

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 10

Page from 1 to 21

being No 03773 for the year 2010.



(Dines Kumar Mukhopadhyay) 16-April-2010
ADDL REGISTRAR OF ASSURANCE-I
Office of the A.R.A-I KOLKATA
West Bengal

Name of the Presentant		Arati Purakait	
Signature with date		LTI of Arati Purakait by the Per of Rajju Haldar.	

II. Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
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1	Arati Purakait Address -Village:Uttar Ramchandrapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	LTI of Arati Purakait Per of Rajju Haldar
2	Gopal Seth Address -Village:South Ramchandrapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Confirming Party		 LTI	Gopal Seth
3	Debabrata Mondal Address -Village:North Ramchandrapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Confirming Party		 LTI	Debabrata Mondal
4	Kanchan Naskar Address -Village:Karma, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Confirming Party		 LTI	Kanchan Naskar

Additional Registrar of
 Assurances - Kolkata
 13 APR 2010

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.R.A.-I KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 02834 / 2010, Deed No. (Book - I , 03773/2010)
 Signature of the person(s) admitting the Execution at Office.

No. Admission of Execution By	Status	Photo	Finger Print	Signature
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5 Methor Naskar
 Address -Village:Honkol,
 Thana:-Bhangar,
 District:-South 24-Parganas,
 WEST BENGAL, India, P.O.
 :-Bhangar

Confirming Party



LTI

13/04/2010 13/04/2010

Name of Identifier of above Person(s)

Raju Sarkar
 Subhasgram, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date
Raju Sarkar



ADDITIONAL REGISTRAR OF ASSURANCES
 KOLKATA
 13 APR 2010

(Dines Kumar Mukhopadhyay)
 ADDL. REGISTRAR OF ASSURANCE-I
 Office of the A.R.A.-I KOLKATA

13/04/2010

Page 2 of 2

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

Additional Registrar of
Assurance - Kolkata
13 APR 2010

[Handwritten Signature]



(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

Identified By Raju Sarkar, son of Narayan Sarkar, Subhasgram, District:-South 24-Parganas, WEST
BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Serial No. 02834 of 2010)

Endorsement For Deed Number : I - 03773 of 2010

Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata





Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03773 of 2010

(Serial No. 02834 of 2010)

On 13/04/2010

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 : 23,5,53 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 18436/-, E = 14/-, I = 55/-, M(a) = 25/-, M(b) = 4/- on 13/04/2010

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.-1477715/-

Certified that the required stamp duty of this document is Rs.- 73907/- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty
1. Rs. 20000/- is paid22232512/04/2010State Bank of India, ALIPORE COURT TREASURY BR, received on 13/04/2010
2. Rs. 49000/- is paid22232412/04/2010State Bank of India, ALIPORE COURT TREASURY BR, received on 13/04/2010

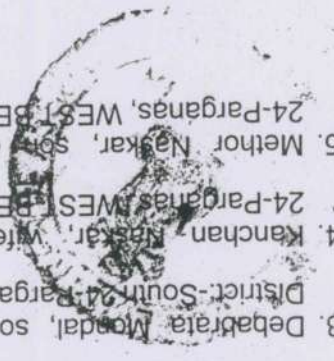
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.00 hrs on :13/04/2010, at the Office of the A.R.A.-I KOLKATA by Arati Purakait , one of the Executants.

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

Execution is admitted on 13/04/2010 by

1. Arati Purakait, wife of Lt Sallen Purakait , Village:Uttar Ramchandrapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
2. Gopal Seth, son of Lt Narayan Seth , Village:South Ramchandrapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
3. Debabrata Mondal, son of Pasupati Mondal , Village:North Ramchandrapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
4. Kanchan Naskar, wife of Lt Sanat Naskar , Village:Karma, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation
5. Methor Naskar, son of Lt Kalosona Naskar , Village:Honkol, Thana:-Bhangar, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Bhangar , By Caste Hindu, By Profession : Others



Additional Registrar of Assurances, Kolkata
13 APR 2010
(Dines Kumar Mukhopadhyay)
ADDL REGISTRAR OF ASSURANCE-I

Purakait, by faith Hindu, by Nationality Indian, by occupation Household works, residing at Village Uttar Ramchandrapur, Ramchandrapur Police Station Sonarpur, District 24-Parganas (South), hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the

FIRST PART :-

A N D

"M/S SUNIRMAN INFRASTRUCTURE", a Partnership Firm having its' registered office at Ramchandrapur, P.S. Sonarpur, District 24-Parganas (South) represented by its' Partners namely 1) NURUL ABSAR son of Late Alhaj Kalimuddin Ahmed, by faith Muslim, by Nationality Indian, by occupation business, residing at 53/B, Bright Street, P.S. Karaya, Kolkata-700017, 2) KAZI KALIMUL ISLAM son of Late Zahedul Islam, by faith Muslim, by Nationality Indian, by occupation business, residing at 105/3B, Karaya Road, P.S. Karaya, Kolkata - 700 017 and 3) SRI SUBRATA DEY Son of Sri Sunil Kumar Dey, by faith Hindu, by Nationality Indian, by occupation business, residing at 24/1, Ram Mohan Mukherjee Lane, Howrah, P.S. Santragachi, District Howrah, Pin- 711 002, hereinafter called or referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its' successors, successors-in-interest, administrators, executors, legal representatives and/or assigns) of the **SECOND PART:-**

A N D

1) GOPAL SETH son of Late Narayan Chandra Seth, residing at Village- South Ramchandrapur, P.S. Sonarpur, 24 Parganas (South), 2) DEBARATA MONDAL son of Pasupati Mondal, residing at Village- North Ramchandrapur, P.S. Sonarpur, 24 Parganas (South) and 3) KANCHHAN NASKAR ^{late} son of Late Sanat Naskar, residing at Village Kamra, P.O. Tentulia, Police Station- Barnipur, District 24 Parganas (South) and

4) METHOR NASKAR son of late Kalosona Naskar, residing at Village-Honkol, P.O. Bhangar, 24 Parganas (North), all by faith Hindu, by Nationality Indian, by occupation land brokers, hereinafter jointly and collectively called or referred to as the CONFIRMING PARTY (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs successors, executors, legal representatives and/or assigns) of the THIRD PART:-

WHEREAS One Lakshmi Narayan Purakait, Shailen Purakait and Panchanan @ Dhananjay Purakait all sons of late Monilal Purakait were the joint owners of ALL THAT piece and parcel of land measuring an area about 120 Sataks/Decimals more or less comprised in R.S. Dag No. 891 under R.S. Khatian No.35 in Mouza Ramchandrapur, J.L. No. 58, Pargana Magura, R.S. No.196, Touzi No.3-5, Police Station Sonarpur, District 24-Parganas, now 24-Parganas (South) along with other property or properties.

AND WHEREAS as such lawful joint owners, they got mutated their names in the Revisional settlement Record, each having Five Annas Six Gandas Two Karas Two Krintis in respect of ALL THAT piece and parcel of land measuring an area about 120 Sataks /Decimals more or less comprised in R.S. Dag No. 891 under R.S. Khatian No.35 in Mouza Ramchandrapur, J.L. No. 58, Police Station Sonarpur, District 24-Parganas, now 24-Parganas (South) along with other property or properties.

AND WHEREAS while had been possessing and enjoying their share or interest the said Lakshi Narayan Purakait already sold, transferred and conveyed his entire share in Dag No.902 to Kalipada Biswas and Bimal Chandra Sarkar and further that the said Lakshi Narayan Purakait and his heirs and the Panchanan @ Dhananjay Purakait have sold out their shares in the Plot/Dag No.891 to Gopal Chakraborty and Ranjit Mitra

AND WHEREAS while being seized and possessed of or otherwise well and sufficiently

entitled to ALL THAT well demarcated plot of land measuring an area 40 Sataks / Decimals more or less comprised in R.S. Dag No.891 under R.S. Khatian No.35 in Mouza Ramchhandrapur, J.L. No.58 along with other property or properties, said Shailen Purakait got mutated his name in respect of the aforesaid property along with other property in books and records of the B.L. & L.R.O., vide L.R. Khatian No.892, L.R. Dag No.1002 appertaining to R.S. Dag No. 891 under R.S. Khatian No.35 in Mouza

Ramchhandrapur, J.L. No. 58.

AND WHEREAS while had been possessing and enjoying the same the said Shailen Purakait died intestate on 03rd June, 1987 leaving behind him surviving his wife Arati Purakait, the vendor herein, as his only legal heir to inherit the entire share or interest in the said plot of land along with other property or properties and by virtue of the aforesaid inheritance said Arati Purakait became the sole and absolute owner of ALL THAT piece and parcel of well demarcated plot of land measuring an area 40 Decimals more or less comprised in R.S. Dag No. 891 under R.S. Khatian No.35 corresponding to L.R. Dag No.1002, L.R. Khatian No.892 in Mouza Ramchhandrapur, J.L. No. 58 along with other property and since then she has been possessing and enjoying same on paying the rates and taxes to the authority concern.

AND WHEREAS the confirming parties are the land brokers of the locality and the confirming party No.1 had entered into an agreement for sale with the said Arati Purakait on 19.01.08 for acquiring the schedule property on paying a sum of Rs.50,000/- (Rupees Fifty thousand) which the said Confirming party No.1 already received back with all cost and expenses from the vendor herein and already cancelled the said agreement dated 19.01.08 and henceforth the said agreement is in operative and has no strength at all and the confirming party No.2 was engaged for land development of the schedule property and the Confirming party No.3 and 4 are the close relatives of the said Arati Purkait who

are also involved with the land development of the schedule property and by virtue of this presents the Confirming Parties hereby disclaim and relinquish their right and interest, if any, over the said property by putting their respective hands on these presents.

AND WHEREAS in urgent need of money for her treatment and for other lawful

reasons the vendor hereto offered to sell transfer and convey **ALL THAT** piece and

parcel of undivided plot of land measuring an area 10 Sataks /Decimals more or less out

of an area 40 Sataks /Decimals comprised in R.S. Dag No. 891 under R.S. Khatian No.35

Corresponding to L.R. Dag No. 1002, L.R. Khatian No.892 at Mouza Ramchandrapur, J.L.

No. 58, Police Station Sonarpur, District 24-Parganas (South) more fully mentioned and

described in the Schedule hereunder written at or for the total price and/or consideration

of Rs.9,00,000/-- (Rupees (Rupees nine lacs) only AND on coming to know the said

offer the Purchaser herein has agreed to purchase the said Schedule below property

(hereinafter for the sake of brevity referred to as "the said property") at or for the total

price and/or consideration as stated above and the Confirming Party have agreed to

confirm the transaction hereby made and they further agreed to disclaim and relinquish

their right and interest, if any, over the said property unto and in favour of the Purchaser

herein by putting their respective hands on these presents on receiving a sum of

Rs.2,00,000/- (Rupees twenty five thousand) only as per memo hereunder written.

NOW THIS INDENTURE WITNESSES as follows :

In pursuance of the said agreement and in consideration of the said total sum of Rs.

9,00,000/- (Rupees nine lacs) only in full paid to the vendor by the purchaser and a sum

of Rs. 2,00,000/- (Rupees two lacs) only in full paid to the Confirming Parties by the

purchaser (the receipt where of the vendor and the confirming parties do hereby and each

of them do hereby acknowledge and of and from the same and every part thereof acquit

and release the purchaser and the said property) the vendor do hereby absolutely and

indefeasibly grant, transfer, convey, assign and assure unto the purchaser **ALL THAT**

piece and parcel of undivided plot of land measuring an area 10 Sataks /Decimals more

or less out of 40 Sataks /Decimals comprised in R.S. Dag No. 891 under R.S. Khatian

No.35 corresponding to L.R. Dag No.1002, L.R. Khatian No.892 in Mouza

Ramchandrapur, J.L. No. 58, Police Station Sonarpur, District 24-Parganas (South) more

fully mentioned and described in the Schedule hereunder written and more particularly

shown and delineated in the site map or plan annexed hereto **OR HOWSOEVER**

OTHERWISE the same is or was situated butted described enjoyed or reputed to belong

or to be appurtenant thereto and all the estate right, title interest use, possession and

inheritance trust claim and demand whatsoever both at law and in equity of the vendors

into and upon the said property and reversion or reversions remainder or remainders and

all the rents issues and profit according to the true nature and tenure thereof and every

part thereof together with water courses ways paths common passage thereto belonging

or appertaining thereto or held or occupied therewith or whatsoever and every manner or

former and present right liberties, privileges easements advantages and appurtenances

whatsoever belonging or in anywise appertaining to or usually held used occupied

accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs

muniments writings and evidences of title whatsoever in anywise exclusively relating

to or concerning the said property **TO HAVE AND TO HOLD** the same hereby granted

transferred assigned assured and conveyed or expressed or intended so to be unto and to

the use of the purchaser absolutely and forever and for an indefeasible title of inheritance

in fee simple in possession free from all and every nature of encumbrances attachments

charges lien, lispens, claims, demands liabilities and trust whatsoever but nevertheless

subject to payment of panchayat rates, ground rent and taxes as applicable.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as

follows:-

a) Notwithstanding any act deed matter or thing whatsoever by the vendor or his

predecessor in title or interest done or executed or knowingly suffered to the contrary the

vendor is lawfully and absolutely entitled to the said land and that the vendor has a good valid title to grant, sell convey transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.

b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property here by granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the vendor.

c) The vendor shall keep the purchasers free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchasers against all estate claims demands charges mortgages, liens lispens debts, hypothecations attachments and encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendors as aforesaid.

D) The vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more the true intent and meaning of these presents as shall or may be reasonably required.

E. That the vendor on this day with the execution of this Deed handover and delivers the peaceful khas vacant possession of the property hereby conveyed unto and to the

Purchaser herein and the Vendor also delivers the documents and writings in respect of

the said property in favour of the Purchaser herein.

F. That the vendor does hereby accorded their consent to the purchaser for mutation of the said property in the office of the B.L. & L.R.O. and all Other Government and/or Semi Government Office and/or other statutory body and/or authority concern.

THE CONFIRMING PARTY HEREBY COVENANT WITH THE PURCHASER as

follows:-

a) That the Confirming Party hereby covenant with the Purchaser and declare that they have no claim, demand or objection whatsoever into and over the schedule below property or any part thereof and the Confirming Parties hereby agreed to confirm the transaction hereby made.

b) That the Confirming Party hereby release, relinquish and disclaim their right and interest, if any, unto and in favour of the Purchaser herein relating to the property hereby conveyed or any part thereof.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of undivided plot of land (Recorded as "Danga") agricultural land measuring an area 10 Sataks / Decimals more or less, ^{shall be used for agricultural purpose} out of 40 Decimals more or less comprised in R.S. Dag No. 891 under R.S. Khatian No.35 corresponding to L.R. Dag No.1002, L.R. Khatian No.892 in Mouza Ramchandrapur, J.L. No. 58, Pargana Magura, R.S. No.196, Touzi No.3-5, Police Station and Sub Registration office at Sonarpur, District 24-Parganas (South), within the limits of the Bonohoghly No. 1 Gram Panchayet TOGETHER WITH all other benefits, facilities and advantages and all sorts of easement rights over the passage and/or Road attached therein or thereto and the entire property is more particularly shown and delineated in the site Map or Plan annexed

LT 1 of Proati Purkait
by the son of
Resu Halder.

RECEIVED from the within named purchaser the within mentioned sum of

Rs.11,00,000/- (Rupees eleven lacs) only being full and final consideration amount as

per Memo below :-

MEMO

- 1. By P/O No.2053388 drawn on Allahabad Bank (to the vendor).....Rs.7,00,000/-
 - 2. By Ch No. 263868 drawn on AXIS Bank (to the vendor)Rs. 50,000/-
 - 3. By Ch 319296 drawn on AXIS Bank (to the vendor)Rs.1,50,000/-
 - 4. By cash to the Confirming party No.1Rs.75,000/-
 - 5. By cash to the Confirming party No.2Rs. 75,000/-
 - 6. By cash to the Confirming party No.3Rs.25,000/-
 - 7. By cash to the Confirming party No.4Rs. 25,000/-
- Total Rs.11,00,000/-

(Rupees eleven lacs) only

WITNESSES :-

Rajiv Hada
Bank Manager

LT 1 of Hindi Purchase
by in pr of
Rajiv Hada

SIGNATURE OF THE VENDOR

1. Gopal Das

2. Kuldevata Mondal

3. Rajiv Hada


4. Rajiv Hada

SIGNATURE OF THE CONFIRMING PARTIES


Read over & explain by me in vernacular & Drafted, prepared & printed by me, at my office.

A. A. SARKAR]
Advocate,
LARICA BUSINESS CENTRE,
7, Red Cross Place, Room No.1,
Ground floor, Kolkata 700001.


Name KAZI KALIMUL ISLAM
 Signature Kazi Kalimul Islam

					Right hand	
					Left hand	
small finger	ring finger	middle finger	1 st finger	Thumb	Finger	

Name NURUL ABSAR
 Signature Nurul Absar

					Right hand	
					Left hand	
small finger	ring finger	middle finger	1 st finger	Thumb	Finger	

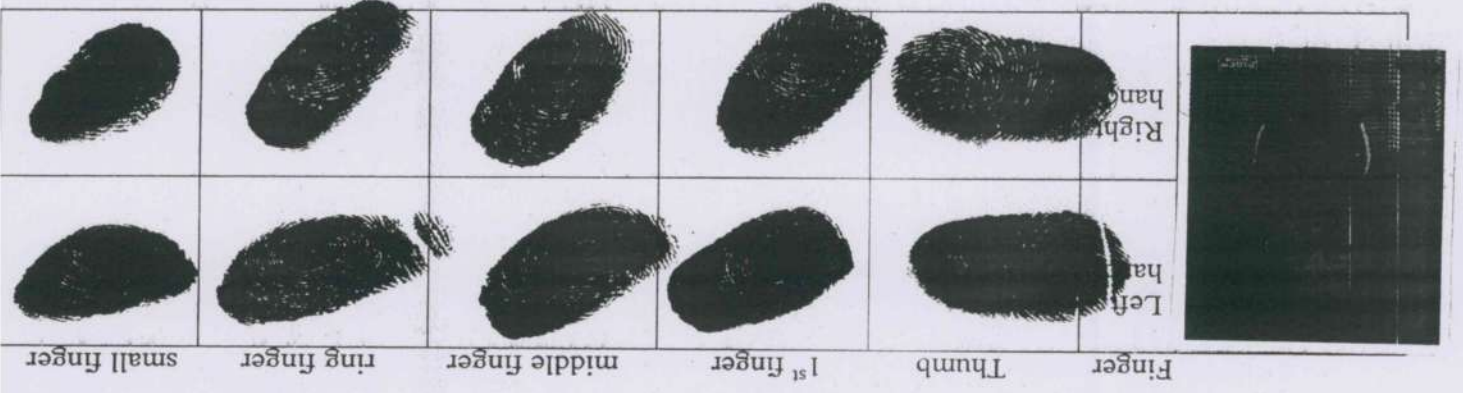
Name ARATI PURAKAIT
 Signature Arati Purakait
 LT 1 of 2
 Anti Racketeer
 member of Jaisu Hddr.

					Right hand	
					Left hand	
small finger	ring finger	middle finger	1 st finger	Thumb	Finger	

Name DEBARATA MONDAL
Signature Debarata Mondal



Name GOPAL SETHI
Signature Gopal Sethi



Name SUBRATA DEY
Signature Subrata Dey



Signature *W. B. Nasir*

Name METHOR NASIR

					RIGHT HAND	
					LEFT HAND	

Small finger Ring finger Middle finger 1st finger Thumb

Signature *M. P. Nasir*

Name KANGHAN NASIR

					RIGHT HAND	
					LEFT HAND	

Small finger Ring finger Middle finger 1st finger Thumb

A. A. SARKAR,
Advocate
Larica Business Centre,
7, Red Cross Place, Room No. 1,
Ground floor, Kolkata 700001

Drawn by:

LAND AT RAMCHANDRAPUR

"M/S SUNIRMAN INFRASTRUCTURE",

AND

ARATI PURKAIT & OTHERS

B E T W E E N

Dated:- 13th day of APRIL 2010

DEED OF SALE