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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

E 135653

1826597/18

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

B. Man
Addl. District Sub-Registrar
Medinipur, New Town, North 24 Parganas

10 DEC 2018

DEED OF SALE

THIS DEED OF SALE is made on 6th day of
December 2018, (Two Thousand and Eighteen)

BETWEEN



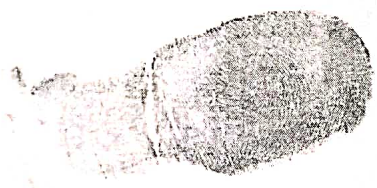
8351

RDB BUILDERS PVT. LTD.
Director



8352

Arun Dani alias
Arun R. Dani



8353

Kirti R Dani



8354

Rajnikant Dani alias
Rajnikant C. Dani

Residence
Sto - Abul Khayes Laskar
vill - Laskarait
P.O - Chak Pachuria
P.S - New Town
Dist - north 24 PWS



Additional District Sub-Registrar
North 24 Parganas
05 DEC 2018

ক্রমিক নং 29 তারিখ 03.12.2018
স্বাক্ষর নাম Riton Bhunia
ঠিকানা 131-132, Sec-11, Bidhannagar (M)
বুনা 700091
ফোন 8187201382
স্বাক্ষর Salt Lake,
700091

মহাকা কলস ট্রাস্ট ডেপুটি
ডায়াক এ. ডি. এস. আয় অফিস
মফিস ২৪ পরগনা

ALPHA VANIJYA PVT. LTD.

Ashok Kumar Datta

Director



8349

ALPHA VANIJYA PVT. LTD.

Ashok Kumar Datta

Director



8350

ALPHA VANIJYA PVT. LTD.

Bhunia

8351

KIRTI ENCLAVE PVT. LTD.

Director/Authorised Signatory



8351



Additional District Sub-Registrar
Bidhannagar, New Town, North 24 Parganas

05 DEC 2018

THREE DOMAINS BUILDERS PVT. LTD.

1. **ALPHA VANIJYA PRIVATE LIMITED (PAN- AAECA9471A)** a Company registered under Companies Act, 1956 having its registered office at- 493/C/A G.T Road (South), P.O Howrah, P.S. Golabari , Dist- Howrah, Pin No- 711101, being represented by its Director **ASHOK KUMAR DROLIA,(PAN- ADDPD3821G)** (Mobile- No.9830063556) S/o ShriShyamSundarDrolia, residing at 10/B, Ballygunge Circular Road, P.O-Ballygunge, P.S Gariahat, Dist- South 24 Parganas, Pin No. 700019, 2. **B L D CONSULTANCY SERVICES PVT LTD, (PAN- AABCB9044M)**, a Company registered under companies act, 1956 having its registered office at- 135, Canning Street, 1st Floor, P.O- Kolkata GPO, P.S- Hare Street, Dist- Kolkata , Pin No- 700001, being represented by its Director **NARESH KUMAR DALMIA, (PAN- ADLPD7901K)** (Mobile - 9830032868), S/o- ShriBawarilalDalmia, residing at-135, Canning Street, 1st Floor, P.O- Kolkata GPO, P.S- Hare Street, Dist- Kolkata , Pin No- 700001, 3. **KIRTI ENCLAVE PRIVATE LIMITED, (PAN- AACCK5865A)**, a Company registered under companies act, 1956 having its registered office at- 3a Auckland Place, 10th Floor, Room No- 10B, Kolkata-700017, now at present 8b, Lal Bazar Street, 3rd Floor, Bikaner Building, P.O.- Kolkata GPO & P.S. Hare Street, Dist- Kolkata, Pin No-700001, being represented by its Director **SUMER MAL PUGALIA (PAN-AFHPP9428H)** S/o Late Subh Karan Pugalia, residing at 6/1A, Moira Street, P.O Circus & P.S- Shakespeare Sarani, Dist- Kolkata-700017 (Mobile- 9831275464), 4. **SHREE BHOMIYA BUILDERS PRIVATE LIMITED, (PAN -AAJCS0148R)** a Company registered under companies act, 1956 having its registered office at- 3A, Auckland Place, 10th Floor, Room No- 10B, Kolkata-700017, now at present 8B, Lal Bazar Street, Bikaner Building, 3rd Floor, P.O- Kolkata GPO & P.S- Hare Street, Dist- Kolkata, Pin No-700001, being represented by its Director **SUMER MAL PUGALIA (PAN- AFHPP9428H)** S/o Late Subh Karan Pugalia, residing at 6/1A, Moira Street, P.O Circus Avenue, & P.S- Shakespeare Sarani, Dist- Kolkata- 700017 (Mobile- 9831275464), 5. **RDB BUILDERS PRIVATE LIMITED (PAN- AACCR6330B)** a Company registered under companies act, 1956 having its registered office at- 3A Auckland Place, 10th Floor, Room No- 10B, Kolkata-700017, now at present 8B, Lal Bazar Street, Bikaner Building, 3rd Floor, P.O- Kolkata GPO & P.S- Hare Street, Dist- Kolkata, Pin No- 700001, being represented by its Director **SUMER MAL PUGALIA (PAN- AFHPP9428H)** S/o Late Subh Karan Pugalia, residing at 6/1A, Moira Street, P.O- Circus Avenue, P.S- Shakespeare Sarani, Dist- Kolkata- 700017 (Mobile- 9831275464), 6. **ASHISH DANI** alias

Kant Dani, residing at- 5B, Sarat Bose Road, Lansdown Court, Flat No-22, 4th Floor, P.O- Elgin & P.S Bhawanipore, Dist- South 24 Parganas, Pin No- 700020, **7. KIRTI R DANI, (PAN- AHGPD2582F)**, (Ph No-m- 9831177715), W/o- Rajani Kant C Dani, residing at- 5B, Sarat Bose Road, Lansdown Court, Flat No-22, 4th Floor, P.O- Elgin & P.S- Bhawanipore, Dist- South 24 Parganas, Pin No-700020, **8. RAJNIKANT DANI alias RAJNIKANT C DANI, (PAN - ADUPD0545J)** (M- 9831177715), S/o- Late ChimonLal G Dani, residing at- 5B, Sarat Bose Road, Lansdown Court, Flat No-22, 4th Floor, P.O- Elgin & P.S- Bhawanipore, Dist- South 24 Parganas, Pin No-700020, all by faith Hindu, by Occupation- Business, by Nationality- Indian, hereinafter collectively called and referred to as the **VENDORS**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include in the case of Companies their respective successor/s in their respective Offices/interests and assigns and in the case of the individuals theirs respective legal heirs, executors, administrator, representatives and/ or assigns) of the **FIRST PART**.

= AND =

1. RITAM BHUNIA, (Pan No-DUPPB7374J), (Ph No-6290726954), S/O- Arup Kumar Bhunia, residing at-BL-182, Salt lake city, Sector II Bidhannagar(M), P.O-Sech Bhaban, P.S- Bidhannagar (East), Dist-North 24 Parganas, State- West Bengal, Pin No- 700091, by faith- Hindu, by occupation- Student, **2. KHALEDA PARVIN**, (Pan No- EQPPP0418A), (Ph No- 9874788784), W/O- MdGolamMahamud, residing at-vill - Sikira, P.O-Sikra, Hishabi, P.S-Barasat, Dist-North 24 pgs State - West Bengal ,Pin - 743221, by faith- Muslim, by occupation- Home maker, by nationality- Indian, **3. FARUL SARKAR**, (Pan No- BKZPS2140D) (Ph No- 9007222923), S/O- Sadek Ali Sarkar, residing at 171/C/1 Picnic Garden Road, Flat no 2B, Green Residency, P.O+P.S-Tiljala, Dist-South 24 Parganas, State- West Bengal, Pin No-700039, by faith- Muslim, by occupation- Service, by nationality- Indian, hereinafter called and referred to as the **PURCHASERS**, (which expression unless excluded by or repugnant to the context shall be deemed to include her heirs, administrators, representatives, executors and/ or assigns) of the **SECOND PART**.

WHEREAS ALL THAT piece and parcel of Land admeasuring an area **03.35 Decimal** be the same a little more or less in R.S & L.R Dag No- **2340**, L.R Khatian No. **4889, 4887, 4885, 4886, 4882, 4884, 4888, 4883**, lying and si-

Rajarhat, in the District - North 24-Parganas, under Patharghata Gram Panchayet, more fully and particularly described in the **Schedule** hereunder written.

AND WHEREAS present vendors are the purchase owner of the schedule property, by a registered deed of sale, registered at A.D.S.R- Bidhannagar, recorded in Book No-1, Volume No-04, Page from 16517 to 16531, **Deed No-04329**, in the year 2008.

AND WHEREAS the present vendor herein have become the rightful of **03.35 Decimal** in respect of landed property mentioned in the **schedule** hereunder, by virtue of five sale deed above mentioned, well seized and possessed and enjoying the same by paying taxes to the Govt. of West Bengal free from all encumbrances, charges, lien, mortgage etc. whatsoever having a good and marketable title in respect thereof.

AND WHEREAS at the time of L.R settlement the present vendor recorded her name in L.R record vide L.R Khatian No-4888, 4883, 4884, 4882, 4885, 4889, 4887, 4886.

AND WHEREAS during enjoyment, the aforesaid Company namely **1. ALPHA VANIJYA PRIVATE LIMITED, 2. B L D CONSULTANCY SERVICES PVT LTD, 3. KIRTI ENCLAVE PRIVATE LIMITED, 4. SHREE BHOMIYA BUILDERS PRIVATE LIMITED, 5. RDB BUILDERS PRIVATE LIMITED**, (the 1st to 5th Vendors herein), for its urgent need of money intended desired and has agreed to sell for their purpose the board of directors held a meeting at the company's present registered office at- 493/C/A G.T Road (South), P.O Howrah, P.S. Golabari, Dist- Howrah; Pin No- 711101 (First Vendor herein), 135, Canning Street, 1st Floor, P.O- Kolkata GPO, P.S- Hare Street, Dist- Kolkata, Pin No- 700001 (Second Vendor herein), 3a Auckland Place, 10th Floor, Room No- 10B, Kolkata-700017, now at present 8B, Lal Bazar Street, Bikaner Building, 3rd Floor, P.O- Kolkata GPO & P.S- Hare Street, Dist- Kolkata, Pin No- 700001 (Third to fifth Vendor herein), dated on 17th September 2018, where the board of directors took a decision to sell the schedule property and also approved the same by resolution no. And the Board of Directors also appointed the directors above mentioned, as authorized person to sign, execute and register the appropriate deed of sale/conveyance to any intending purchaser or pur-

purchaser herein to purchase the landed property described in the Schedule property, for the valuable consideration mentioned below;

AND WHEREAS the vendors have made the following representation to the purchasers and offered to sell the said property to the purchaser, as and where it is:

1. That the vendors are absolute owner in respect of the said property have a good marketable title over and in respect of the said property and save and expect the vendors nobody else whatsoever or howsoever into or upon the said property.

2. That the said property is free from all encumbrance, charges, liens, listened, attachments, trust, acquisitions and requisition whatsoever or howsoever.

3. That all the panchayet and Government rates, taxes, revenue and outgoing payable in respect of the said property have been paid.

4. That the vendors have not entered in to any agreement for sale or transfers of any nature whatsoever in respect of the said property with anybody whatsoever.

5. That the said property is not subject to any notice of acquisition or neither requisition nor that is the same subject to any attachment under the public demands recovery Act. or any other law for the time being in force.

6. The vendors islegally competent to sell and transfer the said property.

AND WHEREAS the Purchaser believing that the aforesaid representations and assurances of the vendors to be true and relying on the same and setting own the faith there of Purchaser has agreed to purchase and acquire ALL THAT herein after referred to "as the side Property" more fully and particularly described in the **SCHEDULE** hereunder written, free from all encumbrances, charges, liens, listened, attachment, trust whatsoever or howsoever at and for a total consideration of **Rs. 15,45,336/-** only free from all encumbrances, liens, charges, and mortgages, whatsoever.

to the vendors no. (1 & 2) above, thus become the said undivided land by virtue of this sale deed.

NOW THIS INDENTURE WITNESSETH as follows:

That in the premises aforesaid and in consideration of the said sum of **Rs. 15,45,336/-** only paid by the purchase to the vendors here in on or before the execution of these presents (the receipts whereof the vendors do and each of them both hereby submit and acknowledge and also admit by the memo or consideration written here in below for ever annexed acquit release and discharge the purchaser as also the said property and every part thereof unto the purchaser the vendors do and each of them both hereby grant, convey, transfer assign and assure into the purchaser land at measuring an area **03.35 Decimal** be the same a little more or less in R.S & L.R Dag No- **2340**, L.R Khattian No. **4889, 4887, 4885, 4886, 4882, 4884, 4888, 4883**, lying and situated at Mouza - **Patharghata**, J.L No.-36, under Police Station -Rajarhat now at present New Town, under the Additional District Sub- Registry office at Rajarhat, in the District - North 24-Parganas, under Patharghata Gram Panchayet, hereinafter called and referred to as the said property more fully and particularly described in the **SCHEDULE** hereunder written and free from all encumbrance whatsoever having a good and marketable title in respect thereof **ALL-TOGETHER WITH** all rights privileges, amenities, easement, quasi easements and appurtenance whatsoever to the said property and hereditaments belonging to the said property and the said property and **TO HAVE AND TO HOLD** the said property and the inheritance thereof simple unto purchaser absolute the hereby granted or expressed so to be unto and to the use of the purchaser absolutely and forever free from all encumbrances whatsoever **AND** the vendors do and both hereby covenant that notwithstanding and any Act. and or thing by the vendors or any of their predecessors-in-title done executed knowingly suffered to the contrary the vendors have full rights, power and absolute authority to grant convey and transfer the said property **AND** the vendors are lawfully and absolutely entitled to said property as an indefeasible estate without any manner of condition use, trust of thing whatsoever **AND THAT** notwithstanding the vendors have good right, full power, absolute authority to transfer, sale, convey, transfer, assign and assurance to the purchaser the said property here by granted, sold, transferred, conveyed, expressed and intended

purchaser shall at all times hereafter peaceably and quietly possess and enjoy the said property and raise further structure, mutata his name before the settlement office take overhead/ underground electric line, telephone line, water pipe line or utilize for any other purpose/ purposes for the use of the purchaser as per the Gram panchayet & Govt. Act and rules. **AND FURTHER** the purchaser shall be entitle to receive the rents, profits issues thereof without any claim or demand whatsoever from or by the vendors and any portion/persons lawfully and/or equitably claiming from under or in trust from the vendors from or under any of their predecessor-in-title **AND** further the vendors shall and will at all times at the request of the purchaser if necessary do or execute or cause to be done such act. deed and thing whatsoever for further or more perfectly assuring the said property every part as be reasonably required and the vendors both here by covenant with the purchaser his successors-in-interest and assigning that the vendors and their successors-in-interest and assigns shall upon reasonable request and at the cost of the purchaser produce or cause to be produce to it or its agents at any trial hearing commission as occasion will arise required for any deeds in writing for the purpose of showing their title to the said property **AND** that all outgoing on account of Panchayet and Government rates, taxes, revenues and outgoing payable up to the date of these presents shall be borne and paid by the vendors.

-: SCHEDULE OF THE PROPERTY:-

ALL THAT the pieces and parcels of "**Shali**" aggregating to an area of Land **03.35 Decimal** be the same a little more or less in R.S & L.R Dag No- **2340**, L.R Khatian No. **4889, 4887, 4885, 4886, 4882, 4884, 4888, 4883**, lying and situated at Mouza - **Patharghata**, J.L No.-36, under Police Station - Rajarhat now at present New Town, under the Additional District Sub- Registry office at Rajarhat, in the District - North 24-Parganas, under **Patharghata**, Gram Panchayet.

Details of the Property

R.S & L.R Dag No.	L.R Khatian No.	Total Land	Share	Owners Area	Saleable Land	Nature
2340	4889	20 Dec	0208	0.41875 Dec	0.41875 Dec	Shali
2340	4887	20 Dec	0208	0.41875 Dec	0.41875Dec	Shali
2340	4885	20 Dec	0209	0.41875 Dec	0.41875Dec	Shali

2340	4882	20 Dec	0208	0.41875 Dec	0.41875 Dec	Shali
2340	4884	20 Dec	0208	0.41875 Dec	0.41875Dec	Shali
2340	4888	20 Dec	0209	0.41875 Dec	0.41875Dec	Shali
2340	4883	20 Dec	0208	0.41875 Dec	0.41875Dec	Shali

All total Sold Area of land 03.35 Decimal more or less,

present purchaser 1nos & 2nos equally purchase of 03.27 Dec

and 3nos purchase of 0.08 Dec.

TOGETHER WITH all sorts of easement right over the passage/road and other benefits, facilities and advantages attached therein or thereto more particularly shown and delineated in the site Map or Plan annexed hereto **RED border** line thereon as part **and** parcel of this Indenture and the said plot of land is butted and bounded Plot, in the manner following;

ON THE NORTH : PART OF R.S DAG NO-2340,

ON THE SOUTH : R.S DAG NO-2344,

ON THE EAST : R.S DAG NO-2341,

ON THE WEST : R.S DAG NO-2339,

IN WITNESS WHEREOF, the Vendors hereinto have set and subscribed their respective hands & Seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

BY THE VENDORS IN THE

PRESENCE OF WITNESSES:

ALPHA VANIJYA PVT. LTD.

Ashok Kumar Dha

Director

(Signature)

Read over & explained

in Bengali to the executants

& prepared in my office.

1) ~~Transider~~ LASKAN

VILL - LASKANATI

KIRTI ENCLAVE PVT. LTD.

Suman mal Pugas

Director/Authorised Signatory

SHREE BHOMIYA BUILDERS PVT. LTD.

Suman mal Pugas

Director/Authorised Signatory

2) ~~ACE~~
EE 22/2 Sector II
Salt Lake Kol 91

RDB BUILDERS PVT. LTD.

Suman mal Pugas

Director

DRAFTED BY:-

Azizar Rahaman

Azizar Rahaman

Vill- Kantadanga

License No- 12/62

A.D.S.R. Bhangor.

Computer by:

Tariqul Islam
Tariqul Computer Type

& D.T.P Centre

Bhangar 24 Pgs(S)

*Ahich Dami alias
Achil K. Dami*

Kish R Dami

*Rajnikant Dami alias
Rajant Kant C. Dami*

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 15,45,336/-** only being the full amount as per memo below:

By various Cheques/NEFT/RTGS/Demand Draftscumulatively total of **Rs- 15,45,336/-** (Rupees Fifteen Lac Forty Five Thousand Three Hundred Thirty Six Only)

RDB BUILDERS PRIVATE LIMITED							
Name	Ref No	Date	Bank	Branch	Amount	Recipient	Transferred By
RITAM BHUNIA	CH973941	9/19/2019	State Bank of India	Sec-2, Salt lake, Kolkata	100000	RDB Builders	RITAM BHUNIA
RITAM BHUNIA	SBIN718332721060	11/28/2018	State Bank of India	Sec-2, Salt lake, Kolkata	100000	RDB BUILDERS	RITAM BHUNIA

Total : **Rs.2,00,000/-** (Rupees Two Lacs Only)

Confirmed

KIRTI ENCLAVE PRIVATE LIMITED							
Name	Ref No	Date	Bank	Branch	Amount	Recipient	Transferred By
RITAM BHUNIA	SBIN118319529791	11/15/2018	State Bank of India	Sec-2, Salt lake, Kolkata	61120	KIRTI ENCLAVE	RITAM BHUNIA
RITAM BHUNIA	SBIN918334886021	11/30/2018	State Bank of India	Sec-2, Salt lake, Kolkata	100000	KIRTI ENCLAVE	RITAM BHUNIA

Total: **Rs.1,61,120/-** (Rupees One Lac Sixty One Thousand One Hundred Twenty Only)

Confirmed

SHREE BHOMIYA BUILDERS PRIVATE LIMITED							
Name	Ref No	Date	Bank	Branch	Amount	Recipient	Transferred By
RITAM				Sec-2,			RITAM

RDB BUILDERS PVT. LTD.
Sumit

KIRTI ENCLAVE PVT. LTD.
Sumit

							By
RITAM BHUNIA	SBIN11831953 7687	11/15/2018	State Bank of India	Sec-2, Salt lake, Kolkata	6068	RAJNIKANTH C DANI	RITAM BHUNIA
Khaleda- Parvin	SBIN61831170 4938	11/7/2018	State Bank of India	Awalsidd- hi, N 24 prgns	31520	RAJNIKANTH C DANI	Khaleda- Parvin
RITAM BHUNIA	SBIN91833485 2055	11/30/2018	State Bank of India	Sec-2, Salt lake, Kolkata	100000	RAJNIKANTH C DANI	RITAM BHUNIA

Total :Rs. 1,37,588/- (Rupees One Lac Seventy Seven Thousand Five Hundred Eighty Eight Only)

Rajni Kant Dani
Confirmed *Rajni Kant C Dani*

ASHISH R DANI							
Name	Ref No	Date	Bank	Branch	Amount	Recipient	Trans-ferred By
RITAM BHUNIA	SBIN11831954 1492	11/15/2018	State Bank of India	Sec-2, Salt lake, Kolkata	2880	ASHISH R DANI	RITAM BHUNIA
Khaleda- Parvin	SBINR5201811 0700010866	11/7/2018	State Bank of India	Awalsidd- hi, N 24 prgns	334240	ASHISH R DANI	Khaleda- Parvin

Total: Rs.3,37,120/- (Rupees Three Lac Thirty Seven Thousand One Hundred Twenty Only)

WITNESSES:

1. *Rasidulhasan*
WILL LASKUNAGI

KIRTI ENCLAVE PVT. LTD.
Simul mallegat
Director/Authorised Signatory

2. *Aceer*
- onk sector D

Ashish Dani
Ashish R Dani
BY BLD CONSULTANCY SERVICES LTD
Ashish
Director

ALPHA VANIJYA PVT. LTD.
Ashish R Dani
Director

Ashish Dani
Ashish R Dani
Kish R Dani
Rajni Kant Dani
Rajni Kant C Dani

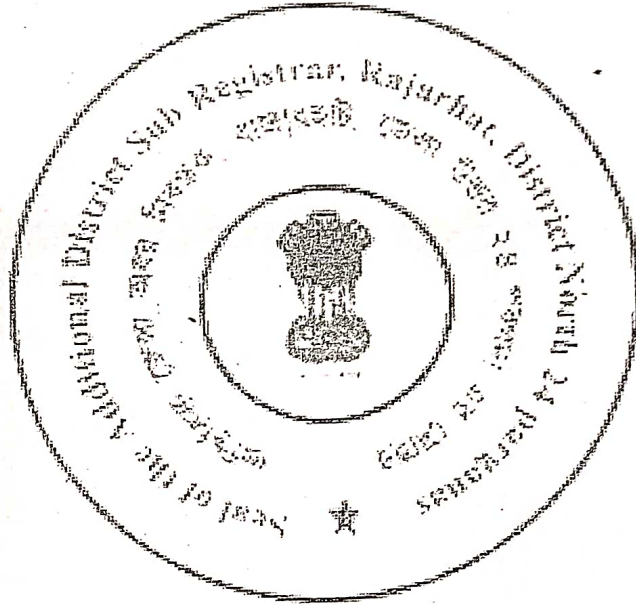
KPB BUILDERS PVT. LTD.
Simul mallegat
Director
ALPHA VANIJYA PVT. LTD.
Simul mallegat
Director

Certificate of Registration under Section 66 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 440564 to 440619

being No 152313295 for the year 2018.



Digitally signed by Sanjoy Basak
Date: 2018.12.10 15:58:45 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 10-12-2018 3:58:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)