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1623/2018

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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M. v. 43, 55, 1m8

Q-1-125651/18

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Registrar of Assurances - II
Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

for ... 544, 541 ... with your
attach stamp date etc. 41

27660

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10/05/18

DEED OF CONVEYANCE

9/2

THIS INDENTURE made on this 1st day of October, Two Thousand and Seven

BETWEEN

MADAN GOPAL SAHA son of LATE MADHUSUDAN SAHA by faith Hindu residing at 507/107, JESSORE ROAD, KOLKATA - 700 074, KOLKATA - 700 074 both by faith Hindu by occupation Business hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representative, executors, administrators and assigns) of the **ONE PART**

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2059 21/9/07

5000/-

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क्र. 21/9/07
मूला 5000/-
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REG. REGISTER OF ASSURANCE
1/10/07

Madan Gopal Sahu



BISA

Madan Gopal Sahu



Jayante Chafnabats
s/o, Sai Birendra Chafnabats
West Nabanagar, P.O. Birsahi
Kal-51, Birsahi.

REG. REGISTER OF ASSURANCE
1/10/07

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-023568821-1 Payment Mode Online Payment
GRN Date: 09/05/2018 17:05:43 Bank: ICICI Bank
BRN: 1448922168 BRN Date: 09/05/2018 17:09:47

DEPOSITOR'S DETAILS

Name : Sattyaahomes Development Pvt Ltd
Contact No. : 9874444992 Mobile No. : +91 9874444992
E-mail : raju@hilandcal.com
Address : 225C AJC Bose Road 4th Floor Kolkata 700020
Applicant Name : Mr Madan Gopal Saha
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

Id No. : 19021000125651/4/2018
[Query No./Query Year]

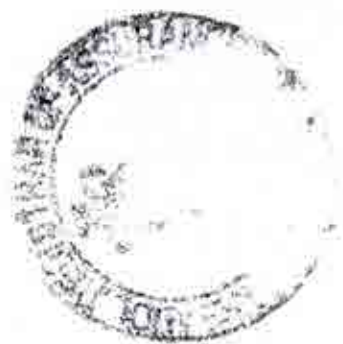
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19021000125651/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	228648
2	19021000125651/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	40726

In Words : Rupees Two Lakh Sixty Nine Thousand Three Hundred Seventy Four only

Total

269374



AND

RAULI TREES MERCHANTS PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 27/A/3, SURATH CHANDRA BANERJEE LANE, P.O - KONNAPARA, P.S. - UTTARPARA, DIST. - HOOGHLY, PIN 712235 hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART.**

WHEREAS one MADAN GOPAL SAHA one of the vendor herein, is the recorded owner of agricultural land measuring 31.56 Satak out of 101 Satak in R.S.DAG NO. 779 & 4.37 Satak out of 35 Satak in R.S.DAG NO. 787 under L.R. KHATIAN NO.1089 situated at Mouza GENRAGARI, J.L.No. 37 under Rajarhat P.S., North 24- Paraganas.

AND WHEREAS MADAN GOPAL SAHA, the vendor herein, is the absolute owner of the said land and enjoy a good and marketable title on the said land which he propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 35.93 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 653000/- (Rupees SIX LAC FIFTY THREE THOUSAND) only and on the terms and conditions hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs 653000. /- (RUPEES : SIX LAC FIFTY THREE THOUSAND)only paid by the purchaser to the vendor before the execution of this present (the receipt of which the vendor doth hereby acknowledge) the vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule I with all sewers, drains, common fences, rights, liberties, privileges, easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto AND ALL THAT ESTATE right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH All deeds pattahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and premises or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises hereby granted or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat encumber or make void the same and subject only to the payment of the said fixed annual rent and NOTWITHSTANDING any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power to grant the said land hereditaments and premises hereby granted or expressed to be unto

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1941 Registrar of Assurances
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and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possesses and enjoy the said land hereditaments and premises and received the rents issues and profits thereof without any lawful eviction or interruption claim or demand whatsoever from or by the vendor or any person lawfully or equitably claiming from under or in trust for it and that free and clear freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it AND FURTHER that the vendor and all person or persons lawfully or equitably claiming any estate part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the purchaser in manner aforesaid as shall or may be reasonably required.

The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject or any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali Land measuring an area of 31.56 Satak in R.S.DAG NO. 779 & 4.37 Satak in R.S.DAG NO. 787 i.e in total 35.93 Satak under L.R. KHATIAN NO.1089 within the limit of Patharghata Panchayat under Rajarhat Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza - GENRAGARI, J. L. No. 37, TOUZI NO. 10 in the district of 24 - Paraganas (north).

The Plot of land is bounded as under :-

R.S.DAG NO. 779 :

- ON THE NORTH : R. S. DAG NO. 742 & 741
- ON THE SOUTH : R. S. DAG NO. 777
- ON THE EAST : PART OF R. S. DAG NO, 778
- ON THE WEST : PART OF R. S. DAG NO. 780

R.S.DAG NO. 787 :

- ON THE NORTH : R. S. DAG NO. 736
- ON THE SOUTH : R. S. DAG NO. 785
- ON THE EAST : PART OF R. S. DAG NO. 786
- ON THE WEST : PART OF R. S. DAG NO 788 & 792













Handwritten signature or mark, possibly a stylized 'S' or 'A', with some faint text below it.

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
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>Sanjay Prasad</i>	LH					
	RH.					

ATTESTED :-

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	RH.					

ATTESTED :-

<div style="border: 1px solid black; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center;"> PHOTO </div>	LH					
	RH.					

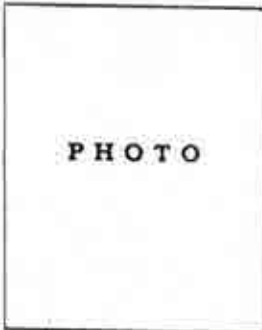
ATTESTED :-

SPECIMEN FORM FOR TEN FINGERPRINTS

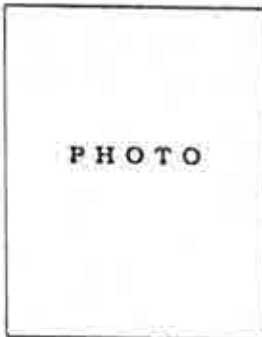


Madan Gopal Sahu

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



add Registration Assurance
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MEMO OF CONSIDERATION

Paid by **RAULI TREES MERCHANTS PVT. LTD.**, by cheque no.348286 dated 01.10.07 drawn on INDIAN BANK amounting Rs.653000 /- (RUPEES : SIX LAC FIFTY THREE THOUSAND ONLY)

WITNESSES :

1. Jayanta Chakrabarty
Bisahi, Kat-51.

2. Ramesh Mukherjee

১/১১/০৭
K.M. - 11

Madan Gopal Sahu
SIGNATURE OF THE VENDOR

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

This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

WITNESSES :

1. Jayanta Chakrabarty

2. Ramesh Mukherjee

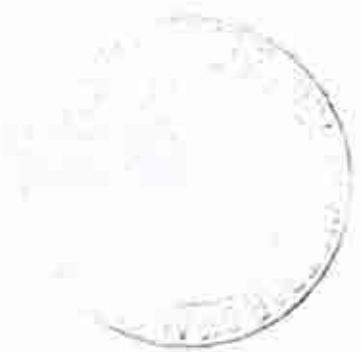
Madan Gopal Sahu
SIGNATURE OF THE VENDOR

MD. AMJAD ALI
Drafted by: **MD. AMJAD ALI, Adv.**
F/1234/06

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Handwritten signature or initials next to a line of text.



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Major Information of the Deed

Deed No :	I-1902-01623/2018	Date of Registration	10/05/2018
Query No / Year:	1902-1000125651/2018	Office where deed is registered	
Query Date	01/10/2007	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Madan Gopal Saha 507/107, JESSORE ROAD, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 8918842929, Status Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 6,53,000/-	Rs. 43,55,148/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,61,308/- (Article:23)	Rs. 47,989/- (Article:A(1), M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Garagari

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-779	RS-1089	Shali	Shali	35.93 Dec	6,53,000/-	43,55,148/-	Property is on Road
Grand Total :					35.93Dec	6,53,000 /-	43,55,148 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Madan Gopal Saha (Presentant) Son of Late Madhusudan Saha 507/107, JESSORE ROAD, P.O:- DUM DUM, P.S:- Dum Dum, Kolkata, District:- North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMAPS7077H, Status :Individual, Executed by: Self, Date of Execution: 01/10/2007 , Admitted by: Self, Date of Admission: 01/10/2007 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2007 , Admitted by: Self, Date of Admission: 01/10/2007 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sanjoy Mondal Director Of Rauli Trees Merchants Pvt Ltd Son of Bijay Gobindo Mondal 27/ A/3 Surath Chandra Banerjee Lane, P.O:- Konnapara, P.S:- Uttarpara, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712235 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APBPM7905E, Status :Individual, Status : Not Executed ,Place : Absent

Major Information of the Deed :- I-1902-01623/2018-10/05/2018

Identifier Details :

Name & address	
Mr Jayanta Chakraborty Son of Mr Birendra Chakraborty West Nabanagar, P.O - Birati, P.S:- Nimta, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Madan Gopal Saha	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Madan Gopal Saha	Sanjoy Mondal Director Of Rauli Trees Merchants Pvt Ltd-35.93 Dec

Endorsement For Deed Number : I - 190201623 / 2018**On 01-10-2007****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 21:00 hrs on 01-10-2007, at the Private residence by Madan Gopal Saha ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 43,55,148/-

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

Execution is admitted on 01/10/2007 by Madan Gopal Saha, Son of Late Madhusudan Saha, 507/107, JESSORE ROAD, P.O: DUM DUM, Thana: Dum Dum, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business

Indetified by Mr Jayanta Chakraborty, , Son of Mr Birendra Chakraborty, West Nabanagar, P.O: Birati, Thana: Nimta, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Payment of Stamp Duty

Pranay Kumar Chatterjee
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1902-01623/2018-10/05/2018.

On 03-10-2007

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 47,989/- (A(1) = Rs 47,905/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 7,263/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,61,308/- and Stamp Duty paid by Draft Rs 27,660/-

Description of Draft

1. Draft(other) No: 594541, Date: 01/10/2007, Amount: Rs.27,660/-, Bank: ,

Pranay Kumar Chatterjee

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

On 10-05-2018

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 47,989/- (A(1) = Rs 47,905/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,726/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/05/2018 5:09PM with Govt. Ref. No: 192018190235688211 on 09-05-2018, Amount Rs: 40,726/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1448922168 on 09-05-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,61,308/- and Stamp Duty paid by by online = Rs 2,28,648/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/05/2018 5:09PM with Govt. Ref. No: 192018190235688211 on 09-05-2018, Amount Rs: 2,28,648/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 1448922168 on 09-05-2018, Head of Account 0030-02-103-003-02



Asit Kumar Joarder

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

Major Information of the Deed :- I-1902-01623/2018-10/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2018, Page from 53870 to 53882

being No 190201623 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.05.12 13:11:20 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 12-05-2018 13:11:14
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

