

4440

26/8/08



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

248975

17.02
21/8

[Handwritten signature]
26/8/08

3024600/-
23
St 5000
26/8/08
A 33253
26/8/08

DEED OF SALE

THIS INDENTURE made this the 21st... day of August....., Two Thousand Eight (2008) of Christian Era :

| | |
|-----------------------------|---------|
| সংখ্যা | |
| সন ও তারিখ | |
| কর্তার নাম | |
| মহলা | |
| স্বাম্প মূল্য | ৳৫০০ |
| কর্তার ঠিকানা | |
| বারাসাত কোর্ট | |
| ভেড়া ২৩ পরগণা | |
| টি. ডি. নং | |
| ক্রমের তারিখ | 11/8/08 |
| স্বাম্প মূল্য | 180000 |
| টেক্সারী অফিস বারাসাত | |
| ভেড়ার শ্রী তাপস কুমার সাহা | |

3511
19/8/2008
Pannalal Nasir
Barasat Judge Adv Court

For Red Rose High Rise Pvt Ltd
Belal M. M. Director



Belal M. M.
LTI of
Sokanjit Bibi
by per ASRakeati



149
1650



149
1649



Additional Dist. Sub-Registrar
Shangra, South 24 Parganas
21/8/08

ASRakeati
S/o Mathes Box
Jafra gachi
P.O. Ghumi
P.S. Rajarhat
Dist. North 24 P.S.

Government Of West Bengal
Office of the A. D. S. R. BHANGAR
BHANGAR
Endorsement For deed Number :1-04448 of :2008
(Serial No. 04440, 2008)

On 21/08/2008

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 17:02 hrs. on 21/08/2008, at the Private residence by Bablu Naska (Child)

Admission of Execution(Under Section 58)

Execution is admitted on 21/08/2008 by

1. Sukhajan Bibi alias Sukhajan Bibi, wife of Late Mother Ali Mollah, Vill - Jatragachi P.O - Ghuni Thana Rajarhat. By caste Muslim by Profession :House wife
Identified By Aslake Ali, son of Mother Box Vill - Jatragachi P.O - Ghuni N/ 24 Pgs Thana - Barasat, E.P. by Profession :Others

Name of the Registering officer: Mohul Mukherjee
Designation :ADDITIONAL DISTRICT SUBREGISTRAR
OF BHANGAR

On 26/08/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A of the Indian Stamp Act 1899 also under section 5 of West Bengal Land Reforms Act, 1955. Court fees are paid.

Payment of Fees:

Stamp duty of Rs. 181440/- paid under article A(1) + 33253/- on 26/08/2008


Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been determined as Rs. 181440/-

and that the required stamp duty of the document is Rs. 181440/- and the Stamp duty has been paid.

Deficit stamp duty

Stamp duty of Rs. 175000/- is paid by the draft number 599424. Draft Date 21/08/2008 and Stamp duty of Rs. 1400/- is paid by the draft number 599424. Draft Date 29/08/2008. 2 Rs. 1400/- is paid by the draft number 599424.


[Mohul Mukherjee]
ADDITIONAL DISTRICT SUBREGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUBREGISTRAR, BHANGAR
Govt. of West Bengal

Government Of West Bengal
Office of the A. D. S. R. BHANGAR
BHANGAR

Endorsement For deed Number: 1-04448 of 2008
(Serial No. 04440, 2008)

En. Name: STATE BANK OF INDIA, Tegharia Raghunathpu received on: 26/08/2008

Name of the Registering officer: Mohul M. Cherged
Designation: ADDITIONAL DISTRICT SUPERVISOR
OF BHANGAR.


[Mohul M. Cherged]

ADDITIONAL DISTRICT SUPERVISOR
OFFICE OF THE ADDITIONAL DISTRICT SUPERVISOR
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 609 to 620
being No 04448 for the year 2008.



(Mohul Mukherjee) 29-August-2008
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
Office of the A. D. S. R. BHANGAR
West Bengal

BETWEEN

SOKARJAN BIBI, allies SAKAHRJAN wife of Late Mother Ali Mollah, allies Motherbox Mollah, by Caste - Muslim, by nationality - Indian, by occupation - Housewife, residing at Village - Jatragachi, P.O - Ghuni, P.S.Rajarhat, District North 24 Parganas, hereinafter collectively 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 respective heirs, executors, administrators, legal representatives and or assigns) of the **ONE PART.**

AND

RED ROSE HIGH RISE PVT.LTD a company incorporated under the companies Act 1956, having its Registrar Office At **SHYAM VIHAR**, RFF/2, Raghunathpur, Block -1, Ground floor, Kolkata - 700059, P.S.Rajarhat, District North 24 Parganas, represented by Mr Bablu Naskar S/O Late Rabindra Nath Naskar of RFF/2, Raghunathpur, **SHYAM VIHAR COMPLEX** Block -2, Flat No. 1B, P.S. - Rajarhat, Kolkata - 700059, District North 24 Parganas, hereinafter jointly referred to as the **VENDEE/PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART.**

AND WHEREAS one Moharjan Bibi W/O Bhinu Gaji and her only daughter Aoraji Bibi allies Saoraji Bibi W/O Fajer Ali Mollah were the recorded owner of the land comprising in Dag No. 124, 120, 251 and 252 in R.S Khatian No. 154, 136, and 27 within Mouza - Kochpukur, J.L No. 2, as their respective 8 (Eight) ana share by way of Corfa and Rayati.

AND WHEREAS during peaceful possession of the respective land aforesaid Moharjan Bibi died intested leaving behind her only daughter Aoraji Bibi allies Saoraji Bibi as her only legal heirs, successors and representatives who also during her possession of the property in R.S Khatian No. 154, 136 and 27 at Mouza - Kochpukur, comprising in Dag No. 124, 120, 251 and 252 died intested leaving her three sons namely Sukur Ali Mollah, Saheb Ali Mollah, Kasem Ali Mollah and six (6) daughters namely Sukarjan Bibi, Suklal Bibi, Sairan Bibi, Chapiran Bibi, Tachiran Bibi and Akliman Bibi as her only legal heirs, successors and representatives, who are being the absolute owner of the property above mentioned Khatian and Dags by way of inheritance is/are seized, possessed and ac-



Additional Dist. Sub-Registrar
Bangalore, South 24 Parganas

quired without interruption.

AND WHEREAS in the L.R. of operation said legal heirs of Aoraji Bibi allies Saoraji Bibi respectively recorded their names as per their Mohammedan Faraji share of land in the personal L.R.Khatian being No. 895, 896, 897, 898, 899, 900, 901, 902 and 903 and paying rents and taxes up-to-date before the authority of Government.

AND WHEREAS during the ejmal possession of the aforesaid legal heirs of deceased Aoraji Bibi allies Saoraji Bibi a portion of land about 34 Decimal in Dag No. 251 and land 86 Decimal in Dag No. 252 has acquired by the West Bengal Government in connection with L.A. Case No. 4/36/2004 - 2005 for New Town Project, Rajarhat.

AND WHEREAS thus the said Sukur Ali Mollah, Saheb Ali Mollah, Kasem Ali Mollah, Sukarjan Bibi, Suklal Bibi, Chhayran Bibi, Chhafiran Bibi, Tachhiran Bibi and Akliman Bibi has become the absolute owner of land about 97 Decimal in Dag No. 124, land about 93 Decimal in Dag No. 120 land about 94 Decimal out of 128 Decimal in Dag No. 251 land about 107 Decimal out of 193 Decimal in Dag No. 252 in total 391 Decimal out of 511 Decimal by way of inheritance is/are seized, possessed and acquired, paying rents and taxes up-to-date before the proper authority of Government.

AND WHEREAS the vendor herein is entitled to undivided 1/12 share of land equivalent to 32.7 Decimal out of total land 391 Decimal in Dag No. 124, 120, 251 and 252 have got by way of inheritance specifically mentioned in the Schedule herein below.

AND WHEREAS the Vendor for her legal necessity has proposed to sale ALL THAT piece or parcel of said undivided 1/12 share of land measuring about 32.7 Decimal equivalent to 1 Bigha more or less comprising in Dag 124, 120, 251 and 252 in L.R.Khatian No. 898 at Mouza - Kochpukur, morefully and specifically described in the Schedule hereunder as the said property and the purchaser having agreed and accepted the said offer to purchase the said property free from all encumbrances and the Vendor herein agreed with the purchaser for the absolute sale of the schedule property unto the present Purchaser at or for the price of Rs. 10,00,000/- (Rupees Ten Lacks) only.

AND ALSO WHEREAS the purchaser also now called upon the Vendor to execute and registrar a formal Deed of Conveyance in favour of the Purchaser,



Additional Dist. Sub-Registrar
Shantore, South 24 Parganas

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the Sum of **Rs. 10,00,000.00 (Rupees Ten Thousands)** only truly paid by the purchaser to the Vendor at or immediately before the execution of this Deed, the receipt whereof the vendor do hereby as well as by the Memo of Consideration written hereunder, admit and acknowledge, the vendor as beneficial owner, doth hereby grant, convey, sell assign assure and/ or parcel of land morefully described in the schedule written below, absolutely and forever **TOGETHERWITH** the land or ground whereupon or on part whereof the same is situated alongwith benefits and advantages, liberties, easements privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right title inheritance, use, trust, property, claim, and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, her heir, executors, administrators or representatives of any persons from whom he or she can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSES AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with her rights, members and appurtenances unto and to the use of the purchaser/purchasers, her heirs, executors, administrators, representatives and assigns forever free and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from this presents **AND** the Vendor do hereby for herself, her heirs, executors, administrators, representatives covenant with the purchaser or purchasers, his, her, their heirs, executors, administrators, representatives and assigns, **THAT** notwithstanding an act, deed or thing whatsoever, by the Vendor or by any of her predecessors and ancestors in title, done or executed or knowingly suffered to the contrary she the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the purchasers, his/her heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold,



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Alamat: Jl. Sekeloa Selatan 1
Bangkok, Suku 24 Pergasar

possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him or from or under any of his ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of her ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part hereof from under or in trust for her the Vendor or from or under any of her predecessors and ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchasers, his, her, their, heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the purchasers, his heirs, executors, administrators, representatives and assigns according to the true intend and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the Vendor and her heirs, executors, administrative shall all times hereafter indemnify and keep indemnified the purchasers, his/their, heirs, executors, administrators, representatives and assigns against loss, damages, costs, charges and expenses, if any, suffered by reason of any defect in the title of the Vendor or any breach of covenants hereunder contained.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land about 32.7 Decimal equivalent to 1 (One) Bigha more or less out of 391 Decimal is the entire share of land comprising in R.S. Dag No. 120, 124, 251 and 252 in R.S. Khatian No. 154 and 136 corresponding to L.R. Khatian No. 898 situated at Mouza - Kochpukur, being J.L. No. 2, Touzi No. 173 within P.S. Bhangore, A.D.S.R.O. Bhangore, Dist. South 24 Parganas is the sold property which is within the Local Limits of Bamanghata Gram Panchayate.



(Handwritten signature)

Additional Dist. Sub-Registrar
Murugore, South 24 Parganas

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, seals on the day, month and year first above written and the entire contents of this Deed of Sale is read over and explained in Bengali.

SIGNED, SEALED AND DELIVERED

AT KOLKATA IN THE PRESENCE OF

THE FOLLOWING WITNESSES :

1. AS Rakeetai
s/o Mother Box
Jatoragachi
P.S - Rajanhat
Dist. North 24 pgs


LTI of Sokarjan Bibi
Pen by AS Rakeetai

SIGNATURE OF THE VENDOR
/OWNER/FIRST PART

For Red Road ...
Bekhu Naska.

2. বৈষ্ণব চন্দ্রনাথ গোস্বামী
বিতার - ভারতীয় জাতীয় কংগ্রেস
স্বামী: জগদানন্দ প্রসাদ, স্বামী: অরবিন্দ গোস্বামী
স্বামী: জগদানন্দ প্রসাদ -

DIRECTOR
SIGNATURE OF THE PURCHASER/ VENDEE
SECOND PART

Drafted by :


(PANNALAL NASKAR)
Advocate
Judges' Court Barasat.
Mob.9830212296



Additional Dist. Registrar
Bangalore, South 24 Parganas

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document



For Red Rose High Rise P...

(1)

Name : Bablu Naha Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

All the above fingerprints are of the abovenamed person, and attested by the said parson.

Bablu Naha

SIGNATURE of the Presentant

(2)

Name : Sekhan Biki

LT of Sekhan Biki
Pen by ASRAKE ALI



Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

All the above fingerprints are of the abovenamed person and attested by the said parson.

LT of Sekhan Biki
Pen by ASRAKE ALI

SIGNATURE of the Presentant / Executant
Claimant / Attorney / Principal / Guardian / Testator
(Tick the appropriate status)



**Additional Dist. Sub-Registrar
Bangalore, South 24 Parganas**

MEMO OR CONSIDERATION

RECEIVED with thanks from the above named purchaser a sum of **Rs.10,00, 000.00** (Rupees Ten Lacks) only towards the total consideration in respect of the schedule mentioned property as per memo below :-

MEMO

By Cash

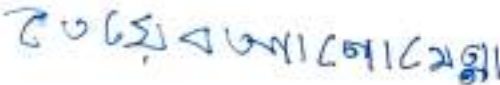
Rs. 10,00,000.00

(Rupees Ten Lacks) only

Rs. 10,00,000.00

WITNESSES :-

1. AS Rake Ali

2. 

LTI OF Sekanjah Bibi
Pen by AS Rake Ali



Signature of the Vendor



m

Additional Dist. Sub-Registrar
Bangalore, South 24 Parganas

T. 6943 12
2
22/03/12
22/08/12

Civil Judge (Junior Division)
6th Court, Alipore
T. Suit No. 2213/12 of 12
by the Plaintiff / Defendant
Name: 22/08/12

Civil Judge (Junior Division)
6th Court, Alipore
South 24 Parganas
22/08/12