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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 643444

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६ - १/५/१६

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

*Kia*

Additional District Sub-Registrar,  
Bardhaman, New Town, North: 24 P.S.

08 APR 2016

**SALE DEED**

THIS DEED OF INDENTURE is made on this ११ day of April, Two Thousand Sixteen



**BETWEEN**

**NIRANTA NASKAR** son of Yogendra Naskar, by religion – Hindu, by occupation – Cultivation, residing at Thakdari, P.O. Krishnapur, P.S. New Town, District North 24-Parganas, Pin – 700102 hereinafter called the **OWNER/VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, legal representatives, administrators and/or assigns) of the **ONE PART**;

**A N D**

**GLS REALTY PRIVATE LIMITED, (PAN : AAECG7724Q)** a private limited company incorporated under Indian Companies Act 1956, having its registered office at Rajbanshipara, Tarulia 1<sup>st</sup> Lane, Krishnapur, Kolkata – 700102, represented by its director namely **LAKSHMI KANTA KAR**, son of Late Dharendra Nath Kar, by faith Hindu, by occupation – Business, by Nationality Indian, residing at Rajbanshipara, Tarulia 1<sup>st</sup> Lane, Krishnapur, Kolkata – 700102, hereinafter called the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, successors-in-interest, successors -in-office and assigns) of the **SECOND PART**;

**WHEREAS** One Maharani Naskar was owner/ occupier and seized and possessed of ALL THAT piece and parcel of land measuring an area 0.0833 decimal i.e. 36 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. 421, 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 morefully and particularly described in the Schedule hereunder written.

**AND WHEREAS** the Vendor is the absolute owner of the property of ALL THAT piece and parcel of land measuring an area 0.0833 decimal i.e. 36 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. 421, 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 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 control 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 her 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 measuring an area 0.0833 decimal i.e. 36 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. 421, 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 mentioned and described in the Schedule written hereunder at or for

consideration of Rs.30,000/- (Rupees Thirty 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.30,000/- (Rupees Thirty Thousand) only and the purchaser agrees to purchase the same in such consolidated consideration of the said sum of Rs.30,000/- (Rupees Thirty 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 herefore 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 there of 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 her 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 more fully 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 its 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. 421, measuring an area 0.0833 decimals i.e. 36 sft. 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. *Basant Manohar  
Tolkrai New Town*

2. *Jayshree Chowdhury  
Advocate  
High Court, Calcutta*

*[Handwritten Signature]*

SIGNATURE OF THE VENDOR

GLS Realty 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.B. 154/93

*Read and explained  
in Bengali language  
Goutam Roy  
[Signature]*



RECEIVED of and from within named Purchaser the within mentioned sum of Rs.30,000/- (Rupees Thirty Thousand) only being the full consideration money as per memo given below:

MEMO OF CONSIDERATION

Cash 30,000/-  
(Rs. 1000 x 30)

Total Rs. 30,000/-

(Rupees Thirty Thousand only)

WITNESSES

1. *Rajivjit Mondal*

2. *H. Laxmishree Chowdhury*  
Advocate  
High Court, Calcutta

*[Signature]*

SIGNATURE OF THE VENDOR

**SPECIMEN FORM FOR TEN FINGER PRINTS**



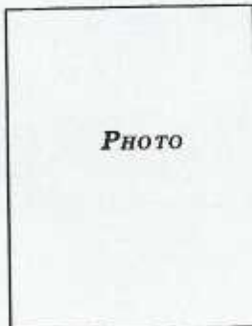
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature D. B. 236



	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 Dakshini Kawa Kar





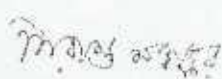
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



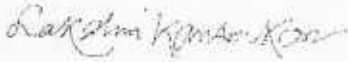
Signature \_\_\_\_\_

## Seller, Buyer and Property Details

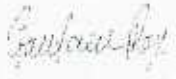
### A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	LAKSHMI KANTA KAR RAJBANSHIPARA TARULIA 1ST LANE KRISHNAPUR, P.O:- KRISHNAPUR, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102	 08/04/2016 1:47:01 PM	 LTI 08/04/2016 1:47:08 PM
		 08/04/2016 1:47:20 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	NIRANTA NASKAR Son of YOGENDRA 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: Cultivation, Citizen of: India,; Status : Individual; Date of Execution : 08/04/2016; Date of Admission : 08/04/2016; Place of Admission of Execution : Office	 08/04/2016 1:52:58 PM	 LTI 08/04/2016 1:53:11 PM
		 08/04/2016 1:53:32 PM	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	GLS REALTY PVT LTD RAJBANSHIPARA TARULIA 1ST LANE KRISHNAPUR, P.O:- KRISHNAPUR, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102 PAN No. AAECG7724Q,; Status : Organization; Represented by not executed as given below:-		
1(1)	LAKSHMI KANTA KAR RAJBANSHIPARA TARULIA 1ST LANE KRISHNAPUR, 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 : ; Date of Admission : ; Place of Admission of Execution :	 08/04/2016 1:47:01 PM	 LTI 08/04/2016 1:47:08 PM
		 08/04/2016 1:47:20 PM	

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	GOUTAM ROY Son of Late J N ROY HIGH COURT, 8 OLD POST OFFICE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	NIRANTA NASKAR, LAKSHMI KANTA KAR	 08/04/2016 1:53:48 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

12/04/2016 Query No:-15231000141812 / 2016 Deed No :- 152303975 / 2016, Document is digitally signed.

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:- 421	36 Sq Ft	30,000/-	1,10,000/-	Proposed Use: Bazar, ROR: Bastu, Property is on Road Adjacent to Metal Road,

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	GOUTAM ROY
Address	HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

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

Endorsement For Deed Number : I - 152303975 / 2016

Query No/Year	15231000141812/2016	Serial no/Year	1523004114 / 2016
Deed No/Year	I - 152303975 / 2016		
Transaction	{0101} Sale, Sale Document		
Name of Presentant	LAKSHMI KANTA KAR	Presented At	Office
Date of Execution	08-04-2016	Date of Presentation	08-04-2016

Remarks

On 06/04/2016

**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 1,10,000/-



(Debasish Dhar)

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

On 08/04/2016

**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 13:31 hrs on : 08/04/2016, 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 08/04/2016 by

NIRANTA NASKAR, Son of YOGENDRA NASKAR, THAKDARI, P.O: KRISHNAPUR, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700102, By caste Hindu, By Profession Cultivation

Identified by GOUTAM ROY, Son of Late J N ROY, HIGH COURT, 8 OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,213/- ( A(1) = Rs 1,199/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 1,213/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,620/- and Stamp Duty paid by Draft Rs 5,630/-, by Stamp Rs 1,000/-

**Description of Stamp**

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 3249, Purchased on 07/04/2016, Vendor named S Mukherjee.

**Description of Draft**

1. Rs 5,630/- is paid, by the Draft(8554) No: 742062000428, Date: 07/04/2016, 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

i

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 127611 to 127627

being No 152303975 for the year 2016.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2016.04.12 14:32:12 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 12-04-2016 14:32:11  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)