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T- 2189/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
 1606
 129496/16

It is certified that the document is submitted for registration. The signature sheets and the endorsement sheets attached with this document are part of this document. 589927

[Signature]
 District Sub-Registrar &
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 8 APR 2016

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the **8th** day of April, Two Thousand and Sixteen (2016) **BETWEEN SRI GAUTAM MANDAL (PAN - AAFPM9423N)**, Son of Sri Meghnath Mandal, by faith - Hindu, by Nationality - Indian, by Occupation - Service, presently residing at FL-B2, B/41, Sahid Nagar, Post

[Signature]

Office - Garfa, under Police Station - Garfa, Kolkata -700 078, in the District of South 24 Parganas and Previously resides at Sreekhanda (Dadpur), Post Office - Panchpota, under Police Station - Sonarpur, District: South 24 Parganas, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SRI JNANOTOSH BHANDARY (PAN - AEIPB5852P), Son of Sri Dulal Bhandary, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 243, Baishnabghata Patuli Township, Block-M, Post Office - Patuli, under Police Station - Patuli, Kolkata - 700 094, in the District of South 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS One Bhutanath Sardar was the sole and absolute land owner and possessor of the Schedule below mentioned

property along with other property finally published under Cadastral Settlement Survey, being C.S. Dag No.98, under C.S. Khatian No.48 under Mouza - Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41, Police Station - Sonarpur, formerly Garia No.1 Gram Panchayet, in the District of 24-Parganas.

AND WHEREAS while seized and possessed the said property the said Sri Bhutanath Sardar sold, conveyed and transferred with a valuable consideration mentioned therein unto and in favour of Sri Mahendra Nath Naskar, solely purchaser therein, lying and situate under Mouza - Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No.98, under C.S. Khatian No.48, Police Station - Sonarpur, formerly Garia No.1 Gram Panchayet, in the District of 24-Parganas with all easement right by virtue of a Bengali Suf - Bikray Kobala Deed therein.

AND WHEREAS while seized and possessed the sixteenth anna share of the above mentioned property and since the said Sri Mahendra Nath Naskar therein seized, possessed and enjoyed his aforesaid landed property without any claim, demand, attachments, encumbrances, liens, charges, lispendences, attachments, trust whatsoever from any corner.

AND WHEREAS while seized and possessed as sole and absolute rightful land owner and possessor the said Sri Mahendra Nath Naskar therein sold, conveyed and transferred with a valuable consideration mentioned therein unto and in favour of Sri Prabodh Chandra Ghosh, solely purchaser therein **ALL THAT** a piece and parcel of Shali land measuring more or less 1.41 Acres, lying and situate under Mouza - Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41; being C.S. Dag No.98, under C.S. Khatian No.48, under Police Station - Sonarpur, formerly Garia No.1 Gram Panchayet, in the District of 24-Parganas with all easement right by virtue of a Bengali Suf - Bikray Kobala Deed duly executed and registered on 11th day of February, 1941 in the office of the District Sub-Registrar, Alipore, 24-Parganas and the same is recorded in Book No.I, Volume No.31, Pages from 20 to 23, Being No.443 for the year 1941.

AND WHEREAS by virtue of a said Bengali Suf - Bikray Kobala Deed No.443 in the year 1941 the said Sri Prabodh Chandra Ghosh became the sole owner and possessor of the above mentioned property and has been seizing, possessing and enjoying the same by on paying the rates and taxes to the Authority concern.

AND WHEREAS while seized and possessed the sixteenth anna share of the aforesaid property and since the said Sri Prabodh Chandra Ghosh therein seized and possessed his aforesaid landed property without any claim, demand, attachments, encumbrances, liens, charges, lispendences, attachments, trust whatsoever from any person or persons.

AND WHEREAS while seized and possessed as sole and absolute rightful land owner and possessor therein the said Prabodh Chandra Ghosh died intestate leaving behind his wife namely Smt. Usha Bala Ghosh and his two sons namely Sri Arun Kumar Ghosh and Sri Ajoy Kumar Ghosh are the legal heirs and successors and/or legal representatives of the said deceased Prabodh Chandra Ghosh.

AND WHEREAS thus by way of inheritance (share of husband and father) the said Smt. Usha Bala Ghosh, Sri Arun Kumar Ghosh and Sri Ajoy Kumar Ghosh became the joint land Owners and possessor in respect of the above mentioned property by on paying the rates and taxes to the Authority concern regularly.

AND WHEREAS while seized and possessed the said land occupied as joint land owners and possessor the said Smt. Usha Bala Ghosh, Sri Arun Kumar Ghosh and Sri Ajoy Kumar Ghosh jointly conveyed and transferred the aforesaid property unto and

in favour of Ballygunge Estate Private Limited Company, a Company under the Indian Company Act, having its registered office at 220/E, Rashbehari Avenue, Calcutta - 700019, solely purchaser therein **ALL THAT** a piece and parcel of Shali land measuring more or less 1.41 Acres in two dag numbers, lying and situate under Mouza - Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No.96, under C.S. Khatian No.48, shali land area more or less 14 (Fourteen) Decimals and another C.S. Dag No.98, C.S. Khatian No.48, shali land area more or less 1.27 Acres, under Police Station - Sonarpur, at present within the limits of Rajpur - Sonarpur Municipality, being Ward No.01, in the District of South 24-Parganas with all easement right by virtue of a Bengali Nadabi Patra Deed duly executed and registered in the year 1949 in the office of District Registry office at Alipore and the same is recorded in Book No. I, Volume No.28, Pages from 40 to 63, Being No.1123 for the year 1949.

AND WHEREAS while seized and possessed the sixteenth anna share of the above mentioned property and since the said Ballygunge Estate Private Limited Company therein seized and possessed its aforesaid landed property without any claim, demand, attachments, encumbrances, liens, charges,

lispendences, attachments, trust whatsoever from any corner or corners.

AND WHEREAS while seized and possessed as sole and absolute rightful land owner and possessor of the aforesaid Property, the Revisional Settlement operation come into force and in the said Revisional Settlement Record of Right the said lands has been recorded in the name of said Ballygunge Estate Private Limited Company, under Revisional Settlement Survey, being R.S. Khatian No.32 relating to R.S. Dag No.100, Shali land area measuring more or less 1.27 Acres and R.S. Khatian No.32 relating to R.S. Dag No.98, Shali land area measuring more or less 14 (Fourteen) Decimals, land lying and situate under Mouza - Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag Nos.98 and 96, under C.S. Khatian No.48, under Police Station - Sonarpur, formerly Garia No.1 Gram Panchayet, at present within the limits of Rajpur - Sonarpur Municipality, being Ward No.01, in the District of 24-Parganas at present South 24-Parganas.

AND WHEREAS while seized and possessed as sole and absolute rightful land owner and possessor the said Ballygunge Estate Private Limited Company therein sold, conveyed and transferred with a valuable consideration mentioned therein

unto and in favour of Smt. Anima Debi alias Anima Rani Debi alias Anima Ganguly, Wife of Prafulya Ratan Gangopadhyay alias Prafulya Ratan Ganguly of 30/1, Gobinda Ghosal Lane, under Police Station - Bhawanipur, Kolkata, solely purchaser therein **ALL THAT** a piece and parcel of Shali land measuring more or less 33 (Thirty Three) Decimals in two dag numbers out of total shali land area measuring more or less 1.41 Acres, lying and situate under Mouza - Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No.98, under C.S. Khatian No.48, relating to R.S. Dag No.100, R.S. Khatian No.32, Shali land measuring more or less 30 (Thirty) Decimals and C.S. Dag No.96, C.S. Khatian No.48, relating to R.S. Dag No.98, R.S. Khatian No.32, Shali land measuring more or less 03 (Three) Decimals, under Police Station - Sonarpur, at present within the limits of Rajpur - Sonarpur Municipality, being Ward No.01, in the District of South 24-Parganas with all easement right by virtue of a Bengali Suf - Bikray Kobala Deed duly executed and registered on 15th day of October, 1958 in the office of the Sub-Registrar, Baruipur, 24 Parganas and the same is recorded in Book No.1, Volume No.82, Pages from 238 to 242, Being No.8108 for the year 1958.

AND WHEREAS by virtue of a said Bengali Suf - Bikray Kobala Deed bearing No.8108 in the year 1958 the said Smt. Anima Debi alias Anima Rani Debi alias Anima Ganguly, Wife of Prafulya Ratan Gangopadhyay alias Prafulya Ratan Ganguly by her own money and benefit and payment of valuable consideration money became the sole and absolute land owner and possessor of the above mentioned property, the L.R. Settlement operation come into force and in the said L.R. Record of Right the said property has been recorded in the name of said Smt. Anima Debi, Wife of Prafulya Ratan Gangopadhyay alias Prafulya Ratan Ganguly, under L.R. Khatian No.09, L.R. Dag No.107, being C.S. Dag No.98, under C.S. Khatian No.48, relating to R.S. Dag No.100, R.S. Khatian No.32, Shali land measuring more or less 30 (Thirty) Decimals and C.S. Dag No.96, C.S. Khatian No.48, relating to R.S. Dag No.98, R.S. Khatian No.32, L.R. Dag No.105, Shali land measuring more or less 03 (Three) Decimals, under Mouza - Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41, Post Office - Garia, under Police Station - Sonarpur, within the ambits of Rajpur - Sonarpur Municipality, being Ward No.01, Additional District Sub Registry Office at Garia (formerly Sonarpur), District Sub Registry Office at Alipore, in the District

of South 24-Parganas and has been seized, possessed and enjoyed the same by on paying the rates and taxes to the Authority concern.

AND WHEREAS thus while seized and possessed of as sole and absolute rightful land owner and possessor the said Smt. Anima Debi alias Anima Rani Debi alias Anima Ganguly, Wife of Prafulya Ratan Gangopadhyay alias Prafulya Ratan Ganguly therein mutated her name in the Office of the Rajpur - Soharpur Municipality in respect of the above mentioned property known, numbered and described as Municipal Holding No.30, Garagacha, being Ward No.01, in the District of South 24 Parganas and has been seized, possessed and enjoyed the same by on paying the rates and taxes to the Authority concerned regularly.

AND WHEREAS while seized and possessed as sole and absolute rightful land owner and possessor therein the said Smt. Anima Debi alias Anima Rani Debi alias Anima Ganguly, Wife of Prafulya Ratan Gangopadhyay alias Prafulya Ratan Ganguly therein sold, conveyed and transferred with a valuable consideration mentioned therein unto and in favour of Sri Gautam Mandal, Son of Sri Meghnath Mandal of Sreekhanda (Dadpur), Post Office - Panchpota, under Police Station -

Sonarpur, District: South 24 Parganas, solely purchaser therein (vendor herein) **ALL THAT** a piece and parcel of Shali land measuring more or less 04(Four) Cottahs 0(Zero) Chittak 02(Two) Square Feet out of total 30 (Thirty) Decimals, lying and situate under Mouza - Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No.98, under C.S. Khatian No.48, relating to R.S. Dag No.100, R.S. Khatian No.32, L.R. Dag No.107, L.R. Khatian No.09, Post Office - Garia, under Police Station - Sonarpur, within the ambits of Rajpur - Sonarpur Municipality, Holding No.30, Garagacha, being Ward No.01, in the District of South 24-Parganas with all easement right by virtue of a Bengali Suf - Bikray Kobala Deed duly executed and registered on 22nd day of September, 2004 in the office of the District Sub-Registrar - IV, Alipore, South 24 Parganas and the same is recorded in Book No.I, Volume No.24, Pages from 2576 to 2596, Being No.04039 for the year 2004.

AND WHEREAS after purchase of the Schedule below mentioned Shali land by virtue of a said Bengali Suf - Bikray Kobala Deed No.04039 in the year 2004 the said Sri Gautam Mandal (vendor herein), Son of Sri Meghnath Mandal became the sole and absolute land owner and possessor of the Schedule below mentioned landed property.

AND WHEREAS thus while seized and possessed of as sole and absolute rightful land owner and possessor the said Sri Gautam Mandal (vendor herein), Son of Sri Meghnath Mandal herein mutated his name in the Office of the Rajpur - Sonarpur Municipality in respect of the Schedule below mentioned property known, numbered and described as Municipal Holding No.355, Garagacha, being Ward No.01, in the District of South 24 Parganas and has been seizing, possessing and enjoying the same by on paying the rates and taxes to the Authority concerned regularly.

AND WHEREAS the Owner/Vendor herein has good marketable title to the Schedule below mentioned shali landed property and seizing, enjoying and possession peacefully, freely, absolutely, solely and without any claim, demand, attachments and encumbrances from any person or persons whatsoever.

AND WHEREAS being in urgent need of money, the Vendor herein offered to sell Shali land measuring more or less 4 (Four) Cottahs 0(Zero) Chittak 02 (Two) Square Feet, lying and situate under Mouza - Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No.98, under C.S. Khatian No.48, relating to R.S. Dag No.100, R.S. Khatian No.32, L.R. Dag No.107, L.R. Khatian No.09, Post Office - Garia, under

Police Station - Sonarpur, within the ambits of Rajpur - Sonarpur Municipality, Holding No.355, Garagacha, being Ward No.01, Additional District Sub Registry Office at Garia (formerly Sonarpur), District Sub Registry Office at Alipore, District: South 24 Parganas, with all easement right, more fully and particularly described in the Schedule hereunder written including all his right, title, interest, possession for the price to Rs.40,00,000/- (Rupees Forty Lacs) only considering the said price as the present market price and on coming to know the same, the purchaser herein agreed to purchase the aforesaid shali land measuring more or less 4 (Four) Cottahs 0(Zero) Chittak 02 (Two) Square Feet, more fully and particularly described in the Schedule hereunder written at the said consolidated price to Rs.40,00,000/- (Rupees Forty Lacs) only free from all encumbrances, attachments, claim, demand, liens, charges, lispendences, trust whatsoever and however from any person or persons.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of this Deed of Conveyance and in consideration of the said sum of Rs.40,00,000/- (Rupees Forty Lacs) only truly paid by the Purchaser to the Vendor simultaneously with the execution of this Deed (the receipt whereof the vendor doth hereby admit and

acknowledge as hereinafter mentioned in the memo of consideration) the said vendor as owner of the said property do hereby indefeasibly grant, convey, sale, transfer, assign and assure unto and to the use of the said Purchaser free from all encumbrances **ALL THAT** the said shali land including liberties, privileges with all using rights and all rights of ingress and egress including all easement right, title, interest, possession of the vendor into or upon the said land more fully and particularly described in the schedule hereunder written and every part thereof **TO HAVE AND TO HOLD** the said land /property hereby sold, transferred unto the Purchaser absolutely and forever. That the Vendor do hereby covenant with the Purchaser that notwithstanding any act, deeds, hereto before done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said shali land/property and the said property is not notified to be acquired under the Land Acquisition Act. Or not requisitioned by the Govt. nor by any public body whatsoever and there is no suit or dispute or case pending in any court in respect of the said land/property and there is no co-sharer in respect of the said land and the vendor has full power and absolute authority to sell, transfer the said land/property in manner aforesaid. That the Purchaser shall at

all times hereafter peaceably and quietly hold, possess and enjoy the said land/property with absolute right to sell, transfer, gift, mortgage, lease, convey whatsoever as its absolute owner and possessor without any lawful eviction from the vendor or any persons. That the Vendor covenant with the Purchaser to save the said land harmless and shall at all time hereafter indemnify and keep indemnified the Purchaser from or against all encumbrances, losses, damages, and charges whatsoever. AND the vendor covenant with the Purchaser that simultaneously with the completion of the Purchase the peaceful vacant possession of the said land/property hand over by the vendor to the Purchaser absolutely and forever. That the vendor further covenant with the Purchaser that if any dispute, claim, demand, litigation or case arise at any time regarding right, title interest, possession of the Vendor in respect of the schedule below property in that event the vendor shall be bound to make good or to compensate all losses, damages, sustained by the Purchaser and if require without consideration shall made rectification deed.

MORESO the Land Owner/Vendor declare that the rent and taxes in respect of the Schedule below mentioned property hereby sold and has been paid till this date and there is no

arrear or dues of rates, rents and taxes in respect of the said property and if any outstanding dues for the previous year found thereafter then the Land Owner/Vendor shall be liable to clear up the same.

AND FURTHER THAT the Land Owner/Vendor shall execute all documents, deed of declaration or rectification or any other supplementary deed/s at the cost of the Purchaser to establish good and effective title and the Purchaser shall have full right and absolute authority to bring electric, telephone line, gas and water connection under or over the property through the said road.

AND FURTHER the Land Owner/Vendor herein declares that if any defect in title or that of possession be transpired afterwards then the Land Owner/Vendor shall refund the entire consideration money with all incidental costs thereto to the Purchaser and the Purchaser shall be returned back the said property to the Land Owner/Vendor.

BE IT SATISFIED that the Land Owner/Vendor or his successors, legal representatives or assign shall sign, support and confirm any application made by the Purchaser for mutation for his name in the records of Rajpur-Sonarapur Municipality and also in the records of B.L.& L.R.O. at Sonarapur in respect of the

Schedule below mentioned property hereby conveyed and the Land Owner/Vendor or any of his successors, legal representatives or assigns shall give necessary no objection to the Purchaser and shall do all the necessary works as may be required for the same at the costs of the Purchaser.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Shali land measuring more or less **4 (Four) Cottahs 0(Zero) Chittak 02 (Two) Square Feet**, lying and situate under Mouza - Garagacha, J.L. No.45, Pargana - Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No.98, under C.S. Khatian No.48, relating to R.S. Dag No.100, R.S. Khatian No.32, L.R. Dag No.107, L.R. Khatian No.09, Post Office - Garia, under Police Station - Sonarpur, within the ambits of Rajpur - Sonarpur Municipality, Holding No.355, Garagacha, being Ward No.01, Additional District Sub Registry Office at Garia (formerly Sonarpur), District Sub Registry Office at Alipore, in the District of South 24-Parganas, including all right of ingress and egress over the Road and all easement rights and all trees on the said land together with all rights, title interest, possession of the vendor of the said land/property hereby sold and transferred by the vendor to the Purchaser of this Deed of Conveyance.

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

- ON THE NORTH** : R.S. Dag No.90;
ON THE SOUTH : 12' Feet wide Municipal Road;
ON THE EAST : Part of R.S. Dag No.100;
ON THE WEST : Part of R.S. Dag No.100.

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

SIGNED, SEALED AND DELIVERED

by the Parties herein at Kolkata in presence of:

WITNESSES:

1. *Sunil Choudhury*
 CSUBIR CHOWDHURY
 F-9, Adhmita Apartment
 1120, Dheleoa, Kallala - 700152

Mandop

Signature of the Vendor

2. Pralhad Kumar Maji
 Boalia, P.O. - Boalia,
 P.S. - Sonapur,
 Kolkata - 700084

Janotok Bhandary
Signature of the Purchaser

Drafted by me:

Pralhad Kumar Maji
 Advocate WB-510 of 2004

High Court at Calcutta.

MEMO OF CONSIDERATION

RECEIVED from the purchaser the sum of **Rs.40,00,000/-**
(Rupees Forty Lacs) only being the within mentioned full and
 final consideration money, by the vendor in the manner
 hereunder written:

MEMO

By Demand Draft No.006575
 dated 06.04.2016 drawn on
 HDFC Bank, Bhawanipore
 Branch, Kolkata, in favour of
 Gautam Mandal.

Rs.40,00,000.00

TOTAL: Rs.40,00,000.00

=====

(Rupees Forty Lacs) only.**WITNESSES:**

1. *Sd/- Girdhraj*
 (SUBIA CHOWDARY)
 F-4, Anandee Apartment
 1/20, Duleea, Kolkata - 700 152

*Gautam Mandal***Signature of the Vendor**

2. *Prakash Kumar Maji*

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name GAUTAM MANDAL

Signature *Gautam Mandal*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name JNANOTOSH BHANDARY

Signature *Jnanotosh Bhandary*



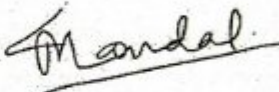
Thumb 1st finger Middle Finger Ring Finger Small Finger



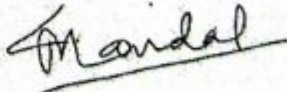
PHOTO	left hand				
	right hand				

Name

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Gautam Mandal Son of Mr Meghnath Mandal FI B 2 B/41 Sahid Nagar, P.O:- Garfa, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	 08/04/2016 2:44:48 PM	 LTI 08/04/2016 2:44:54 PM
		 08/04/2016 2:45:09 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Gautam Mandal Son of Mr Meghnath Mandal FI B 2 B/41 Sahid Nagar, P.O:- Garfa, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AAFPM9423N,; Status : Individual; Date of Execution : 08/04/2016; Date of Admission : 08/04/2016; Place of Admission of Execution : Office	 08/04/2016 2:44:48 PM	 LTI 08/04/2016 2:44:54 PM
		 08/04/2016 2:45:09 PM	



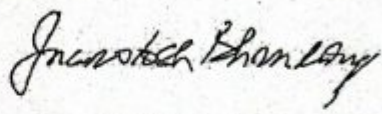


Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

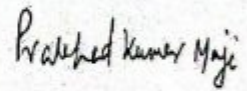
Query No / Year	16041000129496/2016	Query Date	28/03/2016 2:43:42 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Jnanotosh Bhandary		
Address	243 Balshnabghata Patuli Township Block M, Thana : Patuli, District : South 24-Parganas, WEST BENGAL, PIN - 700094		
Applicant Status	Buyer/Claimant		
Other Details	Mobile No. : 9830106930		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 1]		
Set Forth value	Rs. 40,00,000/-	Total Market Value:	Rs. 50,43,498/-
Stampduty Payable	Rs. 3,53,055/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 55,512/-	Registration Fee Article:-	A(1), E, M(b), H
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)		

Jnanotosh Bhandary
Mandal

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr Jnanotosh Bhandary Son of Mr Dulal Bhandary 243 Baishnabghata Patuli Township, Block/Sector: M, P.O:- Patuli, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEIPB5852P.; Status : Individual; Date of Execution : 08/04/2016; Date of Admission : 08/04/2016; Place of Admission of Execution : Office</p>	 08/04/2016 2:45:24 PM	 LTI 08/04/2016 2:45:31 PM
		 08/04/2016 2:45:50 PM	

Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Prabhat Kr Maji Son of Mr D N Maji High Court Calcutta, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,</p>	<p>Mr Gautam Mandal, Mr Jnanotosh Bhandary</p>	 08/04/2016 2:46:18 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Garagachha</p>	<p>LR Plot No:- 107 , LR Khatian No:- 9</p>	<p>4 Katha 2 Sq Ft</p>	<p>40,00,000/-</p>	<p>50,43,498/-</p>	<p>Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 12 Ft.,</p>

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Jnanotosh Bhandary

Identified by Mr Prabhat Kr Maji, Son of Mr D N Maji, High Court Calcutta, P.O: G P O, Thana: Hare Street, ,
City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,512/- (A(1) = Rs 55,473/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 55,512/-

Description of Draft

1. Rs 55,512/- is paid, by the Draft(other) No: 954633000441, Date: 06/04/2016, Bank: STATE BANK OF INDIA (SBI), JADU BABUS BAZAR.

Payment of Stamp Duty

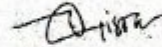
Certified that required Stamp Duty payable for this document is Rs. 3,53,055/- and Stamp Duty paid by Draft Rs 3,48,070/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 8572, Purchased on 06/04/2016, Vendor named S Das.

Description of Draft

1. Rs 3,48,070/- is paid, by the Draft(other) No: 954632000441, Date: 06/04/2016, Bank: STATE BANK OF INDIA (SBI), JADU BABUS BAZAR.



(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

•South 24-Parganas, West Bengal

Endorsement For Deed Number : I - 160402189 / 2016

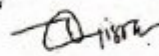
Query No/Year	16041000129496/2016	Serial no/Year	1604002237 / 2016
Deed No/Year	I - 160402189 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Gautam Mandal	Presented At	Office
Date of Execution	08-04-2016	Date of Presentation	08-04-2016

Remarks

On 28/03/2016

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 50,43,498/-



(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 08/04/2016

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.

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

Presented for registration at 13:52 hrs on : 08/04/2016, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Gautam Mandal ,Executant.

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

Execution is admitted on 08/04/2016 by

Mr Gautam Mandal, Son of Mr Meghnath Mandal, Fl B 2 B/41 Sahid Nagar, P.O: Garfa, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, -By Profession Service
Indetified by Mr Prabhat Kr Maji, Son of Mr D N Maji, High Court Calcutta, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

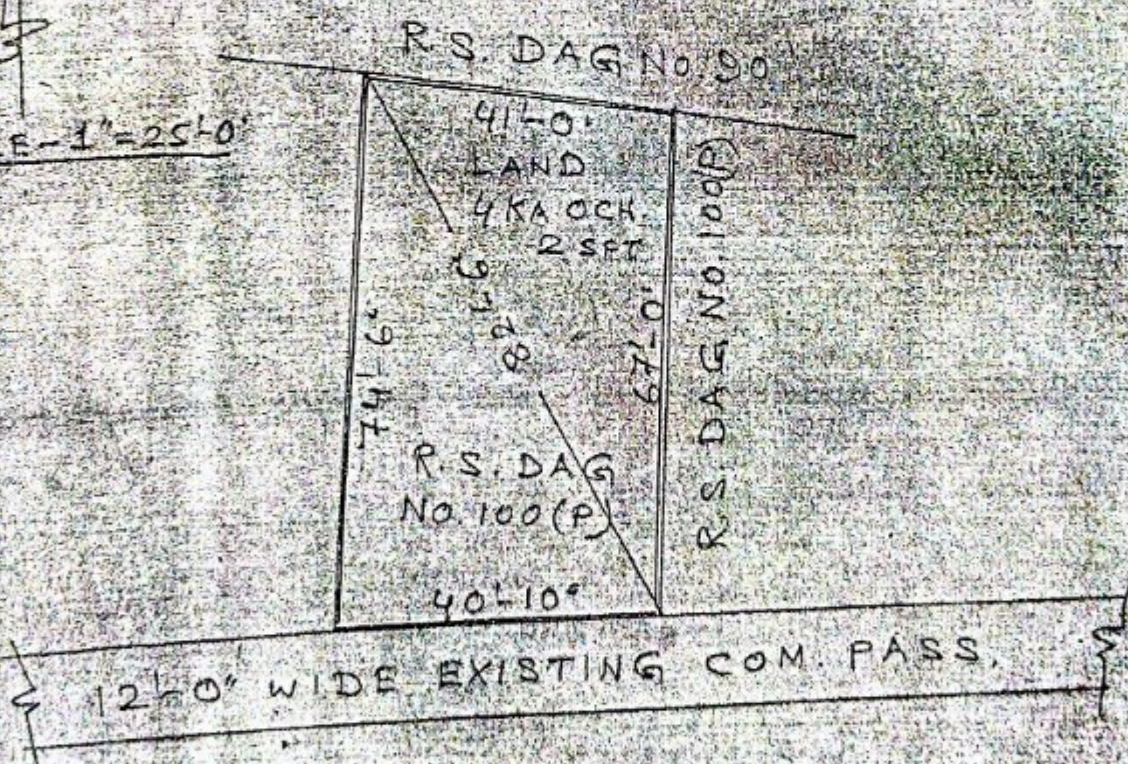
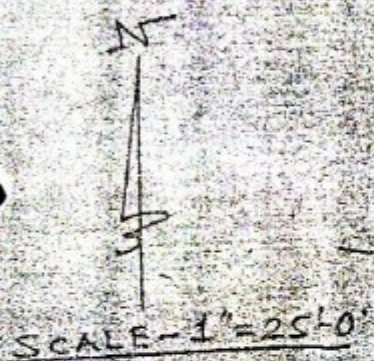
Execution is admitted on 08/04/2016 by

Mr Jnanotosh Bhandary, Son of Mr Dulal Bhandary, 243 Baishnabghata Patuli Township, Sector: M, P.O: Patuli, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, By caste Hindu, By Profession Business

Details of the applicant who has submitted the requisition form

Applicant's Name	Jnanotosh Bhandary
Address	243 Baishnabghata Patuli Township Block M, Thana : Patuli, District : South 24-Parganas, WEST BENGAL, PIN - 700094
Applicant's Status	Buyer/Claimant

SITE PLAN OF LAND IN MOUZA - GARAGACHA, T.L
 No 45, PARGANA - KHASPUR, TOLUZI No 56, C.S. DAG
 No. 98, C.S. KHATIAN No. 48, R.S. DAG No. 100, R.S.
 KHATIAN No. 32, L.R. DAG No. 107, L.R. KHATIAN
 No. 09, PO - GARIA, P.S. SONARPUR, DIST - 24 PGS
 (SOUTH) UNDER RAJFUR - SONARPUR MUNICIPALITY
 WARD No. 1, AT HOLDING No. 355, GARAGACHA, KOL - 84
 AREA OF LAND - 4 KTA OCH. 2 SFT. (SHOWN IN RED BORDER)
 NAME OF PURCHASER - JNANOTOSH BHANDARY



Drawn by
 R. Adhikary
 KANTOLI SHADHIKARY
 SURVEYOR
 REG. NO. 361/2007

Mandap

SIGNATURE OF VENDOR / SIGNATURE OF PURCHASER

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2016, Page from 60061 to 60090

Serial No 160402189 for the year 2016.



Tridip Misra

Digitally signed by TRIDIP MISRA
Date: 2016.04.11 16:17:32 -07:00
Reason: Digital Signing of Deed.

(Tridip Misra) 4/11/2016 4:17:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)