



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 975515

316665/16

Certified that the document is admitted to registration. The signature Sheet / Sheet's and the endorsement / Sheet's attached with this document's are the part of this document

Registrar D/S 7(2)
District Sub Registrar II
24 Fgs (N) Barisal

08 JUL 2016

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 4th day of July,
2016 (Two Thousand Sixteen) of the Christian Era.

[Handwritten signature]

কং -

2609

সন ও তারিখ - 22.4.16

ক্রেতার নাম -

maa Land Developers Pvt Ltd

সাকিন -

স্ট্যাম্প মূল্য - 500000/-

ভেদার -

বারাসত বোর্ড, উত্তর ২৪ পরগণা

ভেদার - শ্রী হারান চন্দ্র সাধু

টি.ভি. নং 18 APR 2016

তারিখ - 150000

মোট স্ট্যাম্প মূল্য -

ক্রেতারী অফিস - বারাসত

Sang' Kumar - Gini

4486

For and as the Constituted
attorney of'

1. Smt Mousumi Majumder
2. Sri Ashoke Kumar Bhattacharya
3. Sri Nemai Chandra Roy
4. Smt. Arati Roy

Maa Land Developers Pvt.Ltd.

Sang' Kumar - Gini

Director

4488

সিঙ্গ' কুমার



Registrar U/S 7(2)
District Sub-Registrar II
24 Pgs (N) Barasat

04 JUL 2016

সম্প্রদেব সিং
শ্রী রামজিলা সিং
আম - কল
পিতা - গৌরনাথ (সরস্বতী)
মায়া - দীপনা
জিলা - রামজিলা
কিছার
কিছোরা

BETWEEN

1. **SMT. MOUSUMI MAJUMDER**, wife of Sri Jayanta Majumder, residing at Jyangra Bidyasagar Pally, F/E, 14, Jibandeep Apartment, P.S. Rajarhat, now Baguiati, Dist. North 24 Parganas, Kolkata-700059, 2. **SRI ASHOKE KUMAR BHATTACHARYA**, son of Late Ajit Kumar Bhattacharya, residing at Chandigarh-3, Ward No. 5, P.O. Madhyamgram Bazar, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, 3. **SRI NEMAI CHANDRA ROY**, son of Late Atul Chandra Roy, 4. **SMT. ARATI ROY**, wife of Sri Nmai Chandra Roy, both residing at Vill. & P.O. Kadampukur, P.S. Rajarhat, Dist. North 24 Parganas, Kolkata-135, all by nationality Indian, by faith Hindu, by occupation No. 1 Housewife, No. 2 teacher, No.3 Service, No.4 Housewife, hereinafter referred to as the VENDORS (which term or expression shall unless excluded by or repugnant to the subject or contrary thereto shall mean to include **their** heirs, successors, executors, legal representatives and assigns) of the ONE PART., who are represented by their constituted attorney **SRI SAROJ KUMAR GIRI**, son of Sri Shiv Shankar Giri, residing at present Sankarawasan, Helabattalla, near Telephone Exchange, Hatiara Road, Baguiati, Kolkata-700059, by



nationality Indian, by faith Hindu, by occupation Business, Director of MAA LAND DEVELOPERS PVT. LTD. having its office at Damyanti Apartment, Ground floor, Jyangra Ghosh Para, Baguiati, Kolkata-700059, (by virtue of a general power of attorney dated 13-05-2014, registered in the office of DSR-II, Barasat, North 24 Parganas, recorded in book No. IV, CD volume No. 1, pages 2869 to 2886, being No. 00242, for the year 2014).

AND

RAJESH KUMAR SAH, PAN-BNOPS0018N, son of Sri Laxmi Sah, residing at Motipur, P.O. Tajpur, P.S. Tajpur, Dist. Samastipur, Pin-848130, by nationality Indian, by faith Hindu, by occupation Business, hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors, administrators, successors, and representatives) of the OTHER PART,

WHEREAS all that piece and parcel of land admesuring 54 decimals of R.S. Dag No. 730, situated at **Mouza Chakpanchuria**, J.L. No. 33, Re.Su. No. 205 $\frac{1}{2}$, under P.S.

24

Rajarhat, within the jurisdiction of ADSR Bidhannagar (Saltlake City), in the Dist. of North 24 Parganas was owned and possessed by one Smt. Keshpati Dasi, wife of Late Ram Sardar of Chakpanchuria, P.S. Rajarhat, Dist. North 24 Parganas by virtue of several deeds of conveyance and she recorded her name in L.R. Kri Khatian No. 449 and absolutely seized and possessed thereon.

AND WHEREAS by virtue of a deed of conveyance executed on 27-08-2007, registered on 18-03-2009, registered in the office of ADSR Bidhannagar (Saltlake City), recorded in book No. I, CD volume No. 3, pages 4934 to 4943, being No. 02456 for the year 2009 for the consideration therein mentioned said Keshpati Dasi sold, granted, transferred and conveyed 03 cottahs equivalent to 05 decimals out of 54 decimals in R.S. & L.R. Dag No. 730 in favour of the present vendor No. 1 herein.

AND WHEREAS by virtue of another deed of conveyance executed on 27-08-2007, registered on 23-09-2008 registered in the office of ADSR (Bidhannagar Saltlake City), recorded in book No. I, CD volume No. 11, pages 13934 to 13943, being No. 12014 for the year 2008 for the

consideration therein mentioned said Keshpati Dasi sold, granted, transferred and conveyed 05 cottahs out of 54 decimals in R.S. & L.R. Dag No. 730 in favour of the present vendor No. 2 herein.

AND WHEREAS by virtue of another deed of conveyance executed on 27-08-2007, registered on 09-10-2009 registered in the office of ADSR (Bidhannagar Saltlake City), recorded in book No. I, CD volume No. 9, pages 10519 to 10528, being No. 09196 for the year 2009 for the consideration therein mentioned said Keshpati Dasi sold, granted, transferred and conveyed 08 cottahs 05 chittacks out of 54 decimals in R.S. & L.R. Dag No. 730 in favour of the present vendor No. 3 & 4 herein.

AND WHEREAS said Mousumi Majumder recorded her name in L.R. Khatian No. 2730,, Ashoke Kumar Bhattacharya recorded his name in L.R. Khatian No. 2518, Nemai Chandra Roy recorded his name in L.R. Khatian No. 2516 & Arati Roy recorded her name in L.R. Khatian No. 2517 and absolutely seized and possessed thereon.

AND WHEREAS thus the present vendors herein became the

absolute owners of the land admeasuring **16 cottahs 05 chittacks** of land of **R.S. & L.R. Dag No. 730**, as mentioned above and have been owning and possessing thereon free from all encumbrances and they have every right to sell or transfer the same by any means.

AND WHEREAS for urgent need of money the present vendors were in quest of a suitable purchaser to sell the land admeasuring **03 cottahs 05 chittacks** out of 16 cottahs 05 chittacks of land of **R.S. & L.R. Dag No. 730**, morefully described in the schedule hereunder written and the within named purchaser agreed to purchase the said quantum of land on the terms and conditions hereunder contained at or for the price of **Rs. 11,59,374.00 (Rupees eleven lacs fifty nine thousand three hundred seventy four)** only as and by way of consideration paid by the purchaser to the vendors of these presents.

NOW THIS DEED OF SALE WITNESSETH the land aforesaid in consideration of the sum of **Rs. 11,59,374.00 (Rupees eleven lacs fifty nine thousand three hundred seventy four)** only truly paid by the Purchaser to the Vendors at or before the execution of these presents (receipts whereof the

Vendors doth hereby admit and acknowledge and off and from the same and every part thereof doth hereby admit and release and forever discharge the said Purchaser and the said land hereunder conveyed) the Vendors doth hereby indefeasibly grant, convey, transfer, assign and assure the Purchaser free from all encumbrances, whatsoever ALL THAT piece and parcel of land morefully and particularly described in the schedule hereunder written and hereinafter for the sake of brevity referred to as the said land AND ALL THAT the estate, title, interest over the said land claim or refund whatsoever of the Vendors into and upon the said undivided land hereinbefore granted and conveyed or otherwise expressed or intended so to be and every part thereof TOGETHERWITH ALL DEEDS evidence of title records of right thereto relating to or conveyed or otherwise expressed or intended so to be every part thereof TO HAVE AND TO HOLD the same for an indefeasible title in free single free from all encumbrances for all time to come and the Vendors doth hereby covenant with Purchaser that notwithstanding any acts, deeds, or things done heretofore executed or knowingly suffered to the contrary the Vendors is now lawfully seized and possessed of the said land from all encumbrances, attachments or defect in title whatsoever and



that the Vendors has full power and absolute authority to sell, convey, assign and assure that said land in manner aforesaid. And the Purchaser upon payment of the consideration amount in full and upon registration of this conveyance shall hereafter peacefully and quietly hold, possess and enjoy the said land in khas without any claim or demand whatsoever from the Vendors or any person or persons claiming through or under the Vendors, and without any lawful disturbance or interruption by any other person whatsoever and what the vendors covenant with the Purchaser to save harmless and keep indemnified the Purchaser from or against encumbrances, deeds and quietes whatsoever and that the Vendors shall at the request and cost of the Purchaser do or execute or cause to be done or execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said land and every part thereof in manner aforesaid according to true intent and meaning of this Deed. THE VENDORS DO HEREBY CONVEYANT WITH THE PURCHASER as follows :—

- i) The vendors have good, rights and full power to sell out the aforesaid property in favour of the purchaser in

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manner aforesaid.

- ii) The said property is free from all charges, lispence attachments mortgages or any other encumbrances whatsoever.
- iii) The purchaser shall may at all times hereinafter enter upon enjoy and posses the said property and every part thereof and receive the rents issues and profits thereof without any lawful eviction or interruption from the vendors or any person claiming through under or in trust for the vendors.
- iv) The purchaser is entitled to mutate his name in the record of rights in recent settlement paying rents to the collectorate and appropriate authority by virtue of this deed of conveyance.
- v) The vendors will at all times hereinafter upon every reasonable request and cost of the purchaser does or cause to be done all such acts and things as may be required for further and/or better assuring to the purchaser in respect of the said property.
- vi) If in future any defect or mistake is found in respect



of the property morefully described in the schedule of this indenture in that case necessary rectification deed or deed of declaration will be executed and registered at the cost of the purchaser with the request of the purchaser by the vendors or **their** representatives.

- vii) The purchaser purchased the property morefully mentioned in the schedule on good faith. If due to any defect of the right, title and interest of the vendors in respect of the property described in the schedule, the purchaser is dispossessed from the property, the vendors or **their** heirs, will be liable to return the entire sell price together with interest and compensation.

SCHEDULE OF PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcol of SALI land measuring and area of **03 (three) cottahs 05 (five) chittacks** out of 16 cottahs 05 chittacks of **R.S. & L.R. Dag No. 730**, under L.R. Khatian No. Kri 449 (in the name of Keshpati Dasi) at present L.R. Khatian No. **2730** (in the name Mousumi Majumder, area 01 cottah), **2518** (in the name of Ashoke Kumar Bhattacharya, area 01 cottah) **2516** (in the name of Nemai Chandra Roy, area 10.5 chittacks) & **2517** (in the

name of Arati Roy, area 10.5 chittacks) situated at **Mouza Chakpanchuria**, J.L. No. 33, Re.Su. No. 205¹/₂, under P.S. Rajarhat at present new town, within the jurisdiction of ADSR Bidhannagar (Saltlake City) at present Rajarhat, under the limits of **Patharghata Gram Panchayet**, in the Dist. of North 24 Parganas, in the State of West Bengal. The proportionate annual rent of the land as mentioned above is payable to the Landlord the Govt. of West Bengal in accordance with the Land Holding Revenue Act. The transferred land is shown in the annexed sketch map bordered with RED INK as **plot No. A/1**, which is Butted and bounded by :

On the North : 16feet wide Gram Panchayet Road

On the South : R.S. Dag No. 730, plot No. A/2

On the East : R.S. Dag No. 730, plot No. B

On the West : R.S. DAG NO: 729

The Sketch Map & the finger prints, photograph of the vendors and purchaser will do form as the part of this deed of conveyance,

IN WITNESS WHEREOF the said parties have hereunto set and subscribed their hands and seals by the day, month and

82

year first above written.

SIGNED, SELAED AND DELIVERED

in the presence of

WITNESSES :

1. *ଅମଳ ଦେବସିଂହ*
ଆମ - ମାମ
ପି.ଓ. ଗାଁ ମଝି ଶାନ୍ତିପୁର
ଆମ - ନିମାୟକ
ମିତ୍ର - ଶାନ୍ତିପୁର
ମିତ୍ରା

for and as the constituted
attorney of 1. Smt. Mousumi
Majumder, 2. Sri Ashoke
Kumar Bhattacharya, 3. Sri
Nemai Chandra Roy, 4. Smt.
Arati Roy,

Maa Land Developers Pvt.Ltd.

Sanjay Kumar - G.M.
Director

2. *Niraj Kumar Sahu*
Vill. Manma.
P.O. Jopiana.
P.S. Jalep
Dist. Bhubaneswar
Bihar.
Pin code. 847303.

Signature of the vendors.

ଅମଳ ଦେବସିଂହ

Signature of the purchaser

Drafted by :

D.P. O.K. / Mr. Pal

Advocate

Barasat Judges' Court

Composed by :

Monoj Narayan
Sardar Monoj Narayan
Barasat, 24 Pgs (N)

Enrolment No.

B-1000/966/93.

DIPAK Kr. PAL
ADVOCATE

B.Sc. ; LL.B.
Parasat Judges' Court

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser as consideration of Rs. 11,59,374.00 (Rupees eleven lacs fifty nine thousand three hundred seventy four) only in presence of the witnesses below as per following manner

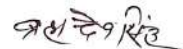
Date	Name of Bank	Chq. No.	Amount(Rs.)
04/07/2016	Bank of India	012127 -	3 50,000/-
04/07/2016	DO	012128 -	3 50,000/-
04/07/2016	DO	012129 -	3 50,000/-
04/07/2016	DO	012130	109374

J. S. Roy

Total Rs. 11,59,374.00

(Rupees eleven lacs fifty nine thousand three hundred seventy four) only

WITNESSES :

1. 

for and as the constituted attorney of 1. Smt. Mousumi Majumder, 2. Sri Ashoke Kumar Bhattacharya, 3. Sri Nemai Chandra Roy, 4. Smt. Arati Roy,

Maa Land Developers Pvt. Ltd.



Director

2. Niraj Kumar Singh

Signature of the vendors.



ORDER RULE 44A OF THE I.R. ACT 1908

Name: SARO K. GIRI

LITTLE	RING	MIDDLE	FORE	THUMB	
					বাম হাত 
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত

Saro K. Giri
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name: সারো কৃষ্ণা

LITTLE	RING	MIDDLE	FORE	THUMB	
					বাম হাত 
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

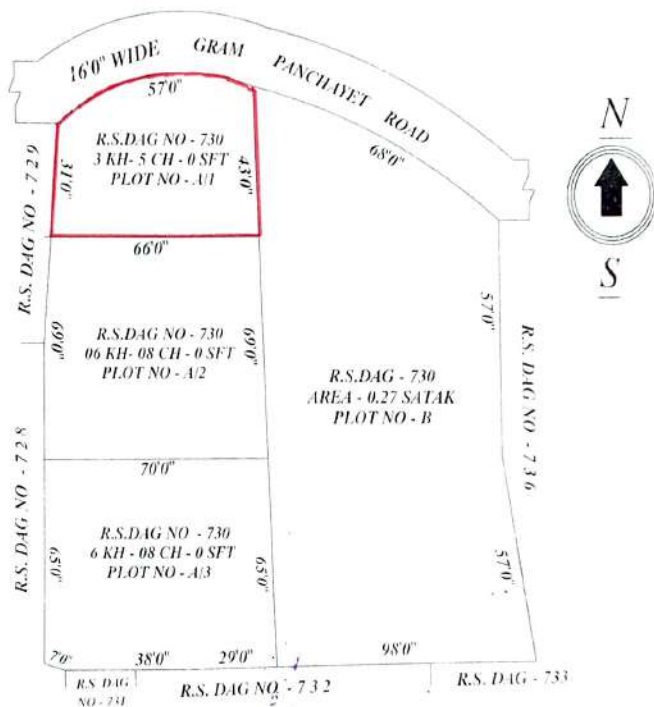
সারো কৃষ্ণা
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

S.L.R

SITE PLAN OF R.S. DAG NO - 730 , OF MOUZA
CHAKPACHURIA , J.L. NO - 33, L ,R.KHATIAN - 2730 , 2518
2516 , 2517 , Ru.Su NO - 205 $\frac{1}{2}$, TOUZI NO - 145, P.S - RAJAR
HAT , NOW UNDER NEW TOEN , DIST NORTH 24 (P.G.S)

AS PER PHYSICAL POSITION WITH RED BORDER



COLOUR	NAME OF VENDEE	PLOT	DAG NO	LAND AREA KH - CH - SFT
	RAJESH KUMAR SAH	A/1	730	3 KH-5 CH- 0 SFT
	BRAHMEDEO SINGH	A/2	730	6 KH-8 CH- 0 SFT
	NIRAJ KUMAR SINGH	A/3	730	6 KH-8 CH- 0 SFT

INTERPRETER'S PLAN
SPOT NOT VERIFIED

For and as the constituted
attorney D Mousumi Majumder
2) Ashoke Kumar Bhatta charya
3) Nema ch Roy
1) Arati Roy

SIGNATURE OF VENDEE

SIGNATURE OF ATTORNEY

DRAWN BY
SAHIBU ISLAM
R.G.M-I.B.A.

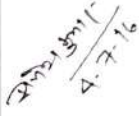
Director



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15020000916665/2016

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Rajesh Kumar Sah Motipur, P.O.- Tajpur, P.S.- TAJPUR, District:- Samastipur, Bihar, India, PIN - 848130	Buyer			 4-7-16
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
2.0	Shri Saroj Kumar Giri Shankarawasan, Helabattala, Hatiara Road, P.O.- Jyangra, P.S.- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700059	Attorney of Seller [Shri Ashoke Kumar Bhattacharya]			 4-7-16
2.1	Shri Saroj Kumar Giri Shankarawasan, Helabattala, Hatiara Road, P.O.- Jyangra, P.S.- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700059	Attorney of Seller [Shri Nemai Chandra Roy]			
2.2	Shri Saroj Kumar Giri Shankarawasan, Helabattala, Hatiara Road, P.O.- Jyangra, P.S.- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700059	Attorney of Seller [Smt Arati Roy]			



No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.3	Shri Saroj Kumar Giri Shankarawasan, Helabattala, Hatiara Road, P.O.- Jyangra, P.S.- Baguiati, District - North 24-Parganas, West Bengal, India, PIN - 700059	Attorney of Seller [Smt Musumi Majumder]			
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Brahm Deo Singh Son of Shri Ram Bilash Singh Bach, P.O:- Ganspur Sarsouna, P.S:- BANGARA, District:- Samastipur, Bihar, India, PIN - 848130	Mr Rajesh Kumar Sah, Shri Saroj Kumar Giri			 04.07.016

(Asit Kumar Mukherjee)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
II NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

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

19-201617-001188842-1

Payment Mode

Online Payment

Date: 04/07/2016 17:45:58

Bank : State Bank of India

IN : IKB6913165

BRN Date: 04/07/2016 17:59:26

DEPOSITOR'S DETAILS

Id No. : 15020000916665/1/2016
[Query No./Query Year]

Name : Prakash Roy

Contact No. : 9836441292

Mobile No. : +91 9836441292

E-mail :

Address : Barasat,

Applicant Name : Mr Prakash Roy

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15020000916665/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	30098
2	15020000916665/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	131660
Total				161758

In Words : Rupees One Lakh Sixty One Thousand Seven Hundred Fifty Eight only

आयकर विभाग

INCOME TAX DEPARTMENT

RAJESH KUMAR SAH



भारत सरकार

GOVT. OF INDIA

LAXMI SAH

02/10/1979

Permanent Account Number

BNOPS0018N

Rajesh Kumar Sah

Signature



Rajesh Kumar Sah

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, UTIITSL

प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,

नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAROJ KUMAR GIRI
SHIV SHANKAR GIRI

07/07/1970

Permanent Account Number
AHUPG3184G

सरोज कुमार गिरि
Signature

2016
21
UPC2874



Saraj Kumar Giri

Seller, Buyer and Property Details

& Buyer Details

Presentant Details

SL No.	Name and Address of Presentant
1	Shri Saroj Kumar Giri Son of Late Shiv Shankar Giri Shankarawasan, Helabattala, Hatiara Road, P.O:- Jyangra, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Nemai Chandra Roy Son of Late Atul Chandra Roy Kadampukur, P.O:- Kadampukur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,; Status : Individual
2	Smt Arati Roy Wife of Shri Nemai Chandra Roy Kadampukur, P.O:- Kadampukur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual
3	Smt Musumi Majumder Wife of Shri Jayanta Majumder Jyangra Vidyasagar Pally, F/E, 14 Jibandee Apartment, P.O:- Jyangra, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual
4	Shri Ashoke Kumar Bhattacharya Son of Late Ajit Kumar Bhattacharya Chandigarh -3, Ward No 5, P.O:- Madhyamgram Bazar, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700130 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India,; Status : Individual; Represented by their (1-4) constituted attorney as given below -

Seller Details

Name, Address, Photo, Finger print and Signature

1-4
(1)

Shri Saroj Kumar Giri
Son of Late Shiv Shankar Giri
Shankarawasan, Helabattala, Hatiara Road, P.O.-
Jyangra, P.S.- Baguiati, District:-North 24-
Parganas, West Bengal, India, PIN - 700059 Sex:
Male, By Caste: Hindu, Occupation: Business,
Citizen of India,; Status : Attorney; Date of
Execution : 04/07/2016; Date of Admission :
04/07/2016; Place of Admission of Execution :
Office

Photo

Finger Print

Signature

Buyer Details

Name, Address, Photo, Finger print and Signature

1	Mr Rajesh Kumar Sah Son of Shri Laxmi Sah Motipur, P.O:- Tajpur, P.S:- TAJPUR, District:- Samastipur, Bihar, India, PIN - 848130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BNOPS0018N., Status : Individual; Date of Execution : 04/07/2016; Date of Admission : 04/07/2016; Place of Admission of Execution : Office	Photo	Finger Print
		Signature	

B. Identifier Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Brahm Deo Singh Son of Shri Ram Bilash Singh Bach, P.O:- Ganspur Sarsouna, P.S:- BANGARA, District:-Samastipur, Bihar, India, PIN - 848130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr Rajesh Kumar Sah, Shri Saroj Kumar Giri	

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: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria	LR Plot No:- 730 , LR Khatian No:- 2516	10.5 Chatak	2,29,687/-	5,41,406/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 16 Ft. Adjacent to Metal Road.

Land Details

	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
2	District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria	LR Plot No:- 730 , LR Khatian No:- 2517	10.5 Chatak	2,29,687/-	5,41,406/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 16 Ft., Adjacent to Metal Road
L3	District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria	LR Plot No:- 730 , LR Khatian No:- 2730	1 Katha	3,50,000/-	8,24,999/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 16 Ft., Adjacent to Metal Road
L4	District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria	LR Plot No:- 730 , LR Khatian No:- 2518	1 Katha	3,50,000/-	8,24,999/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 16 Ft., Adjacent to Metal Road

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Shri Nemai Chandra Roy	Mr Rajesh Kumar Sah	1.08281	100
L2	Smt Arati Roy	Mr Rajesh Kumar Sah	1.08281	100
L3	Smt Musumi Majumder	Mr Rajesh Kumar Sah	1.65	100
L4	Shri Ashoke Kumar Bhattacharya	Mr Rajesh Kumar Sah	1.65	100

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Prakash Roy
Address	Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Office of the D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas

Endorsement For Deed Number : I - 150202262 / 2016

Deed No/Year	15020000916665/2016	Serial no/Year	1502001797 / 2016
Deed No/Year	I - 150202262 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri Saroj Kumar Giri	Presented At	Private Residence
Date of Execution	04-07-2016	Date of Presentation	04-07-2016
Remarks			

On 04/07/2016

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

Presented for registration at 20:55 hrs on : 04/07/2016, at the Private residence by Shri Saroj Kumar Giri .

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 27,32,810/-

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

Execution is admitted on 04/07/2016 by

Mr Rajesh Kumar Sah, Son of Shri Laxmi Sah, Motipur, P.O: Tajpur, Thana: TAJPUR, , Samastipur, BIHAR, India, PIN - 848130, By caste Hindu, By Profession Business
Identified by Mr Brahm Deo Singh, Son of Shri Ram Bilash Singh, Bach, P.O: Ganspur Sarsouna, Thana: BANGARA, , Samastipur, BIHAR, India, PIN - 848130, By caste Hindu, By Profession Business

Executed by Attorney

Execution by

1. Shri Saroj Kumar Giri, Shankarawasan, Helabattala, Hatiara Road, P.O: Jyangra, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059 Shri Saroj Kumar Giri, Son of Late Shiv Shankar Giri, Shankarawasan, Helabattala, Hatiara Road, P.O: Jyangra, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By profession Business
as the constituted attorney of

1. Shri Nemai Chandra Roy, Kadampukur, P.O: Kadampukur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135

2. Smt Arati Roy, Kadampukur, P.O: Kadampukur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135

3. Smt Musumi Majumder, Jyangra Vidyasagar Pally, F/E, 14 Jibandeep Apartmen, P.O Jyangra, Thana Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059

4. Shri Ashoke Kumar Bhattacharya, Chandigarh -3, Ward No 5, P.O: Madhyamgram Bazar, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130

Identified by Mr Brahm Deo Singh, Son of Shri Ram Bilash Singh, Bach, P.O: Ganspur Sarsouna, Thana BANGARA, , Samastipur, BIHAR, India, PIN - 848130, By caste Hindu, By Profession Business
is admitted by him

(Asit Kumar Mukherjee)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 08/07/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,070/- (A(1) = Rs 30,052/- , E = Rs 14/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,098/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB
1. Rs. 30,098/- is paid, by online on 04/07/2016 5:59PM with Govt. Ref. No. 192016170011888421 on 04-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB6913165 on 04/07/2016, 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. 1,36,660/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,31,660/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB
1. Rs. 1,31,660/- is paid, by online on 04/07/2016 5:59PM with Govt. Ref. No. 192016170011888421 on 04-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB6913165 on 04/07/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 2609, Purchased on 22/04/2016, Vendor named Haran Chandra Sadhu.

(Asit Kumar Mukherjee)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2016, Page from 56241 to 56268

being No 150202262 for the year 2016.



Digitally signed by ASIT KUMAR
MUKHERJEE
Date: 2016.07.08 15:12:33 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Mukherjee) 08-Jul-16 03:12:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)