

2987

D-02895/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 927739

10/3/16
A-1196469

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

Additional District Sub-Registrar
Rajshahi, New Town, North 24-Pgs.

10 MAR 2016

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 10th day

Of March Two Thousand Sixteen (2016).

B ETWEEN

(2)

1) SRI NANDA LAL NASKAR (FORM 60) ,2) SRI CHUNI LAL NASKAR (FROM 60) both son of Late Rajani Naskar both by faith Hindu , by Nationality –Indian , by Occupation Business , residing at Thakdari , P.O. Krishnapur , P.S. New Town , District North 24 parganas , Kolkata – 700135 hereinafter called and referred to as the “VENDORS”(which expression shall unless excluded by or repugnant to the context be deemed to include their heirs,executors,administrators and representatives) of the FIRST PART.

GLS REALTY PVT.LTD a Company having its registered office Rajbanshipara , Tarulia 1st Lane,P.O.Krishnapur , P.S.New Town , District North 24 parganas, Kolkata –700102, being represented by its Director namely LAKSHMI KANTA KAR (PAN NO. AAECG7724Q) son of Late Dhirendra Nath Kar , by faith Hindu , by Nationality –Indian , by Occupation Business , residing at Rajbanshipara , Tarulia 1st Lane,P.O.Krishnapur , P.S.New Town , District North 24 parganas , Kolkata – 700102, hereinafter called the PURCHASER (which term or expression shall unless excluded by or repugnant to the context and /or subject be deemed to mean and include his heirs, successors, administrators legal, representatives, and assigns) of the SECOND PART.

(3)

WHEREAS Nanda Lal Naskar the Vendor No.1, herein was absolutely seized and possessed of and/or otherwise well and sufficiently entitled as the absolute owner of the land measuring an area of 54.375 Sq.ft. under Mouza Thakdari, comprised in L.R. Khatian No. 2005, R,S/ L.R Dag No. 222, J.L. No.19, and mutated his name in the L.R. Settlement Record as his own share of 0.1250 i.e. 54.375 Sq.ft. out of total 1 Decimal of land under the aforesaid Mouza, Dag, & Khatian and Sri Chuni Lal Naskar the Vendor No.2, herein was absolutely seized and possessed of and/or otherwise well and sufficiently entitled as the absolute owner of the land measuring an area of 54.375 Sq.ft. under Mouza Thakdari, comprised in L.R. Khatian No. 2007, R,S/ L.R Dag No. 222, J.L. No.19, and mutated his name in the L.R. Settlement Record as his own share of 0.1250 i.e. 54.375 Sq.ft. out of total 1 Decimal of land under the aforesaid Mouza, Dag, & Khatian.

AND WHEREAS Nanda Lal Naskar & Chuni Lal Naskar the vendors herein becoming the recorded owners of the aforesaid land under Mouza Thakdari, Comprised in Khatian Nos. 2005 & 2007, being Dag No. 222, and payable all relevant rents and Taxes to the concern Authority and enjoying the same with full of rights and occupancy and they have every rights to sell, Gift, Mortgage, lease, to any one or any body whatsoever.

AND WHEREAS the VENDORS herein still seized and possessed of or otherwise well and sufficiently entitled to all the piece and parcel of Danga land measuring area of 108 Sq.ft. more or less hereditaments and premises as

(4)

morefully described in the schedule hereunder free from all encumbrances by paying rent and Taxes to the appropriate Authority AND NOW the VENDORS are hereby intended to sale the said property in as it is condition and manner to the PURCHASER herein at or for a lump sum consideration of **Rs. 1,20,000/- (60000/- + 60000/-) (Rs. One Lakh Twenty thousand)** only

AND WHEREAS the VENDORS have agreed to sell the property and the PURCHASER are agreed to purchase the same property fully described in the schedule hereto to and in consideration of the sum of **Rs. 1,20,000/- (Rupees One lakh Twenty Thousand)** only as per memo below, well and sufficiently paid to the VENDORS by the PURCHASER on or before the execution of these presents (the receipt whereof the VENDORS do hereby admit and acknowledge of and from the same and every part thereof the VENDORS do hereby fully and absolutely discharge the PURCHASER its successors, nominees and assigns and the demised premises and each and part thereof) the VENDORS do hereby grant transfer and convey the premises unto the purchaser. ALL THAT piece and parcel of land measuring **108 Sq.ft. in Bengali measurement 2 Chittacks 18 Sq.ft.** be the same a little more or less particularly described in the schedule hereunder written and shown in the map or plan hereto annexed and therein delineated in RED colour OR HOWSOEVER OTHERWISE the land or any part thereof which now are or is or heretofore were was situated hereby granted or expressed or intended so to be unto and to the use of the PURCHASER in manner aforesaid and the PURCHASER shall and will at all times hereafter

(5)

peacefully and quietly possess and enjoy the land and receive the rents and profits thereof without any lawful eviction, interruption, hindrance, disturbance, claim or demand whatsoever from or by the VENDORS or any person or persons now or hereafter or equitably claiming or to claim from under or in trust AND THAT free and clear and freely and clearly and absolutely discharged or exonerated or otherwise by the VENDORS and well and sufficiently saved defended kept harmless and indemnified from or against all former and other estate, liens, encumbrances, attachments and executions whatsoever had made, done, executed, occasioned or suffered by the VENDORS or any person or persons claiming or to claim by from through under or in trust for the VENDORS as aforesaid AND FURTHER that the VENDORS and all and every person or persons having or claiming or who shall or may have or claim any estate, rights, title, interest, claim and demand whatsoever in law or in equity into or upon the demised premises hereditaments hereby granted or intended so to be or any part thereof from through under or in trust for him the VENDORS shall and will from time to time and all times hereinafter at the request and at the cost of the PURCHASER make do acknowledge and execute or cause to be made done and executed all such further and better acts deeds and things whatsoever for further and more effectually or satisfactorily granting or assuring the said land hereditaments and every part or parcel thereof unto and to the use of the PURCHASER in manner aforesaid and shall allow the PURCHASER to inspect and make extract from the cause to be produced by the VENDORS all such deeds pattahs muniments and other documents of title whatsoever in

(6)

anywise relating to or concerning the hereditaments or any part thereof which now or hereafter shall or may be in the possession power or control of the VENDORS or any other person(s) from whom they can procure the same as the PURCHASER shall or may reasonably require

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of **Danga land** by estimation an area of 108 Sq.ft. in Bengali Measurement 2 Chittacks 18 Sq.ft be the same a little more or less comprised in **R.S./L.R.Dag No. 222** , under **L.R. Khatian Nos. 2005 & 2007** J.L.No. 19, Touzi No.10 , at Mouza Thakdari P.S. Rajarhat at present P.S.New Town , with in the limits of Bidhan Nagar Municipal Corporation ward No...27..... HoldingNA..... , Being premises No.NA.....in the District of North 24 parganas with in the jurisdiction of A.D.S.R.O .Rajarhat ~~demarcated with a site Plan RED in colour~~ ~~which is the part and parcel of this Deed and~~ butted and bounded by :

ON THE NORTH :- Dag No. 223,

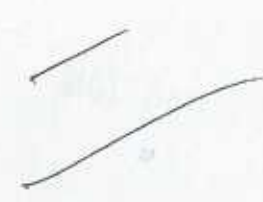
ON THE SOUTH :- Dag No.221

ON THE WEST:- Dag No. 248.

ON THE EAST :- Canel.

Nanda Lal Naskar
P.S. New Town

Lakshmi Kanyakar



(7)

IN WITNESSES WHEREOF the VENDORS set their hand & seal on the day month and year first above written.

WITNESSES:-

1) Jagan Kumar Naskar

2) Linte Morwal

Nanda Lal Naskar,

Jagan Kumar Naskar

SIGNATURE OF THE VENDORS

Drafted by :-

Ramesh Mukherjee
Ramesh Mukherjee
Licence No. DWXI-24
Cossipore Dum Dum office.

Type by :-

Putul Chatterjee
Putul Chatterjee
Dum Dum office.

GLS Realty Pvt. Ltd.
Rakshmi Khuntia Kar
Director

SIGNATURE OF THE PURCHASER

(8)

MEMO OF CONSIDERATION

RECEIVED TOTAL AMOUNT OF RS-1,20,000/- (RUPEES ONE LAKH TWENTY THOUSAND) ONLY AS MENTIONED HEREUNDER.

MEMO

paid by Cash of Rs. 1,20,000/-
(one Lakh Twenty thousand only)

WITNESSES

1. Jagan Kumar Naskar
Krishnapur Badowdika
KOL-102

Nandulal Naskar

Signature of Vendor












SIGNATURE OF THE VENDORS

2. Lata Mohan
Vill - Thakur
KOL-102












✓
—

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 I Vanda Lal Narayan	LH					
	RH.					

ATTESTED :- I Vanda Lal Narayan

 Srinivasan Narayan	LH					
	RH.					




ATTESTED :- Srinivasan Narayan




 Rakshmi Kantak	LH					
	RH.					

ATTESTED :- Rakshmi Kantak



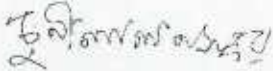
Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>LAKSHMI KANTA KAR RAJBANSHIPARA TARULIA 1ST LANE, P.O:- KRISHNAPUR, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102</p>	 10/03/2016 1:37:25 PM	 LTI 10/03/2016 1:37:29 PM
		 10/03/2016 1:37:42 PM	


Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>NANDA LAL NASKAR Son of Late RAJANI NASKAR THAKDARI, P.O:- KRISHNAPUR, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 10/03/2016; Date of Admission : 10/03/2016; Place of Admission of Execution : Office</p>	 10/03/2016 1:38:07 PM	 LTI 10/03/2016 1:38:20 PM
		 10/03/2016 1:38:50 PM	

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>CHUNI LAL NASKAR Son of Late RAJANI NASKAR THAKDARI, P.O:- KRISHNAPUR, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 10/03/2016; Date of Admission : 10/03/2016; Place of Admission of Execution : Office</p>	 10/03/2016 1:36:51 PM	 LTI 10/03/2016 1:36:58 PM
		 10/03/2016 1:37:12 PM	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	GLS REALTY PVT LTD RAJBANSHIPARA TARULIA 1ST LANE, P.O:- KRISHNAPUR, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102 PAN No. AAECG7724Q,; Status : Organization; Represented by representative as given below:-		
1(1)	LAKSHMI KANTA KAR RAJBANSHIPARA TARULIA 1ST LANE, P.O:- KRISHNAPUR, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 10/03/2016; Date of Admission : 10/03/2016; Place of Admission of Execution : Office	 10/03/2016 1:37:25 PM	 LTI 10/03/2016 1:37:29 PM
		 10/03/2016 1:37:42 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	BABLU BARUI Son of GUNADHAR BARUI NOAPARA, P.O:- NOAPARA, P.S:- Barasat, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700125 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	NANDA LAL NASKAR, CHUNI LAL NASKAR, LAKSHMI KANTA KAR	 10/03/2016 1:39:03 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: MAHISBATHAN-II, Mouza: Thakdari (New Town)	RS Plot No:- 222 , RS Khatian No:- 2005	54 Sq Ft	60,000/-	1,50,000/-	Proposed Use: Bastu, ROR: Shali

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: MAHISBATHAN-II, Mouza: Thakdari (New Town)	RS Plot No:- 222 , RS Khatian No:- 2007	54 Sq Ft	60,000/-	1,50,000/-	Proposed Use: Bastu, ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	NANDA LAL NASKAR	GLS REALTY PVT LTD	0.0618751	50
	CHUNI LAL NASKAR	GLS REALTY PVT LTD	0.0618751	50
L2	NANDA LAL NASKAR	GLS REALTY PVT LTD	0.0618751	50
	CHUNI LAL NASKAR	GLS REALTY PVT LTD	0.0618751	50

Q. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	BABLU BARUI
Address	NOAPARA, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700125
Applicant's Status	Others

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152302895 / 2016

Query No/Year	15231000096469/2016	Serial no/Year	1523002987 / 2016
Deed No/Year	I - 152302895 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	LAKSHMI KANTA KAR	Presented At	Office
Date of Execution	10-03-2016	Date of Presentation	10-03-2016

Remarks

On 03/03/2016

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 3,00,000/-



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 10/03/2016

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 of Indian Stamp Act 1899.

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

Presented for registration at 12:21 hrs on : 10/03/2016, at the Office of the A.D.S.R. RAJARHAT by LAKSHMI KANTA KAR ,

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

Execution is admitted on 10/03/2016 by

NANDA LAL NASKAR, Son of Late RAJANI NASKAR, THAKDARI, P.O: KRISHNAPUR, Thana: New Town, ,
City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700102, By caste Hindu, By
Profession Business

Indetified by BABLU BARUI, Son of GUNADHAR BARUI, NOAPARA, P.O: NOAPARA, Thana: Barasat, ,
City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700125, By caste Hindu, By
Profession Service

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

Execution is admitted on 10/03/2016 by

CHUNI LAL NASKAR, Son of Late RAJANI NASKAR, THAKDARI, P.O: KRISHNAPUR, Thana: New Town, ,
City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700102, By caste Hindu, By

Profession Business

Indetified by BABLU BARUI, Son of GUNADHAR BARUI, NOAPARA, P.O: NOAPARA, Thana: Barasat, ,
City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700125, By caste Hindu, By
Profession Service

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

Execution is admitted on 10/03/2016 by

LAKSHMI KANTA KAR DIRECTOR, GLS REALTY PVT LTD, RAJBANSHIPARA TARULIA 1ST LANE, P.O:-
KRISHNAPUR, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102

LAKSHMI KANTA KAR, Son of Late DHIRENDRA NATH KAR, RAJBANSHIPARA TARULIA 1ST LANE, P.O:
KRISHNAPUR, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN -
700102, By caste Hindu, By profession Business

Indetified by BABLU BARUI, Son of GUNADHAR BARUI, NOAPARA, P.O: NOAPARA, Thana: Barasat, ,
City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700125, By caste Hindu, By
Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,303/- (A(1) = Rs 3,289/- ,E = Rs 14/-
) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 3,303/-

Description of Draft

1. Rs 3,303/- is paid, by the Draft(8554) No: 741622000428, Date: 09/03/2016, Bank: STATE BANK OF INDIA
(SBI), SALT LAKE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,020/- and Stamp Duty paid by Draft Rs
15,000/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 752, Purchased on 03/03/2016, Vendor named R Pal.

Description of Draft

1. Rs 15,000/- is paid, by the Draft(8554) No: 741623000428, Date: 09/03/2016, Bank: STATE BANK OF INDIA
(SBI), SALT LAKE.



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 96809 to 96826

being No 152302895 for the year 2016.



Digitally signed by DEBASISH DHAR
Date: 2016.03.18 17:51:06 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 18-03-2016 17:51:06
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)