10608

I. 10069/17

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

H 903254

16/10/17

G-1/33745

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

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

16 OCT 2017

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 16th day of October Two Thousand And Seventeen of the Christian Era;

BETWEEN

528 10/10/17 500/-

নং তাং

ক্রেতার নাম

ষ্ট্যাম্প ভেন্ডার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. অফিস

মোট ষ্ট্যাম্প ক্রয় তাং

চালান নং মোট কত টাকা

ট্রেজারী বারাকপুর ভেন্ডার মিতা দত্ত

Mrs. Tonia Jamkhandi Varma
A/10, Parkhaven Rd,
Mahanayakhata - 606

20 SEP 2017

520000

SEAL OF THE ADDITIONAL DISTRICT SUB-REGISTRAR RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

16 OCT 2017

MRS. MANJU SAHA (having PAN – ALJPS6964M) w/o Mr. Prolay Kumar Saha, Occupation: Housewife wife, by Nationality: Indian, by faith Hindu, residing at 32, Goabagan Lane, Post Office: Beadon Street S.O., Police Station: Burtola, Kolkata -700 006, hereinafter jointly called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal successors, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**;

A N D

(1) MRS. TARA JAYPRAKASH VERMA (having PAN – AAEPV6947P) w/o late Jayprakash Basantlal Verma and married daughter of late Radhakrishna Prasad, by occupation: Business, **(2) MR. RAJESH JAYPRAKASH VERMA** (having PAN – ACMPV5355P) s/o late Jayprakash Basantlal Verma, by occupation: Business both by Nationality: Indians, by faith Hindu, residing at A/10, Flat No. 602, 603 Runwal Plaza, Pokharan Road No. – 1, P.O. – Jekegram, P.S. - Vartak Nagar, Thane (west), Maharashtra Pin – 400606, hereinafter called and referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their legal Successors, representative, Administrator and Assigns) of the **SECOND PART;**

WHEREAS THE VENDORS HEREIN HAVE REPRESENTED TO THE PURCHASER HEREIN THAT:

A. By a registered Deed of Conveyance dated 07.03.1956 duly registered at Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 261 to 270, Being No. 2145 for the year 1956, the erstwhile Principal Landlord Roy Bahadur Kanai Lal Nandi sold, transferred and conveyed several Sali/Agriculture landed

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Rajarhat, New Town, North 24-Pgs

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properties total admeasuring more or less 30.41 acres under several Khatians, all at Mauza Sulangari, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, to Kartick Chandra Seal, Makhan Lal Seal being Benamder of Kartick Chandra Seal and to Renuka Bala Seal being Benamder of Anil Chandra Seal free from all encumbrances whatsoever.

B. Since after the aforesaid purchase the said Kartick Chandra Seal, Makhan Lal Seal and Renuka Bala Seal thus became seized and possessed the aforesaid properties and subsequently during Revisional Survey Settlement their names had been duly recorded under R.S. Khatian Nos. 228 & 201 and; while in enjoyment thereof, on or about 1967 and 1969 the said Kartick Chandra Seal and Sri Anil Chandra Seal respectively filed Declaratory Suits being Title Suit No. 491 of 1967 and Title Suit No. 8 of 1969, in the 3rd Court of Munsiff at Sealdha against the aforesaid Benamders Makhan Lal Seal and Renuka Bala Seal in respect of the aforesaid property AND finally obtained necessary decree against the aforesaid Benamders in respect of the aforesaid properties; and in consequences thereof, the said Kartick Chandra Seal and Sri Anil Chandra Seal thus became absolute owners in a proportions that the said Kartick Chandra Seal entitled to 2/3rd share and Anil Chandra Seal entitled to 1/3rd share of all the aforesaid properties and subsequently for better enjoyment thereof by mutual arrangement at Mauza Sulangari, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas and seized and possessed of and well and sufficiently entitle thereto free from all encumbrances whatsoever.

C. By a Deed of Conveyance duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 17, Pages: 27 to 30, Being (Deed) No. 212 for the year 1973, the said Sri

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Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land measuring about 0.40 acre comprised in part of R.S. Dag Nos. 539 and 0.11 acre comprised in part of R.S. Dag Nos. 542 both under and Part of R.S. Khatian No. 228 togetherwith 0.24 acre comprised in part of R.S. Dag No. 541 and 0.08 acre comprised in part of R.S. Dag No. 540 both under and Part of R.S. Khatian No. 201, total Sali Land admeasuring 0.83 acre comprised in Part of said four Dags all at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Bhadreshwar Ghosh therein called as the Purchaser free from all encumbrances whatsoever; and after such purchase while in seized and possessed thereof, subsequently by a Deed of Conveyance dated 06.07.1976 duly registered at the Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 68, Pages: 268 to 270, Being (Deed) No. 4591 for the year 1976, the said Sri Bhadreshwar Ghosh being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 0.83 acre comprised in Part of said four Dags recorded under and Part of R.S. Khatian Nos. 228 & 201 all at Mauza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Smt. Namita Bala Mondal wife of Sri Bhupati Krishna Mondal therein called as the Purchaser free from all encumbrances whatsoever.

D. Since after Said Purchase by dint of the aforesaid registered Deed of Conveyances Being Nos. 4591/1976 the said Smt. Namita Bala Mondal thus became the owner of said Sali Land measuring about 0.40 acre

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comprised in part of R.S. Dag Nos. 539 and 0.11 acre comprised in part of R.S. Dag Nos. 542 both under and Part of R.S. Khatian No. 228 togetherwith 0.24 acre comprised in part of R.S. Dag No. 541 and 0.08 acre comprised in part of R.S. Dag No. 540 both under and Part of R.S. Khatian No. 201, total Sali Land admeasuring 0.83 acre comprised in Part of said four Dags all lying and situated at Mouza Sulangari, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, and became seized and possessed thereof without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all encumbrances whatsoever and; during L.R. Survey Settlement the name of said Smt. Namita Bala Mondal duly recorded under L.R. Khatian No. 204 in respect of the aforesaid properties so purchased by her in the manner aforesaid.

E. By a Deed of Conveyance dated 13.07.1992 duly registered at the Office of the Additional District Sub- Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: from 307 to 314 Being (Deed) No. 7005 for the year 1992, the said Smt. Namita Bala Mondal, sold, conveyed and transferred free from all encumbrances, out of her aforesaid Sali Land a demarcated portion thereof consisting of a piece or parcel of Sali Land total admeasuring 05 Cottahs be the same a little more or less out of which 10 Chittaks a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 and 01 Cottahs, 02 Chittaks, 38 Sq.ft. a little more or less comprised in part of R.S. as well L.R. Dag No. 542 and 02 Cottahs, 15 Chittaks, 30 Sqft. a little more or less comprised in part of R.S. as well Dag No. 541 and 03 Chittaks, 22 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 540 **total admeasuring 05 Cottahs be the same a little more or less in Part of said Four Dags amalgamatedly & collectively** marked as Scheme Plan Plot No. 02, under and part of R.S. Khatian No. 201 & 228 corresponding to L.R. Khatian No. 204, alongwith common rights in and over **common passages,** at Mauza:

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Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the schedule therein and also described in the Schedule hereunder written and also delineated in map or plan showing the said plot no. 02 bordered in Red colour and annexed thereto unto and in favour of Smt. Sulekha Saha the Vendor herein therein called as the Purchaser free from all encumbrances whatsoever.

F. Since by virtue of the aforesaid registered Deed of Conveyance dated 13/07/1992, Being No.7005/1992 the Vendor herein has thus become absolutely seized and possessed of his said Plot of Land being Plot No. 02 measuring area about 05 (Five) Cottahs, be the same a little more or less, comprised in part of R.S. Dag Nos. 539, 540, 542 & 541, with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khatian Nos. 201 & 228, subsequently under and part of L.R. Khatain No. 204, lying and situated at Mauza: Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas morefully and particularly described in the Schedule written hereunder hereinafter for the sake of brevity referred to as the **"SAID LAND"/"SAID PROPERTY"**.

G. The Vendor herein is seized and possessed of and or well and sufficiently entitle to the 'Said Land' under the schedule hereto as the absolute Owner thereof under the State Government without being interrupted and or obstructed by or from any person whomsoever and or of and from any corner whatever and has a clear marketable title on and over the Said Property under the schedule hereto free from any claim, demand, charge, mortgage, attachment, lien, lispendenses and also free from any other sorts of encumbrances whatsoever; AND the Vendor herein has never dealt with the Said Property and or any portion thereof in any such

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manner so that the Vendor is or may be restrained to deal with the said plot of land or the Said Property hereunder the Schedule in any way at her own choice and absolute discretion, AND in other way the Vendor herein is freely and absolutely entitled to deal with her 'Said Land' under the schedule as she deem fit and proper;

AND WHEREAS the Vendor has for her personal necessities decided to sell her 'Said Land' described in the Schedule hereunder free from all sorts of encumbrances whatsoever to prospective buyer or buyers intending to purchase the 'Said Land'; and the purchasers having knowledge of the same and relying on the above representation made by the vendor to be true, being interested to purchase the "Said Land" under the Schedule hereto approached and offered the Vendor a sum of **Rs. 20,00,000/- (Rupees Twenty Lakhs)** only as a whole or lump-sum price for the 'Said Land' described in the Schedule hereto which offer becoming highest price available to her in the locality the Vendor has accepted the same.

AND WHEREAS the Vendor herein has agreed to sell and the purchasers herein have agreed to purchase the 'Said Land' described in the Schedule written hereto absolutely with all rights, properties, benefits and appurtenances in connection to the 'Said Land' free from all encumbrances whatsoever at or for the total consideration price of **Rs. 20,00,000/- (Rupees Twenty Lakhs)** only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 20,00,000/- (Rupees Twenty Lakhs)** only paid to the Vendor by the Purchasers as per memo below on/or before execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof, the Vendor hereby acquit, release and forever discharge the said purchaser as

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs

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well as the said property (particularly described in the schedule hereunder written), the Vendor as beneficial owner hereby sell, grant, transfer, convey, assure and assign unto the purchasers free from all encumbrances, attachments, charges, liens, lispendens, acquisitions and or requisitions ALL THAT piece and parcel of the 'Said Land' described in the Schedule hereunder and all rights and properties, easements and appurtenances whatsoever belonging and in connection to the Said Property as particularly mentioned and described in the Schedule hereunder written TO HAVE AND TO HOLD the 'Said Land' and all its appurtenances hereby granted, conveyed, transferred, assigned and assured or expressed and intended so to be and every part thereof unto and to the use of the purchasers herein absolutely and forever free from all encumbrances, charges, claims, demands, mortgages, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession; AND

THE VENDOR HEREIN DOTH HEREBY COVENANT WITH THE PURCHASERS:-

1. THAT notwithstanding any acts, deed, matter or things whatsoever by the Vendor has at all material time heretofore and is fully and absolutely seized and possessed thereof and or well and sufficiently entitled to the 'Said Land' hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition of use, trust or other thing whatsoever, to alter or make void the same; and

2. THAT notwithstanding any acts, deed, matter or things whatsoever aforesaid, the Vendor has good right, lawful absolute authority and indefeasible title to grant, convey, transfer and assign the 'Said Land' under the Schedule hereto and every part thereof hereby granted, transferred and

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

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assigned or expressed or intended so to be and every part thereof with the rights, properties, benefits and appurtenances in connection therewith unto and to the use of the purchasers herein and according to the true intent and meaning of these presents; and

3. THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly enter into hold, occupy, possess and enjoy the 'Said Land' hereby granted, transferred and assigned and shall be fully entitled to the rents, issues and profits thereof for the absolute and beneficiary use and enjoyment thereof without any lawful hinder and interruption, suit, eviction, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for her; and

4. THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the vendor well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispendens, attachments and encumbrances whatsoever arising out of the Vendor's title in the subject property hereunder sale; and

5. FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the 'Said Land' or any part thereof from under or in trust for the Vendor, her legal successors and the erstwhile owner/s his/her/their legal successors shall and will from time to time and at all times hereafter at the request and costs of the purchasers do and execute all such lawful acts, deeds and things whatsoever for further better and more perfectly conveying and assigned or expressed or intended to be transferred and assigned the 'Said Property' under the schedule hereto and every part thereof unto and to the use of the Purchasers in the manners aforesaid and as may be reasonably required; and

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Rajarhat, New Town, North 24-Pgs

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6. That to the best of the knowledge of the Vendor, the 'Said Property' under the First Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any court order or under SARFAESI;

7. That there is no Tenant of any nature whatsoever in the said Property.

8. THAT the Vendor herein has not yet received any Notice of Requisition or Acquisition in respect of the property described in the Schedule below; and

9. THAT the Purchasers and all person or persons claiming through under it shall has/have undisputed rights, title and interest in all lawful manners on and over the 'Said Land' and all rights, properties, benefits and appurtenances togetherwith all common easementary right on and over the common passage and others whatsoever existing in connection thereto; and

IT IS HEREBY declared by the vendor herein that the land described in the Schedule below is the self-acquired property of the Vendor and it is not the benamdar of any one.

AND THE Vendor deliver this day the peaceful possession of the 'Said Land' under the Schedule hereto unto and to the Purchasers free from all sorts of encumbrances whatsoever.

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THE SHCEDULE AS REFERRED TO ABOVE: -

(The 'Said Land' Hereunder Sale)

ALL THAT piece or parcel of "Sali" Land bearing **Plot No. 02** of a Master Scheme Plan measuring **05 (Five) Cottahs,** be the same a little more or less out of which out of which 10 Chittaks a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 and 01 Cottahs, 02 Chittaks, 38 Sq.ft. a little more or less comprised in part of R.S. as well L.R. Dag No. 542 and 02 Cottahs, 15 Chittaks, 30 Sqft. a little more or less comprised in part of R.S. as well Dag No. 541 and 03 Chittaks, 22 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 540, **total admeasuring 05 Cottahs be the same a little more or less** with common easement rights on and over the Common Passage abutting the **said Plot No. 02** and also all others passages and rights, properties, benefits, easements, appendages and appurtenances in connection to the said **Plot No. 02**, lying and situated at **Mouza - Salunguri, J.L. No. 22, Touzi No. 178, R.S. Khatian Nos. 201 & 228,** under and part of **L.R. Khatian Nos. 204** within the ambit of the B.L. & L.R.O. Rajarhat, under Jyangra Hatiyara Garam Panchayet - II, Police Station: New Town formerly Rajarhat, Sub-Ragistration Office: Additional District Sub- Registrar: **Rajarhat**, New Town formerly **A.D.S.R** Bidhannagar (Salt Lake City), North 24 Parganas. The said Plot is butted and bounded as follows:

ON THE NORTH	: Plan Plot No. 01 absolutely owned by Prolay Kumar Saha;
ON THE SOUTH	: By 10 ft. width common passage; Panchyet Road (Kacha)
ON THE EAST	: By the land comprised in part of R.S. as well L.R. Dag No. 539;
ON THE WEST	: By Panchayet Road and RS Dag No. 543;

The said Demarcated **Plot No. 02** under the Schedule hereto and hereunder sale is delineated in a map or plan bordered in 'Red' colour and annexed hereto forming part of this Deed.

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

16 OCT 2017

IN WITNESSES WHEREOF the Vendor hereto has hereunto set and subscribed her hands on the day, month and year first above written.

SIGNED, SEALED AND
DELIVERED By the VENDOR
at Kolkata in the presence of: -

1. Biswajit Das

S/o. Biswanath Das
Sreepur, Habra,
Pin-743263.

2 Subhab Saha
S/o Pradip Kr Saha
32, Gen Bagan Lane
Kol - 6

Manisha Saha

VENDOR

Drafted by:
Bhabendra Krishna Roy
Advocate
High Court, Calcutta
R- 563/547/89

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

16 OCT 2017

MEMO OF CONSIDERATION

RECEIVED from **(1) MRS. TARA JAYPRAKASH VERMA &** (2) **MR. RAJESH JAYPRAKASH VERMA** the within-named Purchasers the withinmentioned sum of **Rs. 20,00,000/- (Rupees Twenty Lakhs)** only being the full consideration money of the 'Said Land' described in the Schedule hereinabove as per memo below: -

Drafted by: MEMO

Paid by Cheque No.000001, dated 16/10/2017 Drawn on Panjub & Sind Bank In favour of Manju Saha.	Rs.**10,00,000/-**
Paid by Cheque No.000024, dated 16/10/2017, Drawn on Panjub & Sind Bank, In favour of Manju Saha.	Rs.**10,00,000/-**
(Rupees Twenty Lakhs) only	**Rs.20,00,000/-**

WITNESSES :

1. Biswajit Saha

2. Sudip Saha

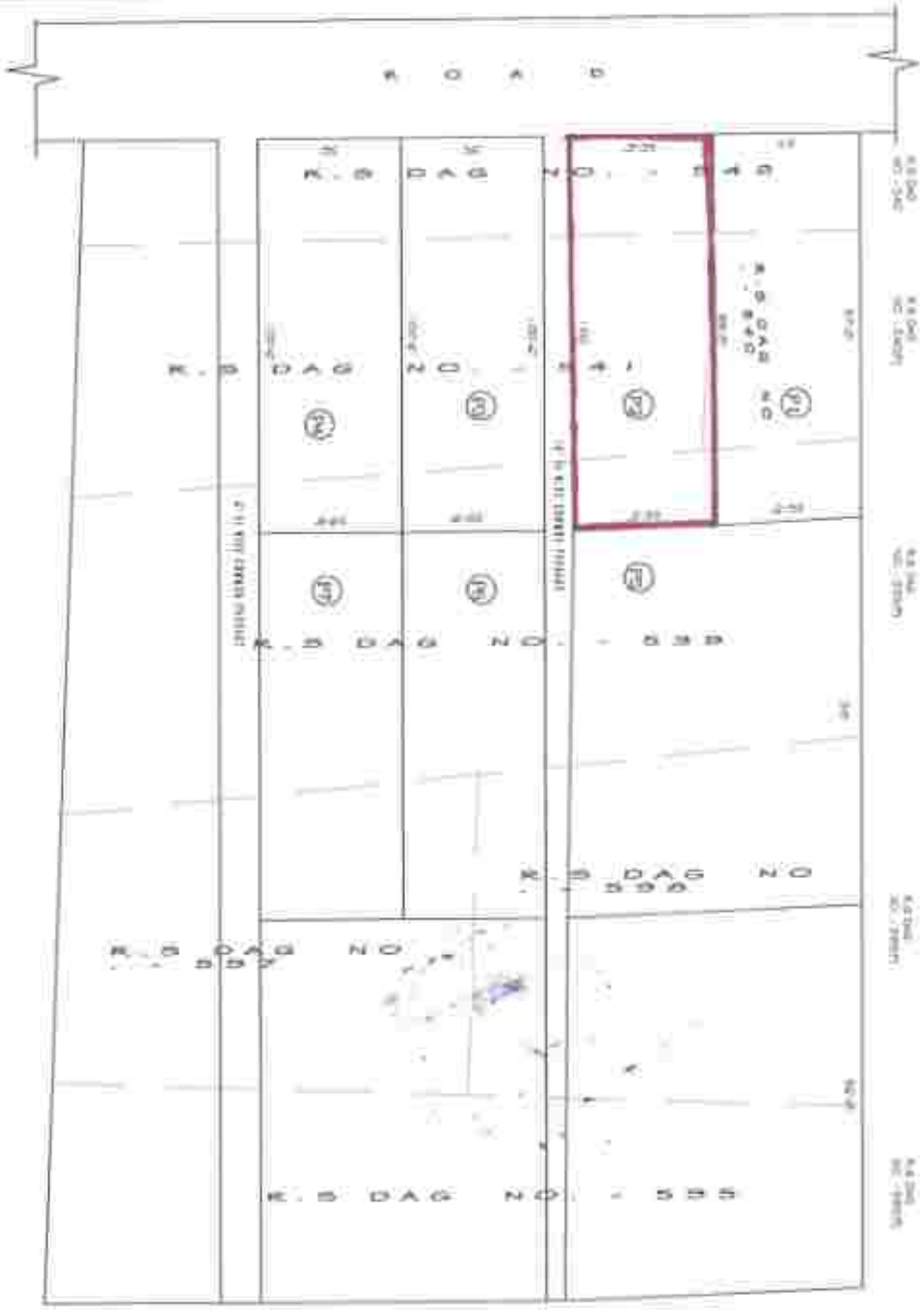
Manju Saha

VENDOR

Additional District Sub Registrar
Rajarhat, New Town, North 24 Parganas

16 OCT 2017

SITE PLAN OF R.S. DAG NO. - 539, 540,541, 542, 595, 597 & 598, R.S. KHATIAN NO. - 201 & 228, L.R. KHATIAN NO. 204 & 327, AT MOUZA - SULANNGARI , J.L NO. - 22, IN P.S . NEW TOWN ,DIST. - 24 PARGANAS (N), WITHIN THE LOCAL LIMIT OF JYANGRA HATIARA 2 NO. GRAM PANCHAYET.



Manju Sahu

NAME OF PROPRIETORS	TARA JAYNARAIN VERMA RAJESH JAYNARAIN VERMA
NAME OF DEVELOPER	MAKED SAHA

AREA STATEMENT

R.S DAG NO.	PLOT NO.	AREA
539 540 541 542	[illegible]	[illegible]
TOTAL		[illegible]

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

16 OCT 2017

SPECIMEN FORM FOR TEN FINGER PRINRTS

Sl. No.	Signature of the Executants/Presentants	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little

Additional District Sub-Registrar
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16 OCT 2017

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

GRN: 19-201718-009163474-1 | Payment Mode: Online Payment

GRN Date: 16/10/2017 13:39:28 | Bank : State Bank of India

BRN : CKD8199427 | BRN Date: 16/10/2017 13:40:06

DEPOSITOR'S DETAILS

Id No. : 15231000337456/4/2017
[Query No/Query Year]

Name : TARA JAYPRAKASH VERMA

Contact No. : | Mobile No. : +91 9331018602

E-mail :

Address : THANE PAN AAEPV6947P

Applicant Name : Mr TARA JAYPRAKASH VERMA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000337456/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	167408
2	15231000337456/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	33592
3	15231000337456/4/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	330
		Total		201330

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

Major Information of the Deed

Deed No :	I-1523-10067/2017	Date of Registration	16/10/2017
Query No / Year	1523-1000337456/2017	Office where deed is registered	
Query Date	11/10/2017 2:49:28 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	TARA JAYPRAKASH VERMA A/10 M FLAT NO 602 603, RUNWAL PLAZA WEST,Thana : VARTAK NAGAR, District : Thane, MAHARASHTRA, PIN - 400606, Mobile No. : 9331018602, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 20,00,000/-		Rs. 33,57,750/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,67,908/- (Article:23)		Rs. 33,592/- (Article:A(1), E)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-539	LR-204	Bastu	Shali	10 Chatak	1,61,000/-	1,81,500/-	Width of Approach Road: 10 Ft.,
L2	LR-542	LR-204	Bastu	Shali	1 Katha 2 Chatak 38 Sq Ft	4,75,000/-	8,55,067/-	Width of Approach Road: 10 Ft.,
L3	LR-541	LR-204	Bastu	Shali	2 Katha 15 Chatak 30 Sq Ft	12,64,000/-	21,62,875/-	Width of Approach Road: 10 Ft.,
L4	LR-540	LR-204	Bastu	Shali	3 Chatak 22 Sq Ft	80,000/-	1,58,308/-	Width of Approach Road: 10 Ft.,
		TOTAL :			8.25Dec	20,00,000 /-	33,57,750 /-	
	Grand Total :				8.25Dec	20,00,000 /-	33,57,750 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Mrs MANJU SAHA (Presentant) Wife of Mr PROLAY KUMAR SAHA Executed by: Self, Date of Execution: 16/10/2017 , Admitted by: Self, Date of Admission: 16/10/2017 ,Place : Office	 16/10/2017	 LTI 16/10/2017	16/10/2017
	32 GOABAGAN LANE, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALJPS6964M, Status :Individual, Executed by: Self, Date of Execution: 16/10/2017 , Admitted by: Self, Date of Admission: 16/10/2017 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs TARA JAYPRAKASH VERMA** Wife of Late JAYPRAKASH BASANTLAL VERMA A/10 RUNWAL PLAZA POKHRAN ROAD, Flat No: 602 603, P.O:- JEKEGRAM, P.S:- VARTAK NAGAR, District:-Thane, Maharashtra, India, PIN - 400606 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAEPV6947P, Status :Individual, Status : Not Executed
2	**Mr RAJESH JAYPRAKASH VERMA** Son of Mr JAYPRAKASH BASANTLAL VERMA A/10 RUNWAL PLAZA POKHRAN ROAD, Flat No: 602 603, P.O:- JEKEGRAM, P.S:- VARTAK NAGAR, District:-Thane, Maharashtra, India, PIN - 400606 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACMPV5355P, Status :Individual, Status : Not Executed

Identifier Details :

Name & address	
Mr BISWAJIT DAS Son of Mr BISWANATH DAS SREEPUR HABRA, P.O:- HABRA, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743263, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs MANJU SAHA	
	16/10/2017

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU SAHA	Mrs TARA JAYPRAKASH VERMA-0.515625 Dec,Mr RAJESH JAYPRAKASH VERMA-0.515625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU SAHA	Mrs TARA JAYPRAKASH VERMA-0.971667 Dec,Mr RAJESH JAYPRAKASH VERMA-0.971667 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU SAHA	Mrs TARA JAYPRAKASH VERMA-2.45781 Dec,Mr RAJESH JAYPRAKASH VERMA-2.45781 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU SAHA	Mrs TARA JAYPRAKASH VERMA-0.179896 Dec,Mr RAJESH JAYPRAKASH VERMA-0.179896 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 539(Corresponding RS Plot No:- 539), LR Khatian No:- 204	Owner:নমিতা বালা, Gurdian:ভূপতি কৃষ্ণ মণ্ডল, Address:নিজ, Classification:শালি, Area:0.34000000 Acre, Under Mutation
L2	LR Plot No:- 542(Corresponding RS Plot No:- 542), LR Khatian No:- 204	Owner:নমিতা বালা, Gurdian:ভূপতি কৃষ্ণ মণ্ডল, Address:নিজ, Classification:শালি, Area:0.11000000 Acre, Under Mutation
L3	LR Plot No:- 541(Corresponding RS Plot No:- 541), LR Khatian No:- 204	Owner:নমিতা বালা, Gurdian:ভূপতি কৃষ্ণ মণ্ডল, Address:নিজ, Classification:শালি, Area:0.18000000 Acre, Under Mutation
L4	LR Plot No:- 540(Corresponding RS Plot No:- 540), LR Khatian No:- 204	Owner:নমিতা বালা, Gurdian:ভূপতি কৃষ্ণ মণ্ডল, Address:নিজ, Classification:শালি, Area:0.08000000 Acre,

Endorsement For Deed Number : I - 152310067 / 2017

On 11-10-2017

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 33,57,750/-

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 16-10-2017

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.

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

Presented for registration at 13:59 hrs on 16-10-2017, at the Office of the A.D.S.R. RAJARHAT by Mrs MANJU SAHA ,Executant.

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

Execution is admitted on 16/10/2017 by Mrs MANJU SAHA, Wife of Mr PROLAY KUMAR SAHA, 32 GOABAGAN LANE, P.O: BEADON STREET, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

Indetified by Mr BISWAJIT DAS, , , Son of Mr BISWANATH DAS, SREEPUR HABRA, P.O: HABRA, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by profession Service

Payment of Fees

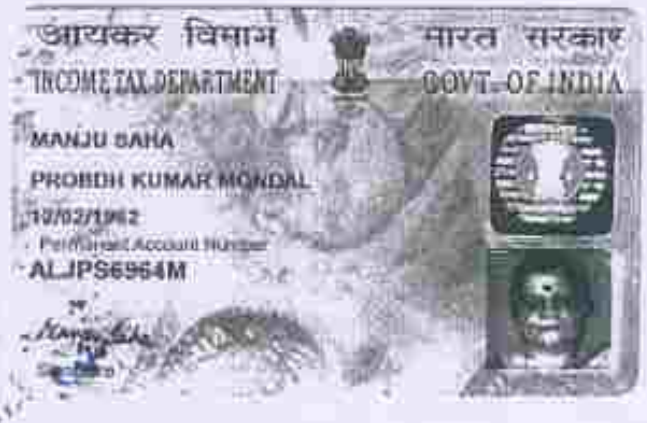
Certified that required Registration Fees payable for this document is Rs 33,592/- (A(1) = Rs 33,578/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 33,592/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/10/2017 1:40PM with Govt. Ref. No: 192017180091634741 on 16-10-2017, Amount Rs: 33,592/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKD8199427 on 16-10-2017, Head of Account 0030-03-104-001-16

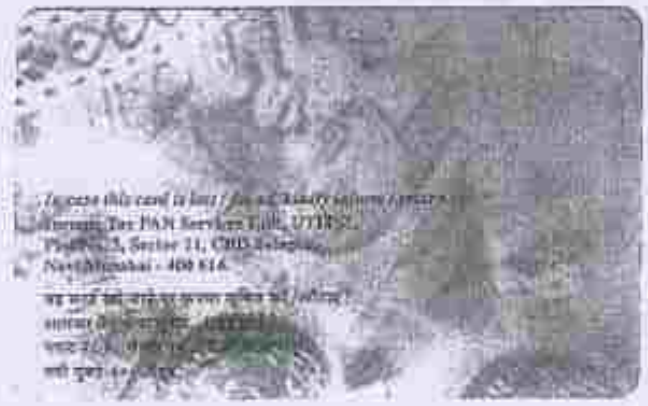
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,67,908/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 1,67,408/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 528, Amount: Rs.500/-, Date of Purchase: 10/10/2017, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2017 1:40PM with Govt. Ref. No: 192017180091634741 on 16-10-2017, Amount Rs: 1,67,408/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKD8199427 on 16-10-2017, Head of Account 0030-02-103-003-02

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

SEAL OF THE ADDITIONAL DISTRICT


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MANJU SAHA
PROBOH KUMAR MONDAL
10/02/1962
Permanent Account Number
ALJPS6954M



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAEPV6947P

नाम /NAME

TARA JAYPRAKASH VERMA

पिता का नाम /FATHER'S NAME

RADHAKRISHNA PRASAD

जन्म तिथि /DATE OF BIRTH

21-11-1950

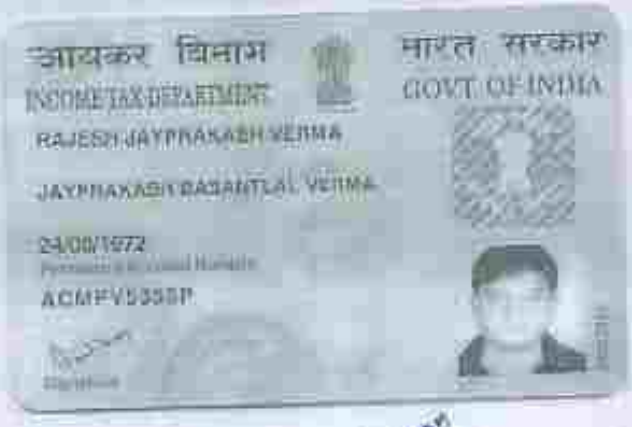
हस्ताक्षर /SIGNATURE

Tara Verma.

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

Tara Verma.


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAJESH JAYPRAKASH VERMA
JAYPRAKASH BASANTLAL VERMA
24/08/1972
ACMPV5355P

SEAL OF THE SUB-REGISTRAR OF ASSURANCES

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 299272 to 299297

being No 152310067 for the year 2017.

Digitally signed by DEBASISH DHAR
Date: 2017.10.26 10:35:21 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 26-10-2017 10:35:17
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)