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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The Signature sheet and the endorsement fees attached with this document are a part of this document

G 275150

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

14-03-2013

Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 1 MAR 2013

V. e. No: - 291/13
Q. No: - 404/13

SALE DEED

THIS SALE DEED is made on this the 14th day of February, 2013 (Two Thousand and Thirteen) **BETWEEN SRI PURNENDU SEKHAR SARDAR** son of- Late Hiralal Sardar, by faith- Hindu, by occupation- Retired Person, residing at- Fartabad (Sardar Para), P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, hereinafter called as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators, legal representative and assigns) of the **FIRST PART**

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नाम
दिनांक
मूल्य
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मुद्रा
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मुद्रा

1000/-
P. S. Sarda 10/20
High Cal. Calcutta

Purnendu Sekhar Sarda



nc
596

Purnendu Sekhar Sarda

Asst. Dist. Sub-Registrar
- 1 MAR 2013



Lekha Sardar
Wife of Purnendu Sekhen Sardar
Fartabad P.O - Garia Cal-84
House wife

धरामते पारवर्तन
मोकरणा नं



411015

A N D

SRI TAPASH BHADURI son of- Late Amaresh Chandra Bhaduri, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at- 74, Bidhanpally, Police Station- Bansdroni, Kolkata- 700084, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**

WHEREAS the **VENDOR** is now the joint owner of undivided $1/8^{\text{th}}$ share of the Danga land measuring about 40.25 decimal which is equivalent to more or less 5.03 decimal be the same a little more or less which is free from all encumbrances, lien, lispendences, charges whatsoever and the said land has been more fully and particularly described in the Schedule hereunder written.

AND WHEREAS originally Ramchandra Sardar, son of- Baikuntha Sardar was the recorded owner of the land in R.S. Dag No. 1231, 1236 & 1237 all in Mouza- Barhans Fartabad with other lands and after the death of Ramchandra Sardar his 2 (two) sons namely Nanigopal Sardar and Hiralal Sardar jointly inherited the said lands of Ramchandra Sardar and thereafter on 16.05.1967 Nanigopal Sardar and Hiralal Sardar for making proper division and demarcation of their respective shares in the said lands of Ramchandra Sardar executed a Deed of Partition between them, which was registered before Sub. Registrar, Sonarpur and recorded in Book No. I, Volume No. 13, Pages 146 to 155, Being No. 686, for the year 1967;

AND WHEREAS Hiralal Sardar being the Second Party and as per "Schedule- Ga" of the said Deed of Partition got the absolute ownership of the land measuring about 7 decimal in R.S. Dag No. 1231, R.S. Khatian No.

From Dist Sub-Registrar
Sriperumbadi, South 24 Pgs.
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1792, 6 decimal in R.S. Dag No. 1236, R.S. Khatian No. 1792, 1737, 26 decimal in R.S. Dag No. 1237, R.S. Khatian No. 511 alongwith other lands and 1.25 decimal of land as common area (out of which 0.75 decimal of land in R.S. Dag No. 1231 & 0.5 decimal of land in R.S. Dag No. 1237) and after the death of Hiralal Sardar on 08.03.1980 and that of his wife Anila Sardar on 27.12.2006, their 2 (two) sons namely Sri Purnendu Sekhar Sardar, Arabinda Sekhar Sardar and 6 (six) daughters namely (1) Biva Mondal, (2) Prova Giri, (3) Sova Roy Naskar, (4) Niva Mondal, (5) Reba Sardar (6) Subhra Mondal - all 8 (eight) of them jointly inherited the said land total measuring about 39 decimal along with common area of 1.25 decimal and each of them became the joint owner of the undivided $\frac{1}{8}$ th share of the said total land of (39+1.25) decimal = 40.25 decimal, i.e. each of them became the joint undivided owner of 5.03 decimal of land;

AND WHEREAS thus by virtue of Law of Inheritance under the provisions of Hindu Succession Act, 1956 the Vendor herein became the joint owner of the undivided $\frac{1}{8}$ th share of the said land of 40.25 decimal, i.e. 5.03 decimal of land as described in the Schedule hereunder and presently he has been enjoying the said Schedule land without any interruption from any corner and which is free from all encumbrances, charges, liens, lispendences, acquisitions, requisition, trusts of whatsoever nature;

AND WHEREAS the Purchaser herein has inspected the location and legal papers and after being satisfied approached the Vendor herein to purchase the Schedule land and the Vendor herein have also agreed to sale the same to the Purchaser herein at a total sum of Rs. ~~50,000/- (Rupees Fifty Thousand)~~ **5,00,000/- (Rupees Five Lakh)** only;

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NOW THIS INDENTURE WITNESSETH THAT IN CONSIDERATION of land mentioned in Schedule hereunder and on consideration of sum of Rs. 5,00,000/- (Rupees Five Lakh) ~~50,000/- (Rupees Fifty Thousand)~~ only by the Purchaser to the Vendor paid (the receipt where of the Vendor do hereby as also by the receipt and Memo hereunder written, admit and acknowledge) and of and from the same and every part thereof acquit, release and discharge the Purchaser and the land measuring about 5.03 decimal be the same a little more or less as described in the Schedule hereunder hereby conveyed, the Vendor as beneficial Owners do hereby grant, convey, transfer and assign unto the Purchaser free from all encumbrances, mortgages, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever however, hereinafter for the sake of brevity referred to as the "said land" or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance use trust property claim and demand whatsoever both at law and in equity of the Vendor into and upon the said land of every part thereof **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances **UNTO AND TO THE USE OF** the Purchaser forever free and discharge from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor **AND** the Vendor do hereby his heirs, executors, administrators, legal representatives and/or assigns covenant with the Purchaser that notwithstanding any act Deed or thing whatsoever, by the Vendor or by any of his heirs, executors, administrators, legal representatives and/or assigns

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done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be **UNTO AND TO THE USE OF** the Purchaser, in the manner aforesaid **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly entered into, hold, possess and enjoy the said land and premises hereby granted transferred, sold, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in any manner aforesaid 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/persons lawfully or equitably claiming any right or estate thereof from under or in trust for him or under any of his heirs, executors, administrators, legal representatives and/or assigns in title **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved indemnified of from and against all and all manner of form claims, charges, lines debts, attachments and encumbrances whatsoever made or suffered by the Vendor or his heirs, executors, administrators, legal representatives and/or assigns in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER MORE** that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever fully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Vendor or from or under any of his heirs, executors, administrators, legal representatives and/or assigns in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser its executors, administrators, legal representatives and/or assigns do and

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execute or cause to be done and executed all such acts, Deeds and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying assigning and assuring the said land hereby transferred sold, conveyed and confirmed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required. If after transfer it transpire that the land hereby sold is not free from all encumbrances in that even the Vendor will bear and pay the Purchaser all expenses and damages sustained by it.

BE IT NOTED THAT THE VENDOR have handed over to the Purchaser the necessary copy of documents such as Current Tax Receipt, Parcha, Copy of the Deed of the said land for perfection of the Purchaser's title to the said land as described in the Schedule hereunder. The total consideration value of the said land is RS. 5,00,000/- (RUPEES FIVE LAKH) ~~Rs. 50,000/- (Rupees Fifty Thousand)~~ only.

AND FURTHER that if any error or omission is transpired in this Deed in further the Vendor herein shall at the cost and request of the Purchaser herein do and execute or cause to be done and executed a supplementary Deed of Rectification in favour of the Purchaser at the free of remuneration.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the joint undivided $\frac{1}{8}$ th **share** of the Danga land of 40.25 decimal, i.e. **5.03 decimal** be the same a little more or less out of which 0.97 decimal from (7+0.75) decimal = 7.75 decimal in R.S. Dag No. 1231, R.S. Khatian No. 1792, 0.75 decimal from 6 decimal in R.S. Dag No. 1236, R.S. Khatian No. 1792, 1737 and 3.31 decimal from (26+0.5) decimal = 26.5 decimal in R.S. Dag No. 1237, R.S. Khatian No. 511 all in Mouza- Barhans-Fartabad, J.L. No.47, R.S. No.- 7, Touzi No.- 109, in Police Station and A.D.S.R.- Sonarpur under Ward No.- 28 of Rajpur Sonarpur Municipality, District - 24 Parganas (South), and the entire land is butted and bounded as follows :-

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ON THE NORTH : By 24 feet wide Public road

ON THE SOUTH : By R.S. Dag no. 1356

ON THE EAST : By R.S. Dag no. 1232, 1233 & 1231(P)

ON THE WEST : By R.S. Dag no. 1242, 1355

IN WITNESS WHEREOF the Vendor has put his signatures
hereto on the day, month and year first above written.

WITNESSES

1. Lekha Gardar
Fartabadi goia

Surenendu Sushar Sarda

SIGNATURE OF THE VENDOR

2. Bhanwar Chanda
167, St. rd.
Kad-89

Addl. Dist Sub-Registrar
Sriperumbudur, South 24 Pgs.
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MEMO OF CONSIDERATION

Received Rs. 50,000/- by cheque no- 918538
issued from ING vishya Bank, garia Branch
dated 14/02/2013

Received rest Rs. 4,50,000/- by cash in the denominations
of Rs. 1000/- & Rs. 500/-.

WITNESSES:-

1. Lekha Sardar
2. Bhaskar Chandra
167, Aia's St. - Rd.
Kal-87

- Sumendu Sardar Sardar

SIGNATURE OF THE VENDOR

Drafted by:-

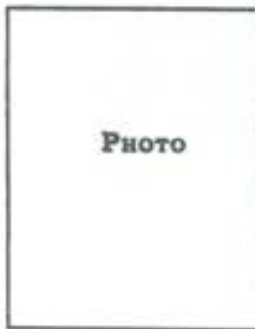
f. Ghosh

Advocate,
High Court, Calcutta.

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Sonarpur, South 24 Pgs.
1 MAR 2013



SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



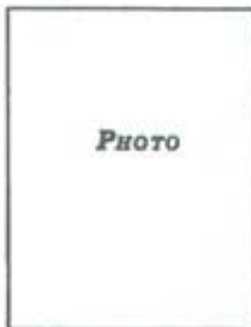
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	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Tapash Bhadani

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
= 1 MAR 2013 /





Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 02518 of 2013
(Serial No. 02509 of 2013)

On 14/02/2013

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

Presented for registration at 19.00 hrs on :14/02/2013, at the Private residence by Purnendu Sekhar Sardar ,Executant.

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

Execution is admitted on 14/02/2013 by

1. Purnendu Sekhar Sardar, son of Lt. Hiralal Sardar , Fartabad, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Retired Person

Identified By Lekha Sardar, wife of Purnendu Sekhar Sardar, Fartabad, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession: House wife.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 19/02/2013

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.-28,45,155/-

Certified that the required stamp duty of this document is Rs.- 199181 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/03/2013

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. 31309/- is paid , by the draft number 044295, Draft Date 28/02/2013, Bank Name State Bank Of India, BAGHJTIN BZR GNGULI BGN, received on 01/03/2013

(Under Article : A(1) = 31295/- ,E = 14/- on 01/03/2013)

Deficit stamp duty

Deficit stamp duty

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

01/03/2013 17:57:00

EndorsementPage 1 of 2



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Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 02518 of 2013
(Serial No. 02509 of 2013)

1. Rs. 49900/- is paid , by the draft number 044292, Draft Date 28/02/2013, Bank : State Bank Of India, BAGHJTIN BZR GNGULI BGN, received on 01/03/2013
2. Rs. 49900/- is paid , by the draft number 044293, Draft Date 28/02/2013, Bank : State Bank Of India, BAGHJTIN BZR GNGULI BGN, received on 01/03/2013
3. Rs. 49000/- is paid , by the draft number 044291, Draft Date 28/02/2013, Bank : State Bank Of India, BAGHJTIN BZR GNGULI BGN, received on 01/03/2013
4. Rs. 49450/- is paid , by the draft number 044294, Draft Date 28/02/2013, Bank : State Bank Of India, BAGHJTIN BZR GNGULI BGN, received on 01/03/2013

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR




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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 5075 to 5087
being No 02518 for the year 2013.




(Biswajit Dey) 11-March-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal