



execution of this Deed, the Vendors delivered the vacant possession of the aforesaid property.

**THE VENDORS DO HEREBY COVENANT WITH THE PURCHSER as follows:-**

- a) THAT notwithstanding any act, deed, matter or thing done by the Vendors or committed, executed or knowingly committed or suffered to the contrary, the Vendors are now lawful Owners and rightly seized and possessed of and/or otherwise well and sufficiently entitled to the said property together with all the rights and benefits and privileges relating thereto hereby conveyed, sold, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid.
- b) THAT the Vendors have not at any time done, committed, executed, or knowingly permitted or suffered or been part to any act deed or thing whereby the said Property hereby sold and conveyed or any part thereof can or may be impeached encumbered or affected or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the said property or any part thereof in the manner aforesaid.
- c) THAT NOTWITHSTANDING any act deed matter or thing whatsoever done, the Vendors have got the right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner as aforesaid according to the true intent and meaning of these presents.
- d) AND THAT the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said property and receive

**ATTESTED BY ME**

*Asi 20/5/15*

Judicial Magistrate  
1st Class, Sealdah.



and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors in title or any one of them.

- e) AND THAT all rates, taxes and other impositions and/or outgoings payable in respect of the said property upto the date of execution of these presents have been and/or shall be paid by the Vendors in full and in case of any demands being made hereafter in respect of the aforesaid period, the same shall be paid and discharged by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchasers.
- f) AND THAT the said property is not adversely affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and that no proceeding there under is pending and that there is no excess vacant land in the said property.
- g) AND THAT the said property or any part or portion thereof is not affected by any notice, order or proceeding of attachment including under any certificate case or proceedings under the Income Tax Act, 1961, Public Demands Recovery Act or any other law.
- h) AND THAT no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted or served on the Vendors or their predecessors in title for the acquisition of the said property or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendors have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property or any part thereof.

ATTESTED BY ME

*Asi* 20/5/15

Judicial Magistrate  
1st Class, Sealdah.





- i) AND THAT no suit and/or proceeding and/or court order has been instituted or is pending or subsisting in any Court of law affecting in any manner, whatsoever, the said property and/or any part or portion thereof or their sale and/or transfer and no steps, whatsoever, have been taken for attachment, acquisition or requisition of the said property or any portions thereof.
- j) AND THAT the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, debutter, trusts, attachments, executions, prohibitions, restrictions, restrictive covenants, easement, acquisitions, requisitions, attachments, vestings, alignments, injunctions, court orders, liabilities and lispensens, whatsoever, suffered or made or liabilities created in respect of the said property by the Vendors or by any person or persons lawfully or equitably claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise.
- k) AND THAT the Vendors have a good and marketable title to the said property and are lawfully entitled to sell, dispose of, alienate or otherwise deal with the said property.
- l) AND THAT the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the property or any part thereof and the property, benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors shall from time to time and at all times hereinafter upon every reasonable request and make do acknowledge,

ATTESTED BY ME

*A. S. 20/5/15*

Judicial Magistrate  
1st Class, Sealdah.



execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the said property unto the Purchasers in the manner as aforesaid.

- m) AND FURTHER THAT the Vendors and all their heirs, executors, successors, administrators and legal representatives shall at all times hereafter indemnify and keep indemnified the Purchasers, their heirs, executors, administrators, representatives and/or assigns against all claims, losses, damages, costs, charges and expenses, liabilities, demands and consequences, whatsoever, if any, suffered by reason of any defect in title of the Vendors or any act omission, breach violation or default of the covenants herein contained.
- n) AND FURTHER simultaneously with the execution of this Deed, the Vendors have delivered the vacant possession of the scheduled property to the Purchasers free from all encumbrances whatsoever.

**THE SCHEDULE ABOVE REFERRED TO :**

ALL THAT the piece and parcel of land having an area of 9 Cottahs more or less together with tile structure standing thereon having an area of 2100 sq.ft. being Municipal Premises No. 136, Netaji Subhas Road, P.S. Behala, Kolkata-700 034, (property situated at Zone 'F'), Ward No. 130 together with all other easement and/or facilities attached thereto and butted and bounded as follows:

- ON THE NORTH : By Municipal premises No. 137, N.S. Road;
- ON THE SOUTH : By the property of Fakir Chandra Dey;
- ON THE EAST : By premises No. 117/E, N.S. Road;
- ON THE WEST : Partly by 6' wide common passage and partly by premises No. 191A, N.S. Road.

*Debaraj Ghosh*  
*Registrar*

**ATTESTED BY ME**

- 17 -

*Asst 20/5/15*  
Judicial Magistrate  
1st Class, SealDAH.





IN WITNESS WHEREOF the parties have set and subscribed  
respective hands and seals on the day month and year first written above.

SIGNED, SEALED AND DELIVERED  
BY THE VENDORS AT KOLKATA IN  
PRESENCE OF :

1. Smigla Chatterjee  
(SMIGLA CHATTERJEE)  
K3/122, Cross road -14  
Telco, Jamshedpur

2. Sambhu  
(SANTAY MODANI)  
18/1, MAHARAJI DEVIENDRA ROAD  
KOLKATA - 700007

Raghu Banerjee  
[RAGHU BANERJEE]

Debasis Ghosh  
(DEBASIS GHOSH)  
(VENDORS)

SIGNED, SEALED AND DELIVERED  
BY THE PURCHASERS AT KOLKATA IN  
PRESENCE OF :

1. Smigla Chatterjee

2. Sambhu

Shikha Modani  
(SHIKHA MODANI)

Prithviraj Dasgupta  
(PRITHIVIRAJ DASGUPTA)

Padmanava Dasgupta  
(PADMANAVA DASGUPTA)

Prityankar Dasgupta  
(PRITYANKAR DASGUPTA)  
(PURCHASERS)

Drafted by  
Suik ready  
Suoocate  
City Civil Court  
Sealdah

- 18 -

ATTESTED BY ME

Asi 20/5/15  
Judicial Magistrate  
1st Class, Sealdah.



MEMO OF CONSIDERATION

Received from the aforesaid Purchasers a sum of Rs.1,01,30,000/- (Rupees one crore one lakh thirty thousand only) being the full consideration money as per memo given below :

- |    |   |                   |
|----|---|-------------------|
| a) | By Pay Order No. 081896..... dated 27.04.2015 |                   |
|    | drawn on Bank of Baroda.....                  | Rs. 50,14,350/-   |
| b) | By Pay Order No. 081894... dated 27.04.2015   |                   |
|    | drawn on Bank of Baroda.....                  | Rs. 50,14,350/-   |
| c) | T.D.S. @ 1% on total consideration            | Rs. 1,01,300/-    |
|    |   | Rs. 1,01,30,000/- |

Dibasis Ghosh  
Raghu Banerjee

(Rupees one crore one lakh thirty thousand only)

Witness :

1. Smigdhra Chatterjee

Raghu Banerjee

2. [Signature]

Dibasis Ghosh

( VENDORS )

ATTESTED BY ME

20/5/15

Judicial Magistrate  
1st Class, Sealdah.



FILE : F:APSDVI36. NS Bose Road-1692

\*\*\*\*\*  
DATED THIS 27<sup>th</sup> DAY OF April 2015  
\*\*\*\*\*

BETWEEN\*

SHRI RAGHU BANERJEE & ANR.  
... VENDORS

AND

SMT. SHIKHA MODANI & ORS.  
..PURCHASERS

SALE DEED

Re : Premises Nos. 136, Netaji Subhas  
Road, P.S. Behala, Kolkata - 700 034.

N. N. CHAKRABORTY  
ADVOCATE  
84/1, BELTALA ROAD  
KOLKATA - 700 026.

ATTESTED BY ME

- 20 -

*Asi* 20/5/15  
Judicial Magistrate  
1st Class, Sealdah.



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

GRN: 19-201516-000216655-1  
GRN Date: 25/04/2015 11:07:54  
BRN: 32222585

Payment Mode: Online Payment  
Bank: Bank of Baroda  
BRN Date: 25/04/2015 11:29:00

DEPOSITOR'S DETAILS

Id No.: 1602L000008927/1/2015  
[Query No./Query Year]

Name: ESSQUARE PROJECTS  
Contact No.: Mobile No.: 91 9830048794  
E-mail:  
Address: 12 Russa road east, 2nd lane, kolkata 700026  
Applicant Name: Kaushik Nandy  
Office Name: D.S.R. - II SOUTH 24-PARGANAS, South 24-Parganas  
Office Address:  
Status of Depositor: Buyer/Claimants  
Purpose of payment / Remarks: Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	1602L000008927/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	723699
2	1602L000008927/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	113764

In Words: Rupees Eight Lakh Thirty Seven Thousand Four Hundred Sixty Three only  
Total 837463



ATTESTED BY ME

*[Signature]*  
25/04/2015/15  
Judicial Magistrate  
1st Class, Sealdah.





Government Of West Bengal  
Office Of the D.S.R. - I I SOUTH 24-PARGANAS  
District:-South 24-Parganas



Endorsement For Deed Number : I - 04603 of 2015  
(Serial No. 04667 of 2015 and Query No. 1602L000008927 of 2015)

On 28/04/2015

**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 of Indian Stamp Act 1899.

**Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**

Registration Fees Rs. 1,13,764/- paid online on 25/04/2015 11:29AM with Govt. Ref. No. 192015160002166551 on 25/04/2015 11:07AM, Bank: Bank of Boroda, Bank Ref. No. 32222585 on 25/04/2015 11:29AM, Head of Account: 0030-03-104-001-16, Query No:1602L000008927/2015

**Certificate of Market Value (WB PUVI rules of 2004)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,03,38,264/-

Certified that the required stamp duty of this document is Rs.- 723699 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**

Stamp duty Rs. 7,23,699/- paid online on 25/04/2015 11:29AM with Govt. Ref. No. 192015160002166551 on 25/04/2015 11:07AM, Bank: Bank of Boroda, Bank Ref. No. 32222585 on 25/04/2015 11:29AM, Head of Account: 0030-02-103-003-02, Query No:1602L000008927/2015

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

Presented for registration at 13.32 hrs on :28/04/2015, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Padmanava Dasgupta, one of the Claimants.

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

Execution is admitted on 28/04/2015 by

1. Raghu Banerjee, son of Lt. Shibapada Banerjee, 40, Kazi Para Road, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700060, By Caste Hindu, By Profession : Others
2. Debasis Ghosh, son of Lt. Shib Krishna Ghosh, 50, Kazi Para Road, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700060, By Caste Hindu, By Profession : Others
3. Shikha Modani, wife of Sanjay Modani, 137, S.P Mukherjee Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others



ATTESTED BY ME

(Malay Chakraborty)  
DISTRICT SUB-REGISTRAR-II

28/04/2015 15:19:00

Endorsement Page 1 of 2

*Asi 28/5/15*  
Judicial Magistrate  
1st Class, Sealdah.





Government Of West Bengal  
Office Of the D.S.R. - I SOUTH 24-PARGANAS  
District:-South 24-Parganas



Endorsement For Deed Number : I - 04603 of 2015  
(Serial No. 04667 of 2015 and Query No. 1602L000008927 of 2015)

4. Prithviraj Dasgupta, son of Lt. Prabir Kumar Dasgupta , 61/ L. Kalighat Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
  5. Padmanava Dasgupta, son of Lt. Prabir Kumar Dasgupta , 61/ L. Kalighat Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
  6. Priyankar Dasgupta, son of Lt. Prabir Kumar Dasgupta , 61/ L. Kalighat Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
- Identified By Sanjay Modani, son of Satya Narain Modani, 18/1, Maharani Devendra Road, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste: Hindu, By Profession: Professionals.

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

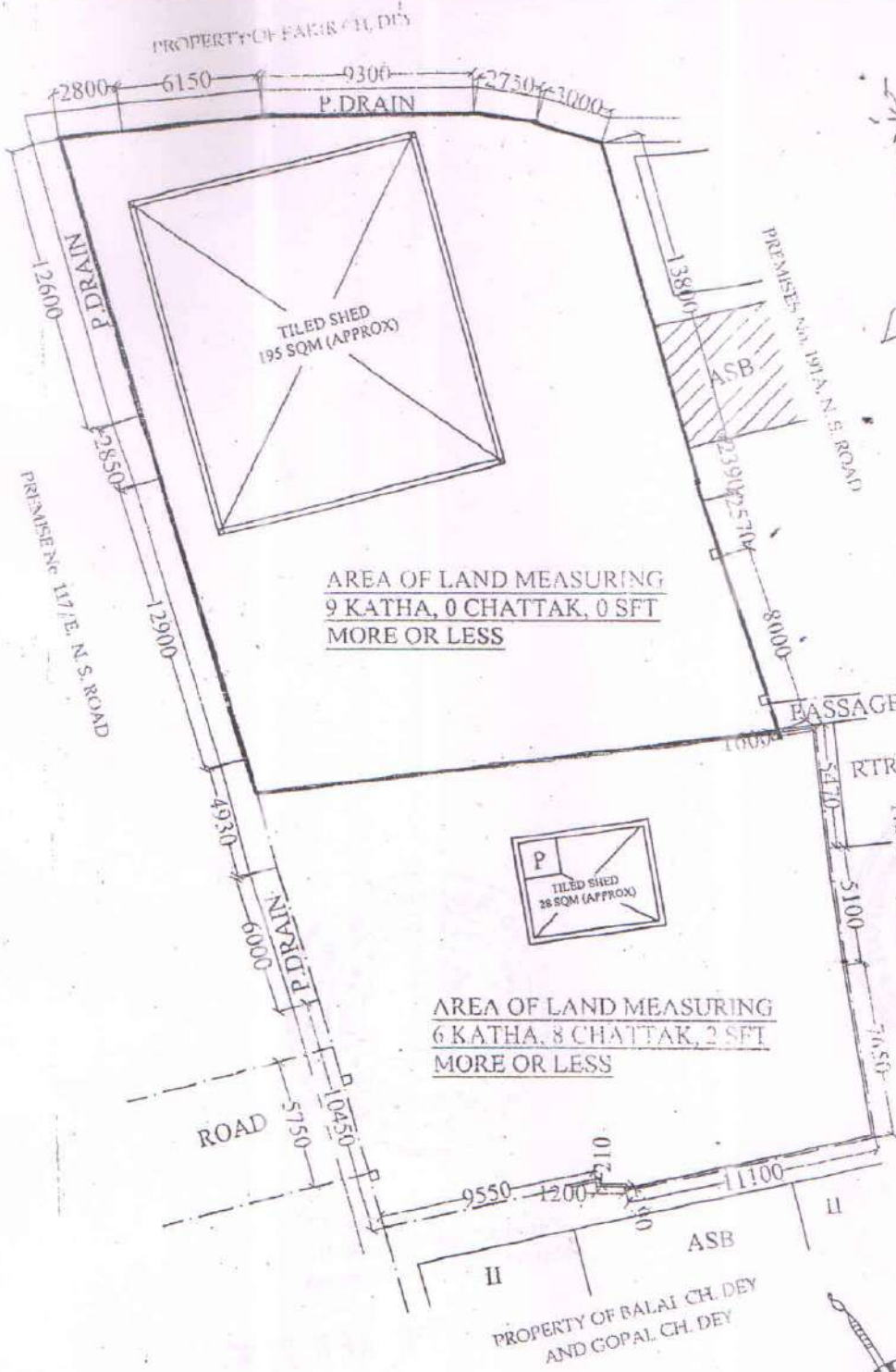
ATTESTED BY ME

*Asi* 20/5/15  
Judicial Magistrate  
1st Class, Sealdah.



( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II





*Debasis Ghosh, Registrar*

**ATTESTED BY ME**

*5/15/15*

Judicial Magistrate  
1st Class, Sealdah.

SCALE-1 : 300,

**PLAN OF LAND MEASURING 9 KATHA, 0 CHATTAK, 0 SFT MORE OR LESS, WITH 195 SQM TILED SHED MORE OR LESS, STANDING THEREON AT BEING PREMISES. NO.- 136, NETAJI SUBHASH ROAD, KOLKATA 700034, WARD No. 130, VIDE ASSESSEE No. 41-130-09-0137-6. P.S.- BEHALA.**

7



*For Shri Dasi*



**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. - I SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 04667 / 2015**



Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with Date
Padmanava Dasgupta Address - Kalighat Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	 28/04/2015	 LTI 28/04/2015	<i>Padmanava Dasgupta</i> 28/04/15

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
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1	Raghu Banerjee Address -40, Kazi Para Road, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700060	Self	 28/04/2015	 LTI 28/04/2015	<i>Raghu Banerjee</i>
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2	Debasis Ghosh Address -50, Kazi Para Road, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700060	Self	 28/04/2015	 LTI 28/04/2015	<i>Debasis Ghosh</i>
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3	Shikha Modani Address -137, S P Mukherjee Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	Self	 28/04/2015	 LTI 28/04/2015	<i>Shikha Modani</i>
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4	Prithviraj Dasgupta Address -61/ L. Kalighat Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	Self	 28/04/2015	 LTI 28/04/2015	<i>Prithviraj Dasgupta</i>
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**ATTESTED BY ME**



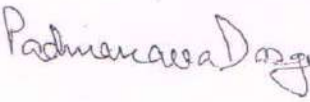


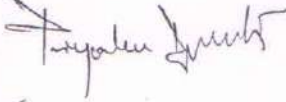
*Asi* 20/5/15  
 Judicial Magistrate  
 1st Class, SealDAH.



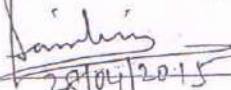


**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. -I I SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 04667 / 2015**

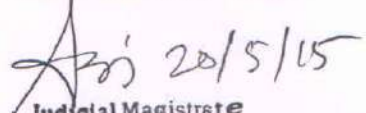
Signature of the person(s) admitting the Execution at Office.

Admission of Execution By	Status	Photo	Finger Print	Signature
Padmanava Dasgupta Address -61/ L. Kalighat Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	Self	 28/04/2015	 LTI 28/04/2015	
Priyanka Dasgupta Address -61/ L. Kalighat Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	Self	 28/04/2015	 LTI 28/04/2015	

Signature of Identifier of above Person(s)  
 Say Modani  
 Maharani Devendra Road, District:-Kolkata,  
 WEST BENGAL, India, Pin :-700007

Signature of Identifier with Date  
  
 28/04/2015



**ATTESTED BY ME**  
  
 Judicial Magistrate  
 1st Class, Sealdah.

(Malay Chakraborty)  
**DISTRICT SUB-REGISTRAR-II**  
 Office of the D.S.R. -I I SOUTH 24-PARGANAS



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name SHIKHA MODANI

Signature Shikha Modani

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger












	left hand					
	right hand					

Name PRITHVIRAJ DASGUPTA

Signature Prithviraj Dasgupta



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name PADMANAVA DASGUPTA

Signature Padmanava Dasgupta

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name PRIYANKA DASGUPTA

Signature Priyanka Dasgupta

ATTESTED BY ME

20/5/15

Judicial Magistrate  
1st Class, Sealdah.

Judicial Magistrate  
1st Class, Sealdah.





*Raghu Banerjee*

name RAGHU BANERJEE

signature *Raghu Banerjee*

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



*Debasis Ghosh*

name DEBASIS GHOSH

signature *Debasis Ghosh*

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

name .....

signature .....

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

name .....

signature .....

**ATTESTED BY ME**

*Ain 20/5/15*

Judicial Magistrate  
1st Class, Sealdah.

1st Class, Sealdah.