

NIV4




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

copy - 2251/19
34AB 190768



F (I) 2/-
F (II) 2/-
G (a) 112/-
G (b)
Plan
Xerox
St 10/-
C. Fees 10/-
Total


D.S.R.-II, Alipore
South 24 Parganas

17 JUL 2019

201700

14 JUN 2019

No. Rs. Date

Name:-K. P. MAJUMDER

Address:-Advocate, High Court, Cal.

Vendor:-.....

I. CHAKRABORTY

OB, Dr. Rajendra Prasad Sarani

Kolkata 700 001

03485/07

D- 04457/09



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Not liable under Regn. rule
 of the West Bengal L. P. Act 1954,
 duly Stamped (Exempted
 from/does not require stamp
 duty) under the Indian Stamp
 Act 1899 as amended in 1954,
 Schedule 1A No. _____

MPV 3390000 EP, 5000 -
 Certified that the official Stamp
 duty Rs. 11520 -
 BD-11520 -
 16520 -

144032

from _____ has been drawn
 u/s 41,47(1) of L.R
 Act and the instrument is duly
 Stamped by Stamp
 No. 27748 Date 12-10-09
 Certified that the document is admitted to
 The signature sheets and
 document sheets attached with this
 document are the part of this document.

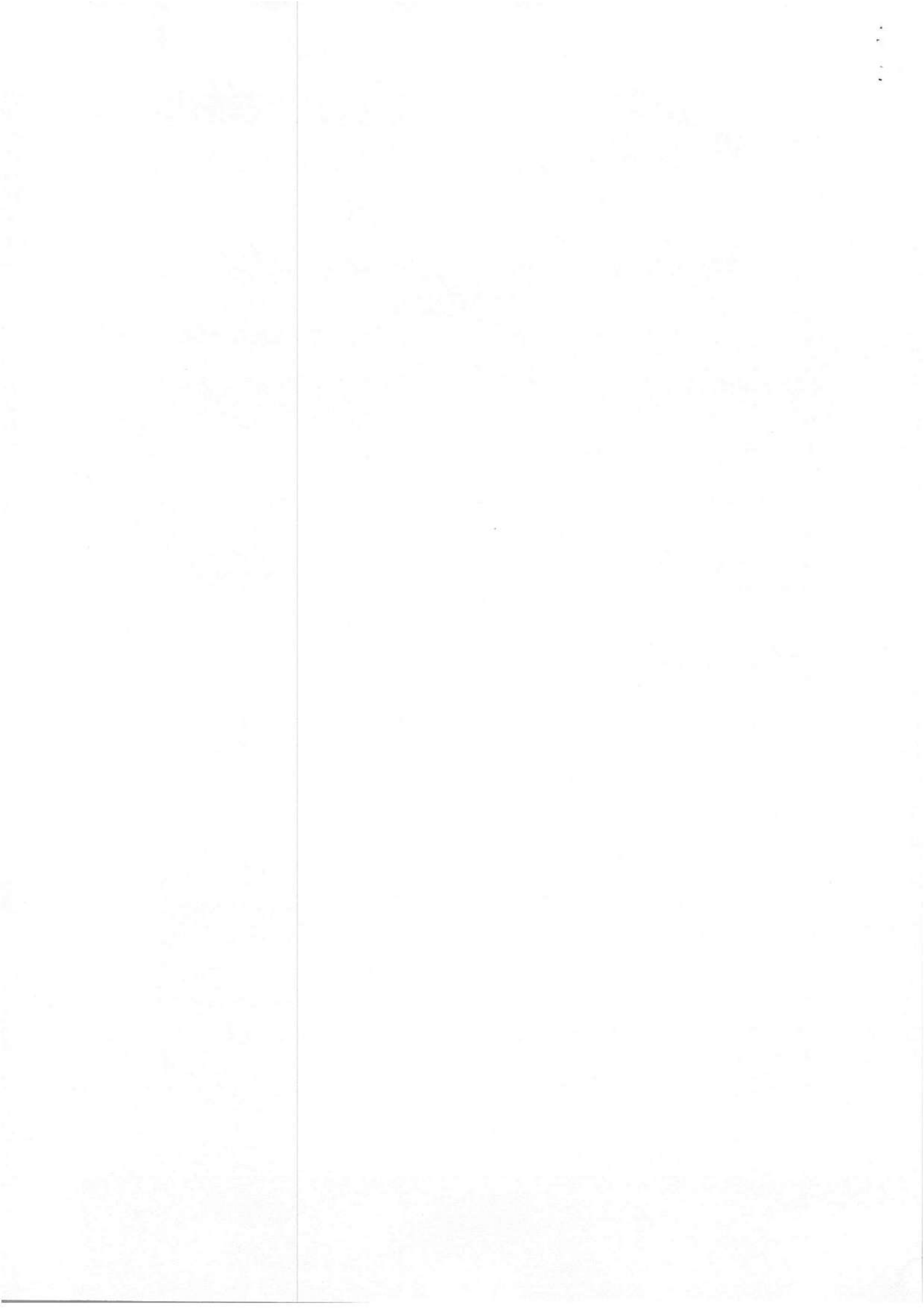
District Sub Registrar -
Alipore South 24 Parganas

District Sub Registrar -
Alipore South 24 Parganas

24 SEP 2009

DEED OF SALE:

THIS DEED OF SALE made this 12th day of October Two
 Thousand Seven BETWEEN SRI SUDHIR CHANDRA MONDAL,
 son of Late Haju Mondal, by faith Hindu, by occupation Business, by
 Nationality Indian, residing at Paschim Barisha, Gaigirghat Road, P.S.
 Thakurpukur, Kolkata - 700063, District South 24-Parganas, represented
 by his constituted Attorney SRI MRINAL CANTI ROY, son of Late



283
 Date: 09/10/07
 Plaintiff: D.R. Lakshmi Singh Baid.
 Address: 36/2A, Ram Chandra B
 Krishana Samashi Rd
 Kol-54

Subash K. Das
 Alipore Police Court
 No-27

5000/-

Presented for registration at.....
 AM/PM on the..... day of.....
 200... at the office of the Dist. Sub-Registrar-II
 Alipore, South 24 Parganas by.....
 executor/claimant/one of
 the executors/claimants,



[Handwritten signature]

[Handwritten signature]
 District South 24 Parganas
 12/10/07

W/O B/O
 of
 P.S.
 District South 24 Parganas
 By Caste-Hindus
 By Profession

[Handwritten signature]



5055

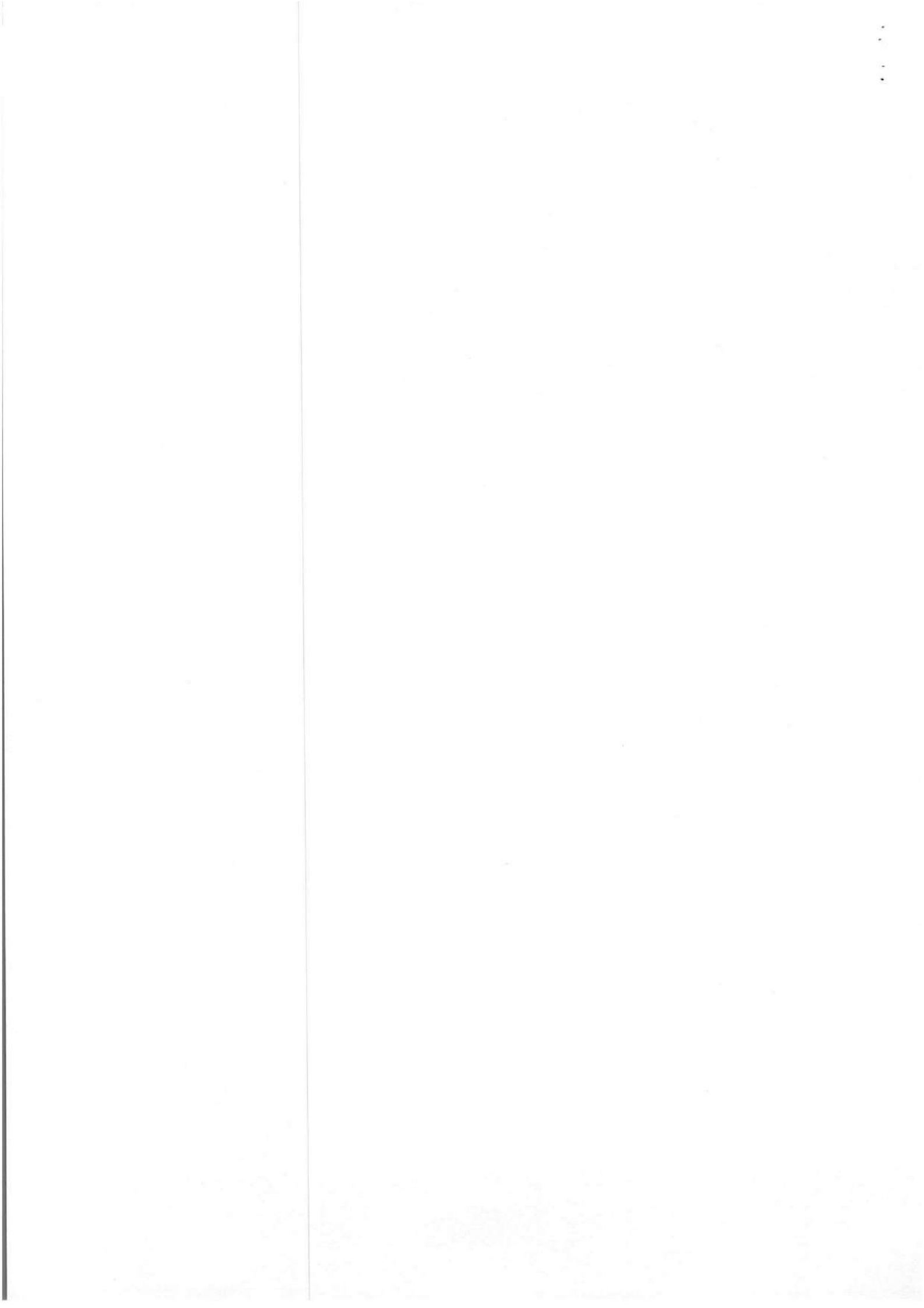
[Handwritten signature]

U. Datta Das
 as a Constituted attorney
 for Sudhir Chandra Mandal

W/O B/O
 of
 P.S.
 District South 24 Parganas
 By Caste-Hindus
 By Profession

Madhu Sathukhan
 S/o late J.K. Sathukhan
 Alipore Police Court,
 Kol-27
 Business.

[Handwritten signature]
 District South 24 Parganas
 Alipore, South 24 Parganas
 12/10/07

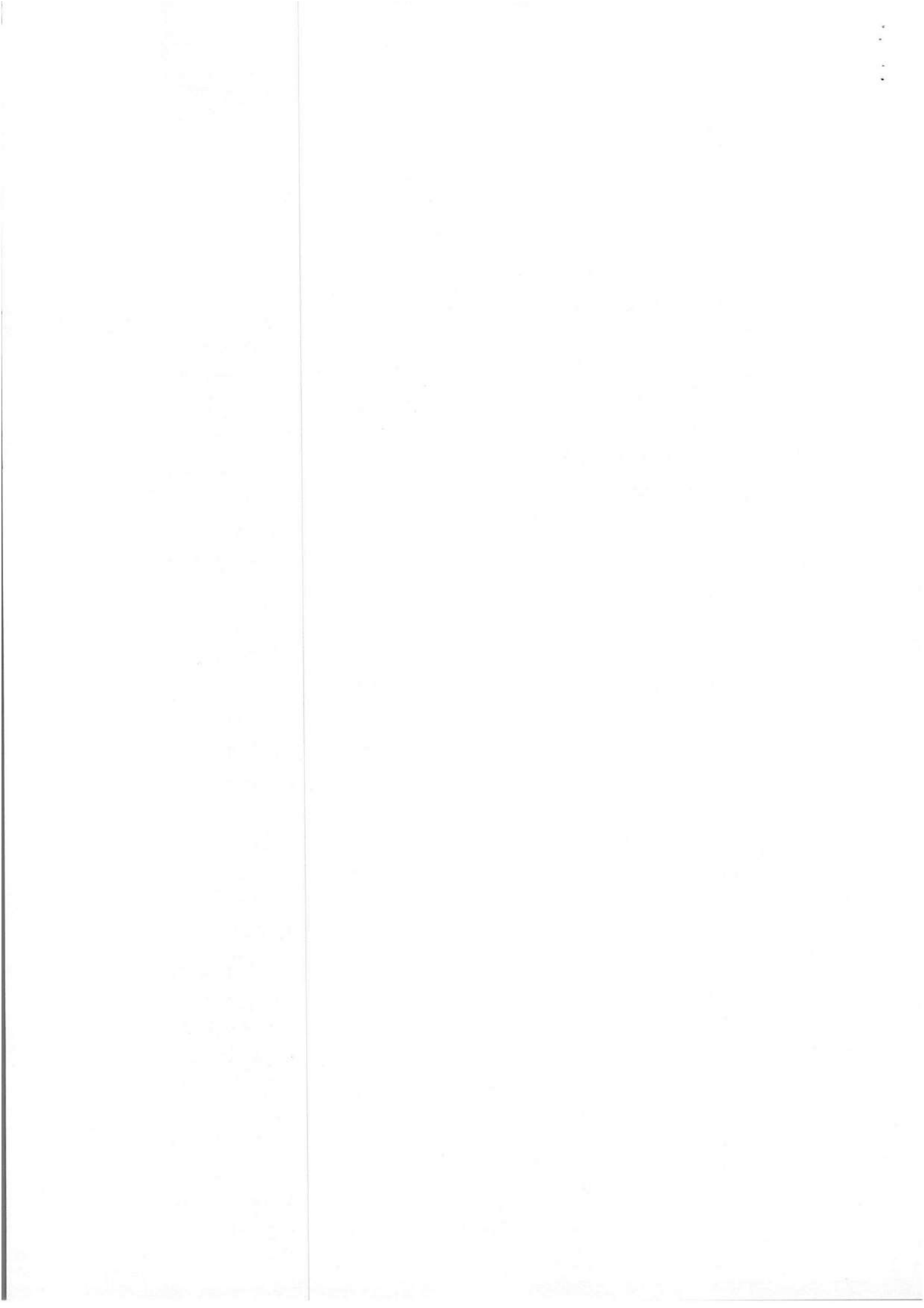


Chunilal Roy, by faith Hindu, by occupation Business, by Nationality Indian, residing at 1, Sourin Roy Road, P.S. Behala, Kolkata - 700034, appointed by virtue of a registered General Power of Attorney, on 12.09.07 and the said Power was duly registered in the office of the D.S.R.-II Alipore, recorded in Book-IV, Volume No.3, Pages 66 to 72, Deed No.00222, for the year 2007, 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 his heirs, executors, administrators, successors, legal representatives and assigns) of the **ONE PART**:

AND

DR. VIJAY SINGH BAID (HUF), son of Sri Punam Chand Baid, by faith Hindu, by occupation Medical Practitioner, residing at 36/2A, Ram Krishna Samadhi Road, Kankurgachi, P.S. Phool Bagan, Kolkata - 700054, 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, executors, administrators, legal representatives and assigns) of the **OTHER PART**:

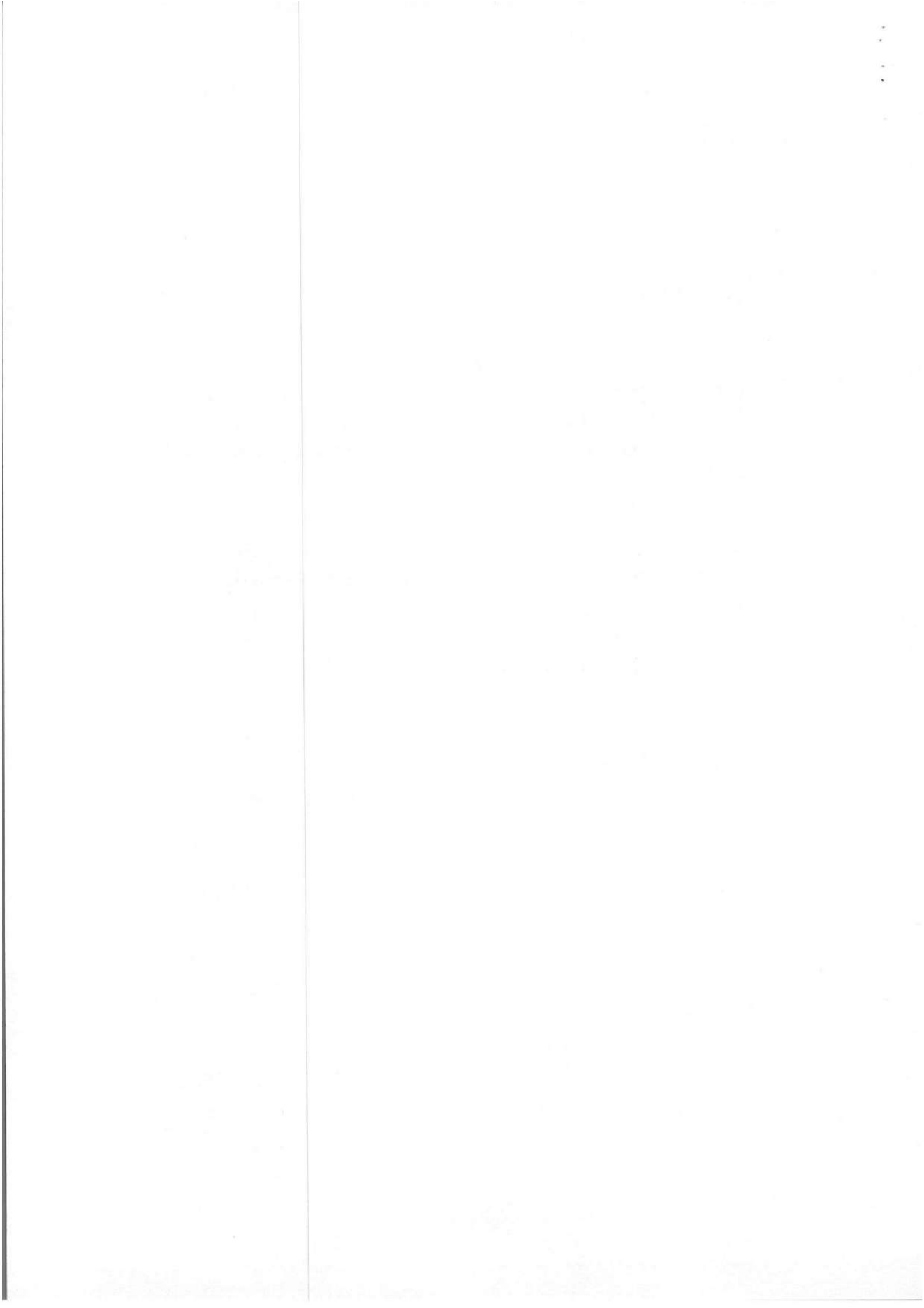
WHEREAS one Haju Mondal was the sole and absolute 50% share recorded owner and possessor in the Record of Right of Sali land measuring more or less 2.93 ½ Decimals out of total 5.87 Acres lying and situate at Mouza Paschim Barisha, P.S. Thakurpukur, J.L. No.19, R.S. No.43, Touzi No.235, under C.S. & R.S. Khatian No.2194, comprised in R.S. Dag No.2122, in the District South 24-Parganas.



AND WHEREAS while seized and possessed the aforesaid landed property said Haju Mondal executed and registered a Deed of Family Settlement in respect of his aforesaid Sali land measuring more or less 2.93 ½ Decimals in favour of his family members and the said deed was duly registered in the office of the Sub-Registrar at Behala, recorded in Book-I, Volume No.84, pages 111 to 121, Deed No.4736, for the year 1974.

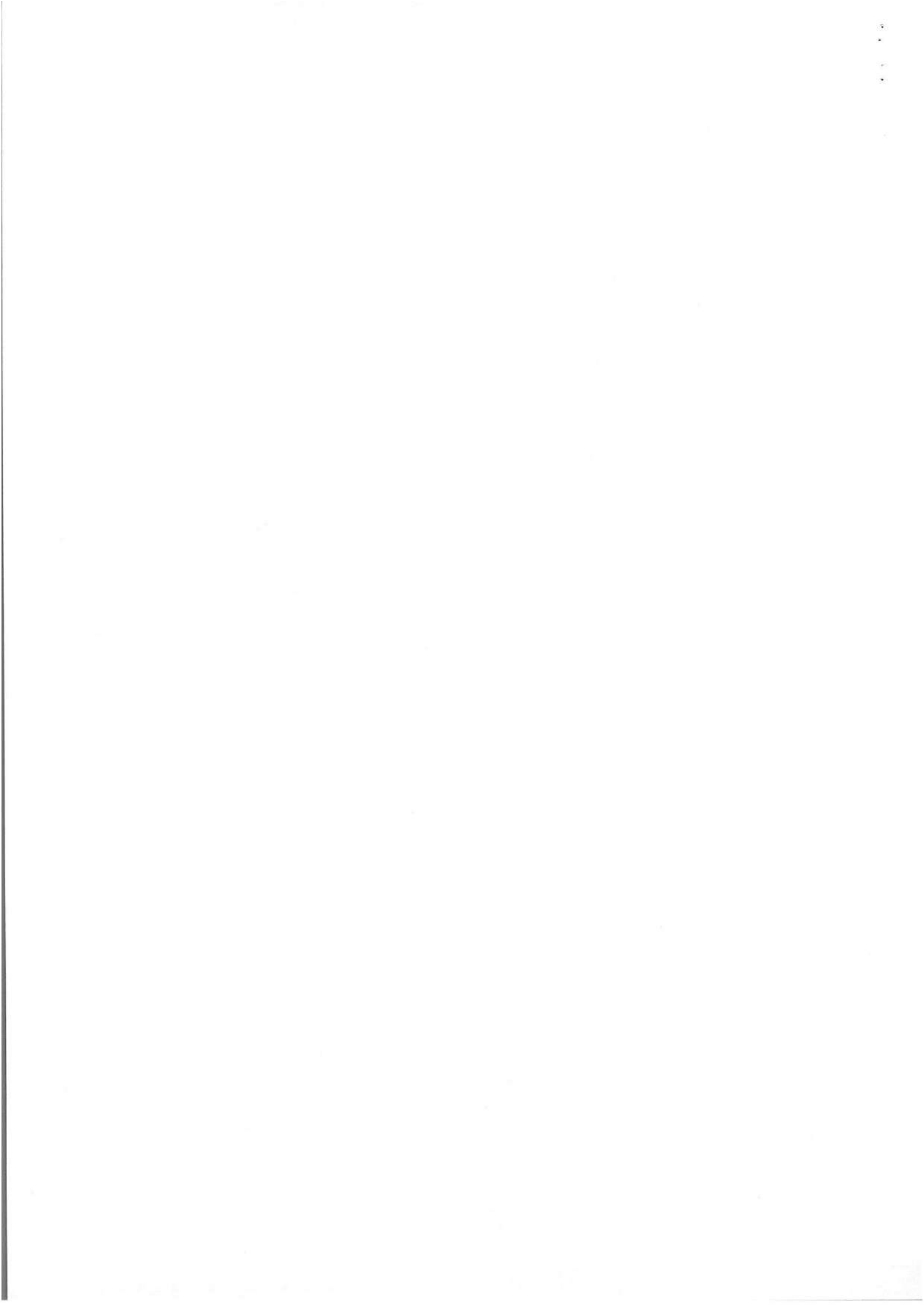
AND WHEREAS after the death of said Haju Mondal, according to the aforesaid Family Settlement Deed, said Sri Sudhir Chandra Mondal, the Vendor herein became the sole and absolute owner and possessor in respect of Sali land measuring more or less 1.46 ¾ Acre lying and situate at Mouza Paschim Barisha, P.S. Thakurpukur, J.L. No.19, R.S. No.43, Touzi No.235, under C.S. & R.S. Khatian No.2194, comprised in R.S. Dag No.2122, in the District South 24-Parganas and since then the Vendor herein has been seizing and possessing his aforesaid property without any claim, demand, attachments, encumbrances whatsoever from any corner.

AND WHEREAS being in urgent need of money, the vendor herein offered to sell a portion of Sali land measuring more or less **1 Bigha 10 Cottahs 00 Chittak 00 Sq. Ft.** lying and situate at Mouza Paschim Barisha, P.S. Thakurpukur, J.L. No.19, R.S. No.43, Touzi No.235, under C.S. & R.S. Khatian No.2194, comprised in R.S. Dag No.2122, in the District South 24-Parganas, morefully described in the schedule hereunder written, and hereinafter called "The Said Property" including all his right, title, interest, possessions for the price of Rs.3,30,000/-



(Rupees Three Lac Thirty Thousand) only considering the said price as the present market price and on coming to know the same, the Purchaser herein agreed to purchase the aforesaid Sali land measuring more or less **1 Bigha 10 Cottahs 00 Chittak 00 Sq. Ft.** morefully described in the schedule hereunder written at a consolidated price of Rs.3,30,000/- (Rupees Three Lac Thirty Thousand) only free from all encumbrances.

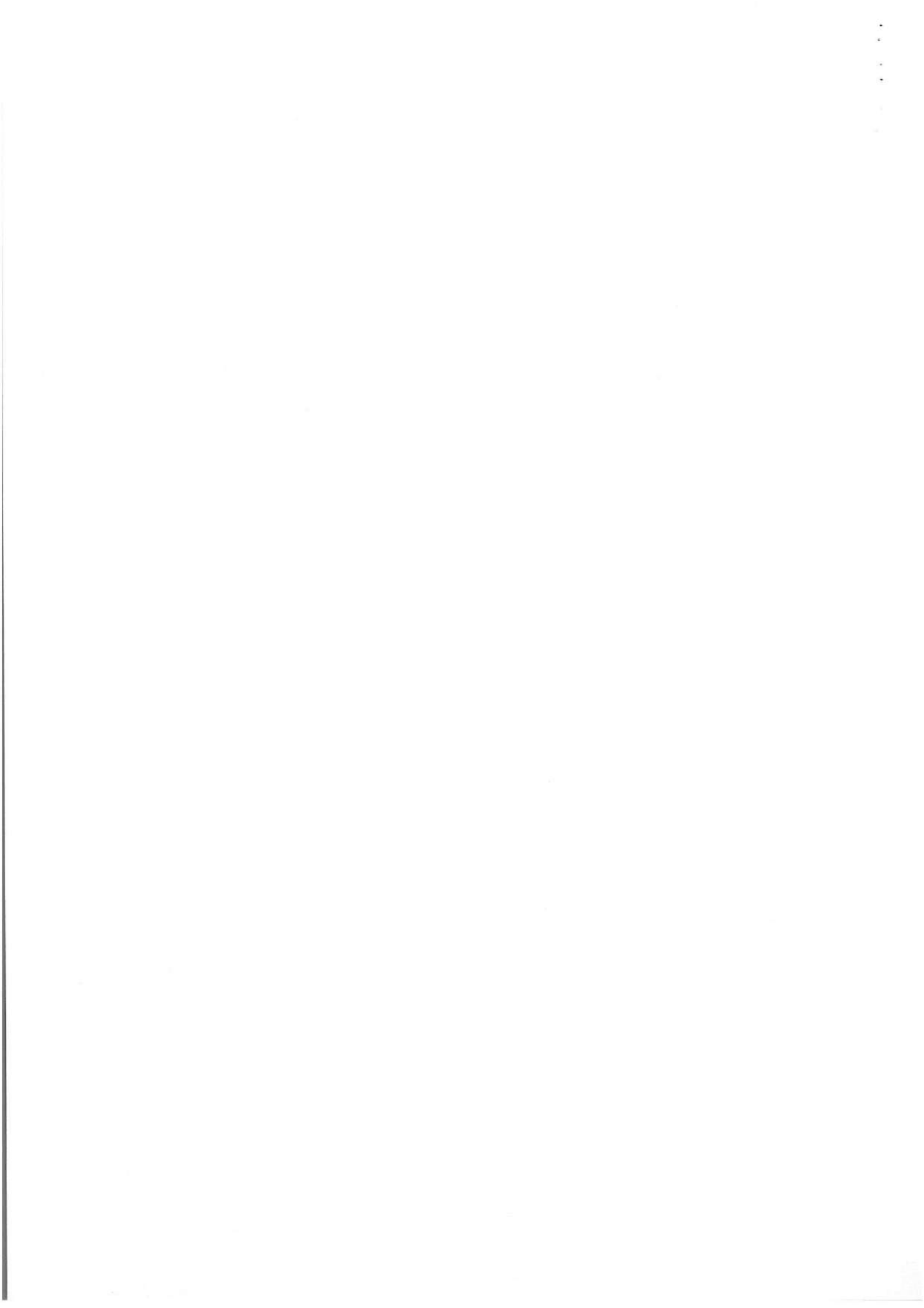
NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of the said sum of Rs.3,30,000/- (Rupees Three Lac Thirty Thousand) only truly paid by the Purchaser to the vendor simultaneously with the execution of this Deed (the receipt whereof the vendor doth hereby admit and acknowledge as hereinafter mentioned in the memo of consideration) the said vendor as owner of the said Sali land do hereby indefeasibly grant, convey, sale, transfer, assign and assure unto and to the use of the said Purchaser free from all encumbrances ALL THAT the said property including liberties, privileges with all using rights and all rights of ingress and egress including all easement right, title, interest, possession of the vendor into or upon the said property and every part thereof TO HAVE AND TO HOLD the said property hereby sold, transferred unto the Purchaser absolutely and forever. That the vendor doth hereby covenants with the Purchaser that notwithstanding any act, deeds, heretobefore done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said property and the said property is not notified to be acquired under the Land Acquisition Act, or not requisitioned by the Govt. nor by any public body whatsoever and there is no suit or dispute or case pending in any court in respect of the said



property and the vendor has full power and absolute authority to sell, transfer the said property in manner aforesaid. That the Purchaser shall at all times hereafter peaceably and quietly hold possess and enjoy the said property with absolute right to sell, transfer, gift, mortgage, lease, convey whatsoever as its absolute owner and possessor without any lawful eviction from the vendor or any persons. That the vendor covenants with the Purchaser to save the said land harmless and shall at all time hereafter indemnify and keep indemnified the Purchaser from or against all encumbrances, losses, damages, and charges whatsoever. That the vendor further covenants with the Purchaser that if any dispute, claim, demand, litigation or case arise at any time regarding right, title, interest, possession of the vendor in respect of the schedule below property in that event the vendor shall be bound to make good or to compensate all losses, damages, sustained by the Purchaser.

BE IT FURTHER STATED BY THE VENDOR that the Purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easement rights over and through Road adjacent to the said property shown in the map or plan annexed herewith and the Purchaser has got every liberty to arrange for electric connection, water pipe connections, drainage system over the said Road.

THAT the Purchaser shall have all right to mutate his name as owner and occupier in respect of the schedule below property in the records of the appropriate authorities.



IF any of the statements or covenants made hereinbefore is found to be false, untrue or any defect in title is detected hereafter the vendor shall be liable for the same.

IF any error or omission is transpired in this Deed in future the Vendor shall at the cost and request of the Purchaser execute and register any supplementary Deed or Deed of Rectification/Declaration in favour of the Purchaser.

THE SCHEDULE REFERRED TO ABOVE:

ALL THAT piece and parcel of agricultural Sali land measuring more or less 1 Bigha 10 Cottahs 00 Chittak 00 Sq. Ft. lying and situate at Mouza Paschim Barisha, P.S. Thakurpukur, J.L. No.19, R.S. No.43, Touzi No.235, under C.S. & R.S. Khatian No.2194, comprised in R.S. Dag No.2122, within the limits Asuti Gram Panchayet, in the District South 24-Parganas, including all rights of ingress and egress over the Common passage and all easement rights together with all right, title, interest, possession of the vendor are the said property hereby sold and transferred by the vendor to the Purchaser.

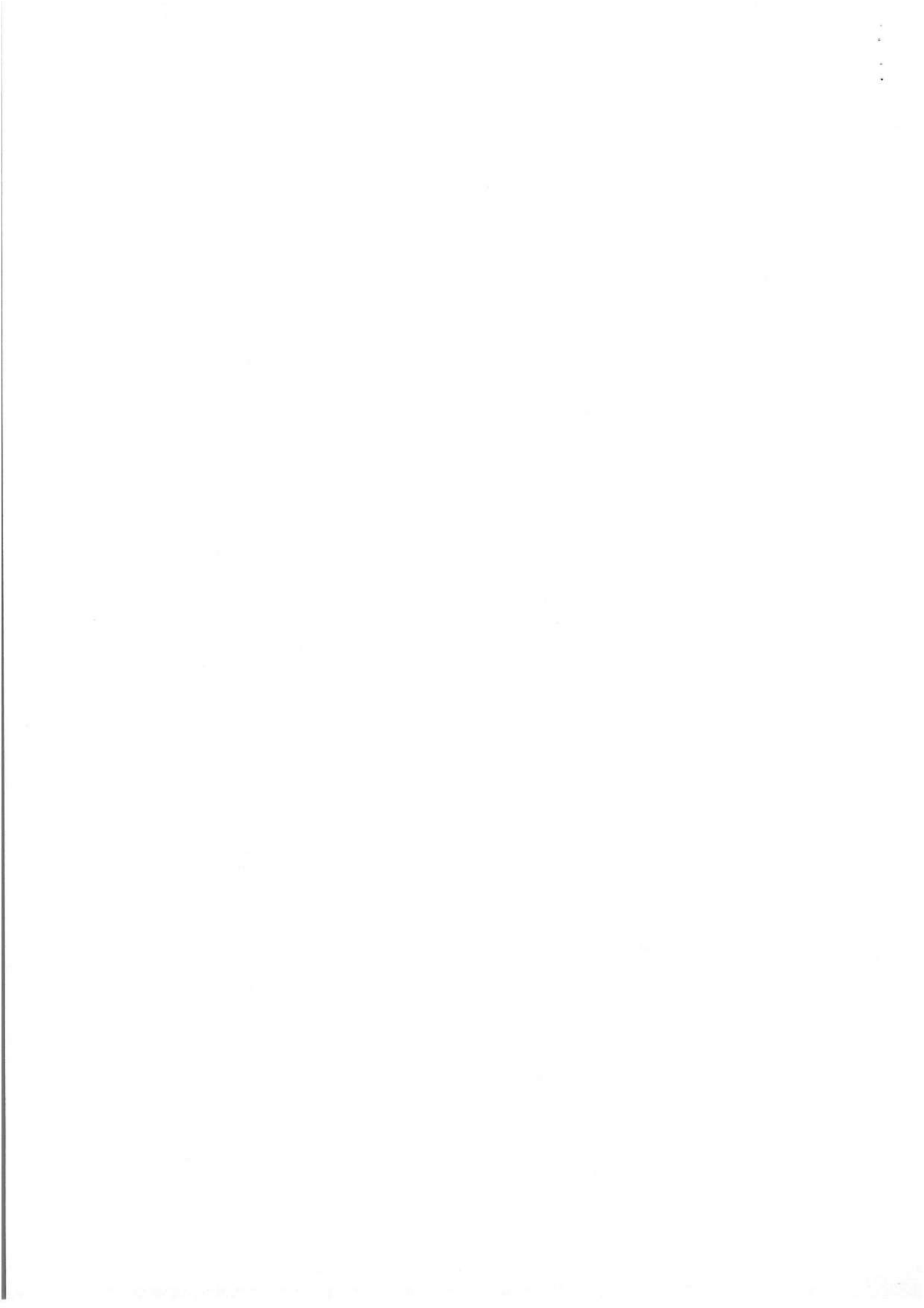
The said property more particularly shown and delineated with the colour **RED** in the map or plan annexed herewith which is butted & bounded by

On the North : R.S. Dag No.2115 & 2122.

On the South : R.S. Dag No.2122.

On the East : 20' ft. wide Road and R.S. Dag No.2122.

On the West : 30' ft. wide Road.



IN WITNESS WHEREOF the Vendor hereunto set and subscribed his hand and seal the day, month and year first above written.

WITNESSES:

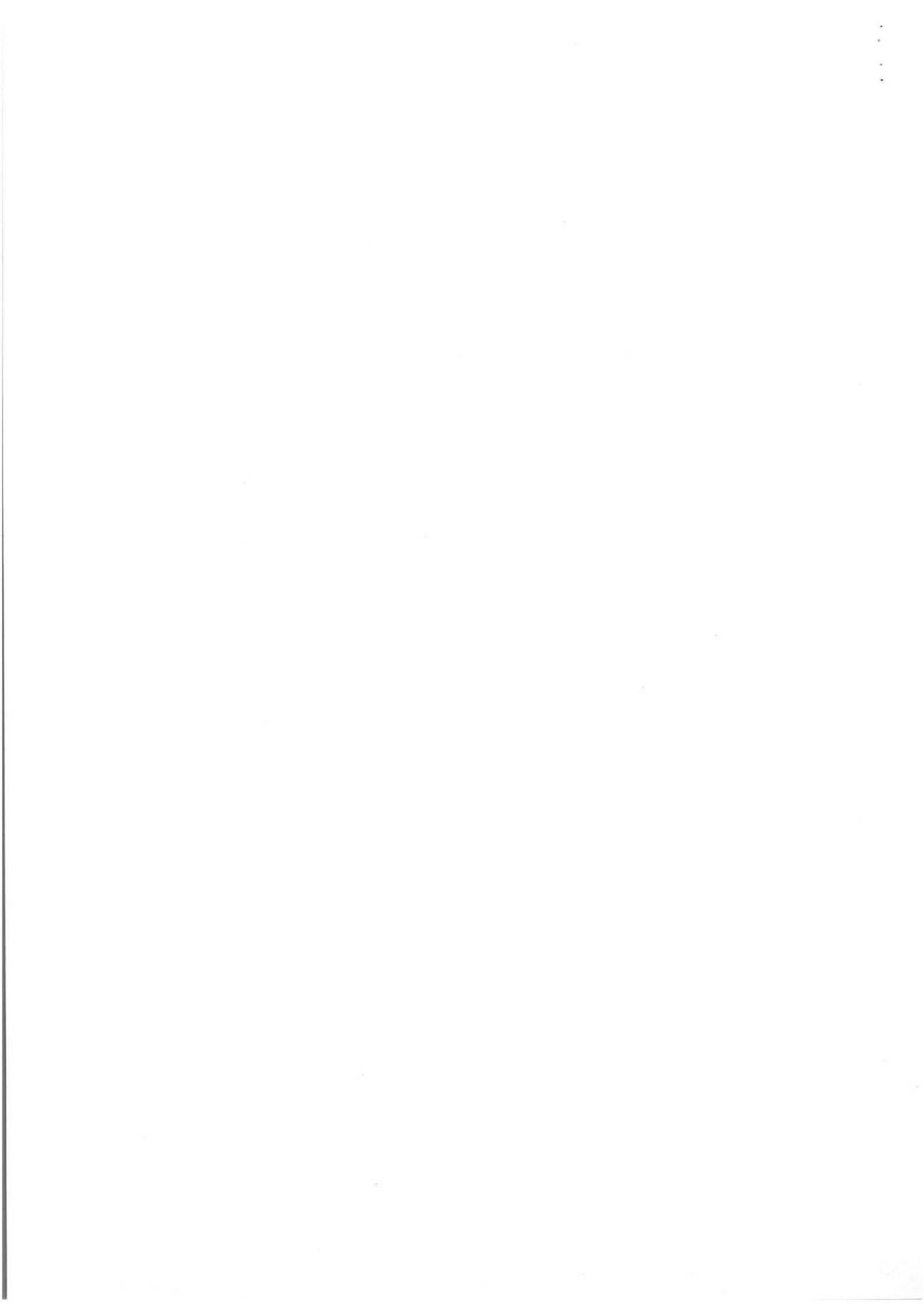
1. *Niranjay Jay*
25/2, Ram Khand St.
Dist. 700023.

2. *Sudheep Roy*
23/2, Ram Khand St.
Dist. 700023.

Sri Mrinal Canti Roy

SRI MRINAL CANTI ROY, as the Constituted
Attorney of the Vendor Sri Sudhir Chandra
Mondal.

SIGNATURE OF THE VENDOR:



MEMO OF CONSIDERATION:

RECEIVED from the Purchaser the sum of Rs.3,30,000/- (Rupees Three Lac Thirty Thousand) only being the full consideration money, by the withinnamed Vendor in the manner hereunder written.

MEMO

Paid by Cash Rs.3,30,000/-

(RUPEES THREE LAC THIRTY THOUSAND) ONLY.

WITNESSES:

1. *Hon'ble Jy.*
25/2, Ram Khand St.
Kat - 700023.
2. *Sudip Roy*
27/2, Ram Khand St.
Kat - 700023

Sri Mrinal Canti Roy

SRI MRINAL CANTI ROY, as the Constituted Attorney of the Vendor Sri Sudhir Chandra Mondal.

SIGNATURE OF THE VENDOR:

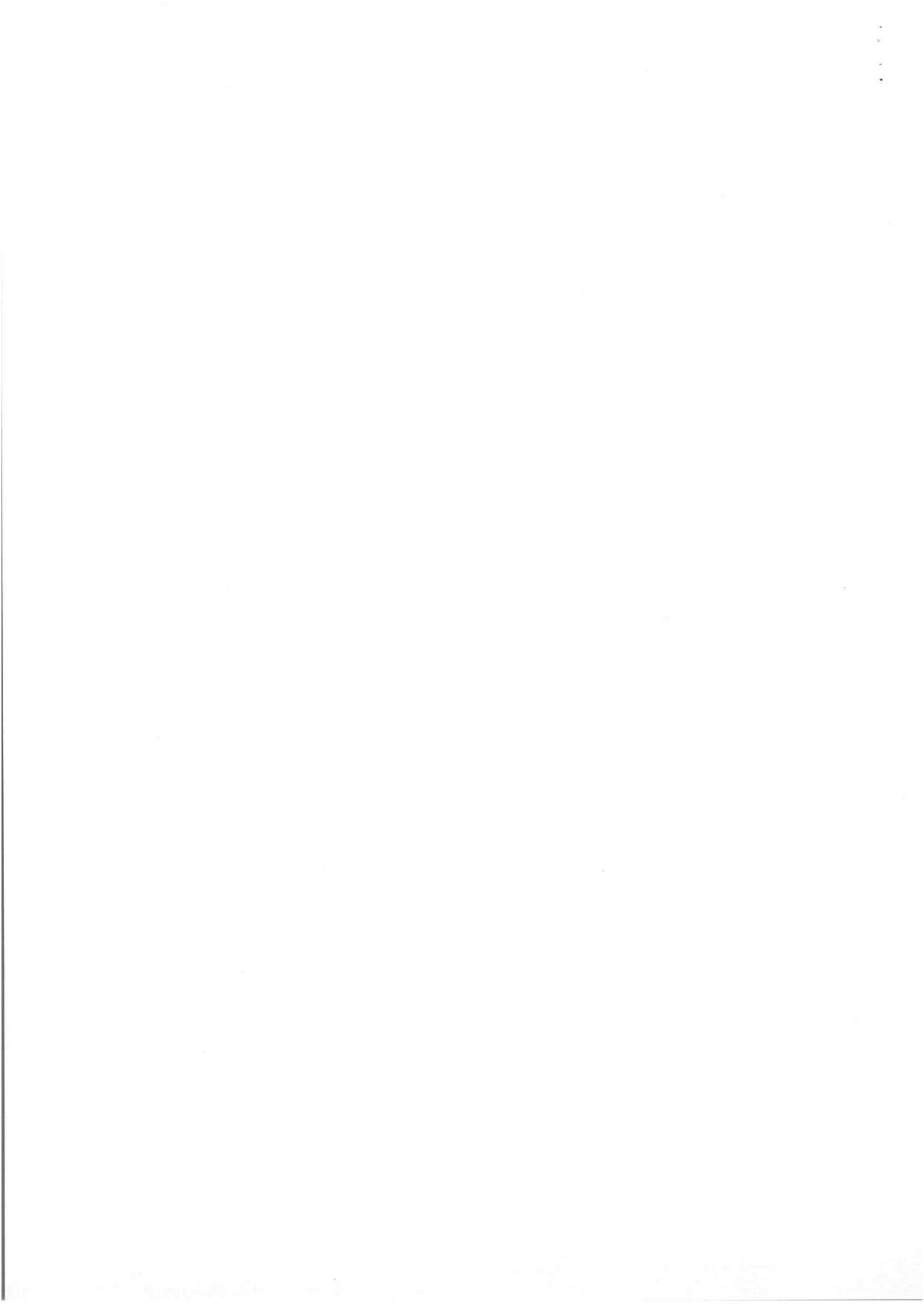
Drafted by me:

Rintan K. Bortha
Advocate,
Alipore, Kolkata - 71












Printed by me:

Ashis Kr Mondal







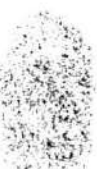




(ASHIS KR. MONDAL)
Alipore Police Court,
Kolkata - 700027.



Singh Bahadur

Name		Thumb	Index finger	Middle finger	Ring finger	Little finger
 Signature <i>Mrinal Kant Roy</i>	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					

VENDOR

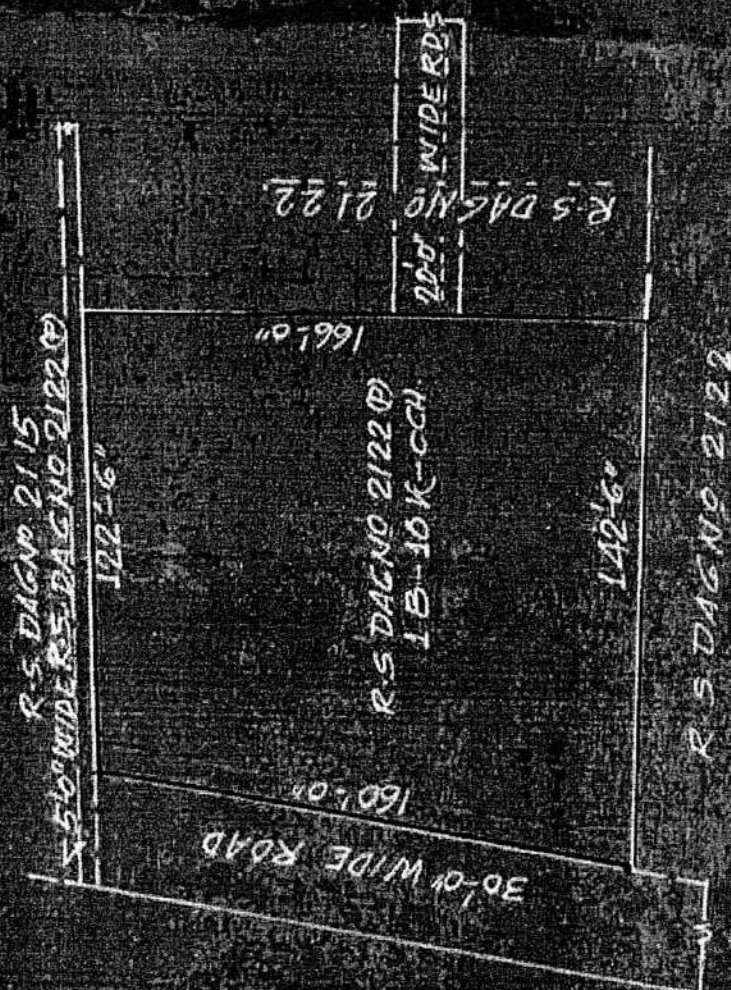
Name		Thumb	Index finger	Middle finger	Ring finger	Little finger
 Signature <i>Vijay Singh Bahadur</i>	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					

PURCHASER



SITE PLAN

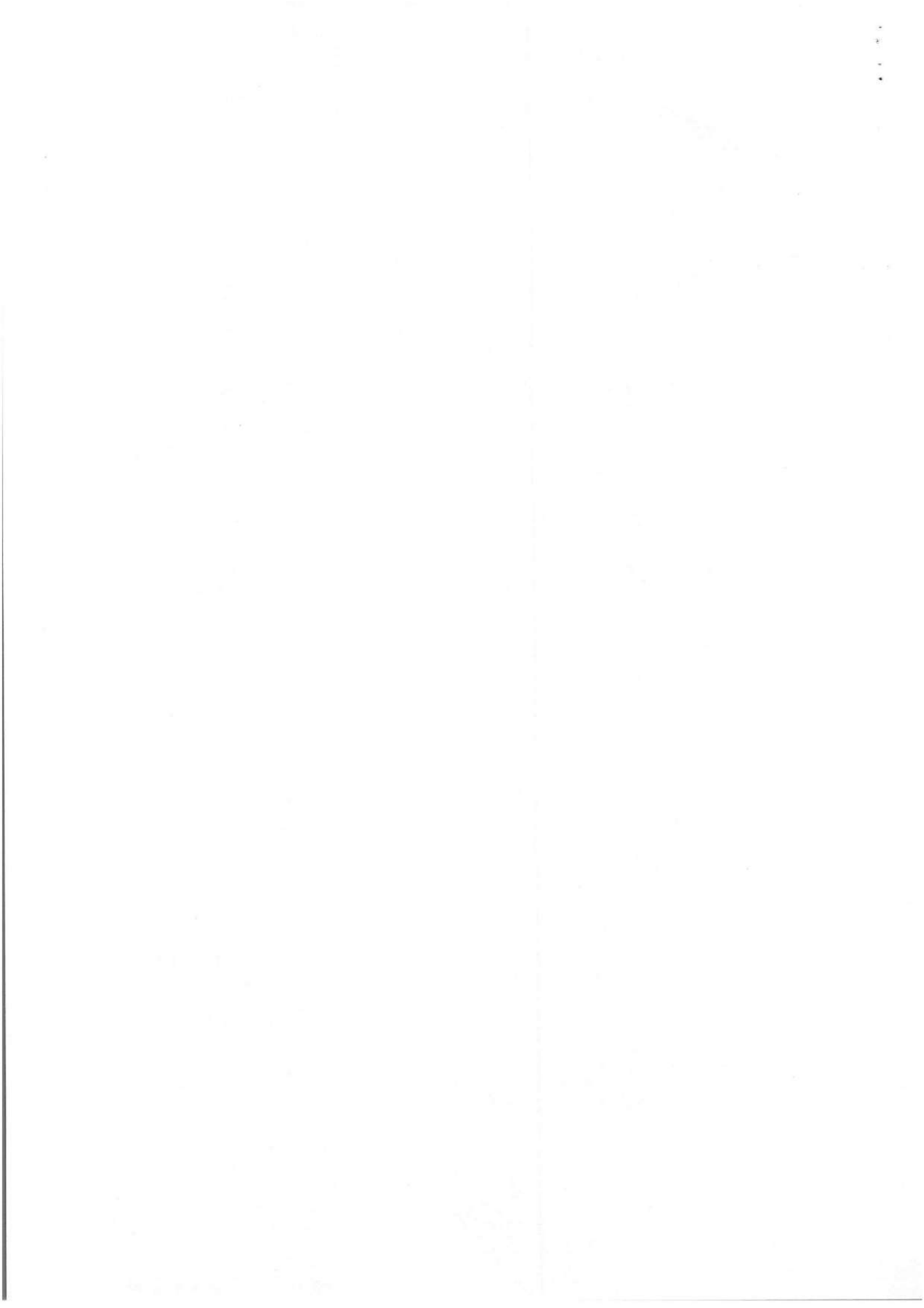
AT MODUZA - PASCHIM BARISHA JL. NO 19 R.S. NO. 43.
R.S. KHIND 2194. PART OF R.S. DAGNO 2122 OF AREA -
1B-10K - OCH. (APPX) P.S. CHAKUR PUKUR. DIST. 24-PGSGS.
SCALE-1" = 50'0" SHOWN BY RED LINE.



DRANNAY
MOLLA

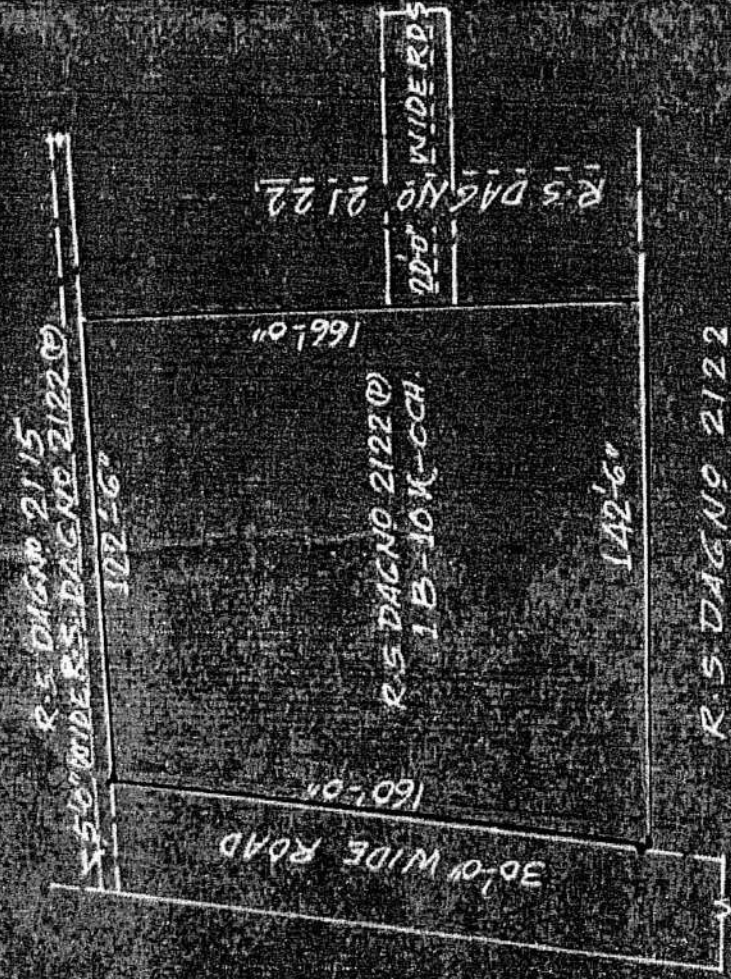
DRANNAY
MOLLA

DRANNAY
MOLLA



SITE PLAN

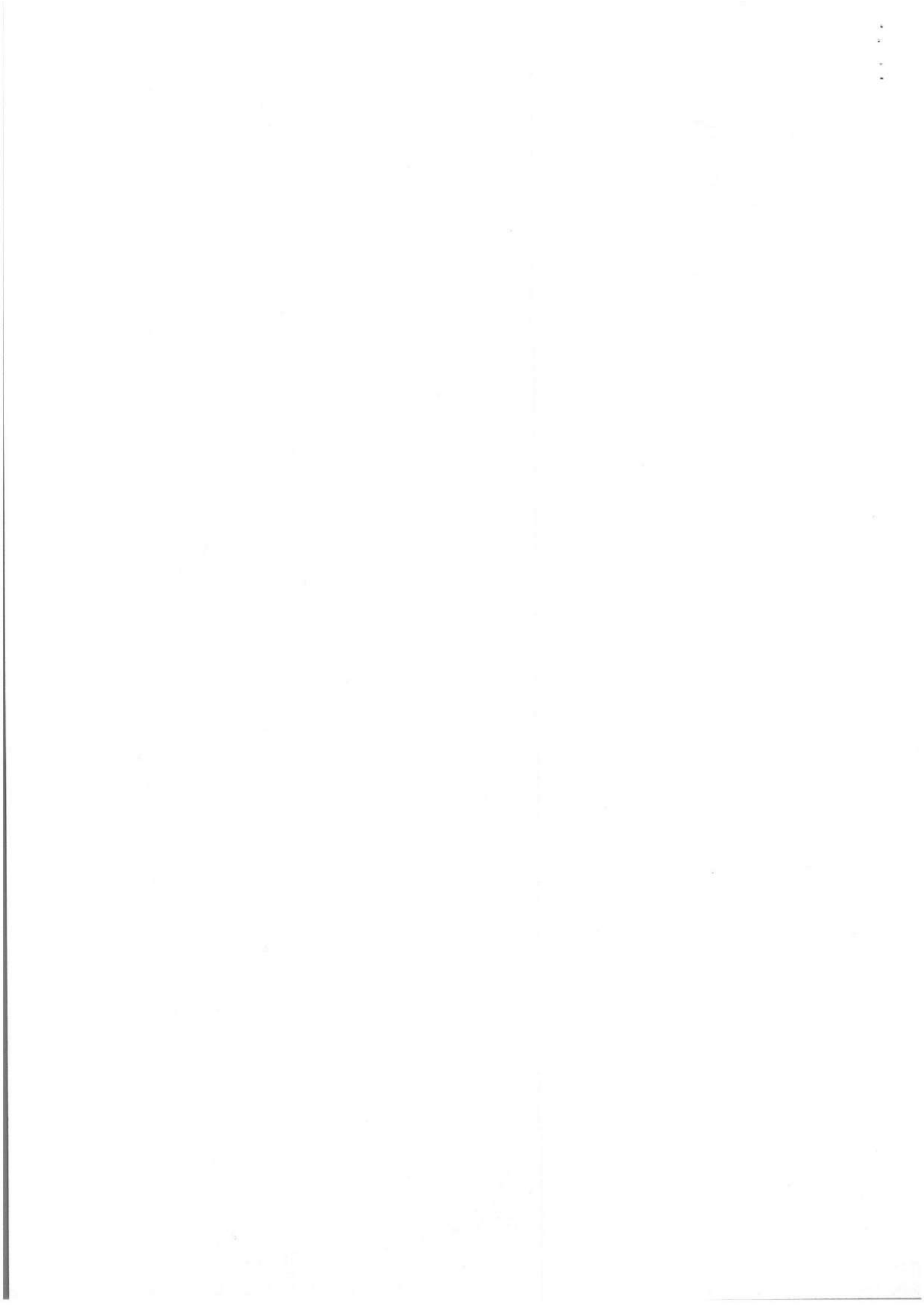
AT MOUZA. PASCHIMBARISHA. JLAND 19 R.S. NO. 43
R.S. KHANO 2194 PART OF R.S. DAGNO 2122 OF AREA -
I.B-10K-OCH. (APPR) P.S. THAKUR POKUR. DIST. 24-PGSLG.
SCALE-1"=50'0" SHOWN BY RED LINE.



DRAWN BY
S. Mohan

MADE IN PAKISTAN
R/S/1718/10/12

SIGN OF VENDOR'S



Government Of West Bengal
Office of the D.S.R.-II SOUTH 24-PARGANAS
ALIPORE
Endorsement For deed Number :I-04457 of :2009
(Serial No. 03485, 2007)

On 12/10/2007

Payment of Fees:

Fee Paid in rupees under article A(1) = 3619/- , E = 7/- , H = 28/- , M(b) = 4/- on 12/10/2007

Deficit stamp duty

Deficit stamp duty Rs 11520/- is paid, by the Bankers cheque number 872483, Bankers Cheque Date 11/10/2007 Bank Name State Bank Of India, Alipore court Treasu, received on 12/10/2007.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 14.00 hrs on 12/10/2007, at the Office of the D S R.-II SOUTH 24-PARGANAS by Mrinal Canti Roy, Executant.

Executed by Attorney

1 Execution By Mrinal Canti Roy, son of Late Chunilal Roy ,1, Sourin Roy Road Kolkata - 34 ,Thana Behala By caste Hindu, by Profession :Business, as the constituted attorney of 1. Sudhir Chandra Mondal is admitted by him Identified By Madhu Sadhu Khan, son of Late J K Sadhu Khan Alipore Police Court Kolkata - 27 Thana , by caste Hindu, By Profession :Business.

Name of the Registering officer :Subhendu KumarRoy
Designation :DISTRICT SUB-REGISTRAR-II

On 28/01/2008

Certificate of Market Value(WB PUVI rules 1999)

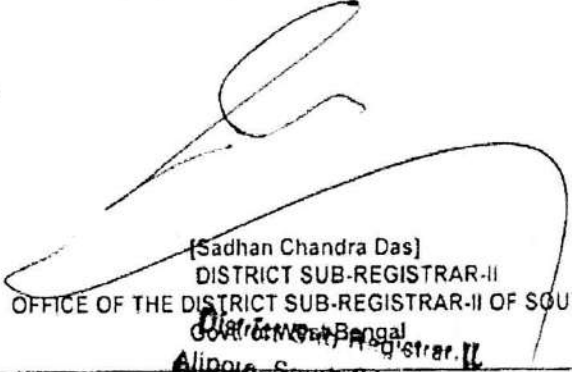
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 3390000/-

Certified that the required stamp duty of this document is Rs 203410/- and the Stamp duty paid as Impresive Rs- 5000

Name of the Registering officer :Subhendu KumarRoy
Designation :DISTRICT SUB-REGISTRAR-II

On 24/09/2009

Certificate of Admissibility(Rule 43)


[Sadhan Chandra Das]
DISTRICT SUB-REGISTRAR-II
OFFICE OF THE DISTRICT SUB-REGISTRAR-II OF SOUTH 24-PARGANAS
Alipore, South 24 Parganas

Government Of West Bengal
Office of the D.S.R.-II SOUTH 24-PARGANAS
ALIPORE
Endorsement For deed Number :I-04457 of :2009
(Serial No. 03485, 2007)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23.4 of Indian Stamp Act 1899 also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs 10 00/-

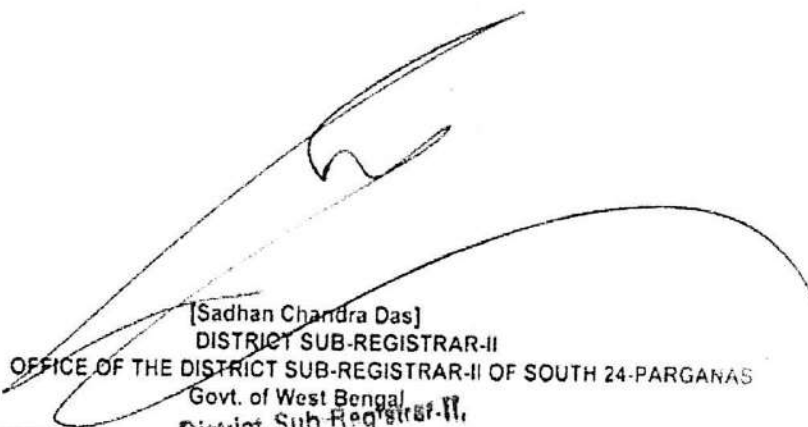
Deficit stamp duty

Deficit stamp duty 1.Rs 39900/- is paid, by the draft number 346793, Draft Date 24/09/2009 Bank Name STATE BANK OF INDIA, Alipore, received on :24/09/2009 2 Rs 49000/- is paid, by the draft number 346713, Draft Date 24/09/2009 Bank Name STATE BANK OF INDIA, Alipore, received on :24/09/2009 3 Rs 49000/- is paid, by the draft number 346714 Draft Date 24/09/2009 Bank Name STATE BANK OF INDIA, Alipore, received on :24/09/2009 4 Rs 49000/- is paid by the draft number 346712, Draft Date 24/09/2009 Bank Name STATE BANK OF INDIA, Alipore, received on 24/09/2009

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees A(1) = 33660/- on 24/09/2009

Name of the Registering officer :Sadhan Chandra Das
Designation :DISTRICT SUB-REGISTRAR-II



[Sadhan Chandra Das]
DISTRICT SUB-REGISTRAR-II
OFFICE OF THE DISTRICT SUB-REGISTRAR-II OF SOUTH 24-PARGANAS
Govt. of West Bengal
District Sub Registrar-II,
Alipore, South 24-Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 4747 to 4761
being No 04457 for the year 2009.



(Sadhan Chandra Das) 09-October-2009
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II SOUTH 24-PARGANAS
West Bengal

Checked by me

Digitally signed by ANUP KUMAR MANDAL
Date: 2016.09.08 15:08:51 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

Certified to be a true copy

District Sub-Registrar-II
Alipore, South 24 Parganas

17 JUL 2019

17 JUL 2019