

02319/17 VC-653/17

T01962/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

X 936127

12/05/17
 01/09/17
 MW = 638645
 6029999/-

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

DEED OF SALE

THIS INDENTURE is made on this the 12th Day of May....., Two Thousand Seventeen (2017) **BETWEEN**

11 MAY 2017

4911 Date.....

Sold to.....

of.....

Rupees 10/-

ALOK SAFUI
Advocate, Alipore Police Court
Kolkata - 27

DS
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

Rana Safui

RANA SAFUI



V.C.T.G NO-1681

Rana Safui

RANA SAFUI



V.C.T.G NO-1683

Kalyan Guha

District Sub-Registrar-III
Alipore, South 24 Parganas

12 MAY 2017

Alok Safui
Adv
Alipore Police Court
South 24 Pgs.

SRI KALYAN GUHA, (PAN-AFCPG7020H) son of Sri Shyamalendu Guha, by faith Hindu, by occupation –Service, presently residing at 29A, Pratapgarh, P.O. Santoshpur, P.S. Garfa, Kolkata –700075, hereinafter referred to as the '**VENDOR**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**:

AND

SRI RANA SAFUI (PAN-ABGPS2725P), son of Sri Bibhupada Safui, by faith Hindu, by occupation – Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, hereinafter referred to as the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**:

WHEREAS one Sri Dinonath Bandapadhyaya was seized and possessed of or otherwise well and sufficiently entitled to land measuring about .27 decimals of C.S. Dag No. 1854, land measuring about .48 decimals of C.S. Dag No. 1855, total land measuring about .75 decimals of two Dags along with land measuring 1 Acer 08 decimals under C.S. Khatian No. 722, which is lying and situated at Mouza – Garfa, Touzi No. 56, R.S. No. 2, J.L. No. 19, P.S. Kasba now Garfa, Kolkata -700099, Ward No. 106 , Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas by way of inheritance.

AND WHEREAS during the period of Revisional survey Settlement Operation, the said land measuring about .75 decimals was recorded as



District Sub-Registrar-III
Alipore, South 24 Parganas

12 MAY 2017

R.S. Dag No.2138 (C.S. Dag Nos. 1854 & 1855) under R.S. Khatian No.779, and other rest land measuring .33 decimals of R.S. Dag No. 2393 and land measuring about .27 decimals & .06 decimals of R.S. Dag No. 2392 in the name of said Dinonath Bandapadhya in the finally published Records of Rights as the absolute owner thereof.

AND WHEREAS said Dinonath Bandapadhya while seized and possessed of the aforesaid land measuring about .75 decimals more or less which is lying and situated at Mouza Garfa, comprised in C.S. Khatian No. 722 and R.S. Khatian No. 779, appertaining to C.S. Dag Nos. 1854 & 1855 comprised in R.S. Dag No. 2168, sold, conveyed and transferred land measuring about 17 decimals equivalent to 10 (ten) decimals more or less to one Sri Debobrata Chakraborty, of 393, Monohar Pukur Road, Bhawanipur, Kolkata by way sale deed dated 08.03.1960 which was registered in the Office of Sub-Registry Alipore and recorded in Book No. I, Volume No. 27, pages from 291 to 296, being No. 1996 for the year 1960.

AND WHEREAS after purchase of the aforesaid land said Sri Debobrata Chakraborty become the absolute owner and having peaceful possession, occupation of the said property and said property free from all encumbrances and divided said plot of land into two plots being No. 17 & 18.

AND WHEREAS said Sri Debobrata Chakraborty, while seized and possessed of the aforesaid land measuring about 10 Cottahs more or less, sold, conveyed and transferred the said land to and unto **Smt. Uma Guha alias Rama Guha**, wife of Sri Shyamalendu Guha, by sale deed which was duly registered in the Office of D.R. Alipore and recorded in

Book No. I, Volume No. 111, pages from 24 to 29, being No. 6533, for the year 1967.

AND WHEREAS said Debobrata Chakraborty, executed deed of Rectification on 12.12.1968, for some mistake of Deed No. 6533 of 1967, which was duly registered in the Office of Joint Sub-Registrar Alipore and recorded in Book No. I, Volume No. 125, pages from 229 to 231, being No. 7227 for the year 1968.

AND WHEREAS said **Smt. Uma Guha alias Rama Guha** while seized and possessed of the aforesaid property, gifted land measuring about **3(three) Cottahs**, being Plot No. 17A, which is lying and situated at Mouza - Garfa, comprised in C.S. Khatian No. 722 and R.S. Khatian No. 779, appertaining to C.S. Dag Nos. 1854 & 1855 comprised in R.S. Dag No. 2168, under K.M.C. Ward No. 106, Kolkata -700099, to his son namely **Sri Kalyan Guha**, son of Sri Shyamendu Guha, Vendor, herein, by way Gift Deed, on 23.12.1991, which was duly registered in the Office of D.R. Alipore and recorded in Book No. I, being No. 18604 for the year 1991.

AND WHEREAS after getting of the aforesaid land by way of Gift said **Sri Kalyan Guha** become the absolute owner and having peaceful possession, occupation of the said land measuring about **3 Cottahs** and said property free from all encumbrances.

AND WHEREAS being the owner of the said land, the **Sri Kalyan Guha** mutated his name in the office of the Kolkata Municipal Corporation in respect of the said land with structure, which has since been known and numbered as **Municipal Premises No. 679, Kalikapur**

Road, Ward No. 106, Kolkata -700099, vide Assessee No. 31-106-07-0679-0, upon payment of rates and taxes thereto.

AND WHEREAS thus the Vendor herein namely Kalyan Guha herein seized and possessed of the said land measuring **3 Cottah 0 Chittak 0 sq.ft.** more or less together with 100 sq.ft. Tin shed structure standing thereon, more fully described in the Schedule hereunder written, hereinafter referred to as 'SAID PROPERTY' having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Vendor herein for various reasons declared for absolute sale of the total land measuring about **3(Three) Cottah 0(zero) Chittak 0(zero) sq.ft.** more or less together with **100 sq.ft.** Tin shed structure standing thereon, more fully described in the Schedule hereunder written free from all encumbrances at total price or consideration of **Rs. 60,00,000/-**(Rupees Sixty Lakh) only and the Purchaser herein agreed to purchase the said land with structure standing thereon at the said consideration

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said **Rs. 60,00,000/-**(Rupees Sixty Lakh) only well and truly paid by the Purchaser to the Vendor on or before the execution of the presents, that being the full consideration money (the receipt whereof the Vendor do hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Vendor do hereby acquit release and forever discharge the Purchaser and the said property hereby sold) The Vendor do hereby grant transfer, convey, sell, assign and assure unto the Purchaser **ALL THAT** piece and parcel of land

measuring **3(three) Cottah 0(zero) Chittak 0 (zero) sq.ft.** more or less together with together with **100 sq.ft.** Tin shed structure standing thereon, situated at Mouza - Garfa, comprised in C.S. Khatian No. 722 and R.S. Khatian No. 779, appertaining to C.S. Dag Nos. 1854 & 1855 comprised in R.S. Dag No. 2168, under K.M.C. Ward No. 106, Kolkata -700099, **being Municipal Premises No. 679, Kalikapur Road, Ward No. 106, Kolkata -700099**, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written and/or HOWSOEVER OTHERWISE the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, bushes, water, water-courses and other and ancient right, light, liberty, benefits, privileges, advantages of the said sanctioned building plan, easements, appendages and appurtenances whatsoever to the said land belonging to or in any wise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders, and all the rents, issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land with structure and every part thereof AND all the deeds, pattah, muniments, writings, evidence of title whatsoever relating to or concerning the said land hereditaments and every part thereto which now are or hereafter may be in the custody power, control or possession of the Vendor or any person or persons from whom the said Vendor may or procure the same without

any action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the Purchaser absolutely forever and free from all encumbrances.

AND the Vendor do hereby covenant with the Purchaser as follows :-

That Notwithstanding any act thing deed matters whatsoever made done executed or knowingly suffered to the contrary the Vendor hath good right full power, absolute authority AND indefeasible title to grant, transfer, convey, sell the said land and hereditaments hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and delivered vacant possession of the said land and hereditaments simultaneously with the execution of these presents.

AND the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land and hereditaments or every part thereof and pay the rents to the District Collector (B.L.R.O. concerned) and taxes to the Kolkata Municipal Corporation, upon getting his name mutated in the said authorities and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of his predecessor -in- title and that free and clear and freely and clearly and absolutely acquitted exonerated, discharges, saved harmless and keep the Purchaser from or against all charges, estates, encumbrances, created by the Vendor or any of their predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendor and all person having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the cost and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land and hereditaments to and unto the Purchaser as shall or may be reasonably required.

THE Vendor also declare that the land hereby sold has not been previously leased, mortgages sold nor in any way transferred and there is no charge, liens, lispens, or any attachment. The said land has not been acquired nor requisitioned by the Govt. or any Public body for any scheme nor the same falls under any alignment. There is no case, suit or proceeding pending before any Court of Law against the said land and hereditaments. The Vendors sold the said land while having good and marketable title therein and free from all encumbrances.

If any of the statements or covenants made hereinbefore by the Vendors is found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same .The Vendor also undertake to compensate any loss if sustained by the Purchaser.

If any error or omission is transpired in this deed in future, the Vendor shall at the cost and request of the Purchaser do and execute or cause to be done and executed any Supplementary Deed or Deed of Rectification/ Declaration in favour of the Purchaser.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring **3(three) Cottah** **0(zero) Chittak 0 (zero) sq.ft.** more or less together with together with **100 sq.ft.** Tin shed structure standing thereon, **being Plot No. P-17A,** situated at Mouza - Garfa, comprised in C.S. Khatian No. 722 and R.S. Khatian No. 779, appertaining to C.S. Dag Nos. 1854 & 1855 comprised in R.S. Dag No. 2168, under K.M.C. Ward No. 106, Kolkata -700099, **being Municipal Premises No. 679, Kalikapur Road,** vide Assessee No.31-106-07-0679-0, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas,, with right to take electric, tap water, drainage etc. connection through the adjacent common passage, together with all easements rights and appurtenances thereto and the said land is clearly shown and delineated in the map or plan annexed hereto and depicted with Red border line therein, being butted and bounded as follows :-

On the North : Land of Plot No. 16.

On the South : Land of Plot No. 17.

On the East :18'ft. wide Common Passage,

On the West : Land of R.S. Dag No.2181,

IN WITNESSES WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and Seals on the day, month and year first above written.

SIGNED & DELIVERED

In presence of:-

1. Alan Safer
AC

2. Pinli Suler
Kalyanpur
Baruipur

Kalyan Guba

VENDOR

PURCHASER

Drafted by:-
Alan Safer
Advocate,
Alipore Police Court,
Kolkata -7000 27
F46093

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs.60,00,000/-**(Rupees Sixty Lakh) only being the full consideration money of the Schedule mentioned land with structure, paid by the Purchaser in the manner as follows :-

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
RTGS NO. 07/04/17	SBINR52017040700014718		20,00,000/-
RTGS NO. 07/04/17	UTIBR52017040700353838		20,00,000/-
RTGS NO. 12/05/17	SBINR52017051200018443		20,00,000/-
Total.....			<u>Rs.60,00,000/-</u>

(Rupees Sixty Lakh only).

WITNESSES:-

1. *San Sejai*

Kalyan Yurha

2. *Pintu Dhan*

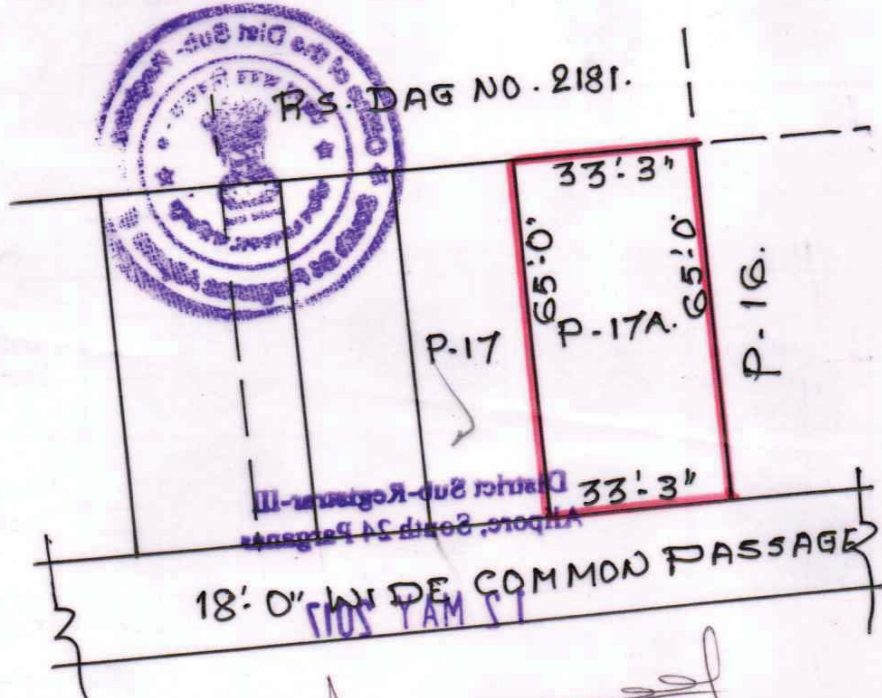
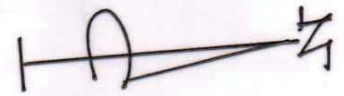
VENDOR

THE PLAN OF LAND AT PREMISES NO. 679, KALIKA
PUR ROAD, KOLKATA. 700099, MOUZA. GARFA,
R.S. KHATIAN NO. 779, R.S. DAG NO. 2168, P.S.
GARFA. K.M.C. WARD NO. 106. DIST. 24. PGS. (5).

SCALE 1" = 33'-0"

Name
Signature

PLOT NO. 17A, AREA OF LAND. 3K-0CH-0 SFT.
SHOWN IN RED BORDER.



Kalyan Gupta

TRACE BY
Subhasis Mondal
SUBHASIS MONDAL
CIVIL D.M. SHIP & SURVEYOR
L/NO -2649

Name
Signature












Name
Signature

Name
Signature

		Thumb	1st finger	middle finger	ring finger	small finger
- PHOTO	left hand					
	right hand					

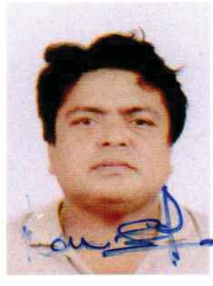










Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... *Kalyan Gyha*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... *RANA SAEVI*

Signature..... *Rana Saevi*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-001090680-1

Payment Mode Online Payment

GRN Date: 12/05/2017 19:28:41

Bank : HDFC Bank

BRN : 327400797

BRN Date: 12/05/2017 19:29:30

DEPOSITOR'S DETAILS

Id No. : 16030000636645/3/2017

[Query No./Query Year]

Name : R.S. CONSTRUCTION

Contact No. :

Mobile No. : +91 9474154127

E-mail : info@rsconstructionkolkata.in

Address : 210, GARFA MAIN ROAD

Applicant Name : Mr Alok Safui

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16030000636645/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	422020
2	16030000636645/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	60346

Total

482366

In Words : Rupees Four Lakh Eighty Two Thousand Three Hundred Sixty Six only

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2017, Page from 51090 to 51109

being No 160301962 for the year 2017.



Digitally signed by ASISH GOSWAMI
Date: 2017.05.16 13:36:07 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 16/05/2017 13:36:06
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)