

1201/2014

1-928/2014



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

M. U. 2909754/---

19/3/14  
13-AT  
17-45/14

Certified that the above document is admitted to register and the contents of this document are true.

14 MAR 2014

DEED OF SALE

THIS DEED OF SALE is made on this the 14<sup>th</sup> day of March Two Thousand Fourteen (2014)

BETWEEN

Conts

*Jagan Malan*

13186

5000/-

13 MAR 2014

No. .... Re. .... Date. ....

Tapas Naskar.

P-80, Postal Park.

Subhanakar ...

P.S - Bansdroni.

1207-70.

SUBHANAKAR DAS

STAMP VENDOR

Near Police Court Kol - 27



A

Stral-1 Pargana

14 MAR 2014

D. L. Krishna Ka -  
N. N. Ka .  
Rajwari South  
Bansdroni  
col-70  
Services.

10.

SMT. MANJU ADHYA wife of Late Nirendra Mohan Adhya, by faith-Hindu, by nationality-Indian, by occupation-Housewife, residing at 40, Bandiali Pally Road, P.S. Banskroni, Kolkata-700070, Dist. South 24 Parganas, hereinafter 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 heirs, legal representatives, administrators, successors, nominees and assigns) of the ONE PART.

AND

SRI TAPAS NASKAR, son of Anukul Naskar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at P-14, Postal Park, P.S.-Banskroni, Kolkata-700070, Dist. South 24-Parganas, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, legal representatives, administrators, successors, nominees and assigns) of the OTHER PART

WHEREAS by an indenture of Conveyance dated 13.07.56 and registered before the Sub-registrar at Alipore and recorded in Book No.1, Volume No.75, Pages 280 to 286, Being No.5482, for the year 1956 Sk. Md. Eman Ali, Sk. Md. Ebadot Ali, Sk. Md. Ehasan Ali, and Kalifam Bewa all sons and widow of Late Sk

*Jagan Naskar*

31

Bonde Ali of Roy Nagarsold, conveyed, transferred and assured ALL THAT Bastu land with dwelling house measuring more or less 5 (five) Cottahs 8 (eight) Chittaks under R.S. Khatian No.405, 406 and 407 in Touzi No.3, 4, and 5 and under Mouza-Roy Nagar, Dag No.228, Police Station Jadavpur, at present Bansdromi now under Ward No.112, premises no.40, Bandcali Pally Road, within the Kolkata Municipal Corporation, being holding no. 26/427, Kolkata-700070, in the Dist. South 24-Parganas to Golam Nabi since deceased.

AND WHEREAS after purchase the said Golam Nabi constructed a dwelling house upon the land in the year 1958.

AND WHEREAS the said Golam Nabi while in enjoyment and possession of the said land and building died leaving behind him surviving his two widows namely Mst. Waziran Bewa and Mst. Moslem Bewa his two sons namely Shahjahan Sk. Mehmood and Asia Rabia Bibi Mabilia Bibi and Maru Bibi four daughters as his heirs and successors.

AND WHEREAS the aforesaid heirs and successors of late Sk. Golam Nabi sold, conveyed and transferred the said prop

*Jagan Narayan*



erty in favour of the Vendor by a registered Deed of Sale dated 20.08.1985 and the said deed was registered in the office of Sub-registrar at Alipore and Book No.1, Volume No.67, Pages ..... to 331, for the year 1985.

AND WHEREAS the Vendor being is thus absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT Bastu land with dwelling house measuring more or less 5 (five) Cottahs 8 (eight) Chittaks be the same a little more orless under R.S. Khatian No.405, 406 and 407 in Touzi No.3, 4, and 5 and under Mouza-Roy Nagar, Dag No.228. Police Station Jadavpur, at present Bansdroni now under Ward No.112, within the Kolkata Municipal Corporation, being holding no. 26/427, Kolkata-700070, being premises no.40, Bandcali Pally Road, in the Dist. South 24-Parganas, hereinafter referred to as the said property morefully and particularly described in the schedule hereunder.

AND WHEREAS the vendor being in need of money for her lawful purpose declared to sell the said property at and for the consideration of Rs.20,00,000/- (Rupees Twenty Lakhs) only and the Purchaser herein agreed to purchase the same at and for

*Jagan Wankar*

the consideration mentioned hereinabove.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs.20,00,000/- (Rupees Twenty Lakhs) only being the full consideration money of the said property, well and truly paid by the Purchaser to the Vendor on or before the execution of these presents ( the receipt whereof, the Vendor does hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Vendor does hereby acquit, release and forever discharge the Purchaser as well as the said property hereby sold) the Vendor does hereby grant, transfer, convey, sell, assign and assure unto the Purchaser **ALL THAT** Bastu land with dwelling house measuring more or less 5 (five) Cottahs & eight Chittaks under R.S. Khatian No.405, 406 and 407 in Touzi No.3, 4, and 5 and under Mouza-Roy Nagar, Dag No.228, Police Station Jadavpur, at present Bansdrani now under Ward No.112, within the Kolkata Municipal Corporation, being holding no. 26/427, Kolkata-700070, being premises no.40, Bandeali Pally Road, in the Dist. South 24-Parganas, morefully described in the schedule hereunder written and delineated in the map or plan annexed hereto and depicted with RED border line and/or HOWSOEVER OTHERWISE the said property and hereditaments now is

*Japon Wankar*

or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, bushes, water, water-courses and other former and ancient rights, lights, liberties, easements, appurtenances and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and all the rents, issues and profits thereof And the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said property and every part thereof AND all the deeds, pattahs, muniments, writings, evidence of title whatsoever relation to or concerning the said property and every part thereof which now are or hereafter may be in the custody, power, control or possession of the Vendor or any person or persons from whom the said vendor may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said property so to be unto and to the Purchaser absolutely and forever free from all encumbrances

AND THE VENDOR DOES HEREBY COVENANT WITH THE

*Jagan Mohan*

PURCHASER as follows :-

That Notwithstanding any act, thing, deed, matters whatsoever made done, executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said property hereby sold or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and delivered vacant possession of the said property simultaneously with the execution these presents.

AND the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property and every part thereof having right to sell, transfer or otherwise alienate the same and pay the rents and taxes to the District Collector ( B.L. & L.R.O. concerned) and the Kolkata Municipal Corporation upon getting their names mutated in the said authorities and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever of the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of his predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the Purchaser indemnified from or against all

*Jagan Wankar*



charges, estates, encumbrances, created the vendor or any of his predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the said property or any part thereof from under or in trust for the vendor shall and will from time to time or at all times hereafter at the costs and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said property to and unto the said Purchaser as shall or may be reasonably required.

The Vendor also declares that the property hereby sold has not been previously leased, mortgaged sold nor in any way transferred and there is no charge, liens, lispendens or any attachment. The said property has not been acquired nor requisitioned by the Govt. or Public body for any scheme nor the same falls under any alignment. There is no case, suit or proceeding pending before any Court of law against the said property. The Vendor sold the said property while having good and marketable title therein and free from all encumbrances.

*Jagan Narayan*

If any of the statements or covenants made herebefore by the Vendor is found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same.

**FIRST SCHEDULE ABOVE REFERRED TO**

(Description of the land and building)

ALL THAT piece and parcel of the Bastu land together with 150 Sq.ft. tile shed dwelling house measuring more or less 5 (five) Cottahs 8 (eight) Chittaks under R.S. Khatian (No.405, 406 and 407 in Touzi No.3, 4, and 5 and under Mouza-Roy Nagar, Dag No.228, Police Station Jadavpur, at present Bansdroni now under Ward No.112, being premises no.40, Bandedali Pally Road, within the Kolkata Municipal Corporation, being holding no. 207 427, Kolkata-700070, in the Dist. South 24 Parganas, and all rights of easements unto and upon 8 ft. wide common passage along with drains, appertaining there to and which is butted and bounded as follows :

ON THE NORTH : Masjid & 8ft Road ; ✓  
 ON THE SOUTH : Land of Kala Chand Saha ;  
 ON THE EAST : House of Rajkumar Singh ;  
 ON THE WEST : House of Tushar Majumder & Bharat Nath.

*Jagan Wankar*

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

SIGNED, SEALED AND DELEVERED

in the presence of at Kolkata :-

WITNESSES :-

1. Badarudin Khan

Raynagar, Bandali Pally  
Kolkata

Manglu Singh

SIGNATURE OF THE VENDOR

DTDPA 6860J

2. Deb Krishna Kumar

Banastromi  
Raynagar South  
Kolkata

Jagan Chandra

SIGNATURE OF THE PURCHASER

A DBPN - 9237 G

Drafted by :

Dumana Adhya

Advocate Reg. No. 674/80  
Alipore Police Court,  
Kolkata - 700027.

Printed by :

Seema Nath  
Alipore Police Court,  
Kolkata - 700027.

Jagan Chandra

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned a total sum of Rs.20,00,000/- (Rupees Twenty Lakhs) only as full and final payment of the total consideration against sale of the said Flat.

MEMO

<u>Date</u>	<u>Draft No.</u>	<u>Bank/Br.</u>	<u>Amount</u>
-------------	------------------	-----------------	---------------

Total Rs.20,00,000/-

(Rupees Twenty Lakhs) only

In the presence of :-

WITNESSES :-

1. Badaruddin Hussain  
Raynagar, Bandali Pally

Kat. 70

2. Deb Krishna Kera  
Bansidroni  
Ray Nagar South

cat. 70

Mangju Acharya  
SIGNATURE OF THE VENDOR












Jayam Venka



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name MANGLU ADHYA

Signature Manglu Adhya

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name TAPAS NASKAR

Signature Tapas Naskar

*Tapas Naskar*

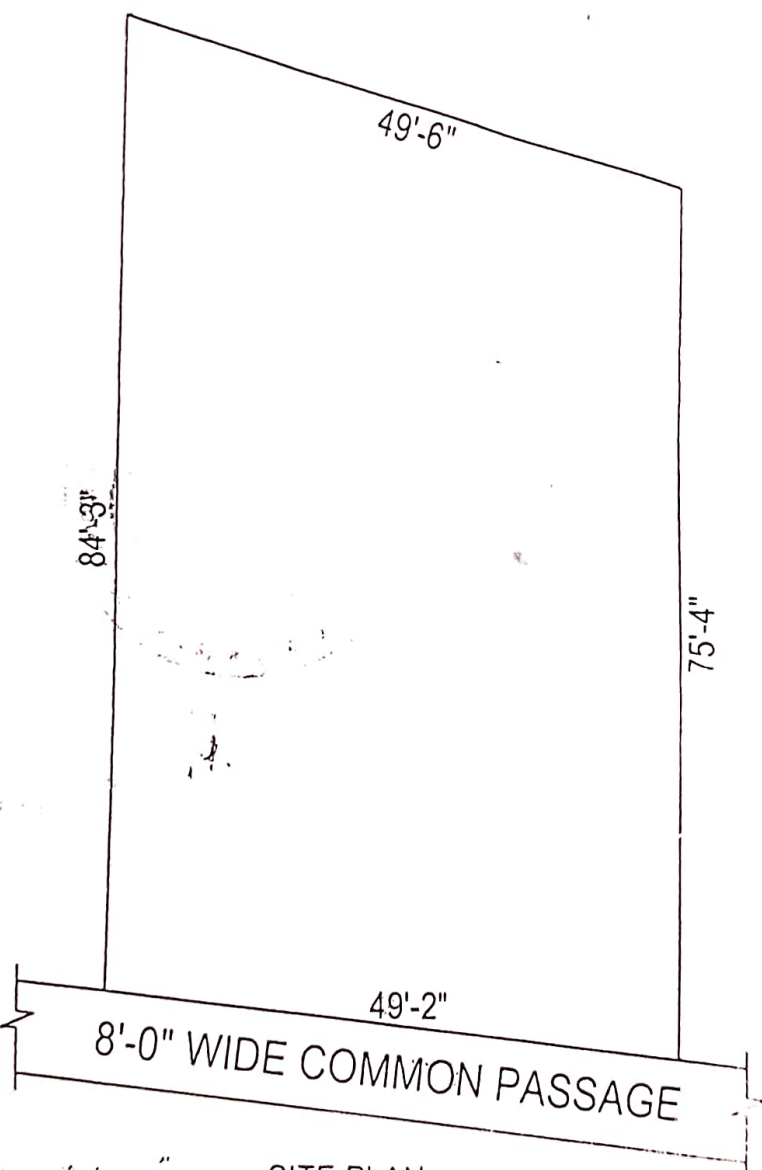
		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

PLAN AT 40, BANDAY ALI PALLY, KHOTIAN NO. - 405,  
407, DAG NO. - 228, MOUZA - WARD NO. 112,  
S. BANSDRONI, KOLKATA - 700070.

LAND AREA = 5K - 8 CH - 0 SFT.  
SHOWN IN RED BORDER



*Jagan Mukherjee*


SIGNATURE OF OWNER

SITE PLAN  
(SCALE - 1:200)

*Jagan Mukherjee*

SIGNATURE OF PURCHASER



  
**Government Of West Bengal**  
**Office Of the D.S.R. - I SOUTH 24-PARGANAS**  
**District: South 24 Parganas**

**Endorsement For Deed Number : I - 00928 of 2014**  
**(Serial No. 01201 of 2014 and Query No. 1601L000001745 of 2014)**

On 14/03/2014

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

Admissibility under Rule 43 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A of Article 23.5 of Indian Stamp Act 1899.

**Payment of Fees:-**

Amount of Fee:-

Rs. 174605/- on 14/03/2014

Under Article - A(i) = 31999/- , E = 14/- , H = 28/- , M(b) = 4/- on 14/03/2014 )

**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.-29,09,754/-

Certified that the required stamp duty of this document is Rs.- 174605 /- and the Stamp duty paid as impressive Rs.- 5000/-

**Deficit stamp duty**


Deficit stamp duty

1. Rs. 2705/- is paid , by the draft number 860451, Draft Date 14/03/2014 Bank State Bank of India ALIPORE COURT TREASRY BR, received on 14/03/2014
2. Rs. 49000/- is paid , by the draft number 917962, Draft Date 14/03/2014, Bank State Bank of India BANSDRONI, received on 14/03/2014
3. Rs. 49000/- is paid , by the draft number 917960, Draft Date 14/03/2014, Bank : State Bank of India BANSDRONI, received on 14/03/2014
4. Rs. 49000/- is paid , by the draft number 917959, Draft Date 14/03/2014, Bank : State Bank of India BANSDRONI, received on 14/03/2014
5. Rs. 49000/- is paid , by the draft number 860454, Draft Date 14/03/2014 Bank State Bank of India ALIPORE COURT TREASRY BR, received on 14/03/2014

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

Presented for registration at 13.48 hrs on :14/03/2014, at the Office of the D.S.R - I SOUTH 24-PARGANAS by Tapas Naskar , Claimant.

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

  
( Kalidas Mandal )

DISTRICT SUB-REGISTRAR-I

Endorsement Page 1 of 2

14/03/2014 15:29:00

*Tapas Naskar*



Government Of West Bengal  
Office Of the D.S.R. - I SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 00928 of 2014  
(Serial No. 01201 of 2014 and Query No. 1601L000001745 of 2014)

Execution is admitted on 14/03/2014 by

1. Manju Adhya, wife of Late Nirendra Mohan Adhya , P. S. - Banadroni, 40, Bandedali Pally Road, Kolkata District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Caste Hindu, By Profession House wife
  2. Tapas Naskar, son of Anukul Naskar , P-14, Postal Park, P. S. - Bansdroni, Kolkata, District -South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Caste Hindu, By Profession Business
- Identified By Deb Krishna Kar, son of Late M N Kar, Roynagar Souty, Bansdroni, Kolkata District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Caste Hindu, By Profession Service.

( Kalidas Mandal )  
DISTRICT SUB-REGISTRAR-I

( Kalidas Mandal )

DISTRICT SUB-REGISTRAR-I



4/03/2014 15:29:00

EndorsementPage 2 of 2





*Japon Walker*



Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the D.S.R. - I SOUTH 24-PARGANAS, District- South 24-Parganas  
 Signature / LTI Sheet of Serial No. 01201 / 2014, Deed No. (Book - I , 00928/2014)  
 of the Presentant

Presentant	Photo	Finger Print	Signature with date
Postal Park, P. S. - Bansdrani, Kolkata, District- South 24-Parganas, WEST BENGAL, India, Pin :-700070	 14/03/2014	 LTI 14/03/2014	Jagan Nath 14-03-2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Manju Adhya Address -P. S. - Banadroni, 40, Bandeali Pally Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	Self	 14/03/2014	 LTI 14/03/2014	Manju Adhya
2	Tapas Naskar Address -P. 14, Postal Park, P S. - Bansdrani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	Self	 14/03/2014	 LTI 14/03/2014	Tapas Naskar

Name of Identifier of above Person(s)  
 Deb Krishna Kar  
 Roynagar Souty, Bansdrani, Kolkata, District:-South  
 24-Parganas, WEST BENGAL, India, Pin :-700070

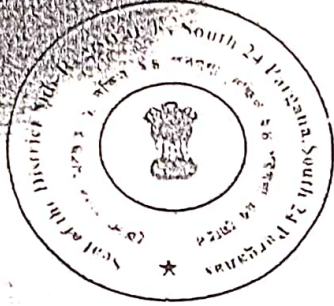
Signature of Identifier with Date  
 Deb Krishna Kar  
 14/3/14

(Kalidas Mandal)

DISTRICT SUB-REGISTRAR-I

Office of the D.S.R. - I SOUTH 24-PARGANAS

date of Registration under section 60 and Rule 69



(Kalidas Mandal) 18 March 2014  
DISTRICT SUB-REGISTRAR  
Office of the D.S.R. - I SOUTH 24 PARGANAS  
West Bengal

*Japan Mark*