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Addl. Dist. Sub-Negistrar Chandannagar, Hooghly

BETWEEN

SRI KAMAL CHANDRA DAS, son of Late Gopal Chandra Das, PAN No. ACZPD5973A, by faith Hindu, by Nationality Indian, by Profession Business, Resident of Padripara, P.O. & P.S. Chandernagore, Dist. Hooghly, Pin 712136, hereinafter called the party of the FIRST PART i.e. VENDOR/SELLER which expression unless repugnant to the subject or context shall mean and include his heirs, successors, legal representatives, executors, administrators, and assigns.

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S/o. Late Panchugopal Mukherjee, by faith Hindu, by Occupation Business, Resident of Kulti Road, Pandua, P.O. & P.S. Pandua, Dist. Hooghly, PAN No. AETPM1077Q, hereinafter referred to as the Party of the SECOND PART/ PURCHASERS, (which expression shall unless repugnant to the subject or context shall mean and include their heirs, successors, legal representatives, administrators, executors, and assigns).

WHEREAS the Party of the First Part purchased a piece and parcel of Bastu land measuring about 9 Cottah 3 Chhatak 10 Sft. under R.S. Khatian No. 152, R.S. Dag No. 276, under Mouza, P.S. & Municipal Corporation Chandernagore, J.L. No. 1, Sheet No. 16, situated at Suksanatantala Main Road, Holding No. 252 (Old) 216 (New), Ward No. 14 in three counts vide Deed No. 3367 dated 09.12.2013 duly executed by Kumari Anwesha Bandyopadhyay, D/o. Sri Animesh Bandyopadhyay, of 14, Bosepara, Khalisani, P.O. & P.S. Chandernagore, Dist. Hooghly, registered in the office of A.D.S.R., Chandernagore, in Book No. I, CD Volume No. 11, within pages 5227 to 5242 for the year 2013, Deed No. 3368 dated 09.12.2013 duly executed by Smt. Srabani Bandyopadhyay, W/o. Sri Animesh Bandyopadhyay, of Shyam Sundar Chak, P.O. Santoshpur, P.S. Uluberia, Dist. Howrah, registered in the office of A.D.S.R., Chandernagore, in Book No. I, CD Volume No. 11, within pages 5243 to 5265 for the year 2013 and Deed No. 3474 dated 16.12.2013 duly executed by Sri Supriya Sarkar, S/o. Late Susanta Sarkar, of 14,



Bosepara, Khalisani, P.O. & P.S. Chandernagore, Dist. Hooghly, registered in the office of A.D.S.R., Chandernagore, in Book No. I, CD Volume No. 12, within pages 1653 to 1675 for the year 2013.

After purchasing the property in the aforesaid manner present vendor mutated his name in the Assessment Register of Chandernagore Municipal Corporation and also in the records of L.R.R.O.R. and is in peaceful possession therein by payment of rents and taxes free from all sorts of encumbrances and attachments.

AND WHEREAS the party of the First Part i.e. vendor for reasons and others now prefer and determine to dispose of the property mentioned in the schedule hereunder by way of sale to the party of the second part and the Vendees being desirous to purchase the said piece of land measuring 4 Cottah 07 Chhatak or 0.0733 Acre as mentioned in the schedule hereunder approached him on such calling for their future resources and whereas the party of the First Part approbated the proposal and ascertained the consideration money according to the present market value amounting to Rs. 38,50,000/- (Rupees Thirty-eight Lac Fifty Thousand) only thereof and the other party agreed thereto.

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NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

- 1. That, the party of the First Part the vendor accepts and acknowledges the entire consideration money in total of Rs. 38,50,000/- (Rupees Thirty-eight Lac Fifty Thousand) only by Cheque as per memo hereunder presented by the party of the second part/the Vendees and surrender hereby all his right, title and interest exclusively thereupon to them whereby the Vendees acquire the valid and lawful hold/possession upon it.
- 2. That, the party of the First Part delivers the property set forth in the schedule hereunder particularly shown and demarcated with <u>RED</u> border in the deed plan as integral part thereof free from all encumbrances whatsoever to the party of the second part.
- 3. That, the party of the second part Vendees are entitled to own and enjoy peacefully the scheduled property by virtue of these presents from the date of its registration and thereby they and their heirs, successors, executors, legal representatives, administrators and assigns are eligible to execute and operate perfectly their right, title and interest thereon and may alienate rightful transfer of it by any way and any manner whomsoever as may be deemed fit and proper to them.



- 4. That, the party of the First Part and his heirs, successors, legal representatives, administrators and assigns shall have no manner of objection to this transfer in any way or any form to any place including the court of law otherwise the same shall be void and ineffective in the <u>EYE OF LAW</u>.
- 5. That the party of the second part will mutate their names and will tender rents & taxes thereof to the appropriate authority/ies for which the party of the First Part convey his free consent hereby.
- 6. That, if any dispute appears and/or arises appertaining to the title or possession and/or any undue circumstances including Bond, Attachment, Lien etc. comes upon the respective property hereafter, the party of the First Part will shoulder the liabilities thereof and shall indemnify and enshroud thereto.
- 7. That, the party of the First Part the vendor concur to execute and register the Deed of Rectification and/or Deed of Declaration, if any, needed for in near future in favour of the party of the Second Part at their own cost, regarding to the property in question.

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TO THIS IMPORT and in good health in good faith in possession of profound senses and without other's intervention and request and after

read over fully and realising the contents to these presents I the party of the First Part/vendor hereto and hereunto do set and subscribe my hand before the witnesses named herein below on the day, month and year first above written.

SCHEDULE OF PROPERTY

All that piece and parcel of Bastu land measuring about 4 (Four) Cottah 07 (Seven) Chhatak or 0.0733 Acre with R.T. Shed having Covered Area 100 Sft. out of 9 Cottah 3 Chhatak 10 Sft. in its entirety situated at Suksanatantala Road, under Holding No. 252 (Old) 216 (New), Ward no. 14, within the jurisdiction of Mouza, P.S. & Municipal Corporation Chandernagore, J.L. No. 1, Sheet No.16, R.S. Khatian No. 152, R.S. Dag No. 276, corresponding to L.R. Khatian No. 1806, L.R. Dag No. 474, along with all easement rights and other facilities to use the 7'-0" wide Common passage to the Southern side, in the district of Hooghly.

The property is demarcated with RED border in the Deed Plan annex herewith which is the integral part to these presents.

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THE PROPERTY IS BUTTED & BOUNDED BY :-

NORTH

Municipal Road.

SOUTH

500111

7'-0" wide Common passage.

EAST

Property Tapan Dutta.

WEST

R.S. Dag No. 276 (P). PROPERTY OF

SISIR CHAKRABORTY & OTHERS.

The annual proportionate rent to be remitted & payable to the B.L. & L.R.O., Khalisani, Bowbazar.

SIGNED, SEALED AND DELIVERED

in the presence of Witnesses:-

1. Gopinath Biswas. Nayasarai, Ralagarh Hooghny 712513.

Kamal en. Das

(SIGNATURE OF THE FIRST PARTY/VENDOR)

2. Srikanla Kundle ehandanhag ar Court Hooghly—

MEMO OF CONSIDERATION

Received Rs. 38,50,000/- (Rupees Thirty Eight Lac Fifty Thousand) only being the full and final consideration money of the land as mentioned in the Schedule referred above in the following manner:

Date	Name of Bank & Branch	Cheque/ Draft No.	Amount Rs.
11.04.2016	S.B.I. (A.D.B.) Chinsurah	119182	10,00,000/-
11.04.2016	Central Bank, Chinsurah	014974	5,00,000/-
06.05.2016	S.B.I. (A.D.B.) Pandooh	177434	5,00,000/-
06.05.2016	S.B.I. (A.D.B.), Chinsurah	119183	8,00,000/-
06.05.2016	Allahabad Bank, Pipulpati	017719	4,00,000/-
06.05.2016	S.B.I., Bansberia	001172	4,00,000/-
	By Cash	9	2,50,000/-
(Rupees Thirty-	eight Lac Fifty Thousand only)	Total =	38,50,000/-

WITNESSES:

1. Gopinath Biswas Noyasa zui, Balagary Hooghy 2125/3:

2. Sojkanle Klerdh

handannegar Court Kamal ch. 10

SIGNATURE OF THE VENDOR/ OWNER

Drafted by

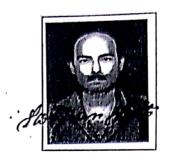
Enrolno- F/1728/08

Advocate

Chandernagore Court

Typed by:-

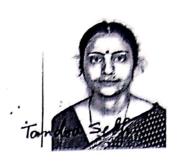
Chandernagore, Hooghly



বাঁহাতের আঙ্গুল-এর টি	গৈ ছাপ	ডানহাতে	র আঙ্গুল-এর টিপ ছাপ
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তৰ্জ্জনী	(২) তৰ্জ্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিক্লা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

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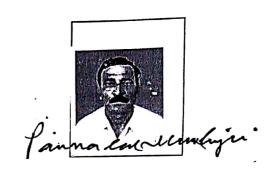
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বাঁহাতের আঙ্গুল-এর ি	টপ ছাপ	ডানহাতে	চর আঙ্গুল-এর টিপ ছাপ
	(১) বৃদ্ধা সু লী	(১) বৃদ্ধা ঙ্গু লী	
	(২) তৰ্জনী	(২) তৰ্জ্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিক্রা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	



বাঁহাতের আঙ্গুল-এর ি	টপ ছাপ	ডানহাতে	র আঙ্গুল-এর টিপ ছাপ
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাস্কুলী	
	(২) তৰ্জ্জনী	(২) তৰ্জ্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	· (৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

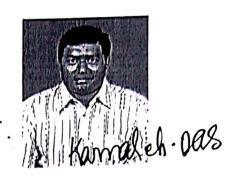


বাঁহাতের আঙ্গুল-এর ি		ডানহাতে	র আঙ্গুল-এর টিপ ছাপ
	(১) বৃদ্ধা ঙ্গু লী	(১) বৃদ্ধাঙ্গুলী	
	(২) তৰ্জনী	(২) তৰ্জ্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিক্লা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	



বাঁহাতের আঙ্গুল-এর বি	টপ ছাপ	ডানহাতে	চর আঙ্গুল-এর টিপ ছাপ
	(১) বৃদ্ধাঙ্গুলী		
	(২) তৰ্জ্জনী	(২) তৰ্জ্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকুা	
	· (৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

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বাঁহাতের আঙ্গুল-এর টি		ডানহাতের	া আঙ্গুল-এর টিপ ছাপ
1121001 011001 01110	বাহাতের আসুল প্রায় । (১) বৃদ্ধাসূলী		
	(২) তৰ্জনী	(২) তৰ্জ্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) . অনামিক্যা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

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Deed No :	I-0604-02640/2016	Date of Registration	8/18/2016 12:55:40 PI
Query No / Year	0604-0001152389/2016	Office where deed is r	egistered
Query Date	15/08/2016 11:57:58 AM	A.D.S.R. CHANDANNA	GAR, District: Hoogily
Applicant Name, Address & Other Details	Kamal Chandra Das Padripara,Thana : Chandannagar, Di Mobile No. : 9804689944, Status :Se	IICI/ LXCCC to	NGAL, PIN - 712136,
Transaction		Additional Transaction	-bla Property.
[0101] Sale, Sale Document	and the state of t	[4305] Other than Immo Declaration [No of Declaration Immovable Properting Agreement : 1]	vable Property, eration : 1], [4308] Other ty, Agreement [No of
Commission of the Commission o	The state of the s	Market Value	the last the second sec
1 1 10 10 10 10 10 10 10 10 10 10 10 10		Rs. 38,50,000/-	San Markey Strategy To the Strategy
Rs. 38,50,000/-	The second secon	Decistration Fee Paid	A STATE OF THE STA
Stampduty Paid(SD)), E, E)
Rs. 2,31,020/- (Article:23)	TITTY only) from	m the applicant for issuing	the assement sup.(
Remarks	Received Rs. 50/- (FIFTY only) from area)		

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Suksanatantala Road, Road Zon : (Adjacent to Road -- Adjacent to Road), Mouza: Chandannagar Sit No-16

Distr	ict: Hoog liacent to	Road - A	djacent to R	oad) , Mou	za: Chandannagar Area of Land	SetForth	Market	Other Details
Sch	Plot	Khatian	Land Proposed	Use ROR	Area of Land 4 Katha 7 Chatak	Value (In Rs.) 38.20.000/-	38,20,000/-	Property is on Road Adjacent to
L1	RS-276	RS-152	Bastu	Bastu	4 Katha / Chatak	00,21,		Metal Road,
					7.3219Dec	38,20,000 /-	38,20,000 <i> -</i>	
-	Grand	Total:			7.0210200			and the second second

Structure Details :		orth Market vali	
No Details	20.00	In Rs.) (In Rs.) 00/- 30,000/-	Structure Type: Structure
S1 On Land L1	100 Sq Ft. 30,00		Are of Structure: OYear, Roof Type: Tile

Gr. Floor, Area of floor: 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete

Shed, Extent of Completion: Completion:			
Total: 100 sq ft	30,000 /-	30,000 /-	

18/08/2016 Query No:-06040001152389 / 2016 Deed No :I - 060402640 / 2016, Document is digitally signed.

1

Name Photo Shri Kamal Chandra Das

Son of Late Gopal Chandra Das

Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016, Place

: Office

farmal dr. MS

12/02/2015

LTI 18/08/3015 Padripara, P.O:- Chandannagar, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Beng India, PIN - 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACZPD5973A, Status :Individual

Buyer Details:

Name, Address, Photo, Finger print and Signature Son of Late Ramapati Chakraborty Mukherjee Bagan Khadinamore, P.O:- Chinsurah RS, P.S:- Chinsurah, No District:-Hooghly, West Bengal, India, PIN - 712102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of

India, PAN No. AEEPC6695P, Status :Individual Son of Late Umapada Koner Sankomore Majherpara, P.O:- Buroshibtala, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of

India, PAN No. AFIPK3380E, Status :Individual Son of Shri Gour Mohan Seth Bansberia Mahakalitala, P.O:- Bansberia, P.S:- Magra, Bansberia, District:-Hooghl West Bengal, India, PIN - 712502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.

AKKPS9289B, Status :Individual Wife of Shri Swapan Seth Bansberia Mahakalitala, P.O:- Bansberia, P.S:- Magra, Bansberia, District:-Hooghly, West Bengal, India, PIN - 712502 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN

No. AVOPS6943D, Status :Individual Son of Late Panchu Gopal Mukherjee Kulti Road, P.O:- Pandua, P.S:- Pandua, District:-Hooghly, West Bengal, India, PIN - 712149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AETPM1077Q Status :Individual

Identifier Details:

Name & address

Mr Srikanta Kundu

Chandannagar Court, P.O:- Chandannagar, P.S:- Chandannagar, Chandannagar, District:-Hooghly, West Bengal, Indi PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri Kamal Chandra Das

Vijkanta Kundy

18/08/2016



	fer of property for L1	
,is	From	To. with area (Name-Area)
1	Shri Kamal Chandra Das	Shri Sisir Chakraborty-1.46438 Dec, Shri Prabir Koner-1.46438 Dec, Shri Swapan Seth-1.46438 Dec, Smt Tandra Seth-1.46438 Dec, Shri Pannalal Mukherjee-1.46438 Dec,
Trans	fer of property for S1	
SI.No	From	To. with area (Name-Area)
1	Shri Kamal Chandra Das	Shri Sisir Chakraborty-20 Sq Ft,Shri Prabir Koner-20 Sq Ft,Shri Swapan Seth-20 Sq Ft,Smt Tandra Seth-20 Sq Ft,Shri Pannalal Mukherjee-20 Sq Ft

Endorsement For Deed Number: I - 060402640 / 2016

Certificate of Market Value(WB PUVI rules of 2001) Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 38,50,000/-

Anitara Charl.

Amitava Ghosal ADDITIONAL DISTRICT SUB-REGISTRAF OFFICE OF THE A.D.S.R. CHANDANNAGA

Hooghly, West Bengal

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

Presented for registration at 12:53 hrs on 18-08-2016, at the Office of the A.D.S.R. CHANDANNAGAR by Shri Karr Chandra Das , Executant.

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

Execution is admitted on 18/08/2016 by Shri Kamal Chandra Das, Son of Late Gopal Chandra Das, Padripara, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712 by caste Hindu, by Profession Business

Indetified by Mr Srikanta Kundu, Son of Late Subhas Kundu, Chandannagar Court, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, By caste Hindu, By Profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,353/- (A(1) = Rs 42,339/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 42,353/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE Online on 16/08/2016 2:23AM with Govt. Ref. No: 192016170018845682 on 15-08-2016, Amount Rs: 42,353/-, Ba State Bank of India (SBIN0000001), Ref. No. 160816090020982 on 16-08-2016, Head of Account 0030-03-104-001

18/08/2016 Query No:-06040001152389 / 2016 Deed No : 0 - 060402640 / 2016, Document is digitally signed.

Daga 20 of 22

ment of Stamp Duty

Certilled that required Stamp Duty payable for this document is Rs. 2,31,020/- and Stamp Duty paid by Stamp Rs Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2142, Amount: Rs.5,000/-, Date of Purchase: 12/08/2016, Vendor name: P K Santra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2016 2:23AM with Govt. Ref. No: 192016170018845682 on 15-08-2016, Amount Rs: 2,26,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. 160816090020982 on 16-08-2016, Head of Account 0030-02-103-003-02

Amitourn Dosal.

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal



Registered in Book - I
Volume number 0604-2016, Page from 55765 to 55786
being No 060402640 for the year 2016.



Digitally signed by AMITAVA GHOSAL Date: 2016.08.18 17:51:16 +05:30 Reason: Digital Signing of Deed.

Anitona Charl.

(Amitava Ghosal) 18-08-2016 17:51:15 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. CHANDANNAGAR West Bengal.

(This document is digitally signed.)