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I-06372/2015



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Handwritten signature

310481
 Certified that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document

Handwritten signature
 District Sub-Registrar-I,
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 20 AUG 2015

THIS INDENTURE made this 19th day of August, Two Thousand Fifteen **BETWEEN SANDEEP KABRA**, having PAN **AFWPK8858D**, son of Late Kishan Kabra, residing at 15, Ballygunge Park Road, Post Office Ballygunge, Police Station Karaya, Kolkata 700 019, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND RASHMI KABRA**, having PAN **AESPK3815K**, wife of Sanjeev Kabra, residing at 15, Ballygunge Park Road, Post Office Ballygunge, Police Station Karaya, Kolkata 700 019, hereinafter referred to as

No. 5978 Dt. 17/8/15
Mrs. Smt. Alamgir Begum
Address: Alipore Judge Court
Kolkata-22
S. S.
Signature: SKD

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata



Sandeep Kumar



V.C.T. 2
3195

Sandeep Kumar



V.C.T. 2
3196



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
19 AUG 2015

Rashmi Chakrabarti

Prakash Musaddi
S/o Raj Kr. Musaddi
12B, Lord Sinha Road,
P.S. Shakespeare Sarani,
Kolkata-71.
Service

122/1R, S.N. Majumdar
Sini
P.O. Kalighat
P.S. Tollygunge
Kolkata-26

the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**:

WHEREAS:

- A) One Upendra Nath Naskar was seized and possessed of and/or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of Sali land measuring an area of 11 decimals, be the same a little more or less, situate and lying at Mouza Garagacha, J.L. No.45, R.S. and L.R. Dag No.3 under R.S. Khatian No.84, Police Station Sonarpur, the then District 24-Parganas (hereinafter referred to as the **said entire land**).
- B) By a Bengali Kobala (Deed of Conveyance) dated the 25th Aghrayan, 1382 corresponding to 11th day of December, 1975, made between the said Upendra Nath Naskar therein referred to as the Vendor of the One Part and one Modern Engineering Company therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar, Sonapur, 24-Parganas in Book No.I, Volume No.70, Pages 122 to 125, Being No.4906 for the year 1975, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser All That the said entire land.
- C) By an Indenture of Conveyance dated 9th day of June, 1998, made between the said Modern Engineering Company therein referred to as the Vendor of the One Part and one Soumitra Kumar Nahar therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, Alipore in Book No.I, Volume No.17, Pages 314 to 331, Being No.2881 for the year 1998, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser All That the said entire land.
- D) By an Indenture of Conveyance dated 20th day of December, 2007, made between the said Soumitra Kumar Nahar therein referred to as the Vendor of the First Part and one Sandeep Kabra therein referred to as the Purchaser of the Second Part and the Vendor herein and registered at the office of Additional Registrar of Assurances I, Kolkata in Book No.I, CD Volume No.2, Pages 4495 to 4524, Being No.00658 for the year 2011, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the said entire land.
- E) Thus the said Sandeep Kabra is now seized and possessed of and/or otherwise well and sufficiently entitled to All That the said entire land being a piece and parcel of land containing an area of 11 decimals, be the same a little more or less, lying situate at Mouza Garagacha, J.L. No.45, R.S. and



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L.R. Dag No.3, Police Station Sonarpur, under Rajpur-Sonarpur Municipality, Ward No.1, District-South 24 Parganas.

F) The Vendor herein has duly recorded his name in respect of said entire land in the records of Block Land and Land Reforms Office at Sonarpur under L.R. Khatian No.430.

G) The Vendor herein has agreed to sell and the Purchaser has agreed to purchase All That the piece and parcel of land measuring an area of 1 decimal, be the same a little more or less, more fully and particularly described in the **Schedule** hereunder written (hereinafter referred to as the **said land**) out of the said entire land free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions, trusts of whatsoever nature at and for the consideration of Rs.9,50,000/- (Rupees Nine Lacs Fifty Thousands only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.9,50,000/- (Rupees Nine Lacs Fifty Thousands only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land) the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser **All That** the piece and parcel of Sali land measuring an area of 1 decimal, be the same a little more or less, lying situate at Mouza Garagacha, J.L. No.45, R.S. and L.R. Dag No.3 under L.R. Khatian No.430, Police Station Sonarpur, under Rajpur-Sonarpur Municipality, Ward No.1, District-South 24 Parganas more fully and particularly described in the **Schedule** hereunder written (hereinafter referred to as **the said land**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom he may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor doth hereby covenant with the Purchaser **THAT**



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NOTWITHSTANDING any act, deed or thing by the Vendor or his heirs executors administrators legal representatives and assigns done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof 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 has now in himself good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for him **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for him the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser doth hereby and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:
(Said land)

ALL THAT the piece and parcel of Sali land measuring an area of 1 decimal, be the same a little more or less, lying situate at Mouza Garagacha, J.L. No.45, R.S. and L.R. Dag No.3 under L.R. Khatian No.430, Police Station Sonarpur, under Rajpur-Sonarpur Municipality, Ward No.1, District-South 24 Parganas.



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IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hands and seal the day month and year first above written.

SIGNED AND DELIVERED by the **VENDOR** at Kolkata in the presence of:-

1. Vivek Agarwal
32A, Ganesh Chandra Avenue
6th Floor, Kolkata - 700013.

Randup Halder

2.



15, Ballygunge Park Road
KOL-19.

SIGNED AND DELIVERED by the **PURCHASER** at Kolkata in the presence of:-

1. Vivek Agarwal

Rashmi Subra

2.



Drafted by,

Alamgir Reza

Advocate

F-1194/03

Alipore Judges Court
Kol-27















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District Sub-Registrar - IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

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SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Sanjay Kulkarni</i>	<i>Sanjay Kulkarni</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								
 <i>Rashmi Babra</i>	<i>Rashmi Babra</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								
PHOTO								
	Little	Ring	Middle	Fore	Thumb			
	(Left Hand)							
	Thumb	Fore	Middle	Ring	Little			
(Right Hand)								






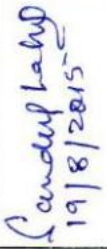



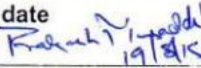
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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16040000614798/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Sandeep Kabra 15, Ballygunge Park Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Seller			 19/8/2015
2	Mr Rashmi Kabra 15, Ballygunge Park Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Buyer			 19/8/2015
SI No.	Name and Address of identifier	Identifier of			Signature with date  19/8/15

Prakash Musaddi
s/o, R.N. Musaddi
122/1R, S.N. Majumder Sarani,
Kolkata - 700026.
P.S. Tollygunge
P.O. Kalighat.

(Md Shadman)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



District Sub-Registrar-IV
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सत्यमेव जयते

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

4
19/8
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Query No / Year	16040000614798/2015	Query Date	15/08/2015
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Alamgir Reza		
Address	28/1, Judges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9874196499		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details			
Set Forth value	Rs. 9,50,000/-	Total Market Value:	Rs. 9,69,697/-
Stampduty Payable	Rs. 58,182/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 10,691/-	Registration Fee Article:-	A(1), M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 5,000/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 3, LR Khatian No:- 430	1 Dec	9,50,000/-	9,69,697/-	Proposed Use: Bastu, ROR: Shali, Property is on Road Adjacent to Metal Road,
Seller Details						
Name & Address		Status	Execution And Admission Details		Other Details	
Mr Sandeep Kabra Son of Late Kishan Kabra 15, Ballygunge Park Road, Post Office: Ballygunge, Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019		Individual	Executed by: Self, To be Admitted by: Self,		Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AFWPK8858D,	
Buyer Details						
Name & Address		Status	Execution And Admission Details		Other Details	
Mr Rashmi Kabra Wife of Mr Sanjeev Kabra 15, Ballygunge Park Road, Post Office: Ballygunge, Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019		Individual	Executed by: Self, To be Admitted by: Self,		Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AESPK3815K,	
Bank Details						
Bank details have not been supplied						

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. e-Assessment report is valid for one month only.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1.	<p>Mr Sandeep Kabra Son of Late Kishan Kabra 15, Ballygunge Park Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AFWPK8858D, Status : Self Date of Execution : 19/08/2015 Date of Admission : 19/08/2015 Place of Admission of Execution : Pvt. Residence</p>

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr Rashmi Kabra Wife of Mr Sanjeev Kabra 15, Ballygunge Park Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AESPK3815K, Status : Self Date of Execution : 19/08/2015 Date of Admission : 19/08/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifier Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Prakash Musaddi Son of Mr R N Musaddi 122/1 R S. N. Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,</p>	Mr Sandeep Kabra, Mr Rashmi Kabra	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 3 , LR Khatian No:- 430	1 Dec	9,50,000/-	9,69,697/-	Proposed Use: Bastu, ROR: Shali, Property is on Road Adjacent to Metal Road,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Alamgir Reza
Address	28/1, Judges Court Road, Thana : Alipore, District : South 24-Parganas,

Details of the applicant who has submitted the requisition form

Applicant's Name	Alamgir Reza
Address	28/1, Judges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160406372 / 2015

Query No/Year	16040000614798/2015	Serial no/Year	1604006723 / 2015
Deed No/Year	I - 160406372 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Sandeep Kabra	Presented At	Private Residence
Date of Execution	19-08-2015	Date of Presentation	19-08-2015

Remarks

On 19/08/2015

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

Presented for registration at 16:39 hrs on : 19/08/2015, at the Private residence by Mr Sandeep Kabra ,Executant.

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 9,69,697/-

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

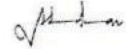
Execution is admitted on 19/08/2015 by

Mr Sandeep Kabra, Son of Late Kishan Kabra, 15, Ballygunge Park Road, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Others
Indetified by Mr Prakash Musaddi, Son of Mr R N Musaddi, 122/1 R S. N. Majumdar Sarani, P.O: Kalighat, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Service

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

Execution is admitted on 19/08/2015 by

Mr Rashmi Kabra, Wife of Mr Sanjeev Kabra, 15, Ballygunge Park Road, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Others
Indetified by Mr Prakash Musaddi, Son of Mr R N Musaddi, 122/1 R S. N. Majumdar Sarani, P.O: Kalighat, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Service



(Md Shadman)

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

South 24-Parganas, West Bengal

On 20/08/2015

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,691/- (A(1) = Rs 10,659/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 10,691/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,182/- and Stamp Duty paid by Draft Rs 53,202/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 5978, Purchased on 17/08/2015, Vendor named S K Dey.

Description of Draft

1. Rs 13,202/- is paid, by the Draft(other) No: 050412000382, Date: 19/08/2015, Bank: STATE BANK OF INDIA (SBI), SARAT BOSE ROAD.
2. Rs 40,000/- is paid, by the Draft(other) No: 050402000382, Date: 18/08/2015, Bank: STATE BANK OF INDIA (SBI), SARAT BOSE ROAD.



(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 63782 to 63799

being No 160406372 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.08.26 17:56:17 -07:00
Reason: Digital Signing of Deed.



(Tridip Misra) 26/08/2015 17:56:16
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)