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1. 7409/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 494487

28.9.11
S-18149/1

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

28.SEP 2011

Addl. Dist. Sub-Registrar
Alipora, South 24 Parganas

S A L E D E E D

THIS DEED OF SALE made this 28th day of September'2011 (Twenty Thousand Eleven) **B E T W E E N** SMT. SUBHRA SARKAR, wife Sri Jaharlal Sarkar, by faith- Hindu, by occupation - Retired, Nationality- Indian, residing at Joymati Nagar, Adabari, Post Office Pandu, Police Station.- Jhalukbari, Guwahati -780012, represented her Attorney SMT. SUBHRA DATTA, wife of Sri Sankar Chand Datta, by faith- Hindu, by occupation - House-wife, by Nationality Indian, residing at A-26/2, Brahmapur South, Police Station.- Regent Park, at present under Police Station- Bansdrani, Kolkata-700096, in virtue of a Power of Attorney (Gen), Being No. BK- IV/ 3319/ 2011 registered with the office of the Sr. Sub-Registrar, Kamrup (Metro Guwahati, hereinafter referred to as the 'VENDOR'

Contd....P.

28/09/11

No. 4648 Ps. 1000 Date
Name Sankar Chandra Datta
Address A - 26/2, Brahme pu South Kof 96
Vender Sri Subhanjan Das
Alipore Collectory
South 24 Parganas



Subhendu Mitra
S/o Bhawani Prasad Mitra
1, Congress Pally
P.S. Bansdroni
Kolkata-70



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
28 SEP 2011

(which expression shall unless excluded by or repugnant to the subject or context shall deem to mean and include her heirs, successors, legal representatives, executors, administrators and assigns) of the ONE PART:

A N D

SRI SANKAR CHANDRA DATTA, son of Late Manindra Nath Datta, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at A- 26/2, Brahmapur South, Post Office - Brahmapur, Police Station - Regent Park, at present under Police Station- Bansdroni, Kolkata-700096, hereinafter referred to as "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context shall deem to mean and include his heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART;

WHEREAS one Laxmi Mondal ,wife of Late Sailen Mondal , daughter of Late Hari Charan Das, being the owner , sold , conveyed and transferred 4 (four) cottahs 7 (seven) chittaks 30 (thirty) sq.ft of Bagan land to the present Vendor Smt. Subhra Sarkar , by virtue of a registered Deed of Bengali Kobala (Sale Deed), dt.01-11-1991, registered at the office of the District Sub-Registrar at Alipore and recorded the same in Book No.I, Volume No.274, pages from 122 to 128, Being No.16229 for the year 1991, lying and situate within the District 24 Parganas at present under the District South 24 Parganas ,Police Station Tollygunge thereafter under Police Station Regent Park at present under Police Station Bansdroni, Pargana - Magura, Sub-Registry Alipore, Collect rate's Touzi No. 60, R.S. No.169, J.L. No.48, Mouza - Brahmapur, C.S. Khatian No.302, R.S. Khatian No.320, C.S. & R.S. Dag No. 844.

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AND WHEREAS after purchase of the above mentioned land the owner/vendor herein has mutated her name with the record of the Kolkata Municipal Corporation and with the record of the B.L.& L.R.O. office and paying Rent/Khajna and Taxes regularly to the authority concern and enjoying the same by constructing a kuchha structure thereon measuring more or less 100 Sq.Ft.. Now the said premises is known and numbered as the K.M.C. premises No.979, Brahmapur, P.S. Bansdrani, Kolkata-700096, under the K.M.C.Ward No.111, Assessee No.41-111-06-0979-0.

AND WHEREAS the Vendor / Owner herein is the absolute owner of the schedule land and structure, being the K.M.C. premises No. 979, Brahmapur, P.S. Bansdrani, Kolkata - 700096, under the K.M.C. Ward No.111, Assessee No. 41- 111- 06- 0979- 0, now she is possessing and enjoying the said property on payment of taxes and khajnas to the authority concern. which is mentioned herein after as "said Premises".

AND WHEREAS the vendor herein expressed her desire to sell a part of her "said premises", land with structure, measuring more or less 2 (Two) Cottahs 02 (Two) Chittacks, out of 4 (four) cottahs 7 (seven) chittaks 30 (thirty) sq.ft ,with a tile shed structure measuring more or less 100 Sq.Ft., due to her urgent need of money and knowing the same the purchaser herein proposed to the present Owner/ Vendor herein to purchase the said part of the "said premises" ,measuring more or less 2 (Two) Cottahs 02 (Two) Chittacks together with a tile shed structure of 100 sq.ft. at or for the total consideration of Rs.-3,30,000/- (Rupees Three Thirty Thousand) only and the owner has accepted the proposal of the purchaser and agreed to sell part of her "said premises" to the purchaser at or for the total consideration of Rs.3,30,000/- (Rupees

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Three Lac Thirty Thousand) only and free from all encumbrances and accordingly the vendor and the purchaser has entered into a verbal Agreement for Sale on 14-12-2009.

NOW THIS INDENTURE WITNESSETH that in pursuance of the verbal agreement and in consideration of the said sum of Rs. 3,30,000/- (Rupees Three Lac Thirty Thousand) only well and truly paid by the Purchaser to the Vendor on or before execution of these presents (the receipt whereof the Vendor/Owner do hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the part of the "said premise" hereby conveyed and every part thereof) the Vendor/Owner do hereby grant, convey, sell, transfer, assign and assure unto and in favour of the Purchaser ALL THAT piece and parcel of a plot of land having physical measurement more or less 2 (Two) Cottahs 2 (Two) Chittacks together with a tile shed structure of 100 Sq. Ft. lying and situates within the District 24 Parganas, now under the District-South 24-Parganas, Police Station Tollygunge thereafter under Police Station Regent Park at present under Police Station Bansdroni, Pargana - Magura, Sub-Registry Alipore, Collect rate's Touzi No. 60, R.S. No.169, J.L. No.48, Mouza - Brahmapur, C.S. Khatian No.302, R.S. Khatian No.320, C.S. & R.S. Dag No. 844, now known as the K.M.C. premises No. 979, Brahmapur, P.S. Bansdroni, Kolkata - 700096, under the K.M.C.Ward No.111, morefully and particularly described in the schedule hereunder written and delineated in the map or plan annexed and thereon bordered Red respectively and hereinbefore as well as herein after for the sake of brevity collectively referred to as the part of the said premises OR HOWSOEVER OTHERWISE the said part of the premises or any part thereof now is/are or at any time or times heretofore were or was situated, butted, bounded called known,

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numbered described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, water, water-course and all other former and ancient rights, title, liberties, benefits, privileges, advantages, easements, appurtenances whatsoever to the said premises and hereditaments belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong to be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor/Owner into or upon the said premises and hereditaments and every part thereof AND all the deeds, pattas, muniments, writings, evidences which exclusively relates to the said premises and hereditaments or every part thereof which now are or hereafter may be in the custody, power, control or possession of the Vendor/Owner or any person or persons from whom the Vendor/Owner may procure the same without any lawful action or suit at law or in equity TO HAVE AND TO HOLD the said premises and hereditaments so to be unto the Purchaser absolutely forever free from all encumbrances and all or singular other the premises herein comprised and hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be together with all other rights, interest, members and appurtenances belonging thereunto and every part thereof respectively unto and to the use of the purchaser absolutely and forever free from all encumbrances whatsoever but subject to the payment of the annual revenue to the Government of West Bengal.

The Vendor do hereby covenant with the Purchaser as follows:-

That the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said part of the said premises free from all encumbrances but subject to the tenure governing the same.

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That the Vendor has good right, full power, absolute authority and indefeasible title to grant, transfer, sell, convey, assign and assure ALL AND SINGULAR the said part of the said premises and hereditaments sold or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances but subject to the tenure governing the same.

That the Vendor shall remain liable for all rents, rates, taxes and all other outgoing and impositions payable in respect of the said premises up to the date of these presents and the Vendor shall keep the Purchaser saved harmless and indemnified in this respect.

That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly entered into, hold, possess and enjoy the said premises hereby granted, sold, conveyed and transferred and receive and enjoy the rents, issues and profits thereof and every part thereof without any lawful let, suit trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendor or any other person or persons lawfully or equitably claiming from through under or in trust from him or them.

That free and clear and freely and clearly and absolutely acquitted, exonerated discharged and released or otherwise by and at the cost and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispense, debts, attachments (including attachment under any certificate case or proceeding) executions, encumbrances and liabilities whatsoever made of suffered by the Vendor.

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That the vendor do and each of them doth hereby further covenant with the purchaser and declare that no notice has been served upon the vendor for acquisition or requisition of the said premises or any part thereof and that the said premises or any part thereof is not affected by any legal or statutory restriction or impediment or embargo and that no proceeding are pending in any Court or tribunal or any other competent authority for acquiring or requisitioning the said premises or any part thereof.

That the Vendor do and each of them further covenant with the Purchaser that the Vendor has not at any time done, executed or performed or suffered to the contrary or being party or privy to any act, deed matter or things whereby or by reason or by means whereof the said premises or any part thereof is or are or may be impeached, charged, encumbered or affected by reason whereof the Vendor may be prevented from conveying in the manner aforesaid.

That furthers the Vendor and all persons having or lawfully equitably claiming any estates, rights, title, interest, property, claim and demand whatsoever into or upon the said premises hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute or cause to be made or executed, done and acknowledged all such acts, deeds, matters and things whatsoever for further better more perfectly, effectually or satisfactorily granting, transferring and assuring the said premises the every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

Contd...P/8

That if any of the statement or covenants made hereinbefore is found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same.

That if any error or omission is transpired in this Deed in future the Vendor shall at the costs and request of the Purchaser shall execute and register any supplementary Deed or Deed of Rectification/ Declaration in favour of the Purchaser to establish the clear title of the purchaser in respect of the schedule property.

SCHEDULE OF PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land measuring more or less 2 (Two) Cottahs 2 (Two) Chittacks together with a tile shed structure of 100 (one hundred) Sq.Ft., out of 4 (four) cottahs 7 (seven) chittaks 30 (thirty) sq.ft. lying and situate within the District 24 Parganas, now under the District-South 24-Parganas, Police Station Tollygunge thereafter under Police Station Regent Park at present under Police Station Bansdroni, Pargana - Magura, Sub-Registry Alipore, Collect rate's Touzi No. 60, R.S. No.169, J.L. No.48, Mouza - Brahmapur, C.S. Khatian No.302, R.S. Khatian No.320, C.S. & R.S. Dag No. 844, now known as the K.M.C. premises No. 979, Brahmapur, P.S. Bansdroni, Kolkata - 700096, under the K.M.C.Ward No.111, Assessee No. 41- 111- 06- 0979- 0 , including all sorts of easement rights over the path, passage and road attached to the premise butted and bounded as follows:-

ON THE NORTH : House of the Purchaser.

ON THE SOUTH : Land of Smt.Subhra Sarkar.

ON THE EAST : Land of Mr.Barman.

ON THE WEST : 15 feet wide common passage.

Contd..P/9

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and executed this Deed of Conveyance on this the day, month and year first above written.

Witnesses :

Subhra Datta

being the Attorney of Smt. Subhra Sarkar

Signature of the vendor/owner

1. *Shubhendu Mitra*
1, Congress Pally
Bansdroni
P.S. Bansdroni
Kolkata-70

Sankar Chandra Datta

Signature of the purchaser.

2. *Ashida Khattru*
Alipore police
Court, Kol-27

Contd..P/10

MEMO OF CONSIDERATION

Received of and from the above named purchaser a sum of Rs. 3,30,000/- (Rupees Three Lac Thirty Thousand) only in cash and by cheque from the purchaser towards full and final consideration of the schedule property on this theDay of September '2011.

By cash..... Rs.1,89,000.00

By three cheques Rs.1,71,000.00

Total Rs.3,60,000.00 (Rupees Three Lac Sixty Thousand) only.

Witnesses :

1. *Subhendu Mitra*

Subhra Datta

being the Attorney of Smt. Subhra Sarkar

2. *Ashida Chatterjee*

Signature of the owner/ vendor.

Drafted by :

Sarat Kumar Pal

Advocate

Alipore Police Court,
Kolkata-27

Typed by :

Sarat Pal

Alipore Police Court,
Kolkata-27

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Subhra Datta*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Sankar Chandu Datta*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

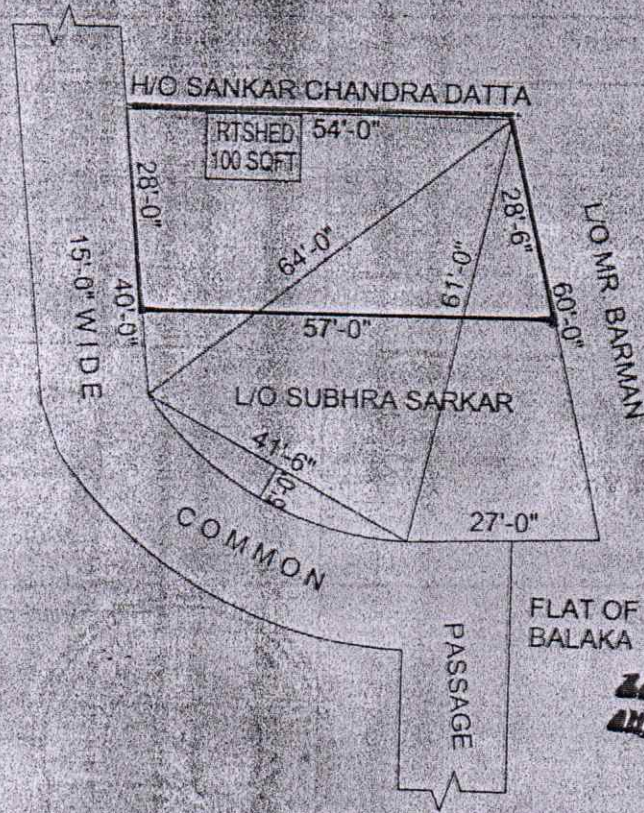
Signature

THE PLAN SHOWS A PHYSICAL LOCATION OF A LAND IN RED MARK
 AT MOUZA - BRAHMAPUR, J.L. - 48, DAG NO. C.S. & R.S. - 844, KHATIAN
 NO. C.S. - 302, R.S. - 320, WARD NO. 111, KMC PREMISES NO. 979 AND
 ASSESSEE NO. 31-111-06-0979-0 UNDER KOLKATA MUNICIPAL
 CORPORATION P.S. BANSDRONI (PREVIOUSLY P. S. REGENT PARK)

AREA OF LAND = 2 KH 2 CH (M/L)



SCALE, 30"=1"



Ces



**240. Dist. Sub-Registrar
 Alipore, South 24 Parganas**

 Signature of VENDOR





 Signature of PURCHASER

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. ALIPORE, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 09589 / 2011, Deed No. (Book - I , 07409/2011)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sankar Chandra Datta	 28/09/2011	 LTI 28/09/2011	<i>Sankar Chandra Datta</i> 28/09/11

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Subhra Datta Address -A -26/2, Brahmapur South, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700096	Attorney	 28/09/2011	 LTI 28/09/2011	<i>Subhra Datta</i>
2	Sankar Chandra Datta Address -A -26/2 , Brahmapur South , P . S . - Bansdroni, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Brahmapur Pin :-700096	Self	 28/09/2011	 LTI 28/09/2011	<i>Sankar chandra datta</i>

Name of Identifier of above Person(s)

Subhendu Mitra
 1 , Congress Pally , P . S . - Bansdroni, Kolkata,
 District:-South 24-Parganas, WEST BENGAL, India,
 P.O. :- Pin :-700070

Signature of Identifier with Date

Subhendu Mitra
28/9/2011



Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 07409 of 2011
(Serial No. 09589 of 2011)

On

Payment of Fees:

On 28/09/2011

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 13379/-, on 28/09/2011

(Under Article : A(1) = 13365/- ,E = 14/- on 28/09/2011)

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.-1215750/-

Certified that the required stamp duty of this document is Rs.- 72965 /- and the Stamp duty paid as:
Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 72000/- is paid, by the draft number 732518, Draft Date 21/09/2011, Bank Name State Bank of India, BRAHMAPUR, received on 28/09/2011

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

Presented for registration at 12.12 hrs on :28/09/2011, at the Office of the A. D. S. R. ALIPORE by Sankar Chandra Datta ,Claimant.

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

Execution is admitted on 28/09/2011 by

1. Sankar Chandra Datta, son of Lt. Mahindra Nath Datta , A -26/2 , Brahmapur South , P . S . - Bansdroni, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Brahmapur Pin :-700096 , By Caste Hindu, By Profession : Service

Identified By Subhendu Mitra, son of Bhawani Prasad Mitra, 1 , Congress Pally , P . S . - Bansdroni, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700070 , By Caste: Hindu, By Profession: ----.

Executed by Attorney

Execution by

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

28/09/2011 12:35:00 P



Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 07409 of 2011

(Serial No. 09589 of 2011)

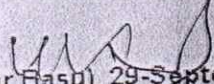
1. Subhra Datta, wife of Sankar Ch Datta , A -26/2, Brahmapur South, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700096 By Caste Hindu By Profession: House wife,as the constituted attorney of Subhra Sarkar is admitted by him.
Identified By Subhendu Mitra, son of Bhawani Prasad Mitra, 1 , Congress Pally , P . S . - Bansdrani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700070 , By Caste: Hindu, By Profession: ----.

(Utpal Kumar Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 2493 to 2509
being No 07409 for the year 2011.




(Utpal Kumar Basu) 29-September-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE
West Bengal