

13899

Q-16569



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 B/1/14300
 14400
 Sale
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 A 2629
 H 28
 W 4
 B 7
 2668
 W 175
 28430
 0851

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

Registrar U/S 7(2)
District Sub Registrar II
24 Pgs (N) Barasat

16 DEC 2011

DEED OF SALE

Govt. Valued at Rs. 2,39,580/-

(Rupees Two Lakh Thirty Nine Thousand Five Hundred Eighty) only
Consideration Amount Rs. 80,000/- (Rupees Eighty Thousand only)

THIS INDENTURE is made on this 13th day of December in the year 2011 (Two Thousand And Eleven) of the Christian Era.

BETWEEN

SANTOSH SHARMA, Wife of Sampat Kumar Sharma, by faith - Hindu, by occupation - Household-duties, residing at Ganganagar, Madhyamgram, P.S. - ~~Barasat~~ Kolkata-700132, Dist. - North 24 Parganas, hereinafter called and referred to as the **PURCHASER** (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

CHANDAN KUMAR DHAR, Son of Late Shyam Lal Dhar, by faith - Hindu, by occupation - Business, residing at DL-218. Sector-II, Salt Lake City, P.S. Salt Lake (East), Kolkata-700091, hereinafter called and referred to as the **VENDOR** (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the **SECOND PART**).

WHEREAS the Chandan Kumar Dhar, Son of Late Shyam Lal Dhar, residing at DL-218. Sector-II, Salt Lake City, P.S. Salt Lake (East), Kolkata-700091, purchased land by a registered Deed of Sale, dated 30.6.2006, registered at A.D.S.R.O. Barasat, being No. 04087 from Sri Ashoke Kumar Paul, S/o Late Nityananda Paul, of Siti, P.O. - Kazipara, P.S. Barasat, Dist. North 24 Parganas purchased area of land 29.5 decimals out of 59 Decimals and said Ashoke Kumar Paul purchased by a registered sale Deed being No. 3201, dt. 8.4.1981, registered at A.D.S.R.O. Barasat, from Amir Ali Mondal, S/o. Late Bahar Ali Mondal of Siti purchased area of land 29.5 Decimals out of 59 Decimals in C.S. & R.S. Dag no. 660 (Part), C.S. Khatian No. 269, R.S. Khatian No. 270, L.R. Dag No. 539 (Part), L.R. Khatian No. 12 of Mouza - Siti, nature of land

Danga purchase deed and took khas possession from therein and became the absolute owner in khas possession of said land in said Dag.

AND WHEREAS by virtue of the aforesaid Deed the said Chandan Kumar Dhar herein become the absolute owner of the said land fully described in the schedule hereunder written and the said Vendors were in continuous possession of the said land having undeterred right title and interest morefully described in the Schedule hereunder written and intended to be here by sold.

AND WHEREAS the Vendor herein lawfully and absolutely seized and possessed of and otherwise well and sufficiently entitled to and have/has been using and enjoying the said property after paying rents, issues, taxes, rates and revenues.

AND WHEREAS the Purchaser herein has response of the offer agreed purchase and the Vendor agreed to sell the said Plot No. 86 comprised in area of land 2 cottahs more or less or 3.30 decimals with their facilities available in C.S. & R.S. Dag No. 660 (Part), Khatian No. 269, R.S. Khatian No. 270, L.R. Dag No. 539 (Part), L.R. Khatian No. 12 of Mouza - Siti, A.D.S.R.O. Barasat, District - North 24 Parganas, morefully described in the Schedule

hereunder written and branches at a total amount of Rs. 80,000.00 (Rupees Eighty thousand) only the full consideration money.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration thereof sum of Rs. 80,000.00 (Rupees Eighty thousand) only has been given by the' Purchaser to the Vendor this day in the manner aforesaid described in the memo of consideration given towards the price of the said land-and/or from the same and every part thereof the Vendor doth hereby acquit, release, sell, transfer, grant, convey, assure the said land unto the said purchaser all that piece and parcel of land measuring 2 cottahs of Mouza Siti, J.L. No. 101, Touzi no. 146, Pargana Anowarpur, Ward no. New 01 (Old 11), Holding No. 49 comprising in C.S. & R.S. Dag No. 660 (Part), C.S. Khatian No. 269, R.S. Khatian No. 270, L.R. Dag No. 539 (Part), L.R. Khatian No. 12 of Mouza - Siti, A.D.S.R.O. Barasat, District - North 24 Parganas morefully and particularly described in the Schedule hereunder written and in accordance with the site plan enclosed hereto or howsoever otherwise as well as the said land and hereditaments now is or are heretofore was or were situated, butted, bounced, called, known numbered described or distinguished together with all paths muniments described or

distinguished right to user in common passages, ways, sewers, drains, ditches hedges shrubs water courses and all other former and ancient rights lights liberties privileges benefits easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto and reversion or reversions remainder or remainders and the taxes, issues and profits thereof and all the deeds, muniments writings evidences of title whatsoever relating thereto or concerning the said land and every part thereof which are or may hereafter be in the custody power control or possessing. of the Vendor may procure the said without any lawful eviction or action or suit to have and to hold the said land and hereditaments so far as to be unto and said purchaser absolutely to be unto the said Purchaser absolutely free from all encumbrances on the terms and conditions appended below and the Vendor doth hereby covenant with the purchaser that notwithstanding any act, deeds, things whatsoever made done and executed or knowingly suffered to the contrary the Vendor now has good right full power and absolute authority and the Vendor indefeasible title to grant, convey, transfer or sell the said land hereby sold transferred and conveyed or expressed or intended to be unto and to the use of the Purchaser or the said land to the purchaser and the purchaser shall may at all times hereafter peaceably and quietly hold possess and . enjoy the said land or

✓

every part thereof and pay the tax to the Collector 24 Parganas (North) for the State of West Bengal upon getting up receive the taxes issues and profits thereof without any lawful eviction interruption claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of the predecessors in title and that free and clear and freely and clearly and absolutely acquitted, exonerated and discharged saved harmless and keep the said purchaser indemnified from or against all charges water courses encumbrances created by the Vendor or any their predecessors in title and free that free from all encumbrances whatsoever made or suffered by the Vendor or any person -or persons lawfully or equitably claiming any estate or interest upon the. said land or part there from under or for the Vendor and shall and will from to time hereafter the request and costs of the Purchaser do and execute or cause to be done and executed all such lawful acts, deeds and things whatsoever matter or for further and more perfectly assuring and conveying the said land to be and unto the said purchaser as shall or may be reasonably required. The Vendor further declares that the land hereby sold has not been is no charge lease, lien, lispens in respect of the said land. No case or proceedings is pending before any Court of Law against the said property hereby sold. The Vendor sold the said land morefully and



particularly described in the Schedule hereunder written while having good and marketable title and free from all encumbrances, the purchaser shall be entitled to proper maintenance of the common areas and facilities like roads, water, water courses, sewerages park is land and lights posts telephone connections boxes letter box etc.

The Vendor also undertake to execute and register any supplementary Deed or Deeds of Rectification favour of the purchaser at the costs of the purchaser if any error or omission is transpired in this Deed in future.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of vacant Danga Land measuring 2 Two Cottahs more or less 3.30 Decimals being Plot No. 86, C.S. & R.S. Dag No. 660 - (Part), C.S. Khatian No. 269, R.S. Khatian No. 270, L.R. Dag No. 539 (Part) Danga, L.R. Khatian No. 12 of Mouza - Siti, J.L. No. 101, Touzi No. 146, Pargana - Anowarpur, P.S., A.D.S.R.O. and Municipality Barasat, Ward No. New 01 (Old 11), Holding No. 49, District - North 24 Parganas, and the said property morefully shown and delineated with the colour RED map or plan annexed herewith and the said property isk butted and bounded below :

- On the North** : Plot No. 85, land of Ranjan Chatterjee.
- On the South** : C.S. & R.S. Dag No. 660 (P),
L.R. Dag no. 539 (P), Plot No. 87.
- On the East** : Land of others, C.S. & R.S. Dag No. 662.
- On the West** : 22' ft. wide road.

IN WITNESS WHEREOF the Vendor has set and subscribed her hand and seal on the day, month and year first above written.

In the presence of

1. Ajit Kumar Ghosh -
Vidya-Bilishpur
2. Sushovan Chandra Ghosh,
DL-78, Sector - II
Salt Lake, Kol-91

Chandan Kumar Das
Signature of Vendor

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser within mentioned sum of Rs. 80,000.00 (Rupees Eighty thousand) only being the full amount of the consideration money as per memo below :

By Cash/Cheque Rs. 80,000/-
D.D. No-674793 Date-15-12-2011 (Rupees Eighty thousand only)
I. O. B. Ganga Nagar Branch.

WITNESSES :

1. Ajit Kumar Ghosh
Ward - Kishorepur

2. Subhash Chandra Ghosh
DL-78, Sect-II, Salt Lake
City, Kel-91.

Chander Kumar Das

Signature of Vendor

Drafted by :-

Sk. Abdul Hafiz

Sk. Abdul Hafiz
Advocate, Enrolment No. - WB/877/2001,
Barasat Judges' Court.

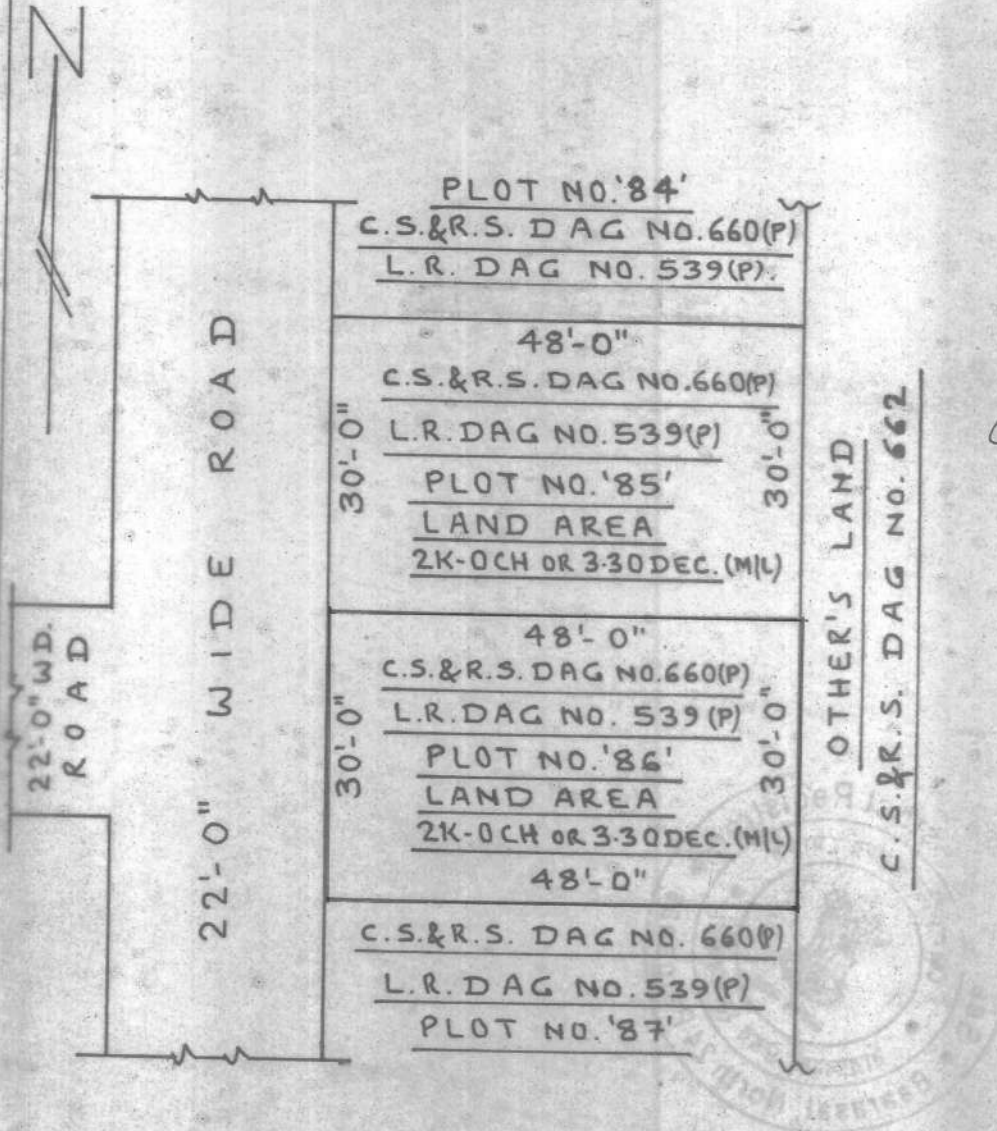
Typed by -

Biplab Goswami

Biplab Goswami, Barasat.

LAND LAYOUT SITE PLAN OF C.S.&R.S. DAG NO. 660 (PART),
 L.R. DAG NO. 539 (PART), C.S. KHATIAN NO. 269, R.S. KHATIAN NO. 270,
 L.R. KHATIAN NO. 12, MOUZA- SITI, J.L. NO. 101, R.S. NO. 50, P.S. &
 MUNICIPALITY- BARASAT, WARD NO. 11 (OLD), 1 (NEW), HOLDING NO. 49,
 DIST- NORTH 24-PGS.

SCALE: 1" = 20'-0"



Chandan Kumar Seal
 SIGN. OF THE VENDOR.

SIGN. OF THE CONFIRMING
 PARTY.

SCHEDULE OF LAND :-

PLOT NO.	C.S.&R.S. DAG NO.	L.R. DAG NO.	AREA OF LAND		NAME OF PURCHASER
			K-CH-SPT.	DEC.	
85	660(P)	539(P)	2-0-0	3-30	
86	660(P)	539(P)	2-0-0	3-30	

DRAWN FROM PARTY'S PLAN.

By:- *Smallick*
 13/12/11

PARTHA MALLICK
 Arch. Engg.

NO. KVSD / 03788 / 2001
 N. C. Road, Barasat

UNDER RULE 44A OF THE I.R. ACT

(1)

Name

Status - Presentant



Shas

Cha

Identity card no. WBI 2011391798722

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 abovenamed person and attested by the said person

Chandan Kumar Shas
Signature of the presentant

(2)

Name Santosh Sharma

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



सन्तोष शर्मा

Identity card no. CKW 4324307

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 abovenamed person and attested by the said person

सन्तोष शर्मा


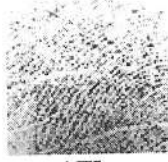
Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R.-II NORTH 24-PARGANAS, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 13899 / 2011, Deed No. (Book - I , 16569/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Chandan Kumar Dhar	<i>Chandan Kumar Dhar.</i> 16.12.2011

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Chandan Kumar Dhar Address -D L-218, Salt Lake City, I I, Thana:-Saltlake, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	<i>Chandan Kumar Dhar</i>
			16/12/2011	16/12/2011	

Name of Identifier of above Person(s)

Sujit Kumar Ghosh
 Kilishpur, Thana:-Barasat, District:-North 24-Parganas,
 WEST BENGAL, India, P.O. :-Nimdaria

Signature of Identifier with Date

Sujit Kumar Ghosh
 16/12/2011



Sushil Kumar Roy

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



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

Endorsement For Deed Number : I - 16569 of 2011
(Serial No. 13899 of 2011)

On

Payment of Fees:

On 16/12/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 2668/-, on 16/12/2011

(Under Article : A(1) = 2629/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 16/12/2011)

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.-239580/-

Certified that the required stamp duty of this document is Rs.- 14385 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 14300/- is paid, by the draft number 924902, Draft Date 13/12/2011, Bank Name State Bank of India, KADAMBAGACHI, received on 16/12/2011

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

Presented for registration at 14.00 hrs on :16/12/2011, at the Office of the D.S.R.-II NORTH 24-PARGANAS by Chandan Kumar Dhar ,Executant.

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

Execution is admitted on 16/12/2011 by

1. Chandan Kumar Dhar, son of Lt Shyam Lal Dhar , D L-218, Salt Lake City, I I, Thana:-Saltlake, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business

Identified By Ajit Kumar Ghosh, son of Sarat Ch Ghosh, Kilishpur, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O.:- Nimdaria , By Caste: Hindu, By Profession: Others.



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 56
Page from 788 to 802
being No 16569 for the year 2011.



Sushil Kumar Roy

(Sushil Kumar Roy) 19-December-2011
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal