

05713

I-08811/2014

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

18-8  
19-9

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 601789

Certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with this document are part of this document.

*[Signature]*

Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
21 JUL 2014

R.S. 106 74  
L.R. 131 129 2.86  
R.S. 127  
100/169  
5.4

DEED OF CONVEYANCE

- 1. Date: 21st July 2014
- 2. Place: DSR-IV, ALIPORE
- 3. Parties:

- 3.1 MRINAL CANTI ROY son of Late Chunilal Roy, by religion - Hindu, by occupation - Business residing at 25, Sourin Roy Road, P.S. Behala, Kolkata - 700034, Pan No. ADHPR5657A.
- 3.2 MAULA GAZI son of Late Mosaraf Hossain Gazi, by religion - Muslim, by occupation - Business, residing at - Vill & P.O. Pailan, P. S. Bishnupur, Dist - South 24-Parganas, Kolkata - 700104, Pan No. AKLPG0251A.
- 3.3 JIBAN KUMAR NASKAR son of Late Akhil Kumar Naskar, by faith Hindu, by Nationality Indian, by occupation Cultivation/Business/Service, residing at Sarmasterchak, P.O. - Pailan, P.S. Bishnupur, Kolkata - 700104, having E.C. No. WB/18/110/003379 and Pan No. ABEPN7218C.
- 3.4 MOHAN KUMAR NASKAR son of Late Akhil Kumar Naskar, by faith Hindu, by Nationality Indian, by occupation Cultivation/Business/Service, residing at Sarmasterchak, P.O. - Pailan, P.S. Bishnupur, Kolkata - 700104, having E.C. No. KCT1022623 and Pan No. ABSPN6955G.
- 3.5 BHUBAN KUMAR NASKAR son of Late Akhil Kumar Naskar, by faith Hindu, by Nationality Indian, by occupation Cultivation/Business/Service, residing at Sarmasterchak, P.O. - Pailan, P.S. Bishnupur, Kolkata - 700104, having E.C. No. WB/18/110/003551 and Pan No. ABKPN7731N.
- 3.6 NAYAN KUMAR NASKAR son of Late Akhil Kumar Naskar, by faith Hindu, by Nationality Indian, by occupation Cultivation/Business/Service, residing at Sarmasterchak, P.O. - Pailan, P.S. Bishnupur, Kolkata - 700104, having E.C. No. WB/18/110/003257 and Pan No. ABNPN3646D.

(Collectively Vendors, includes successors-in-interest).

AND

- 3.7 DEBASIS SEN son of Samarendra Narayan Sen, by religion - Hindu, by occupation - Business, residing at 58A, Diamond Harbour Road, P.O. Joka, P. S. Thakurpukur, Dist - South 24 Parganas, Kolkata - 700104, Pan No. AKTPS2502A.
- 3.8 SANDIP SEN son of Samarendra Narayan Sen, by religion - Hindu, by Occupation Business, residing at 58A, Diamond Harbour Road, P.O. Joka, P. S. Thakurpukur, Dist - South 24 Parganas, Kolkata 700104, Pan No. AKLPS7659A.

(Collectively Purchasers which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their successor/s in office and assigns)

Vendors and Purchasers collectively Parties.

NOW THIS CONVEYANCE WITNESSES:

4. Subject Matter of Conveyance:

4.1 Said Land : ALL THAT piece and parcel of Land measuring 8.26 decimal more or less being [1] Land area measuring more or less 5.4 decimal comprised in R.S. *Dag No. 127* corresponding L.R. *Dag No. 131*, R.S. Khatian No. 106 corresponding L.R. Khatian Nos. 489 and 490 and [2] Land area measuring more or less 2.86 decimal comprised in R.S. *Dag No. 100/169* corresponding L.R. *Dag No. 129*, R. S. Khatian No. 74 corresponding L.R. Khatian No. 51, 71, 118 and 131 comprised in Mouza Sarmasmaterchak, J.L. No. 17, R.S. No. 327, Police Station Bishnupur, District South 24 - Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24Parganas (South) [Said Land], described in the Schedule below.

5. Representations, Warranties and Covenants of the Vendors :

5.1 Representations, Warranties and Covenants on Chain of Title:

5.1.1 Ownership of Akhil Kumar Naskar son of Late Dinanath Naskar : Akhil Kumar Naskar son of Late Dinanath Naskar was the sole and absolute owner of the ALL THAT piece and parcel of Land measuring 33.5 decimal more or less comprised in Mouza Sarmasmaterchak, R.S. *Dag No. 127* corresponding L.R. *Dag No. 131*, R.S. Khatian No. 106 corresponding L.R. Khatian No. 2, J.L. No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24Parganas (South). [ Mother Land.]

5.1.2 Demised of Akhil Kumar Naskar and Devolution of Interest: Akhil Kumar Naskar died intestate and his 4[four] sons namely Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar and Nayan Kumar Naskar and 3 [three] daughters namely Basanti Naskar, Asima Mondal (Naskar) and Anima Naskar his right, title and interest in the [Mother Land].

5.1.3 Gift to Soumitra Naskar son of Bhuban Kumar Naskar: By a Deed of Gift dated 25<sup>th</sup> September 2012 at A.D.S.R. Bishnupur and recorded in Book No. I, CD Volume 17, Pages 5546 to 5557 being Deed No. 06261 for the year 2012, Basanti Naskar wife of Sri Nishikanta Naskar, gifted, transferred, conveyed and assigned her

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share of land comprised in R.S. Dag No. 127 corresponding L.R. Dag No. 131, R.S. Khatian No. 106 corresponding L.R. Khatian No. 2, J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24 Parganas (South) to Soumitra Naskar, thus the Soumitra Naskar became the sole and absolute owner of the 1/7th share of the [Mother Land].

- 5.1.4 Sale to Mrinal Canti Roy son of Late Chunilal Roy and Maula Gazi son of Late Mosaraf Hossain Gazi : By two Deed of Sale dated 8<sup>th</sup> day of February, 2013 at DSR - IV, South 24 -Parganas and recorded in Book No. I, CD Volume Number 5, Pages 4225 to 4240 being Deed No. 01151 for the year 2013 and recorded in Book No. I, CD Volume Number 8, Pages 2453 to 2466 being Deed No. 01721 for the year 2013, Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Asima Mondal (Naskar) Anima Naskar and Soumitra Naskar sold, , transferred, conveyed and assigned of more or less 13.65 decimal land out of their share of land comprised in R.S. Dag No. 127 corresponding L.R. Dag No. 131, R.S. Khatian No. 106 corresponding L.R. Khatian No. 2, J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24 - Parganas (South) to Mrinal Canti Roy and Maula Gazi, thus the Mrinal Canti Roy and Maula Gazi became the sole and absolute owner of 13.65 decimal land and recorded their name in the L.R. Record as L.R. Khatian Nos. . 489 and 490 respectively [First Land].
- 5.1.5 Ownership of Amoy Krishna Kayal and Madhab Chandra Kayal both son of Late Kinuram Kayal: Amoy Krishna Kayal and Madhab Chandra Kayal both son of Late Kinuram Kayal were the sole and absolute owner of the ALL THAT piece and parcel of Land measuring 28 decimal more or less comprised in Mouza Sarmasmaterchak, R.S. Dag No. 100/169 corresponding L.R. Dag No. 129, R.S. Khatian No. 74, J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24 Parganas (South) [Second Land]
- 5.1.6 Sale to Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar and Nayan Kumar Naskar all son of Late Akhil Kumar Naskar : By 2(Two) Sale Deed dated 3<sup>rd</sup> June, 1968, registered in the office of the Sub Registrar office at Bishnupur being Deed No. 8147 and 8158 for the year 1968, Amoy Krishna Kayal and

Madhab Chandra Kayal sold, transferred, conveyed and assigned the Second Land to Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar and Nayan Kumar Naskar, thus the Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar and Nayan Kumar Naskar became the sole and absolute owner of the Second Land and recorded their name in the L.R. Record as L.R. Khatian Nos 51, 71, 118 and 131 respectively.

5.1.7 Ownership of Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar and Nayan Kumar Naskar : In the aforesaid circumstances Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar and Nayan Kumar Naskar are the joint owners of the Land measuring 28 decimal more or less comprised in Mouza Sarmasmaterchak, R.S. Dag No. 100/169 corresponding L.R. Dag No. 129, R.S. Khatian No. 74, J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24Parganas (South) [Second Land] and recorded their name in the L.R. Record as L.R. Khatian Nos 51, 71, 118 and 131 respectively.

5.1.8 Land: The First land and the Second Land collectively Land.

5.1.9 Vendors: The Vendor No. 3.1 to 3.6 herein collectively Vendors.

5.1.10 Ownership of Vendors : the Vendor No. 3.1 and 3.2 herein is the sole and absolute owner of the Land measuring 5.4 decimal comprised in R.S. Dag No. 127 corresponding L.R. Dag No. 131, R.S. Khatian No. 106 corresponding L.R. Khatian Nos. 489 and 490 in Mouza Sarmasmaterchak, , J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24 - Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24Parganas (South) and Vendor No. 3.3 herein, the 3.4 herein, 3.5 herein and the 3.6 herein is the sole and absolute joint owners of the Land area measuring more or less 2.86 decimal comprised in R.S. Dag No. 100/169 corresponding L.R. Dag No. 129, R. S. Khatian No. 74 corresponding L.R. Khatian No. 51, 71, 118 and 131 comprised in Mouza Sarmasmaterchak, , J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24 - Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24Parganas (South) [collectively Said Land], described in the Schedule below.

5.1.11 **Ownership of Vendors :** In the aforesaid circumstances Vendors are the joint owners of the ALL THAT piece and parcel of Land measuring measuring 8.26 decimal more or less being [1] Land area measuring more or less 5.4 decimal comprised in R.S. Dag No. 127 corresponding L.R. Dag No. 131, R.S. Khatian No. 106 corresponding L.R. Khatian Nos. 489 and 490 and [2] Land area measuring more or less 2.86 decimal comprised in R.S. Dag No. 100/169 corresponding L.R. Dag No. 129, R. S. Khatian No. 74 corresponding L.R. Khatian No. 51, 71, 118 and 131 comprised in Mouza Sarmasmaterchak, , J.L. No. 17, R.S. No. 327, Police Station Bishnupur, District South 24 - Parganas, described in the Schedule below and free from all encumbrances and possession in the Said Land till date.

5.1.12 **Absolute Owners:** In the manner stated above, the Vendors have become the absolute joint owners of the Said Land and are in Possession of the Said Land.

5.1.13 **True and Correct Representations:** The Vendors are the undisputed joint owners of the Said Land, such ownership having been acquired in the manner stated in Clauses 5.1.1 to 5.1.12 above, the contents of which are all true and correct.

5.2 **Representations, Warranties and Covenants on Encumbrances:**

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition or requisition of the Said Land and declare that the Said Land is not affected by any scheme of the Gram Panchayat/ Municipal Authority or Government or any Statutory Body.

5.2.2 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.

5.2.3 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Land to the Purchaser.

5.2.4 **Free from all Encumbrances:** The Said Land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars Income Tax Attachment, Financial Institution charges 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 Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Land is free, clear and marketable.

5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.6 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Land or any part thereof.

## 6. Background:

6.1 **Agreement to Sell and Purchase:** The Vendors have approached and offered to sell 8.26 decimal of the Said Land 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 8.26 decimal out of the Said Land.

## 7. Transfer:

7.1 **Conveyance:** The Vendors hereby sell, convey and transfer to the Purchaser, free from all encumbrances, the entirety of the Vendors right, title and interest of whatsoever or howsoever nature in the Said Land, being ALL THAT piece and parcel of Land measuring measuring 8.26 decimal more or less being [1] Land area measuring more or less 5.4 decimal comprised in R.S. Dag No. 127 corresponding L.R. Dag No. 131, R.S. Khatian No. 106 corresponding L.R. Khatian Nos. 489 and 490 and [2] Land area measuring more or less 2.86 decimal comprised in R.S Dag No. 100/169 corresponding L.R. Dag No. 129, R. S. Khatian No. 74 corresponding L.R. Khatian No. 51, 71, 118 and 131 comprised in Mouza Sarmasmaterchak, , J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24 - Parganas, ADSR Bishnupur, Margana Magura, under the Kulerdari Gram Panchayat, District 24 Parganas (South), [Collectively Said Land] described in the Schedule below.

7.2- **Consideration:** The sale, conveyance and transfer of the said 8.26 decimal Land is being made in consideration of a sum of Rs. 16,50,000/- [Indian Rupees Sixteen Lac Fifty Thousand] only paid to the Vendors, the entirety of which has been received by the Vendors and the Vendors have executed the Receipt and Memo of Consideration below to admit and acknowledge the same.

8. **Terms of Transfer:**

8.1 **Salient Terms:** The transfer being affected 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 claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, bargadars, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.

8.2 **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendors have in the Said Land and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Land.

8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:

8.3.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser on express indemnification by the Vendors about the correctness of the Vendor's title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendors shall, at the Vendors own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.3.2 **Transfer of Property Act:** All obligations and duties of Vendors and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.4 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Land has been handed over by the Vendors to the Purchaser, which the Purchaser admits, acknowledges and accepts.

8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendor hereby indemnifies and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.



- 8.6 **Holding Possession:** The Vendors hereby covenant that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land 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 or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendors.
- 8.7 **Indemnity:** The Vendors hereby covenant that the Vendor or any person claiming under the Vendor's in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-interest by reason of any defect in title of the Vendors or any of the Representations being found to be untrue.
- 8.7 **Searching in relation to the Title:** Searching in relation to the Title conducted by the Purchaser, **identifier as well as introducer** and/or Witness so far it is learnt from them and above stated persons have confirmed their title in relation to the Land, knowing fully well about the marketable title of the Land are going to execute this Deed of Conveyance. This Deed of Conveyance is executed totally based upon the document/allied paper supplied and information by the Purchaser, Owner/Vendor and **identifier as well as introducer**. In this respect the Purchaser's Advocate will not bear any responsibility. The title of the Land is very much with in the knowledge of the Purchaser, **identifier as well as introducer** and/or Witness. In this respect the Purchaser's Advocate will not bear any responsibility.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its 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 Land.

Schedule  
[Subject Matter of Sale]

ALL THAT piece and parcel of Land measuring 8.26 decimal more or less comprised in Mouza Sarmasmaterchak, J.L No. 17, R.S. No. 327, Police Station Bishnupur, District South 24, Parganas, ADSR Bishnupur, Margana Magura, under the *Kulerdari* Gram Panchayat, District 24 Parganas (South), and several R.S. and L.R. Dag and L.R. Khatian Nos. as follows

R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	L.R. Khatian Nos.	Classification	Area of Total Dag in decimal more or less	Sold Area in decimal more or less
127	131	106	489, 490	Sali	67	5.4
100/169	129	74	51, 71, 118, 131	Sali	56	2.86

Together with all easement rights over the 20' wide road on the Southern Side and all other rights, appurtenances and inheritances for access and user of the Said Land delineated in the Plan annexed and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North : R.S. Dag No. 126
- On the East : R.S. Dag No. 127 [Part]
- On the South : 20' Wide Road
- On the West : R.S. Dag No. 100/169 [Part]

9. Execution and Delivery:

9.1 In witness whereof the Vendors and Purchasers have executed and delivered this instrument of Conveyance on the date given above.

Devi Devi

Hanur

Jiban Kumar Naskar

Mohan Kumar Naskar

Bharat K. Naskar

Nayan Kumar Naskar

[Vendors]

Witnesses:

1. Surojit Banerjee  
21, Jod Krishna Park Road,  
Kolkata - 700023.

2. Balbir Pailan

LT = Satish Pailan

VI = Sarmist Chakr

KOL = 104

## Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 16,50,000/- [Indian Rupees Sixteen Lac Fifty thousand] only towards full and final payment of the Consideration receivable by the Vendors under this Conveyance, in the following manner:

Mode	Date	Bank	Amount[Rs.]
Ch.No. 349557	11.07.2014	SBH, Brabourne Road	6,25,000/-
Ch.No. 349558	11.07.2014	SBH, Brabourne Road	6,25,000/-
Ch.No. 349559	11.07.2014	SBH, Brabourne Road	1,00,000/-
Ch.No. 349560	11.07.2014	SBH, Brabourne Road	1,00,000/-
Ch.No. 349561	11.07.2014	SBH, Brabourne Road	1,00,000/-
Ch.No. 349562	11.07.2014	SBH, Brabourne Road	1,00,000/-
Total Rs.			16,50,000/-

*Dr. A. S. Desai*

*Mohan Kumar Naskar*

*Mauli Desai*

*Baldev Kumar Naskar*

*Jitendra Kumar Naskar*

*Nayan Kumar Naskar*

[Vendors]

Witnesses:

1. *Surojit Banerjee*  
21, Jyoti Keshavnagar Road,  
Kolkata - 700023.

2. *Baldev Pailan*

Drafted by me as per document produce before me

*M. S. [Signature]*  
Advocate



Government Of West Bengal  
Office Of the D.S.R. - IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 08811 of 2014  
(Serial No. 05713 of 2014 and Query No. 1604L000012533 of 2014)

On 21/07/2014

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

Presented for registration at 19.45 hrs on :21/07/2014, at the Private residence by Mrinal Canti Roy , one of the Executants.

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

Execution is admitted on 21/07/2014 by

1. Jiban Kumar Naskar, son of Late Akhil Kr Naskar , Sarmasterchak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : Others
  2. Mohan Kr Naskar, son of Late Akhil Kr Naskar , Sarmasterchak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : Others
  3. Bhuvan Kr Naskar, son of Late Akhil Kr Naskar , Sarmasterchak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : Others
  4. Nayan Kr Naskar, son of Late Akhil Kr Naskar , Sarmasterchak, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : Others
  5. Mrinal Canti Roy, son of Late Chunilal Roy , 25 Sourin Roy Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste Hindu, By Profession : Business
  6. Maula Gazi, son of Late Mosaraf Hossain Gazi , Pailan, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Muslim, By Profession : Business
- Identified By Tapas Kayal, son of Biswanath Kayal, Doulatpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

On 22/07/2014

**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.-16,50,000/-

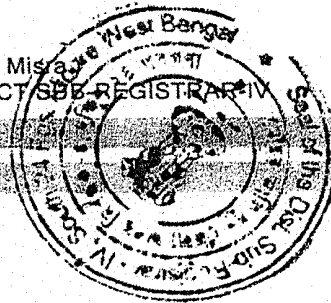
Certified that the required stamp duty of this document is Rs.- 82510 /- and the Stamp duty paid as: Impressive Rs.- 100/-

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

On 20/08/2014

**Payment of Fees:**

Amount By Cash



( Tridip Misra )  
DISTRICT SUB-REGISTRAR-I



Government Of West Bengal  
Office Of the D.S.R. - IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 08811 of 2014  
(Serial No. 05713 of 2014 and Query No. 1604L000012533 of 2014)

Rs. 18178.00/-, on 20/08/2014

( Under Article : A(1) = 18139/- , E = 7/- , H = 28/- , M(b) = 4/- on 20/08/2014 )

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

**On 01/12/2014**

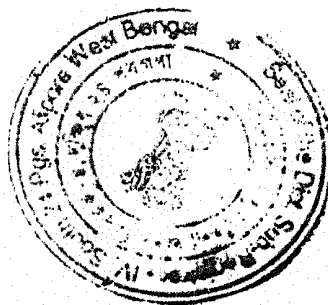
**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.












**Deficit stamp duty**




Deficit stamp duty Rs. 82500/- is paid , by the draft number 879072, Draft Date 28/11/2014, Bank : State Bank of India, ESPLANADE, received on 01/12/2014

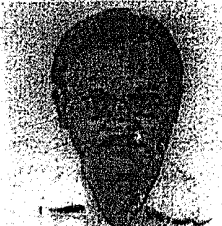









( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

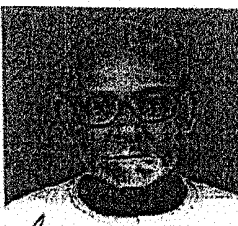






















( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV












Name		Thumb	Index	Middle	Ring	Little
 Signature <i>Mohan W. Naska</i>	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					

Name		Thumb	Index	Middle	Ring	Little
 Signature <i>B. S. Naska</i>	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					

Name		Thumb	Index	Middle	Ring	Little
 Signature <i>Nayan Kumar Naska</i>	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					

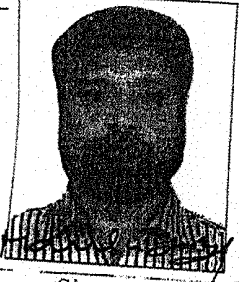









Name		Thumb	Index	Middle	Ring	Little
 Signature <i>Jiban Kumar Naska</i>	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					

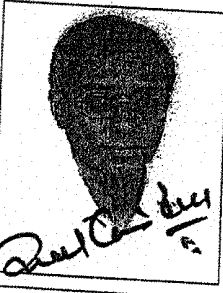




Name <b>SANDIP SEN</b>		Thumb	Index finger	Middle finger	Ring finger	Little finger
 Impres- sion of Left hand's finger	Impres- sion of Right hand's finger					
	Signature <i>Sandip Sen</i>					

Name <b>DEBASIS SEN</b>		Thumb	Index finger	Middle finger	Ring finger	Little finger
 Impres- sion of Left hand's finger	Impres- sion of Right hand's finger					
	Signature <i>Debasis Sen</i>					

Name		Thumb	Index finger	Middle finger	Ring finger	Little finger
Signature	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					



Name <b>MAULA GAZI</b>		Thumb	Index	Middle	Ring	Little
 Impres- sion of Left hand's finger						
	Impres- sion of Right hand's finger					
Signature <b>Maula Gazi</b>						

Name <b>MRINAL CANTIROY</b>		Thumb	Index	Middle	Ring	Little
 Impres- sion of Left hand's finger						
	Impres- sion of Right hand's finger					
Signature <b>Mrinal Cantiroy</b>						

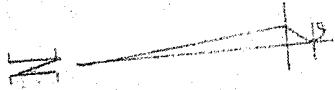
Name		Thumb	Index	Middle	Ring	Little
Signature	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's finger					

Name		Thumb	Index	Middle	Ring	Little
Signature	Impres- sion of Left hand's finger					
	Impres- sion of Right hand's					

SITE PLAN

AT. MOLZA - SARMASTER CHAK 2 L NO 17 R 5 NO 327. R 5  
7A & 106. L.R. KH. NO 1 PART OF R 5 DAG NOS 100/169 & 127  
L.R. DAG NOS. 129 & 131. OF AREA 2.86+5.40 = 8.26 DEC (MH)  
P.S. BISHNUPUR. DIST. 24. P.C.S. (S) UNDER KULER DAR. G.P.  
SCALE - 1" = 50' 40" SHOWN BY RED LINE

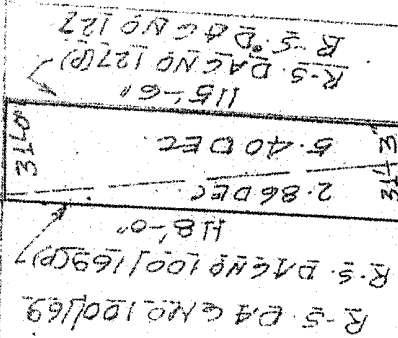
L.R. KH NOS 489, 490, 511, 71, 118 & 131



R-5 DAG NO 169

R-5 DAG NO 126

R-5 DAG NO 127



20'-0" WIDE COMMON PASSAGE

- 4. Mahan K. Nandan
- 5. Bhaboo Ks. Nandan
- 6. Mayan Keman Nandan

1. Dhanraj Singh  
2. Mahendra Singh

3. Pawan Kumar Nandan

SIGN. OF VENDORS

DRAWN BY:  
Nazrul Ali Molla

NAZRUL ALI MOLLA  
Dipl. in Surveying & Surveyor

Reg. No. 100/171/81/2016/111

Scale: 1" = 50'

