



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল **WEST BENGAL** document is admitted to registration. The signature sheets and the endorsement sheets attached with document are the part of this document.

W 615850

0-15260A/46

District Sub-Registrar-V
Alipore, South 24 Parganas

30 DEC 2016

DEED OF SALE

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

Contd... p2

SMT. KRISHNA GHOSH, having PAN NO. ACLPG 3453G, wife of Sri Bimalesh Ghosh, by religion - Hindu, by Occupation - Service, Indian Citizen, residing at 15, Avenue 1st Road, 'Aiktan' Apartment, Flat No. '2A', Police Station - then Purba Jadavpur now Survey Park, P.O. Santoshpur, 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 :-

1. One Hari Charan Pramanik was the absolute and lawful owner of some landed Properties of Rayat Sthitiban Satya, 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 paise 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

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 the rest of the unsold 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

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necessary easements out of the aforesaid landed property and declared for sale of the same to the interested buyers.

2. Subsequently, the said Bhaduri Pramanik, Sri Ganesh Pramanik, Sri Hiran Pramanik, 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.39 as per the said Scheme Plan, measuring about 02 Cottahs 13Chittacks 22 Sq. Ft. more or less, excluding Road area 08 Chittaks more or less, i.e. Gross Land area 03 Cottah 05 Chittaks 22 Sq. Ft. more or less, measuring 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. KRISHNA 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. 165, Pages from 404 to 412, being No.15009 for the Year 1984.

3. That after becoming the lawful Owner of the aforesaid Premises, SMT. KRISHNA 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. 3652, Nayabad, ward No. 109, Br. No. XII, Kolkata - 700 099, P.S. Purba Jadavpur now Survey Park, District - South 24 Parganas, within the limits of the Kolkata Municipal Corporation, vide Assessee No. 311090880000, (more fully and particularly described in Schedule of the Property hereunder written and hereinafter be referred to as the 'SAID PROPERTY/LAND/PREMISES').

4. 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, lispendences 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 13 Chittacks 22 Square Feet be the same or little more or less along 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. 3652, 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. 311090880000, Police-Station - then Purba Jadavpur now Panchasayar, (more fully and particularly described in Schedule of the Property hereunder written and hereinafter 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 about 02 Cottahs 13 Chittacks 22 Square feet be the same or little more or less along with a R.T.S. measuring about 100 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 at the time of the execution of the above said agreement 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 SAID PROPERTY to the Purchaser, who does hereby admit having taken possession.

17. That the vendor has on this day handed over all the available 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, lispendens, 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 **06.06.2016**, by and between the parties herein, and in consideration of payment of total consideration of **Rs. 35,00,000/- (Rupees Thirty Five Lac)** fully as the true and lawful money of the Union of India in hand well and lawfully 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 about **02 Cottahs 13 Chittaks 22 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. 3652, Nayabad, ward No. 109, Br. No. XII, Kolkata - 700 099, District - South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Assessee No. 311090880000, Police Station -** then Purba Jadavpur now Panchasayar, 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 EVIDNCE 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, claims, 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** herein 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 about **02 Cottahs 13 Chittaks 22 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. 3652, 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. 311090880000, Police Station - then Purba Jadavpur now Panchasayar, 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 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 her 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, as signed 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 and 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.39, measuring about **02 Cottahs 13 Chittaks 22 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 situated at **K.M.C. Premises No. 3652, 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. 311090880000, 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 : Scheme Plot No. 36

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

ON THE EAST : Scheme Plot No. 38

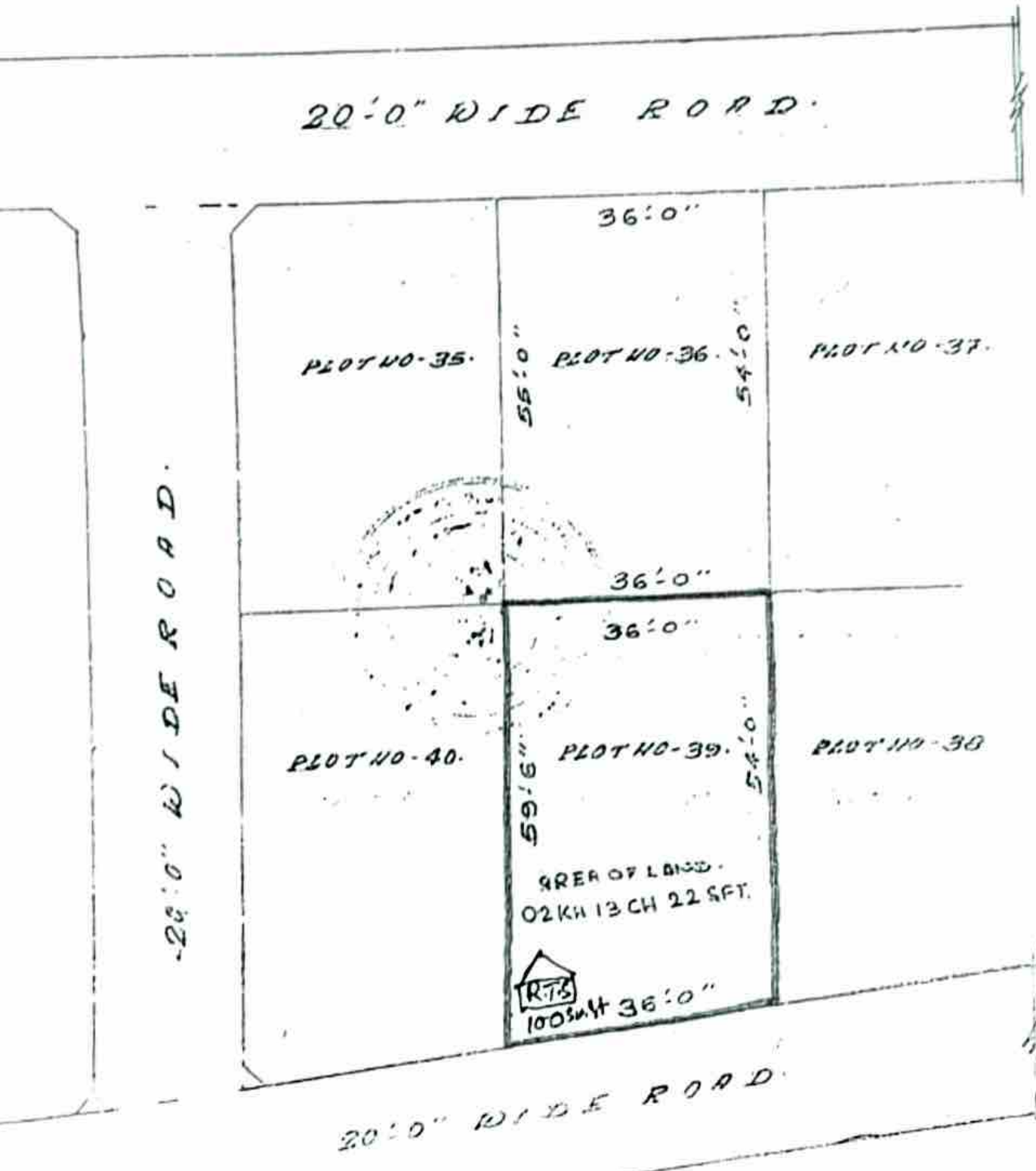
ON THE WEST : Scheme Plot No. 40

SITE PLAN OF MOUZA - NAYABHID, S.L. NO - 25, R.S. KHATIAN NO-72, P.9 - FURBA JADAYPUR, DIST - 24 PARBHANS (SI).
 UNDER - K.M.C. - WARD NO-109.
 SHOWING THE RED BORDER

SCALE - 20'-0" = 1" (INCH).

AREA OF LAND : 02 KH 13 CH 22 SQ. FT.
 R.T.S-100 Sq. Ft. PLOT NO. 39.

K. Richna Ghosh



K. Richna Ghosh
 SIGNATURE OF OWNER

Aloke Bannarjee
 SIGNATURE OF PURCHASER

IN 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. Bighad.
15, Avenue 1st Road,
Sarvoshpur - Kol - 700075

Krishna Ghosh.
SIGNATURE OF VENDOR

2. Ashwini Chandra
2359/1, Nayabad
Kolkata - 700094

SIGNED AND DELIVERED

In presence of :

WITNESSES:

1. Bighad

Hake Pramanik
SIGNATURE OF PURCHASER

2. Ashwini Chandra

Drafted and prepared by me in my Office :

Amitabhaya
Advocate
Acipora Police court
Kolkata
WS/23&P/1734

Contd... p/17

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	626961	I.O.B.	MUKUNDAPUR	05,00,000/-
08.08.2016	626967	I.O.B.	MUKUNDAPUR	05,00,000/-
30.12.2016	626975	I.O.B.	MUKUNDAPUR	18,00,000/-
30.12.2016	828527	I.O.B.	MUKUNDAPUR	07,00,000/-

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

[RUPEES THIRTY FIVE LAC ONLY]

WITNESSES:

1. B. S. S.

Krishna Ghosh.
SIGNATURE OF VENDOR

2. A. S. S.

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature _____



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

Signature Krishna Ghosh



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

Signature Alok Bannik

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

GRN: 19-201617-003775148-1

Payment Mode Online Payment

GRN Date: 29/12/2016 14:08:45

Bank : Indian Overseas Bank

BRN : 20161229880867

BRN Date: 29/12/2016 14:09:35

DEPOSITOR'S DETAILS

Name : ALOKE PRAMANIK
Contact No. : Mobile No. : +91 9903241711
E-mail : aslm.chaudhuri007@gmail.com
Address : SHATABDI PARK, MUKUNDAPUR, KOL-99
Applicant Name : Mrs KRISHNA GHOSH
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

Id No. : 16300001652604/1/2016
(Query No./Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16300001652604/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	38755
2	16300001652604/1/2016	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 :	I-1630-03962/2016	Date of Registration -	30/12/2016
Query No / Year	1630-0001652604/2016	Office where deed is registered	
Query Date	29/12/2016 12:06:46 AM	D.S.R. - V SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	KRISHNA GHOSH 15, AVENUE 1ST ROAD, AIKTAN APARTMENT, FLAT NO. 2A, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9830056715. Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 35,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,11,220/- (Article:23)	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. 3652, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 13 Chatak 22 Sq Ft	34,90,000/-	34,90,000/-	Width of Approach Road. 20 Ft., Adjacent to Metal Road.
Grand Total :				4.691Dec	34,90,000 /-	34,90,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth 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	Finger print	Signature
	Mrs KRISHNA GHOSH Wife of Mr BIMALESH GHOSH Executed by: Self, Date of Execution: 30/12/2016 , Admitted by: Self, Date of Admission: 30/12/2016 ,Place : Office	 <small>30/12/2016</small>	 <small>L1 30/12/2016</small>	Krishna Ghosh <small>30/12/2016</small>

15, AVENUE 1ST ROAD, AIKTAN APARTMENT, FLAT NO.2A, P.O:- SANTOSHUPUR, P.S:- Purba
 Jadbapur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste
 Hindu, Occupation: Service, Citizen of: India, PAN No. ACLPG3453G, Status : Individual

Transfer Details :

Name,Address,Photo,Finger print and Signatures

Name		Address		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					
Son of Mr DILIP PRAMANIK Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BUMPP3992H, Status : Individual		LTI 30/12/2016	30/12/2016		

Transfer Details :

Name & address

ASIM CHAUDHURI
 Son of Prof KRIPASINDHU CHAUDHURI
 59/1, NAYABAD, P.O - PANCHASAYAR, P.S:- Purba Jadbapur, District -South 24-Parganas, West Bengal, India, PIN
 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mrs KRISHNA GHOSH, Mr
 ALOKE PRAMANIK

30/12/2016

Asim Chaudhuri

Transfer of property for L1

SLNo	From	To, with area (Name-Area)
1	Mrs KRISHNA GHOSH	Mr ALOKE PRAMANIK-4.69104 Dec

Transfer of property for S1

SLNo	From	To, with area (Name-Area)
1	Mrs KRISHNA GHOSH	Mr ALOKE PRAMANIK-100 Sq Ft

Endorsement For Deed Number : I - 163003962 / 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: 37
 of Indian Stamp Act 1899.

entation(Under Section 52 & Rule 22A(3)45(1),W.B.Registration Rules,1962)

presented for registration at 13:34 hrs on 30-12-2016, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr
LOKE PRAMANIK, Claimant

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
35,20,000/-.

Admission of Execution (Under Section 68, W.B. Registration Rules, 1962)

Execution is admitted on 30/12/2016 by 1. Mrs KRISHNA GHOSH, Wife of Mr BIMALESH GHOSH, 15, AVENUE 1ST
ROAD, AIKTAN APARTMENT, FLAT NO.2A, P.O. SANTOSHAPUR, 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

Indetified by Mr ASIM CHAUDHURI, . . . Son of Prof KRIPASINGHU 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 2:09PM with Govt. Ref. No. 192016170037751481 on 29-12-2016, Amount Rs: 38,755/-, Bank
Indian Overseas Bank (IOBA0000015), Ref. No. 20161229880867 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 615850, 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 2:09PM with Govt. Ref. No: 192016170037751481 on 29-12-2016, Amount Rs. 2,11,120/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20161229880867 on 29-12-2016, Head of Account 0030-02-
103-003-02

W Basu

Utpal Kumar Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2017, Page from 1025 to 1049
being No 163003962 for the year 2016.



UK Basu

Digitally signed by UTPAL KUMAR BASU
Date: 2017.01.02 12:15:00 +05:30
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 02-01-2017 12:14:59
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)