

7889/16

1-08938/16 (8453)



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

[Handwritten Signature]

Addl. District Sub-Registrar
Behala, South 24 Parganas

SALE DEED

THIS DEED OF SALE made this 23rd day of August 2016

BETWEEN

For PRESIDENCY REAL ESTATE PVT. LTD.
[Handwritten Signature]

Director.

CONSTITUTE POWER
OF ATTORNEY OF
BIMAL KUMAR BOSE

Major Information of the Deed

Deed No	I-1607-08453/2016	Date of Registration	9/27/2016 1:37:19 PM
Query No / Year	1607-0001178731/2016	Office where deed is registered	
Query Date	20/08/2016 7:26:03 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRADIP PAL HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831344184, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,15,70,000/-	Rs. 1,16,15,709/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 8,13,120/- (Article:23)	Rs. 1,27,779/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Park (Joka), Road Zone : (Premises Not Located On D.H. Road -) , , Ward No: 144

Sch No	Plot Number	Khatlan Number	Land Use Proposed	Area of Land ROR	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 15 Chatak 17 Sq Ft	1,15,40,000/-	1,15,40,709/-	Width of Approach Road: 24 Ft.,
Grand Total :				9.8358Dec	115,40,000 /-	115,40,709 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	75,000 /-	

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Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr NEERAJ ANAND Son of Mr Naresh Prasad Singh A-70, Diamond Park, P. O. - Joka , Kolkata- 700104, P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAYPA3393E, Status :Individual, Executed by: Self, Date of Execution: 23/08/2016 , Admitted by: Self, Date of Admission: 23/08/2016 ,Place : Pvt. Residence
2	Smt SUNITA AGARWAL Wife of Mr Vijay Bhushan Agarwal Q-636, Akra Road, Metiabruz, Kolkata,, Akra Road, P.O:- Metiabruz, P.S:- Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN - 700024 Sex: Female, By Caste: Hindu Occupation: House wife, Citizen of: India, PAN No. ACIPA8427F, Status :Individual, Executed by: Self, Date of Execution: 23/08/2016 , Admitted by: Self, Date of Admission: 23/08/2016 ,Place : Pvt. Residence

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2016, Page from 266473 to 266520

being No 160708453 for the year 2016.



Digitally signed by BISWARUP
GOSWAMI

Date: 2016.09.27 14:19:04 +05:30

Reason: Digital Signing of Deed.

(Biswarup Goswami) 9/27/2016 2:19:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

For PRESIDENCY REAL ESTATE PVT. LTD.

CONSTITUTE POWER
OF ATTORNEY OF
BIMAL KUMAR BOSE

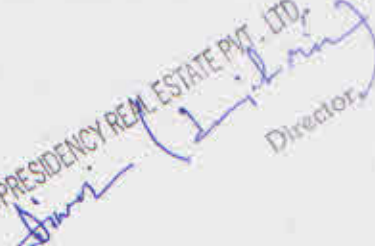
(This document is digitally signed.)

1. **SRI NEERAJ ANAND** Son of Sri Naresh Prasad Singh by faith - Hindu, by Occupation-Business, residing at A-70, Diamond Park, P. O. - Joka , Kolkata- 700104 Police Station- Thakur Pukur, in the District of South 24 Parganas having his IT PAN- AAYPA3393E AND 2. **SMT. SUNITA AGARWAL** Wife Sri Vijay Bhushan Agarwal by faith-Hindus, by Profession-Housewife, residing at Q-636, Akra Road, Metiabruz, Kolkata- 700024 Police Station- Metiabruz, in the District of South 24-Parganas having her IT PAN – ACIPA8427F, herein after called as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include as their heirs, executors, administrators and legal representatives) of the ONE PART.

AND

SRI BIMAL KUMAR BOSE son of Late Bhibhuti Ranjan Bose by Faith Hindu by Occupation- Business residing at of 36C, Motilal Gupta Road, P.S.-Thakur Pukur at present Haridevpur, Post Office- Barisha, Kolkata-700 008 having his I.T. PAN No- AFDPB8027N hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heir/s, executor/s, administrator/s, legal representative/s and assign/s) of the SECOND PART.

WHEREAS one Fatik Barui and his two brothers namely Badal Barui and Kajal Barui all of whom were Hindus by faith, were the

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 Director

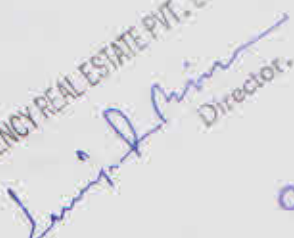
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Joint Owners of 84(Eighty Four) Cotthas of land equivalent to 1.39 acres, comprising C.S. Dag No.721 Under Khatian No- 41 and C.S. Dag No- 722 under C.S. Khatian No- 437, of Mouza-Joka, J.L. No- 21 Police Station Behala (Now Thakurpukur) in the District of South 24Parganas.

AND WHEREAS the said 1.39 acres of land equivalent to 84 Cotthas according to Bengali measurement was recorded in R.S. Dag No- 721 under R.S. Khatian No- 41 and R.S. Dag No- 722 under R.S. Khatian No- 437 of the said Mouza Joka, J. L. No. 21, Police Station Behala thereafter Thakurpukur at present Haridevpur District 24-Parganas (now South 24-Parganas).

AND WHEREAS the said 1.39 acres of land was recorded in the names of Kajal Barui Son of Late Gobinda Barui, Sayan Barui and Nadu Barui both sons of late Badal Barui, Fani Bhusan Barui, Bhim Chandra Barui, Nemaï Barui, all sons of late Fatik Barui, and Raghu Nath Barui son of Late Moni Mohen Barui, in the C. S. Record-of-Rights.

AND WHEREAS during the District Settlement operation or the Cadastral Survey operation Badal Barui died leaving behind him his two sons, Sayan Barui and Nadu Barui and Fatik Barui died leaving behind him three sons, namely, Fani Bhusan Barui, Bhim Chandra Barui and Nemaï Barui and one Raghu Nath Barui, the son of his predeceased son Moni Mohan Barui, and as such the

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names of the said persons were recorded in the C. S. Record of Rights.


AND WHEREAS Kajal Barui died after 1956 leaving behind him four sons and one daughter namely Bhudhar Barui, Gopal Barui, Abinash Barui and Balaram Barui alias Sufal Barui and Smt. Adham Barui.

AND WHEREAS Gopal Barui and Abinash Barui died as Bachelor and Adham Barui gifted her share to her brothers.

AND WHEREAS under the aforesaid circumstances the one-third share of Kajal Barui in the said 1.39 acres of land devolved upon her said two brothers, namely Bhudhar Barui and Balaram Barui each of whom got one-sixth share in the said property.

AND WHEREAS Bhudhar Barui gifted his one-Sixth share to his son Meghnath Barui and his (Meghnath) wife Smt. Sikha Barui, in equal shares and as such each of the said Donees got 1/12th share and recorded in Book No-I, Volume No-57 Pages from 341 to 348, being Deed No- 3995 for the year 1995 and Balaram Barui got one-sixth share of the said 1.39 acres of land.

AND WHEREAS after the death of Badal Barui his one-third Share devolved upon his two sons, namely Sayan Barui and Nadu Barui in equal shares and hence each of the two brothers got one-sixth share in the said 1.39 acres of land.

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AND WHEREAS Sayan Barui died after 1956 leaving behind him five sons and one daughter, namely Kajal Barui, Sushil Barui, Asit Barui, Subodh Barui and Barun Barui and one daughter, Mulobati Mondal alias Malina Barui. Thereafter Subodh Barui died leaving behind him his wife , three sons and one daughter namely Sandhya Barui, Madan Barui, Niranjana Barui, Suranjan Barui, and Sabari Barui.

AND WHEREAS Sayan Barui's one-sixth share inherited by his five sons and one daughter in equal Shares and each of them got one-thirty sixth share in the said 1.39 acres of lands .

AND WHEREAS after the death of Subodh Barui, his one thirty sixth share devolved upon his wife, three sons and one daughter in equal shares and each of them got 1/180th.

AND WHEREAS shares of Late Subodh Barui, Sandhya, Madan, Niranjana, Suranjan, and Sabari sold their shares to Sri Gorakh Nath Tewari details of deed.

AND WHEREAS after the death of Nadu Barui who died after 1956, his 1/6th share devolved upon his wife, Hemala Barui, and her sons, Arun Barui and Tarun Barui.

AND WHEREAS after the death of Hemala Barui 1/18th share devolved upon her two sons and as such Arun Barui got 1/12th share and Tarun Barui got 1/12th share.

For PRESIDENCY REAL ESTATE PVT. LTD.
L. K. Bose
 Director.

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AND WHEREAS Tarun died as Bachelor and as such his 1/12th share devolved upon Arun Barui who became the sole owner of the 1/6th share of his father Nadu Barui

AND WHEREAS Fani Bhushan Barui died after 1956 and his one Twelfth share devolved upon his two sons and two daughters, Namely Bata Krishna Barui, Amiya Barui, Brojobala Pramanik and Sankari Gayen and each of them got 1/48th Share. Thereafter Brojobala Pramanik died leaving behind her one son and two daughters, namely Rabin Pramanik, Situli Pramanik and Radharani Mondal each of them got 1/144th share.

AND WHEREAS Bhim chandra Barui died after 1956 and his one twelfth share was inherited by his four sons and two daughters, namely Bacharam, Balaram , Promotha Nath alias Hemanta, Probodh, Kanan and Binapani each of whom got 1/72th share in the said 1.39 Acre of land.

AND WHEREAS Nemaï Barui died recently leaving behind him his wife and one son namely Durga and Panchanan.

AND WHEREAS Moni Mohan Barui died before 1956 leaving behind him only son Raghunath Barui who died after 1956 leaving behind him his wife Mahamilan, three sons, Tapan, Swapan and Ranjan and Six daughters, namely Pratima, Nilima, Susama, Purnima, Pushpa and Anjali Mondal, each of whom inherited 1/120th share in the said 1.39 acres of land.

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[Signature]
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AND WHEREAS Sri Arun Barui is the son of Nadu Barui has 1/6th share and each of Sri Bata Krishna Barui and Sri Amiya Ranajn Barui both sons of Late Fani Barui has 1/48th share and each of Sri Rabin Pramanik son of Late Bishnu Pada Pramanik, Smt. Situli Pramanik, daughter of Late Bishnu Pada Pramanik and Smt. Radha Rani Mondal wife of Sri Gour Chandra Mondal has 1/144th share and Smt. Sankari Gayen wife of Nemaï Chandra Gayen has 1/48th share and they got the share by way of inheritance and Sri Gorakh Nath Tewari son of Late Monobodh Tewari has share to the extent of two Cotthas which he purchased from Sandhya Barui and others, the legal heirs of Subodh Barui by a Deed of Sale dated 27.4.1998, registered at the office of the D.S.R.- II, Alipore in Book NO- I, being Deed No- 2284 for the year 1998.

AND WHEREAS the name of Nadu Barui has been recorded in the R.S. Record of Rights, and the name of Fani Barui the predecessor-in- interest of Sri Batakrisna Barui, Sri Amiya Ranjan Barui both sons of Late Fani Barui, Sri Rabin Pramanik son of Late Bishnu Pada Pramanik, Smt. Situli Pramanik daughter of Late Bishnu Pada Pramanik, Smt. Radha Rani Mondal wife of Sri Gour Chandra Mondal and Smt. Sankari Gayen wife of Nemaï Chandra Gayen has been recorded in the R. S. Record-of-Rights AND WHEREAS Sri Gorakh Nath Tewari son of Late Monobodh Tewari has purchased the share of Sandhya Barui and others who are the legal heirs of Subodh Barui, the Son of Sayan Barui, recorded in the

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Record of Rights, who had 1/36th Share in the and 1.39 Acres of land.

AND WHEREAS Subodh Barui, one of the sons of Sayan Barui had 1/36th share in the laid 1.39 acres of land and after his death his wife and three sons and one daughter namely Sandhya Barui, Madan, Niranjana, Suranjan and Sabari jointly inherited the said 1/36th share and they jointly Sold the same to the vendor Gorakh Nath Tewari by a Deed of sale dated 27.4.1998 and delivered possession thereof to Gorakh Nath Tewari and in joint possession of his said purchased land with other. The said Deed of Sale dated 27.4.1998 was registered at the office of D.S.R.-II, at Alipore in Book No-1 being Deed No- 2284 for the year 1998.

AND WHEREAS the Sri Arun Barui is the son of Nadu Barui and Sri Bata Krishna Barui and Sri Amiya Ranajn Barui both sons of Late Fani Barui and Sri Rabin Pramanik son of Late Bishnu Pada Pramanik, Smt. Situli Pramanik, daughter of Late Bishnu Pada Pramanik and Smt. Radha Rani Mondal wife of Sri Gour Chandra Mondal and Smt. Sankari Gayen wife of Nernai Chandra Gayen and Sri Gorakh Nath Tewari son of Late Monobodh Tewari were in exclusive possession of definite and demarcated portion of land of the said two Dags by an amicable and mutual arrangement among all the co-sharers for the sake of convenient enjoyment of their respective shares in the said 1.39 acres of land.

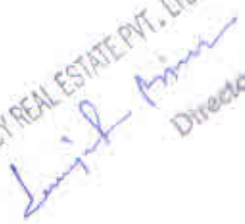
For PRESIDENCY REAL ESTATE PVT. LTD.
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AND WHEREAS as per the said mutual and amicable arrangement among all the co-sharers, a sketch map has been prepared by the co-sharers showing thereon the possession of the co-sharers in the said 1.39 acres of land to the extent of their shares therein.

AND WHEREAS as per the said mutual and amicable arrangement regarding possession Sri Meghnath Barui son of Sri Bhudhar Barui and his wife Smt. Sikha Barui, who have jointly $1/6^{\text{th}}$ share in the said 1.39 acres of land have sold a portion of the said land to one Sri Partha Paul and five others by a deed of sale dated 11. 3. 2003 which was registered at the office of the Additional District Sub-Registrar at Behala in Book No-1, being Deed No- 2960 for the year 2003 representing that they are in possession of the said portion exclusively by an amicable arrangement among all the co-sharers and delivered possession of the said portion to the said Purchasers. **AND WHEREAS** all other Co-shares have accepted the said delivery of possession in view of the said mutual and amicable arrangement regarding possession.

AND WHEREAS all the co-sharers have also accepted the delivery of possession of a portion of the said 1.39 acres of land to the Gorakh Nath Tewari made by all the legal heirs of Subodh Barui, who had inherited $1/36^{\text{th}}$ share from their father Sayan Barui.

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AND WHEREAS the said Meghnath Barui and his wife, Smt. Sikha Barui have also entered into agreement for sale with some of the Co-sharers for purchasing some portions of the said 1.39 acres of land AND WHEREAS the said Co-sharers entered into agreement for sale representing that they had been possessing a definite portions of the said 1.39 acres of land by an amicable arrangement among all the co-sharers and all the Co-sharers have accepted the said position regarding possession.

AND WHEREAS in view of the amicable and mutual settlement among all the co-sharers regarding possession of the said 1.39 acres of land a map or plan has been prepared by the Co-sharers showing therein their possession and the common passage kept and maintained by them for the purpose of ingress into or upon and egress from their respective occupied portions of the said 1.39 acres of land.

AND WHEREAS the portion of the said 1.39 acres of land which was in possession of the said Sri Arun Barui is the son of Nadu Barui and Sri Bata Krishna Barui and Sri Amiya Ranajn Barui both sons of Late Fani Barui and Sri Rabin Pramanik son of Late Bishnu Pada Pramanik, Smt. Situli Pramanik, daughter of Late Bishnu Pada Pramanik and Smt. Radha Rani Mondal wife of Sri Gour Chandra Mondal and Smt. Sankari Gayen wife of Nemai Chandra Gayen and Sri Gorakh Nath Tewari son of Late Monobodh Tewari as per mutual and amicable arrangement regarding possession was shown with red bordered in the said map or Plan

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and the common passage shown in the said map of Plan With Yellow Border.

AND WHEREAS by a registered Deed of sale dated 14th day of August 2003 the said Sri Arun Barui is the son of Nadu Barui and Sri Bata Krishna Barui and Sri Amiya Ranajn Barui both sons of Late Fani Barui and Sri Rabin Pramanik son of Late Bishnu Pada Pramanik, Smt. Situli Pramanik, daughter of Late Bishnu Pada Pramanik and Smt. Radha Rani Mondal wife of Sri Gour Chandra Mondal and Smt. Sankari Gayen wife of Nemai Chandra Gayen and Sri Gorakh Nath Tewari son of Late Monobodh Tewari jointly and severally sold, transferred and conveyed for a valuable consideration All that piece and parcel of 10 (Ten) Cotthas of Sali Land under R.S. Dag No- 722 under R.S. Khatian No- 437, Mouza Joka, J. L. No. 21, Police Station Behala thereafter Thakurpukur in the District of South 24 Parganas within the jurisdiction of Joka II Gram Panchayet free from all encumbrances whatsoever which was fully mentioned and described in the schedule thereunder written in favour of Sri Neeraj Anand son of Naresh Prasad Singh and Sunita Agarwal wife of Sri Vijay Bhushan Agarwal to which Sri Panchanan Barui son of Late Nemai Barui and Smt. Durga Barui wife of Late Nemai Barui confirmed as Confirming Parties and the said Deed of Sale was registered in the office of the District Sub Registrar-II at Alipore in the District of South 24 Parganas and the same was recorded in Book No-I, Volume No- 121, pages 80 to 105 being Deed No- 7030 for the year 2003.

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AND WHEREAS after purchase of the said land measuring about 10 (Ten) Cotthas of Sali Land under R.S. Dag No- 722 under R.S. Khatian No- 437, Mouza Joka, J. L. No. 21, Police Station Behala thereafter Thakurpukur at present Haridevpur in the District of South 24 Parganas within the jurisdiction of Joka II Gram Panchyet at present Kolkata Municipal Corporation under Ward No- 144 lying and situate at Diamond Park, Kolkata- 700 104 the said Sri Neeraj Anand son of Naresh Prasad Singh and Sunita Agarwal wife of Sri Vijay Bhushan Agarwal mutata their names in the office of the concerned Block Land and Land Reform Office and the concerned B.L. & L.R.O. mutated the name of Neeraj Anand in respect of land measuring about 5 Cottahs under L.R. Khatian No- 2197 corresponding to R.S. Khatian No- 437 AND L.R. Dag No- 722 corresponding to R.S. Dag No- 722 under Mouza-Joka, J. L. No. 21, Police Station Behala thereafter Thakurpukur at present Haridevpur in the District of South 24 Parganas and the name of Sunita Agarwal has been mutated in the office of the concerned B.L. & L.R. Office in respect of land measuring about 5 Cottahs under L.R. Khatian No- 2195 corresponding to R.S. Khatian No- 437 AND L.R. Dag No- 722 corresponding to R.S. Dag No- 722 under Mouza-Joka, J. L. No. 21, Police Station Behala thereafter Thakurpukur at present Haridevpur in the District of South 24 Parganas.

AND WHEREAS such mutation both the said Neeraj Anand and Sunita Agarwal mutually and amicably divided their respective

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portion and demarcated their respective 5 Cotthas of land out of said 10 (Ten) Cotthas of land.

AND WHEREAS after such mutation and mutual demarcation, the said Neeraj Anand duly converted his 5 (Five) Cotthas of land Sali land into Bastu land in the Office of the Concerned B.L. & L.R. Office vide Memo No- 201/3374 dated 28-12-2004 and Conversion Case No- 391/2004.

AND WHEREAS both said Neeraj Anand and Sunita Agarwal each of them seized and possessed of their respective 5 (Five) Cotthas of land and constructed a Pucca Structure measuring about 100 Sq. Ft. on the said land and the vendors herein uninterruptedly and undisputedly and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the said property mentioned in the schedule hereinafter written by virtue of the aforesaid deed of conveyance and enjoy the same peacefully, freely, absolutely and without any interruption with good right and absolute owners in fee simple and free from all encumbrances liens, lispendences, charges and attachment whatsoever which is fully mentioned and described in the schedule hereunder written and delineated on the map hereto annexed and thereon shown and surrounded by "RED" colour border line and the Vendors have every right to transfer the same to any body in any way free from all encumbrances whatsoever which is fully mentioned and described in the schedule hereunder written and delineated on the map hereto

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annexed and thereon shown and surrounded by "RED" colour border line.

AND WHEREAS the vendor No-1 herein offered to sell the said 5 Cottahs of Bastu land under L.R. Khatian No- 2197 corresponding to R.S. Khatian No- 437 AND L.R. Dag No- 722 corresponding to R.S. Dag No- 722 under Mouza-Joka, J. L. No. 21, Police Station Behala thereafter Thakurpukur at present Haridevpur in the District of South 24 Parganas within the jurisdiction of Joka II Gram Panchyet at present Kolkata Municipal Corporation under Ward No- 144 lying and situate at Diamond Park, Kolkata- 700 104 along with all easement right over and above common passage now K.M.C ROAD on the said plot of land morefully mentioned and described in the schedule hereunder written and delineated on the map hereto annexed and thereon shown and surrounded by "RED" colour border line for a sum of Rs. 97,04,566/- (Rupees Ninety Seven Lakhs Four Thousand Five Hundred Sixty Six) only and the Vendor No-2 offered to sell 15(Fifteen) Chittaks 17(Seventeen) Sq. Ft. of land Bastu land under L.R. Khatian No- 2195 corresponding to R.S. Khatian No- 437 AND L.R. Dag No- 722 corresponding to R.S. Dag No- 722 under Mouza-Joka, J. L. No. 21, Police Station Behala thereafter Thakurpukur at present Haridevpur in the District of South 24 Parganas within the jurisdiction of Joka II Gram Panchyet at present Kolkata Municipal Corporation under Ward No- 144 lying and situate at Diamond Park, Kolkata- 700 104 together with Pucca Structure measuring about 100 Sq. Ft. on the

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said land along with all easement right over and above common passage now K.M.C ROAD on the said plot of land morefully mentioned and described in the schedule hereunder written and delineated on the map hereto annexed and thereon shown and surrounded by "RED" colour border line at or for the price of Rs. 18,65,434/- (Rupees Eighteen Lakhs Sixty Five Thousand Four Hundred Thirty Four) only and the purchaser agreed to purchase the said 5 Cottahs of Bastu land under L.R. Khatian No- 2197 corresponding to R.S. Khatian No- 437 AND L.R. Dag No- 722 corresponding to R.S. Dag No- 722 under Mouza-Joka, J. L. No. 21, Police Station Behala thereafter Thakurpukur at present Haridevpur in the District of South 24 Parganas within the jurisdiction of Joka II Gram Panchyet at present Kolkata Municipal Corporation under Ward No- 144 lying and situate at Diamond Park, Kolkata- 700 104 along with all easement right over and above common passage now K.M.C ROAD on the said plot of land morefully mentioned and described in the schedule hereunder written and delineated on the map hereto annexed and thereon shown and surrounded by "RED" colour border line from Vendor No-1 and 15(Fifteen) Chittaks 17(Seventeen) Sq. Ft. of land Bastu land under L.R. Khatian No- 2195 corresponding to R.S. Khatian No- 437 AND L.R. Dag No- 722 corresponding to R.S. Dag No- 722 under Mouza-Joka, J. L. No. 21, Police Station Behala thereafter Thakurpukur at present Haridevpur in the District of South 24 Parganas within the jurisdiction of Joka II Gram Panchyet at present Kolkata Municipal

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 Director.

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L.R. Dag No- 722 corresponding to R.S. Dag No- 722 under Mouza-Joka, J. L. No. 21, Police Station Behala thereafter Thakurpukur at present Haridevpur in the District of South 24 Parganas within the jurisdiction of Joka II Gram Panchyot at present Kolkata Municipal Corporation under Ward No- 144 lying and situate at Diamond Park, Kolkata- 700 104 and ALL THAT piece or parcel of said 15(Fifteen) Chittaks 17(Seventeen) Sq. Ft. of land Bastu land under L.R. Khatian No- 2195 corresponding to R.S. Khatian No- 437 AND L.R. Dag No- 722 corresponding to R.S. Dag No- 722 under Mouza-Joka, J. L. No. 21, Police Station Behala thereafter Thakurpukur at present Haridevpur in the District of South 24 Parganas within the jurisdiction of Joka II Gram Panchyot at present Kolkata Municipal Corporation under Ward No- 144 lying and situate at Diamond Park, Kolkata- 700 104 together with 100 Sq. Ft. R.T.S along with all easement right over and above common passage now K.M.C ROAD on the said plot of land morefully mentioned and described in the schedule hereunder written and delineated on the map hereto annexed and thereon shown and surrounded by "RED" colour border line and the right of common passage and easement right and all the estates, rights title, interest, claim and demand easement and appurtenances whatsoever of the vendors into and upon the same and every part thereof mentioned and described in the schedule hereunto written, TO HAVE AND TO HOLD the said land hereby granted, transferred, conveyed and assigned assured or expressed or intended so to be with the appurtenance unto and to

For PRESIDENCY REAL ESTATE PVT. LTD.

 Director.

CONSTITUTE POWER
 OF ATTORNEY OF
 BIMAL KUMAR BOSE

the use of the Purchaser absolutely and forever free from all encumbrances whatsoever, to be held by it as owner thereof.

**THE VENDORS DO HEREBY COVENANT WITH THE
PURCHASER:-**

That notwithstanding any act deed matter or thing whatsoever done by the vendors or their predecessor-in-title or any of them done executed or knowingly suffered to the contrary the vendors lawfully and absolutely seized and possessed of the said property free from all encumbrances, attachment, charges, liens, lispendens and defects in title whatsoever and the vendor has full power and absolute authority to sell the said property in the manner aforesaid or otherwise well and sufficiently entitled to the said property/land hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate whatsoever.

-AND-

The Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas or without any claim or demand whatsoever from the vendors or any person or persons claiming through or under them.

-AND-

That the said property free, clear, freely and absolutely acquired or exonerated and released or otherwise by and at the costs and expenses of the vendors and the Vendors sufficiently saved, defended, keep indemnified, keep harmless the Purchaser his heir/s, executor/s, administrator/s, legal representative/s and

For PRESIDENCY REAL ESTATE PVT. LTD.
[Signature]
Director.

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assign/s from or against all such acts, deeds and all encumbrances, attachment, charges, liens, lispendens and equities and defects in title whatsoever and the vendors and their respective heir/s, executor/s, administrator/s, legal representative/s and assign/s undertake to refund the entire consideration money with cost to the purchaser if any defect found in respect of the schedule property in future and the vendor and his heir/s, executor/s, administrator/s, legal representative/s and assign/s shall execute and do all such lawful acts, deeds and things for further and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

-AND-

The vendors covenanted with the Purchaser that no notice under the public demand recovery act, and no notice of requisition or acquisition has yet been served upon the vendor nor any such notice has been published nor any such notice has been received by the vendor in respect of the schedule property and the schedule property is not subjected to any debt either government or public undertaking or private person and/or any Bank and/or Financial Institution.

-AND-

That the Purchaser and all person or persons claiming through under him will have undisputed and all manner of right through

For PRESIDENCY REAL ESTATE PVT. LTD.
Jayjit Minu
 Director.

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over or under the land and common passage and the adjacent road have undisputed.

That the Vendors do for themselves with intent to bind so far as they can all persons into whose hands the said deeds and writings comprised in the schedule property hereunder written shall come, further covenanted with the Purchaser, his successors that he the vendors shall and will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser or any other person lawfully and equitably claiming through or under the Purchaser any estate or interest in the said property hereinbefore assigned and transferred produce or cause to be produced to the Purchaser or any other person or at any trial, hearing, commission or examination or otherwise as occasion shall require all or any of the deeds and writings which relate as well as to the said schedule property belonging to the vendors for proof, defence and in support of title of the Purchaser. And the vendors hereby delivered to the Purchaser all the deeds or writings and/or the documents of title which the vendors lawfully possessed. It is hereby declared that the land described in the schedule hereunder is the self acquired property of the vendors and they are not the benamder of any person or persons.

AND the vendors do hereby deliver the khas possession of the said property by this day unto the Purchaser. The annexed plan and/or the map is a part and parcel of this deed.

For PRESIDENCY REAL ESTATE PVT. LTD.
[Signature]
Director.

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-: SCHEDULE PROPERTY ABOVE REFERRED TO AS :-

ALL THAT piece or parcel of **5 (Five) Cottahs 15(Fifteen) Chitakhs 17 (Seventeen) Sq. Ft. Bastu Land together with Structure 100 Sq. Ft.** {Vendor No- 1 sold 5 Cottahs of Bastu land under L.R. Khatian No- 2197 and Vendor No- 2 sold 15(Fifteen) Chittaks 17(Seventeen) Sq. Ft. of land Bastu land under L.R. Khatian No- 2195} both the land corresponding to R.S. Khatian No- 437 AND L.R. Dag No- 722 corresponding to R.S. Dag No- 722 under Mouza- Joka, J. L. No. 21, Police Station Behala thereafter Thakurpukur at present Haridevpur in the District of South 24 Parganas within the jurisdiction of Joka II Gram Panchyet at present **Kolkata Municipal Corporation under Ward No- 144 lying and situate at Diamond Park, Kolkata- 700 104 (ZONE- PREMISES NOT LOCATED ON THE D.H.ROAD)** along with all easement right over and above common passage now K.M.C ROAD on the said plot of land morefully mentioned, described and delineated on the map hereto annexed and thereon shown and surrounded by "RED" colour border line and is butted and bounded as follows:-

- On the North: - Land under Part of Dag No- 722;
- On the South: - Land under Part of Dag No- 726;
- On the East: - 24 Wide K.M.C. Road;
- On the West: - Land under Dag No-725 (Riddhi Siddhi Complex)

For PRESIDENCY REAL ESTATE PVT. LTD.
[Signature]
 Dy. Manager

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

Signed, Sealed and Delivered by the within named vendors at Kolkata in the presence of the following

WITNESS

Neeraj Anand (Neeraj Anand)

1. Pradip Pal, Advocate
High Court, Calcutta

Sunita Agarwal

SIGNATURE OF THE VENDORS

2. Manoj Pal
Son of H. Mahadev Pal
56/B/5 S. M. Road
Koh-61

Bimal Kumar Bose
SIGNATURE OF THE PURCHASER

Drafted By:-
Pradip Pal Advocate
Pradip Pal, Advocate,
High Court, Calcutta,
KOLKATA-700 001.
WB/273/1994

For PRESIDENCY REAL ESTATE PVT. LTD.
Bimal Kumar Bose
Director

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BIMAL KUMAR BOSE

Received by Vendor No- 1 a sum of Rs. 97,04,566/- (Rupees Ninety Seven Lakhs Four Thousand Five Hundred Sixty Six) only and Vendor No- 2 received a sum of Rs. 18,65,434/- (Rupees Eighteen Lakhs Sixty Five Thousand Four Hundred Thirty Four) only of and from the within named present PURCHASER being the full consideration money payable by these presents as per memo below:-

:- MEMO OF CONSIDERATION:-

Particulars	Vendor No-1 Neeraj Anand	Vendor No-2 Sunita Agarwal
Gross amount payable	Rs. 97,04,566/-	Rs. 18,65,434/-
Less:- T.D.S.	Rs. 97,046/-	Rs. 18,655/-
Net Amount received	Rs. 96,07,520/-	Rs. 18,46,779/-
	Through RTGS A/C No- 501010100009423 dated 22-08-2016	By Cheque No- 000105 dated 23-08-2016 drawn on K V Bank

Witness:

1. Pradip Pal, Advocate

2. Manas Pal

Neeraj Anand
(Neeraj Anand)
Signature of Vendor No-1

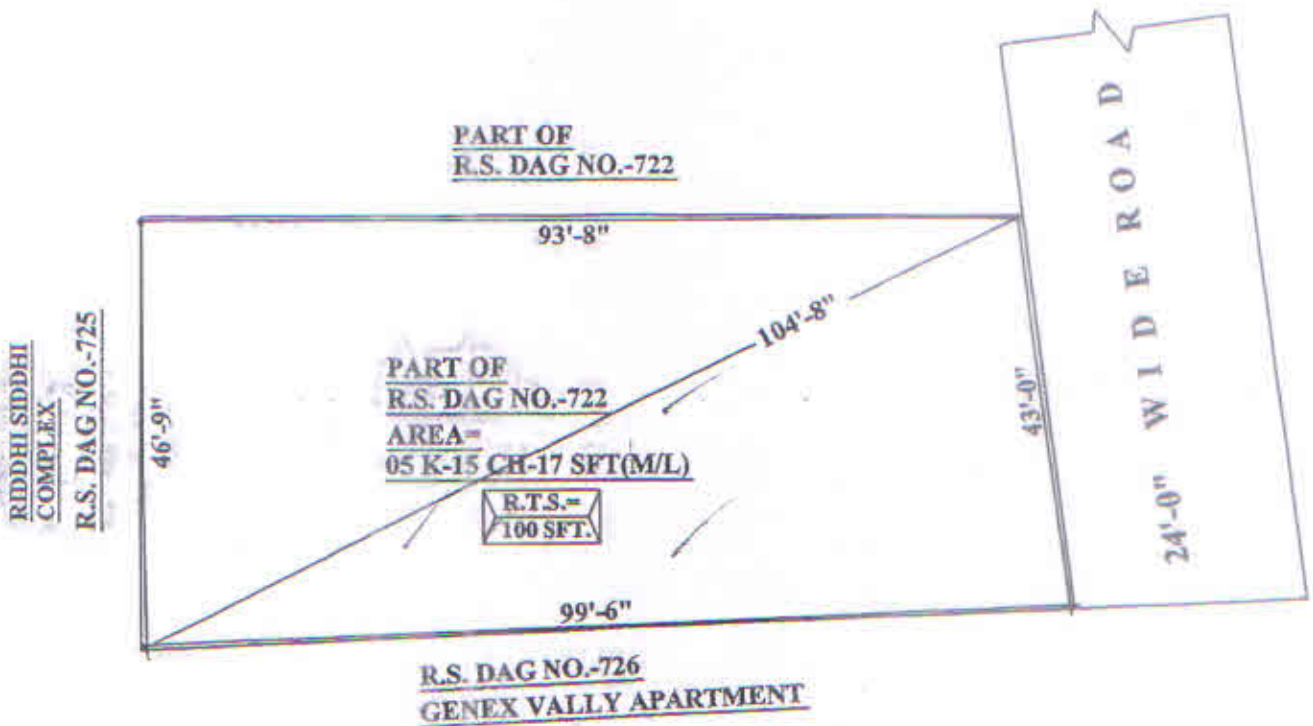
Sunita Agarwal
Signature of Vendor No-2

For PRESIDENCY REAL ESTATE PVT. LTD.
Imish Mishra
Director.

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OF ATTORNEY OF
BIMAL KUMAR BOSE

SITE PLAN FOR: SRI BIMAL KUMAR BOSE. AT DIAMOND PARK. MOUZA-
JOKA. J.L. NO.-21. R.S. NO.-94. PART OF R.S. & L.R. DAG NO.-722. R.S.
KHATIAN NO.-437. L.R. KHATIAN NO.-2195 & 2197. P.S. HARIDDEVPUR.
DIST-24 PGS(S). UNDER K.M.C. WARD NO.-144.

AREA OF LAND=05 K-15 CH-17 SFT(M/L)R.T.S.=100 SFT.
SHOWN IN RED BORDER
SCALE:1"=20'-0"



Anand
(Neeeraj Anand)

Sumita Agarwal

For PRESIDENCY REAL ESTATE PVT. LTD.
Luqman
Director.

Nabin Chatterjee
Nabin Chatterjee
Surveyor & Planner
130, D. H. Road, Kolkata-104
(Opp:- Joka Post Office)
Regd. No.- 10173, Date 13.08.16

DRAWN BY:-
Biswanath Kumar Bose

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OF ATTORNEY OF
BIMAL KUMAR BOSE



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16070001178731/2016	Query Date	20/08/2016 7:26:03 PM
Office where deed will be registered	A.D.S.R. BEHALA, District: South 24-Parganas		
Applicant Name	PRADIP PAL		
Address	HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
Other Details	Mobile No. : 9831344184, e-Mail ID : palp_2004@yahoo.co.in		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Rs. 1,15,70,000/-	Total Market Value:	Rs. 1,16,15,709/-
Stampduty Payable	Rs. 8,13,120/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 1,27,779/-	Registration Fee Article:-	A(1), E
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs. 5,000/-		
Mutation Fee Payable	DLRS server does not return any information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Bimal Kumar Bose (Niceraj Anand)

Sumita Agarwal

For PRESIDENTY REAL ESTATE PVT. LTD.
Sumit Kumar
Director.

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OF ATTORNEY OF
BIMAL KUMAR BOSE