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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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22/7/12
I-25

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document



24 JUL 2012
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

DEED OF SALE

THIS DEED OF SALE made on this the 23rd day of July, Two Thousand Twelve (2012) of the Christian Era.

Contd.to page -2

115, Touzi No. 172, under C.S.Khatian No. 138 and C.S.Dag No. 317 and R.S.Khatian No. 66 and R.S.Dag No. 357 within the Rajarhat Gopalpur

Contd.to page - 3

72
29/7/2012
Panna/Al Number
Advocate
Basant Court

নম্বর -
সন ও তারিখ -
ক্ষেত্রের নাম -
সাকিন -

স্ট্যাম্প মূল্য -
ভেদার শ্রী -

বারাসাত কোর্ট
উত্তর ২৪ পরগণা

টি. ডি নং -

স্ট্যাম্প ক্রয়ের তারিখ - 27/6/2012

মোট স্ট্যাম্পের মূল্য - 240000

জেজারী অফিস - বারাসাত

ভেদার শ্রী তাপস কুমার সাহা

• Dinesh Dasal

v. e. T. S.

11838

• Dinesh Dasal

v. e. T. S.

11837

• Deep Pr Hazra

v. e. T. S.

11839

• Sumit Das

v. e. T. S.

11836

• Bhala Das



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

23 JUL 2012

— Ujjal Majumdar
Sri Gopal Majumdar
Subharnagar,
P.S. - Barasat
K01-34, Business

BETWEEN

SRI PRADIP HAZRA, S/O Late Gopal Hazra, by caste - Hindu, by occupation - Service, by nationality - Indian, residing at Kaikhali Ghoshpara, P.O. & P.S. Airport, Kolkata - 700052, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and or assigns) of the **ONE PART**.

A N D

(1) DINESH PRASAD son of Dhanush Dhari Prasad, residing at Kalipark, P.S. Airport, Kolkata - 700136, Dist. North Parganas, **(2) SUMIT DEY**, son of Narayan Chandra Dey, residing at Narayanpur Narendranagar, P.S. Airport, Kolkata - 700136, **(3) BHOLA SHAW**, S/O of Mulchand Saw, residing at 2/D, Jugipara by lane P.S. Manicktala, Kolkata - 700106, hereinafter jointly referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

AND WHEREAS by a Bengali deed of sale dated 4th day of October, 1985 Madan Sardar son of Late Subal Sardar Purchased a plot of land measuring an area 1 (One) Cottah more or less lying and situated at Mouza - Kaikhali, J.L.No.5, Re. Sa. No. 115, Touzi No. 172, under C.S.Khatian No. 138 and C.S.Dag No. 317 and R.S.Khatian No. 66 and R.S.Dag No. 357 within the Rajarhat Gopalpur Municipality presently ward no. 10 and the jurisdiction of Airport Police Station, District North 24 Parganas from Smt. Chaya Rani Das wife of Sri Paritosh Das and the said deed of sale registered in the office at A.D.S.R. Bidhanagar Salt Lake City recorded in Book No. I, Volume No. 135 (P), pages from 145 to 154 being no. 7160 for the year 1985 and the consideration mentioned in the said deed hereinafter referred to as the said land.

AND WHEREAS after the said Madan Sardar is absolutely seized and possessed of and or otherwise well and sufficiently entitled to in fees simple in possession the said land, all that the said land measuring (One) Cottah more or less lying and situated at Mouza - Kaikhali, J.L.No.5, Re. Sa. No. 115, Touzi No. 172, under C.S.Khatian No. 138 and C.S.Dag No. 317 and R.S.Khatian No. 66 and R.S.Dag No. 357 within the Rajarhat Gopalpur

Municipality presently ward no. 10 and the jurisdiction of Airport Police Station, District North 24 Parganas.

AND WHEREAS during peaceful possession of the property above said Madan Sardar died intested leaving behind his only wife Smt. Chabi Sardar and one son namely Sri Bablu Sardar as his only legal heirs, successors and representatives who have got the aforesaid property by way of inheritance absolutely seized and possessed of and or otherwise well and sufficiently entitled to in fee simple in possession the said all that the said land measuring (One) Cottah more or less lying and situated at Mouza - Kaikhali, J.L.No.5, Re. Sa. No. 115, Touzi No. 172, under C.S.Khatian No. 138 and C.S.Dag No. 317 and R.S.Khatian No. 66 and R.S.Dag No. 357 within the Rajarhat Gopalpur Municipality presently ward no. 10 and the jurisdiction of Airport Police Station, District North 24 Parganas morefully described in the schedule hereunder written.

AND WHEREAS said Chabi Sardar and Bablu Sardar became the absolute owner of the schedule property mentioned herein before have got by way of inheritance and during their exclusive right, title and interest of the said property have sold, transferred covered unto and in favour of Sri Pradip Hazra is the vendor herein also delivered possession of the schedule property is free from all encumbrances, leans charges whatsoever and the said Deed of sale was registered before the office of A.D.S.R.Bidhannagar Salt Lake City recorded in Book No. I, CD Volume No. 19, pages from 3907 to 3919 being No. 12099 for the year 2010.

AND WHEREAS the Vendor for his legal necessity has proposed to sale **ALL THAT** piece or parcel of land land measuring about 1 (One) Cottah more or less lying and situated at Mouza - Kaikhali, J.L.No. 5, Re. Sa. No. 115, Touzi No. 172, under C.S.Khatian No. 138 and C.S.Dag No. 317 and R.S.Khatian No. 66 and R.S.Dag No. 357 within the Rajarhat Gopalpur Municipality presently ward no. 10 and the jurisdiction of Airport Police Station, District North 24 Parganas, morefully and specifically described in the Schedule hereunder as the said property and the purchasers having agreed and accepted the said offer to purchase the said undivided property free from all encumbrances and the Vendor herein agreed with the purchasers for the absolute sale of the schedule property unto the present Purchasers at or for the price of **Rs. 4,00,000/- (Rupees Four Lakh) only.**

AND ALSO WHEREAS the purchasers also now called upon the Vendor to execute and registrar a formal Deed of Conveyance in favour of the Purchasers.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the Sum of **Rs. 4,00,000/- (Rupees Four Lakh)** **only** truly paid by the purchasers to the Vendor at or immediately before the execution of this Deed, the receipt whereof the vendor do hereby as well as by the Memo of Consideration written hereunder, admit and acknowledge, the vendor as beneficial owner, doth hereby grant, convey, sell assign assure and/ or parcel of land morefully described in the schedule written below, absolutely and forever **TOGETHERWITH** the land or ground whereupon or on part whereof the same is situated alongwith benefits and advantages, liberties, easements privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right title inheritance, use, trust, property, claim, and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators or representatives of any persons from whom he can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSES AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the purchasers, their heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from these presents **AND** the Vendor do hereby for himself, his heirs, executors, administrators, representatives covenant with the purchasers, their heirs, executors, administrators, representatives and assigns, **THAT** notwithstanding an act, deed or thing whatsoever, by the Vendor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the con-

trary he the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the purchasers, their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, 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 him of from or under any of his ancestors or predecessors in title **AND 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 save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part hereof from under or in trust for him the Vendor or from or under any of his predecessors and ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchasers, their heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the purchasers, their heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the Vendor and his heirs, executors, administrators shall all times hereafter indemnify and keep indemnified the purchasers, their heirs, executors, administrators, representatives and assigns against loss, damages, costs, charges and expenses, if any, suffered by reason of any defect in the title of the Vendor or any breach of covenants hereunder contained.

THE OWNER HEREIN ABOVE HAS DECLARED AS FOLLOWS :

- (i) That the property schedule hereunder is not effected by any scheme of acquisition or requisition under any authority of Government or public Sector.
- (ii) That the property is/are not affected by urban sealing Act 1976.
- (iii) That the property is/are not recorded as or in the name of Pirottar or Debottar and there is/are no such any tenant also it is not recorded or under any Bargadar, Jabardakhal, Anumatidakhal etc.
- (iv) That the property is not affected by any mortgage and the vendor/owner is /was not executed any Agreement for Sale, Deed of Sale and Deed of Gift whatsoever in respect of the Schedule property to and with any third party herein before.
- (v) That the vendor/owner herein further declare no such any other co-sharer or co-sharers of the property within the territories of India, save and except them.
- (vi) That the vendor/owner herein are seized, possessed and acquired a good and marketable title to the property is free from all encumbrance, liens, charges whatsoever.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of land land measuring about 1 (One) Cottah more or less lying and situated at **Mouza - Kaikhali**, J.L.No.5, Re. Sa. No. 115, Touzi No. 172, under C.S.Khatian No. 138 and C.S.Dag No. 317 and R.S.Khatian No. 66 and R.S.Dag No. 357 within the Rajarhat Gcpalpur Municipality presently ward no. 10 and the jurisdiction of **Airport Police Station**, District North 24 Parganas, delineated by **RED** border in the site plan annexure herewith, Finger prints and site plan is / are the part of the deed. *Bimannagar*

BUTTED AND BOUNDED

- ON THE NORTH** : Land of R.S.Dag No.. 253
- ON THE SOUTH** : 6 Feet wide common passage *Bimannagar*
- ON THE EAST** : Land of R.S.Dag No. 349
- ON THE WEST** : Land of R.S.Dag No. 357

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

AT KOLKATA IN THE PRESENCE OF

THE FOLLOWING WITNESSES :

1. Ujjal Majumdar
Subharnagar
Barasat

2. Tapas Das
Narayanpur Batala
K01-136

Pradip K. Hazra

**SIGNATURE OF THE VENDOR
/OWNER/FIRST PART**

1. Dinesh Das

2. Sumit Das

3. Bhalo Shal

SIGNATURE OF THE PURCHASERS

Drafted by :

h

(PANNALAL NASKAR)
Advocate
Judges' Court Barasat.
Mob.9830212296

MEMO OF CONSIDERATION

RECEIVED with thanks from the above named purchaser a sum of **Rs. 4,00,000/- (Rupees Four Lakh) only** towards the total consideration in respect of the schedule mentioned property as per memo below :-

MEMO

By Cash

Rs.

By Cheque being no. 000132... dated 24.07.12
withdrawn from B.O.B. Bank at Pogharia Branch

Rs. 4,00,000/-

(Rupees Four Lakh) only

Rs. 4,00,000/-

WITNESSES :-

1. Ajjal Majumdar
Subhasnagar
Barasat

2. Tapas Das
Narayampur Baktala
K01-136

Pradip K. Halder

SIGNATURE OF THE VENDOR



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 09570 of 2012

(Serial No. 10367 of 2012)

On

Payment of Fees:

On 23/07/2012

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

Presented for registration at 19.25 hrs on :23/07/2012, at the Private residence by Dinesh Prasad , one of the Claimants.

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

Execution is admitted on 23/07/2012 by

1. Pradip Hazra, son of Late Gopal Hazra , Kaikhali Ghoshpara, Kolkata, Thana:-Airport, P.O. :-Airport ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700052, By Caste Hindu, By Profession : Service
2. Dinesh Prasad, son of Dhanush Dhari Prasad , Kalipark, Kolkata, Thana:-Airport, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Business
3. Sumit Dey, son of Narayan Chandra Dey , Narayanpur Narendranagar, Kolkata, Thana:-Airport, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Business
4. Bhola Shaw, son of Mulchand Shaw , 2/ D, Jugipara By Lane, Thana:-Manicktala, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700106, By Caste Hindu, By Profession : Business
Identified By Ujjal Majumder, son of Gopal Majumder, Subhas Nagar, Kolkata, Thana:-Barasat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700121, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/07/2012

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, 4 of Indian Stamp Act 1899.

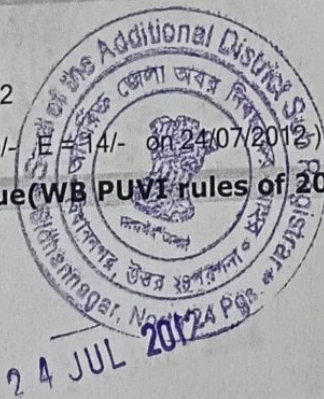
Payment of Fees:

Amount By Cash

Rs. 6933.00/-, on 24/07/2012

(Under Article : A(1) = 6919/-

Certificate of Market Value(WB PUVI rules of 2001)



24 JUL 2012
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

24/07/2012 14:39:00

EndorsementPage 1 of 2

ATTESTED :- Bhola Shaw



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 09570 of 2012

(Serial No. 10367 of 2012)

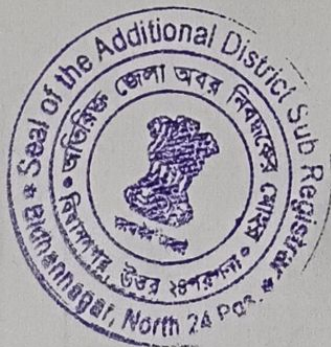
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-6,30,000/-

Certified that the required stamp duty of this document is Rs.- 37820 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 32820/- is paid, by the draft number 913248, Draft Date 20/07/2012, Bank Name State Bank of India, Rajarhat Township, received on 24/07/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



24 JUL 2012

Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

24/07/2012 14:39:00

EndorsementPage 2 of 2












ATTESTED :- *Bhala Shaha*

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO












UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

| | | | | | | |
|--|-----|---|---|--|---|---|
|  <i>Ramesh Basal</i> | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- *Ramesh Basal*

| | | | | | | |
|---|-----|---|---|--|---|---|
|  <i>Sumit Dey</i> | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- *Sumit Dey*

| | | | | | | |
|--|-----|---|---|--|---|---|
|  <i>Bhala Shah</i> | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |












ATTESTED :- *Bhala Shah*

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT/
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

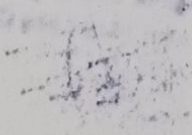
R.H. BOX- THUMB TO SMALL PRINTS

| | | | | | | |
|---|-----|---|---|--|---|---|
|  <i>Photo</i> | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- *Pradeep kr Hazare*

| | | | | | | |
|-------|-----|--|--|--|--|--|
| PHOTO | LH. | | | | | |
| | RH. | | | | | |

ATTESTED :-

| | | | | | | |
|-------|-----|---|--|--|--|--|
| PHOTO | LH. | | | | | |
| | RH. |  | | | | |

ATTESTED :-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 11445 to 11458
being No 09570 for the year 2012.



(Debasish Dhar) 24-July-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal