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3129 Nayabad

04619

6-0-4823/2010



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पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

Guaranteed that the document is signed by the registered person. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

No. 09053/2010  
A.C. No. 95,00,000/-

5000  
660510  
665080

DR. S.D. MUKHERJEE - III  
Alipur, South 24 Parganas

23 JUN 2010

B. S. Datta

23/6/10

95,00,000/-

A210448002

Ex 2 142

H 2 282

M 6 4

104585

THIS INDENTURE OF SALE made this the 23<sup>rd</sup> day of June 2010  
Two Thousand Ten BETWEEN (1) SRI SUBODH DHARA, (2) SRI DHARA and (3) SRI ARABINDA DHARA, all sons of Sri Kanai Lal Dhara, all by faith Hindu, Indian, all by occupation-Business, all residing at Vill. Nayabad, P.S. formerly Kasba, now P.S. Jadavpur, Dist. 24-Parganas (South), hereinafter jointly





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

Endorsement For Deed Number : I - 04823 of 2010  
(Serial No. 04619 of 2010)

On 23/06/2010

**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.

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 104489/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 23/06/2010

**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.-9500000/-

Certified that the required stamp duty of this document is Rs.- 665020 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 660050/- is paid, by the Bankers cheque number 932731, Bankers Cheque Date 15/06/2010, Bank Name State Bank of India, MUKUNDAPUR, received on 23/06/2010

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

Presented for registration at 13.28 hrs on :23/06/2010, at the Office of the D.S.R.-III SOUTH 24-PARGANAS by Sri Arabinda Dhara , one of the Executants.

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

Execution is admitted on 23/06/2010 by

1. Sri Subodh Dhara, son of Sri Kanai Dhara , Village:Nayabad, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
2. Sri Arun Dhara, son of Sri Kanai Dhara , Village:Nayabad, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
3. Sri Arabinda Dhara, son of Sri Kanai Dhara , Village:Nayabad, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business

Identified By Dipak Ghosh, son of Sri Kali Krishna Ghosh, 6 C, MUKUNDA PUR, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700099 , By Caste: Hindu, By Profession: Business.

( Anil Kumar Ghoshal )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

Dist. S.D. Registrar - III  
Mukundapur, South 24 Parganas

23 JUN

( Anil Kumar Ghoshal )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



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No. 090  
1. V. P. C.

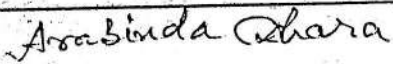
B. F.  
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A.  
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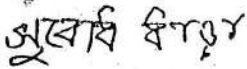


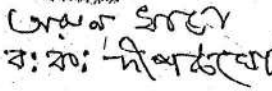





Government of West Bengal  
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
 Office of the D.S.R.-III SOUTH 24-PARGANAS, District- South 24-Parganas  
 Signature / LTI Sheet of Serial No. 04619 / 2010

I . Signature of the Presentant

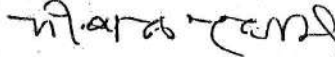
Name of the Presentant	Signature with date
Sri Arabinda Dhara	  23/06/10

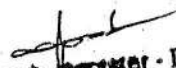
II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Subodh Dhara Address -Village:Nayabad, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 23/06/2010	 LTI 23/06/2010	
2	Arun Dhara Address -Village:Nayabad, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 23/06/2010	 LTI 23/06/2010	
3	Arabinda Dhara Address -Village:Nayabad, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 23/06/2010	 LTI 23/06/2010	

Name of Identifier of above Person(s)  
 Dipak Ghosh  
 6 C, MUKUNDA PUR, Kolkata, Thana:-Purba Jadabpur,  
 District:-South 24-Parganas, WEST BENGAL, India,  
 P.O. :- Pin :-700099

Signature of Identifier with Date

  
 23/6/2010

  
 Dist. Sub. Registrar - III  
 Alipur, South 24 Pargana

(Anil Kumar Ghosh)  
 DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
 Office of the D.S.R.-III SOUTH 24-PARGANAS

123 JUN

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 7579 to 7594  
being No 04823 for the year 2010.



  
D.S.R.-III  
South 24 Parganas  
Alipore

(Anil Kumar Ghoshal) 24-June-2010  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R.-III SOUTH 24-PARGANAS  
West Bengal



SITE PLAN OF MOUZA-NAYABAD, J. L. NO. 25,  
 KHATIAN NO. 2, DAG NO-160 (PART), 168 (PART), AT  
 PREMISES NO. 3129, NAYABAD. UNDER K.M.C  
 WARD NO 109, P. B. DURBA JADAVPUR,  
 DIST. SOUTH 24 PARGANAS.

AREA OF LAND - KH. - CH. - SFT.

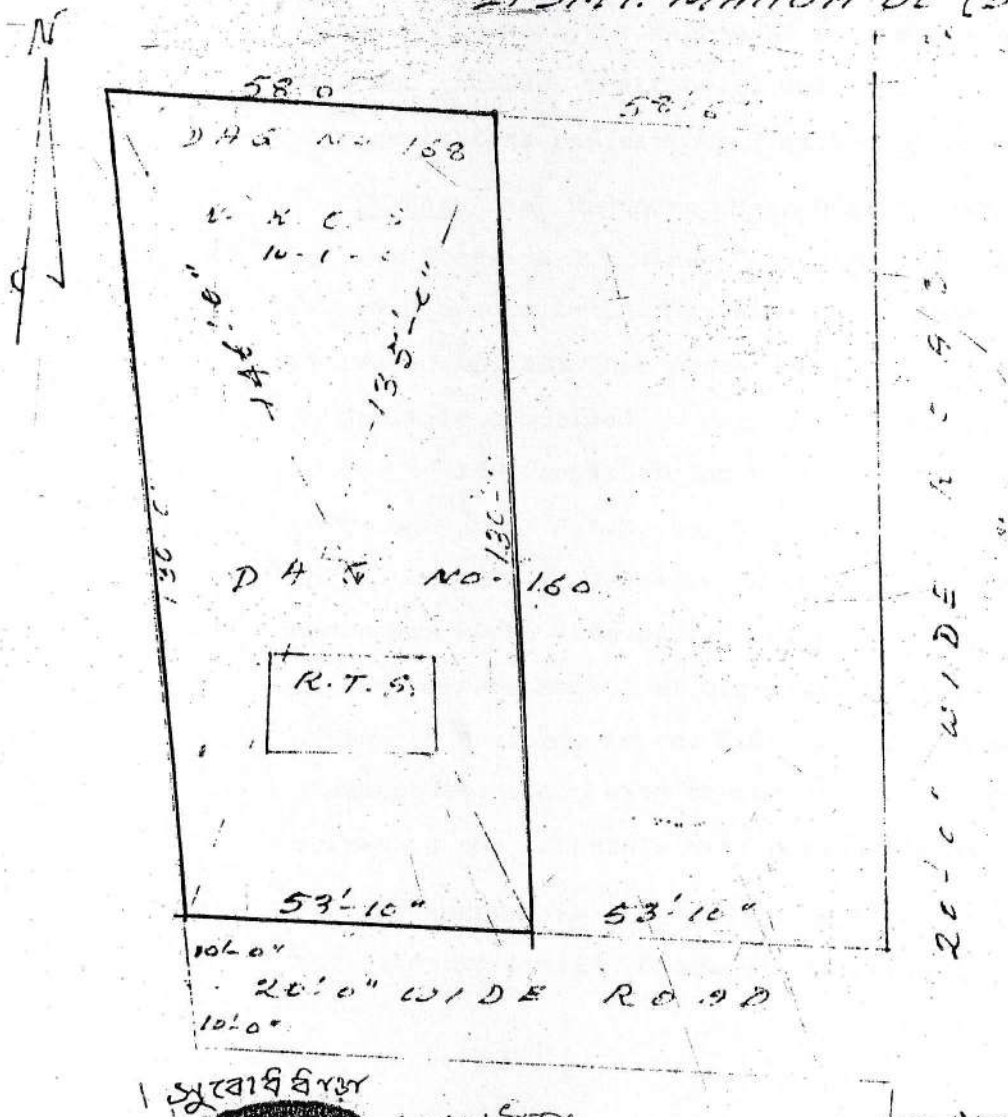
10'-0" WIDE ROAD + DAG NO. = 160 (P) - 09 - 14 - 25

DAG NO. 168 (P) = 00 - 15 - 20

SCALE: 1" = 25'-0"

TOTAL AREA - 10 - 14 - 00 (ML)  
 SHOWN IN RED BORDER

PURCHASERS:- 1) SRI PARTHA DE  
 2) SMT. MAHUA DE (BANNERJEE)



7  
 O.S.P.-III  
 South 24 Parganas  
 Alipore

*Barker*  
 TRACED BY.

SURVEYOR & D/M  
 B. N. NASKAR  
 P.O. + Vill-Moydah, P.  
 Regd. No.

1. *সুতাধি বিক্রেতা*  
 2. *ক্রেতার সীল*  
 3. *ব: ক: দীর্ঘকালীন*  
 Anubinda Bhara

referred to as the 'VENDORS' ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns ) of the ONE PART;

A N D

- PAN - AGBPD 0496N,  
(1) SRI PARTHA DE, /son of Sri Nirmal Chandra De, and  
PAN- AIQPB 7889L,  
(2) SMT. MAHUA DE, (BANERJEE) / wife of Sri Partha De, both by faith Hindu, Indian, by occupation - Business, residing at HA-197, Salt Lake City, Sector -III, Kolkata - 700 097, hereinafter referred to as the 'PURCHASERS' ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns ) of the OTHER PART;

WHEREAS one Rajendra Nath Dhara & Putiram Dhara both sons of Basu Dhara, & Sri Nibas Dhara son of Giridhar Dhara were the recorded owners in the Revisional Settlement Records of Rights in respect of All That piece and parcel of salt land measuring 66 decimals comprised in Dag no.160 and 17 decimals comprised in Dag no.168, appertaining to R.S.Khatian No.2, situated at Mouza -Nayabad, J.L.No.25, Pargana -Khaspur, R.S.No.3, Touzi no.56, under P.S. formerly Tollygunge then Jadavpur thereafter Kasba now Purba Jadavpur, at present lying within the limits of the Kolkata Municipal Corporation, Ward no.109, Sub-Registry office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, along with others landed property, more fully described in the Schedule hereunder written.

AND WHEREAS by virtue of mutual partition and/or division, the said Sri Putiram Dhara was exclusively seized and possessed

*Ara binda Dhara*



of the 1/3rd share of the said land in separately from other and free from all encumbrances, by paying the usual rents and taxes.

AND WHEREAS while the said Sri Putiram Dhara was enjoying and possessing the said land, died intestate leaving behind him surviving his wife Smt. Sukuli Dhara, two sons namely Sri Modo Dhara & Sri Jagai Dhara and three daughters namely Smt. Gita Mondal, wife of Late Satya Charan Mondal, Smt. Vediti Pallan, wife of Sri Kalipada Pallan, and Smt. Beno Sardar, wife of Sri Ajay Sardar, as his only legal heirs and successors who inherited the said land left by the said deceased as per Hindu Succession Act. 1956.

AND WHEREAS being the absolute owners of the said land, the said Smt. Sukuli Dhara and 5 others as aforesaid, jointly sold, transferred and conveyed a plot of land measuring 10 cottahs 14 chittaks be the same a little more or less, out of which 9 cottahs 14 chittaks 25 sq. ft. in Dag No. 160 and 15 chittaks 20 sq. ft. in Dag no. 168, more fully described in the Schedule hereunder written, by a Bengali deed of sale dated 08.06.1988, registered in the office of District Registrar at Alipore and recorded in Book no. I, Volume no. 180, pages from 17 to 26, Deed no. 6975 for the year 1988 unto and in favour of the Vendors herein namely Sri Subodh Dhara, Sri Arun Dhara and Sri Arabinda Dhara for a valuable consideration mentioned therein.

AND WHEREAS after such purchase, the Vendors herein got their names mutated in the office of the Kolkata Municipal Corporation and the said land is known and numbered as municipal No. 3129, Nayabad, bearing Assessee No. 311090861972, and paying the rents and taxes upto date thereto.

AND WHEREAS since the said purchase, the Vendors herein are in peaceful and uninterrupted possession of the said land measuring 10 cottahs 14 chittaks be the same a little more or less morefully described in the Schedule hereunder written, and exercising the ownership right, title and interest thereto and free from all sorts of encumbrances.

AND WHEREAS the Vendors herein for various reasons, declared for absolute sale of the said land measuring 10 cott. 14 chittaks be the same a little more or less, more particular. described in the Schedule hereunder written, free from all sorts of encumbrances at a total price or consideration of Rs.95,00,000/- (Rupees Ninety - Five Lakh ) only, and the Purchasers herein agreed to purchase the said land at the said consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.95,00,000/- (Rupees Ninety - Five Lakh ) only well and truly paid by the Purchasers to the Vendors on or before the execution of this deed, that being the full consideration, (the receipt whereof the Vendors do hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Vendors do hereby acquit, release and forever discharge the Purchasers and the said land hereby sold ) the Vendors do hereby grant, transfer, convey, sell, assign and assure unto the Purchasers ALL THAT piece and parcel of Bastu land measuring 10 cottahs 14 chittaks be the same a little more or less, out



of which 9 cottahs 14 chittaks 25 sq.ft. in Dag no.160 and 15 chittaks 20 sq.ft. in Dag no.168, appertaining to R.S. Khatian no.2, situated at Mouza - Nayabad, J.L.No.25, Pargana-Khaspur, R.S.No.3, Touzi no.56, being municipal premises no. 3129, Nayabad, now within the limits of the Kolkata Municipal Corporation, Ward no.109, under P.S.Purba Jadavpur, Sub-Registry office at Sealdah, in the District of South 24-Parganas, more fully described in the Schedule hereunder written and delineated in the map or plan annexed hereto and depicted with RED border line OR HOWSOEVER OTHERWISE the said land and hereditaments now is are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, hedges, water, water-courses and all other former rights, liberties, benefits, privileges, advantages, easements, appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land and every part thereof AND all the deeds, pattahs, muniments, writings, evidences of title whatsoever which now are or hereafter may be in the custody, power, control or possession of the Vendors or any person or persons from whom the Vendors may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land, hereditaments so to be unto the Purchasers absolutely forever free from all encumbrances.



AND the Vendors do hereby covenant with the Purchasers as follows :-

THAT Notwithstanding any act, deed, things, matters whatsoever made done, executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer and convey the said land hereby sold or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid.

AND the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents to the Collector of 24- Parganas (South) upon getting their names mutated in the office of the Kolkata Municipal Corporation and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated discharged saved harmless and keep the Purchasers indemnified from or against all charges, encumbrances, made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendors and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendors shall and will from time to time or at all times hereafter at the costs and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly



assuring and conveying the said land to and unto the said Purchasers as shall or may be reasonably required.

AND the Vendors also declare that the land hereby sold has not been previously leased, mortgaged sold nor in any way transferred and there is no charge, liens, lispendens or any attachment. The said land has not been acquired nor requisitioned by the Govt. or any Public Body for any scheme nor the same falls under any alignment. There is no case, suit or proceeding pending before any Court of Law. The Vendors sold the said land while having good and marketable title and delivered the vacant possession of the said land to the Purchasers.

IF any of the Statements or covenants made hereinbefore is found to be false, untrue or any defect in title is detected hereafter the Vendors shall be fully liable for the same.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 10 cottahs 14 chittaks be the same, a little more or less together with 500 sq.ft. tile shed structure standing thereon, out of which 9 cottahs 14 chittaks 25 sq.ft. comprised in Dag no.160 and 15 chittaks 20 sq.ft. comprised in Dag no.168, appertaining to R.S.Khatian no.2, situated at Mouza-Nayabad, J.L.No.25, Pargana Khaspur, R.S.No.3, Touzi no.56, being municipal premises no. 3129, Nayabad, now within the limits of the Kolkata Municipal Corporation, Ward no.109, under P.S.Purba Jadavpur, Sub-Registrar's Office, Sealdah, in the District of South 24-Parganas, with right to take electric, tap water, sewerage, drainage etc. through the adjacent common passage/Road together with all easements rights and appurtenances and the said land is clearly shown and delineated in the map or plan and depicted with RED border line,



being butted and bounded as follows :-

- On the North : Land of Dag no.168,
- On the South : 20'ft. wide Road,
- On the East : Part of Dag no.160 of Plot no.2,
- On the West : Part of Dag no.161,


The annual proportionate rent is payable to the Collector, South-24-Parganas, for the Govt. of West Bengal.

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

SIGNED & DELIVERED

In presence of :-

1. *Handwritten signature in Bengali script*  
*Handwritten text in Bengali script*

1. *Handwritten signature in Bengali script*  
  
*Handwritten text in Bengali script*

3. Arabinda Dhara

2. Madan Dharu

.....  
Vendors.

*Handwritten text:*  
Nayabud Daspara  
Kol-99



Memo of Consideration

RECEIVED from the within named Purchasers the within mentioned sum of Rs.95,00,000/- (Rupees Ninety-five lakh ) only being the full consideration money of the Schedule mentioned land, paid by the Purchasers in the following manner :-

By

WITNESSES:-

1. *Handwritten signature in Bengali*  
বিশ্বনাথ চন্দ্র  
তারিখ ২০১৫

1. *Handwritten signature in Bengali*

2. 

*Handwritten text in Bengali*  
২: ২: নিয়ন্ত্রণ

3. Arabinda Ghara

2. Madan Ghara  
Nayabad Dargah  
Kolkata-99

.....  
Vendors:








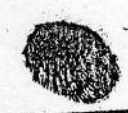



Drafted by :  
Ratan K. Satta  
Advocate, MB/27/13  
Alipore Police Court,  
Kolkata-27.

Typed by :  
Ashutosh Kar  
Alipore Police Court,  
Kolkata-27.

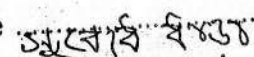
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	right hand					

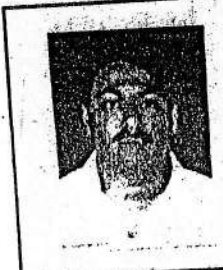









Name .....

Signature .....

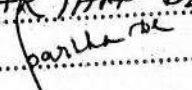
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Name SUBODH DHARA

Signature 

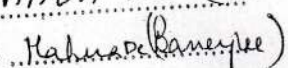
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	right hand					

Name PARTHA DE

Signature 

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	right hand					

Name MAHUA DE (BANERJEE)











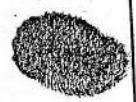
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	right hand					

Name .....












Signature .....

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	left hand					
	right hand					

Name ARUN DHARA

Signature 

ಅರವಿಂದ ಧರಾ  
ಬಿ.ಬಿ.ನಿರಾಶಂಕರ

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ARAVINDA DHARA

Signature Aravinda Dhara

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



Sub. Magistrate - III  
Alipur, South 24 Parganas

23 JUN 2018