

13082

208463



151
12/10/07
1000
14020
15020

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 340211

admissible under Rule 21 & also
s/s 5 (1) of W.B.L.R. Act 1988
July Stamp under the Indian
Stamp Act 1899 Subsequently
amended Schedule LA. No. 23
Fees Paid 10/-

Stamp duty of Rs. 14020/-
has been realized on 12-10-07
as per Banker's Cheque /
Bank Draft No. 290288
Date 12/10/07 of

12 OCT 2007
19 NOV 2007

Sale
23
300000
A 3289-50
7-50
A 3289 28 50
B H 45 50
3328 50
H 28
No 4

DEED OF SALE

THIS INDENTURE made this 12th day of OCTOBER Two Thousand Seven
BETWEEN SMT. KALYANI PAIT, wife of Gopal Pait, by faith Hindu, by
occupation Housewife, residing at 7 No. Udayan Pally, Aswini Nagar, P.O.
Aswini Nagar, P.S. Rajarhat, District-North 24-Parganas, hereinafter called and
referred to as the **VENDOR** (which expression shall unless excluded by or
repugnant to the context be deemed to mean and include her heirs, executors,
representatives and assigns) of the **FIRST PART:**

M/V 364000
A 704
8

3328
8

147

01/8/07

Sold to Mandira Developers Pvt Ltd
Jobhishin, Kalyani
Stamp 1000

Des
Samiran Das
Stamp Vendor
Alipore Police Court
North 24 Parganas



147 as 1000

W/O Kalyani Parith
Ropal Parith
P.S. Aswin Nagar
District - North 24 Parganas
Caste - Hindu / Muslim / Christian
Hindu

Received for Registration at..... A.M./P.M.
on the... 12...th day of... Oct... 2007
of the Sadar Registrar
Office at Barasat by Kalyani Parith
as of the Executant / Claimant

Kalyani Parith

Registrar s/s I (A)
North 24-Parganas
I.B.R.O.

12 OCT 2007

17446

Kalyani Parith

19803 1/2 or over
for - 01/2/07 to 01/2/07
for - 01/2/07 to 01/2/07
for - 01/2/07 to 01/2/07
for - 01/2/07 to 01/2/07

A. S. Sarker
Abdul Hafiz Sarker
Chakrabarti
District - North 24 Parganas
Caste - Hindu / Muslim / Christian
Hindu

Registrar s/s I (A)
North 24-Parganas
I.B.R.O.
12 OCT 2007

Stamp duty of Rs. 1450 + 1800

has been realized on 19-11-07

as per Banker's Cheque / Bank Draft No 792390 + 792412

Date 16-11-07 + 17-11-07

SB-9

D. S. R. - II District North 24-Parganas

-2- 19-11-07

7041
19-11-07
3441

Registered with the District North 24-Parganas D. S. R. - II

19 11 07

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 Dhananjay 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 said Smt. Kalyani Pait, the Vendor herein is the sole and absolute owner and possessor in respect of Sali land measuring more or less 5 Decimals equivalent to 3 (Three) Cottahs out of total land measuring about 54 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.468, comprised in C.S. Dag No.408, 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 owner Sri Gour Sardar, son of Late Khudiram Sardar by virtue of a registered Deed of Sale dated 28.08.1986 and the said deed was duly registered in the office of the A.D.S.R. Bidhannagar, recorded in Book-I, Volume No.132, pages 305 to 312, Deed No.6926, for the year 1986.

AND WHEREAS after purchase the aforesaid property said Smt. Kalyani Pait, the Vendor herein became the sole and absolute owner and possessor in respect of her aforesaid purchased Sali land measuring more or less 5 Decimals equivalent to 3 (Three) Cottahs and while thus enjoying the aforesaid property,



Registrar u/s I (2)
North 24-Parganas
C.B. A. B. S.

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the L.R. Settlement Operation come into force where the Vendor recorded her name in L.R. Record and in the said L.R. Record of Right the said land has been recorded in the name of said Smt. Kalyani Pait, as L.R. Khatian No. _____ R.S. & L.R. Dag No.416.

AND WHEREAS since then the Vendor herein has been seizing and possessing her aforesaid Sali land measuring more or less **5 Decimals equivalent to 3 (Three) Cottahs** lying and situate at Mouza – Chakpanchuria, P.S. Rajarhat, J.L. No.33, R.S. No.205/1, Touzi No.145, under R.S. Khatian No.468, L.R. Khatian No._____, comprised in C.S. Dag No.408, R.S. & L.R. 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 by paying rents, taxes to the appropriate authorities.

AND WHEREAS being in urgent need of money, the Vendor herein offered to sell her aforesaid Sali land measuring more or less **5 Decimals equivalent to 3 (Three) Cottahs** lying and situate at Mouza – Chakpanchuria, P.S. Rajarhat, J.L. No.33, R.S. No.205/1, Touzi No.145, under R.S. Khatian No.468, L.R. Khatian No._____, comprised in C.S. Dag No.408, R.S. & L.R. 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.3,00,000/- (Rupees Three 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 **5 decimals equivalent to 3 Cottahs 0 Chittak 00 sft.**, morefully and particularly described in the schedule hereunder



North 24-Parganas
(D. S. P. O.)

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written at a consolidated price of Rs.3,00,000/- (Rupees Three 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.3,00,000/- (Rupees Three Lac) only truly paid by the purchaser to the Vendor simultaneously with the execution of this Deed (the receipt whereof the Vendor doth hereby admit and acknowledge as hereinafter mentioned in the memo of consideration) the said Vendor as owner 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 Vendor 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 Vendor do hereby covenants with the purchaser that notwithstanding any act, deeds, heretobefore done, executed or knowingly suffered to the contrary the Vendor is 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 Vendor has 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



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C. B. R.

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from the Vendor or any persons. That the Vendor covenants 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 Vendor covenants with the purchaser that simultaneously with the completion of purchase the peaceful vacant possession of the said property shall be made over by the Vendor to the purchaser absolutely and forever. That the Vendor further covenants with the purchaser that if any dispute, claim, demand, litigation or case arise at any time regarding right, title, interest, possession of the Vendor in respect of the schedule below property in that event the Vendor shall be bound to make good or to compensate all losses, damages, sustained by the purchaser.

BE IT FURTHER STATED BY THE VENDOR 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 **5 decimals equivalent to 3 (Three) 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 R.S. Khatian No.468, L.R. Khatian No. _____, comprised in C.S. Dag No.408,



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স্বাক্ষরিত ২৪-পাইগাং
ড. এ. এ. এ.

12 OCT 2001

R.S. & L.R. 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 Vendor to the purchaser of this 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 : Sanesh Mondal.
On the South : Gour Kamim Sarder.
On the East : Gour Sarder
On the West : Gopal Sarder.

Kalyani Palit

IN WITNESS WHEREOF the Vendor hereunto set and subscribed her hand and seal the day, month and year first above written.

WITNESSES:

1. Santar Mondal
Bramadgar
Kal 59

2. Manoj Halder
vill- Jothbhim, Po = Hatgacha,
Ps- K.L.C Kalkata-700059.

Kalyani Palit
SIGNATURE OF THE VENDOR:



[Handwritten signature]

[Faint purple stamp]

12 OCT 2001



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

Name Kalyani Balth

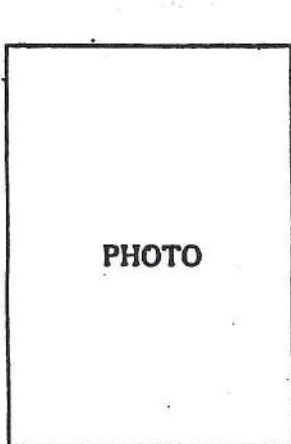
Signature Kalyani Balth



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

Name MANDIRA DEVOLPERIA, I.T.B.

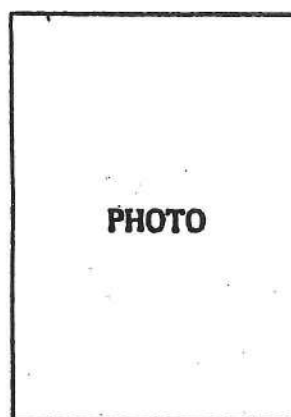
Signature Mandira Devolperia
Director



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

Name

Signature



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

Name

Signature



10
Registrar u/s 1 (a)
North 24-Parganas
12 OCT 2007

MEMO OF CONSIDERATION:

RECEIVED from the purchaser the sum of Rs.3,00,000/- (Rupees Three Lac) only being the full consideration money, by the Vendor herein in the manner hereunder written.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount.</u>
109259	01.09.07	United Bank, New Town,	Rs. 40,000/-
635209	11.10.07	United Bank, New Town,	Rs.1,00,000/-
635210	12.10.07	United Bank, New Town,	Rs. 50,000/-
By Cash	12.10.07		<u>Rs.1,10,000/-</u>
			<u>Total Rs.3,00,000/-</u>

(RUPEES THREE LAC) ONLY.

WITNESSES:

1. *Sankar Mondal*
Bramadgar
Kal 59

2. *Manoj Halder*
VILL- JOIBHIM, PO-HATGACHA
Ps- K.L.C. KOLKATA - 5900

Kalyani Palit

SIGNATURE OF THE VENDOR:

Drafted by me:

Ajit Kujar pal
Advocate,
High Court - Kolkata - T

Printed by me:

Ashis Kr Mondal.

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



[Handwritten signature]

U.P.P.O.

12 OCT 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 591 to 607
being No 08463 for the year 2007.



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