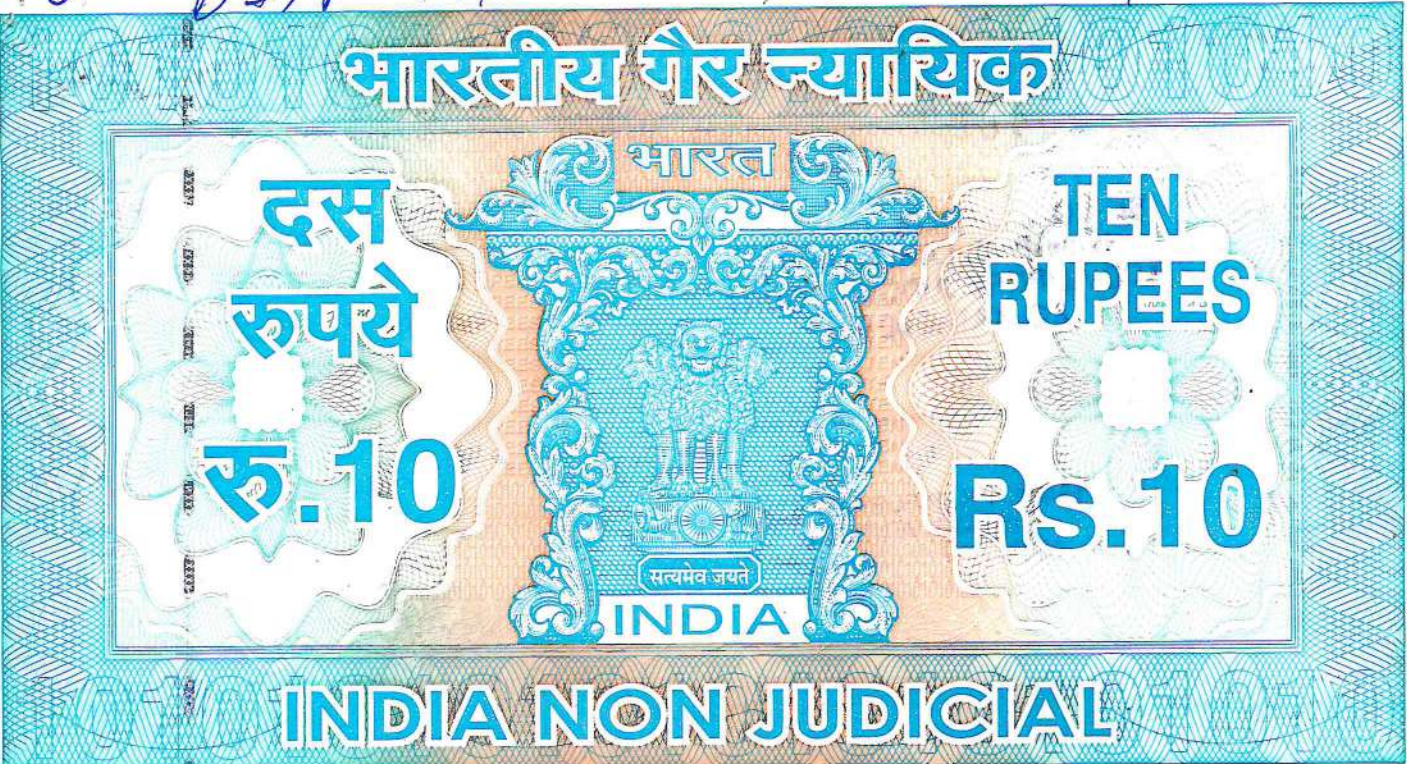


J. Bagchi

D No. 17, P-133-143, D-8433/2007



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

64AB 083807

Fees of Certified Copy

F(1) Rs.
 F(2) Rs. 4/-
 G(a) Rs. 10/-
 G(b) Rs. 10/-
 Stamp Rs. 10/-
 Court Fee Rs.
 Xerox Rs.
 Post Rs.
 Total Rs. 130/-
 Signed by delivered
 to the order
 No. 718 Dt. 2022

District Sub Registrar-II
 North 24 Parganas
 10-03-2022



004089

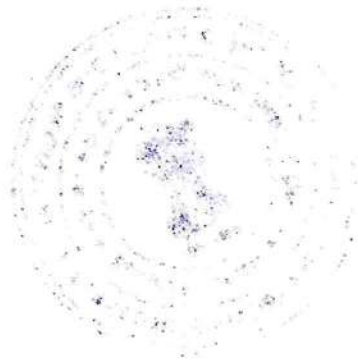
04 JAN 2022

SL. NO.....Dt.....
Name-B. C. LAHIRI (ADV.)
ADD-ALIPORE JUDGES' COURT
KOLKATA-700 027

RS.....



TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



P 13081

P 08433

INDIA NON JUDICIAL

ONE THOUSAND RUPEES

Rs.1000

पश्चिम बंगाल WEST BENGAL

B 140928

REGULATED UNDER RULE 23 OF THE SCHEDULE TO THE WEST BENGAL STAMP ACT 1956 (AS AMENDED BY THE WEST BENGAL STAMP ACT 1960) SUBSEQUENTLY AMENDED SCHEDULE I.A. No. 23

1000
29020
30020

Stamp duty of Rs. 29020/-
The stamp received on 12-10-07
at the Registrar's Office 1290289
Date 12/10/07

Registered at I (S)
North 24-Parganas
(S. & R. S.)

12 OCT 2007
6 NOV 2007

Sale
23
600000
16/11/07
7
28
4

727000
6350/-
16.11.07
792380
16.11.07

AB
12/10/07

A 6589.00
E 7.00
H 28.00
M 4.00
6628.00

DEED OF SALE

THIS INDENTURE made this 12th day of OCTOBER Two Thousand Seven
BETWEEN 1) **SRI KALI PADA MAITY**, son of Narendra Nath Maity
SRI BHOLA NATH KAPOOR, son of Late Ganesh Prasad Kapoor



3143 Date 21/5/07
Held by Mandira Developers Pvt Ltd
of Jothbhim K.L.E. A.S.
Rupees 1000/-

Satish Das
Stamp Vendor

1-52 Alipore Police Court

received for Registration at...
on the 12th day of OCT 2007
of the Subar Registration
Office at Barasat by Kali Pada
one of the Executives / Chairman



Moujy

Kali Pada Moujy

Kali Pada Moujy
Bholarath
Siam...

10444 Registrar s/o I (4)
North 24-Parganas
12.10.07

12 OCT 2007

Kali Pada Moujy

10445

Bhola Nath Kapoor

Bhola Nath Kapoor

E. M. Adidul Harker
Chatterjee
District - Kajarhat

Handwritten text in Odia script, including names and dates.

Registrar s/o I (4)
North 24-Parganas
12.10.07

12 OCT 2007



1377
16
3920

North 24 Parganas
16.11.73

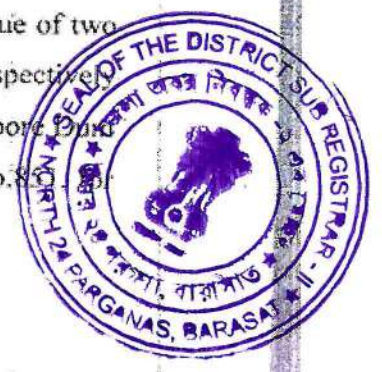
-2-

faith Hindu, by occupation Service, both are residing at 77, Girish Park North, P.S. Joasako, Kolkata - 700006, hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives and assigns) of the **FIRST PART:**

AND

MANDIRA DEVELOPERS PRIVATE LIMITED, having its office at Village Jyotbhim, P.O. Hatgacha, P.S. K.L.C. District South24-Parganas, Kolkata -- 700059, represented by its Director **SRI MONTU MONDAL**, son of Sri Dhananjoy Mondal, by faith Hindu, by occupation Business, residing at Village Jyotbhim, P.O. Hatgacha, P.S. K.L.C. District South24-Parganas, Kolkata -- 700059, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, successors, legal representatives and assigns) of the **SECOND PART:**

WHEREAS one Smt. Sampati Dasi, wife of Fakir Sardar was the sole and absolute owner and possessor in respect of total Sali land measuring more or less 10 Decimals lying and situate at Mouza - Chakpanchuria, P.S. Rajarhat, J.L. No.33, R.S. No.205/1, Touzi No.145, under C.S. Khatian No.431, C.S. Dag No.411, in the District North 24-Parganas, Sub-Registry office A.D.S.R. Bidhan Nagar, Salt Lake City, by way of purchase from the then separate owners namely Dasurathi Sardar and Nani Sardar respectively by virtue of two separate registered Deeds of Sale dated 06.02.1963 and 23.11.1973 respectively and the said deeds were duly registered in the office of the S.R. Cossipore Dum, recorded in Book-I, Volume No.17, pages 222 to 223, Deed No.85



the year 1963 and Book-1, Volume No.137, pages 299 to 300, Deed No.7879, for the year 1973 respectively.

AND WHEREAS after purchase the aforesaid property said Smt. Sampatti Bala Dasi recorded her aforesaid Sali land measuring more or less 10 Decimals in the Record of Right where the said property published as R.S. Khatian No.1706, R.S. Dag No.416 in the name of said Smt. Sampatti Bala Dasi.

AND WHEREAS by virtue of a registered Deed of Sale dated 05.08.1991 said Smt. Sampatti Bala Dasi sold, conveyed and transferred a portion of Sali land measuring more or less 3 Cottahs out of her total property in favour of Sri Kali Pada Maity, the Vendor No.1 herein and the said deed was duly registered in the office of the Addl. District Sub-Registrar at Bidhamnagar, Salt Lake City, recorded in Book-1, Volume No.125, pages 385 to 392, Deed No.6932, for the year 1991.

AND WHEREAS by virtue of another registered Deed of Sale dated 05.08.1991 said Smt. Sampatti Bala Dasi also sold, conveyed and transferred another portion of Sali land measuring more or less 4 Cottahs in favour of Sri Bhola Nath Kapoor, the Vendor No.2 herein and the said deed was duly registered in the office of the Addl. District Sub-Registrar at Bidhamnagar, Salt Lake City, recorded in Book-1, Volume No.125, pages 377 to 384, Deed No.6931, for the year 1991.

AND WHEREAS since then said Sri Kali Pada Maity and Sri Bhola Nath Kapoor, the Vendors herein have been seizing and possessing their aforesaid total Sali land measuring after physical verification more or less 6 (Six) Cottahs



equivalent to 10 Decimals lying and situate at Mouza - Chakpanchuria, P.S. Rajarhat, J.L. No.33, R.S. No.205/1, Touzi No.145, under C.S. Khatian No.431, R.S. Khatian No.1706, comprised in C.S. Dag No.411, R.S. Dag No.416, in the District North 24-Parganas, Sub-Registry office A.D.S.R. Bidhan Nagar, Salt Lake City, without any claim, demand, attachments and encumbrances from any corner.

AND WHEREAS being in urgent need of money, the vendors herein offered to sell their aforesaid total Sali land measuring more or less **10 decimals equivalent to 6 Cottahs 0 Chittak 00 sft.** lying and situate at Mouza - Chakpanchuria, P.S. Rajarhat, J.L. No.33, R.S. No.205/1, Touzi No.145, under C.S. Khatian No.431, R.S. Khatian No.1706, comprised in C.S. Dag No.411, R.S. Dag No.416, in the District North 24-Parganas, Sub-Registry office A.D.S.R. Bidhan Nagar, Salt Lake City, morefully described in the schedule hereunder written, including all their right, title, interest, possessions for the price of **Rs.6,00,000/- (Rupees Six Lac)** only considering the said price as the present market price and on coming to know the same, the Purchaser herein agreed to purchase the aforesaid properties measuring about **10 decimals equivalent to 6 Cottahs 0 Chittak 00 sft.**, morefully and particularly described in the schedule hereunder written at a consolidated price of **Rs.6,00,000/- (Rupees Six Lac)** only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of the said sum of **Rs.6,00,000/- (Rupees Six Lac)** only truly paid by the purchaser to the vendors simultaneously with the execution of this Deed (the receipt whereof the vendors doth hereby admit and acknowledge as hereinafter mentioned in the memo of consideration) the said



vendors as owners of the said Sali land do hereby indefeasibly grant, convey, sale, transfer, assign and assure unto and to the use of the said purchaser free from all encumbrances ALL THAT the said property including liberties, privileges with all using rights and all rights of ingress and egress including all easement right, title, interest, possession of the vendors into or upon the said property morefully described in the schedule hereunder written, and every part thereof TO HAVE AND TO HOLD the said property hereby sold, transferred unto the purchaser absolutely and forever. That the vendors do hereby covenant with the purchaser that notwithstanding any act, deeds, heretobefore done, executed or knowingly suffered to the contrary the vendors are now lawfully seized and possessed of the said property and the said property is not notified to be acquired under the Land Acquisition Act, or not requisitioned by the Govt. nor by any public body whatsoever and there is no suit or dispute or case pending in any court in respect of the said property and there is no co-sharer in respect of the said land and the vendors have full power and absolute authority to sell, transfer the said property in manner aforesaid. That the purchaser shall at all times hereafter peaceably and quietly hold possess and enjoy the said property with absolute right to sell, transfer, gift, mortgage, lease, convey whatsoever as its absolute owner and possessor without any lawful eviction from the vendors or any persons. That the vendors covenant with the purchaser to save the said land harmless and shall at all time hereafter indemnify and keep indemnified the purchaser from or against all encumbrances, losses, damages, and charges whatsoever. AND the vendors covenant with the purchaser that simultaneously with the completion of purchase the peaceful vacant possession of the said property shall be made over by the vendors to the purchaser absolutely and forever. That the vendors further covenant with the purchaser that if any dispute, claim, demand, litigation or case arise at any time regarding



right, title, interest, possession of the vendors in respect of the schedule below property in that event the vendors shall be bound to make good or to compensate all losses, damages, sustained by the purchaser.

BE IT FURTHER STATED BY THE VENDORS that the purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easement rights over and through Road adjacent to the said property and the purchaser has got every liberty to arrange for electric connection, water pipe connections, drainage system over the said Road.

THAT the purchaser shall have all right to mutate its name as owner and occupier in respect of the schedule below property in the records of Patharghata Gram Panchayet and in the records of any other authorities.

THE SCHEDULE REFERRED TO ABOVE:

ALL THAT piece and parcel of Sali land measuring more or less 10 decimals equivalent to 6 Cottalis 0 Chittak 00 sft. lying and situate at Mouza - Chakpanchurja, P.S. Rajarhat, J.L. No.33, R.S. No.205/1, Touzi No.145, under C.S. Khatian No.431, R.S. Khatian No.1706, comprised in C.S. Dag No.411, R.S. Dag No.416, in the District North 24-Parganas, Sub-Registry office A.D.S.R. Bidhan Nagar, Salt Lake City, within the local limits of Patharghata Gram Panchayet, including all rights of ingress and egress and all easement rights together with all right, title, interest, possession of the vendor are the said property hereby sold and transferred by the vendors to the purchaser of the Deed.



The said property more fully shown and delineated with the colour **RED** in the map or plan annexed herewith which is butted and bounded by :

On the North : Banesh Nondai
On the South : Kamim Bander
On the East : Sopal Bander
On the West : Gouri Bander

Kalipada Maity

IN WITNESS WHEREOF the Parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

WITNESSES:

1. *Sankar Mondal*
Bomradgar
Kal 59

Kalipada Maity
Bhela Naha Kapoo

2. Manoj Haldar.
vill- Jombhim, P. Hatgacha.
Ps. K.L.C. Kolkata - 700059.

SIGNATURE OF THE VENDORS:



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

Name Kailash Kumar Maity
 Signature Kailash Kumar Maity

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

Name Shobha Prasad Khatun
 Signature Shobha Prasad Khatun

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

Name MANDIRA DEVELOPERS PVT. LTD.
 Signature Mandira Mandal
 Director

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

Name
 Signature



MEMO OF CONSIDERATION:

RECEIVED from the purchaser the sum of Rs.6,00,000/- (~~Rupees Six Lac~~) only being the full consideration money, by the Vendors herein in the manner hereunder written.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>in favour of</u>	<u>Amount.</u>
635207		United Bank, New Town.	Kali Pada Maity	Rs. 50,000/-
635208		United Bank, New Town.	Kali Pada Maity	Rs. 50,000/-
Cash			Kali Pada Maity	Rs.2,00,000/-
109258		United Bank, New Town.	Bhola Nath Kapoor	Rs. 80,000/-
Cash			Bhola Nath Kapoor	Rs. 2,20,000/-
				<u>Total Rs.6,00,000/-</u>

(RUPEES SIX LAC) ONLY.

WITNESSES:

1. *Ashis Kr Mondal*
Baranagar
Kol. 59

Kali Pada Maity
Bhola Nath Kapoor

2. *MANOJ HALDER*
VILL- JOTHIM PO- HATSACHA
PS- K.L.C KOLKATA - 59

SIGNATURE OF THE VENDORS:

Drafted by me:

Ajit Kumar Paul
Advocate
High Court - Kolkata

Printed by me:

Ashis Kr Mondal
(ASHIS KR MONDAL)
Alipore Police Court,
Kolkata - 700027.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 133 to 143
being No 08433 for the year 2007.



(X) 21-February-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

Checked by

Digitally signed by GAUTAM RAY CHAUDHURY
Date: 2016.03.08 11:14:50 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.



Certified to be a True Copy

District Sub Registrar-II
North 24 Parganas, Barasat

16-03-2020