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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 584523

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

  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

24 JAN 2011

### DEED OF SALE

Valued at Rs. 3,00,000.00 (Rupees Three Lakh) only

THIS INDENTURE made on this the 24<sup>th</sup> day of *January* Two Thousand Eleven (2011) B E T W E E N SRI SUNIL GHOSH, Son of Late Ramkanai Ghosh, by Nationality – Indian, by faith – Hindu, by Occupation – Business, residing at 52B/1, Sashi Bhusan Neogi Garden Lane, P.S. Baranagar, Kolkata – 700 036, hereinafter called the V E N D O R (which expression shall unless excluded by or repugnant to the context be deemed to

Contd.....P/2

₹. 1000/-  
ক্রেতার নাম \_\_\_\_\_  
স্বাক্ষর \_\_\_\_\_ Rajib Manna-  
স্থান ক্রেতার স্বাক্ষর \_\_\_\_\_ 42 Raja Narber Kmr  
বিলম্ব নগর (সর্ভৌক্তিক সিটি) এ ডি এন জোর এ \_\_\_\_\_  
মোট বিক্রয় মূল্য \_\_\_\_\_  
মূল্য নং \_\_\_\_\_ মোট কত টাকা খরচ \_\_\_\_\_ 03 JAN 2011

টেক্সটো বারাকপুর জেলার মিতা দত্ত  
812000



\*  
Sujit Kumar Dutta  
s/o Late Anadi Mohan Dutta  
Purbayan Lakerthi  
P.O - R. Chopalpur  
Dist - 24 Pgs (N)  
KOL-136  
BUSSINESS

Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
24 JAN 2011

mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART.

A N D

SRI RAJIB MANNA, Son of Late Kanai Lal Manna, by Nationality – Indian, by faith – Hindu, by Occupation – Business, residing at 42, Raja Naba Krishna Street, P.O. Hatkhola, P.S. Shyampukur, Kolkata – 700 005, hereinafter called the P U R C H A S E R (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the OTHER PART.

W H E R E A S one Jyanendra Nath Ghosh was well seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land having a proportionate share out of 1.67 acre comprised under R.S. Khatian No. 2982 at a yearly rent of Rs. 17.00 Annas 2 and pies 6 only at Mouza – Gopalpur, J.L. No. 2, Touzi No. 2998, P.S. Rajarhat, at present Dum Dum Airport in the District of 24-Parganas (North) by virtue of Record of Rights published in his name and has been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS after the demise of said Jyanendra Nath Ghosh, his property devolved upon his four Sons namely (1) Sri Bimal Ghosh, (2) Sri Amal Kumar Ghosh, (3) Sri Shyamal Kumar Ghosh and (4) Sri Kamal Kanto Ghosh and one Daughter namely (5) Smt. Sarala Bala Paul all of 27/4, Baithak Khana Road, P.S. Muchipara, Kolkata – 700 009 as his legal heirs and successors.

AND WHEREAS be it expressly expressed herein that during the enjoyment of

said Jyanendra Nath Ghosh, one Badsa Ali Mondal, Son of Debiraddin Mondal of Raigachi duly recorded his name as Bargadar (Bhagchasi) in respect of 49 decimal comprised in R.S. Dag No. 2842 under R.S. Khatian No. 2982 at Mouza – Gopalpur, P.S. Rajarhat at present Dum Dum Airport in the District of 24-Parganas (North).

AND WHEREAS then said Jyanendra Nath Ghosh filed a Case against said Badsa Ali Mondal for ejection of Bargadar (Bhagchasi) before the Hon'ble Judge, Mr. M. K. Dutta, 1<sup>st</sup> Munseff at Sealdaha vide Appeal No. 6 in the year 1959.

AND WHEREAS after defeating in the said Case, the said Badsa Ali Mondal released and relinquished at his right title and interest in respect of Barga Swattya in respect of said land unto and in favour of said (1) Sri Bimal Ghosh, (2) Sri Amal Kumar Ghosh, (3) Sri Shyamal Kumar Ghosh, (4) Sri Kamal Kanti Ghosh and (5) Smt. Sarala Bala Paul by a Deed of Disclaimer (Release) dated 09.12.1993 vide Book No. I, Deed No. 9333 for the year 1993 registered at Bidhan Nagar Addl. Dist. Sub-Registration Office.

AND WHEREAS in such way, the aforesaid (1) Sri Bimal Ghosh, (2) Sri Amal Kumar Ghosh, (3) Sri Shyamal Kumar Ghosh, (4) Sri Kamal Kanti Ghosh and (5) Smt. Sarala Bala Paul became the absolute owners of said 49 decimal of land and during enjoyment, they jointly sold transferred and conveyed to Sri Sunil Ghosh ALL THAT piece and parcel of Sali land measuring an area 2 (Two) Cottahs 7 (Seven) Chittacks 34 (Thirty Four) Sq.ft. more or less out of 49 decimal being Scheme Plot No. 9A comprised in R.S. Dag No. 2842 under R.S. Khatian No. 2982 out of total 1.67 acre at Mouza – Gopalpur, P.S. Rajarhat at present Dum Dum Airport in the District of 24-Parganas (North) along with all

easement right on or over 12'ft. common passage by a Registered Deed of Sale dated 17.11.1995 vide Book No. I, Vol. No. 97, Pages 401 to 410, Being No. 4461 for the year 1995 registered at Bidhan Nagar Addl. Dist. Sub-Registration Office free from encumbrances whatsoever.

**AND WHEREAS** thus by virtue of abovementioned purchase, the said Sri Sunil Ghosh, the Vendor herein is well seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring an area 2 Cottahs 7 Chittacks 34 Sq.ft., be the same, a little more or less morefully and particularly described in the Schedule hereunder written and has been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever.

**AND WHEREAS** the said Sri Sunil Ghosh, the Vendor herein has agreed to sell his purchased plot measuring an area 2 Cottahs 7 Chittacks 34 Sq.ft. more or less morefully and particularly described in the Schedule hereunder written at or for the price or Consideration of Rs. 3,00,000.00 (Rupees Three Lakh) only and the Purchaser herein has agreed to purchase the same at the said price free from encumbrances whatsoever.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in Consideration of the sum of Rs. 3,00,000.00 ( Rupees Three Lakh) only of the lawful money of the Union of India and well and truly by the Purchaser to the Vendor paid on or before the execution of this Deed (the receipt whereof the Vendor doth hereby and also by the receipt and Memo of Consideration hereunder written admit and acknowledge and of and from the same and every part thereof for ever release discharge and deliver the Purchaser the said land benefits and rights hereby granted sold conveyed transferred

assigned and assured or expressed or intended so to be unto the Purchaser) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchaser ALL THAT piece and parcel of land measuring an area 2 (Two) Cottah 7 (Seven) Chittacks 34 (Thirty Four) Sq.ft. more or less within the Limit of Rajarhat Gopalpur Municipality which is morefully and particularly mentioned and described in the SCHEDULE hereunder written AND all manners of rights privileges easements benefits advantages and appurtenances thereunto belonging to anywise appertaining to or with the same or every part thereof usually hold used occupied enjoyed or reputed to belong or be appurtenant thereto or known as part or parcel thereof AND all deeds pattas muniments writings instruments and evidences of title whatsoever exclusively relating to the same which now is or are or hereafter shall or may be in the custody power or possession of the Vendor or of any person or persons from whom they can or may procure the same without any action or suit TO HAVE AND TO HOLD the said land and every part thereof hereby granted transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser free from all encumbrances whatsoever absolutely and forever AND the Vendor doth hereby covenant with the Purchasers that notwithstanding any act deed or thing by the Vendor made done executed or knowingly suffered to the contrary the Purchaser now have good right and full and absolute power and indefeasible title in the said land hereby granted conveyed or expressed or intended so to be unto the Purchaser in the manner aforesaid AND THAT the Purchaser may and shall at all times hereinafter peaceably and quietly possess and enjoy the said land and every part thereof without any lawful eviction interruption claim or demand whatsoever from and by the Vendor or any person or persons lawfully or equitably claiming under or in trust for them AND THAT the said land is freed and discharged from or otherwise by the Vendor sufficiently and indemnified against all and in all

manners of encumbrances claims and demands whatsoever created occasioned or made by the Vendor or any person or persons howsoever **AND THAT** the vendor shall at the cost of the Purchaser give and render all facilities and assistances to the Purchaser for the purpose of and joint in all applications and documents for the purpose of mutation and/or for any other purposes as may be required by the Purchaser **AND FURTHER THAT** the Vendor or any persons lawfully or equitably claiming any estate or interest in the said land shall and will from time to time and at all times at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser as shall or may from time to time be reasonably required **AND THAT** the Vendor doth hereby covenant with the Purchaser that he has not done anything whereby the said land has been encumbered in anyway or by reason whereof the Vendor is prevented from selling transferring conveying assuring or granting the said land in the manner aforesaid **AND FURTHER THAT** the said land hereby granted sold conveyed assigned assured and expressed or intended so to be now does not suffers from any Trust, Uses and Debutter, Prohibition, attachment or any scheme financial institutions charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any reason or reasons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and his predecessors-in-interest and title.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO** :

**ALL THAT** piece and parcel of Sali land measuring an area 2 (Two) Cottahs 7 (Seven) Chittacks 34 (Thirty Four) Sq.ft., be the same, a little more or less being Scheme Plot No. 9A comprised in R.S. Dag No. 2842 under R.S. Khatian No.

2982, at Mouza – Gopalpur, J. L. No. 2, R. S. No. 140, Touzi No. 2998, P.S. Rajarhat at present Dum Dum Airport, Addl. Dist. Sub-Registration Office – Bidhan Nagar (Salt Lake City) under Ward No. within the Limit of Rajarhat Gopalpur Municipality in the District of 24-Parganas (North) along with all easement right under or over the 12'ft. common passage on the South side of the said plot.

Annual proportionate rent is Rs. 0.82 paise payable to the District Collectorate North on behalf of Govt. of West Bengal.

The said plot of land is butted and bounded as follows :

**ON THE NORTH BY** : Part of R.S. Dag No. 2747.

**ON THE SOUTH BY** : 12'-0"ft. wide Common Passage.

**ON THE EAST BY** : Part of R.S. Dag No. 2842.

**ON THE WEST BY** : Part of R.S. Dag No. 2842.

The said plot of land is shown on the annexed Map or Plan and bordered by Red lines.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the PARTIES at KOLKATA

in the presence of :

**WITNESSES** :

(1) *Chayan Ghosh*  
*Jogendra G. Ghosh Barua*  
*No 2 - 59*

*Sunil Barua*

**SIGNATURE OF THE VENDOR**

(2) *Patan Roy*  
*Rupam para*  
*Naitan para*

✓ *Bhama Rajib manna*

**SIGNATURE OF THE PURCHASER**

**DRAFTED BY** :

**TYPED BY** :

*M. Das*

Molay Das  
89, Nainan Para Lane,  
Baranagar, Kolkata -36.

RECEIPT

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs. 3,00,000.00 (Rupees Three Lakh) only being the full Consideration Money as per Memo below :

..... Rs. 3,00,000.00

MEMO OF CONSIDERATION

Paid by *Cash*

Rs. 3,00,000/-

(RUPEES THREE LAKH) ONLY

Rs. 3,00,000.00

WITNESSES :

(1) *Chagan Ghosh*  
*Jayaram Ghosh Parua*  
*Kol-59*

(2) *Ratan Roy*  
*Gopal Prasad*  
*Ratan Parua*

*Sunil Ghosh*  
\_\_\_\_\_  
SIGNATURE OF THE VENDOR

Drafted by me

*Bhola Nath Sena*  
Advocate, *NRB/303/1977*



Government Of West Bengal  
Office Of the A. D. S. R. BIDHAN NAGAR  
District:-North 24-Parganas

Endorsement For Deed Number : I - 00774 of 2011  
(Serial No. 00819 of 2011)

On  
Payment of Fees:

On 24/01/2011

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 : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 5690/-, on 24/01/2011

( Under Article : A(1) = 5676/- , E = 14/- on 24/01/2011 )

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.-516638/-

Certified that the required stamp duty of this document is Rs.- 31018 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 30020/- is paid 10441921/01/2011 State Bank of India, B K PAUL AVENUE, received on 24/01/2011

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

Presented for registration at 11.00 hrs on :24/01/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Rajib Manna, Claimant.

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

Execution is admitted on 24/01/2011 by

1. Sunil Ghosh, son of Kt Ramkanai Ghosh, 52 B/1 Sashi Bhusan Neogi Garden Lane, Kolkata, Thana:-Baranagar, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700036, By Caste Hindu, By Profession : Business
  2. Rajib Manna, son of Lt Kanai Lal Manna, 42 Raja Naba Krishna St, Kolkata, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, P.O. :- Hatkhola Pin :-700005, By Caste Hindu, By Profession : Business
- Identified By Sujit Kr Dutta, son of Late Anadi Mahan Dutta, Purbayan Lalkuthi, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Gopalpur Pin :-700136, By Caste: Hindu, By Profession: Business.



  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
( Debasish Dhar )

ADDITIONAL DISTRICT SUB-REGISTRAR

24/01/2011 11:59:00

24 JAN 2011

Endorsement Page 1 of 2

ATTESTED :-

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Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas  
 Signature / LTI Sheet of Serial No. 00819 / 2011, Deed No. (Book - I , 00774/2011)  
 Name of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
	 24/01/2011	 LTI 24/01/2011	<u>Rajib Manna</u> 24/1/11

Signature of the person(s) admitting the Execution at Office.

Sl. No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sunil Ghosh Address -52 B/1 Sashi Bhusan Neogi Garden Lane, Kolkata, Thana:-Baranagar, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700036	Self	 24/01/2011	 LTI 24/01/2011	<u>Sunil Ghosh</u>
2	Rajib Manna Address -42 Raja Naba Krishna St, Kolkata, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, P.O. :-Hatkhola Pin :-700005	Self	 24/01/2011		<u>Rajib manna</u>

Name of Identifier of above Person(s)  
 Sujit Kr Dutta  
 Purbayan Lalkuthi, Kolkata, District:-North  
 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur  
 Pin :-700136

Signature of Identifier with Date  
Sujit Kumar Dutta  
 24-1-11



  
 (Debasish Dhar)  
 ADDITIONAL DISTRICT SUB-REGISTRAR  
 Office of the A. D. S. R. BIDHAN NAGAR  
 Bidhan Nagar (Salt Lake City)

ATTESTED :-

USE OF THE  
AGENT/SELLER/  
EMPLOYMENT/  
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

 Sunil Shah	LH.					
	RH.					

ATTESTED :- Sunil Shah

 Rajib Manna	LH.					
	RH.					

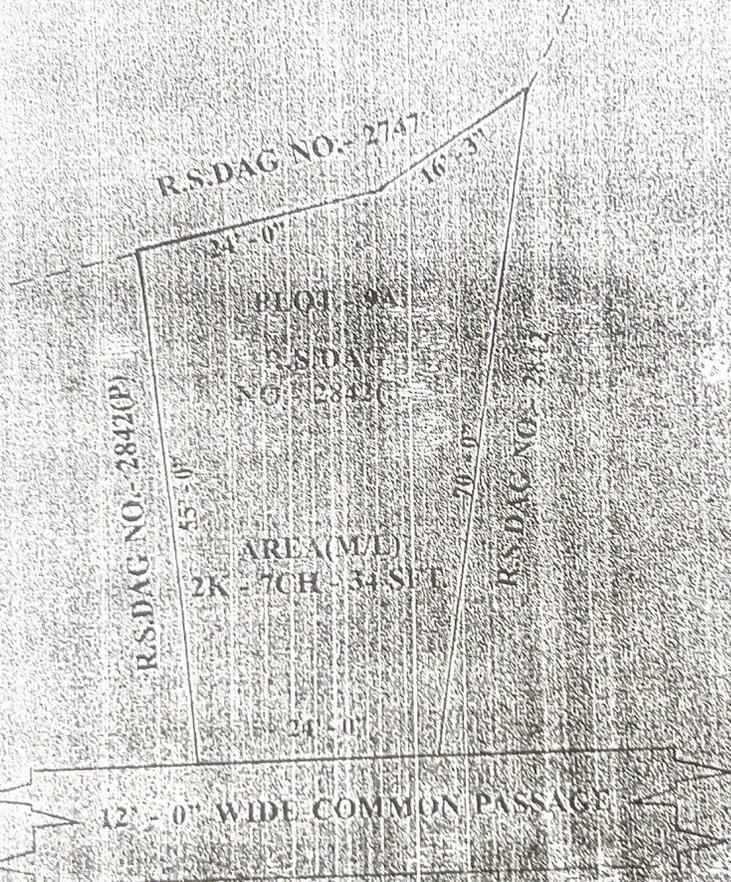
ATTESTED :- Rajib Manna

	LH.					
	RH.					

ATTESTED :-

\*\*\*\*\*  
**SITE PLAN OF LAND OF R.S.DAG NO.- 2842(P),**  
**AT MOUZA GOPALPUR,J.L.NO.-2,**  
**Re.Su.NO.- 140,P.S. RAJARHAT AT PRESENT AIRPORT,**  
**UNDER RAJARHAT GOPALPUR MUNICIPALITY,**  
**WARD NO.- , DIST.- 24 PGS (N)**  
**KOLKATA:-700 136.**

**SCALE - 1" = 16'-0"**



*Sunil Ghosh*

SIGNATURE OF VENDOR  
 (SRI SUNIL GHOSH)

PLOT NO.	R.S.DAG NO.	NAME OF VENDOR	AREA	
			SQ. FT.	SQ. YD.
9A	2842(P)		34	0.78

COPIED BY  
 FARUK  
 GAZI

DATE: 20/01/2014

DATED THE 24<sup>th</sup> DAY OF Jan. 2011

**DEED OF SALE**

**BETWEEN**

**SRI SUNIL GHOSH**

.....**VENDOR**

**A N D**

**SRI RAJIB MANNA**

.....**PURCHASER**

**DRAFTED BY** :

**TYPED BY** :

**SRI MOLAY DAS  
89, NAINAN PARA LANE,  
P.O. BARANAGAR,  
KOLKATA - 700 036.**