM ENCUMBRANCES:- Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, impedances, uses, trusts, prohibition, income tax attachments, financial institution charges, reversionary rights, statutory prohibition, acquisitions and requisitions, vesting and liabilities whatsoever.

6.5- TOGETHER WITH ALL OTHER APPURTENANCES:- Together with all other rights the **VENDOR** has in the "**Said Property**" and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the "**Said Property**" which includes all unrecorded/non mutated land purchased by the owner as mentioned in the various sub clauses of **clause-2 & 3.**

6.6- SUBJECT TO :- The transfer being effected by this conveyance is subject to:-

6.6.a- INDEMNIFICATION:- Indemnification by the **VENDOR** about the correctness of their title and authority to sell and delivery of possession and their conveyance is being accepted by the purchaser on such express indemnification by the Vendor about the correctness of their title and the representation and the authority to sell and delivery of possession which if found defective or untrue or disputed at any time, the **VENDOR** shall at their risk and responsibility forthwith take all necessary steps to remove and/or rectify otherwise indemnify the Purchaser herein as per their demand. The **VENDOR** shall also indemnify the **PURCHASER** against any kind of obstruction to the common and undivided right of enjoyment of the **PURCHASER** over the aforesaid adjacent 12'ft wide passage of the Said Property if caused by any person or persons, local club and body and the **VENDOR** shall always be liable to



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dissolve such kind of disputes at her own initiative.

6.6.b- TRANSFER OF PROPERTY ACT:- All obligations and duties of the **VENDOR** and **PURCHASER** as provided under the **Transfer of Property Act, 1882** save as contracted to the contrary hereunder to be followed.

6.7- DELIVERY OF POSSESSION:- Khas, vacant and peaceful possession of the "**Said Property**" has been handed over by the **VENDOR** to the **PURCHASER** which the purchaser admits, acknowledges, confirms and accepts.

6.8- HOLDING POSSESSION:- The **VENDOR** hereby covenant that the purchaser and its successors, executors, administrators, representatives and assigns, shall and may from time to time and all time hereafter peaceably and quietly enter into hold, possess, use and enjoy the "**Said Property**" and every part thereof and receives rents issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed and transferred, assigned and assured or expressed or intended so to be unto and to the purchaser, without any lawful eviction, hindrance, interruptions, disturbances, claim or demands whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from or under or in trust from the **VENDOR**

6.9- INDEMNITY:- The **VENDOR** hereby covenant that the vendor or any person claiming under them in law, trust and equity, shall at all time hereafter, indemnify and keep indemnified the purchaser and its partners, executors, administrators, representatives and assigns, and /or their successors in interest of, from and against any loss damage, costs, charges and expenses which may be suffered by the purchaser and its partners, executors, administrators, representatives and assigns, and /or its successors in interest by reason any defect in title of the vendor or any of the representations found to be untrue.

6.12- NO OBJECTION FOR MUTATION:- The **VENDOR** declares that the **PURCHASER** can fully be entitled to mutate its name in all record of the concerned authority including **Local municipal authority** and to pay tax or taxes, rent or rents and all other impositions in her own name in respect of the "**said property**".

6.13- NO OBJECTION FOR OBTAINING ELECTRICITY:- The **VENDOR** declares that the **PURCHASER** can fully be entitled to obtain electric connection from the concern department in its name at the **Said Property** and to pay the charges accordingly.



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THE SCHEDULE ABOVE REFERRED TO

(Subject matter of sale)

ALL THAT piece and parcel of a demarcated vacant plot of Sali land being **Plot No-H** measuring about **03 Cottas** comprised in the R.S/L.R Dag No-390 corresponding to the C.S Dag No-346, in the L.R Khatian No-155/1 & 572/1 corresponding to Krishi 95 corresponding to the R.S Khatian No-535 at Mouza-Kaikhali, J.L No-05, P.S-Airport Holding No-R.G.M 459, Kaikhali Bimannagar, within the Ward No-06 of the Bidhannagar Municipal Corporation Dist-North 24 Parganas **AND TOGETHER WITH** the right to use the adjacent 12'ft wide common passage **AND TOGETHER WITH** its' all easement rights which is built and bounded by:-

The North:- Part of R.S/L.R Dag No-391

The South:- 12'ft wide common passage. ✓

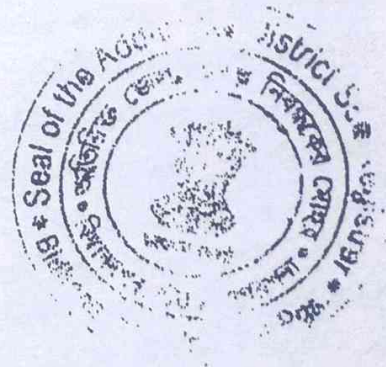
The East :- Part of R.S/L.R Dag No-390 being Plot No-i.

The West :- Part of R.S Dag No-390 being Plot No-G.

The "**Said Property**" is delineated in the **Map** in **Red Border** and the same is attached herewith and be treated as the part and parcel of this deed of sale.

It is pertinent to mention here that out of the aforesaid plot of land the **PURCHASER No-1** namely **KUDDUS SEIKH** has purchased **58.37%** undivided share which is equivalent to an area of 01 Cotta-12 Chittaks- 02 Sq.ft and the **PURCHASER No-2** namely **PANDU SK ALIAS PANDU SAIKH** has purchased **41.63%** undivided share equivalent to an area of 01 Cotta-04 Chittaks-00 Sq.ft.

It is pertinent to mention here that the said L.R Khatian No-155/1 belongs to **KARTIK CHAKRABARTI** the **VENDOR No-1** and comprising land of 01 Cotta-08 Chittaks- 00 Sq.ft or 02.47 Decimals more or less and L.R Khatian No-572/1 belongs to **MADHUMITA CHAKRAVARTY** the **VENDOR No-2** and comprising land of 01 Cotta-08 Chittaks- 00 Sq.ft or 02.47 Decimals.



Addl. District Sub-Registrar
Bidhannagar, (Sair Lake City)

31 JAN 2019

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands, seals and signatures on the day month year as above written in presence of the following witnesses.

SIGNED, SEALED AND DELIVERED

By the parties at Salt Lake

(Date: 11/11/2018) In presence of:

1. Krishan Nay
Siddhanta Nay
10/10/18 Datta Park
Rd. DUTTA PARK
PAN - 74132418

2. Meghna Bhatnagar
Koushik K. Misra
Pan. KOL. 52

3. Prabir Ghosh
monilghosh
KOL. 52

5. V. H. H. C.
Koushik K. Misra
10/11/18 at The AIRPORT
KOL. 52

1. Koushik K. Misra
2. Koushik K. Misra

SIGNATURE OF THE VENDOR.

1. Koushik K. Misra
2. Prabir Ghosh, Ahs
Prabir Ghosh

SIGNATURE OF THE
PURCHASER

DRAFTED & PREPARED BY ME IN MY OFFICE

M. M. Bhatnagar (H)

SK. MEHBOOB RAHMAN
(ADVOCATE)

EN. NO. 1-2445/2463/02

ATGHARA, NEW TOWN METRO PLAZA
CHINER PARK, KOLKATA 700136



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

31 JAN 2019

19-20
Date: 30/01/20
30142303
VISITOR'S DE
Name



✓

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

31 JAN 2019

Directorate of Registration & Stamp Revenue
e-Challan

19-201819-033694109-1

Payment Mode Online Payment

Date: 30/01/2019 18:19:28

Bank : AXIS Bank

IN : 301423032

BRN Date: 30/01/2019 18:23:03

DEPOSITOR'S DETAILS

Id No. : 15040000123592/5/2019

[Query No./Query Year]

Name : KUDDUS SEIKH

Contact No. :

Mobile No. : +91 7980350017

E-mail :

Address : ATGHARA BISWASPARA PS BAGUIATI KOL136

Applicant Name : SK MEHBUBAR RAHMAN

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15040000123592/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	216220
2	15040000123592/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	36047
Total				252267

In Words : Rupees Two Lakh Fifty Two Thousand Two Hundred Sixty Seven only

1
~~Addl. District Sub-Registrar~~
~~Bidhanagar, (Salt Lake City)~~

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>K. Lakshmi</i>	LH					
	RH.					

ATTESTED :-

K. Lakshmi

 <i>Hemanta Chakraverty</i> <i>chakraverty</i>	LH					
	RH.					

ATTESTED :-

Hemanta Chakraverty

 <i>K. Seikh</i> <i>Seikh</i>	LH					
	RH.					

ATTESTED :-

Kuddus Seikh

SIGNATURE
PRESENT
EXECUTANT
BUYER/CAL
WITH P



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

31 JAN 2019

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Pandu Saikh</i>	LH					
	RH.					

ATTESTED :- *PandusK, A Hoss*
Pandu saikh

PHOTO	LH					
	RH.					

ATTESTED :-

PHOTO	LH					
	RH.					

ATTESTED :-

SITE D
PART OF R
B KHAI
J.L. NO
AID



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

31 JAN 2019

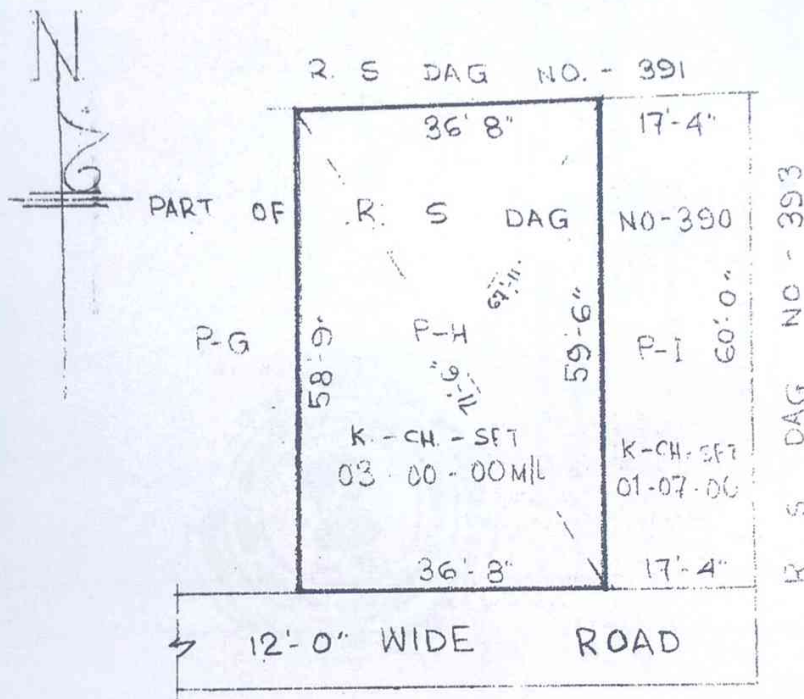
SITE PLAN OF

PART OF R.S. & L.R. DAG NO. - 390 R.S. KHATIAN NO. - 155/1 & 572/1 AT MOUZA - KALKHALI
J.L. NO. - 5 R.S. NO. - 15 WARD NO. 6 UNDER B.M.C. PG
AIR-PORT DIST. NORTH 24 PGS SCALE 1" = 20' 0" FT.

AREA OF LAND = 03 K. 00 CH. 00 SET MORE OR LESS SHOWS

PURCHASE - I. KUDRUS SK. II PANDU SK.

VENDOR - I. MR. KARTICK CHAKRABORTY.
II MRS. MADHUMITA CHAKRABORTY



1. Kudrus Seikh

2. Pandu SK Alias Pandu Seikh

1. Kartick Chakraborty

2. Madhumita Chakraborty

Copied by
J. Naskar
Basarat
Kol-12A
20/1/19

SIG OF VENDOR



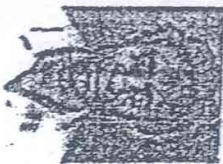
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

31 JAN 2019



Handwritten signature

Handwritten signature

	
/PERMANENT ACCOUNT NUMBER	
ABYPC5137F	
नाम /NAME	
KARTIK CHAKRABARTI	
पिता का नाम /FATHER'S NAME	
DINANATH CHAKRABARTI	
जन्म तिथि /DATE OF BIRTH	
02-10-1950	
हस्ताक्षर /SIGNATURE	
COMMISSIONER OF INCOME TAX, PATNA	



নির্বাচন আয়োগ : ভারত চক্রবর্তী
Elector's Name : Kartick Chakrabarty
পিতার নাম : দীননাথ চক্রবর্তী
Father's Name : Dinanath Chakrabarty
লিঙ্গ/Sex : পুরুষ/ M
জন্ম তারিখ : 02/10/1950
Date of Birth : 02/10/1950

Kartick Chakrabarty

Kartick Chakrabarty



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVERNMENT OF INDIA

स्थायी खाता संख्या
Permanent Account Number Card
AGXP088288

नाम / Name
MADHUMITA CHAKRAVARTY

पिता का नाम / Father's Name
KESHAB CHANDRA CHAKRAVARTY

जन्म तिथि / Date of Birth
20/01/1958

हस्ताक्षर / Signature



Madhumita Chakravarty

In case this card is lost / found kindly inform / return to :
Income Tax PAN Services Unit, DTITPSI,
Plot No. 3, Sector 11, CBD, Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खोने/पाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा-यूनिट, DTITPSI,
प्लॉट नं. 3, सेक्टर 11, सीबीडी, बेलपुर,
नवी मुंबई-400 614.





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

PXC1102045



নির্বাচকের নাম : মধুমিতা চক্রবর্তী
Elector's Name : Madhumita Chakrabarty
স্বামীর নাম : কার্তিক চক্রবর্তী
Husband's Name : Kartick Chakrabarty
লিঙ্গ/সেখ : স্ত্রী/স
জন্ম তারিখ : 20/11/1958
Date of Birth : 20/11/1958

PXC1102045

১১৭ খিলদাট্টা ও কলিকাতা (আংশিক) বিধানসভা
১১৭, ১১৮ ও ১১৯ পল্লিকা-৭০০০৭৪

Address:
144, MATIZIL EYABHINI (AANGSHIK),
SOUTH DUM DUM, DUM DUM, NORTH
24 PARGANAS- 700074

Date: 09/12/2011

১১৭-নম্বর নির্বাচন ক্ষেত্রের নির্বাচক নিয়ন্ত্রণ অধিদপ্তর
প্রাকৃতিক প্রতীক

Facsimile Signature of the Electoral
Registration Officer for

114-Dum Dum Constituency

যদিও পরিবর্তন হলে লক্ষ্যে নির্বাচক নিয়ন্ত্রণ অধিদপ্তর ও নির্বাচক
নিয়ন্ত্রণ অধিদপ্তর পরিবর্তন করলে নির্বাচক নিয়ন্ত্রণ অধিদপ্তর
পরিবর্তন করলে নির্বাচক নিয়ন্ত্রণ অধিদপ্তর

In case of change in address mention the 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

Madhumita Chakrabarty





भारत सरकार



Kuddus Seikh
DOB: 01/01/1962
MALE



6112 5332 2257

MERA AADHAAR, MERI PEHCHAN

Kuddus Seikh



एन सी ई आर प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

ATCHARA DISWASPARA, Rajarhat,
North 24 Parganas,
West Bengal - 700136



1947
1950 39C 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 004





Kuddus seikh

आपका नया पता - नया पता - नया पता - नया पता - नया पता
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If this card is lost / someone's lost card is found,
please inform & return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Diner Telephone Exchange,
Bandra, Pune - 411 045
Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: info@nsdl.in



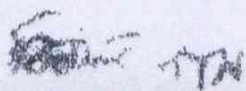

ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD KNZ2607497
 পরিচয় পত্র




Elector's Name	Kuddus Sk.
নির্বাচকের নাম	কুদ্দুস সেক
Father's Name	Abdul Rasid
পিতার নাম	আব্দুল রশিদ
Sex	M
লিঙ্গ	পুরুষ
Age as on 1.1.2008	24
১.১.২০০৮-এ বয়স	২৪

ডাকঘর:
 Mirza-Dasturkh(188) Para-Tikhpura, Gobardhandanga,
 Sagardighi, Murshidabad 742122

ডাকঘর:
 (পাড়া-টিকপিপড়া, গোবর্দহাঙ্গা, সাগরদিঘী, মুর্শিদাবাদ)
 ৭৪২১২২


Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অফিসার

Assembly Constituency: 53-Sagardighi (SC)
নিধানসভা নির্বাচন কেন্দ্র: ৫৩-সাগরদিঘী (তপশিলী জাতি)

District: Murshidabad জেলা: মুর্শিদাবাদ
Date: 28.03.2008 তারিখ: ২৮.০৩.২০০৮



Additional District Electoral Registration Officer
জেলা অতিরিক্ত নির্বাচক নিবন্ধন কর্মকর্তা
Murshidabad
মুর্শিদাবাদ
24 PM

आयकर विभाग
INCOME TAX DEPARTMENT
PANDU SAIKH



भारत सरकार
GOVT. OF INDIA

KALU SAIKH

15/12/1995

Permanent Account Number

FLTPS5957M

Signature

Signature



03/12/2015

Pandu Saikh

यदि कार्ड खो जाये/पापे पर प्रपत्रा पावता कर/लोहार
आयकर विभाग, पानु सायख, पानु सायख
पानु सायख, पानु सायख
पानु सायख, पानु सायख
पानु सायख, पानु सायख
पानु सायख, पानु सायख
पानु सायख, पानु सायख

If this card is lost / someone's lost card is found,
please inform / return to

Income Tax PAN Section, NSDL
5th Floor, Market Street, Hub
Plot No. 141, Survey No. 297
Market Colony, Near Deen Bhanglow Chowk
Pune - 411 016

Income Tax PAN Section, NSDL
5th Floor, Market Street, Hub
Plot No. 141, Survey No. 297
Market Colony, Near Deen Bhanglow Chowk
Pune - 411 016





ভারত সরকার
Government of India

পান্ডু সেক্স
PANDU SK
পিতা : কালু সেক্স
Father : KALU SK
জন্ম সাল : Year of Birth : 1983
পুরুষ / Male



2626 5121 0405

সাধারণ মানুষের অধিকার

Pandu SK



ভারতের অনন্য চিহ্নিত কর্তৃপক্ষ
Unique Identification Authority of India

ঠিকানা:
টিকলীপারা, গাওনহাতি, গুড়নহাতি,
মুর্শিদাবাদ, পশ্চিমবঙ্গ. 742122

Address:
TIKLIPARA, Gauranhati, Gauranhati,
Murshidabad, West Bengal.
742122

2626 5121 0405

1947
1800 300 1947

✉
help@uidai.gov.in



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD KNZ2188662
পরিচয় পত্র



Elector's Name Panta Sekh

নির্বাচকের নাম পাণ্ডু সেক

Father's Name Kalu

পিতার নাম কালু

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2003 20

১.১.২০০৩-এ বয়স ২০

Address

Mouja-Dasturnai(১০৪), Para-Ikanpara, Gobardhandunga,
Sagardighi, Murshidabad 742122

ঠিকানা :

মৌজা-দস্তরনাই(১০৪), পাড়া-ইকানপারা, গোবর্দহাঙ্গা, সাগরদিঘী,
মুর্শিদাবাদ ৭৪২১২২

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 53-Sagardighi (SC)

বিধানসভা নির্বাচন কেন্দ্র : ৫৩-সাগরদিঘী (সংশ্লিষ্ট জাতি)

District: Murshidabad

জেলা: মুর্শিদাবাদ

Date: 16.06.2003

তারিখ: ১৬.০৬.২০০৩



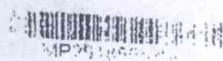


आधार

ভারত সরকার

Unique Identification Authority of India

Enrollment No.: 1111/01045/01862



आधार क्रमांक / Your Aadhaar No. :

3370 7698 7105

আধার - সাধারণ মানুষের অধিকার



भारत सरकार
Government of India

1. 姓名: 王德胜
 2. 性别: 男
 3. 年龄: 45
 4. 籍贯: 湖南长沙
 5. 职业: 教师
 6. 学历: 本科
 7. 婚姻状况: 已婚
 8. 子女情况: 一子一女
 9. 健康状况: 良好
 10. 兴趣爱好: 读书、运动



3370 7698 7105

সাধারণ - সাধারণ মানুষের অধিকার



File No. 02-42230

Mathuram Chakravarty

Handwritten: *Handwritten: Chakravarty*



Government of India



संज्ञा

- अधिनियम १६४, २०१७ के तहत अधिनियमित।
- अधिनियम के अन्तर्गत अधिनियमित प्रमाणिकता द्वारा प्राप्त
- प्रमाणिकता।

INTRODUCTION

- Aadhaar is proof of identity, not of citizenship
- To establish identity authentically online

संज्ञा

- अधिनियम १६४, २०१७ के तहत अधिनियमित।
- अधिनियम के अन्तर्गत अधिनियमित प्रमाणिकता द्वारा प्राप्त
- प्रमाणिकता।

Aadhaar will help in providing Government services in future



Union Government, India

Address: Union Government, India
 Address: Union Government, India
 Address: Union Government, India
 Address: Union Government, India

30/11/2017

Handwritten signature



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

[illegible][illegible]

9379 6709 9663

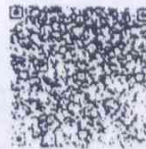
আধার - সাধারণ মানুষের অধিকার



ଭାରତ ସରକାର
(Ministry of Education)



Father: Dinnath Chackrabarty
BORN: 01-12-1946
MUMBAI



9379 6709 9663

১১. সাধারণ মানুষের অধিকার



Wanderlust



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাঠ করা যায়।

অথবা (English):

- Aadhaar is proof of identity not of citizenship
- To establish identity, authenticate online

- আধার দ্বারা ভোটে ভাগ নেওয়া যায়।

- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।

with the help of Aadhaar Linking Government and Non-Government services in future



জাতীয় পরিচয় প্রতিষ্ঠান
Unique Identification Authority of India

9379 6709 9663



18/08/2014



No :
ary No / Year
ary Date
Applicant Name
& Other De

Major Information of the Deed

Deed No :	I-1504-00214/2019	Date of Registration	31/01/2019
Query No / Year	1504-0000123592/2019	Office where deed is registered	
Query Date	23/01/2019 10:17:55 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	MEHBUBAR RAHMAN KAIKHALI, BIMANNAGAR, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700052, Mobile No. : 8697557959, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
F.s. 21,50,034/-	Rs. 36,03,335/-		
Stamp duty Paid(SD)	Registration Fee Paid		
F.s. 2,16,320/- (Article:23)	Rs. 36,047/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Bimannagar (Kaikhali), Mouza: Kaikhali Pin Code : 700052

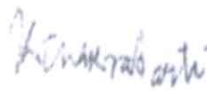
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-390	LR-155/1	Bastu	Shali	1 Katha 12 Chatak 2 Sq Ft	12,54,200/-	21,03,334/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
2	LR-390	LR-572/1	Bastu	Shali	1 Katha 4 Chatak	8,95,834/-	15,00,001/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :					4.9546Dec	21,50,034 /-	36,03,335 /-	
Grand Total :					4.9546Dec	21,50,034 /-	36,03,335 /-	

Major Information of the Deed :- I-1504-00214/2019-31/01/2019

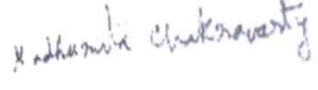


Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Fingerprint	Signature
Shri KARTIK CHAKRABARTI (Presentant) Son of Late Dinanath Chakrabarti Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office	 31/01/2019	 LTI 31/01/2019	 31/01/2019

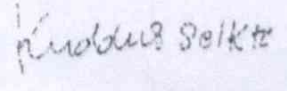
Kalicharan Ghosh Road, P.O:- SINTHI, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABYPC5137F, Status :Individual, Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office

Name	Photo	Fingerprint	Signature
Smt MADHUMITA CHAKRAVARTY Wife of Shri Kartik Chakrabarti Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office	 31/01/2019	 LTI 31/01/2019	 31/01/2019

1, Kalicharan Ghosh Road, P.O:- SINTHI, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGXPC8826B, Status :Individual, Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office

Buyer Details :

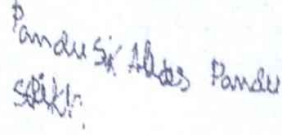
Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
KUDDUS SEIKH Son of Abdul Rasid Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office	 31/01/2019	 LTI 31/01/2019	 31/01/2019

Son of Abdul Rasid Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CGOPS3582D, Status :Individual, Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office

Major Information of the Deed - 1-1504-00214/2019-31/01/2019



Name	Photo	Finger Print	Signature
PANDU SAIKH, (Alias: PANDU SK) Son of Kalu Saikh ALIAS Kalu Sk Executed by: Self, Date of Execution: 31/01/2019 Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office			
31/01/2019	LTI 31/01/2019	31/01/2019	

Son of Kalu Saikh ALIAS Kalu Sk Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: FLTPS5057M, Status :Individual, Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office

Identifier Details :

Name & address	
KRISHNA DEY Son of BIBHUTI DEY GANGAPUR, P O - DUTTAPUKUR, P.S.- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743248, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Shri KARTIK CHAKRABARTI, KUDDUS SEIKH, PANDU SAIKH, Smt MADHUMITA CHAKRAVARTY	31/01/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri KARTIK CHAKRABARTI	KUDDUS SEIKH-1.44604 Dec,PANDU SAIKH-1.44604 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri KARTIK CHAKRABARTI	KUDDUS SEIKH-1.03125 Dec,PANDU SAIKH-1.03125 Dec

Major Information of the Deed - I-1504-00214/2019-31/01/2019

04/02/2019 Query No: 15040000123592 / 2019 Deed No: I-150400214 / 2019 Document is digitally signed



Details as per Land Record

North 24-Parganas, P. S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Bidhan Nagar (Kaikhali), Mouza: Kaikhali Pin Code 700052

Sl. No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
1.1	LR Plot No:- 390, LR Khatian No:- 155/1	Owner: কার্তিক চক্রবর্তী, Gurdian: দীননাথ চক্রবর্তী, Address: 1 নং কালিচরন ঘোষ রোড, পো:--- সিংখি, কলিকাতা--- 60, Classification: শালি, Area: 0.03000000 Acre,	Shri KARTIK CHAKRABARTI
1.2	LR Plot No:- 390, LR Khatian No:- 572/1	Owner: মধুমিতা চক্রবর্তী, Gurdian: কার্তিক চক্রবর্তী, Address: কালি চরন ঘোষ রোড, পো:--- সিংখি, কলিকাতা 50, Classification: শালি, Area: 0.02000000 Acre,	Shri KARTIK CHAKRABARTI

Endorsement For Deed Number : I - 150400214 / 2019

On 30-01-2019

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 36.03.335/-

[Signature]

Priya Mukherjee

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

On 31-01-2019

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

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

Presented for registration at 14:05 hrs on 31-01-2019, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri KARTIK CHAKRABARTI, one of the Executants.

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

Execution is admitted on 31/01/2019 by 1. Shri KARTIK CHAKRABARTI, Son of Late Dinanath Chakrabarti, Kalicharan Ghosh Road, P.O: SINTHI, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Retired Person, 2. KUDDUS SEIKH, Son of Abdul Rasid, Atghara, Biswaspara, P.O: RAJARHAT GOPALPUR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Business, 3. PANDU SAIKH, Alias PANDU SK, Son of Kalu Saikh ALIAS Kalu Sk, Tiklipara, Dasturhat, P.O: DASTURHAT, Thana: Sagardighi, Murshidabad, WEST BENGAL, India, PIN - 742122, by caste Muslim, by Profession Business, 4. Smt MADHUMITA CHAKRABARTY, Wife of Shri Kartik Chakrabarti, 1, Kalicharan Ghosh Road, P.O: SINTHI, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife

Identified by KRISHNA DEY, Son of BIBHUTI DEY, GANGAPUR, P.O: DUTTAPUKUR, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 743248, by caste Hindu, by profession Law Clerk

Major Information of the Deed .- I-1504-00214/2019-31/01/2019



ent of Fees

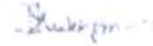
ified that required Registration Fees payable for this document is Rs 36,047/- (A(1) = Rs 36,033/- ,E = Rs 14/-)
d Registration Fees paid by Cash Rs 0/-, by online = Rs 36,047/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/01/2019 6:23PM with Govt. Ref. No: 192018190336941091 on 30-01-2019, Amount Rs: 36,047/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 301423032 on 30-01-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,16,220/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 2,16,220/-

Description of Stamp

1 Stamp, Type: Impressed, Serial no 2714, Amount: Rs 100/-, Date of Purchase: 25/01/2019, Vendor name: J K Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/01/2019 6:23PM with Govt. Ref. No: 192018190336941091 on 30-01-2019, Amount Rs: 2,16,220/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 301423032 on 30-01-2019, Head of Account 0030-02-103-003-02



Priya Mukherjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Major Information of the Deed - I-1504-00214/2019-31/01/2019

01/12/2019 Query No:-15040000123592 / 2019 Deed No I - 150400214 / 2019, Document is digitally signed.

Page 40 of 41



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1504-2019, Page from 9230 to 9270
being No 150400214 for the year 2019.



Digitally signed by DEBAJYOTI
BANDYOPADHYAY
Date: 2019.02.01 14:32:24 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 02/01/19 2:31:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)