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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 049851

B 049861

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the duty of the applicant.

प्रमाणित किया जाता है कि दस्तावेज़ को पंजीयन के लिए स्वीकार किया गया है। दस्तावेज़ के साथ संलग्न हस्ताक्षर पत्र/पत्रिकाएँ और प्रमाणपत्र पत्र/पत्रिकाएँ आवेदक की दायरे में हैं।

30 OCT 2013

See vis
1/13

SALE DEED

THIS DEED OF SALE made on 30th day of October. Two Thousand Thirteen (2013)

BETWEEN

SM^{YS} KRISHNA BISWAS, wife of Rabindra Nath Biswas and daughter of Bijoy Krishnat Biswas, by Nationality- Indian, by Faith- Hindu, by Occupation- Housewife, residing at Naipukur, Rajarhat, Kolkata- 700135 in the District of North 24-Parganas, hereinafter referred to as the

Contd.p/2.

Signature
ASB

77, Pages- 226 to 229, being No. 5571 for the year 1962 and since

Contd.p/3.

Signature
ASB

07/10/13
 प्रभत वर मुलहेजे
 लेखणी, राजहब, को-135
 (Rupee Five thousand only)
 बारासात कोठी
 उक्त 28 पत्रगत

टिकि ना
 सनेर डा
 बाण्ड कला
 07/10/13
 20000/-

टिकारी अफिस बारासात
 उक्त 31 मलय टिकारी



~~Additional District Officer, Rajahmundry, Andhra Pradesh~~

30 OCT 2013

Anand Mr. Raj Chaudhri
 8/0 Nandu Raj Chaudhri
 Vill - Leekjoni, Rajahm
 24 Parganas Mthi
 Pin - 700135
 Occu - Business

PAGE-2

“VENDOR” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART**

AND

SRI PRABHAT KUMAR MUKHERJEE, son of Late Rashbehari Mukherjee, by Nationality- Indian, by Faith- Hindu, by Occupation- Retired, residing at Reckjowani under Police Station of Rajarhat, Kolkata- 700135 in the District of North 24-Parganas, hereinafter referred to as the “PURCHASER” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS Chunilal Nath, son of Late Pachunath Nath, Kamala Kanta Nath, son of Late Banku Behari Nath and Sushil Kumar Nath, son of Late Haripada Nath were the joint owners in respect of ALL THAT piece and parcel of Danga/Bagan landed property measuring an area of 17 Decimals more or less, lying and situated at Mouza- Reckjowani under Touzi No.- 1507, Re. Sa. No.- 198 of J.L. No.- 13 under C.S. Khatian No.- 825 comprised in C.S. Dag No.- 1213 & 1215 and R.S. Dag No.- 1280 & 1282 under Police Station of Rajarhat in the District of North 24-Parganas, duly inherited the same from their mother, Sailabala Dasi by Law of Inheritance and became the joint owners in respect of the said landed property and absolutely seized and possessed the same with right title and/or interest in respect of the said landed property;

AND WHEREAS on 26.06.1962 by virtue of a registered Deed of Sale [Bengali Saf Bikroy Kobala] aforesaid Chunilal Nath, Kamala Kanta Nath, and Sushil Kumar Nath sold, conveyed and/or transferred said landed property unto or in favour of Bijoy Krishna Biswas, son of Late Mahendra Nath Biswas of Reckjowani, Rajarhat, North 24-Parganas and said Deed of Sale [Bengali Saf Bikroy Kobala] was registered at Sub-Registry Office at Cossipore Dum Dum and recorded under Book No.-I, Volume No.- 77, Pages- 226 to 229, being No. 5571 for the year 1962 and since

purchased said Bijoy Krishna Biswas became the sole owner in respect of the said landed property;

AND WHEREAS one Sailendra Nath Nath, son of Bihari Lal Nath of Reckjowani, Rajarhat, North 24-Parganas was the owner in respect of ALL THAT piece and parcel of Bagan landed property measuring an area of 12 Decimals more or less out of 24 Decimals, lying and situated at Mouza-Reckjowani under Touzi No.- 1507, Re. Sa. No.- 198 of J.L. No.- 13 under C.S. Khatian No.- 718 and R.S. Khatian No.- 836 comprised in C.S. Dag No.- 1214 and R.S. Dag No.- 1281 under Police Station of Rajarhat in the District of North 24-Parganas, duly inherited the said property by Law of Inheritance and since possessed on 13.03.1968 by virtue of a registered Deed of Sale [Bengali Saf Bikroy Kobala] sold, conveyed and/or transferred said landed property unto or in favour of said same Bijoy Krishna Biswas, son of Late Mahendra Nath Biswas of Reckjowani, Rajarhat, North 24-Parganas and said Deed of Sale [Bengali Saf Bikroy Kobala] was registered at Sub-Registry Office at Cossipore Dum Dum and recorded under Book No.-I, Volume No.- 36, Pages- 160 to 162, being No. 2238 for the year 1968 and since purchased said Bijoy Krishna Biswas became the sole owner in respect of the said landed property;

AND WHEREAS in this way by virtue of two registered Deed being No. 5571 for the year 1962 and being No. 2238 for the year 1968 said Bijoy Krishna Biswas became/become the sole owner in respect of the landed property measuring an area of 17 Decimals more or less under C.S. Khatian No.- 825 comprised in C.S. Dag No.- 1213 & 1215 and R.S. Dag No.- 1280 & 1282 AND measuring an area of 12 Decimals more or less out of 24 Decimals under C.S. Khatian No.- 718 and R.S. Khatian No.- 836 comprised in C.S. Dag No.- 1214 and R.S. Dag No.- 1281 conjointly 29 Decimals in different three Dags and absolutely seized and possessed the same with all transferable right title and/or interest in respect of the said landed property;

AND WHEREAS since possessed said Bijoy Krishna Biswas being as sole owner of 29 Decimals of landed property of different Dags and Kahatians

as referred hereinabove, for his own interest developed the said landed property by creating plots duly marked as A, B, C, D, E, F & G in different measurement of plots by keeping common passage with a view to egress and ingress in such Plots. Be it specified that said Bijoy Krishna Biswas though created such plots in his ownership of land but such plot map neither registered instrument nor sanctioned any of the concerned authority and therefore, the sketch plan of such plots of land including common passages was/is not registered instrument;

AND WHEREAS since possessed said Bijoy Krishna Biswas being as father out of love and affection transferred 2 (two) Cottahs 1 (one) Chittacks 24 (twenty four) Sq. Ft. more or less BAPAN landed property duly marked as Plot- F together with right to use common passage for egress and ingress in the said Plot itself out of his ownership of 12 Decimals, so purchased by virtue of Sale Deed being No. 2238 for the year 1968 by way of Gift unto or in favour of his daughter namely, Krishna Biswas – the Vendor herein and said Deed of Gift [Bengali Dan Patra] was registered on 16.12.1998 at A.D.S.R. Bidhan Nagar, Salt Lake City, Kolkata and recorded under Book No.- I, Volume No.- 137, Pages- 221 to 226, being No. 5226 for the year 1998 and duly accepted the said Gift the Vendor herein become the sole owner in respect of ALL THAT piece and parcel of BAPAN landed property measuring an area of **2 (two) Cottahs 1 (one) Chittacks 24 (twenty four) Sq. Ft.** more or less duly marked as Plot-F together with right to use common passage for egress and ingress in respect of the said plot of land, lying and situated at Mouza- Reckjowani under Touzi No.- 1507, Re. Sa. No.- 198 of J.L. No.- 13 under C.S. Khatian No.- 718 and R.S. Khatian No.- 836 comprised in C.S. Dag No.- 1214 and R.S. Dag No.- 1281 being determined as PLOT-F within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet under Police Station of Rajarhat in the District of North 24-Parganas, more fully and particularly described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity be referred to as the **“SAID LANDED PROPERTY”**, free from encumbrances and being as sole owner the Vendor herein absolutely seized and possessed the same with all transferable right title and/or interest in

respect of the said landed property and sufficiently entitled to enjoy the same duly mutated her name in the L.R. Record and after mutation said landed property established under L.R. Khatian No.- 4847 comprised in L.R. Dag No.- 1281, which same as R.S. Dag;

AND WHEREAS due to several necessity the Vendor herein decided to sale out the said landed property, more fully and particularly described in the SCHEDULE hereunder written at or for total consideration of **Rs. 13,09,895/- (Rupees thirteen lakhs nine thousand eight hundred ninety five) only** and knowing the said intention the Purchaser herein approached to the Vendor with a view to purchase the said landed property and considering such approach the Vendor herein agreed to sale and the Purchaser herein agreed to purchase the said SCHEDULE below property at or for total consideration of **Rs. 13,09,895/- (Rupees thirteen lakhs nine thousand eight hundred ninety five) only.**

NOW THIS INDENTURE WITNESSETH that in pursuance of offer and acceptance and in consideration at or for total sum of **Rs. 13,09,895/- (Rupees thirteen lakhs nine thousand eight hundred ninety five) only** well and sufficiently paid by the Purchaser herein on or before execution of these presents to the Vendor herein as per Memo of Consideration hereunder written and the receipt whereof the Vendor doth hereby admits and acknowledges for the same and every part thereof and the Vendor do hereby forever grant, convey, transfer, assign and assure unto or in favour of the Purchaser, free from all sorts of encumbrances by way of sale **ALL THAT BAGAN** landed property measuring an area of **2 (two) Cottahs 1 (one) Chittacks 24 (twenty four) Sq. Ft.** more or less out of **12 (twelve) Decimals** duly marked as Plot-F together with right to use common passages for egress and ingress in the said plot of land, more fully and particularly described in the SCHEDULE hereunder written and hereinafter for the sake of brevity be referred to as the "**SAID LANDED PROPERTY**" HOWSOEVER the said landed property presently situated within local limits of Rajarhat Bishnupur No. 1 Gram Panchayet under Police Station of Rajarhat in the District of 24-Parganas (North)

TOGETHER WITH all of the benefits as well as the other rights, particularly easements, quasi-easements, appendages, appurtenances including all rights, title and/or interest in respect of the said plot of land including common passages WHATSOEVER of the Vendor and the Vendor hereby sold, transferred, conveyed unto the Purchaser for ever AND have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said landed property and every part thereof unto the Purchaser herein and hereby granted, sold, conveyed, transferred or expressed or intended so to be unto and to the use of the Purchaser including his heirs, successors executors, administrators, legal representatives and assigns AND the Purchaser herein shall and may at all times hereafter peaceably and quietly possess and enjoy the said landed property measuring an area of **2 (two) Cottahs 1 (one) Chittacks 24 (twenty four) Sq. Ft.** more or less duly marked as Plot-F together with right to use common passages for egress and ingress of the said plot of land and every part thereof AND TO HAVE AND TO HOLD the same forever and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from or under in trust for them. The Vendor doth hereby declare that the entire landed property is free from all sorts of encumbrances, liens, mortgages, lispence, etc. whatsoever and shall always indemnify and cost to be indemnified unto the Purchaser for any loss suffered by the Purchaser due to the un-cleared title of the said property. Further, the Vendor shall and will from time-to-time and at all times hereafter at the request and cost of the Purchaser or his heirs, executors, successors and legal representative do or execute or cost to be done or executed all such further acts, deeds and things whatsoever for better and more perfectly assuring the said landed property and every part thereof AND further, the Vendor also do hereby covenant with the Purchaser herein, are as follows:

1. **THAT** notwithstanding any thing before done or suffered to the contrary the Vendor have good and perfect ownership right, title and/or interest, authority to sell, convey, transfer the said landed

property including right to use common passages as fully described in the Schedule hereunder written hereby sold, conveyed and/or transferred unto the Purchaser in the manner as stated;

2. **THAT** there are neither any encumbrances, charges, trust, liens, attachments, claims or demands whatsoever in respect of the said landed property and every part thereof nor any suit or proceedings in any manner pending in respect of the said landed property including common passages;
3. **THAT** the Vendor shall and will and at all times indemnify and keep indemnified and keep harmless to the Purchaser against all claims and/or demands whatsoever in respect of the said land and every part thereof hereby sold and/or conveyed and make good to the Purchaser against all losses, costs and expenses that may be incurred or occurred or suffered by reasons of any defect or deficiency in the title of the Vendor in respect of the said landed property;
4. **THAT** the Vendor shall at all times do and execute at the costs and expenses of the Purchaser all such further acts, deeds and/or things and assurances as may be reasonably required by the Purchaser for better or further effecting and assuring the conveyance hereby made or the title of the Purchaser in respect of the said land and every part thereof hereby sold and/or conveyed.

SCHEDULE

SAID LANDED PROPERTY ABOVE REFERRED TO:

ALL THAT piece and parcel of **BAGAN** landed property measuring an area of **2 (two) Cottahs 1 (one) Chittacks 24 (twenty four) Sq. Ft.** more or less out of **12 (twelve) Decimals** duly determined as **PLOT-F** together with right to use common passages for egress and ingress in the said plot of land, lying and situated at Mouza- Reckjowani under Touzi No.- 1507, Re. Sa. No.- 198 of J.L. No.- 13 under C.S. Khatian No.- 718 and R.S. Khatian

No.- 836 & L.R. Khatian No.- 4847 comprised in C.S. Dag No.- 1214 and R.S. & L.R. Dag No.- 1281 within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet within the jurisdiction of formerly A.D.S.R. Bidhan Nagar Salt Lake City, Kolkata and presently A.D.S.R. Rajarhat under Police Station of Rajarhat in the District of North 24-Parganas and the said landed property is shown in annexed plan duly marked with "RED" colour shall always be treated as the part of this deed and the said land is butted and bounded are as follows:

- ON THE NORTH BY : The Part of the land Under R.S. Dag No. 1281.
- ON THE SOUTH BY : The Plot of land duly determined as PLOT-E.
- ON THE EAST BY : Common passage connected with 12' Panchayet Road.
- ON THE WEST BY : The Part of the land Under R.S. Dag No. 1281.

IN WITNESSES WHEREOF the Vendor and the Purchaser have hereunto set and subscribed their respective signatures on the day, month and year first above written.

Signed and delivered in presence of:

1. Pranab Kr. Roychoudhuri
vill - Reckjrami, Rajarhat
Distt - 24 Parganas (North)
Pin - 700135

Kaushikma Biswas.
SIGNATURE OF THE VENDOR

Prabhat Kumar Mukherjee
SIGNATURE OF THE PURCHASER

2. Shyamal Chandra Biswas
vill - Naipukur.
Po+PS - Rajarhat, Kol- 700135.

8 OCT 2018

-: MEMO OF CONSIDERATION :-

RECEIVED RS. 5,00,000/- (RUPEES FIVE LAKHS) ONLY BY CHEQUE BEING NO. 899876 AND ALSO RECEIVED RS. 5,00,000/- (RUPEES FIVE LAKHS) ONLY BY CHEQUE BEING NO. 498172 AND RECEIVED FURTHER AMOUNT OF RS. 3,09,895/- (RUPEES THREE LAKHS NINE THOUSAND EIGHT HUNDRED NINETY FIVE) ONLY BY CHEQUE BEING NO. 899877 ALL CHEQUES DATED 29.10.2013 WITH DRAWEE BANK NAMELY, UNITED BANK OF INDIA, RAJARHAT BRANCH, KOLKATA- 700135 I.E. TOTAL AMOUNT OF RS. 13,09,895/- (RUPEES THIRTEEN LAKHS NINE THOUSAND EIGHT HUNDRED NINETY FIVE) ONLY IN RESPECT OF THE SAID LAND AS REFERRED IN THE SCHEDULE HEREINABOVE.

WITNESSES:

1. *Pranab K. Dasgupta*
vill - Reckisani, Rajarhat
Dist - 24 Parganas north
Pin - 700135

Krishna Biswas
SIGNATURE OF THE VENDOR

2. *Shyama Charan Biswas*
vill - Narapur
P.O. - Rajarhat - Kol - 700135.

Drafted by:

Uttam Kumar Sarkar
Uttam Kumar Sarkar [ADVOCATE],
Calcutta High Court,
Enrolment No. F-733/700-03,
"LAW CHAMBER",
Bharati Apartment,
Ground Floor, Room No. - 2,
23, T.N. Chatterjee Street,
Kolkata - 700 090.

Typed by:

Mukti Sarkar
Mukti Sarkar,
7/1, Dr. Nilmoni Sarkar Street,
Kolkata - 700 090.

SITE PLAN OF LAND

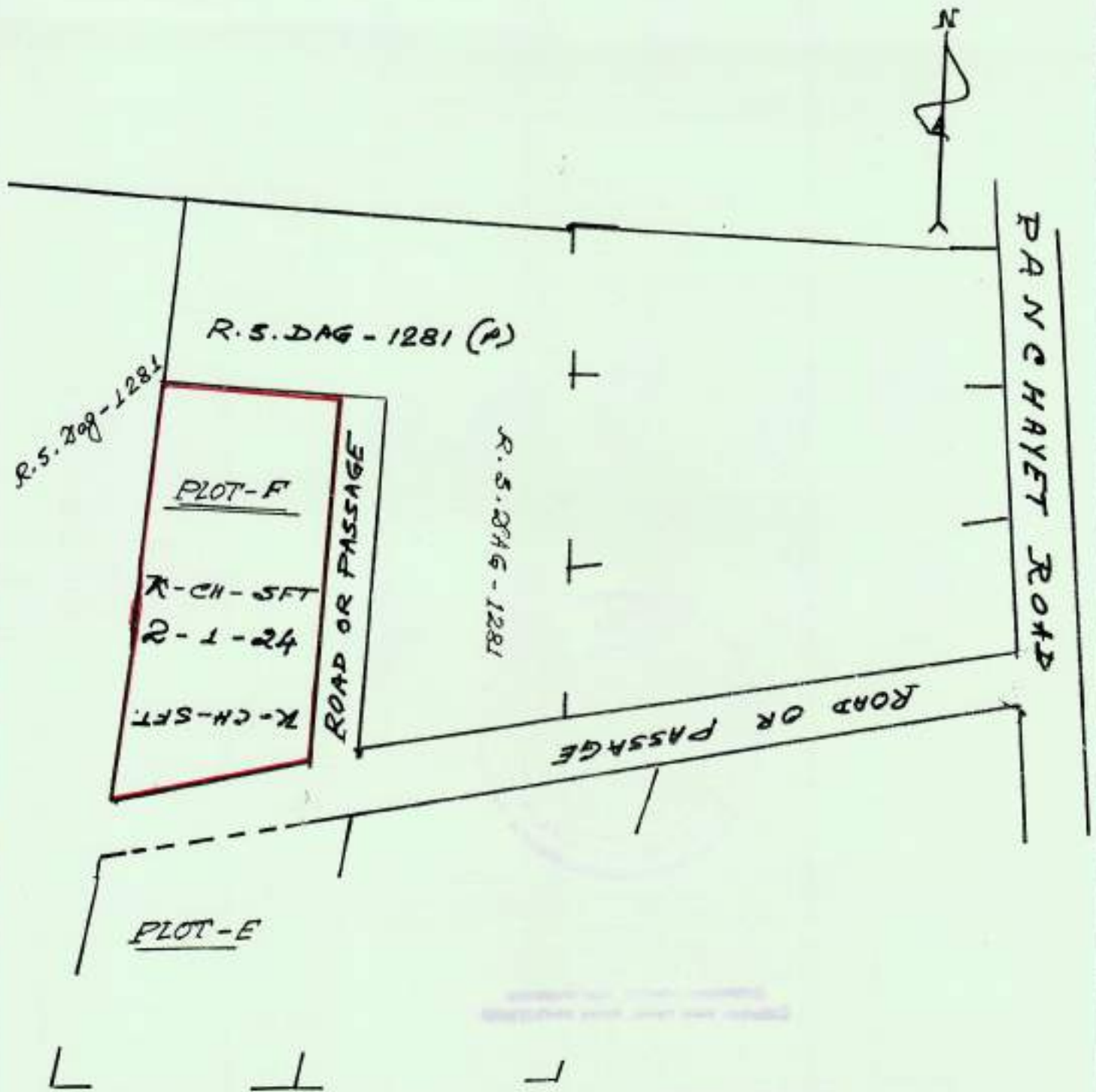
MOUZA - BEKRAWANI, TOUZI NO.- 1507, RE.SA. NO-198

J.L. NO.-13, C.S. KHATIAN 718, R.S. KHATIAN 836, L.R. KHATIAN 4847,

C.B. DAG 1214, R.S. & L.R. DAG 1281, P.S - RAJARHAT,

RAJARHAT BISHNUPUR NO.1 GRAM PANCHAYET, NORTH 24 PARGANAS

2K - 1 CH 24 SQFT.



Keishma Biswas.
Signature of the Vendor

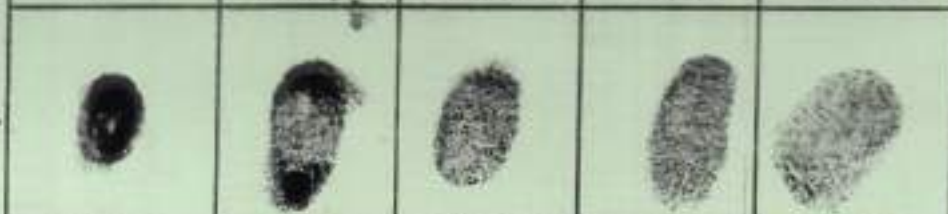
Prabhat Kumar Mukherjee
Signature of the Purchaser

[Handwritten signature]



Krishna Bishwas

L.H.



LITTLE RING MIDDLE FORE THUMB

R.H.



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

Krishna Bishwas

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

(2) Name Prabhat Kumar Mukherjee

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



Prabhat Kumar Mukherjee

L.H.



LITTLE RING MIDDLE FORE THUMB

R.H.



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

Prabhat Kumar Mukherjee

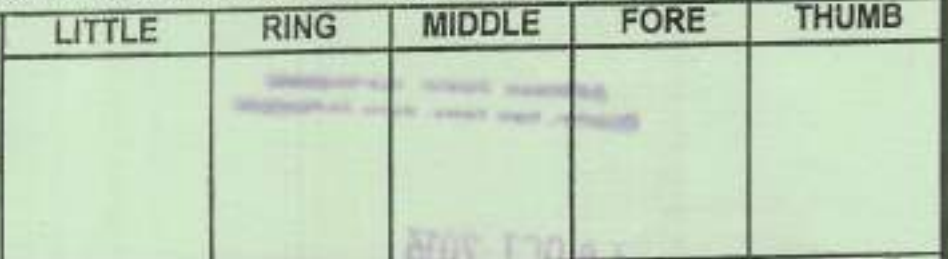
Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(3) Name

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



L.H.



THUMB FORE MIDDLE RING LITTLE

R.H.







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

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

Name of the Presentant	Photo	Finger Print	Signature with date
Krishna Biswas Naipukur, Rajarhat, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 30/10/2013	 LTI 30/10/2013	Krishna Biswas. 30/10/13

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Krishna Biswas Address -Naipukur, Rajarhat, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 30/10/2013	 LTI 30/10/2013	Krishna Biswas.
2	Prabhat Kumar Mukherjee Address -Reckjowani, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 30/10/2013	 LTI 30/10/2013	Prabhat Kumar Mukherjee

Name of Identifier of above Person(s)

Pranab Kr Ray Chaudhuri
Reckjoani, Rajarhat, Kolkata, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700135

Signature of Identifier with Date

Pranab Kr. Ray Chaudhuri
30/10/13

On 30/10/2013

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 Draft

Rs. 14860/- is paid , by the draft number 559636, Draft Date 29/10/2013, Bank Name State Bank of India, BARASAT, received on 30/10/2013

(Under Article : A(1) = 14839/- ,E = 14/- ,Excess amount = 7/- on 30/10/2013)

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.-13,49,715/-

Certified that the required stamp duty of this document is Rs.- 67506 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 32540/- is paid , by the draft number 048766, Draft Date 30/10/2013, Bank : State Bank of India, NORTHERN AVENUE, received on 30/10/2013
2. Rs. 30000/- is paid , by the draft number 048769, Draft Date 30/10/2013, Bank : State Bank of India, NORTHERN AVENUE, received on 30/10/2013

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

Presented for registration at 12.30 hrs on :30/10/2013, at the Office of the A.D.S.R. RAJARHAT by Krishna Biswas ,Executant.

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

Execution is admitted on 30/10/2013 by

1. Krishna Biswas, wife of Rabindra Nath Biswas , Naipukur, Rajarhat, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : House wife
2. Prabhat Kumar Mukherjee, son of Late Rashbehari Mukherjee , Reckjowani, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Retired Person

Identified By Pranab Kr Ray Chaudhuri, son of Nanu Ray Chaudhuri, Reckjoani, Rajarhat, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

30 OCT 2013



(Debasish Dhar)
Additional District Sub-Registrar

30/10/2013 13:07:00

EndorsementPage 1 of 2

(Debasish Dhar)
Additional District Sub-Registrar

30 OCT 2013


Additional District Sub-Registrar
EndorsementPage 2 of 2

Registered in Book - I
CD Volume number 18
Page from 6069 to 6084
being No 12463 for the year 2013.



De

(Debasish Dhar) 30-October-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

DEED OF SALE

DATED - Day of 2013.

BETWEEN

SMT. KRISHNA BISWAS

.....VENDOR

AND

SRI PRABHAT KUMAR MUKHERJEE

.... PURCHASER

Drafted by:

Uttam Kumar Sarkar

[ADVOCATE]

Calcutta High Court.

"LAW CHAMBER"

Bharati Apartment,

Ground Floor, Room No. - 2,

23, T.N. Chatterjee Street,

Kolkata - 700 090.

Typed by:

Mukti Sarkar,

7/1, Dr. Nilmoni Sarkar Street,

Kolkata - 700 090.