



शक्तिमन्त्र: पश्चिम बंगाल WEST B-NGAL

11AB 405796

RECEIPT

1 (A) + Fee	Rs. 10.00
2 (a) + Fee	Rs. 10.00
Stamp	Rs. 10.00
Recd.	
Plan Fee	
C. Fee	
S. I. Fee	10.00
Total	50.00

Stamp received from the Government of West Bengal  
 Date: 30/05/17  
 No: 103/252/17/88103/1

Director, Government of West Bengal  
 Public Administration, Kolkata

30/05/17





पश्चिम बंगाल WEST BENGAL

A-385828

9/10/12

Sole

म. नं. 9/12/12  
Stamp 5/-  
35995  
10545  
3440

Certified that the document is admitted to registration. The signature Sheet / Sheet's and the original sheet / Sheet's attached with this document are the part of this document.

Registrar, District Sub-Registrar  
24 F. G. (N) Barisal

17 APR 2012

DND OF REGISTRAR

Raman Chatterjee

THIS DEED OF CONFIRMATION is made on this -/Gen.

day of April, 2012 A. D.

Between

SRI RAMES CHATTERJEE, son of - Late Badhagobinda Chatterjee, by Jitendra - Singh, by Occupation - Business, residing at - Babulata, Kalyani, Post Office - Rajarhat-Dopapara, Police Station - Bua Nam Jirpara,

A 9928  
44/125  
16/03



V.C. NO = 654  
Ch. = 16/4-12

NO = 250  
FO = 200  
750 F

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# PDF Compressor Free Version

13072  
মিঃ জাহিদ ১৯.১২.১১  
কোম্পানি নাম  
সংস্থান - *Rantha Khatun Dey*  
ফোন নম্বর - কোড - *১৩০৭৮ ৫১১*  
জেলার -  
কার্যালয় কোড, ঠিকানা ও পিসকোড  
কোম্পানি - *এই স্থানটি ভাড়া করা*  
তারিখ ২১-  
তারিখ *26.12.12*  
মোট মূল্য টকা *260.000*  
ক্রয়কারী কর্তৃক স্বাক্ষর

*Parta Bhatia Dey*

1781

*Parta Bhatia Dey*

1782

*Kamrul Chatterjee*



Registrar US 742  
District Sub Registrar II  
21 Dec 1998

86 APR 2013

*UTTAM BARI*  
*CRANES BARI*  
*১৯৯*  
*১৯৯*  
*১৯৯*  
*১৯৯*  
*১৯৯*  
*Business*



Raman Chaturvedi

- 2 -

Kolhata - 700 136, hereinafter called and referred to as the "PURDOR" ( which terms or expression shall unless excluded by or assignment to the context or subject be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns ) of the THE PARTY :

- C. N. D. -

RAJYU SPATIK FOY, son of - Bimal Chandra Foy, residing at - BRIZIA, Pabna District, Jessore, P.S. - Tagushett, Pabna - 700 050, by Religious faith - Hindu, by Occupation - Business, hereinafter called and referred to as the "PURCHASER" ( which terms or expression shall unless excluded by or assignment to the context subject to mean and include his heirs, executors, successors, administrators, legal representatives and assigns ) of the OTHER PARTY :-

WHEREAS, the property is lying and situated within the District of North 24 Parganas, in the State of West Bengal, under Police Station - Alward, AHWA - Hiramespur (Batalia City), of House - Ghajipur, J. S. No. 2, under GS Khattim No. 1007, De Khattim No. 3002 & 1020, R. S. Dag No. 7017, Area of land - 02 (two) Bighas, which morefully and minutely mentioned in the schedule below.

*[Handwritten signature]*



.... 3

Lawyer Challenge

AND WHEREAS, one Bahar Ali Bondal was the absolute owner of a plot of land measuring - 67 decimals which is lying within Nayab - Colony, J.L. No. 2, comprised in C.S. Dag No. 1901, P.S. Dag No. 2817, under G.O. Khattan No. 1570, P.S. Khattan No. 3702 & 1930, under P.S. Airport, within the local limits of Patna Municipal Corporation, in the district of North Bihar.

AND WHEREAS, being an peaceful physical possession said Bahar Ali Bondal died and his estate devolved upon his only son, Abdul Latif Bondal and the sons, Mst. Bahadurkhan Bibi and Mst. Karamkhan Bibi as his legal heirs and successors to his estate and in this circumstance, Abdul Latif Bondal became the absolute owner of remaining 67 acres of the aforesaid property by virtue of inheritance and in force of Indian Act.

AND WHEREAS, in course of his peaceful use and enjoyment said Abdul Latif Bondal transferred his share of the aforesaid property measuring - 54 decimals out of 67 decimals in favour of one, Bahar Ali Bondal by virtue of one deed of conveyance duly registered before the Sub-Registrar at Conspicuous Town, which has been recorded in Book No. 7, Volume No. 135, Pages - 170 - 170, Being No. 1752, Year 1955.

Handwritten mark



Raman Chandra

MR. DEEJAS, in order to be necessary  
 physical use, alienation of the land and to be  
 conveyed and transferred the land measuring  
 about - 54 decimals to one, Prady Kumar Das and Subangra  
 in the execution of a Deed of Conveyance, which duly  
 registered at MSRO - Cochin-Dom Est and recorded in  
 Book No. 1, Vol. No. 40, Pages from 173 to 176,  
 being No. 5403, in the Year 1985 and subsequently  
 Sri. Subramanian Srin and Sri. Karunamma Sibi jointly  
 sold, conveyed and transferred their shares of the  
 aforesaid property measuring .02 1/2 decimals into the  
 favour of one, Padmalala Sarda by virtue of one Deed of  
 Conveyance, which recorded in Book No. 1, Vol. No. 103,  
 Pages from 127 to 129, Deed No. 5769, in the Year -  
 1986.

MR. DEEJAS, since the said Prady Kumar Das,  
 Sri Subramanian Srin Das and Sri Padma Sarda became  
 the absolute owners of the aforesaid property and while  
 seized and possessed of the said land they have sold,  
 conveyed and transferred a portion of the same measuring  
 about 18 (eighteen) decimals, to (one) Chitambari Das the  
 favour of Sri Prady Kumar Das and Sri Jan Chand Sarda  
 by virtue of one, Deed of Conveyance duly registered before  
 the Registrar of Assurance, Cochin and recorded in Book  
 No. 1, being No. 5780, in the Year 1986.



Ramesh Chatterjee

whereafter being on their successful physical possession of land, said Sri Ganga Kumar Boudal and Sri Anu Chari Ghosh, sold, conveyed and transferred an area of land measuring about - 05 (five ) Cottahe to favour of one, Sri Shri Prasadna Biswas and Sri Sakti Prasadna Biswas by virtue of a Deed of Conveyance which was duly registered in the office of ADSP - Cochinagar - Sunam and recorded in Book No. 1, Being No. 679, in the Year, 1984.

AND WHEREAS, said Sri Shri Prasadna Biswas and Sri Sakti Prasadna Biswas being on their successful physical possession jointly transferred, sold and conveyed a portion of the said land measuring about - 02 (two) Cottahe into the favour of Sri Prabhudha Roy and Smt. Sitka Roy, the then vendor, by virtue of a Deed of Conveyance which was duly registered in the office of Registrar of Assurances at Kolkata and recorded in Book No. 1, Volume No. 355, pages from 145 to 153, Being No. 15752, in the Year, 1985.

AND WHEREAS, being the owners of the said land measuring about - 02 (two) Cottahe of land the said Sri Prabhudha Roy and Smt. Sitka Roy jointly transferred, sold, and conveyed to Shri. RAJY CHATTERJEE, Son of - Late Radhagobinda Chatterjee, the present Vendor herein, by way of a registered Deed of Sale being Deed No. 6798, in the

12



Revenue Chatterjee

- 6 -

Year : 2008, recorded in the Book No. 1, 26 Volume No. 8, Pages from 292 to 374, registered at the Office of -  
ACM - Sakinagar (Bastakur City), Dist. North 24-  
Parganas.

AND FURTHER, that the present Vendor owns the absolute physical title of the landed property measuring about - 02 (two) Cents of Salt land with a House -  
Gondhar, J.L. No. 2, comprised in PS No. 2017, under  
AS Election No. 1073, IS Election No. 2002 & 1025, within  
Police Station - Acharya, and under the local limits of  
Bajural-Gopalpur Municipality, in the District of North  
24-Parganas,

AND FURTHER, that he such valid the Vendor  
herein is seized and possessed of and/or otherwise well  
and sufficiently entitled to the said property and enjoy  
the same peacefully, freely, absolutely and without any  
interferences from any persons and have been paying the  
rents and taxes to the respective authorities properly.

AND FURTHER, the Vendor's hereto wants to sell out  
an area of land - 02 (two) Cents and to that effect the  
Vendor was in quest of a purchaser to sell the hereunder  
written schedule of property and the title named -  
Purchaser agreed to purchase the said quantity of land

type-



... 2.



*Raman Chandra*

which particularly mentioned in the schedule of property on the terms and conditions hereunder contained at or for the price of Rs 7,75,000 ( Seven & Seven Lac Seventy five thousand ) only as and by way of consideration paid by the Purchaser to the Vendor of these presents.

NO: THIS DEED OF SALE IS STIPULATED that in pursuance of and in continuance and in consideration of the sum of Rs 7,75,000/- ( Seven & Seven Lac seventy - five thousand ) only paid by the Purchaser to the Vendor simultaneously with the execution of these presents ( the receipt whereof the Vendor hereby admits and acknowledges ) and of and from the same release and discharge to the Purchaser and the said Vendor as beneficial owner do hereby grant, convey, sell, transfer, assign and assure unto the Purchaser free from all encumbrances, attachments and other defects in title, if any, in respect of 'SAD LANE'.

AND ALL the estate, right, title, interest, claim and demand whatsoever of the Vendor into / upon the same and every part thereof in law and equity TO REMAIN AND TO HAVE AND TO HOLD own and possess the same unto and to the use of the Purchaser absolutely and forever together in the title deeds, writings, instruments and other evidences

.... 9.

*42*



Ramona Chastain

of title and the Vendor do hereby covenant with the Purchaser that NOTWITHSTANDING any acts, deeds or things heretofore done, executed or knowingly suffered to be contrary the Vendor to have lawfully obtained and possessed of the said land has got paid and clear marketable title and free from any encumbrances, attachments or defect-in-title whatsoever and that the Vendor has full power and absolute authority to sell the said land in the manner aforesaid.

AND THE PURCHASER shall hereafter peaceably and quietly hold, possess and enjoy the said land in peace without any claim or demand whatsoever from the Vendor and further that the Vendor covenant with the Purchaser to save harmless indemnified the Purchaser from or against all encumbrances, charges, and duties whatsoever.

AND THE VENDOR further covenant that he shall at the request and costs of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and securing the said property and every part thereof to the Vendor aforesaid according to the true intent and meaning of these presents. It is to be declared that, if my defect arises in the said land in respect of right, title, interest and possession, of my or my claimant,

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Ramona C. Williams

- 2 -

Successor or heir or administrators of the Vendor  
claim or demand, or in future, the Vendor shall be  
liable to be prosecuted in proper court of law and  
shall be liable to compensate the Purchaser the whole  
amount with interest as per law.

AND WHEREAS PURCHASER AGREES that the Purchaser  
will cause his name to be entered in the Office of DE & LEO and in  
the local jurisdiction in name of the Vendor and will  
pay rents and taxes to the proper authorities and will  
take receipt thereof and the Vendor agrees that it  
shall be the other party which may be required to rectify  
the Deed and the Vendor binds himself to rectify the Deed  
and the cost of the purchaser.

The said Deed is marked as in ' ANN EXHIBIT '   
in the Deed quoted herewith.

SCHEDULE OF LAND AS REFERRED TO ABOVE

ALL THAT more and parcel of a plot of land  
measuring an area of - 00 (two) Cattahe be the same a  
cattle more or less which has been recorded as 5422,  
and lying, situated under Kuum - Bonapour, J.L. No. 2,

*[Handwritten mark]*



.... 70.

Rajmouli Chatterjee

- 10 -

P.S. No. 140, Court No. 125, comprised in P.S. Eng No. 3117, under G.S. Khaitan No. 1470, P.S. Khaitan Nos. 3202 & 1520, within the jurisdiction of Alipore Police Station, within the local limits of Rajarhat-Suburban Municipality, and in the District of North 24-Parganas, which is annexed and amended as follows :-

- ON THE NORTH :- Land of Smt. Swadesh Prasad Chakrabarty, and Smt. Saurist Chakrabarty.
- ON THE SOUTH :- Land of Smt. Prithvi Nandi and Smt. Nandini Nandi.
- ON THE EAST :- Common Passage of 12' 7/8" width.
- ON THE WEST :- Another Common Passage. (P.S. Eng No. 2817)

The provisions made under rules and taxes payable to the collector, North 24-Parganas, Government of West Bengal.

The Blue Printed Sketch Map, and photographs and also the finger prints of the Parties in concrete sheets are attached herewith and shall be treated as parts and parcel of this 180/281/98.



Ramen Chatterjee

- 11 -

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser an amount of Rs. 7,75,000/- (Rupees 7 Seven Lacs seventy five thousand ) only as and by way of consideration value of the property as mentioned in the schedule in presence of the following witnesses as per memo order :-

- MEMO -

Ramen Chatterjee

By Bank Draft of Axis Bank, - Rajasth Branch, dt. 16.4.12. Draft No. 037556.	Rs. 4,35,000/-
By Cash.	Rs. 3,40,000/-

( Rupees : Seven Lacs Seventy - five thousand ) only.	Total : <u>Rs. 7,75,000/-</u>
--	-------------------------------

WITNESSES :-

1. *[Signature]*  
Kalyan

2. Mani Sankar  
Chowdhury  
or aryan

Ramen Chatterjee

SIGNATURE OF THE SELLER.

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*[Handwritten mark]*

Raman Chatterjee

IN WITNESS WHEREOF, the vendor hereto has set and subscribed his hands and seals on the day, month and year which first above written.

SIGNED, SEALS & DELIVERED  
in presence of the following

WITNESSES :-

1. Hopwood  
K. P. Gupta

Raman Chatterjee  
SIGNATURE OF THE DONOR.

2. M. S. Sankar  
Gangabati  
K. S. Sankar  
No. 1 - 138

Putta Prasad  
SIGNATURE OF WITNESS.

Drafted by :-  
Heem Chandra  
Advocate  
2nd Floor, B. S. Road  
Admission No. B. 234/74

Dated by :-

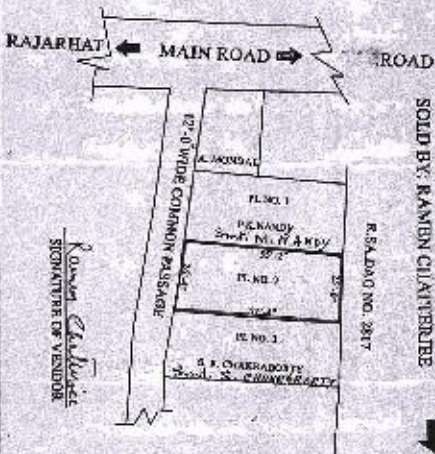
Heem Chandra  
Advocate Putta,  
Parasat Court Building



SITE PLAN OF R.S./DAG NO. 2817, C.S. KH. NO. 1678, R.S. KH. NO. 3002, 1830  
MOUZA- GOPALPUR, II. NO. 02, R.S. NO. 140, P.N. AIRPORT  
DIST. NORTH 24 PGS. WARD NO. 5,  
UNDER RAJARHAT GOPALPUR MUNICIPALITY,  
SCALP. 1"-24"

AREA OF LAND : 02KH, 00CH, 08FT  
SOLD TO: PARTHA PRATIM ROY  
SOLD BY: RAMEN CHATTERJEE

R.S./DAG NO. 2817



*Ramen Chatterjee*  
SIGNATURE OF VENDOR

*Ramen Chatterjee*

FORWARD BY  
S. CHITOSH  
L.R.S.



UNDER RULE 44A OF THE I.R. ACT 1908

(1)

Name .....

Status - Presentant



Row

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person and attested by the said person

- Rowan Chelviase (pan-card no. ACRPE21500)

Signature of the presentant

(2)

Name .....

Status - Presentant  Secular  Claimant  Attorney  Principle  Guardian  Testator



Row

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person and attested by the said person

- Arthe Babin Pr... (pan-card no. APRPR51659)

Signature of the Presentant / Executor

Claimant/Attorney/Principle/Guardian/Executor (Tick the appropriate status)





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Government of West Bengal  
Office Of the D.S.R. II NORTH 24-PARGANAS  
District: North 24-Parganas

Endorsement For Deed Number : I - 06307 of 2012  
(Serial No. 04807 of 2012)

On \_\_\_\_\_  
Payment of Fees: \_\_\_\_\_  
On 16/04/2012 \_\_\_\_\_  
Presentation (Under Section 52 & Rule 22A(3) 49(1), W.B. Registration Rules, 1962)

Presented in registration at 15:00 hrs on 16/04/2012, at the Private residence by Partha Pratap Roy (Owner).

Admission of Execution (Under Section 53, W.B. Registration Rules, 1962)

Execution & withdrawal on 16/04/2012 by

1. Basem Chatterjee, son of Lt Radhagobinda Chatterjee, Baskatala Kalyan, Thana: Anpara, District: North 24-Parganas, WEST BENGAL, India, P.O. -R Gopalpur. By Cast: Hindu, By Profession: Business

2. Partha Pratap Roy, son of Mahal Chandar Roy, 8B 12th Radhastra Pally, District: North 24-Parganas, WEST BENGAL, India, P.O. -Gogulhalli Ph: 700059, By Cast: Hindu, By Profession: Business

Witnessed By: Ullas Boral, son of Obris Boral, Kalyan, Thana: Anpara, District: North 24-Parganas, WEST BENGAL, India, P.O. -R Gopalpur, By Cast: Hindu, By Profession: Business.

[Subho Kumar Roy]  
DISTRICT SUB-REGISTRAR-II

On 17/04/2012

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under article 1A, Article number: 23, 4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Revenue Act, 1956. Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 9525.00/-, on 17/04/2012

(Under Article: A(1) = 8820/-, E = 7/-, H = 28/-, M(1) = 4/- on 17/04/2012)

Certificate of Market Value (WB & M.V. Rules of 2001)

Declared for the market value of this property which is the subject matter of the deed has been estimated as Rs. 9,00,000/-

Declarer that the required stamp duty of this deed is Rs. - 54010/- and the Stamp duty paid is Rs. - 5000/-

Deficit stamp duty Rs. \_\_\_\_\_

Initial stamp \_\_\_\_\_



[Subho Kumar Roy]  
DISTRICT SUB-REGISTRAR-II  
North 24-Parganas

Government Of West Bengal  
Office Of the D.S.R.-I NORTH 24-PARGANAS  
District: North 24-Parganas

Endorsement For Draft Number : 1 - 05307 of 2012  
(Serial No. 04607 of 2012)

Serial Number 04607  
D.S.R.-I NORTH 24-PARGANAS  
DISTRICT: NORTH 24-PARGANAS

- Rs. 15000/- is paid, by the draft number BC5504, Draft Date 04/04/2012, Bank Name State Bank of India, KOLKATA AIR PORT, received on 12/04/2012
- Rs. 10565/- is paid, by the draft number 914784, Draft Date 15/02/2012, Bank Name State Bank of India, BIKASH BHVN GOVT CMPL, received on 12/04/2012
- Rs. 35445/- is paid, by the draft number B13617, Draft Date 11/01/2012, Bank Name State Bank of India, BIKASH BHVN GOVT CMPL, received on 12/04/2012

(Sushil Kumar Roy)  
DISTRICT SUB-REGISTRAR-I

Serial Number 04607  
D.S.R.-I NORTH 24-PARGANAS  
DISTRICT: NORTH 24-PARGANAS



(Sushil Kumar Roy)  
DISTRICT SUB-REGISTRAR-I

Endorsement Page 2 of 2

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 16  
Page from 5110 to 5127  
being No 05307 for the year 2012.



(Sushil Kumar Roy) 19-April-2012  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal



Digitally signed by SUSHIL KUMAR RAY  
Date: 2012.04.19 10:27:05 +05:30

Reason: Digitally Signing the Completion Certificate of the Deed

Checked by

Certified to be a True Copy

District Sub-Registrar - II  
North 24 Parganas, West Bengal

# PDF Compressor Free Version

EG 15/10/17  
C. Dharmaraj

নম্বর -  
সন ও তারিখ -  
ক্রমিক নম্বর -  
স্বাক্ষর -  
স্বাক্ষর স্থান -  
ডেউতার সী

বঙ্গদেশ সরকার  
কর্তৃপক্ষ

টি.ডি.নং -  
স্বাক্ষর প্রদানের তারিখ - 04 MAY 2017  
মোট স্বাক্ষর স্থান - 400000  
ট্রাকারী অবস্থান - বঙ্গদেশ  
ডেউতার সী কার্যালয় কুমিল্লা

