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I-02263/2016



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 975517

916832/16

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

Registrar (S 7(2))
District Sub-Registrar
24 Chowdhury Bazar, Kolkata

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.

7/16

সং -

2611.

সন ও তারিখ - 22. 4. 16.

ক্রেতার নাম -

মালিক -

maa land. Developers. Put 26

স্ট্যাম্প মূল্য - sent - 150000
ভেদার - Jhangra. K. 59.

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ভেদার - শ্রী হারান চন্দ্র সাধু

টি.ডি. নং - 18 APR 2016

তারিখ - 150000

মোট স্ট্যাম্প মূল্য -

ট্রেজারী অফিস - বারাসাত

Sangikumar G.

4486

For and as the Constituted
attorney of

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



Maa Land Developers Pvt. Ltd.

Sangikumar G.
Director.

4489

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

04 JUL 2016

স্বাক্ষর
সি.এ. - শ্রী লক্ষ্মী সাহা
সি.এ. - শ্রী লক্ষ্মী সাহা
সি.এ. - শ্রী লক্ষ্মী সাহা
সি.এ. - শ্রী লক্ষ্মী সাহা

সি.এ.

৪৭৪১৩০

০৭০৫১০

Niraj Kumar Singh.

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 Nemai 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

NIRAJ KUMAR SINGH, PAN-BMCP1997K, son of Late Sitaram Singh, residing at Vill. Manma, P.O. Jogiara, P.S. Jalai, Dist. Darbhanga, Bihar, Pin-843703, 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.

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

2/

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. 1, 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

dm

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 **06 cottahs 08 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. 22,75,000.00 (Rupees twenty two lacs seventy five thousand)** 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. 22,75,000.00 (Rupees twenty two lacs seventy five thousand)** 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 quiet claims whatsoever and that the Vendors shall at the request and cost of the Purchaser do or execute or cause to be done or executes 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

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 parcel of SALI land measuring and area of 06 (six) cottahs 08 (eight) 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 02 cottah) 2516 (in the name of Nemai Chandra Roy, area 01 cottah 12 chittacks) & 2517

(in the name of Arati Roy, area 01 cottah 12 chittacks) situated at **Mouza Chakpanchuria**, J.L. No. 33, Re.Su. No. 205 $\frac{1}{2}$, 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/3**, which is Butted and bounded by :

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

On the South : R.S. Dag No: 731 & 732

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

On the West : R.S. Dag No. 728

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 year first above written.

SIGNED, SELAED AND DELIVERED

in the presence of

WITNESSES :

1. সুনীতা কুমার
সুনীতা কুমার গাউন
১০০ নং পল্লী, নারায়ণ
বাস (বারাসত)
১০৬১
৪৪৪৩৬

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'k G. S.
Director

2. সুনীতা কুমার
সুনীতা কুমার
১০০ নং পল্লী (১০৬১)
নাম - নারায়ণ
বাস - বারাসত
১০৬১

Signature of the vendors.

Niraj Kumar Singh.

Signature of the purchaser

Drafted by :

Dipak Kr. Pal
Advocate

Barasat Judges' Court

Enrolment No.

Composed by :

Sardar Monoj Narayan
Barasat, 24 Pgs (N)

DIPAK Kr. PAL
ADVOCATE

B.Sc.; LL.B.

Barasat Judges' Court

A-1000/966/93.

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser as consideration of Rs. 22,75,000.00 (Rupees twenty two lacs seventy five thousand) only in presence of the witnesses below as per following manner

Date	Name of Bank	Chq. No.	Amount(Rs.)
04/07/2016	Indian Overseas Bank	293226	4.50.000/-
04/07/2016	DO	293227	4.50.000/-
04/07/2016	DO	293228	4.50.000/-
04/07/2016	DO	293229	4.50.000/-
04/07/2016	DO	293230	4.75.000/-

Total Rs. 22,75,000.00

(Rupees twenty two lacs seventy five thousand) only

WITNESSES :

1. RAJESH KUMAR
राजेश कुमार

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.

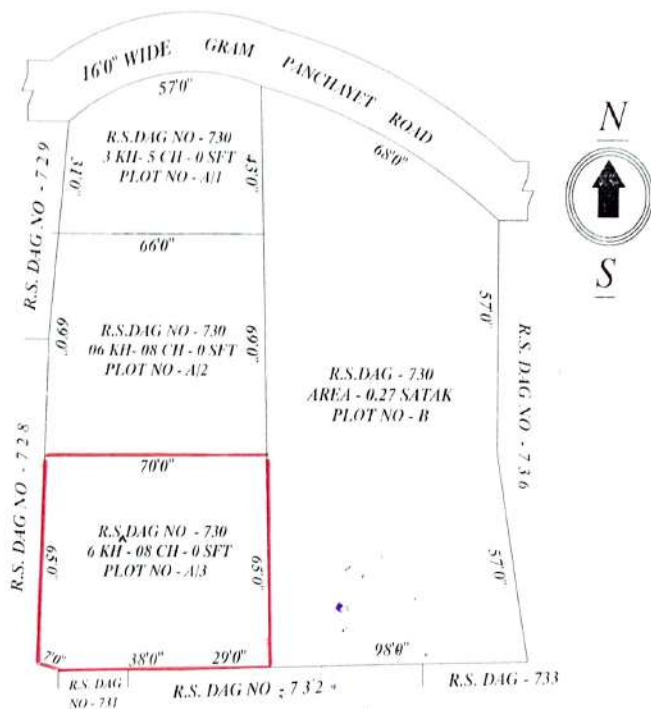
2. राजेश कुमार

Sanjay Kumar
Director

Signature of the vendors.

8 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
	BRAHM DEO SINGH	A/2	730	6 KH-8 CH- 0 SFT
	NIRAJ KUMAR SINGH	A/3	730	6 KH-8 CH- 0 SFT

AS PER PREVIOUS PLAN
 NOT NOT VERIFIED

For and as the constituted attorney of
 1. Smt. Moumuni Majumder, 2. Sri A. S. Shaha
 Kumar Bhattacharya, 3. Sri Nemaichandra
 Roy, 4. Smt. Anjali Roy.

Maa Land Developers Pvt. Ltd.

SIGNATURE OF VENDEE

SIGNATURE OF ENDOR

Director

DRAWN BY
 AHMUL ISLAM
 R.G.M-L.B.S.



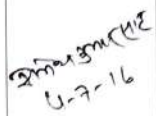
Government of West Bengal

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 15020000916832/2016

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	Mr Niraj Kumar Singh Manma, P.O:- Jogiara, P.S:- JALAI, District:- Darbhanga, Bihar, India, PIN - 847303	Buyer			Niraj Kumar Singh 04.07.16
Sl No.	Name of the Executant	Category	Photo	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]			Saraj Kumar Giri 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]			



	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 Mousumi Majumder]			
SI No.	Name and Address of Identifier	Identifier of			Signature with date
1	Mr Rajesh Kumar Sah Son of Shri Laxmi Sah Motipur, P.O.- Tajpur, P.S.- TAJPUR, District:-Samastipur, Bihar, India, PIN - 848130	Mr Niraj Kumar Singh, Shri Saroj Kumar Giri			 07-16

(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

19-201617-001189371-1

Payment Mode Online Payment

Date: 04/07/2016 18:14:08

Bank : State Bank of India

: IKB6916834

BRN Date: 04/07/2016 18:27:49

DEPOSITOR'S DETAILS

Id No. : 15020000916832/1/2016

[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	15020000916832/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	39360
2	15020000916832/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	173770

Total

213130

In Words : Rupees Two Lakh Thirteen Thousand One Hundred Thirty only

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

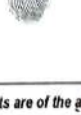
Name: SAROJ K.A. Giri

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

Saroj Kumar Giri
Signature of the Presentant

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

(2) Name: Niraj Kumar Sph.

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

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

Niraj Kumar Sph.
Signature of the Presentant

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

INCOME TAX DEPARTMENT

GOVT. OF INDIA

MIRAJ KUMAR SINGH

SITARAM SINGH

01/01/1967

Permanent Address Number
BMCPS1987K



इस कार्ड के साथ : एक नए प्रमाण पत्रिका
आवक के लिए प्रमाण, एक नए नई प्रमाण
पत्रिका प्रमाण, प्रमाण प्रमाण, प्रमाण प्रमाण
एन. टी. प्रमाण, प्रमाण प्रमाण, प्रमाण - 400 0.0.

If this card is lost, someone's loss
please inform to the
Income Tax (P) & Services Unit
in the office of the
Income Tax Officer,
BMCPS1987K
The Income Tax Officer,
BMCPS1987K

Handwritten signature/initials

Niraj Kumar Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAROJ KUMAR GIRI
SHIV SHANKAR GIRI
07/07/1970
Permanent Account Number
AHUPG3184G

2034
21
VPCB74

सरोज कुमार गिरि
Signature



Saroj 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 Mousumi Majumder Wife of Shri Jayanta Majumder Jyangra Vidyasagar Pally, F/E, 14 Jibandeep Apartmen, 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:- Madhyamgra 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:-
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 : Pvt. Residence

Buyer Details

Name, Address, Photo, Finger print and Signature

1 Mr Niraj Kumar Singh

Son of Late Sitaram Singh

Manma, P.O:- Jogiara, P.S:- JALAI, District:-Darbhanga, Bihar, India, PIN - 847303 Sex: Male, By Caste:

Hindu, Occupation: Business, Citizen of: India, PAN No. BMCPS1997K,; Status : Individual; Date of

Execution : 04/07/2016; Date of Admission : 04/07/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details**Identifier Details**

SL No.	Identifier Name & Address	Identifier of	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,	Mr Niraj Kumar Singh, 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	1 Katha 12 Chatak	6,12,500/-	9,62,499/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria	LR Plot No:- 730 , LR Khatian No:- 2517	1 Katha 12 Chatak	6,12,500/-	9,62,499/-	Proposed Use: Bastu, ROR: Shali
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/-	5,49,999/-	Proposed Use Bastu, ROR Shali
L4	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria	LR Plot No:- 730 , LR Khatian No:- 2518	2 Katha	7,00,000/-	10,99,999/-	Proposed Use Bastu, ROR Shali

Transfer of Property from Seller to Buyer

	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Shri Nemai Chandra Roy	Mr Niraj Kumar Singh	2.8875	100
L2	Smt Arati Roy	Mr Niraj Kumar Singh	2.8875	100
L3	Smt Mousumi Majumder	Mr Niraj Kumar Singh	1.65	100
L4	Shri Ashoke Kumar Bhattacharya	Mr Niraj Kumar Singh	3.3	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 - 150202263 / 2016

Deed No/Year	15020000916832/2016	Serial no/Year	1502001796 / 2016
Deed No/Year	I - 150202263 / 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 21:00 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 35,74,996/-

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

Execution is admitted on 04/07/2016 by

Mr Niraj Kumar Singh, Son of Late Sitaram Singh, Manma, P.O: Jogiara, Thana: JALAI, , Darbhanga, BIHAR, India, PIN - 847303, By caste Hindu, By Profession Business
Indetified 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

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 Mousumi 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: Madhyamgra Bazar, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130

Indetified 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
is admitted by him

[Signature]

(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 39,332/- (A(1) = Rs 39,314/- , E = Rs 14/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 39,360/-

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

1. Rs. 39,360/- is paid, by online on 04/07/2016 6:27PM with Govt. Ref. No. 192016170011893711 on 04-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB6916834 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. 1,78,770/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,73,770/-

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

1. Rs. 1,73,770/- is paid, by online on 04/07/2016 6:27PM with Govt. Ref. No. 192016170011893711 on 04-07-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB6916834 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 2611, 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 56269 to 56295
being No 150202263 for the year 2016.



Asit

Digitally signed by ASIT KUMAR
MUKHERJEE
Date: 2016.07.08 15:13:28 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Mukherjee) 08-Jul-16 03:13:27 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)