



30.12.16

पश्चिम बंगाल WEST BENGAL

W 615849

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

all
District Sub-Registrar-V
Alipore, South 24 Parganas

30 DEC 2016

DEED OF SALE

S-0-1652613/16

THIS INDENTURE OF SALE is made on this the 30th day of December, Two Thousand Sixteen(2016) A.D.

B E T W E E N

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MT. ANJANA GHOSH ALIAS SMT. ANJANA GHOSE, having PAN NO. ADM PG 2527M, wife of Sri Kamalesh Ghosh, by religion – Hindu, by Occupation – Service, Indian Citizen, presently residing at residing at 4, Thakur Ramkrishna Lane, 'Ashateet' Apartment, Flat No. 'A1', P.O. & P. S. – Garfa, Kolkata – 700 075, Dist. South 24 Parganas; hereinafter be referred to as the OWNER / VENDOR (which expression unless excluded by or repugnant to the subject or context shall mean and include their heirs, executors, legal representatives assigns) of the FIRST PART

A N D

SRI ALOKE PRAMANIK, s/o. Sri Dilip Pramanik, having PAN NO. BUMPP 3992H, by faith Hindu, by occupation - Business, Indian Citizen, residing at Shatabdi Park, Nayabad, P.O. : Mukundapur, Police Station – Purba Jadavpur, Kolkata - 700 099, hereinafter be referred to as the PURCHASER (which term or expression unless excluded by or repugnant to the subject or context shall mean and include his heirs, executors, legal representatives and assigns) of the SECOND PART.

WHEREAS :-

I. One Hari Charan Pramanik was the absolute and lawful owner of some landed Properties of Rayat Sthitiban Sattya, lying and/or situated in Mouza – Nayabad, J.L. No. 25, District Collectorate Touzi No.56, R.S. No.3, appertaining to R.S. Khatian No. 72, under District- 24 Parganas, P.S. then Sadar Tollygunge, then Jadavpur, then Kasba then Purba Jadavpur, now Panchasayar, at present within the limits of the Kolkata Municipal Corporation, by paying the Rent/Revenue/Taxes @22.49 paisa per annum of the aforesaid total Jamindari/Lands from time to time and was in peaceful possession of the same, free from all encumbrances. Subsequently, the said Hari Charan Pramanik died intestate leaving behind his only son Basanta Pramanik as his only legal heir / successor. Accordingly, said

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Basanta Pramanik solely seized, possessed and conveyed and enjoyed by secular inheritance of those immovable right, title and interest of those landed properties by paying land revenues from time to time till his death. Thereafter the said landholder Basanta Pramanik during his life time had fully enjoyed the easement right as sole owner of 16 Annas shares as beneficiary and was in peaceful possession of the same and at the time of Revisional Settlement his name was also recorded as the sole lawful Owner of the aforesaid landed properties under R.S. Khatian No. 72 by paying taxes/rents/revenues in every year to the concerned departments of Govt. of West Bengal. Subsequently, said Basanta Pramanik died intestate leaving behind him, his wife Smt. Bhaduri Pramanik, three sons namely Sri Ganesh Pramanik, Sri Hiran Pramanik and Sri Naren Pramanik and two daughters namely Smt. Sabitri Mondal and Smt. Pramila Pramanik, as his only legal heirs / successors, as per Hindu succession Act. 1956. Thereafter the said legal heirs of the said deceased Basanta Pramanik namely Bhaduri Pramanik, Sri Ganesh Pramanik, Sri Hiran Pramanik, Sri Naren Pramanik, Smt. Sabitri Mondal and Smt. Pramila Pramanik became the joint owners of the landed properties of the deceased Basanta Pramanik within the said limit of their undivided proportionate shares, right, title and interest therein and were in peaceful possession of the same by paying the rents/taxes/revenues to the concerned Department/s of the Govt. of West Bengal from time to time against the said landed property/s and enjoying the same during their lifetime. Thereafter, due to urgent need of money and personal reasons, the said legal heirs of the deceased Basanta Pramanik decided to sell some landed properties(Shali) measuring about 30 Cottahs to the intending Purchasers against valuable considerations which was recorded and mentioned in R.S. Dag No.188 and R.S. Khatian No. 72 and accordingly the said lawful joint owners prepared a scheme plan containing of several small plots of land along with all roads, passage and necessary easements out of the aforesaid landed property and declared for sale of the same to the interested buyers.

Subsequently, the said Bhaduri Pramanik, Sri Ganesh Pramanik, Sri Hiran ramanik, Sri Naren Pramanik, Smt. Sabitri Mondal and Smt. Pramila Pramanik Sri Lokenath Sarkar sold, transferred and conveyed one plot of land, being Scheme Plot No.36 as per the said Scheme Plan, measuring about 02 Cottahs 12 Chittaks 00 Sq. Ft. more or less, excluding Road/Common passage area measuring 00 Cottah 08 Chittaks 00 Sq. Ft. more or less i.e. altogether Gross Land area measuring 03 Cottahs 04 Chittaks 00 Sq. Ft. more or less, comprised in District Collectorate Touzi No. 56, R.S. No. 3, J.L. No. 25, Mouza- Nayabad, appertaining to R.S. Khatian No. 72, R.S. Dag No. 188 out of the aforesaid scheme plan of various plots of land with right, title and interest and with all easement rights, common passages, common facilities, roads for necessary easements in favour of **SMT. ANJANA GHOSH**, the vendor/Owner herein, against valuable consideration by virtue of registered Deed of Conveyance, duly executed and registered in the office of the District Sub-Registrar at Alipore, which was recorded in Book-I, Volume No. 158, Pages from 228 to 236, being No.13900 for the Year 1984.

3. That after becoming the lawful Owner of the aforesaid Premises, **SMT. ANJANA GHOSH**, the present Owner, herein, was in peaceful possession of the said landed property, free from all encumbrances and duly mutated her name in the records of the Kolkata Municipal Corporation by complying all the necessary formalities thereof and by paying Municipal Taxes and the same was recorded and known as **K.M.C. Premises No. 3653, Nayabad, ward No. 109, Br. No. XII, Kolkata - 700 099, P.S. Purba Jadavpur now Panchasayar, District - South 24 Parganas, within the limits of the Kolkata Municipal Corporation, vide Assessee No. 311090880012, (more fully and particularly described in Schedule of the Property hereunder written and hereinafter be referred to as the 'SAID PROPERTY/LAND/PREMISES').**

The Vendor being the absolute Owner of the said plot of land and having seized and possessed of the said property.

5. The said premises is free from all encumbrances, liens, charges, lispences whatsoever and has a good and marketable title.

6. The Vendor has intended to sell and the Purchaser has intended to purchase the said landed property measuring about **02 Cottahs 12 Chittaks 00 Sq. Ft.** more or less, excluding Road/Common passage area measuring 00 Cottah 08 Chittaks 00 Sq. Ft. more or less i.e. altogether Gross Land area measuring 03 Cottahs 04 Chittaks 00 Sq. Ft. more or less, alongwith a R.T.S. measuring about 100 square Feet, be the little more or less standing thereon, appertaining to R. S. Dag No. 188, R.S. Khatian No. 72, J.L. No. 25, District Collectorate Touzi No. 56, R.S. No. 3, Mouza - Nayabad, Pargana - Khaspur, lying and situated at **K.M.C. Premises No. 3653**, Nayabad, ward No. 109, Br. No. XII, Kolkata - 700 099, District - South 24 parganas, within the limits of the Kolkata Municipal Corporation, vide Assessee No. **341090880012**, Police Station - then Purba Jadavpur now Panchasayar, District - South 24-Parganas (more fully and particularly described in Schedule of the Property hereunder written and hereinafter be referred to as the 'SAID PROPERTY/PREMISES') for the terms and conditions mentioned hereunder.

7. That by an agreement for sale made on **16th day of June, 2016**, between the Vendor herein of the first part and the Purchaser herein of the second part whereby the parties therein agreed on the terms inter alia; (i) The Owner/Vendor would sell said landed property measuring Net Land area **02 Cottahs 12 Chittacks 00 Square feet** be the same or little more or less along with a R.T.S. measuring about 120 square feet be the little more or less standing thereon (more fully and particularly described in the Schedule of the Property, hereunder written and

hereinafter be referred to as the 'SAID PROPERTY/PREMISES') and (ii) the Purchaser would pay to the Owner/Vendor a sum of **Rs. 35,00,000/- (Rupees Thirty Five Lac)** only for the said property .

8. The Purchaser had already paid to the Vendor the total sum to the tune of **Rs.10,00,000-00 (Rupees Ten Lac)** only by two installments before the execution of these presents as advance/earnest money in respect of the said property.

9. The Vendor completed all the requirements to the utmost satisfaction of the Purchaser and the Purchaser before execution of this instant presents, and satisfied him in all respect regarding the said property as well as right and obligation thereto.

10. That the Purchaser herein has made today the full payment of **Rs. 35,00,000/- (Rupees Thirty Five Lac)** only to the Vendor/Owner herein, the receipt of which has been duly acknowledged by the Vendor/Owner through these presents and the vendor/Owner herein has this day delivered the khas possession of the schedule land to the Purchaser herein simultaneously.

11. That from today onwards the Purchaser shall be entitled to sale, mortgage, lease of license of the land to any person/persons, Govt. banks of Financial Institutions as absolute lawful Owner of the Land.

12. That from today onwards the Purchaser herein shall be entitled to mutate his name in the land in place of the Vendor herein in the concerned Authorities like K.M.C., B.L. & L.R.O. etc. by dint of this Deed of Sale executed by the Vendor/Owner.

13. That the Vendor/Owner here through henceforth and forever relinquished her right title, possession and easement etc. over and in respect of the Schedule mentioned land/property and transferred all of them unto and in favour of the Purchaser and through him unto his/her/their, successors, absolutely forever.

14. That the Vendor further covenants with the Purchaser that she shall from time to time and at all times, at the cost of the Purchaser, do execute and register, or cause to be done, execute and register all such further deeds or things as shall or may be required for further and more particularly assuring title to the 'Said Property' hereby conveyed and every part thereof to the Purchaser in the manner thereof.

15. That the vendor doth hereby covenants with the Purchaser that she is possessed of the right title, interest over the 'SAID PROPERTY' and is absolutely entitled to convey the 'SAID PROPERTY' and that no one other than her has any right to deal with the same and that she has not been a party or privy to any act, deed or thing by which her right to deal with the 'SAID PROPERTY' has in any manner been affected, abridged or curtailed.

16. That the Vendor has on this day delivered and handed over the actual physical vacant possession of the SADI PROPERTY to the Purchaser, who does hereby admit having taken possession.

17. That the vendor has on this day handed over all the Original Documents of Title Deed/s, Parcha, K.M.C. mutation certificate, tax/rent/revenue receipts(both K.M.C. and B.L.& L.R.O.) etc. relating to the 'SAID PROPERTY' to the Purchaser who admits receipt of the same.

18. That the Purchaser has now called upon the Vendor to execute and register a proper Deed of Conveyance to complete the sell and transfer the said property in favour of the Purchaser, so that the Purchaser can own and possess the said landed property for ever, absolutely and free from all encumbrances.

19. The Owner herein, further declares that, the Schedule mentioned property which is proposed to be transferred vide these presents is free from all encumbrances, lien, lispensens, attachment, mortgage, guarantee, security, charges etc. and the same is not encumbered by any Title Suit or Money Suit against the Owner or the premises, nor pending before any Competent Court of Law or is not subject to any pending litigation and the said property is properly demarcated and bounded by a pucca boundary wall in all sides. The Owner herein, further declares that, the said boundary and the said premises was never disputed by any of the adjacent neighbours and/or any Third Party whatsoever and the taxes in relation to the First schedule mentioned property are paid up to date and there is no outstanding taxes or any impositions in respect to the First Schedule mentioned property upto date on the part of the Owner herein. The Owner herein, further declares that, she has not entered into any kind of M.O.U. or Agreement For Sale or Agreement for Hypothecation with any bank Loan or N.B.F.C. nor has received any consideration or part thereof, against execution of such Agreement/s from any other party ever, in respect to the 'SAID PROPERTY'. The title of the **Schedule mentioned land/property** is absolutely clear, marketable and transferable and the Owner herein, is the only lawful Owner and except herself, there is /are no other Owner/s of the said Schedule mentioned property and she has sufficient lawful right, title, interest and authority to execute these presents in favour of the Purchaser herein. The Owner herein also assures that the up to date

Municipal Taxes has been cleared in the records of the Kolkata Municipal Corporation. In case of any liability or dispute in relation to title and peaceful possession of the schedule mentioned Property, the Owner/Vendor herein shall be liable to clear all such liability and/or dispute/s at her own cost.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

That in pursuance of the said mutual Agreement for Sale dated **16.06.2016**, by and between the parties herein, and in consideration of payment of total consideration of **Rs. 34,25,000/- (Rupees Thirty Four Lac Twenty Five Thousand)** only as the true and lawful money of the Union of India in hand well and truly paid by the Purchaser to the Owner herein on or before the execution of these presents the receipt whereof the Owner herein do hereby as well as by the receipt hereunder written admits and acknowledges and of and from the payment of the same and every part thereof doth hereby release and forever discharge the **PURCHASER** and also the said landed property hereditaments and premises conveyed hereby and every part thereof the Owner herein doth hereby grant, transfer, convey, assign and assure unto the **PURCHASER** free from all encumbrances **ALL THAT** piece and parcel of a plot of Land, measuring Net Land area **02 Cottahs 12 Chittaks 00 Sq. ft.** more or less, along with a R.T.S., measuring about 100 Sq. Ft. more or less, standing thereon, appertaining to R. S. Dag No. 188, R.S. Khatian No. 72, J.L. No. 25, District Collectorate Touzi No. 56, R.S. No. 3, Mouza - Nayabad, Pargana - Khaspur, lying and situate at **K.M.C. Premises No. 3653, Nayabad, ward No. 109, Br. No. XII, Kolkata - 700 099, District - South 24 Parganas, within the limits of the Kolkata Municipal Corporation, vide Assessee No. 311090880012, Police Station - then Purba Jadavpur now Panchasayar, Kolkata - 700 099, District**

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South 24-Parganas, within the limits of The Kolkata Municipal Corporation as more fully and particularly described in the Schedule of the Property herein below together with all rights of easements and appurtenance in the said Premises, as more fully and particularly described in the Schedule hereunder written and delineated on the Map or Plan annexed hereto and bordered with **RED** verge hereinafter referred to as '**the said property**' including the all easementary rights **OR HOWSOEVER OTHERWISE** the said land now is or at any time heretofore was situated, butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH ALL AND SINGULAR** all edifices, erections, common wall, fixtures, areas, compounds and soil thereof sewers, ways, paths, passages, electric connection, water connection, light, rights, benefits of ancient or other common rights, liberties, easement, privileges, profits and advantages whatsoever thereto belonging or in anywise appertaining to with the same or any part thereof now are or at any time heretofore held used, occupied, enjoyed herewith or reputed to belong or deemed, taken or known as part parcel thereof or appurtenant thereto with their and every of their appurtenances **AND THE REVERSIN AND REVERSIONS, REMAINDER AND REMAINDERS AND THE RENTS, ISSUES AND PROFITS** of and from the '**the said property**' hereditaments and premises hereby granted, transferred, conveyed, assigned and assured or intended so to be and every part thereof **AND ALL THE ESTATE, RIGHT, TITLE, INTEREST INHERITANCE, USE, TRUST, POSSESSION, PROPERTY, CLAIM AND DEMAND** whatsoever both at law and in equity of the **Owner/Vendor** of into and upon '**the said property**' hereditaments and premises hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be **AND ALSO DEEDS, PATTAS, MUNIMENTS, WRITTINGS AND**

ABSENCE OF TITLE whatsoever relating to or concerning the same or any part thereof which now are or is at any time heretofore were or was or hereafter shall or may be in the custody possession or power of the **Owner/Vendor** herein or of any person or persons from whom the **Owner/Vendor** herein can or may procure the same without any action or suit at law and in equity to the **PURCHASER TO HAVE AND TO HOLD** the said property, hereditaments and premises hereby granted, transferred, conveyed, assigned and assured or intended so to be unto and to the use of the **PURCHASER** absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND** the **Owner/Vendor** do hereby covenant with the **PURCHASER** that notwithstanding any act, deed, matter or thing whatsoever by the **Owner/Vendor** made, done, executed, occasioned or suffered to the contrary the **Owner/Vendor** is now lawfully, rightfully and absolutely seized, possessed or of otherwise well and sufficiently entitled to **ALL THAT** the said property and hereditaments and premises hereby granted, transferred, conveyed, assigned and assured or expressed, or intended so to be unto and to the use of the **PURCHASER** for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of hindrance, eviction, interruption, claim or demand whatsoever from or by the **Owner/Vendor** or any person or persons lawfully or equitably claiming or to claim from under or in trust for the **Owner/Vendor** **AND** free and clear and freely and clearly, absolutely, acquitted, exonerated or discharged or otherwise by the **Owner/Vendor** well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former or other estates, encumbrances,

is, demands, charges, liens, lispendens, debts and attachment whatsoever had made, done, executed, occasioned or suffered by the **Owner/Vendor** or any person or persons claiming or to claim from through under or in trust for the **Owner/Vendor** into and upon the said land hereditaments and premises hereby granted, transferred, conveyed, assigned and assured or expressed or intend so to be unto and to the use of the **PURCHASER** for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND** that notwithstanding any such act, deed, matter or thing whatsoever as aforesaid the **Owner/Vendor** hercin has in herself good right, full, power and absolute authority to grant, transfer, convey, assign and assure by these presents **ALL THAT** piece and parcel of a plot of Land, measuring Net Land area **02 Cottahs 12 Chittaks 00 Sq. ft.** more or less, along with a R.T.S., measuring about 100 Sq. Ft. more or less, standing thereon, appertaining to R. S. Dag No. 188, R.S. Khatian No. 72, J.L. No. 25, District Collectorate Touzi No. 56, R.S. No. 3, Mouza - Nayabad, Pargana - Khaspur, lying and situate at **K.M.C. Premises No. 3653, Nayabad, ward No. 109, Br. No. XII, Kolkata - 700 099, District - South 24 Parganas, within the Limits of the Kolkata Municipal Corporation, vide Assessee No. 311090880012, Police Station - then Purba Jadavpur now Panchasayar, Kolkata - 700 099, District - South 24-Parganas, within the limits of The Kolkata Municipal Corporation hereinafter referred to as 'the said property'** including all the easementary rights **OR HOWSOEVER OR OTHERWISE** the said land now is or at any time heretofore was situated butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH ALL AND SINGULAR** all edifices, erections, common wall, fixtures, areas, compounds and soil thereof sewers, ways, paths, passages, electric

connection, water connection, light, rights, benefits of ancient or other
 common rights, liberties, easement, privileges, profits and advantages
 whatsoever thereto belonging or in anywise appurtenant to with the
 same or any part thereof now are or at any time heretofore held used
 occupied, enjoyed herewith or reputed to belong or deemed, taken or
 known as part parcel thereof or appurtenant thereto with her and every
 of their appurtenances in the District of South 24 Parganas together with
 all rights of easements and appurtenances civil amenities and facilities in
 the said Property, as more fully particularly mentioned in the Schedule
 hereunder written and delineated and marked in **RED** in the annexed
 Plan hereby granted, transferred, conveyed, assigned and assured or
 expressed or intended so to be unto and to the use of the **PURCHASER**
 in manner aforesaid **AND** that the **PURCHASER** shall and may from time
 to time and at all times hereafter peaceably and quietly possess and
 enjoy the said land and hereditaments and '**the said property**' including
 all easement rights etc. hereby granted, transferred, conveyed, assigned
 and assured or expressed or intended so to be unto and to the use of the
PURCHASER in manner aforesaid and receive the rents, issues and
 profits thereof including any previous rents due from the tenants without
 any lawful eviction, interruption, claim or demand whatsoever from or by
 the **Owner/Vendor** herein or any person or persons lawfully or
 equitably claiming or to claim from under or in trust for the
Owner/Vendor herein **AND** that free and clear and freely and clearly
 and absolutely acquitted, exonerated, discharged or otherwise by the
Owner/Vendor herein well and sufficiently saved, defended, kept
 harmless and indemnified of from aid against all and all manner of
 former or other estate-rights, title, leases, mortgages, charges, trust,
 wakfs, debutters, attachments, executions, lispensens, claims, demands

any sort of encumbrances including any order/s of any Competent Court or Legal Proceedings against the **Owner/Vendor** herein or otherwise whatsoever made done, occasioned or suffered by the **Owner / Vendor** or any person or persons lawfully or equitably claiming or to claim from through under or in trust for the **Owner/Vendor** herein **AND** further that the **Owner/Vendor** herein and all persons having or lawfully claiming any estate right, title, interest whatsoever in the said land hereditaments and premises including all easement rights etc. hereby granted, transferred, conveyed, assigned, assured and confirmed or any part thereof from kinder or in trust for the **Owner/Vendor** herein shall and will from time to time and at all times hereafter at the request and costs of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said property and hereditaments and premises including easement rights etc. hereby granted, transferred, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the **PURCHASER** in manner aforesaid as shall or may be reasonably required.

SCHEDULE OF THE PROPERTY/LAND/PREMISES

REFERRED TO HEREIN ABOVE

ALL THAT piece and parcel of a plot of Land, being Scheme Plot No. 36, measuring Land Area **02 Cottahs 12 Chittaks 00 Sq. ft.** more or less, along with a R.T.S. measuring about 100 SFT. More or

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less, standing thereon, appertaining to R. S. Dag No. 188, R.S. Khatian No. 72, J.L. No. 25, District Collectorate Touzi No. 56, R.S. No. 3, Mouza - Nayabad, Pargana - Khaspur, lying and situate at K.M.C. Premises No. 3653, Nayabad, ward No. 109, Br. No. XII, Kolkata - 700 099, District - South 24 Parganas, within the Limits of the Kolkata Municipal Corporation, vide Assessee No. 311090880012, Police Station - then Purba Jadavpur now Panchasayar, particularly delineated and marked in **RED** border lines and marked in the annexed plan herein. The said Plan shall be regarded under all circumstances as part of the original Deed butted and bounded as follows :

ON THE NORTH : 20'-00" Wide K.M.C. Road

ON THE SOUTH : Scheme Plot No. 39

ON THE EAST : Scheme Plot No. 37

ON THE WEST : Scheme Plot No. 35.

SPECIMEN FORM FOR TEN FINGERPRINTS



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	
RIGHT HAND	THUMB		FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	
	ANJANA GHOSH					
RIGHT HAND	THUMB		FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	ANJANA GHOSH					

Signature Anjana Ghosh



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	
	ALOK PRAMANIK					
RIGHT HAND	THUMB		FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	ALOK PRAMANIK					

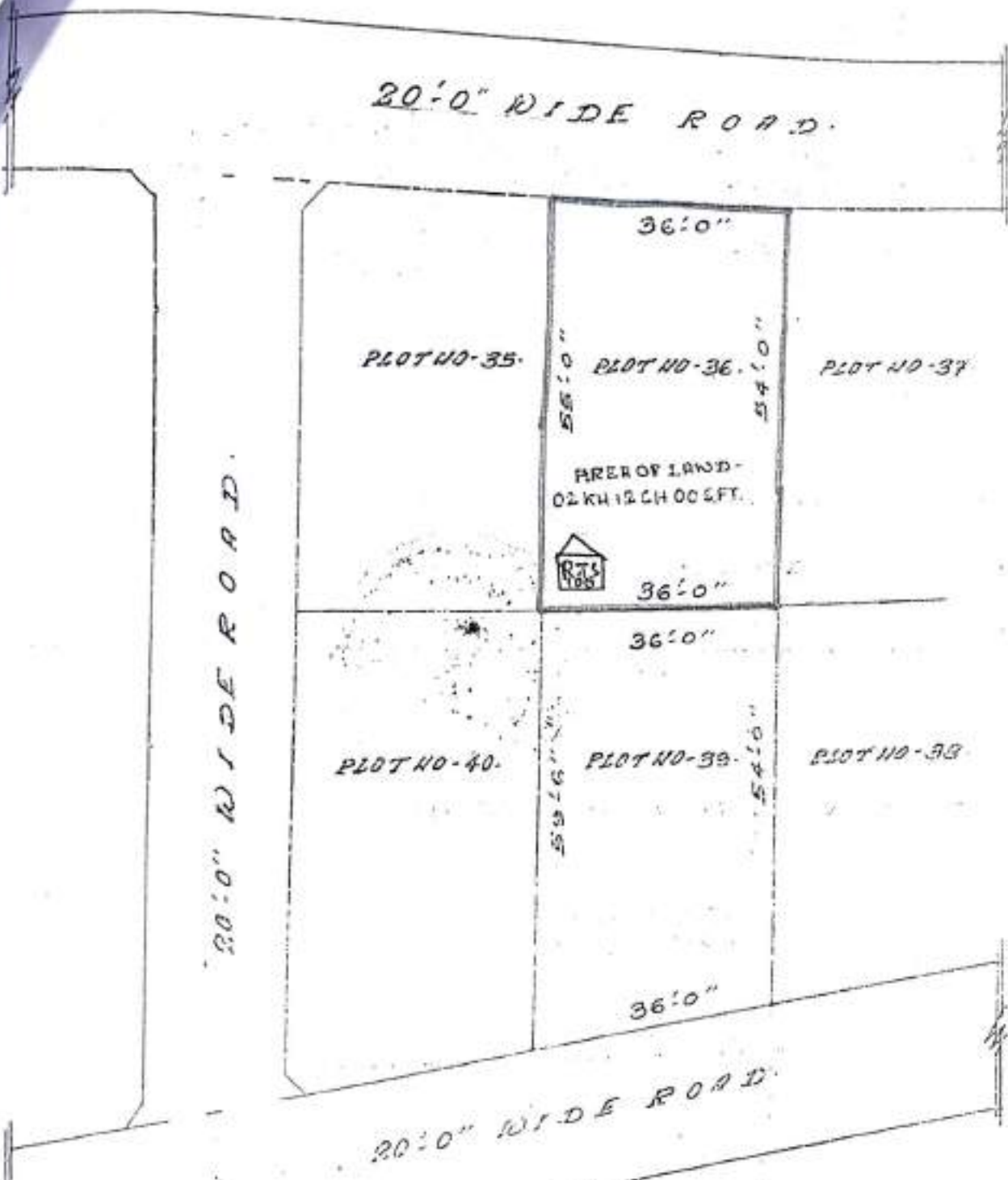
Signature Alok Pramanik

PLAN OF MOUZA-NAYABAD, J.L. NO-25, R.S. DAG NO-189 (PART),
S. KHARTIAN NO-42, P.S. PURBA JADAYPUR, DIST-24 PRABHAS(S)
UNDER-K.M.C. WARD NO-109,
SHOWING THE RED BORDER

T-2962/H

SCALE - 20'-0" = 1" (INCH).
AREA OF LAND - 02 KH 12 CH 00 SQ. FT.
R.T.S 100 SQ. FT.
PLOT NO-36.

Anjana Ghose



Anjana Ghose
SIGNATURE OF OWNER

Hoke Pramanik.
SIGNATURE OF PURCHASER

WITNESS WHEREOF all the parties hereto put their respective hands and seal on these presents on the day month and year first above written.

SIGNED AND DELIVERED

In presence of :

WITNESSES:

1. Blase
4. Thakur Ramkrishna
Lane,
Kolkata - 700 075

Anjana Ghose
SIGNATURE OF VENDOR

2. Atin Chatterjee
23/5/1, Nayabad,
Kolkata - 700 094.

SIGNED AND DELIVERED

In presence of :

WITNESSES:

1. Blase



Aloke Banerjee
SIGNATURE OF PURCHASER

2. Atin Chatterjee

Drafted and prepared by me, in my Office :

Amitabha Ray
(Advocate)
Asifur Rabbani
Kolkata
11/2/2017

MEMO OF RECEIPT

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 35,00,000-00 (Rupees Thirty Five Lac) only as full and final payment against sale of the Schedule mentioned property in the following manners :

DATE	CHQ. NO	BANK	BRANCH	AMOUNT[Rs.]
16.06.2016	626962	I.O.B.	MUKUNDAPUR	05,00,000/-
08.08.2016	626965	I.O.B.	MUKUNDAPUR	05,00,000/-
30.12.2016	828528	I.O.B.	MUKUNDAPUR	25,00,000/-

TOTAL :: Rs. 35,00,000/-

[RUPEES THIRTY FIVE LAC ONLY]

WITNESSES:

1. *Khase*

Aryama Ghose
SIGNATURE OF VENDOR

2. *Asim Chatterjee*

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

19-201617-003775341-1

Payment Mode Online Payment

BRN Date: 29/12/2016 14:15:33

Bank : Indian Overseas Bank

BRN : 20161229881122

BRN Date: 29/12/2016 14:16:31

DEPOSITOR'S DETAILS

Name : ALOKE PRAMANIK
Contact No. :
E-mail : asim.chaudhuri007@gmail.com
Address : SHATABDI PARK, MUKUNDAPUR, KOL-99
Applicant Name : Mrs ANJANA GHOSH
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

Id No. : 16300001652613/1/2016
(Query No./Query Year)

Mobile No. : +91 9903211711

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16300001652613/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	38755
2	16300001652613/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	211120
Total				249875

In Words : Rupees Two Lakh Forty Nine Thousand Eight Hundred Seventy Five only

Major Information of the Deed

Deed No / Year	I-1630-03961/2016	Date of Registration	30/12/2016
Deed Date	1630-0001652613/2016	Office where deed is registered	
Applicant Name, Address & Other Details	29/12/2016 12:23:10 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Transaction	ANJANA GHOSH 4, Thakur Ramkrishna Lane, 'Ashateer' Apartment, Flat No. 'A1', Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9830056715, Status : Buyer/Claimant		
[0101] Sale, Sale Document	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value Rs. 35,00,000/-	Market Value Rs. 35,20,000/-		
Stampduty Paid(SD) Rs. 2,11,220/- (Article:23)	Registration Fee Paid Rs. 38,755/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



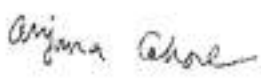
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 3653, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha 12 Chatak	34,90,000/-	34,90,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
Grand Total :					4.5375Dec	34,90,000 /-	34,90,000 /-	

Structure Details :



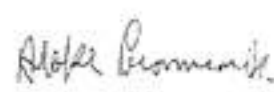
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs ANJANA GHOSH Wife of Mr KAMALESH GHOSH Executed by: Self, Date of Execution: 30/12/2016 , Admitted by: Self, Date of Admission: 30/12/2016 ,Place : Office			
		30/12/2016	L1 30/12/2016	30/12/2016

Ramakrishna Lane, 'Ashateet' Apartment, F, P.O:- GARFA, P.S:- Purba Jadabpur, District:-
 -Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation:
 Citizen of: India, PAN No. ASMPG2527M, Status :Individual

Identifier Details :
 Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr ALOKE PRAMANIK Son of Mr DILIP PRAMANIK Executed by: Self, Date of Execution: 30/12/2016 , Admitted by: Self, Date of Admission: 30/12/2016 ,Place : Office			
30/12/2016	LTI 30/12/2016	30/12/2016	

Son of Mr DILIP PRAMANIK Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
 PAN No. BUMPP3992H, Status :Individual

Identifier Details :
 Name & address

Mr ASIM CHAUDHURI
 Son of Prof KRIPASINDHU CHAUDHURI
 2359/1, NAYABAD, P.O.- PANCHASAYAR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN
 - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs ANJANA GHOSH, Mr
 ALOKE PRAMANIK

Asim Chaudhuri

30/12/2016

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJANA GHOSH	Mr ALOKE PRAMANIK-4.5375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJANA GHOSH	Mr ALOKE PRAMANIK-100 Sq Ft

Endorsement For Deed Number : I - 163003961 / 2016

On 30-12-2016
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.

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

Registration at 13:35 hrs on 30-12-2016, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr
PRAMANIK, Claimant.

Rate of Market Value (WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs

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

Execution is admitted on 30/12/2016 by 1. Mrs ANJANA GHOSH, Wife of Mr KAMALESH GHOSH, 4, Thakur
Ramkrishna Lane, 'Ashateet' Apartment, F, P.O: GARFA, Thana: Purba Jadabpur, , South 24-Parganas, WEST
BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Mr ALOKE PRAMANIK, Son of Mr DILIP
PRAMANIK, SHATABDI PARK, MUKUNDAPUR, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas,
WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Identified by Mr ASIM CHAUDHURI, , Son of Prof KRIPASINDHU CHAUDHURI, 2359/1, NAYABAD, P.O
PANCHASAYAR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste
Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,755/- (A(1) = Rs 38,709/- , E = Rs 14/- , H =
Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,755/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/12/2016 2:16PM with Govt. Ref. No: 192016170037753411 on 29-12-2016, Amount Rs: 38,755/-, Bank
Indian Overseas Bank (IOBA0000015), Ref. No. 20161229881122 on 29-12-2016, Head of Account 0030-03-104-001-
16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,11,220/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 2,11,120/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 615849, Amount: Rs. 100/-, Date of Purchase: 21/12/2016, Vendor name:
Santosh Kr Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/12/2016 2:16PM with Govt. Ref. No: 192016170037753411 on 29-12-2016, Amount Rs: 2,11,120/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20161229881122 on 29-12-2016, Head of Account 0030-02-
103-003-02

U.K. Basu

Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Registration under section 60 and Rule 69.
Book - I
number 1630-2017, Page from 1000 to 1024
No 163003961 for the year 2016.



Digitally signed by UTPAL KUMAR BASU
Date: 2017.01.02 12:14:04 +05:30
Reason: Digital Signing of Deed.

UK Basu

(Utpal Kumar Basu) 02-01-2017 12:14:03
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)