

1489

SN 115

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1568/13



D209107

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 942579

Original Sheet and  
Endorsement Sheet are  
the Part & Parcel of the  
Document.

dy

District Sur. Registrar-1  
Hooghly.

01 MAR 2013

DEED OF SALE VALUED AT RS. 4,20,000/- (RUPEES FOUR LACS

05 MAR 2013 TWENTY THOUSAND) ONLY.

THIS DEED OF CONVEYANCE made this 28<sup>th</sup> day of February, 2013  
BETWEEN GOKUL RAY, alias Gokul Chandra Ray, son of Janaki Ray,  
by - faith - Hindu, by Occupation - Cultivator, residing at Village-  
Shrirampur, (Roypara), Post Office- Hanral, Police Station - Dadpur,



224025

Sold to.....	R. N. Ghosh Anub
Address.....	
Value..100/	
18 FEB 2013	
L.S.V., High Court Sujit Sarkar High Court, A.G.	

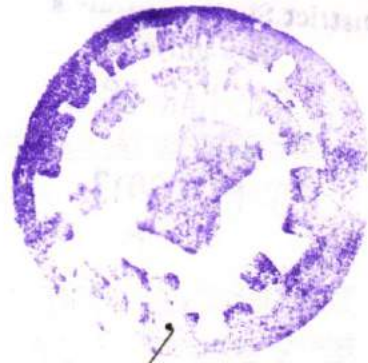
1000.50 K1

গোবিন্দ চন্দ্র বসু  
গোবিন্দ চন্দ্র বসু  
ব: বসিমাছের ঘোড়া



V.T. 1  
340

গোবিন্দ চন্দ্র বসু  
গোবিন্দ চন্দ্র বসু  
ব: বসিমাছের ঘোড়া



District Sub-Registrar-1  
Hooghly.

01 MAR 2013

বসিমাছের ঘোড়া  
মিতা - মংলাচাঁদ ঘোড়া  
স্বাম - অরুণ  
মো: - সুব্রত  
স্বাম - মংলাচাঁদ  
মো: - মংলাচাঁদ  
মো: - মংলাচাঁদ



পশ্চিমবঙ্গ সরকার  
সমষ্টি ভূমি ও ভূমি সংস্কার অধিকারিকের কার্য  
পোলবা-দাদপুর, হুগলী  
- দাগের তথ্য -

০৬০২১৩৪

জেলা- হুগলী

ব্লক - পোলবা-দাদপুর

ধানা- দাদপুর

মৌজা- শ্রীরামপুর

জে.এল.নং- ৩৪

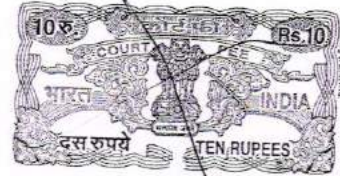
দাগ নং- ৩০৯

শ্রেণী- শালি

জমির পরিমাণ(এ)- ০.২৩

সাবেক দাগ নং- ৫৮৬

খতিয়ান নং	শ্রেণী	অংশ	অংশ পরিমাণ(এ)	রায়তের বিবরণ	মন্তব্য
৫০/২	শালি	১.০০০০	০.২৩	চাকুল রায় পিতা-জানকী নাথ স্বাং-শ্রীরামপুরধানা: দাদপুর	
		১.০০০০	০.২৩		



ATTESTED  
Revenue Officer  
Block Land & Land  
Reforms Office,  
Polba-Dadpur, Block  
Hugli

Appl. Fee: Rs.10, Auth. Fee: Rs.10, Total: Rs.20



District - Hooghly, hereinafter referred to as "the VENDOR" (which expression shall include his successors-in-interest and/or assigns) of the ONE PART AND ABHIYAN COMMERCIAL PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956 and having its registered office at Anuj Chamber, 24, Park Street, Unit No. 3B, Police Station - Park Street, Kolkata - 700 016 and having PAN - AAGCA2977D and represented by one of Directors, Samir Biyani, son of Kishan Gopal Biyani, by faith - Hindu, by Occupation - Business, working for gain at Anuj Chamber, 24, Park Street, Unit No. 3B, Police Station - Park Street, Kolkata - 700 016, hereinafter 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 its successors-in-interest and/or assigns) of the OTHER PART :

WHEREAS :

- A. One (Smt.) Naru Bala Biswas was inter alia absolutely seized and possessed of and/or otherwise sufficiently entitled to inter alia ALL THAT the piece and parcel of Sali Land admeasuring 0.23 Acres, more or less in R. S. J.L. No.26, L.R. J. L. No.34, in Mouza - Shrirampur, R. S. Khatian No. 80, L.R. Khatian No. 50/2, R.S. Dag No.586, L.R. Dag No. 309, Police Station - Dadpur, District- Hooghly, Sub Registry Office at Hooghly, within Gram Panchyat- Dadpur, morefully and particularly described in of the SCHEDULE hereunder written and hereinafter referred to as "the SAID LAND";
- B. By a Bengali Kobala (Deed of Sale) dated 2<sup>nd</sup> May, 1999 made between the said (Smt.) Naru Bala Biswas, therein referred to as the Vendor of the One Part and the Vendor herein, therein referred to as the Purchaser of the Other Part and registered in the Office of the District Sub Registrar at Hooghly in Book No. I, Volume No. 41, at Pages 1 to 6, Being No. 2174 for the year 1999 the Vendor therein for the consideration therein mentioned sold transferred and conveyed inter alia the Said Land in favour of the Purchaser therein;





District Sub-Registrar-1  
Houghly.

01 MAR 2013

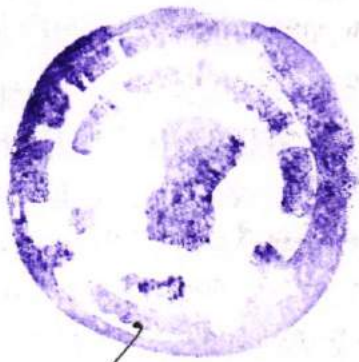


C. The Vendor has represented to the Purchaser that :

- (i) The Vendor is now seized and possessed of and/or well and sufficiently entitled to the Said Land, more fully and particularly described in the SCHEDULE hereunder written;
- (ii) The entirety of the Said Land is in the Khas and vacant possession of the Vendor and no persons other than the Vendor has any right, title and/or interest of any nature whatsoever in the Said Land or any part thereof;
- (iii) There are no suits, litigations or legal proceedings pending in respect of the Said Land or any part thereof;
- (iv) The right, title and interest of the Vendor in the Said Land is free from all encumbrances and the Vendor has a marketable title thereto;
- (v) The Said Land and/or any part thereof is at present not affected by any requisition or acquisition of any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor;
- (vi) Neither the Said Land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law and due to income tax, revenue and any other public demands;
- (vii) The Vendor has not in any way dealt with the Said Land whereby the right, title and interest of the Vendor as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;

D. The Vendor herein have agreed to sell and Purchaser relying on the aforesaid representation of the Vendor has agreed to purchase the Said Land, more fully and particularly described in various parts of the SCHEDULE hereunder written and delineated on the map or plan annexed hereto and bordered in colour "RED" thereon for the consideration and on the terms and conditions hereinafter mentioned.





District Sub-Registrar-1  
Hooghly.

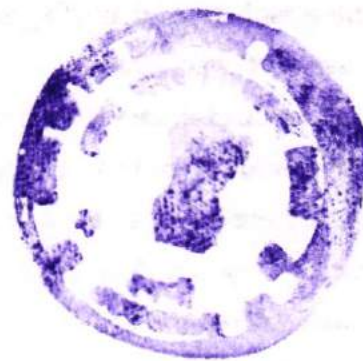
01 MAR 2013



NOW THIS DEED WITNESSETH as follows :

1. THAT in pursuance of the said agreement AND in consideration of an aggregate sum of Rs.4,20,000/- (Rupees Four Lacs Twenty Thousand) only of the lawful money of the Union of India paid by the Purchaser to the Vendor as will appear from the memo of consideration hereunder written (the receipt whereof the Vendor doth hereby admit and acknowledge to have been received) and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the Said Land hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser the Said Land i.e. ALL THAT the piece and parcel of Sali Land admeasuring 0.23 Acres, more or less in R. S. J.L. No.26, L.R. J. L. No.34, in Mouza - Shrirampur, R. S. Khatian No. 80, L.R. Khatian No. 50/2, R.S. Dag No.586, L.R. Dag No. 309, Police Station - Dadpur, District- Hooghly, Sub Registry Office at Hooghly, within Gram Panchyat- Dadpur, morefully and particularly described in various parts of the SCHEDULE hereunder written and hereinafter as well as hereto before are called "the SAID LAND" and delineated on the map or plan annexed hereto and bordered in colour "RED" thereon and also all dwelling units and thereon absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lis pendens OR HOWSOEVER OTHERWISE the Said Land or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the Said Land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said Land and of any and every part thereof AND all the legal incidences thereof AND





District Sub-Registrar-1  
Hooghly.

01 MAR 2013



all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the Said Land and/or any and every part thereof herein comprised and hereby granted and transferred TOGETHER WITH all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the Said Land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lis pendens whatsoever.

2. AND the Vendor doth hereby covenant with the Purchaser that the Vendor are the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the Said Land and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the Vendor doth hereby covenant with the Purchaser that he has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the Said Land hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the Said Land or any part thereof in the manner aforesaid AND THAT NOTWITHSTANDING any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Land hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any







such act deed or thing whatsoever as aforesaid the Vendor now has in herself good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid AND THAT the Vendor has duly made over possession of the Said Land to the Purchaser herein and the Purchaser have received and accepted the same without any dispute, demand or claim whatsoever against the Vendor in respect of the nature and/or occupancy of the constructions on the land comprised in the Said Land or otherwise.

3. AND THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of her predecessors in title or any one of them AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments executions prohibitions restrictions easements and lis pendens whatsoever suffered or made or liabilities created in respect of the Said Land by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or he predecessors in title or any of them as aforesaid or otherwise and the Confirming Parties confirm the same.
4. AND THAT all rates taxes and other impositions and/or outgoings payable in respect of the Said Land up to the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.







5. AND THAT the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Land or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 AND THAT no notice, which is or may be subsisting, has been served on the Vendor for the acquisition of the Said Land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Land or any part thereof AND THAT no suit and/or proceeding is pending in any Court of law affecting the Said Land and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the Said Land or any part thereof from through 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 make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

AND IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto that the Vendor covenants and assures the Purchaser that unless prevented by fire or some other inevitable accident from time to time and at all times hereafter and upon every request and at the cost of the Purchaser shall produce or caused to be produced to the Purchaser or their Attorneys or Agents or at any trial commission examination or otherwise as occasion shall require all or any of the original title deeds documents and writings and also at the like request and cost deliver to the Purchaser such attested or other copies or extracts of and from the said Deeds and writings or any one of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds documents and/or writings safe unobscured and uncanceled.





District Sub-Registrar-1  
Hooghly.

01 MAR 2013

THE SCHEDULE

(The Said Land)

ALL THAT the piece and parcel of Sali Land admeasuring 0.23 Acres, more or less in R. S. J.L. No.26, L.R. J. L. No.34, in Mouza - Shrirampur, R. S. Khatian No. 80, L.R. Khatian No. 50/2, R.S. Dag No.586, L.R. Dag No. 309, Police Station - Dadpur, District- Hooghly, Sub Registry Office at Hooghly, within Gram Panchyat- Dadpur and delineated on the map or plan annexed hereto and bordered in colour RED thereon and butted and bounded in the manner as follows :

ON THE NORTH

: By Sali Land in N.1 Dag No 587

ON THE EAST

: By Sali Land in N.1 Dag No 585

ON THE SOUTH

: By Sali Land in N.1 Dag No 591

ON THE WEST

: By Sali Land in N.1 Dag No 588

OR HOWSOEVER the same now are or is or heretofore were or was butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Parties hereto have executed these presents the day, month and year first above written.

SIGNED AND DELIVERED by the  
VENDOR at Chinsura in the presence  
of :



স্বাক্ষরিত ও  
স্বাক্ষরিত  
ব: স্বাক্ষরিত

① Barun Ghosh  
Shrirampur

② স্বাক্ষরিত

③ স্বাক্ষরিত

স্বাক্ষরিত

স্বাক্ষরিত

Read over and explained by me to the  
Vendor in his own vernacular.

Barun Ghosh







District Sub-Registrar-1  
Hooghly.

01 MAR 2013

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs.4,20,000/- (Rupees Four Lacs Twenty Thousand)\_ only in cash towards full and final payment of the total Consideration for sale of the Said Land.



ସମସ୍ତ କିଛି ଠିକ୍  
ମୋର ନାମରେ  
ସ୍ୱାକ୍ଷର କରାଯାଇଛି

WITNESSES :

① Barun ghosh  
Smi Rampur

② ଅବଧିତ କାହା  
ଶ୍ରୀ କାହା


③ ବାବୁ ଶ୍ରୀ  
ସ୍ୱାକ୍ଷର କରାଯାଇଛି

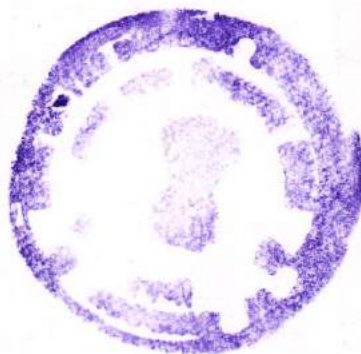
VENDOR

Read over and explained by me to the Vendor in his own vernacular.

Barun ghosh

DRAFTED BY ME:

  
RAGHUNATH GHOSE  
ADVOCATE  
Enrollment No.F/803/784/89



















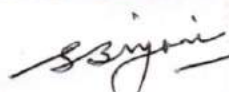


















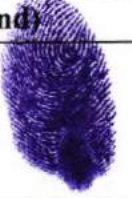




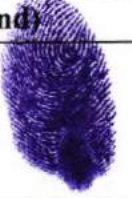




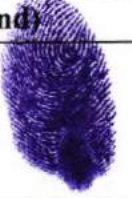



















J

District Sub-Registrar-1  
Hooghly.

01 MAR 2013



# **SPECIMEN FORM FOR TEN FINGER PRINTS**

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01 MAR 2019





**Government Of West Bengal**  
**Office Of the D.S.R. - I HOOGHLY**  
**District:-Hooghly**

**Endorsement For Deed Number : I - 01568 of 2013**  
**(Serial No. 01489 of 2013)**

**On 01/03/2013**

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

Presented for registration at 19.25 hrs on :01/03/2013, at the Private residence by Gokul Ray Alias Gokul Chandra Ray, Executant.

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

Execution is admitted on 01/03/2013 by

1. Gokul Ray Alias Gokul Chandra Ray, son of Janaki Ray , Shirampur Roy Para, Thana:-Dadpur, P.O. :-Hanral ,District:-Hooghly, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

Identified By Rabi Sankar Ghosh, son of Mahadeb Ghosh, Ayma, Thana:-Dadpur, P.O. :-Hanral ,District:-Hooghly, WEST BENGAL, India, , By Caste: Hindu, By Profession: Cultivation.

( Sudarshan Bramhachari )  
DISTRICT SUB REGISTRAR-I OF HOOGHLY

**On 04/03/2013**

**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.-4,20,000/-

Certified that the required stamp duty of this document is Rs.- 21010 /- and the Stamp duty paid as: Impressive Rs.- 100/-

( Sudarshan Bramhachari )  
DISTRICT SUB REGISTRAR-I OF HOOGHLY

**On 05/03/2013**

**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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 4648.00/-, on 05/03/2013

( Under Article : A(1) = 4609/- , E = 7/- , H = 28/- , M(b) = 4/- on 05/03/2013 )

**Deficit stamp duty**



( Sudarshan Bramhachari )  
DISTRICT SUB REGISTRAR-I OF HOOGHLY

05/03/2013 15:38:00

EndorsementPage 1 of 2







**Government Of West Bengal**  
**Office Of the D.S.R. - I HOOGHLY**  
**District:-Hooghly**

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**Endorsement For Deed Number : I - 01568 of 2013**  
**(Serial No. 01489 of 2013)**

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Deficit stamp duty Rs. 20910/- is paid , by the draft number 900565, Draft Date 28/02/2013, Bank :  
State Bank of India, COMMERCIAL BR, BALLYGUNGE, received on 05/03/2013

( Sudarshan Bramhachari )  
DISTRICT SUB REGISTRAR-I OF HOOGHLY



( Sudarshan Bramhachari )  
DISTRICT SUB REGISTRAR-I OF HOOGHLY





# DEED PLAN

MOUZA SREERAMPUR J.L. NO 34

R.S. KHA. NO 80

L.R. KHA. NO 50/2

R.S. DAG NO 586

L.R. DAG NO 309

UNDER DADPUR GRAM PANCHAYET

P.S. DADPUR

DIST HOOGHLY

AREA OF LAND = 0.23 ACRES

SHOWN THUS



R. S. DAG NO 587

R.S. DAG  
NO 588

DAG NO  
586

R.S. DAG NO  
585

R.S. DAG NO  
591



TRACED BY

*[Signature]*

A. CHAKRABORTY  
(SURVEYOR)

গেটুলা বাহ ওরফে  
গেটুলা বাহ  
ব: বীটিনাঙ্কর ঘোষ



DEED PLAN

MODAL STRAMPOUR 31 NO 34

R. S. KHA NO 80

R. S. DAG NO 586

UNDER DADPUR GRAM PANCHAYET

P. S. DADPUR DIST HOOGHLY

AREA OF LAND = 0.23 ACRES

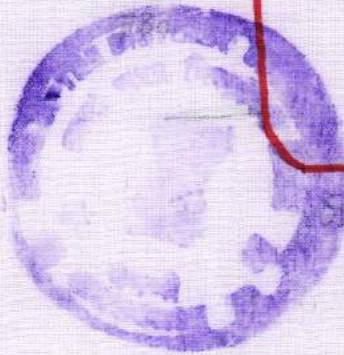
SHOWN THIS

R. S. DAG NO 587

DAG NO

586

R. S. DAG NO



R. S. DAG NO

587

VERIFIED BY

*[Signature]*

District Sur. Registrar, I

Hooghly.

(OFFICIAL SEAL)

01 MAR 2013

সদর দপ্তর  
জিও. ডি. অফিস  
হুগলি





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 2866 to 2881  
being No 01568 for the year 2013.



(Sudarshan Bramhachari) 06-March-2013  
DISTRICT SUB REGISTRAR-I OF HOOGHLY  
Office of the D.S.R. - I HOOGHLY  
West Bengal