

08856

J. 8551/18



गण्डिभरतन पश्चिम बंगाल WEST BENGAL

H 906391

Handwritten notes: 27.07.18, G-11109 B Sub

Condition: The signature is admitted to be genuine. The amount of Rs. 500/- is correct with the documents on the part of the depositor.

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

27 JUL 2018

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 27th day of July... Two Thousand And Eighteen of the Christian Era,

BETWEEN

1566 10-7-18 scw /

Somthing Gupta

AD 1609-Sub 872

kinshu.

NR
সেতার নাম.....
বিশ্বনাথ জেতার বাসায়
বিধান নগর (সেন্ট্রাল সিটি) এ. ডি. এফ. ডায়
সেট বিশেষ করে ডায়
চালাবে না.....সেট কত টাকা খরচ
শ্রীমতী বারমণ্ডার জেতার-মিতা দত্ত.

20 JUN 2018

898000



Additional District Sun-Hogdutta,
Rajshahi, New Town, Dhaka-1209

27 JUL 2018

(1) **SMT. SHARMISTHA SAHA** (having PAN – ALGP54604R) wife of Late Prokash Kumar Saha, Occupation: Housewife, (2) **MISS. SEOSRI SAHA** (having PAN – FPPYS6694E) d/o Late Prokash Kumar Saha, by Occupation: Service, (3) **MISS. RAJOSRI SAHA** (having PAN – FPPYS6693D) d/o Late Prokash Kumar Saha, by Occupation: Student, All by Nationally Indians, by faith Hindus, residing at 32, Goabagan Lane, P.O.: Beadon Street S.O., Police Station: Burtolla, Kolkata – 700 006, hereinafter called the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal successors, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**;

AND

MR. SANJAY GUPTA (having PAN – ADPPG6327Q), son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by nationality: Indian, residing at Dwaraka Vedmani, AD-169, Sector-1, Salt Lake City, P.O.- Bidhannagar, P.S. – Bidhannagar North, Dist – 24 parganas North, Kolkata –700 064, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/its/their successors, legal representatives, executors, administrators 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 09.03.1956 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. 2115 for the year 1956, the erstwhile Principal Landlord Roy Bahadur Kanai Lal Nandi sold, transferred and conveyed several Sali/Agriculture landed properties total admeasuring more or less 30.41 acres under several Khatians, all at



Additional District Sub-Registrar,
Palamou, New Town, North 26.09s

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Mauza Sulangan, 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, Makhn 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, Makhn 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. Khaitan 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 Sealaha against the aforesaid Benamders Makhn 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: Sulangan, 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 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 Sail Land measuring about 0.40



Additional District Sub-Registrar
Rajahmundry, North, Andhra Pradesh

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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. Khalian 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. Khalian 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. 21, Pages: 46 to 48, Being (Deed) No. 7911 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. Khalian 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. By another Deed of Conveyance dated 30.01.1974 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 21, Pages: 46 to 48, Being (Deed) No. 538 for the year 1974, the said Sri Kartick Chandra Seal and said Sni 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 0.24 acre comprised in R.S. Dag Nos. 597 and 0.24 acre



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

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another part of Sali Land comprised in part of R.S. Dag Nos. 598, total admeasuring 0.48 acre in Part of said two Dags both under R.S. Khatian No. 228, at Mauza: Sulangeri, 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. Sunanda Chowdhury, Smt. Jaya Ghosh and Smt. Bela Ghosh all therein jointly called as the Purchasers free from all encumbrances whatsoever, and after such purchase while jointly seized and possessed thereof, by a Deed of Conveyance dated 06.12.1976 duly registered at the Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 137, Pages: 57 to 59, Being (Deed) No. 7911 for the year 1976, the said Smt. Sunanda Chowdhury, Smt. Jaya Ghosh and Smt. Bela Ghosh being the joint owners thereof therein as the Vendors jointly sold, conveyed and transferred free from all encumbrances, the entirety of their aforesaid purchased properties being All That piece or parcel of Sali Land measuring about 0.24 acre comprised in R.S. Dag Nos. 597 and 0.24 acre comprised in part of R.S. Dag Nos. 598 total admeasuring 0.48 acre comprised in Part of said two Dags both under R.S. Khatian No. 228, all at Mauza: Sulangeri, 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 Sukhendu Ghosh son of Tarapada Ghosh therein called as the Purchaser free from all encumbrances whatsoever.

E. Since after the aforesaid purchase the Said Sukhendu Ghosh thus became seized and possessed of the aforesaid property being All That piece or parcel of Sali Land total admeasuring 0.48 acre comprised in R.S. Dag Nos. 597 & 598 both under R.S. Khatian No. 228, all at Mauza: Sulangeri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, as the absolute owner thereof and, while in seized and possessed thereof, by a Deed of Conveyance dated 15.11.1977 duly registered at the Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 140, Pages: 103 to 105, Being (Deed)



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Rajahmundry, New Town/ North Zone

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No. 6215 for the year 1977, the said Sri Sukhendu Ghosh therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased Sall Land total admeasuring 0.48 acre morefully described in the Schedule therein unto and in favour of Sri Bhupati Krishna Mondal the husband of aforesaid Namita Bala Mondal absolutely and forever.

F. In the manners of aforesaid respective purchase by dint of the aforesaid two registered Deed of Conveyances Being Nos. 4591/1976 and 6215/1977, the said Smt. Namita Bala Mondal and her husband Sri Bhupati Krishna Mondal thus became the owners of total Sall Land measuring 0.99 acre comprised in Part of R.S. Dag Nos. 539, 542, 597 & 598 all under and Part of R.S. Khaitan No. 228 togetherwith 0.32 acre comprised in Part of R.S. Dag Nos. 540 & 541 both under and Part of R.S. Khaitan No. 201 total admeasuring 1.31(0.99+0.32) acre of Sall Land all lying and situated at Mouza Sulangan, 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. Khaitan No. 204 and the name of said Bhupati Krishan Mondal duly recorded under L.R. Khaitan No. 327 in respect of the aforesaid properties so purchased by each of them in the manners aforesaid.

G. Subsequently, the said Bhupati Krishna Mondal died intestate survived by his said wife Namita Bala, four sons namely Tarani, Satyajit, Swapan and Amiya Mondal, four daughters namely Mrs. Uma Mondal, Gour Mondal, Parbati Nag and Miss Pratima Mondal all as the joint legal successors of said Late Bhupati Krishna Mondal and all those who since after his expiry became jointly seized and possessed of all the assets and properties including of the said 0.48 (0.24+0.24) acre of Sall Land comprised



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Baliphal, New Term, North 24:298

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in R.S. Dag Nos. 597 & 598, at Mouza Sulangan, Police Station, Rajarhat at present New Town, District 24 Parganas now North 24 Parganas, recorded under L.R. Khatain No. 327 so left by said Bhupati Krishna Mondal since deceased and, while in joint enjoyment thereof, the said Namita Bala Mondal along with all her aforesaid sons and daughters being the joint owners thereof demarcated their aforesaid landed properties into some plots and sold out some of the plots to some different purchaser/s.

H. 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: 359 to 370, Being (Deed) No. 7010 for the year 1992, the said Namita Bala Mondal along with Tarani Mondal, Satyajit Mondal, Swapan Mondal, Amiya Mondal, Mrs. Uma Mondal, Gouri Mondal, Parbati Nag being the joint owners thereof therein as the Vendors, sold, conveyed and transferred free from all encumbrances, out of their aforesaid Sail Land a demarcated portion thereof consisting of a piece or parcel of Sail Land measuring 03 Cottahs, 04 Chittaks, 03 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 under L.R. Khatain No. 204, and 01 Cottahs, 05 Chittaks, 42 Sqft, a little more or less comprised in part of R.S. as well L.R. Dag No. 597 and 05 Chittaks, a little more or less comprised in part of 598 both under L.R. Khatain No. 327, **total Sail Land admeasuring 05 Cottahs, a little more or less in Part of said three Dags** under and part of R.S. Khatain No. 228 corresponding to L.R. Khatain No. 204 & 327, **amalgamatedly & collectively** marked as Scheme Plan Plot No. 06 alongwith common rights in and over **common passage**, at Mauza: Sulangan, 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 Part- II of the Schedule hereunder written and also delineated in map or plan showing the said plot no. 06 bordered in Red colour and annexed thereto unto and in favour of Prakash Kumar Saha (now deceased) therein called as the Purchaser free from all encumbrances whatsoever.



Additional District Sub-Registrar,
Malabar, New Town, North Z.P. No. 27,

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1. Since by virtue of the aforesaid registered Deed of Conveyance dated 13/07/1992, Being No.7010/1992 the said **Prakash Kumar Saha** had thus became absolutely seized and possessed of their said Plot of Land being Plot No. 06 measuring area about 05 (Five) Cottahs, be the same a little more or less, comprised in part of R.S. Dag Nos. 539, 597 & 598, 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. Khalian No. 228, subsequently under and part of L.R. Khalian No. 204 & 327, lying and situated at Mauza: Sulangan, 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**"; and while in seized and possessed thereof the Said Prakash Kumar Saha died intestate on 20.06.2017 survived by his widow Sharmistha Saha and two daughters namely Seosri Saha and Rajosri Saha all the Vendors herein as his only legal successors in respect of all the properties including of the said land under the schedule hereto left by Said Prakash Kumar Saha:

J. Since after expiry of Said late Prakash Kumar Saha according to Hindu Law of Succession the Vendors herein have become jointly seized and possessed of and or well and sufficiently entitle to the 'Said Land' under the schedule hereto as the absolute joint Owners 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 have 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 Vendors herein have never dealt with the Said Property and or any portion thereof in any such manner so that the Vendors are or may be restrained to deal with the said plot of land or the Said Property hereunder the Schedule in any way at their own choice and



Additional District Sub-Registrar
Palurthai, North Z.A.P. District

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absolute discretion, AND in other way the Vendors herein are freely and absolutely entitled to deal with their 'Said Land' under the schedule as they deem fit and proper;

AND WHEREAS the Vendors have for their personal necessities decided to sell their '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 purchaser having knowledge of the same and relying on the above representation and the documents supplied by the vendors to be true, being interested to purchase the 'Said Land' under the Schedule hereto approached and offered the Vendors a sum of **Rs. 15,50,000/- (Rupees Fifteen Lac Fifty Thousand)** only as a whole or lump-sum price for the 'Said Land' described in the Schedule hereto which offer becoming highest price available to them in the locality the Vendors have accepted the same.

AND WHEREAS the Vendors herein have agreed to sell and the purchaser herein has 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. 15,50,000/- (Rupees Fifteen Lac Fifty Thousand)** only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 15,50,000/- (Rupees Fifteen Lac Fifty Thousand)** only paid to the Vendors by the Purchaser as per memo below on/for before execution of these presents (the receipt whereof the Vendors doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof, the Vendors herein hereby acquit, release and forever discharge the said purchaser as well as the said property (particularly described in the schedule hereunder written), the Vendors as beneficial owners hereby sell,



Additional District SDO-Registrar
Chennai North 24-Pge

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grant, transfer, convey, assure and assign unto the purchaser free from all encumbrances, attachments, charges, liens, ispendens, 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 thereto 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 purchaser 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 VENDORS HEREIN DOTH HEREBY COVENANT WITH THE PURCHASER:-

1. THAT notwithstanding any acts, deed, matter or things whatsoever by the Vendors have 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 Vendors have 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 assigned or expressed or intended so to be and every part thereof with the rights, properties, benefits and appurtenances in contraction therewith unto



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

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and to the use of the purchaser herein and according to the true intent and meaning of these presents; and

3. THAT the Purchaser 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 Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for any of them; 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 vendors well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispendents, attachments and encumbrances whatsoever arising out of the Vendors' title in the subject property hereunder sale; and

5. FURTHER that the Vendors 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 Vendors, their legal successors and the erstwhile owners his/her/their legal successors shall and will from time to time and at all times hereafter at the request and costs of the purchaser 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 Purchaser in the manners aforesaid and as may be reasonably required; and

6. That to the best of the knowledge of the Vendors, the 'Said Property' under the Schedule hereto and or any part thereof is not attached in any



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Raipurhat, New Town, North 24 Pgs

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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 Vendors herein have not yet received any Notice of Requisition or Acquisition in respect of the property described in the Schedule below; and

9. THAT the Purchaser 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 vendors herein that the land described in the Schedule below is the self-acquired property of the Vendors and it is not the benamdar of any one.

AND THE Vendors deliver this day the peaceful possession of the 'Said Land' under the Schedule hereto in vacant condition unto and to the Purchaser free from all sorts of encumbrances whatsoever.



Additional District Sub-Registrar
Bangalore, New Town, North 24-99a

27 JUL 2018

THE SHCHEDULE AS REFERRED TO ABOVE: -
(The 'Said Land' Hereunder Sale)

ALL THAT piece or parcel of 'Sail' Land bearing **Plot No. 06** of a Master Scheme Plan measuring **05 (Five) Cottahs**, be the same a little more or less out of which 03 Cottahs, 04 Chittaks, 03 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 under L.R. Khatain No. 204, and 01 Cottahs, 05 Chittaks, 42 Sqft a little more or less comprised in part of R.S. as well L.R. Dag No. 597 and 05 Chittaks, a little more or less comprised in part of 598 both under L.R. Khatain No. 327, **total Sail Land admeasuring 05 Cottahs, a little more or less in Part of said three Dags** with common easement rights on and over 10' feet wide common passage abutting the Said Land and also all others passages and all other rights, properties, benefits and appurtenances in connection to the Said Land being said Plot No. 06, lying and situated at **Mouza-Salunguri, J.L. No. 22, Touzi No. 178, under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 204 & 327**, within the ambit of the B.L. & L.R.O. Rajarhat, under Jyangra Haliyara Garam Panchayet- II, Police Station: New Town formerly Rajarhat, Sub-Registration Office: Additional District Sub- Registrar: **Rajarhat, New Town formerly A.D.S.R Bidhannagar (Sail Lake City), North 24 Parganas.**
The said Plot of Land hereunder sale is delimited and bounded as follows:

ON THE NORTH : By 10ft. wide common passage (Kachha Road);

ON THE SOUTH : By Plan Plot No. 07 purchased by and Absolutely owned by Sharmistha Saha;

ON THE EAST : By land comprised in part of R.S. as well L.R. Dag No. 597;

ON THE WEST : By Plan Plot No. 3 now owned by Mr. Rajesh Jayprakash Verma;

The said Demarcated **Plot No. 06** 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 Shiksha Officer
Malabar, New Town, North 24 Pgs

27 JUL 2018



Additional District Sub-Registrar,
Wahamat, New Town, North ZA-FGP

27 JUL 2018

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MEMO OF CONSIDERATION

RECEIVED from the within named purchaser **MR. SANJAY GUPTA** the withinmentioned sum of **Rs. 15,50,000/- (Rupees Fifteen Lac Fifty Thousand)** only being the full consideration money of the 'Said Land' described in the Schedule hereinabove as per memo below. -

MEMO

Paid by Managers M.C. No. 061740, Dated 10.07.2018 drawn on HDFC Bank, Salt Lake, Sec - 1, in favour of Smt. Sharmistha Saha (Vendor in Sl. No. 1)	Rs.5,16,666/-
Paid by Managers M.C. No. 061741, Dated 10.07.2018 drawn on HDFC Bank, Salt Lake, Sec - 1, in favour of Miss Seosri Saha (Vendor in Sl. No. 2)	Rs.5,16,667/-
Paid by Managers M.C. No. 061742, Dated 10.07.2018 drawn on HDFC Bank, Salt Lake, Sec - 1, in favour of Smt Rajosri Saha (Vendor in Sl. No. 3)	Rs. 5,16,667/-
(Rupees Fifteen Lac Fifty Thousand)only	Rs.15,50,000/-

WITNESSES :

1. *Arun Chatterjee*

2. *Lajpat*

1. *Sharmistha Saha*

2. *Seosri Saha*

3. *Rajosri Saha*

VENDORS



Agricultural District Sub-Kogalari
Vashkent, Sion Town, North 24-F-88

27 JUL 2018

SITE PLAN OF R.S. DAG NO. - 539, 597 & 598, R.S. KHATTAN NO. 228, L.R. KHATTAN NO. 204 & 327, AT MOUZA - SULANGARI, J.L. NO. - 22, IN P.S., NEW TOWN, DIST. - 24 PARAGANAS (N), WITHIN THE LOCAL LIMIT OF JYANGRA HATTARA 2 NO. GRAM PANCHAYET.



- ① Sharan Singh Saha
- ② Seenu Saha
- ③ Rajesh Saha

NAME OF PLOT/OWNER	LOCAL AUTHORITY/VERINA
NAME OF PLOT/OWNER	CONVERTED TO LOCAL AUTHORITY/VERINA

AREA CALCULATION		AREA	
L.S. DIMENSION	TOTAL BR.	AREA	
100	100	10000	
100	100	10000	
100	100	10000	
TOTAL		30000	





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

27 JUL 2018

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executant/s/ Presentant	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
1	 Shabnam Shrivastava					
		RIGHT HAND				
						
		LEFT HAND				
						
		RIGHT HAND				
						
		LEFT HAND				
						
		RIGHT HAND				
						
2	 Rajesh Sahas					
		RIGHT HAND				
						
		LEFT HAND				
						
		RIGHT HAND				
						
		LEFT HAND				
						
		RIGHT HAND				
						
3	 Manoj					
		RIGHT HAND				
						
		LEFT HAND				
						
		RIGHT HAND				
						
		LEFT HAND				
						
		RIGHT HAND				
						



Asstional District Sub-Registrar
Malmerat, New Town, North 24-Pgs

27 JUL 2010

Major Information of the Deed

Deed No. :	1-1523-08551/2018	Date of Registration	27/07/2018
Query No / Year	1523-0001096536/2018	Office where deed is registered	
Query Date	10/07/2018 11:34:34 AM	A.D.S.R RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANJAY GUPTA DWARKA VEDMANI, AD-159, SALT LAKE SECTOR-I, Thana : North Bidrannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9331018902, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[A305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Self Forth value	Market Value		
Rs. 15,50,000/-	Rs. 27,31,095/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,36,575/- (Article:23)	Rs. 27,325/- (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	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-539	LR-204	Barlu	3 Katha 4 Chatak 3 Sq Ft	10,21,548/-	13,42,344/-	Width of Approach Road 10 Ft.
L2	LR-597	LR-327	Baslu	1 Katha 5 Chatak 42 Sq Ft	4,30,352/-	11,30,938/-	Width of Approach Road 10 Ft.
L3	LR-598	LR-327	Baslu	5 Chatak	96,100/-	2,57,813/-	Width of Approach Road 10 Ft.
TOTAL :					8,146,9Dec	15,50,000/-	27,31,095/-
Grand Total :					8,146,9Dec	15,50,000/-	27,31,095/-

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature	Photo	Fingerprint	Signature
1	Mrs SHARMISTHA SAHA (Presentant) Wife of Late Prokash Kumar Saha Executed by: Self, Date of Execution: 27/07/2018 Admitted by: Self, Date of Admission: 27/07/2018, Place : Office			

Major information of the Deed :- 1-1523-08551/2018-27/07/2018



<p>32, Goabagan Lane, P.O.- Beadon St, P.S.- Burtoala, District:-Kolkata, West Bengal, India, PIN- 700006. Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALGPS4604R, Status: Individual, Executed by: Self, Date of Execution: 27/07/2018 Admitted by: Self, Date of Admission: 27/07/2018, Place : Office</p>	<p>Name</p> <p>Miss SEOSRI SAHA</p>	<p>Photo</p> 	<p>Finger/print</p> 	<p>Signature</p> 
<p>32, Goabagan Lane, P.O.- Beadon St, P.S.- Burtoala, District:-Kolkata, West Bengal, India, PIN- 700006. Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: EPYP56694E, Status: Individual, Executed by: Self, Date of Execution: 27/07/2018 Admitted by: Self, Date of Admission: 27/07/2018, Place : Office</p>	<p>Name</p> <p>Miss RAJOSRI SAHA</p>	<p>Photo</p> 	<p>Finger/print</p> 	<p>Signature</p> 
<p>32, Goabagan Lane, P.O.- Beadon St, P.S.- Burtoala, District:-Kolkata, West Bengal, India, PIN- 700006. Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: FPYP56693D, Status: Individual, Executed by: Self, Date of Execution: 27/07/2018 Admitted by: Self, Date of Admission: 27/07/2018, Place : Office</p>	<p>Name</p> <p>Daughter of Late Prokashkumar Saha</p>	<p>Photo</p> 	<p>Finger/print</p> 	<p>Signature</p> 

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SANJAY GUPTA Son of Mr. Gopal Prasad Gupta Dwarka Vedmani, Ad-169, Salt Lake City, Sector-1, P.O.- BIDHANNAGAR, P.S.- North Bichannagar, District:-North 24-Parganas, West Bengal, India, PIN- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : ADRPG6327Q, Status: Individual Status: Not Executed</p>

Identifier Details :

Identifier Details :	Name & address
<p>Mr. Arpan Chakraborty Son of Mr. Tapan Chakraborty LN Pally, M.B. Road, P.O.- Nimta, P.S.- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier of Mrs SHARMISTHA SAHA, Miss SEOSRI SAHA, Miss RAJOSRI SAHA</p>	

Major Information of the Deed :- I-1523-08551/2018-27/07/2018



As per document by

27/07/2018

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mrs SHARMISTHA SAHA	Mr SANJAY GUPTA-1.78979 Dec
2	Miss SEOSRI SAHA	Mr SANJAY GUPTA-1.78979 Dec
3	Miss RAJOSRI SAHA	Mr SANJAY GUPTA-1.78979 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mrs SHARMISTHA SAHA	Mr SANJAY GUPTA-0.753958 Dec
2	Miss SEOSRI SAHA	Mr SANJAY GUPTA-0.753958 Dec
3	Miss RAJOSRI SAHA	Mr SANJAY GUPTA-0.753958 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Mrs SHARMISTHA SAHA	Mr SANJAY GUPTA-0.171875 Dec
2	Miss SEOSRI SAHA	Mr SANJAY GUPTA-0.171875 Dec
3	Miss RAJOSRI SAHA	Mr SANJAY GUPTA-0.171875 Dec

Endorsement For Deed Number :- 1-152308551 / 2018

On 10-07-2018

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 27,31,085/-

Debashish Dhar

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

On 27-07-2018

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 29 of Indian Stamp Act 1899.

Major Information of the Deed :- 1-1523-08551/2018-27/07/2018



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

Presented for registration at 12:52 hrs. on 27-07-2018, at the Office of the A.D.S.R. RAJARHAT by Mrs SHARMISTHA SAHA, one of the Executants,

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

Execution is admitted on 27/07/2018 by 1. Mrs SHARMISTHA SAHA, Wife of Late Prokash Kumar Saha, 32, Gobagan Lane, P.O. Beadon St. Thana, Burdola, . Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 2. Miss SEOSRI SAHA, Daughter of Late Prokash Kumar Saha, 32, Gobagan Lane, P.O. Beadon St. Thana, Burdola, . Kolkata, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Student, 3. Miss RAJOSRI SAHA, Daughter of Late Prokashkumar Saha, 32, Gobagan Lane, P.O. Beadon St. Thana, Burdola, . Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Student
Indefied by Mr Arpan Chakraborty, . . . Son of Mr Tapan Chakraborty, L.N. Pally, M.B. Road, P.O. Nimta, Thana, Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,325/- (A1) = Rs 27,311/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,325/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/07/2018 11:41AM with Govt. Ref. No. 192018190267101231 on 27-07-2018, Amount Rs. 27,325/-
Bank: HDFC Bank (HDFC0000014), Ref. No. 575268623 on 27-07-2018, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,36,575/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 1,36,075/-

Description of Stamp
1. Stamp Type: Impressed, Serial no 1566, Amount: Re. 500/-, Date of Purchase: 10/07/2018, Vendor name: MITA DUTTA
2. Stamp Type: Court Fees, Amount: Rs. 10/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/07/2018 11:41AM with Govt. Ref. No. 192018190267101231 on 27-07-2018, Amount Rs. 1,36,075/-
Bank: HDFC Bank (HDFC0000014), Ref. No. 575268623 on 27-07-2018, Head of Account 0030-02-103-003-02

Debashish Dhar

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



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

GRN: 19-201819-026710123-1 Payment Mode: Online Payment
GRN Date: 27/07/2018 11:40:31 Bank: HDFC-Bank
BRN: 575268623 BRN Date: 27/07/2018 11:41:17

DEPOSITOR'S DETAILS

Name: Stanjay Gupta Id No.: 15230001096536/3/2018
Contact No.: 9331018602 Mobile No.: +91 9331018602
E-mail: AD169JASS@GMAIL.COM
Address: SALT LAKE Sec1 KOLKATA
Applicant Name: Mr SANJAY GUPTA
Office Name:
Office Address:
Status of Depositor: Buyer/Chairmans
Purpose of payment / Remarks: Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15230001096536/3/2018	Property Registration- Stamp duty	0030-02-105-003-02	150079
2	16230001096536/3/2018	Property Registration- Registration Fee	0030-03-104-001-16	27229
3	15230001096536/3/2018	Mutation/Conversion-Receipt	0025-00-000-028-27	308
Total				169726

In Words: Rupees, One Lakh Sixty Three Thousand Seven Hundred Twenty Six only





भारत सरकार

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJOSHI SAKIA

001111004

Prescribed Account Number

FPVPS6603D

Rajoshi Sakia

Signature



Rajoshi Sakia

In case this card is lost/damaged, kindly inform / return to :
Income Tax PAN Services Unit, UYHSCL
Plot No. 3, Sector 13, Gurgaon
Near Nubhai - 122 014

For card on paper, visit our website (www.iti.govt.in)
and download the card from the website.
Visit to a service centre is not required.
For queries visit www.iti.govt.in









Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 286524 to 286551
being No 152308551 for the year 2018.



Digitally signed by DEBASISH DHAR
Date: 2018.08.03 14:41:59 +05:30
Reason: Digital Signing of Deed.

Debasish Dhar

(Debasish Dhar) 03-08-2018 2:41:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)