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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 165997

Resist that the document is admitted
in the court. The signature sheet and
the payment sheet is attached with this
document are the part of this document.

Add. District Registrar
Baruipur, South 24 Parganas

18 MAR 2016

Mouza: Beralia
P.S.: Baruipur
Mallickpur Gram Panchayat
District – South 24 Parganas

SALE DEED

THIS DEED OF SALE is made on this the ~~15~~ day of March, Two Thousand and Sixteen (2016) A.D.

BETWEEN

KARTICK GAYEN [PAN APHPG5262J], son of Mr. Atal Gayen, by faith - Hindu, by occupation-Business, by Nationality-Indian, residing at Beralia Balarampore, P.O. Madarat, P.S. Baruipur, district-South 24 Parganas-743610, hereinafter called 'the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successors-in-interest and/or assign) of the **FIRST PART**.

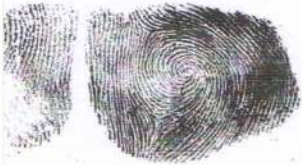
303/4

19 JUN 2015

No.	Date
58	19 JUN 2015
ASHOK KUMAR SINGH	ADVOCATE
58	5TH FLOOR
ANJUSHREE BANERJEE	L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001	

19 JUN 2015

Kartik Gayer



V.C. I.
11 74

Kartik Gayer

Anirban Bose
S/O Lt Bishnu Bane
192/30; N.V.C. BSC Rd
Kolkata - 40
Buirvers



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

15 MAR 2016

AND

MR. VINOD KUMAR AGARWAL [PAN – ACRPA8096M], son of Late Nand Kishore Agarwal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 135, S.P. Mukherjee Road, P.O.- Kalighat, P.S.- Tollygunge, Kolkata-700026, District- South 24 Parganas, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successors-in-interest and/or assign) of the **SECOND PART**:

THE PROPERTY: ALL THAT two contiguous pieces and parcels of Sali Land admeasuring in aggregate 29 decimals more precisely land admeasuring 20 decimals out of 60 decimals comprises in R.S. /L.R. Dag No. 256, and land measuring 9 decimals out of 52 decimals comprises in R.S./L.R. Dag No. 258 both appertaining to L.R. Khatian No. 410 of Mouza – Beralia, J. L. No. 17 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas, more particularly described in the Schedule "B" (herein after referred to as the said landed property).

WHEREAS:

- A. The vendor herein represent, assure and confirm to the purchaser herein that they are the lawful owner in respect of the said Landed property, as acquired by way of inheritance from its erstwhile owners as described in the Schedule - "A" below.
- B. The vendor herein desires to sell the said landed property, at and for the consideration of Rs. 5,85,858/- (Rupees Five Lakhs Eighty Five Thousand Eight Hundred Fifty Eight only) free from all encumbrances;
- C. In pursuance of the offer and acceptance and the Purchaser relying on the aforesaid representations, assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring 29 decimals at and for the said consideration of



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

15 MAR 2016

Rs. 5,85,858/- (Rupees Five Lakhs Eighty Five Thousand Eight Hundred Fifty Eight only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;

- D. The purchaser has this day paid the entire consideration as per memo below to the Vendor and now there is no impediment to execute and register the conveyance by the Vendor in favour of the Purchaser, the Vendor execute this Deed of Sale in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 5,85,858/- (Rupees Five Lakhs Eighty Five Thousand Eight Hundred Fifty Eight only) paid by the Purchaser to the Vendor, (the receipt whereof the Vendor do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendor do hereby forever release, discharge and acquit the Purchaser and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendor having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby transfer, sell, convey, grant and assign to and unto the Purchaser **ALL THAT** two contiguous pieces and parcels of Sali Land admeasuring in aggregate 29 decimals more precisely land admeasuring 20 decimals out of 60 decimals comprises in R.S. /L.R. Dag No. 256, and land measuring 9 decimals out of 52 decimals comprises in R.S./L.R. Dag No. 258 both appertaining to L.R. Khatian No. 410 of Mouza – Beralia, J. L. No. 17 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas, shown within the red verge in the plan annexed hereto, more particularly described in the Schedule - "B" hereunder written and herein referred to as the said landed property **OR HOWSOEVER OTHERWISE** the said Landed property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished **FURTHER TOGETHER WITH** all that



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

15 MAR 2016

hereditaments, messuages, benefits, right or easement and advantages AND ALL manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the vendor into and upon the said Landed Property or any part thereof **TOGETHER WITH** all writings, record-of-rights (porcha), tax receipts and other evidences of title exclusively relating to the said Landed Property or any part thereof which now are or hereafter shall or may be in the custody power or possession of the vendor or which the vendor can or may procure without any action or suit at law or in equity **TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY** the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the vendor and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendor.

AND THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AND DECLARES that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to the contrary the Vendor lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions



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Addl. District Sub-Registrar
Baruipur, South 24 Parganas

15 MAR 2016

of the relevant Acts nor the Vendor have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendor and duly retained by the Vendor and that there is no previous agreement for sale executed by the Vendor in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendor from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendor has good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendor and all persons claiming from under or in trust of the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispendens, debts, attachments and encumbrances whatsoever made or suffered by the vendor or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the vendor and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendor do and execute and caused



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

15 MAR 2016

to be done and executed all such other and further assurances, acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER** the Vendor do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendor is not free from all encumbrances as herein before stated the Vendor shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendor and any breach of the covenants herein contained;

AND FURTHER it is agreed by and between the Vendor and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms and expressions 'the Vendor' and 'the Purchaser' shall mean and include their and each of their respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.

THE VENDOR FURTHER AGREE, DECLARE, ASSURE AND CONFIRM THAT:

- i. The Vendor shall render all assistance in mutating the name of the Purchaser as owner of the said landed property in the records of the B.L & L.R.O., Mallickpur Gram Panchayat and other concerned offices at the cost of the purchaser.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The Vendor has paid the property tax/rents upto the date of execution of this Deed of conveyance in respect of the said landed property.



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

15 MAR 2016

- iv. The said Landed Property is not wet land property and now being used as sali or agricultural land and has no direct access to any road.
- v. There is no bargadar.
- vi. That the photographs and 10 fingers impression of the Vendor and Purchaser are attached herewith made an integral part of this Deed.

THE SCHEDULE - "A" ABOVE REFERRED TO
(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDOR)

- A. One Sitanath Gayen was the recorded owner of Sali Land admeasuring 20 decimals out of 60 decimals comprises in R.S./L.R. Dag No. 256, L.R. Khatian No. 410 and also the land measuring 9 decimals out of 52 decimals comprises in R.S./L.R. Dag No. 258 appertaining to L.R. Khatian No. 410 both of Mouza – Beralia, J. L. No. 17 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas
- B. The said Sitanath Gayen while seized and possessed of the aforesaid landed property, sold, transferred and conveyed his right, title and interest in the said plot of land by virtue of a Deed of Sale dated 02.01.1965 which was registered in the Office of DSR Alipur and was recorded in Book No. I, Volume No. 61, Pages 170 to 174 being No. 4411 for the year 1965 all that Sali Land admeasuring 20 decimals out of 60 decimals comprises in R.S./L.R. Dag No. 256, L.R. Khatian No. 410 and also the land measuring 9 decimals out of 52 decimals comprises in R.S./L.R. Dag No. 258 appertaining to L.R. Khatian No. 410 both of Mouza – Beralia, J. L. No. 17 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas to Susanta Kumar Mondal for the consideration mentioned therein absolutely forever and free from all encumbrances;
- C. The said Susanta Kumar Mondal while seized and possessed of the aforesaid landed property, sold, transferred and conveyed his right, title and interest in the said plot of land by virtue of a Deed of Sale dated



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

15 MAR 2016

10.12.1966 which was registered in the Office of DSR Alipur and was recorded in Book No. I, Volume No. 77, Pages 107 to 111 being No. 1820 for the year 1966 all that Sali Land admeasuring 20 decimals out of 60 decimals comprises in R.S. /L.R. Dag No. 256, L.R. Khatian No. 410 and also the land measuring 9 decimals out of 52 decimals comprises in R.S./L.R. Dag No. 258 appertaining to L.R. Khatian No. 410 both of Mouza – Beralia, J. L. No. 17 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas to Ram Gopal Mondal and Ram Prasad Mondal for the consideration mentioned therein absolutely forever and free from all encumbrances;

- D. The said Ram Gopal Mondal and Ram Prasad Mondal, executed and registered a General Power of Attorney on 05.08.2003 which was registered in the office of A.D.S.R, Baruipur and recorded in Book No. – IV, Volume No. 7, pages 37 to 41, being No. 375 for the year 2003 in favour of Santanu Bhattacharya to look after, execute and register the Sale deeds in respect of their share in the said landed property;
- E. The said Ram Gopal Mondal and Ram Prasad Mondal while seized and possessed of the aforesaid landed property, sold, transferred and conveyed their right, title and interest in the said plot of land through their constituted attorney Santanu Bhattacharya by virtue of a Deed of Sale dated 31.07.2015 which was registered in the Office of ARA-I Kolkata and was recorded in Book No. I, Volume No. 1901, Pages 71640 to 71658 being No. 6376 for the year 2015 all that Sali Land admeasuring 20 decimals out of 60 decimals comprises in R.S. /L.R. Dag No. 256, L.R. Khatian No. 410 and also the land measuring 9 decimals out of 52 decimals comprises in R.S./L.R. Dag No. 258 appertaining to L.R. Khatian No. 410 both of Mouza – Beralia, J. L. No. 17 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas to Kartick Gayen for the consideration mentioned therein absolutely forever and free from all encumbrances;



Addl. District Sub-Registrar
Baruaipur, South 24 Parganas

15 MAR 2016

- F. Thus the Vendor herein is seized, possessed and/or otherwise sufficiently entitled to all that Sali Land admeasuring 20 decimals out of 60 decimals comprises in R.S. /L.R. Dag No. 256, L.R. Khatian No. 410 and also the land measuring 9 decimals out of 52 decimals comprises in R.S./L.R. Dag No. 258 appertaining to L.R. Khatian No. 410 both of Mouza – Beralia, J. L. No. 17 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas

THE SCHEDULE "B" ABOVE REFERRED TO:
(THE SAID PROPERTY)

ALL THAT two contiguous pieces and parcels of Sali Land admeasuring in aggregate 29 decimals more precisely land admeasuring 20 decimals out of 60 decimals comprises in R.S. /L.R. Dag No. 256, and land measuring 9 decimals out of 52 decimals comprises in R.S./L.R. Dag No. 258 both appertaining to L.R. Khatian No. 410 of Mouza – Beralia, J. L. No. 17 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas, presently the subject dag is butted and bounded in the manner following:

Sl. No.	R.S. /L.R. Dag No.	Total Area	Area Sold	Boundary			
				North	South	East	West
1	256	60	20				
2	258	52	9				

OR HOWSOEVER OTHERWISE the said landed property is butted, bounded, called, known, numbered, described and/or distinguished.



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

15 MAR 2016

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 5,85,858/- (Rupees Five Lakhs Eighty Five Thousand Eight Hundred Fifty Eight only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

SN	Demand Draft/Cash	Date	Amount (Rs.)
1.	541687 PUNJAB & SIND BANK	15.03.16	5,85,858.00
2.			
3.			
4.			
5			
TOTAL			5,85,858/-

Rupees Five Lakhs Eighty Five Thousand Five Hundred Fifty Eight only

Kartik Rajan

146

(VENDOR)

WITNESSES:

1. [Signature]
[Signature]

2. [Signature]
[Signature]



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

15 MAR 2016

SITE PLAN

R.S&L.R-DAG NO:256,258 KHATIAN NO:

MOUZA:BERALIA J.L NO-17

GRAM PANCHAYET: MULLICKPUR

P.S:BARUIPUR DIST-24 PGNS(S)

EXTRACT FROM R.S. MOUZA MAP

TOTAL DAG AREA:60+52=112 DECIMALS

AREA SOLD HEREIN :20+9=29

DECIMALS(MORE OR LESS)

N



KK Kartik Kojan
SIGNATURE OF VENDORS

VK Vimal Kumar Agrawal
SIGNATURE OF PURCHASER



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

15 MAR 2016

IN WITNESSES WHEREOF the parties hereto have executed and delivered this Deed of Sale on the day, month and year first above written.

EXECUTED AND DELIVERED by the within named parties at Kolkata in the presence of: 1. <i>শ্রীমান অমল</i> <i>কুমার</i> 2. <i>শ্রীমান অমল</i> <i>কুমার</i> <i>কুমার</i>	<i>KA Kartik Gayen</i> _____ VENDOR <i>VKA Vinod Kumar Agha</i> <i>VKA</i> _____ PURCHASER
---	--

Drafted by me and Prepared in my office:

Ashok Kumar Singh
(ASHOK KUMAR SINGH)
Advocate
Reg. No. WB/662/1992



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

15 MAR 2016

Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



Kartick K. Aggarwal

Kartick K. Aggarwal

ICA



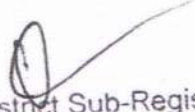
Himad Kumar Aggarwal

Himad Kumar Aggarwal

VICA

Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				
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(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

15 MAR 2016



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

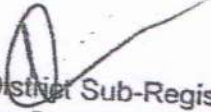
Signature / LTI Sheet of Query No/Year 16110000351262/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr KARTICK GAYEN BERALIA, BALARAMPORE, P.O:- MADARA, P.S:- Baruipur, Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 743610	Seller			Kartick Gayen 15-03-16
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr ANIRBAN BOSE Son of Late BISHNU BOSE 2/65, SURYANAGAR, TOLLYGANJ, KOLKATA, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Mr KARTICK GAYEN, Mr VINOD KUMAR AGARWAL			Anirban Bose 15-03-2016

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




Addl. District Sub-Registrar
Barupur, South 24 Parganas

15 MAR 2016

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KARTICK GAYEN
ATAL GAYEN

01/01/1976

Permanent Account Number

APHPG5262J

Kartick Gayen

Signature



Kartick Gayen

In case this card is lost / found, kindly inform, i return to :
Income Tax PAN Services Unit, UTIISL
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, यू टी आई एस एल,
प्लॉट नं: ३, सेक्टर ११, सीडीबी बेलपुर,
नवी मुंबई-४०० ६१४



Duplicate

ভারতের নির্বাচন কমিশন
নির্বাচন পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UVI0919142



নির্বাচকের নাম : বিনোদ
আগরওয়াল
Elector's Name : Vinod Agarwal
পিতার নাম : নন্দকিশোর
আগরওয়াল
Father's Name : Nandkishore Agarwal
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : XX/XX/1969
Date of Birth : XX/XX/1969

VK Agarwal

Vinod Kumar Agarwal

THE UNIVERSITY OF CHICAGO

LIBRARY

1215 EAST 58TH STREET
CHICAGO, ILL. 60637

DATE

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 10/15/83 BY 10434 JML

[Handwritten signature]

THE UNIVERSITY OF CHICAGO

LIBRARY

1215 EAST 58TH STREET
CHICAGO, ILL. 60637

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

DATE 10/15/83 BY 10434 JML

THE UNIVERSITY OF CHICAGO

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11	12	13	14	15	16	17	18	19	20
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71	72	73	74	75	76	77	78	79	80
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91	92	93	94	95	96	97	98	99	100

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACRPA8096M

नाम /NAME
VINOD KUMAR AGARWAL

पिता का नाम /FATHER'S NAME
NAND KISHOR AGARWAL

जन्म तिथि /DATE OF BIRTH
26-06-1969

हस्ताक्षर /SIGNATURE
V. K. Agarwal

आयकर अधिकारी, प. म. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Vinod Kumar Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANIRBAN BOSE
BISHNU BOSE
17/06/1979

Permanent Account Number
AIZPB0900F

224
KOL-5376

Signature



Anirban Bose

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

यह कार्ड खो जाने पर कृपया सूचित करें / लौटावे :
आयकर पैन सेवा यूनिट, UTI TSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr KARTICK GAYEN Son of Mr ATAL GAYEN BERALIA, BALARAMPORE, P.O:- MADARA, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743610

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr KARTICK GAYEN Son of Mr ATAL GAYEN BERALIA, BALARAMPORE, P.O:- MADARA, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743610 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHPHG5262J,; Status : Individual; Date of Execution : 15/03/2016; Date of Admission : 15/03/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr VINOD KUMAR AGARWAL Son of Late NAND KISHORE AGARWAL 135,S.P.MUKHERJEE ROAD, KOLKATA, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACRPA8096M,, Status : Individual

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr ANIRBAN BOSE Son of Late BISHNU BOSE 2/65, SURYANAGAR, TOLLYGANJ, KOLKATA, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24- Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr KARTICK GAYEN, Mr VINOD KUMAR AGARWAL	

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: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Beralia	RS Plot No:- 256 , RS Khatian No:- 198	20 Dec	4,04,040/-	4,04,040/-	Proposed Use: Shali, ROR: Shali
L2	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Beralia	RS Plot No:- 258 , RS Khatian No:- 198	9 Dec	1,81,818/-	1,81,818/-	Proposed Use: Shali, ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr KARTICK GAYEN	Mr VINOD KUMAR AGARWAL	20	100
L2	Mr KARTICK GAYEN	Mr VINOD KUMAR AGARWAL	9	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ESHA GANGULY
Address	PALPARA, CHAKDAHA, NADIA, Thana : Chakdaha, District : Nadia, WEST BENGAL
Applicant's Status	Advocate

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

Endorsement For Deed Number : I - 161102677 / 2016

Query No/Year	16110000351262/2016	Serial no/Year	1611002809 / 2016
Deed No/Year	I - 161102677 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr KARTICK GAYEN	Presented At	Private Residence
Date of Execution	15-03-2016	Date of Presentation	15-03-2016

Remarks

On 10/03/2016

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 5,85,858/-



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 15/03/2016

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

Presented for registration at 17:22 hrs on : 15/03/2016, at the Private residence by Mr KARTICK GAYEN ,Executant.

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

Execution is admitted on 15/03/2016 by

Mr KARTICK GAYEN, Son of Mr ATAL GAYEN, BERALIA, BALARAMPORE, P.O: MADARA, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, By caste Hindu, By Profession Business

Indetified by Mr ANIRBAN BOSE, Son of Late BISHNU BOSE, 2/65, SURYANAGAR, TOLLYGANJ, KOLKATA, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, By caste Hindu, By Profession Business



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 18/03/2016

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Description of Draft

1. Rs 6,435/- is paid, by the Draft(8554) No: 524866000405, Date: 15/03/2016, Bank: STATE BANK OF INDIA (SBI), GOKHALE ROAD.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,293/- and Stamp Duty paid by Draft Rs 29,293/-, by Stamp Rs 50/-

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 30314, Purchased on 19/06/2015, Vendor named A Banerjee.

Description of Draft

1. Rs 29,293/- is paid, by the Draft(8554) No: 524865000405, Date: 15/03/2016, Bank: STATE BANK OF INDIA (SBI), GOKHALE ROAD.



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2016, Page from 54427 to 54451

being No 161102677 for the year 2016.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2016.04.07 16:07:52 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 07/04/2016 4:07:51 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)