

01161

I-01154/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 773019

2430/14

25/4/14

7p-n
ret

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

M. 1924, 50, 000

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 APR 2014

DEED OF SALE

THIS DEED OF SALE is made on this 25th day of April, Two Thousand and Fourteen in the Christian Era,

BETWEEN

SRI RAM PRATAP SINGH son of Late Surya Deo Singh, by faith - Hindu, by Occupation - Retired, by Nationality - Indian, residing at New C.I.T. Building, Beliaghata, Block - 8, Flat No. 39, P.S. Beliaghata, Kolkata - 700 010, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrator, legal representatives and assigns) of the **ONE PART.**

4123

২৬/৬/১৪

ক্রমিক নাম
নাম
স্টাম্প ভেডার স্বাক্ষর
বিধান নগর (সল্টলেক সিটি) এ. ডি. এর আধীন
স্টাম্প ক্রয় তারিখ
মোট কত টাকা খরিদ

Amrapuram Mondal
Kishore Kumar
25/02

টেজরী বাবাকপুর ভেডার মিতা দত্ত

09 APR 2014

998000

অক্ষয় কুমার

v.e.t.d.

592

অক্ষয় কুমার

v.e.t.d.

593

Ram Pratap Singh



Rajnish Kr Singh (RAJNISH KR. SINGH)
S/o Ram Pratap Singh
8/21, New C.I.T.
Buildings, Beliaghata -
Kolkata - 70010.
Occupation - Service

Addl. District Sub-Registrar
Biddhannagar, (Salt Lake City)

25 APR 2014

(2)

A N D

SMT. ANNAPURNA MONDAL wife of Sri Sarat Kumar Mondal, by faith – Hindu, by Occupation - Business, by Nationality – Indian, residing at Krishnapur, Purba Para, Kolkata – 700102, P.S. Baguiati in the District of North 24 - Parganas, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrator, legal representatives and assigns) of the **OTHER PART.**

WHEREAS, by a Deed of Sale dated 26th day of December, 1959, registered in the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 121, Pages 151 to 153, Being (Deed) No. 8619 for the year 1959, the Recorded owner Labyanna Prova Ghosh sold, conveyed and transferred her right title and interest to Smt. Kalpana Bose ALL THAT piece and parcel of land measuring 29 Sataks comprised in C. S. Dag No. 3812, R. S. Dag No. 2828 under C. S. Khatian No. 176, R. S. Khatian No. 232 and thereafter Khanda R. S. Khatian No. 2707, appertaining to Mouza – Gopalpur, J.L. No. 2, P. S. Rajarhat, presently Airport in the District of 24 – Parganas, now North 24 – Parganas, free from all encumbrances.

AND WHEREAS, by virtue of a Deed of Release dated 1st day of October, 1986, registered in the office of the Additional District Sub-Registrar, Bidhannagar and recorded in Book No. 1, Volume No. 143, Pages 335 to 340, Being (Deed) No. 7496 for the year 1986, one wrongly recorded Bargadar Bimal Sardar released his all Bargadar Rights in favour of the said Smt. Kalpana Bose in respect of the aforesaid landed property, free from all encumbrances.

AND WHEREAS, while in absolute possession of the aforesaid landed property, the said Smt. Kalpana Bose governed by Dayabhaga

School of Hindu Law died intestate on 13-11-1987 in Delhi leaving behind her surviving and legal representatives and nominees only son Sri Dipak Bose son of Late Amiya Kumar Bose and only daughter Smt. Dipali Bhimbhat wife of H. Bhimbhat by operation of Hindu Succession Act, 1956 and by virtue of such law of inheritance and devolution of property the said Sri Dipak Bose and Smt. Dipali Bhimbhat became the joint owners of the aforesaid property in place of their mother Smt. Kalpana Bose, since deceased.

AND WHEREAS, while in joint possession of the aforesaid landed property, the said Sri Dipak Bose and Smt. Dipali Bhimbhat jointly sold, conveyed and transferred **ALL THAT** piece and parcel of Rayat Dkhali Swattya "Sali" land measuring **3 (three) Cottahs**, a little more or less, out of 29 Sataks, together with all easement rights and common passage comprised in part of C. S. Dag No. 3812, R. S. Dag No. 2828 under C. S. Khatian No. 176, R. S. Khatian No. 232 and thereafter Khanda R. S. Khatian No. 2707, within Police Station Rajarhat presently **Airport** within the local jurisdiction of Rajarhat Goopalpur Municipality, Ward No. 05, appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 in the District of 24 - Parganas, now North 24 - Parganas, free from all encumbrances against valuable consideration recorded therein, by virtue of Deed of Sale dated 3rd day of October, 1991, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 154, Pages 137 to 146, Being (Deed) No. 8515 for the year 1991 in favour of the present Vendor (Ram Pratap Singh son of Late Surya Deo Singh), free from all encumbrances.

AND WHEREAS, by virtue of such outright, the Vendor hereto is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of Rayata Dakhali Swattya "Sali" land measuring an area of 3 (three) Cottahs be the same a little more or less, together with all easement rights and common

passages, comprised in part of C. S. Dag No. 3812, R. S. Dag No. 2828 under C. S. Khatian No. 176, R. S. Khatian No. 232, thereafter Khanda Khatian No. 2707, appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within the local jurisdiction of Rajarhat Goopalpur Municipality, Ward No. 05 within P. S. Airport within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City) in the District of North 24 – Parganas, free from all encumbrances, which he purchased by virtue of a Deed of Sale dated 3rd day of October, 1991, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 154, Page from 137 to 146, Being No. 8515 for the year 1991.

AND WHEREAS, the Vendor hereto has mutated the property in his name in the Records of the Rajarhat Gopalpur Municipality vide Municipal Holding No. RGM/5/34 Block – 'B' and BL&LRO Mutation vide **L.R. Khatian No. 3740** and possess the absolute right and authority to sell, transfer, convey, assure of the said property to any intending buyer or buyers in accordance with his choice and desire.

AND WHEREAS, due to some lawful grounds the Vendor has intended to sell and the Purchaser has intended to purchase the aforesaid property as more fully and particularly described in the Schedule below for the total consideration of **Rs. 24,50,000/= (Rupees twenty four lakh fifty thousand)** only which is considered to be the valuable consideration at this time and the Purchaser has agreed to purchase the said property against payment of the said consideration money.

AND WHEREAS, the Vendor hereto has represented and declared to the Purchaser as follows: -

- i) That Vendor is the absolute owner of the said property and no other person has any interest therein;

- ii) That the Vendor has not made any Agreement with any other person or persons and he has no loan liability with regard to the Schedule Property and the Schedule Property is free from all encumbrances, charges, mortgages, attachments, liens, lispendences etc.
- iii) That the Vendor hereto have good, marketable title with the right to sell, transfer and convey of the Schedule Property.
- iv) That after purchasing the Schedule Property the Purchaser shall be entitled to mutate her name in the Records of the Local Municipal Authority as well as in the office of the B. L. & L. R. O., and shall enjoy the property without interruption or hindrances from the Vendor and/or his legal heirs and successors in any manner.
- v) That the Vendor has not concealed and suppressed any material facts relating to the Schedule Property.
- vi) That the said land has not been affected by any Notice or scheme of acquisition or requisition of the State Government and not affected by any proceedings under the Urban Land (Ceiling and Regulations) Act 1976 and not affected by any Proceeding either under the West Bengal Estates Acquisition Act, 1953 or under the West Bengal Land Reforms Act, 1955.

AND WHEREAS, relying on the representation made by the Vendor, the Purchaser hereto has made full payment of consideration money to the Vendor against proper receipts which has been recorded in the Memo of Consideration furnished herein below and after acknowledging full consideration the Vendor hereto has agreed to execute Deed of Sale for more perfectly transferring the right, title and interest of the property in favour of the Purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said understanding and in consideration of a sum of **Rs. 24,50,000/= (Rupees twenty four lakh fifty thousand)** only paid by the Purchaser to the Vendor towards the consideration price of **ALL THAT** piece or parcel of Rayata Dakhali Swattya Sali land measuring an area of **3 (three) Cottahs** be the same a little more or less, together with all easement rights and common passages, comprised in part of C.S. Dag No. 3812, **R. S. Dag No. 2828** under C. S. Khatian No. 176, R. S. Khatian No. 232, thereafter Khanda Khatian No. 2707, L. R. Khatian No. **3740**, appertaining to Mouza – Gopalpur, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within the local jurisdiction of Rejarhat Goopalpur Municipality, within P. S. Airport within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City) in the District of North 24 – Parganas, free from all encumbrances and a site plan of the said land annexed hereto with bordered "RED" or howsoever otherwise the said land hereditaments messuages now is or are or hereto before was or were situated, butted, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, common fence, drains, ditches, trees, plants watercourses and all other former and ancient rights, liberties, benefits, privileges, advantages, easements appendages and appurtenances whatsoever to the said land hereditaments messuages belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or reminders and the rents issues and profits thereof and all the estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land every part thereof AND all the deeds, pattahs, muniments, writings, evidences or title whatsoever relating to or concerning the said land hereditaments messuages, trees, plants and every part thereof which now are or may hereafter be the custody, power, control or possession of the Vendor or any person

or persons from whom the said Vendor may be procured the same without any lawful action or suit TO HAVE AND TO HOLD the said land hereditaments messuages to be unto the said Purchaser absolutely forever free from all encumbrances and the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, thing, deed, matter whatsoever done, executed or knowingly suffered to the contrary the Vendor now have good right, full power absolute authority and indefeasible title to grant, transfer convey sell the said land hereby sold or expressed or intended so to be unto and to the use of the custody of the said Purchaser in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authority upon getting Purchaser's name mutated in the Municipality as well as in the other offices concerned in place of the Vendor and receive the rents, 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 his predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendor or person or persons lawfully or equitably claiming as aforesaid further the Vendor and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land hereditaments messuages to and unto the said Purchaser as shall or may be reasonably required, the VENDOR further declares that the land

hereby sold has not been previously leased, mortgaged, sold or in any way transferred and there is no charge, liens, lispensens or any attachment. The said land is not the subject matter of any case, suit or proceedings pending before any Court of Law.

The Vendor having good and marketable title, free from all encumbrances delivers vacant and khas possession of the said land to the Purchaser. If any of the attachments, covenants made hereinbefore by the Vendor are found to be false or any fraud is detected hereafter the Vendor shall be liable for the same together with all compensation and consequences.

If any error or omission to these presents is detected afterwards, the Vendor shall be liable to rectify the same at the cost of the Purchaser.

THE VENDOR DOTH HEREY FURTHER COVENANT WITH THE PURCHASER AS FOLLOWS:

- (1) That notwithstanding any act deed matter or things whatsoever hereto before done committed or knowingly suffered by the Vendor to the contrary the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby sold, granted, transferred, conveyed assigned and assured as an absolute and indefeasible estate hereto and free from all encumbrances.
- (2) That the Vendor have good right full power and absolute and indefeasible authority to sell, grant, transfer and convey the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

(3) That it shall be lawful for the Purchaser at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said property and receive the rents issues and profits thereof without any eviction interruption disturbances claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said property from under or through or in trust for the Vendor and free and clear and freely and clearly and absolutely acquitted exonerated and forever is charged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges liens and charges whatsoever made done executed or knowingly suffered by the Vendor.

(4) That the Vendor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do make acknowledge and execute or cause to be done made acknowledged and executed or caused to be done made acknowledged and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, granted, transferred conveyed assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Rayata Dakhali Swattya "Sali" land measuring an area of **3 (three) Cottahs**, equivalent to 5 (five) decimals (share 1710) be the same a little more or less, together with all easement rights and common passages, comprised in part of C.S. Dag No. 3812, **R. S. Dag No. 2828** under C. S. Khatian No. 176, R. S. Khatian No. 232, thereafter Khanda Khatian No. 2707, L.R. Khatian No. 3740, appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within the local jurisdiction of Rajarhat Goopalpur Municipality, Ward No. 05, Kolkata - 700136 within **P. S. Airport** within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City) in the District of North 24 - Parganas, free from all encumbrances. A Site Plan of the land is annexed herewith which shall be treated as the part of this Deed. The said land is butted and bounded as follows:

BOUNDARIES:

ON THE NORTH	:	By part of R. S. Dag No. 2828
ON THE SOUTH	:	By part of R. S. Dag Nos. 2828 & 2829
ON THE EAST	:	By part of R. S. Dag Nos. 2829 & 2941
ON THE WEST	:	By 16'-0" Wide Common Passage. [Anandalok 2 nd Lane]

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day, month and year first above written.

Signed and delivered by the Vendor at Kolkata in the presence of :

Ram Pratap Singh
[Ram Pratap Singh]
VENDOR

WITNESSES:

1. Rajnish B. Singh
RCS Singh
8/21, NEW C.I.T.
Building - Beliaghata
Kolkata - 700010.
2. Umesh B. Sharma
55, Hafsa, Jhaukate
Kol. 157

Signed and delivered by the Purchaser at Kolkata in the presence of :

অনাপূর্ণা মন্ডল
[Annapurna Mondal]
PURCHASER

WITNESSES:

1. RCS Singh
2. Umesh B. Sharma

MEMO OF CONSIDERATION

RECEIVED, of and from the within mentioned Purchaser the within mentioned sum of **Rs. 24,50,000/= (Rupees twenty four lakh fifty thousand)** only being the full consideration money as per Memo. of Consideration given below:

1. By A/c Payee Cheque No. 026468 dated 22-03-2014 drawn on HDFC Bank, Rs. 6,50,000/=
2. By Pay Order No. 706758 dated 25-04-14 drawn on Competition Bank, Salt Lake, Sec-V Br. Rs. 18,00,000/=

Rs. 24,50,000/=

(Rupees twenty four lakh fifty thousand only)

Ram Pratap Singh
[Ram Pratap Singh]
VENDOR

WITNESSES: •

1. *RKS Singh*
2. *Umesh K. Sharma*

Drafted by:

K. G. Tripathi
K. G. TRIPATHI
M. Com. LLB.
ADVOCATE HIGH COURT
CALCUTTA
9836041430 / 9007373125

Umesh K. Sharma

Ram Pratap Singh

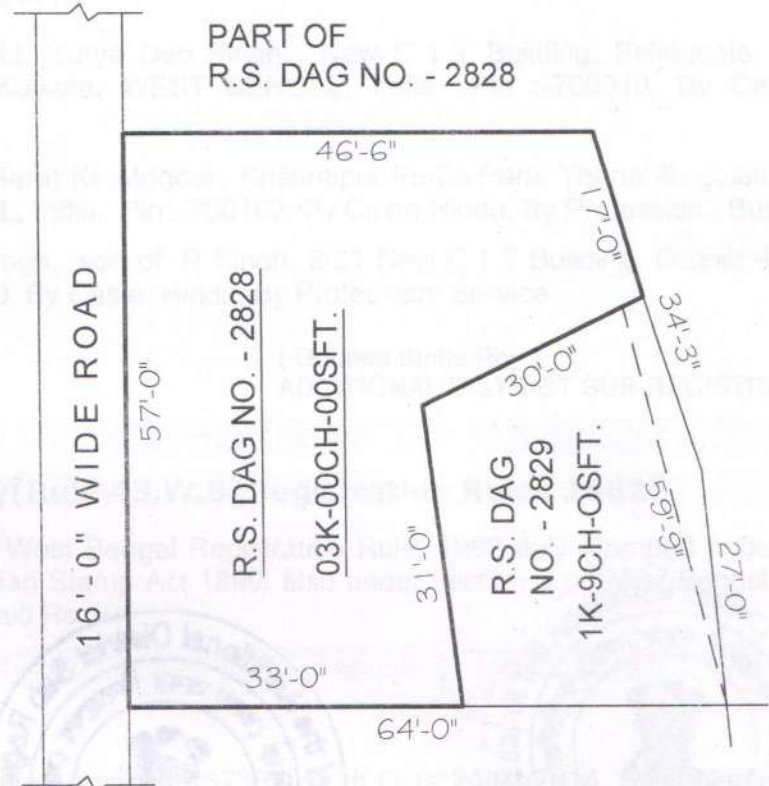
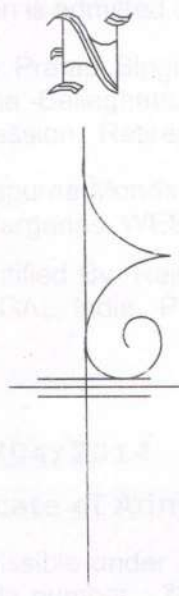
SITE PLAN AT MOUZA - GOPALPUR , J.L. NO. - 02 ,R.S. NO. - 140 ,
 TOUZI NO. - 2998 ,R.S. DAG NO. - 2828 , R.S. KHATIAN NO. - 232 , KHANDA
 R.S. KHATIAN NO. - 2707 , P.S. - AIRPORT , DIST. - 24 PGNS (NORTH)
 UNDER RAJARHAT GOPALPUR MUNICIPALITY.

VENDEE -
 1. SMT. ANNAPURNA MONDAL

AREA OF LAND-
 03K - 00CH - 00SFT.

VENDOR -
 1. SRI RAM PRATAP SINGH

SCALE- 1:200



Ram Pratap Singh

ଅକ୍ଷୟ କୁମାର

25 APR 2014

28 APR 2014

ADDITIONAL DISTRICT SUB REGISTRAR

MOLZA - GOPALPUR V.L. NO - 02 R.S. NO - 140
 2988 R.S. DAG NO - 2828 R.S. KHATA NO - 232 KHANDA
 KHATA NO - 2707 R.S. AIRPORT, DIST - SARANS (NORTH)
 SALARHAT GOPALPUR MUNICIPALITY

AREA OF LAND
 DAK - BUGH - 003271

SCALE - 1:500

SMT. ANNAPURNA MONDAL

SRI RAM PRATAP SINGH

PART OF
 R.S. DAG NO - 2828



Handwritten signature or scribble in blue ink.

Handwritten signature in blue ink above the printed name.

**Addl. District Sub-Registrar
 Bihannagar, (Salt Lake City)**

25 APR 2014



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 01154 of 2014
(Serial No. 01161 of 2014 and Query No. 1504L000002430 of 2014)

On 25/04/2014

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

Presented for registration at 19.00 hrs on :25/04/2014, at the Private residence by Annapurna Mondal ,Claimant.

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

Execution is admitted on 25/04/2014 by

1. Ram Pratap Singh, son of Lt. Surya Deo Singh , New C I T Building, Beliaghata, Fl. No. 39, 8, Thana:-Beliaghata, District:-Kolkata, WEST BENGAL, India, Pin :-700010, By Caste Hindu, By Profession : Retired Person
2. Annapurna Mondal, wife of Sarat Kr. Mondal , Krishnapur Purba Para, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Business
Identified By Rajnish Kr. Singh, son of R Singh, 8/21 New C I T Building, District:-Kolkata, WEST BENGAL, India, Pin :-700010, By Caste: Hindu, By Profession: Service.

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 28/04/2014

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. 26953/- is paid , by the draft number 167362, Draft Date 24/04/2014, Bank Name State Bank of India, MAHISGOTE, received on 28/04/2014

(Under Article : A(1) = 26939/- ,E = 14/- on 28/04/2014)



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.-24,50,000/-

Certified that the required stamp duty of this document is Rs.- 147020 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty

28 APR 2014

Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Goutam Sinha Roy)

ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 01154 of 2014
(Serial No. 01161 of 2014 and Query No. 1504L000002430 of 2014)

1. Rs. 48520/- is paid , by the draft number 167360, Draft Date 24/04/2014, Bank : State Bank of India, MAHISGOTE, received on 28/04/2014
2. Rs. 49000/- is paid , by the draft number 167359, Draft Date 24/04/2014, Bank : State Bank of India, MAHISGOTE, received on 28/04/2014
3. Rs. 49000/- is paid , by the draft number 167361, Draft Date 24/04/2014, Bank : State Bank of India, MAHISGOTE, received on 28/04/2014

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR



28 APR 2014


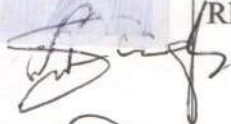










Add. District Sub-Registrar
Bidhanagar, (3rd Lake City)

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR

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


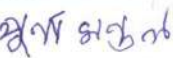










L.H. BOX- SMALL TO THUMB PRINTS

R.H. BOX-THUMB TO SMALL PRINTS

 	LH					
	RH					

Ram Pratap Singh

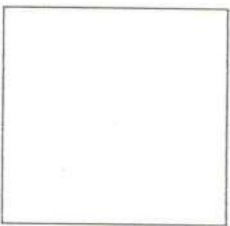
ATTESTED :-

 	LH					
	RH					

अन्नपूर्णा सिंग

अन्नपूर्णा सिंग

ATTESTED :-

	LH					
	RH					

ATTESTED :-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 6221 to 6238
being No 01154 for the year 2014.



(Goutam Sinha Roy) 28-April-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal