

02318/17

NC-654/17

101961/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

X 936128

12/05/17
 9.40
 0/626763/17
 MW = 8029 999/-

Certified that the document is admitted to registration. The signature sheets and the endroesement 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

No. 4972 Date

Sold to

of

Rupees 100/-

ALOK SAFUI
Advocate, Alipore Police Court
Kolkata - 27

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

[Signature]

RANA SAFUI



V.C.T.G No-1681

[Signature]

RANA SAFUI



V.C.T.G No-1682

District Sub-Registrar-III
Alipore, South 24 Parganas

Uma Guha

12 MAY 2017

Alor Safui
Alipore police
CCM-22

SMT. UMA GUHA Alias RAMA GUHA, (PAN-AKOPG1308B) wife of Sri Shyamalendu Guha, by faith Hindu, by occupation – Housewife, presently residing at 29A, Pratapgarh, P.O. Santoshpur, P.S. Garfa, Kolkata –700075, hereinafter referred to as the '**VENDORS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her 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 Bandapadhya 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. 721, 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 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. 18A, 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 elder son namely **Sri Dhiman Guha**, son of Sri Shyamalendu Guha, 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. 18603 for the year 1991.

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 Shyamalendu Guha, Vendor

No.2, 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 said **Smt. Uma Guha alias Rama Guha** after gifted two plots of land, being Plot No. 18A(land area 3 Cottahs) & Plot No. 17,(land area 3 Cottahs) total land measuring about **6(six) Cottahs** of land out of 10 cottahs more or less to her sons namely **Sri Diman Guha and Sri Kalyan Guha**, become the owner of rest land measuring about **4 (four) cottahs** more or less and having peaceful possession, occupation of land measuring about 4 Cottahs more or less.

AND WHEREAS being the owner of the said land measuring about **4(four) cottah** more or less said **Smt. Uma Guha alias Rama Guha** mutated her 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.125, Kalikapur Road, Ward No. 106, Kolkata -700099**, vide Assessee No. 31-106-07-0125-1, upon payment of rates and taxes thereto.

AND WHEREAS thus the Vendor herein namely **Smt. Uma Guha alias Rama Guha** herein seized and possessed of the said land measuring **4(four) 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 4(**Four**) **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. 80,00,000/-**(Rupees Eighty 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. 80,00,000/-**(Rupees Eighty 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 4(**Four**) **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. 125, 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 Vendors or any person or persons from whom the said Vendors 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 Vendors 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 their 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 Vendors 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 Vendor 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 Vendor 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 **4(Four) 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-18 & P-17**, 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. 125, Kalikapur Road**, vide Assessee No.31-106-07-0125-1, 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. 17A.

On the South : Land of Plot No. 18A

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 Saha*
Alipore P.C. U.
ACW
6.12

Uma Guha

2. *Pruli Saha*
Kalyans
Burais

VENDOR

[Signature]

PURCHASER

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

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs.80,00,000/-** (Rupees Eighty 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>
969078	07/04/17	SBI	5,00,000/-
014735	12/05/17	AXIS	75,00,000/-
Total.....			<u>Rs.80,00,000/-</u>

(Rupees Eighty Lakh only).

WITNESSES:-

1. *Sr. S. S. S. S.*

2. *P. S. S. S.*

Uma Guha

VENDOR

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

GRN: 19-201718-001090649-1

Payment Mode Online Payment

GRN-Date: 12/05/2017 19:26:52

Bank : HDFC Bank

BRN : 327400242

BRN Date: 12/05/2017 19:28:06

DEPCSITOR'S DETAILS

Id No. : 16030000636743/3/2017

[Query No./Query Year]

Name : R.S. CONSTRUCTION

Contact No. : 09830053128

Mobile No. : +91 9830053128

E-mail :

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	16030000636743/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	562020
2	16030000636743/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	80346

Total

642366

In Words : Rupees Six Lakh Forty 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 51069 to 51089
being No 160301961 for the year 2017.



Digitally signed by ASISH GOSWAMI
Date: 2017.05.16 13:35:19 +05:30
Reason: Digital Signing of Deed.

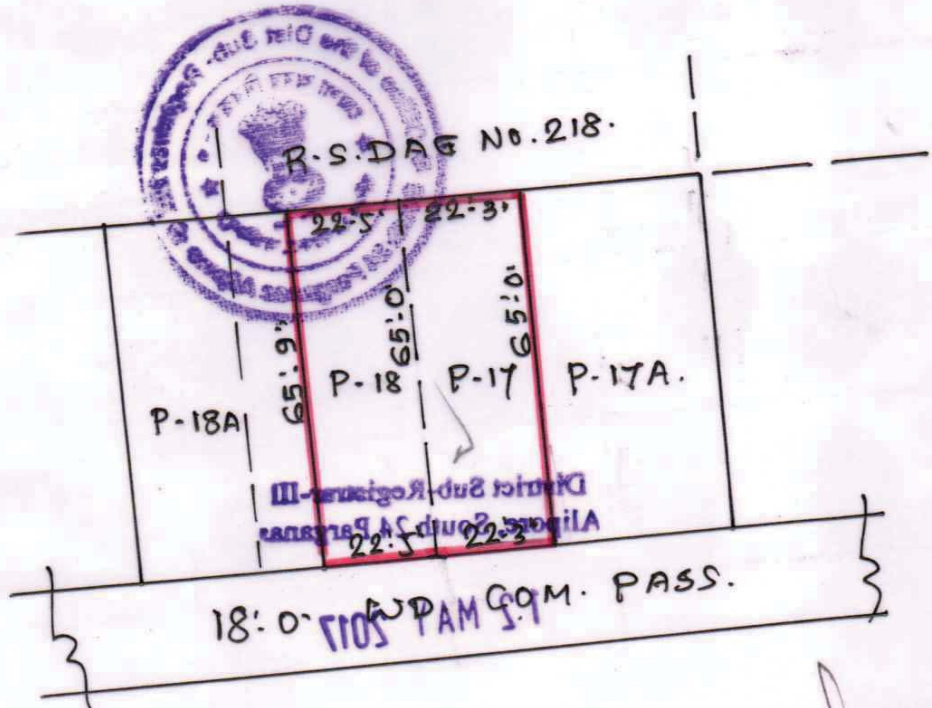
(Asish Goswami) 16/05/2017 13:35:19
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

THE PLAN OF LAND AT PREMISES NO. 125, KALKA-
 PUR ROAD, KOLKATA-700099, MOUZA. GARFA.
 R.S. KHATIAN NO. 779, R.S. DAG NO. 2168, P.S.
 GARFA, UNDER K.M.C. WARD NO. 106, DIST.
 24.PGS. (5).

Na
 Sig

PLOT NO. 18 & 17, AREA OF LAND - 4K-0CH-0 SFT.
 SHOWN IN RED BORDER.



[Handwritten signature]

Uma Guha

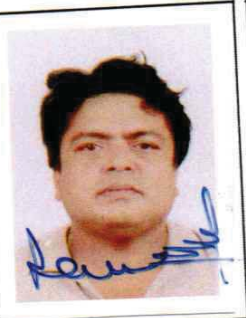










TRACE BY

[Handwritten signature]
 SUBHASIS MONDAL
 CIVIL D.M. SHIP & SURVEYOR
 LNO -2649

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


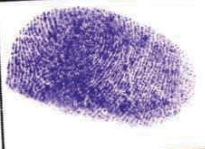



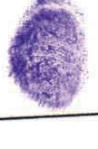




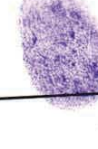
Name.....

Signature.....

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

Name..... RANA SAFU!

Signature..... 

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

Name.....

Signature..... Uma Guha

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

Name.....

Signature.....