

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 10376 to 10395  
being No 03469 for the year 2014.



(Goutam Sinha Roy) 11-December-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BIDHAN NAGAR  
West Bengal

3487

I - 03469/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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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. ₹ 13,00,000/-

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

10 DEC 2014

**DEED OF SALE**

**THIS DEED OF SALE** is made on this **10<sup>th</sup> day of December, Two Thousand and Fourteen** in the Christian Era,

BETWEEN

**SRI RANJIT ROY (alias RANJIT KUMAR ROY)** son of Late Kalipada Roy, by faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at GF-19/3, Rabindrapally, P.O. Jyangra, Kolkata - 700 059, P.S. Baguiati (formerly Rajarhat) in the District of North 24 - Parganas, 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, successors, nominees, legal representatives, administrators and assigns) of the **ONE PART**.

27548

No. No. ....  
Sold to.....  
of.....  
Rs 100/- (Rupees One Hundred)  
**LICENSED STAMP VENDOR**  
A. K. MUKHERJEE  
9, India Exchange Place,  
(BASEMENT)

K. G. Tripathi  
Advocate  
High Court Calcutta

21 JUL 2014

27548 T

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



10 DEC 2014

Basudee Das  
Late Debendra Chouda  
And Lokesh Das  
Bachula KOL-135  
Service

AND

**SRI BIKASH MONDAL** son of Sri Sarat Kumar Mondal, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Krishnapur Purbapara, , P.O. Krishnapur, , Kolkata – 700102, P.S. Rajarhat presently 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 his heirs, executors, successors, nominees, legal representatives, administrators and assigns) of the **OTHER PART.**

WHEREAS, one Surendra Nath Chakraborty by virtue of law of inheritance (ancestral property) enjoyed ALL THAT ‘Shali’ land measuring an area of 33 decimals, a little more or less, appertaining to Mouza – Gopalpur, J.L. No. 2, Touzi No. 2998, within Rajarhat Gopalpur Municipality, Ward No. 3 (old), 5 (New) comprised in C. S. Khatian Nos. 1290, 1291 and 1292, R. S. Dag No. 3823 within Police Station – Airport in the District of North 24 – Parganas, free from all encumbrances.

AND WHEREAS, while in absolute possession of the aforesaid landed property the said Surendra Nath Chakraborty transferred ALL THAT ‘Shali’ land measuring an area of 33 decimals, a little more or less, together with other properties having a total area of land measuring 69 decimals, a little more or less, by virtue of a Deed of Gift (in Bengali Language) dated 8<sup>th</sup> May 1953, registered in the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 36, Pages 252 to 254, Being No.2837 for the year 1953, to Smt. Radha Rani Debi.

AND WHEREAS, by virtue of the aforesaid Deed of Gift, the said Radha Rani Debi recorded her name as the sole owner in the Records of the Settlement Zarip in the following manner:

<u>R. S. Khatian</u>	<u>R. S. Dag No.</u>	<u>Area of Land</u>	<u>Out of Land</u>
2876	2839	05 decimals	33 decimals
2877	2839	10 decimals	33 decimals
2878	2839	18	33 decimals



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

10 DEC 2014

and became the sole owner of the aforesaid landed property appertaining to Mouza - Gopalpur, J.L. No. 2, Touzi No. 2998, within Rajarhat Gopalpur Municipality, Ward No. 3 (old), 5 (New) comprised in C. S. Khatian Nos. 1290, 1291 and 1292, R. S. Dag No. 3823 under R. S. Khatian Nos. 2876, 2877 and 2878 within Police Station - Airport in the District of North 24 - Parganas, free from all encumbrances.

AND WHEREAS, while in absolute possession of the aforesaid landed property the said Radha Rani Debi by virtue of a Deed of Sale (Kobala in Bengali Language) dated 28<sup>th</sup> December, 1983, registered in the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. 1, Being (Deed) No. 12506 for the year 1983, sold, conveyed and transferred ALL THAT aforesaid landed property to one Satish Chandra Ganguly against valuable consideration recorded therein.

AND WHEREAS, while enjoying the aforesaid property as sole owner, the said Satish Chandra Ganguly, to facilitate better planning prepared a Scheme Plan creating several plots of land and out of which Scheme Plot No. 'Lot-A' measuring an area of 5 Cottahs, a little more or less, sold, conveyed and transferred to Smt. Santi Rani Saha of 202, Bangur Avenue, Block 'A', Kolkata - 700 055, by virtue of a Deed of Sale (Bengali Kobala) dated 25<sup>th</sup> January, 1989, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 12, Pages 467 to 476, Being No. 559 for the year 1989, against valuable consideration recorded therein.

AND WHEREAS, while enjoying the aforesaid property as sole owner, the said Satish Chandra Ganguly, sold, conveyed and transferred ALL THAT Scheme Plot No. 'Lot-C' measuring an area of 2 Cottahs 8 Chittacks, a little more or less, to Sri Chandan Banik of 249B, Lake Town, Kolkata - 700 089, by virtue of a Deed

of Sale (Bengali Kobala) dated 25<sup>th</sup> January, 1989, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 12, Pages 487 to 494, Being No. 561 for the year 1989, against valuable consideration recorded therein.

AND WHEREAS, while in absolute possession of the aforesaid landed property, the said Smt. Santi Rani Saha sold, conveyed and transferred ALL THAT 'Shali' land measuring 9 Chittacks 26 Square Feet, a little more or less, out of 5 Cottahs of land of Lot 'A' and the said Sri Chandan Banik sold, conveyed and transferred ALL THAT 'Shali' land measuring an area of 11 Chittacks, a little more or less, out of 2 Cottahs 8 Chittacks of land of Lot 'C', having a total area of land measuring 1 Cottah 4 Chittacks and 26 Square Feet, a little more or less, comprised in R. S. Dag No. 2839 appertaining to Mouza - Gopalpur, J.L. No. 2, Touzi No. 2998, within Rajarhat Gopalpur Municipality, Ward No. 3 (old), 5 (New) comprised in C. S. Khatian Nos. 1290, 1291 and 1292, R. S. Khatian Nos. 2876, 2877 and 2878 within Police Station - Airport in the District of North 24 - Parganas, free from all encumbrances jointly to Sri Gokul Chandra Saha son of Late Nepal Chandra Saha, by virtue of a Deed of Sale (Bengali Kobala) dated 8<sup>th</sup> July, 2002 which was registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 14, Pages 161 to 178, Being No. 00275 for the year 2003, against valuable consideration recorded therein.

AND WHEREAS, while in absolute possession of ALL THAT 'Shali' land measuring 1 Cottah 4 Chittacks and 26 Square Feet, a little more or less, comprised in R. S. Dag No. 2839 appertaining to Mouza - Gopalpur, J.L. No. 2, Touzi No. 2998, within Rajarhat Gopalpur Municipality, Ward No. 3 (old), 5 (New) comprised in C. S. Khatian Nos. 1290, 1291 and 1292, R. S. Khatian Nos. 2876,

2877 and 2878 within Police Station – Airport in the District of North 24 – Parganas, free from all encumbrances, the said Sri Gokul Chandra Saha sold, conveyed and transferred the same to the Vendor hereto by virtue of a Deed of Sale (Bengali Kobala) dated 2<sup>nd</sup> February, 2005, registered in the office of the Additional District Sub-Registrar, Bidhanagar (Salt Lake City) and recorded in Book No. 1, Volume No. 345, Pages 164 to 179, Being No. 05757 for the year 2005.

AND WHEREAS, by virtue of the aforesaid outright purchase, the Vendor hereto is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT Rayata Dakhali Swatya 'Shali' land measuring an area of 1 (one) Cottah 4 (four) Chittacks 26 (twenty six) Square Feet, a little more or less, comprised in C. S. Dag No. 3823 corresponding to **R. S. Dag No. 2839**, under R. S. Khatian Nos. 2876, 2877 & 2878 related to R. S. Khatian No. 4 under Rule 4, C. S. Khatian Nos. 1290, 1291, 1292, L.R. Khatian No. 7046, TOGETHER WITH all easement rights over the said plot of land, appertaining to **Mouza – Gopalpur**, J. L. No. 2, R. S. No. 140, Touzi No. 2998 within the local jurisdiction of Rajarhat Gopalpur 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, who obtained sanctioned building plan vide B.P. No. 937/14-15 dated 21-07-2014 from the Rajarhat Gopalpur Municipality and constructed one structure thereon measuring an area of 300 Sq. Ft., a little more or less and possess the absolute right to dispose of the same in accordance with his choice and desire.

AND WHEREAS, due to some lawful ground the Vendor hereto has decided to sell, transfer and convey ALL THAT Rayata Dakhali Swatya 'Shali' land measuring an area of 1 (one) Cottah 4 (four) Chittacks 26 (twenty six) Square Feet, a little more or less, comprised in C. S. Dag No. 3823 corresponding to **R. S. Dag No. 2839**, under R. S. Khatian Nos. 2876, 2877 & 2878 related to R. S. Khatian No. 4 under Rule 4, C. S. Khatian Nos. 1290, 1291, 1292, L.R. Khatian No. 7046, TOGETHER WITH all easement rights over



the said plot of land with sanctioned building plan 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, particularly described in the Schedule hereunder written and the Purchaser hereto has also desired to purchase the property hereinafter referred to as the "Said Property" for a total consideration of **Rs. 13,00,000/= (Rupees thirteen lakh)** only to which the Vendor hereto also agreed to and which is considered to be the valuable consideration at this time.

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

- i) That he 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.
- iii) That the Vendor hereto have good marketable title with the right to sell, transfer and convey of the Schedule Property.
- iv) 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.
- v) That after purchasing the Schedule Property the Purchaser shall be entitled to mutate his 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.

- vi) That the Vendor has not concealed and suppressed any material facts relating to the Schedule Property.
- vii) That the Vendor shall be liable to pay all outgoings to the Competent Authorities up to the date of handing over possession of the Schedule Property to the Purchaser.

AND WHEREAS, relying on the representation made by the Vendor, the Purchaser hereto have 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. 13,00,000/= (Rupees thirteen lakh)** only paid by the Purchaser to the Vendor towards the consideration price of ALL THAT Rayata Dakhali Swatya 'Shali' land measuring an area of 1 (one) Cottah 4 (four) Chittacks 26 (twenty six) Square Feet, a little more or less, comprised in C. S. Dag No. 3823 corresponding to **R. S. Dag No. 2839**, under R. S. Khatian Nos. 2876, 2877 & 2878 related to R. S. Khatian No. 4 under Rule 4, C. S. Khatian Nos. 1290, 1291, 1292, L.R. Khatian No. 7046, TOGETHER WITH all easement rights over the said plot of land along with about 300 Sq. Ft. structure standing thereon, 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 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 their 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, lispendens 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 peaceful 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 DOETH 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 or an estate free from all encumbrances.
- (2) That the Vendor has 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 discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges lispensens 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** Rayata Dakhali Swatya 'Shali' land measuring an area of **1 (one) Cottah 4 (four) Chittacks 26 (twenty six) Square Feet**, a little more or less, comprised in C. S. Dag No. 3823 corresponding to **R. S. Dag No. 2839**, under R. S. Khatian Nos. 2876, 2877 & 2878 related to R. S. Khatian No. 4 under Rule 4, C. S. Khatian Nos. 1290, 1291, 1292, L.R. Khatian No. 7046, TOGETHER WITH all easement rights over the said plot of land along with about 300 Sq. Ft., structure constructed thereon having cement flooring, 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 plot marked with RED Border is annexed herewith which shall be treated as the part of this Deed.

BOUNDARIES OF PLOT

On the North :	By part of R. S. Dag Nos. 2890 & 2840,
On the South:	By 12' Feet Wide Common Passage,
On the East:	By part of R. S. Dag Nos. 2845 & 2844
On the West:	By Plot No. 3 of R. S. Dag No. 2839.

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 :

*Ranjit Kr. Roy*

[Ranjit Roy]

[alias Ranjit Kumar Roy]

VENDOR

PAN: ATQPR3328F

WITNESSES :

1. *Babudul Das*  
Ananda Loke 2nd Lane  
Babulata KOL 136

2. *ଅନନ୍ଦ ଲୋକେ*  
ଅନନ୍ଦ ଲୋକେ ୨ମ ନମ୍ବର  
ବାବୁଲତା - ୭୦

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

*Bikash Mondal*

[Bikash Mondal]

PURCHASER

PAN: AIJPM7198J

WITNESSES

1. *Babudul Das*

2. *ଅନନ୍ଦ ଲୋକେ*

MEMO OF CONSIDERATION

RECEIVED of and from the within mentioned Purchaser the within mentioned sum of **Rs. 13,00,000/= (Rupees thirteen lakh)** only being the full consideration money as per Memo. of Consideration given below:

1. By A/c Payee Cheque No. 497736 dated  
07-11-2014 drawn on Karnataka Bank Ltd. Rs. 5,00,000/=
2. By A/c Payee Cheque No. 497737 dated  
14-11-2014 drawn on Karnataka Bank Ltd. Rs. 3,00,000/=
3. By A/c Payee Cheque No. 497738 dated  
17-11-2014 drawn on Karnataka Bank Ltd. Rs. 5,00,000/=

/

Rs. 13,00,000/=

(Rupees thirteen lakh only)

*Ranjit K. Roy*

[Ranjit Roy]

[alias Ranjit Kumar Roy]

VENDOR

WITNESSES :

1. *Basudebas*

2. *ASAS*












Drafted by :

*K. G. Tripathi*  
**K. G. TRIPATHI**  
M.Com.LLB,  
ADVOCATE, HIGH COURT,  
CALCUTTA



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

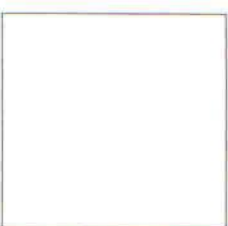
L.H. BOX- SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Rajit Kr Roy</i>	LH					
	RH					

*Rajit Kr-Roy*  
ATTESTED :-

 <i>Smondal</i>	LH					
	RH					

ATTESTED :- *Smondal*

	LH					
	RH					





ATTESTED :-

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 03487 / 2014, Deed No. (Book - I , 03469/2014)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ranjit Roy G F 19/3, Rabindrapally, Thana:-Baguiati, P.O. :-Jyangra, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	 10/12/2014	 LTI 10/12/2014	<i>Ranjit Kr. Roy</i> 10/12/14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ranjit Roy Address -G F 19/3, Rabindrapally, Thana:-Baguiati, P.O. :-Jyangra, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 10/12/2014	 LTI 10/12/2014	<i>Ranjit Kr. Roy</i>
2	Bikash Mondal Address -Krishnapur Purbapara, Thana:-Baguiati, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 10/12/2014	 LTI 10/12/2014	<i>B Mondal</i>

Name of Identifier of above Person(s)

Basu Deb Das  
Anandaloke 2nd Lane Bablatala, District:-North  
24-Parganas, WEST BENGAL, India, Pin :-700136

Signature of Identifier with Date

*Basu Deb Das*

10/12/14



*(Goutam Sinha Roy)*  
**ADDL. District Sub-Registrar**  
**Bidhannagar, (Salt Lake City)**

**Office of the A.D.S.R. BIDHAN NAGAR**



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

Endorsement For Deed Number : I - 03469 of 2014  
(Serial No. 03487 of 2014 and Query No. 1504L000007043 of 2014)

On 10/12/2014

**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. 14303/- is paid , by the draft number 078494, Draft Date 10/12/2014, Bank Name State Bank of India, PRAFULLA KANAN, received on 10/12/2014

( Under Article : A(1) = 14289/- ,E = 14/- on 10/12/2014 )

**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.-13,00,000/-

Certified that the required stamp duty of this document is Rs.- 78020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 28920/- is paid , by the draft number 078492, Draft Date 10/12/2014, Bank : State Bank of India, PRAFULLA KANAN, received on 10/12/2014
2. Rs. 49000/- is paid , by the draft number 078493, Draft Date 10/12/2014, Bank : State Bank of India, PRAFULLA KANAN, received on 10/12/2014

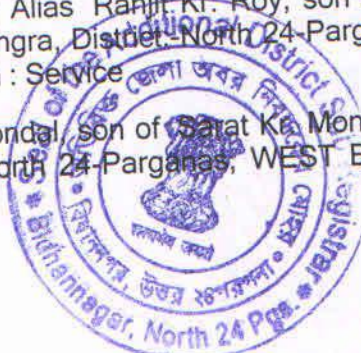
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13.31 hrs on :10/12/2014, at the Office of the A.D.S.R. BIDHAN NAGAR by Ranjit Roy Alias Ranjit Kr. Roy,Executant.

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

Execution is admitted on 10/12/2014 by

1. Ranjit Roy Alias Ranjit Kr. Roy, son of Lt. Kalipada Roy , G F 19/3, Rabindrapally, Thana:-Baguiati, P.O. :-Jyangra, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : Service
2. Bikash Mondal, son of Sarat K. Mondal , Krishnapur Purbapara, Thana:-Baguiati, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Business



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

( Goutam Sinha Roy )  
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 03469 of 2014  
(Serial No. 03487 of 2014 and Query No. 1504L000007043 of 2014)

Identified By Basu Deb Das, son of Lt. Debendra Ch. Das, Anandaloke 2nd Lane Bablatata,  
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste: Hindu, By Profession:  
Service.

( Goutam Sinha Roy )  
ADDITIONAL DISTRICT SUB-REGISTRAR



10 DEC 2014

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

( Goutam Sinha Roy )  
ADDITIONAL DISTRICT SUB-REGISTRAR

PLAN AT MOUZA - GOPALPUR , J.L. NO. - 02 ,R.S. NO. - 140 ,  
MOUZI NO. - 2998 ,R.S. DAG NO. - 2839(P) , L.R. KHATIAN NO. - 7046 ,  
P.S. - AIRPORT , DIST. - 24 PGNS (NORTH) UNDER RAJARHAT GOPALPUR  
MUNICIPALITY.

VENDEE -

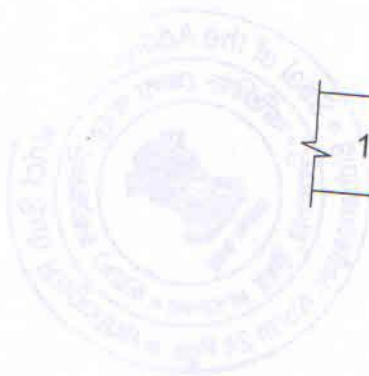
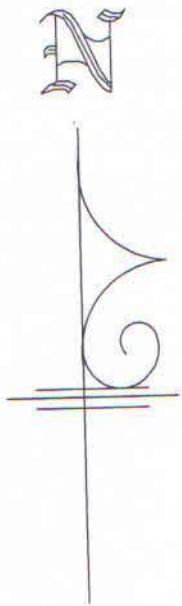
1. SRI. BIKASH MONDAL

AREA OF LAND-  
01K - 04CH - 26SFT.

VENDOR -

1. SRI RANJIT KUMAR RAY

SCALE- 20'=1"



Ranjit Kumar Ray

SIGN. OF VENDOR

Bikash Mondal

SIGN. OF VENDEE