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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 641950

3/2/16  
Q-1/14 2/147

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

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

03 FEB 2016

SALE DEED

THIS DEED OF INDENTURE is made on this 3<sup>rd</sup> day of February,  
Two Thousand Sixteen

BETWEEN

**SRI HABUL NASKAR**, son of Late Lxmi Naskar, by faith Hindu, by occupation – Cultivation, residing at Village – Thakdari, P.O. Krishnapur, Police Station – New Town, Kolkata – 700102, hereinafter called and referred to and called as the **OWNER/VENDOR** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, executors, legal representatives and assigns) of the **ONE PART**.

AND

**M/S. G.L.S REALTY PRIVATE LIMITED.**, (PAN : AAECG7724Q) a Private Limited Company incorporated under the Indian Companies Act, 1956 having its registered office at Rajbanshipara, Tarulia First Lane, Krishnapur, Kolkata – 700102, P.S. Rajarhat, represented by its Director **SRI LAKSHMI KANTA KAR**, son of Late Dharendra Nath Kar, by faith Hindu, by occupation – Business, residing at Tarulia 1<sup>st</sup> Lane, P.O. Krishnapur, Kolkata – 700102, herein after called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and successors-in-interest as successor-in-office and assigns) of the **OTHER PART**.

**WHEREAS** One Khestra Naskar was original occupier and seized and possessed of ALL THAT piece and parcel of land measuring an area 0.0555 + 0.0555 i.e. 48 sft and 0.1666 i.e. 72 sft be the same little more or less in the Mouza – Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 223, Touzi No. 10, R.S. No. 210, L.R. Khatian No. 1024, 146, 1143, Police Station formerly Rajarhat now New Town, Sub-Registry Office New Town within local limit of

Mahisbathan Gram Panchayat – II in the District North 24-Parganas.

**AND WHEREAS** the said Khetra Naskar was a Hindu by faith died intestate leaving behind his two sons namely 1) Lakshmi Narayana Naskar alias Laxmi Naskar and 2) Kalipada Naskar inherited the said property by way of succession left by the said Khetra Naskar of the aforementioned property morefully and particularly described in the Schedule hereunder written.

**AND WHEREAS** Laxmi Narayan Naskar since deceased was a Hindu by faith died intestate on 03.09.1999 leaving behind his son namely Habul Naskar inherited the said property by way of Hindu succession Act, 1956, left by Laxmi Narayan Naskar.

**AND WHEREAS** prior the death of Vendor's father namely Laxmi Narayan Naskar his wife or the mother of the Vendor namely Kali Dasi Naskar died on 03.06.1994.

**AND WHEREAS** Kali Pada Naskar also of Vendor's elder uncle since deceased was a Hindu by faith died intestate leaving behind his wife Niharbala Naskar.

**AND WHEREAS** Smt. Niharbala Naskar also vendor elder aunt was a Hindu by faith died intestate on 24.05.2000.

**AND WHEREAS** after the death of Niharbala Naskar (since deceased) having no issue of them the property vested and devolved to the Vendor according to the Hindu succession Act, 1956.

**AND WHEREAS** the Vendor is the absolute owner of the property of **ALL THAT** piece and parcel of land lying and situated at

Mouza Thakdari, J.L. No. 19, R.S. No. 210, Touzi No. 10, Being R.S. & L.R. Dag No. 223, L.R. Khatian No. 1024, 146, 1143 measuring an area (0.555 & 0.0555) i.e. 48 sft. and 0.1666 i.e. 72 sft. i.e. total 120 sft together with 100 sft corrugated tin shed be the same little more or less Police Station New Town, Sub-Registration Office Rajarhat now within the local limit Bidhannagar Municipal Corporation formerly Mahisbathan Gram Panchayat II in the District North 24-Parganas morefully and particularly described in the Schedule hereunder written and hereinafter referred to the said property and the said property is free from all encumbrances whatsoever. And the said Vendor have full physical contral of possession and paying rent taxes regularly.

**AND WHEREAS** on coming to known the said offer of the Vendor herein the purchaser approach the vendor herein the said property of the Vendors of the said mentioned scheduled properly was free from all encumbrances and the Vendor at his marketable title to sell the same to the said schedule property written hereunder and after negotiation the Vendor herein agreed to sell to the said purchaser and the purchaser agreed to purchase from the Vendor of **ALL THAT** piece and parcel of land lying and situated at Mouza Thakdari, J.L. No. 19, R.S. No. 210, Touzi No. 10, Being R.S. & L.R. Dag No. 223, L.R. Khatian No. 1024, 146, 1143 measuring an area (0.555 & 0.0555) i.e. 48 sft. and 0.1666 i.e. 72 sft. i.e. total 120 sft together with 100 sft corrugated tin shed be the same little more or less Police Station New Town, Sub-Registration Office Rajarhat now within the local limit Bidhannagar Municipal Corporation formerly Mahisbathan Gram Panchayat II in the District North 24-Parganas mentioned and described in the Schedule written

hereunder at or for consideration of Rs.80,000/- (Rupees Eighty Thousand) only free from all encumbrances of the said schedule property.

**NOW THIS DEED OF CONVEYANCE WITNESSETH**

That in pursuance of the said proposal for sale the Schedule property written hereunder by the Vendor sold said property in consolidated consideration of Rs.80,000/- (Rupees Eighty Thousand) only and the purchaser agrees to purchase the same in such consolidated consideration of the said sum of Rs.80,000/- (Rupees Eighty Thousand) only at lawful money of Union of India in hand well and truly paid by the Purchaser to the Vendor at or immediately before the execution of these presents (one receipt, whereof the Vendor do hereby and as hereunder admit and acknowledge) and of and from the same every party thereof acquit release and discharges the Purchaser its heirs, executors, administrators, representatives and assigns the VENDOR owner thereof does by the presents indefinitely grants sale, conveys and transfer, assigns and assures absolutely and forever free from all encumbrances, attachments, liens, lispence, charges, mortgage, any tax liability or any outstanding liability/ liabilities or any previous agreement for sale the said demises property to any other persons whatsoever unto and in favour of the Purchaser its heirs, executors, administrators, representatives and assigns **ALL THAT** the said property as morefully mentioned and described in the Schedule hereto below or **HOWSOEVER** otherwise the said property now or herefor were or was situated butted and bounded called known numbered described and/or distinguished **TOGETHER WITH** all fixtures, structured, benefits and advantages and other

rights, liberties, easements, privileges and appendages and appurtenances whatsoever in the said property or any part thereof belonging or anywise to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or appurtenant thereto AND all the estate right, title an interest inheritance or property, claim and demand whatsoever both at law and in equity of the VENDOR into and upon the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody power of possession of the vendor his heirs executors, administrators, representatives or any person from whom the VENDOR can or may procure the same without any action or suit at law or inequity TO HAVE AND HOLD the said property and every part thereof hereby granted so conveyed and transferred or expressed an intended so to be with its rights numbers and appurtances unto and to the use of the PURCHASER its heirs, executors, administrators, representatives and assigns covenant further THAT NOT WITHSTANDING ANY ACT deed or thing whatsoever by the Vendor or any of its predecessors and ancestors in title does or executed or knowingly suffered to the contrary be the Vendor had at all material times hereto forth and now has himself good right, full power, sale convey transfer assigns and assure the said property hereby granted sold conveyed, transferred or expressed or intended so to be unto and to the use of the purchaser its heirs, executors representatives and assigns shall and may at all times hereafter peaceably and quietly possessed and enjoy the said property and every and every part thereof and receive and enjoy the rent issues profit and usufruct compensation thereof and there from and/or therefor without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person/persons

lawfully or equitably claiming from under any of its ancestors or predecessors in title AND THAT free and clearly absolutely acquitted exonerated AND released or otherwise by and the costs and expenses of the Vendor well and sufficiently protected by or from and against all and all manner of claim, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT THE VENDORS and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for him THE VENDOR or from or under any of their predecessors or ancestors in title shall and will from time to time and at all time at the Purchaser's costs and expenses do and execute or cause to be done and executed all such acts and deeds and things whatsoever for further better and morefully and perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, its heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this Deed of Conveyance as shall or as may be reasonable require AND FURTHER MORE THAT THE VENDOR and all heirs executors, administrators, representatives, and assigns shall at all times hereafter protect and keep protected THE PURCHASER its heirs, executors, administrators, representatives and assigns against any loss, damages, costs, charges and expenses whatsoever if any suffered by person any defeat in the right and/or title of the VENDOR or any breach of covenant herein contained.

**AND FURTHER THAT THE VENDOR** all covenant with the **PURCHASER** that any compensation and/or claim for compensation in respect of or concerning the said property shall and may be made by the **PURCHASER** and or by his successors in interest before any authority or authorities and the amount of a compensation and/or any alternative accommodation as and when awarded granted by the **PURCHASER AND PURCHASERS** shall has the exclusive right, title and interest claim and demand for say any or every compensation in respect of the said property be it also made clear that the **VENDOR** will pay and/or also be responsible for payment of any other taxes to the competent authority and or any other outstanding liabilities for the said property.

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land lying and situated at Mouza Thakdari, J.L. No. 19, R.S. No. 210, Touzi No. 10, Being R.S. & L.R. Dag No. 223, L.R. Khatian No. 1024, 146, 1143, measuring an area (0555 & 0.0555) i.e. 48 sft. and 0.1666 i.e. 72 sft. i.e. total 120 sft together with 100 sft corrugated tin shed be the same little more or less Police Station New Town, Sub-Registration Office Rajarhat Ward No. 23, within the local limit Bidhannagar Municipal Corporation formerly Mahisbathan Gram Panchayat II in the District North 24-Parganas which is butted and bounded as follows :-

**ON THE NORTH BY** : Dag No. 226 and Dag No. 240;

**ON THE EAST BY** : Dag No. 218;

**ON THE SOUTH BY** : WBHID Co.

**ON THE WEST BY** : Dag No. 222 or G.L.S. Realty (P) Ltd.



IN WITNESSES WHEREOF the parties above named do hereunto set and subscribed their respective hand and seals, on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED BY

The PARTIES in the presence of :

1. Janu shree Chowdhury  
Advocate  
High Court, Calcutta

2. Ran Prasad  
46/1, N.M. Rd.  
KOL-64

LTI of Haveli "Noukara" by the  
Perm of Rantu Mondal  
SIGNATURE OF THE VENDOR

EST. by Pvt. Ltd.

Lakshmi Kanta Roy  
Director

\_\_\_\_\_  
SIGNATURE OF THE PURCHASER

Drafted by me on the basis

of instructions issued by the Purchaser

Goutam Roy  
Goutam Roy  
Advocate  
8, Old Post Office Street  
Kolkata- 700001  
W-8-153/93

Read over and explained  
in Bengali language

RECEIVED of and from within named Purchaser the within mentioned sum of Rs.80,000/- (Rupees Eighty Thousand) only being the full consideration money as per memo given below:

MEMO OF CONSIDERATION

W. Bank Taulia Bank chv. 374249 Rs. 40.000/-  
 P.N. B. SLC " 059094 Rs. 40.000/-

Total Rs. 80,000/-

(Rupees Eighty Thousand only)

WITNESSES

1. Janshree Choudhary  
 Advocate  
 High Court, Calcutta

2. Ram Prasad  
 46/1, N.M. Rd  
 Kol-64

LTI of Habes Naspais by the  
 pen of P. L. Mondal

SIGNATURE OF THE VENDOR

# SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

*[Blacked out signature]*

Signature Pinte Monal (LTI of Habul Novshar by the pen of)

LTI of Habul  
by the pen of

*Novshar*



*Rakshmi Kanta Kar*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature Rakshmi Kanta Kar






	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature \_\_\_\_\_




## Seller, Buyer and Property Details

### Seller & Buyer Details

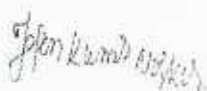
Presentant Details	
SL No.	Name, Address, Photo, Finger print and Signature of Presentant
1	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>Mr LAKSHMI KANTA KAR TARULIA 1ST LANE, P.O:- KRISHNAPUR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India. PIN - 700102</p> </div> <div style="width: 20%; text-align: center;">                       03/02/2016 2:18:32 PM                 </div> <div style="width: 20%; text-align: center;">                       LTI                      03/02/2016 2:19:22 PM                 </div> </div> <div style="text-align: center; margin-top: 10px;">                       03/02/2016 2:18:32 PM                 </div>

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>Mr HABUL NASKAR Son of Mr LAKSHMI NARAYAN NASKAR THAKDARI, P.O:- KRISHNAPUR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 03/02/2016; Date of Admission : 03/02/2016; Place of Admission of Execution : Office</p> </div> <div style="width: 20%; text-align: center;">                       03/02/2016 2:17:42 PM                 </div> <div style="width: 20%; text-align: center;">                       LTI                      03/02/2016 2:17:52 PM                 </div> </div> <div style="text-align: center; margin-top: 10px;">                       By the Pen of                      03/02/2016 2:18:16 PM                 </div>

### Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature	
1	G L S REALTY PVT LTD TARULIA 1ST LANE, P.O:- KRISHNAPUR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700102 PAN No. AAECG7724Q.; Status : Organization; Represented by representative as given below:-	
1(1)	Mr LAKSHMI KANTA KAR TARULIA 1ST LANE, P.O:- KRISHNAPUR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJEPK8704C.; Status : Representative; Date of Execution : 03/02/2016; Date of Admission : 03/02/2016; Place of Admission of Execution : Office	 03/02/2016 2:18:32 PM  LTI 03/02/2016 2:18:33 PM   03/02/2016 2:19:35 PM

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr TAPAN KUMAR NASKAR Son of Mr SUBAL CHANDRA NASKAR KRISHNAPUR BAROWARITALA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr HABUL NASKAR, Mr LAKSHMI KANTA KAR	

### 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

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, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari	LR Plot No:- 223 , LR Khatian No:- 1024	24 Sq Ft	20,000/-	38,500/-	Use: Bastu, ROR: Danga, Width of Approach Road: 20 Ft., Adjacent to Metal Road
L2	District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari	LR Plot No:- 223 , LR Khatian No:- 1143	72 Sq Ft	40,000/-	1,10,000/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 20 Ft., Adjacent to Metal Road
L3	District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari	LR Plot No:- 223 , LR Khatian No:- 146	24 Sq Ft	20,000/-	38,500/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 20 Ft., Adjacent to Metal Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 05 Year, Building Type: 1 Extent of Completion: 100%
S1	On Land L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr HABUL NASKAR	G L S REALTY PVT LTD		
L2	Mr HABUL NASKAR	G L S REALTY PVT LTD	0.165	100
L3	Mr HABUL NASKAR	G L S REALTY PVT LTD	0.0550001	100

## Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	HABUL NASKAR
Address	THAKDARI, Thana : New Town, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Seller/Executant



**Endorsement For Deed Number : I - 152301146 / 2016**

Query No/Year	15231000042147/2016	Serial no/Year	1523001205 / 2016
Deed No/Year	I - 152301146 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr LAKSHMI KANTA KAR	Presented At	Office
Date of Execution	03-02-2016	Date of Presentation	03-02-2016

**Remarks**

**On 03/02/2016**

**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 13:39 hrs on : 03/02/2016, at the Office of the A.D.S.R. RAJARHAT, District: North 24 Parganas, WEST BENGAL, India, PIN - 700102, by Mr LAKSHMI KANTA KAR ,

**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 2,22,500/-

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

Execution is admitted on 03/02/2016 by

Mr HABUL NASKAR, Son of Mr LAKSHMI NARAYAN NASKAR, THAKDARI, P.O: KRISHNAPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, By caste Hindu, By Profession Others Indetified by Mr TAPAN KUMAR NASKAR, Son of Mr SUBAL CHANDRA NASKAR, KRISHNAPUR BAROWARITALA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, By caste Hindu, By Profession Business

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

Execution is admitted on 03/02/2016 by

Mr LAKSHMI KANTA KAR DIRECTOR, G L S REALTY PVT LTD, TARULIA 1ST LANE, P.O:- KRISHNAPUR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Indetified by Mr TAPAN KUMAR NASKAR, Son of Mr SUBAL CHANDRA NASKAR, KRISHNAPUR BAROWARITALA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, By caste Hindu, By Profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,456/- ( A(1) = Rs 2,442/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 2,856/-

**Description of Draft**

1. Rs 2,856/- is paid, by the Draft(8554) No: 962291000405, Date: 03/02/2016, Bank: STATE BANK OF INDIA (SBI), NEWTOWN RAJARHAT.



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 13,370/- and Stamp Duty paid by Draft Rs 13,370/-, by Stamp Rs 1,000/-

**Description of Stamp**

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 153958, Purchased on 02/02/2016, by S Mukherjee.

**Description of Draft**

1. Rs 13,370/- is paid, by the Draft(8554) No: 962292000405, Date: 03/02/2016, Bank: STATE BANK OF INDIA (SBI), NEWTOWN RAJAHAT.



(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 40819 to 40838  
being No 152301146 for the year 2016.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2016.02.05 12:52:41 +05:30  
Reason: Digital signing of Deed

(Debasish Dhar) 05-02-2016 12:52:41  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)