

0283

2-253/17



Handwritten signature

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

X 728985

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

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

16 JAN 2017

12-6-2017

Handwritten signature

SALE DEED

THIS DEED OF INDENTURE is made on this
 Two Thousand Seventeen.

16th day of January,

BETWEEN

KANTA NASKAR son of Jogendra Naskar, by religion – Hindu, by occupation – Cultivation, residing at Thakdari, Mahisbathan 2 No., 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 his 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 1st 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 1st 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 Kanta Naskar alias Kantalal Naskar sized and possessed of all that piece of parcel of land underneath an area 0.0834 i.e. 36 sq.ft. be the same little more or less situated lying and lying at Mouza Thakdari, J.L. No. 19, R.S. and L.R. Khatian No. 132, R.S. and L.R. Dag No. 223, Police Station formerly Rajarhat now New Town, Sub-Registry Office New Town within local limit of Mahisbathan Gram Panchayat – II now Bidhannagar Municipal Corporation 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 of parcel of land underneath an area 0.0834 i.e. 36 sq.ft. be the same little more or less situated lying and lying at Mouza Thakdari, J.L. No. 19, R.S. and L.R. Khatian No. 132, R.S. and L.R. Dag No. 223, Police Station formerly Rajarhat now New Town, Sub-Registry Office New Town within local limit of Mahisbathan Gram Panchayat – II now Bidhannagar Municipal Corporation 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 has 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 Vendor 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 of parcel of land underneath an area 0.0834 i.e. 36 sq.ft. be the same little more or less situated lying and lying at Mouza Thakdari, J.L. No. 19, R.S. and L.R. Khatian No. 132, R.S. and L.R. Dag No. 223, Police Station formerly Rajarhat now New Town, Sub-Registry Office New Town within local limit of Mahisbathan Gram Panchayat – II now Bidhannagar Municipal Corporation 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, dispendence, 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 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 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 therefore 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 VENDOR 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 his 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 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 of parcel of land underneath an area 0.0834 i.e. 36 sq.ft. be the same little more or less situated lying and lying at Mouza Thakdari, J.L. No. 19, R.S. and L.R. Khatian No. 132, R.S. and L.R. Dag No. 223, Police Station formerly Rajarhat now New Town, Sub-Registry Office New Town within local limit of Mahisbathan Gram Panchayat – II now Bidhannagar Municipal Corporation 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. Bhob Nath Pramanick
 So. Rajh Nath Pramanick
 Vill - Thak dasi
 P.O. - Koushmapur
 P.S. - ~~NEW TOWN~~ NEW TOWN
 Cal - 102
- 2. Suresh Chandra Dasgupta
 123/11 A.P.C Road
 Dal - G.

[Handwritten signature in Bengali]

SIGNATURE OF THE VENDOR

[Handwritten signature]
Lakshmi Kanta Kar
Director

SIGNATURE OF THE PURCHASER

Drafted by me on the basis of instructions issued by the Purchaser

[Handwritten signature of Goutam Roy]

Goutam Roy
Advocate
8, Old Post Office Street
Kolkata- 700001

[Handwritten note in Bengali: Read over as follows in Bengali language Goutam Roy attached...]

[Handwritten note: Reg. No. W. B 154/93]

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

By Cash (Rs.2000/- x 40)	Rs.	80,000/-
Total	Rs.	80,000/-

(Rupees Eighty Thousand only)

WITNESSES

1. *Bhola Nath Prasad*

2.

सत्यनारायण

SIGNATURE OF THE VENDOR

SPECIMEN FORM FOR TEN FINGER PRINTS



कार्तिकेय

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

Signature कार्तिकेय



Lakshmi Kantar Kar

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

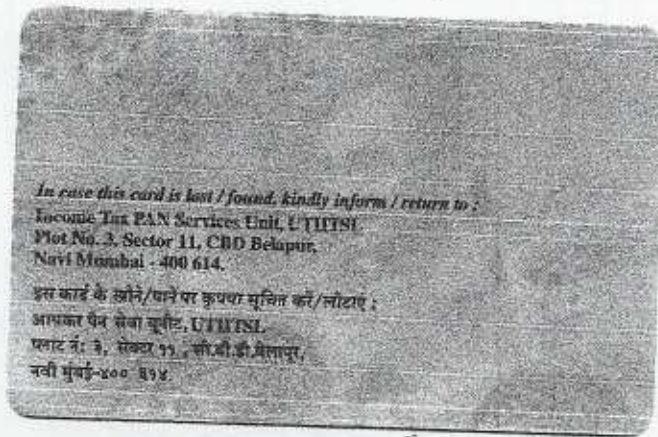
Signature Lakshmi Kantar Kar



PHOTO

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

Signature _____



Laxmi Kaur Kaer



ভারত সরকার

Government of India

কান্ত নাস্কর

KANTA NASKAR

পিতা : যোগেন্দ্র নাস্কর

Father : YOGENDRA NASKAR



জন্মতারিখ / DOB: 01/01/1987

পুরুষ / Male



6086 6347 9736

- সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় পরিষদ

Unique Identification Authority of India

ঠিকানা: থাকদানী, কৃষ্ণাপুর
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ

Address: Thakdani,
Krishnapur, North Twenty
Four Parganas, West
Bengal, 700102

6086 6347 9736

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

কান্তনাস্কর



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/14/107 / 432024

পরিচয় পত্র
Duplicate
প্রতিলিপ



Elector's Name	Chandana Mandal
নির্বাচকের নাম	চন্দনা মন্ডল
Husband's Name	Ghanteshwar
স্বামীর নাম	ঘণ্টেশ্বর
Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.2000	48
১.১.২০০০-এ বয়স	৪৮

Address

Dhali Para Bamanghat, Bhangar South
24 - Parganas 743369

ঠিকানা

ঢালী পাড়া বামনঘাটা ভাঙ্গড় দক্ষিণ ২৪ পরগণা
৭৪৩৩৬৯

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 107-Bhangar

Assembly Constituency

১০৭-ভাঙ্গড়

বিধানসভা নির্বাচন ক্ষেত্র

Place South 24 - Parganas

স্থান দক্ষিণ ২৪ পরগণা

Date 14.09.2000

তারিখ ১৪.০৯.২০০০


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD
পরিচয় পত্র

GGC2251874



Elector's Name Bishwajit Naskar

নির্বাচকের নাম বিশ্বজিৎ নস্কর

Father's Name Kanta
পিতার নাম কান্ত

Sex M
লিঙ্গ পুরুষ

Age as on 1.1.2001 19
১.১.২০০১-এ বয়স ১৯

Address
prainanika pada Mahishbathan - 2No.
Rajarhat North 24 - Parganas 700102

ঠিকানা
প্রানানিকা পাড়া মহিষবাথান - ২নং রাজারহাট উত্তর
২৪ পরগণা ৭০০১০২

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 91-Rajarhat(SC)
Assembly Constituency

৯১-রাজারহাট(ভপঃ)
বিধানসভা নির্বাচন কেন্দ্র

Place North 24 - Parganas
স্থান উত্তর ২৪ পরগণা

Date 16.02.2001
তারিখ ১৬.০২.২০০১



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

TDM1639798



নির্বাচকের নাম : অরুণ মন্ডাল

Elector's Name : Arun Mondal

পিতার নাম : পলান মন্ডাল

Father's Name : Palan Mondal

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ
Date of Birth : 05/08/1995

TDM1639798

ঠিকানা:

ব্রাহ্মণ ও মন্ডাল পুরা, ধর্মতলা পিছুরিয়া, কে এল সি, দক্ষিণ
24 পরগণা- 743502

Address:

BRAHMAN O MANDAL PARA,
DHARMATALA PACHURIYA, K L C, SOUTH
24 PARGANAE- 743502

Date: 06/01/2015

148-ভাঙ্গার নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অধিকারিকের
স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral
Registration Officer for
148-Bhangar Constituency

বিলাস পরিবর্তন হলে যত্ন সহকারে নির্বাচক নিবন্ধন অধিকারিকের
স্বাক্ষরে পূরণ করে পরিচয়পত্র পুনরায় জমা দিতে হবে এবং
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

03/19/15

Major Information of the Deed



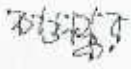
Deed No :	I-1523-00253/2017	Date of Registration	16/01/2017
Query No / Year	1523-1000012628/2017	Office where deed is registered	
Query Date	13/01/2017 4:07:41 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	GOUTAM ROY 8 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831623121, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 80,000/-	Rs. 80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,920/- (Article:23)	Rs. 883/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-223	LR-132	Bastu	Shali	36 Sq Ft	80,000/-	80,000/-	Width of Approach Road: 4 Ft.,
Grand Total :					.0825Dec	80,000 /-	80,000 /-	



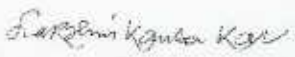
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	KANTA NASKAR Son of JOGENDRA NASKAR Executed by: Self, Date of Execution: 16/01/2017 , Admitted by: Self, Date of Admission: 16/01/2017 ,Place : Office	 <small>16/01/2017</small>	 <small>16/01/2017</small>	 <small>16/01/2017</small>
THAKDARI, MAHISBATHAN 2 NO, 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				

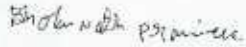
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GLS REALTY PRIVATE LIMITED RAJBANSHIPARA, TARULIA 1ST LANE, KRISHNAPUR, P.O:- KRISHNAPUR, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102 PAN No. AAECG7724Q, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	LAKSHMI KANTA KAR Son of Late DHIRENDRA NATH KAR Date of Execution - 16/01/2017, , Admitted by: Self, Date of Admission: 16/01/2017, Place of Admission of Execution: Office	 <small>Jan 16 2017 2:19PM</small>	 <small>LTI 16/01/2017</small>	 <small>16/01/2017</small>
RAJBANSHIPARA, TARULIA 1ST LANE, KRISHNAPUR, P.O:- KRISHNAPUR, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : GLS REALTY PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
BHOLANATH PRAMANIK Son of Mr RAGHUNATH PRAMANIK THAKDARI, P.O:- KRISHNAPUR, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of KANTA NASKAR, LAKSHMI KANTA KAR	<small>16/01/2017</small>
	

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Thakdari, Mouza: Thakdari

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 223(Corresponding RS Plot No:- 223), LR Khatian No:- 132	Owner:কাত্ত নাল নস্কর, Gurdian:যোগেন্দ্র নস্কর, Address:নিজ, Classification:ডাঙ্গা,

Endorsement For Deed Number : I - 152300253 / 2017

On 13-01-2017

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 80,000/-



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

On 16-01-2017

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 13:00 hrs on 16-01-2017, 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 16/01/2017 by KANTA NASKAR, Son of JOGENDRA NASKAR, THAKDARI, MAHISBATHAN 2 NO, 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 BHOLANATH PRAMANIK, , Son of Mr RAGHUNATH PRAMANIK, THAKDARI, P.O: KRISHNAPUR, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Others

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

Execution is admitted on 16-01-2017 by LAKSHMI KANTA KAR, DIRECTOR, GLS REALTY PRIVATE LIMITED, RAJBANSHIPARA, TARULIA 1ST LANE, KRISHNAPUR, P.O:- KRISHNAPUR, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Identified by BHOLANATH PRAMANIK, , Son of Mr RAGHUNATH PRAMANIK, THAKDARI, P.O: KRISHNAPUR, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 883/- (A(1) = Rs 869/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 883/-

Fayment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,820/- and Stamp Duty paid by Draft Rs 4,820/-, by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 203038, Amount: Rs.100/-, Date of Purchase: 11/01/2017, Vendor name: S Chatterjee

Description of Draft

1. Draft(8554) No: 711083000442, Date: 16/01/2017, Amount: Rs.4,820/-, Bank: STATE BANK OF INDIA (SBI), BIKASH BHVN GOVT CMPL



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 1523-2017, Page from 9803 to 9826

being No 152300253 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.01.17 16:02:03 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 17-01-2017 16:02:03
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

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