

3472-2008

5/3



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

79AB 397084

2050/23
31.7.23

21-
21-
1051-

1051-



10/10/2023

3963

12 MAY 2023

ক্রমিক নং..... তারিখ.....

Rajib Mondal
Advocate

ক্রেতা.....

Sealdah Court, Kol- 14

গ্রাম.....

মূল্য..... টাকা..... পয়সা

ভেণ্ডার শ্রী.....

আমডাসা এ,ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ.....

মোট মূল্য.....

ট্রেজারী অফিস - বারাসাত

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

E (I) (II).....	Rs	
G (a).....	Rs.	199.00
G (b).....	Rs	10.00
Xerox.....	Rs.	10.00
Stamp.....	Rs.	10.00
C/.....	Rs.	219.00
C.....	Rs.	
Total Rs.		
Copy Fee.....	seal and	
Delivered to the applicant as per		
Order No.....	dt.....	

2950/2023

31/7
2023

Advt. District Sub Registrar
Birnannagar, (Salt Lake City)
31/7/23

02776

03472



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

16/03/08

B 021058

DEED OF CONVEYANCE

1. Date : 14-03-2008

2. Place : Kolkata

3. Parties :

3.1 TARAK CHNADRA SAHA, son of Late Tarani Kumar Saha, by faith - Hindu, by occupation - Business,

~~Midnapur (Sale kaha)~~

14 MAR 2008

Contd.....2



নং	
সম্বন্ধ	
ক্রেতার নাম	
সাকিন	
স্বামি মূল্য	৫০০০
ক্রেতার পি	
বারানাত কোর্ট উত্তর ২৪ পরগণা	
টি. ডি. নং	২৭/২/০৪
ক্রয়ক্রম তারিখ	
মামল নং	১৪০০৬
স্টেশনারী অফিস বারানাত ডেপুটি জাজ কুমার	

1321
10/3/04
Pinaki Chattopadhyay
District Court ADU

1107
বারানাত কোর্ট এনালিসিস
মূল্যের টোল ২: ৫০০০ বারানাত - ২ - জর্দ
বিষয়ক মোকদ্দমের উপস্থাপন পূর্ব করিকার।

1321
1322
500/-
500/-
1100/-
বা. ডাম্পন
জাল মোকদ্দম বারানাত

Saukat Ali Lasker

Saukat Ali Lasker

Surek Chandre Saha

স্বামী - হেডিকো ডি. ডাবল মোটরস
২: ২০০০ - ১৯৯৯ ১৫ নম্বর

১৯৯৯ ১৫ নম্বর
সিও - ৫৫ ডাবল মোটরস নম্বর
৫১৫ হরমোবাইল
ডাবল ১৩০ ২৩ নম্বর
২১৭ হরমোবাইল
ব্রহ্মা



[Handwritten signature]

১৫ ডাবল মোটরস
সিও - ৫৫ ডাবল মোটরস

18 MAR 2004





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 021059

2

by nationality - Indian, residing at 74,
Lake Town, Block - D, Kolkata - 700 089.

Hereinafter called and referred to as the
"Owner / Vendor" (which expression shall
unless excluded by or repugnant to the
context be deemed to mean and include
his heirs, administrators, executors,
representatives and assigns).

Contd.....3



নং	
তারিখ	
ক্রমিক নং	
সাক্ষিন	
স্বাক্ষর মূল্য	৫০০
স্বাক্ষর	
বারাসাত কোর্ট	
উত্তর ২৪ পরগণা	
সি. ডি. নং	২৭/২/০৮
ক্রমিক নং	১৪০০৬৬
স্বাক্ষর মূল্য	
স্বাক্ষরী অফিস বারাসাত	
স্বাক্ষরী তাপস কুমার সাধু	

1322
 10/3/08
 Piyaji Chattopadhyay
 Bharat Cour 1004



স্বাক্ষর (স্বাক্ষরী তাপস কুমার সাধু)

14 MAR 2008



3

AND

- 3.2 SAWKAT ALI LASKAR, son of Ayub Ali Laskar, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Vill. Chawkpachuria, P.O. Chawkpachuria, P.S. Rajarhat, Kolkata - 700 059.

Hereinafter called and referred to as the "Purchaser" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, representatives and assigns).

AND

- 3.3 REJINA BIBI ALAIS KHAYARUNNESA BIBI, wife of Shajhan Molla, daughter of Late Mastan Chaprashi alais Mostabar Chaprashi, by faith - Muslim, by occupation - House wife, by nationality - Indian, residing at Vill. Baligori, P.O. Chawkpachuria, P.S. Rajarhat, District North 24 Parganas.

Hereinafter called and referred to as the "Confirming Party" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, administrators, representatives and assigns).

Vendor and Purchaser collectively Parties and individually Party.

Contd.....A



NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS :-

4. Subject Matter of Conveyance :

4.1 **Said Property :** ALL THAT piece and parcel of demarcated plot of Sali land measuring 22.50 decimals more or less equivalent to 13 (Thirteen) Cottahs 8 (Eight) Chittacks 0 (Zero) sq.ft. be the same a little more or less, lying and situate at Mouza - Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, comprised in C.S. Dag No. 408, R.S. Dag No. 413, under C.S. Khatian No. 468, R.S. Khatian No. 674, L.R. Khatian No. 1495/1, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, demarcated in colour Red on Plan attached herewith and morefully described in the Schedule below (Said Property).

5. Background, Representations, Warranties and Covenants :

5.1 **Representations and Warranties Regarding Title :** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title.

5.1.1 **Absolute Ownership of Kalidasi Dasi :** One Kalidasi Dasi was the absolute recorded owner of 54 decimals more or less of Sali land in C.S. Dag No. 408, R.S. Dag No. 413, under C.S. Khatian No. 468, R.S. Khatian No. 674, in Mouza - Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.



- 5.1.2 **Sale by Kalidasi Dasi to Mastan Chaprashi alais Mostabar Chaprashi :** The said Kalidasi Dasi sold, transferred and conveyed 25 decimals more or less of land out of aforesaid 54 decimals of land in C.S. Dag No. 408, R.S. Dag No. 413, under C.S. Khatian No. 468, R.S. Khatian No. 674, in Mouza - Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, District North 24 Parganas, to one Mastan Chaprashi alais Mostabar Chaprashi, by the strength of of Registered Deed of Conveyance, registered on 27.02.1980, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 59, Pages 7 to 9, being Deed No. 1396 for the year 1980.
- 5.1.3 **Demise of Mastan Chaprashi alais Mostabar Chaprashi :** The said Mastan Chaprashi alais Mostabar Chaprashi died intestate, leaving behind his only wife, Salehar Bibi, only minor son, Rejjak Chaprashi alais Rejjak Molla and three minor daughters, Asura Bibi alais Asura Begam, Masura Khatun alais Sundar Khatun & Rejina Bibi alais Khayarunnesa as his heirs and successors in interest, in respect of the aforesaid land in accordance with the Muslim Law of Inheritance i.e. Farayez.
- 5.1.4 **Sale by Salehar Bibi & Others to Ram Dulari Roy :** The said Salehar Bibi, alongwith her minor son, Rejjak Chaprashi alais Rejjak Molla and minor daughter, Rejina Bibi alais Khayarunnesa represented by their natural gardian their mother Salehar Bibi sold, transferred and conveyed 25 decimals equivalent to 15 (Fifteen) Cottahs more or less of land in C.S. Dag No. 408, R.S. Dag No. 413, under C.S. Khatian No.



168. R.S. Khatian No. 674, in Mouza - Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, District North 24 Parganas, to Ram Dulari Roy, by the strength of of Registered Deed of Conveyance, registered on 31.10.1986, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 152, Pages 489 to 494, being Deed No. 7960 for the year 1986.

- 5.1.5 **Sale by Rejjak Chaprashi alais Rejjak Molla & Others to Ram Dulari Roy** : Later on the said minor son Rejjak Chaprashi alais Rejjak Molla, Masura Khatun alais Sundar Khatun & Asura Bibi alais Asura Begam became major and demanded their share from the said purchaser, Ram Dulari Roy and to secure the right title and interest on the land the said Ram Dulari Roy purchased their share measuring 17.50 decimals more or less being a part of the aforesaid 25 decimals more or less, which was purchased by the said Ram Dulari Roy in the aforesaid Deed bearing No. 7960 for the year 1986, from the said Rejjak Chaprashi alais Rejjak Molla, Masura Khatun alais Sundar Khatun & Asura Bibi alais Asura Begam. And the present Deed was registered on 25.01.1993, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 11, Pages 339 to 344, being Deed No. 502 for the year 1993.
- 5.1.6 **Record by Ram Dulari Roy** : The name of the said Ram Dulari Roy was recorded in L.R. Settlement in L.R. Khatian No. 1495/1. But unfortunately the name of the Ram Dulari Roy was recorded as Ram Kumari Roy, in respect of 25 decimals more or less of land in R.S. Dag No. 413, L.R. Khatian No. 1495/1, in Mouza - Chawkpachuria.



- 5.1.7 **Sale by Ram Dulari Roy to the present owner, Tarak Chandra Saha :**
The said Ram Dulari Roy sold, transferred and conveyed the land measuring 22.50 decimals equivalent to 13 (Thirteen) Cottahs 8 (Eight) Chittacks 0 (Zero) sq. ft. more or less of land in C.S. Dag No. 408, R.S. Dag No. 413, under C.S. Khatian No. 468, R.S. Khatian No. 674, in Mouza - Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, District North 24 Parganas, to the present owner, Tarak Chandra Saha, by the strength of of Registered Deed of Conveyance, registered on 01.06.2007, in the office of the D R, North 24 Parganas, Barasat, and recorded in Book No. 1, being Deed No. 08239 for the year 2007.
- 5.1.8 **Claim by Rejina Bibi alais Khayarunnesa Bibi :** The said Rejina Bibi alais Khayarunnesa Bibi became major and makes a claim before the said Ram Dulari Roy and also before the present owner, Tarak Chandra Saha regarding her share in the land. After intervention of the local people, it is settled that the said Rejina Bibi alais Khayarunnesa Bibi will get a part of the consideration and will sign the present Deed as Confirming Party and relinquished her all demand, claim and interest on the land to be sold by the present Tarak Chandra Saha in favour of the present purchaser, Sawkat Ali Laskar.
- 5.1.9 **Desire of Sale :** The said Tarak Chandra Saha intended to sell **ALL THAT** piece and parcel of demarcated plot of Sali land measuring **22.50** decimals more or less equivalent to **13 (Thirteen) Cottahs 8 (Eight) Chittacks 0 (Zero) sq.ft.** be the same a little more or less, lying and situate



at Mouza - Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, comprised in C.S. Dag No. 408, R.S. Dag No. 413, under C.S. Khatian No. 468, R.S. Khatian No. 674, L.R. Khatian No. 1495/1, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, to the present purchaser, which is confirmed by the said Rejina Bibi alais Khayarunnesa Bibi, Confirming Party herein (Said Property).

- 5.1.10 **Title of the Vendor :** Thus in the abovementioned circumstances on the basis of the aforesaid deed, the vendor has become the absolute owner of the Said Property.
- 5.1.11 **True and Correct Representations :** The Vendor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants regarding Encumbrances :** The Vendor represents, warrants and covenants regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition :** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.



- 5.2.2 **No Encumbrance by Act of Vendor :** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.3 **Right, Power and Authority to Sell :** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.4 **No Dues :** No tax in respect of the Said Property is due to the Patharghata Gram Panchayet and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendor.
- 5.2.5 **No Right of Preemption :** No person or persons whosoever have/had/ has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.6 **No Mortgage :** No mortgage or charge has been created by the Vendor & Confirming Party by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.



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- 5.2.7 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.8 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.9 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and / or alienating the Said Property or any part thereof.
6. **Basic Understanding :**
- 6.1 **Agreement to Sell and Purchase :** The Vendor has approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants



mentioned in Clause 5 and its sub-clauses above (collectively Representations), has agreed to purchase the Said Property from the Vendor, which is confirmed by the confirming party herein.

7. Transfer :

7.1 **Hereby Made :** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of his right, title and interest of whatsoever or howsoever nature in the Said Property **ALL THAT** piece and parcel of demarcated plot of Sali land measuring **22.50 decimals more or less equivalent to 13 (Thirteen) Cottahs 8 (Eight) Chittacks 0 (Zero) sq.ft. be the same a little more or less**, lying and situate at **Mouza - Chawkpachuria**, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, comprised in C.S. Dag No. 408, **R.S. Dag No. 413**, under C.S. Khatian No. 468, **R.S. Khatian No. 674**, L.R. Khatian No. 1495/1, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, demarcated in colour Red on Plan attached herewith and morefully described in the Schedule below free from all encumbrances, which is confirmed by confirming party herein.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs. 16,20,000.00 (Rupees Sixteen lakhs Twenty thousand)** only paid by the Purchaser to the Vendor and Confirming Party, receipt of which the Vendor and Confirming Party hereby and by the Memo and Receipt hereunder written admit and acknowledge.



8. Terms of Transfer :

8.1 Salient Terms : The transfer being effected by this Conveyance is :

8.1.1 Sale : A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 Absolute : Absolute, irreversible and perpetual.

8.1.3 Free from Encumbrances : Free from all encumbrances of any and every nature whatsoever including but not limited to all claim, demands, encumbrances, mortgages, charges, liens, attachments, lispendons, uses, debentures, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever.

8.1.4 Together with All Other Appurtenances : Together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/ non-mutated lands purchased by the Vendor as mentioned in the various sub-clauses of Clause 5 above.

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- 8.2 **Subject to :** The transfer being effected by this Conveyance is subject to
- 8.2.1 **Indemnification :** Indemnification by the vendor and confirming party about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the vendor and confirming party about the correctness of the vendor's title and the representations and authority to sell, which if found defective or untrue at any time, the vendor and confirming party shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.
- 8.2.2 **Transfer of Property Act :** All obligations and duties of vendor, purchaser and confirming party as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the vendor and confirming party to the purchaser, which the purchaser admits, acknowledges and accepts.
- 8.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne,



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paid and discharged by the Vendor and Confirming Party, with regard to which the vendor and confirming party hereby indemnify and agree to keep the purchaser fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession :** The vendor and confirming party hereby covenant that the purchaser and his executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendor and confirming party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendor.
- 8.6 **Indemnity :** The vendor and confirming party hereby covenant that the vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the purchaser and his heirs, executors, administrators, representatives and



assigns and / or his successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the purchaser and his heirs, executors, administrators, representatives and assigns and / or his successors-in-interest by reason of any defect in title of the vendor or any of the representations being found to be untrue.

8.7 **No Objection to Mutation :** The vendor and confirming party declare that the purchaser can fully be entitled to mutate his name in all records of the concerned authority including Patharghata Gram Panchayet and to pay tax or taxes and all other impositions in his own name. The vendor and confirming party undertake to co-operate with the purchaser in all respect to cause mutation of the Said Property in the name of the purchaser and in this regard shall sign all documents and papers as required by the purchaser.

8.8 **Further Acts :** The vendor and confirming party hereby covenant that the vendor and confirming party or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the purchaser and / or his successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



16

SCHEDULE

(SAID PROPERTY)

[SUBJECT MATTER OF SALE]

ALL THAT piece and parcel of demarcated plot of Sali land measuring 22.50 decimals more or less equivalent to 13 (Thirteen) Cottahs 8 (Eight) Chittacks 0 (Zero) sq.ft. be the same a little more or less, lying and situate at Mouza - Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, comprised in C.S. Dag No. 408, R.S. Dag No. 413, under C.S. Khatian No. 468, R.S. Khatian No. 674, L.R. Khatian No. 1495/1, within the local limit of Patharghata Gram Panchayet, in the District North 2nd Parganas, demarcated in colour Red on Plan attached herewith, butted and bounded as follows :-

- ON THE NORTH : R.S. Dag Nos. 407, 421, 420 & 417.
- ON THE SOUTH : Bagjola Khal.
- ON THE EAST : Ram Dulari Roy (Part of R.S. Dag No. 413).
- ON THE WEST : R.S. Dag Nos. 407.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.



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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *Handwritten signatures and names in Bengali script*

2. *Handwritten signature and name in Bengali script*

Handwritten signature of Tarak Chandra Saha

Tarak Chandra Saha

Owners/ Vendor

Drafted by :

Handwritten signature of Pinaki Chattopadhyay

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059,

Ph. : 2570 8471.

Handwritten signature of Saikat Ali Laskar

Saikat Ali Laskar

Purchaser

Composed by :

Handwritten signature of Paresw Swarnakar

Paresw Swarnakar,

14/B, Jessore Road,

Kolkata - 700 028.

Handwritten signature of Rejina Bibi
Rejina Bibi
alais Khayarunnesa Bibi

Confirming Party

By the pen of
Handwritten signature of Rejina Bibi



MEMO OF CONSIDERATION

Received Rs. 15,80,000.00 (Rupees Fifteen lakhs Eighty thousand) only as full and final consideration money of the schedule land morefully mentioned in the Schedule herein after written, from the above named purchaser.

By Draft No-024932 drawn on AXIS Bank Ltd. Baginchi Branch. dated - 12-03-2009 Rs. 10,00,000

By Draft No-024957 drawn on AXIS Bank Ltd Baginchi Branch dated - 14-03-2009 Rs. 5,80,000

Witnesses :-

1. *[Signature]*

2. *[Signature]*

Tarak Chandra Saha

Tarak Chandra Saha

Owner / Vendor



Received Rs. 40,000.00 (Rupees Forty thousand) only as full and final consideration money of the schedule land morefully mentioned in the Schedule herein after written, from the above named purchaser.

By Cash -

40,000

Witnesses :

1. *Agarwal*

2. *Prishma*





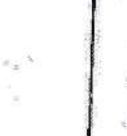

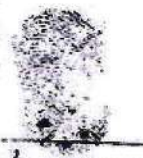




L.T D of Rejina Bibi
alias Khayarunnesa Bibi

Confirming Party
by depen of
Agarwal









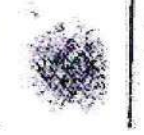
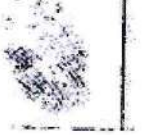
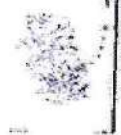


SIGNATURE OF THE
PRESENTANT -
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO












UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

	LH					
	RH					

ATTESTED *Sankar Al. Laskor*

	LH					
	RH					

ATTESTED *Laxmi Chandra Saha*

	LH					
	RH					

ATTESTED *L.T. S. of Rajinibibi by the pen of [Signature]*

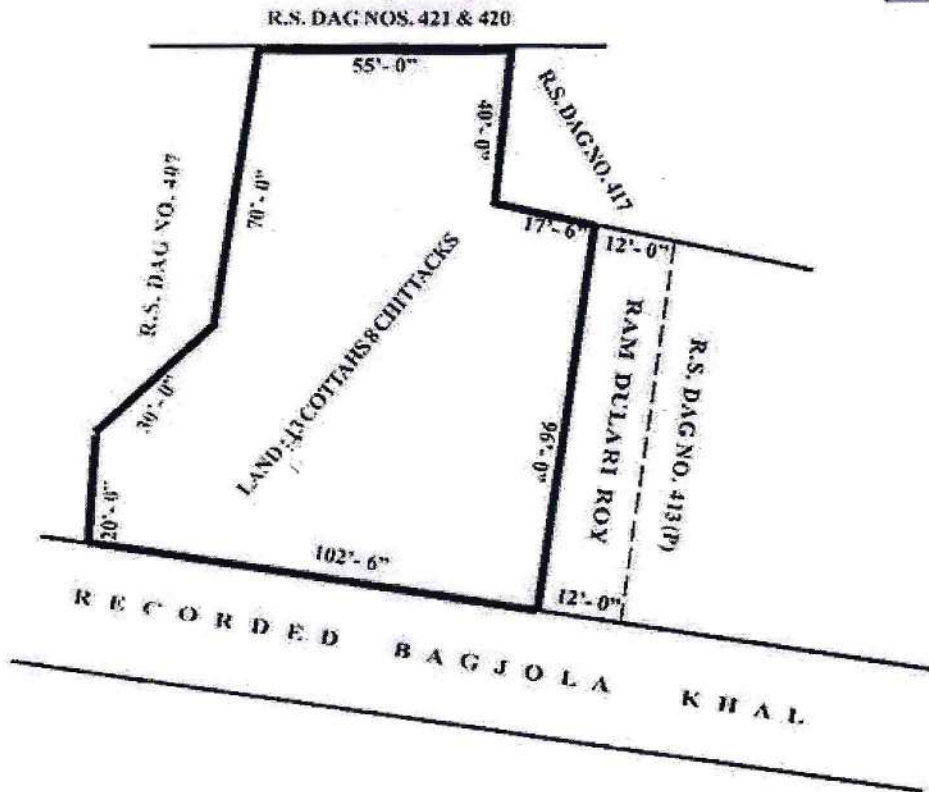
	LH					
	RH					

ATTESTED .-



SITE PLAN OF SALI LAND BEING MEASURING 22.50 DECIMALS MORE OR LESS EQUIVALENT TO 13 COTTAHS 8 CHITTACKS 0 SQ. FT. MORE OR LESS AT MOUZA - CHADPANCHURIA, J.L. NO. 33, P.S. RAJARHAT, R.S. DAG NO. 413, R.S. KHATIAN NO. 674, PATHARGHATA GRAM PANCHAYET, WARD NO. 3, DISTRICT NORTH 24 PARGANAS.

VENDOR : TARAK CHANDRA SAHA
PURCHASER : SANKAT ALI LASKAR
CONFIRMING PARTY : REJINA BIBI ALAIS KHAYARUNNESA BIBI



NOT IN SCALE
DRAWN BY:
 Páresh Swarnakar

I.C. S. of Rejina Bibi Alais
 Khayarunnesa Bibi by the plot
 29803-52-0001



SIGNATURE OF CONFIRMING PARTY

Tarak Chandra Saha
 SIGNATURE OF VENDOR

Sankat Ali Laskar
 SIGNATURE OF PURCHASER









Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No 02776 / 2008 Document Number (I -03472,2008)

I. Signature of the Presentant

Name of the Presentant	Signature with date
Sawat Ali Laskar	<i>Sawat Ali Laskar</i> 14.03.2008

II. Signature of the person(s) admitting the Execution

Sl No	Admission of Execution By Status	Photo	Finger Print	Signature
1.	Sawat Ali Laskar PS Rajarhat Chakpanchurna Self		 LTI	<i>Sawat Ali Laskar</i>
2.	Tarak Chandra Saha PS Lake Town 74 Lake Town Self		 LTI	<i>Tarak Chandra Saha</i>
3.	Rejina Bibi PS - Rajarhat Baligori Confirming Party		 LTI	<i>Rejina Bibi</i> ১৪/০৩/০৮

Name of Identifier of above Person(s)
 Emdadul Laskar
 PS-Rajarhat, Chakpanchurna

Signature of Identifier with Date
Emdadul Laskar
 14-3-08

(Handwritten signature)



Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :-03472 of :2008
(Serial No. 02776, 2008)

On 14/03/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962, duly stamped under schedule 1A Article number 23 of Indian Stamp Act 1899 also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs -10/-

Payment of Fees.

Fee Paid in rupees under article A(1) = 17809/- on:14/03/2008

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-1620000/-

Certified that the required stamp duty of this document is Rs 81000/- and the Stamp duty paid as: Impresive Rs- 1000

Deficit stamp duty

Deficit stamp duty : 1.Rs-40000/- is paid by the draft no. 597852, Draft date:14/03/2008, Bank name:STATE BANK OF INDIA, Tegharia, recieved on 14/03/2008. 2 Rs 40020/- is paid by the draft no. 597851, Draft date:14/03/2008, Bank name:STATE BANK OF INDIA Tegharia recieved on 14/03/2008

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

Presented for registration dt 16 18 on 14/03/2008,at the Office of the A. D. S. R. BIDHAN NAGAR by Sawat Ali Laskar.Claimant

Admission of Execution(Under Section 58).

Execution is admitted on 14/03/2008 by

- 1 Tarak Chandra Saha, son of Lt Tarani Kr Saha,74 Lake Town,Thana Lake Town, By caste Hindu,by Profession
 - 2 Rejina Biba, wife of Shajhan Molla,Balgori,Thana Rajarhat, By caste Hindu,by Profession ----
 - 3 Sawat Ali Laskar, son of Ayub Ali Laskar,Chakpanchuria,Thana Rajarhat, By caste Hindu,by Profession ----
- Identified By Emdadul Laskar, son of Lt.A Laskar,Chakpanchuria Thana: Rajarhat, by caste Muslim,By Profession ----

[Nurul Amin Khan]

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR

Govt. of West Bengal



Certificate of Registration under section 60 and Rule 69.

**Registered in Book - I
CD Volume number 4
Page from 231 to 256
being No 03472 for the year 2008.**



**(Nurul Amin Khan) 17-March-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal**

Certified to be a True Copy

Digitally signed by BANSHI BADAN SAHA
Date: 2020.11.24 15:03:31 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

Addl Dist. Sub Registrar
Bidhan Nagar, (Salt Lake City)
31/7/18