I-1506/13

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हज़ार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

A 655418

...ertained that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document.

...Sub-Registrar, Alipore

27 FEB 2013

DEED OF SALE

THIS DEED OF SALE made this 27th day of February, Two Thousand and Thirteen (2013) **BETWEEN SRI SACHINDRA NATH ROY**, Son of Late Debendra Nath Ray, by faith – Hindu, by Citizen- Indian, by Occupation-Cultivation, resident of Ramkantapur, Police Station-Bishnupur, District-24 Parganas (South) hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to

147946

Mayfair Villa Pvt Ltd.
31 S. P. Sarani
4th floor
Kol-17

NAME
ADD.
Rs. 31
25 FEB 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

25 FEB 2013

25 FEB 2013

Sri Pros Alipore West Bengal

Sri Parganas, Alipore

27 FEB 2013

Santilata Roy
w/o Sachindra Nath Roy
Raghabpur,
Bishnupur
South 24 Parganas.
Town-wife.

Government of West Bengal

Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas

Signature / LTI Sheet of Serial No. 01535 / 2013, Deed No. (Book - I , 01506/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sachindra Nath Roy Village:Ramkantapur, Thana: Bishnupur, District: South 24-Parganas, WEST BENGAL, India,	 27/02/2013	 LTI 27/02/2013	SNRoy 27/2/2013

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

Sl. No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sachindra Nath Roy Address: Village:Ramkantapur, Thana: Bishnupur, District: South 24-Parganas, WEST BENGAL, India,	Self	 27/02/2013	 LTI 27/02/2013	SNRoy

Name of Identifier of above Person(s)

Sri Kalipada Roy, Thana: Bishnupur, District: South 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Santi Lata Roy
27/2/2013

Sub-Registrar -IV, South 24 Pgs. Alipore West Bengal

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS

 27/02/2013

Government Of West Bengal

Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01506 of 2013

(Serial No. 01535 of 2013)

On 27/02/2013

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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 9422.00/-, on 27/02/2013

(Under Article : A(1) = 9383/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 27/02/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-8,53,125/-

Certified that the required stamp duty of this document is Rs.- 42666 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 37670/- is paid , by the draft number 113496, Draft Date 25/02/2013, Bank : State Bank of India, SHAKESPEAR SARANI, received on 27/02/2013

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

Presented for registration at 10.45 hrs on :27/02/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Sri Sachindra Nath Roy ,Executant.

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

Execution is admitted on 27/02/2013 by

Sri Sachindra Nath Roy, son of Late Debendra Nath Roy , Village:Ramkantapur, Thana:-Bishnupur, District: South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

Identified By Santilata Roy, son of Sachindra Nath Roy, Village:Raghabpur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: House wife.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

Dist. Sub-Registrar-IV, South 24 Pgs. Alipore West Bengal

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

the context shall always mean and include his heirs, executors, legal representatives and assigns) of the **ONE PART**.

AND

MAYFAIR VILLA PRIVATE LIMITED, a registered Company, under the provisions of the Indian Companies Act, 1956, represented herein by its Directors **(1) MR. SHISHIR KUMAR GUPTA**, Son of Late Parmeshwar Gupta, **(2) MR. RAHUL GUPTA (3) MR. GAURAB GUPTA**, both Sons of Mr. Shishir Kumar Gupta, all by Religion- Hindu, by Occupation-Business, by citizen-Indian, having its Office at **'JASMINE TOWER'** Sixth Floor, 31, Shakespeare Sarani, Unit No. 602 and 603, Police Station-Shakespeare Sarani, Kolkata-700017, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context shall always mean and include its Successors-in-interest, legal representatives and assigns) of the **OTHER PART**.

WHEREAS ALL THAT piece and parcel of Sali land measuring 33 Satak out of the total area of land measuring about 84 Satak under Mouza Raghabpur, J.L.No.118, R.S. No.211, within R.S. Dag No. 1163 under R.S. Khatian No. 184 within Police Station- Bishnupur, in the District of South 24 –Parganas belonged to one Sasti Charan Chakraborty, Son of Late Panchu Chakraborty who purchased the said property by a Deed of Sale dated 22.12.1967 registered with the Office of the Additional District Sub-Registrar at Bishnupur, 24 Parganas(south) and recorded in Book No.1,

[redacted]

volume No.161, pages 207 to 213, being No.14440 and thereafter sold, transferred and conveyed the said property to Sri Sachindra Nath Roy, Sri Ranjit Kumar Roy, Sri Sujit Kumar Roy and Sri Biswajit Roy, each having ¼ share of sold property in their favour, all Sons of Late Debendra Nath Roy by a Deed of Sale dated 08.11.82 registered with the Office of the Additional District Sub-Registrar at Bishnupur, 24 Parganas(south) and recorded in Book No.1, volume No.103, pages 270 to 274, being No.8263 for the year 1982.

AND WHEREAS by a Deed of Sale in Bengali vernacular bearing the date of 9th day of June, 1998 corresponding to 25th Jaistho, 1405, which was registered in the office of the Additional District Sub-Registrar at Bishnupur, South 24 Paraganas and recorded in Book No.1, Volume No.17, pages 189 to 194, being No. 1470 for the year 1998, the said Sujit Kumar Roy sold, transferred and Conveyed his 1/4th share of the property comprising with **ALL THAT** piece and parcel of land measuring 8 ¼ Satak (being the 1/4th share of land of 33 Satak) out of the total area of land measuring 84 Satak belong to R.S. Dag No.1163, R.S. Khatian No.184 in Mouza – Raghabpur, J.L. No.118, R.S. No.211, Police Station – Bishnupur, in the District of South 24 Paraganas to Sri Sachindra Nath Roy, the vendor herein.

AND WHEREAS ALL THAT piece and parcel of land measuring 33 Satak be the same and/or a little more or less under Mouza Raghabpur, J.L.No.118, R.S. No.211, within R.S. Dag No. 1164 under R.S. Khatian 227

within Police Station- Bishnupur, in the District of South 24 –Parganas belonged two Nagendra Nath Ishar and Kshitendra Nath Ishar who owned and possessed the aforesaid landed property along with other landed properties as the absolute owner and possessor.

AND WHEREAS by a Deed of Sale dated 13.12.74 registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume No.-166, pages 83 to 86, being No. 14894 for the year 1974, the said Nagendra Nath Ishar and Kshitendra Nath Ishar sold, transferred and Conveyed free from all encumbrances the said Property measuring an area of 33 Satak under Mouza -- Raghabpur, J.L. No.118, R.S. No.211, R.S. Dag No.1164 corresponding to R.S. Khatian No.227, Police Station – Bishnupur, in the District of South 24 Parganas, to Sri Sachindra Nath Roy, Sri Ranjit Kumar Roy, Sri Sujit Kumar Roy and Sri Biswajit Roy, each having ¼ share of sold property in their favour, all sons of Late Debendra Nath Roy at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispendens attachments, trusts whatsoever or howsoever.

AND WHEREAS the said Sachindra Nath Royby virtue of the aforesaid purchases have become the owner of $16^{1}/_{2}$ Satak land under Dag No.1163 corresponding to R.S. Khatian No.184 and L.R. Khatian No.840 and 9 Satak land under Dag No.1164 corresponding to L.R. Khatian No.840 and duly recorded his name in the settlement record of rights.

AND WHEREAS the said Sachindra Nath Royis seized and possessed of the aforesaid landed property along with other landed properties as the absolute owner and possessor of **ALL THAT** piece and parcel of Sali land measuring $16^1/_2$ Satak be the same and/or a little more or less out of the total area of land measuring about 84 Satak belong to R.S. and L.R. Dag No.1163 and **ALL THAT** piece and parcel of Doba measuring 9 Satak out of the total area of land measuring 35 Satak belong to R.S. and L.R. Dag No.1164 both under Mouza Raghabpur, J.L.No.118, R.S. No.211, corresponding R.S. Khatian No.184, L.R. Khatian 840 within Police Station- Bishnupur, in the District of South 24 –Parganas.

AND WHEREAS the Vendor is in urgent need of money and he desire to sell the aforesaid property comprising with **ALL THAT** piece and parcel of Sali land measuring $16^1/_2$ Satak be the same and/or a little more or less out of the total area of land measuring about 84 Satak belong to R.S. and L.R. Dag No.1163 and **ALL THAT** piece and parcel of Doba measuring 9 Satak out of the total area of land measuring 35 Satak belong to R.S. and L.R. Dag No.1164 both under Mouza Raghabpur, J.L.No.118, R.S. No.211, corresponding R.S. Khatian No.184, L.R. Khatian 840 within Police Station- Bishnupur, in the District of South 24 –Parganas within Panakua Gram Panchayat under Bishnupur No.1 more fully described in the Schedule below and delineated with red Border Lines in the Plan or map annexed herewith and hereinafter referred to as the **"SAID PROPERTY".**

[redacted]

AND WHEREAS after coming to know the said desire of the Vendor, the Purchaser have offered the Vendor to purchase the said property at a valuable consideration of Rs.8,53,125.00 (Rupees Eight lakhs fifty three thousand one hundred twenty five) only and the Vendor have accepted and agreed the same.

NOW THIS DEED WITNESSETH AS FOLLOWS :

That in pursuance of the said agreement and in consideration of the said sum of Rs. 8,53,125.00 (Rupees Eight lakhs fifty three thousand one hundred twenty five) 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 doth hereby indefeasibly grant, convey , sale, transfer , assign and assure the said property unto and to the use of the said Purchaser free from all encumbrances **ALL THAT** the said property including all trees ,plants lights ,liberties , privileges with all using rights and all rights of ingress and egress including all easement rights whatsoever belonging to the said property **AND ALL** rights, title, interest, possession rents. profits. claim , demand, whatsoever **TO HAVE AND TO HOLD** the said property, free from all encumbrances, hereby sold , transferred, conveyed unto the Purchaser , of this Deed absolutely and forever. That the Vendor doth hereby covenant with the Purchaser that notwithstanding any acts, deeds, hereto before done, executed or knowingly suffered to the contrary the vendor have got absolute right to sell and

transfer the said property free from all encumbrances. attachments charges, defects whatsoever and the said property is not notified to the acquired under the land acquisition act or not requisitioned by the Government nor by any public Body whatsoever or the said property is not vested or not requisitioned and/ or no notice or proceeding is being issued, done or affected by the Government under the provisions of W.B.L.R. Act or such other Act or Acts 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 property and the vendor have full power and absolute authority to sell, transfer the said property in manner stated above. 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 with out any lawful eviction, claim, interruption demand whatsoever from the Vendor or any person or persons claiming through or under or in trust for the Vendors, That the vendor covenant with the Purchaser to save the said property harmless and shall at all times hereafter indemnify and keep indemnified the Purchaser from or against all encumbrances losses, damages, charges, whatsoever. **THAT** the vendor further covenant with the Purchaser that the Vendor shall at the request and at the costs of the Purchaser, do or execute or cause to be done or executed all such lawful acts, deeds , whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and

meaning of this deed, in favour of the Purchaser, That the Vendor covenant with the Purchaser that simultaneously with 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 covenant with the Purchaser that if any dispute claim demand, litigation , case, arise at any time regarding right , title, interest possession of the Vendor in respect of the said property described in the schedule hereunder written in that event the Vendor shall be bound to make good or to compensate all losses, damages sustained by the Purchaser, Be it mentioned that in case any dispute or defects (of whatsoever manner or nature) arises in regard to the right, title and interest of the Vendor herein in respect of the schedule mentioned property written hereunder , then all prices costs, expenses, charges ,fees duties etc. of whatsoever manner or nature being paid or incurred by the Purchaser herein, the same shall become refundable and/or payable by the Vendorto the Purchaser/Purchasers as and when demanded or asked for by the Purchaser and the vendor keep the Purchaser/Purchaser herein harmless and indemnified to that effect.

BE IT FUTHER STATED BY THE VENDOR that the Purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easements rights over and through the road adjacent to the said property shown in the map or plan annexed herewith and the Purchaser has got every liberty to arrange for electric connections water pipe connections drainage system over and through the said Road. That the Purchaser shall

have all rights to mutate its name as owner and possessor in respect of the said property in the records of the Govt. of West Bengal and in any other local authorities in that event, the Vendor shall give their consent or approval in writing for the purpose of such mutation and separate assessment. whenever shall be required by the Purchaser, That the Vendor shall be bound to pay all taxes and land revenues and other outgoing charges in respect of the said property upto the date of registration of this Deed.

THE SCHEDULE ABOVE REFFERED TO :

ALL THAT piece and parcel of Sali land measuring $16^{1}/_{2}$ Satak equivalent to 10 (Ten) Cottahs be the same and/or a little more or less out of the total area of land measuring about 84 Satak belong to R.S. and L.R. Dag No.1163 and **ALL THAT** piece and parcel of Doba measuring 9 Satak equivalent to 5 (Five) Cottahs 7 (Seven) Chittacks 12 (Twelve) Sq.ft. be the same and/or a little more or less out of the total area of measuring 35 Satak belong to R.S. and L.R. Dag No.1164 both under Mouza Raghabpur, J.L.No.118, R.S. No.211, Touzi No. 1132, corresponding R.S. Khatian No.184, L.R. Khatian 840 within Police Station- Bishnupur, in the District of South 24 –Parganas within Panakua Gram Panchayat including all using rights and rights of ingress and egress with all easements rights over and through adjacent Road more particularly shown in the map or plan annexed herewith and the said property hereby sold and transferred by the Vendor to the Purchaser of these presents absolutely and forever. The said property more particularly shown and delineated with the colour Red in the map or

plan annexed herewith, which the part and parcel of these presents, proportionate annual land revenue to the tune of Rs. 1.36 p. payable to the Collector of South-24-Parganas in favor of the Government of West Bengal, the said property is hereby butted and bounded by :-

Land Area $16^{1}/_{2}$ Satak equivalent to 10 (Ten) Cottahs

ON THE NORTH	:	Dag No.1164(P)
ON THE SOUTH	:	Dag No.1162
ON THE EAST	:	Dag No.1165
ON THE WEST	:	Dag No.1163(P)

Land Area 9 Satak equivalent to 5 (Five) Cottahs 7 (Seven) Chittacks 12 (Twelve) Sq.ft.

ON THE NORTH	:	Dag No.1194
ON THE SOUTH	:	Dag No.1164(P)
ON THE EAST	:	Dag No.1194/1294
ON THE WEST	:	Dag No.1035

IN WITNESS WHEREOF the Vendor hereto have executed and delivered these presents on the day, month and year first above written.

SIGNED AND DELIVERED

by the **VENDOR**

abovenamed At **KOLKATA**

in the presence of :

S.N.Roy

(SACHINDRA NATH ROY)

1. Goutam Kumar Roy, Raghabpur, Bishnupur
24 Parganas (S)

2. Sudip Nag
10, Old post office street
Kol-1

Drafted by me

Apurba Kumar Ghosh

(APURBA KUMAR GHOSH)
Advocate
High Court, Calcutta.

Typed by :-

Subrata Chakrabarty

(SUBRATA CHAKRABARTY)
10, Old Post Office Street,
Kolkata – 700 001.

MEMO OF CONSIDERATION

RECEIVED Rs.8,53,125.00 (Rupees Eight lakhs fifty three thousand one hundred twenty five) only from the with named Purchaser as the entire consideration momey as per following Memo

Pay order No.	Date	Drawn on	Amount.(RS.),
021315	25.02.2013	Bank of India, Park Circus Branch	4,53,125.00
021316	25.02.2013	Bank of India, Park Circus Branch	4,00,000.00
Total		Rs.	8,53,125.00

(Rupees Eight lakhs fifty three thousand one hundred twenty five) only

WITNESSESS

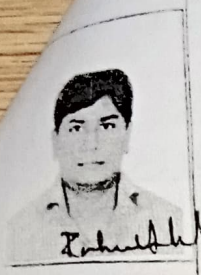
1. Goutam Kumar Roy

2. Sudip Nag

SN Roy
(SACHINDRA NATH ROY)

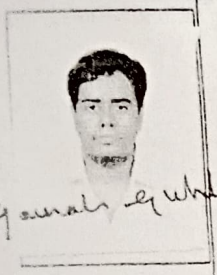
SIGNATURE OF THE VENDOR

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

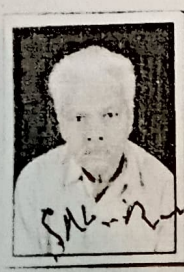


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

(SACHINDRA NATH ROY)

[redacted]

DEED PLAN OF LAND UNDER L.R.DAG NO-1163 & 1164.
KHATIAN NO-184. L.R. KHATIAN NO-840. .J.L.NO-118.UNDER
ANAKUYA GRAM PANCHAYET.MOUZA-RAGHABPUR.P.S-BISHNUPUR
DIST-24 PGS. (SOUTH)

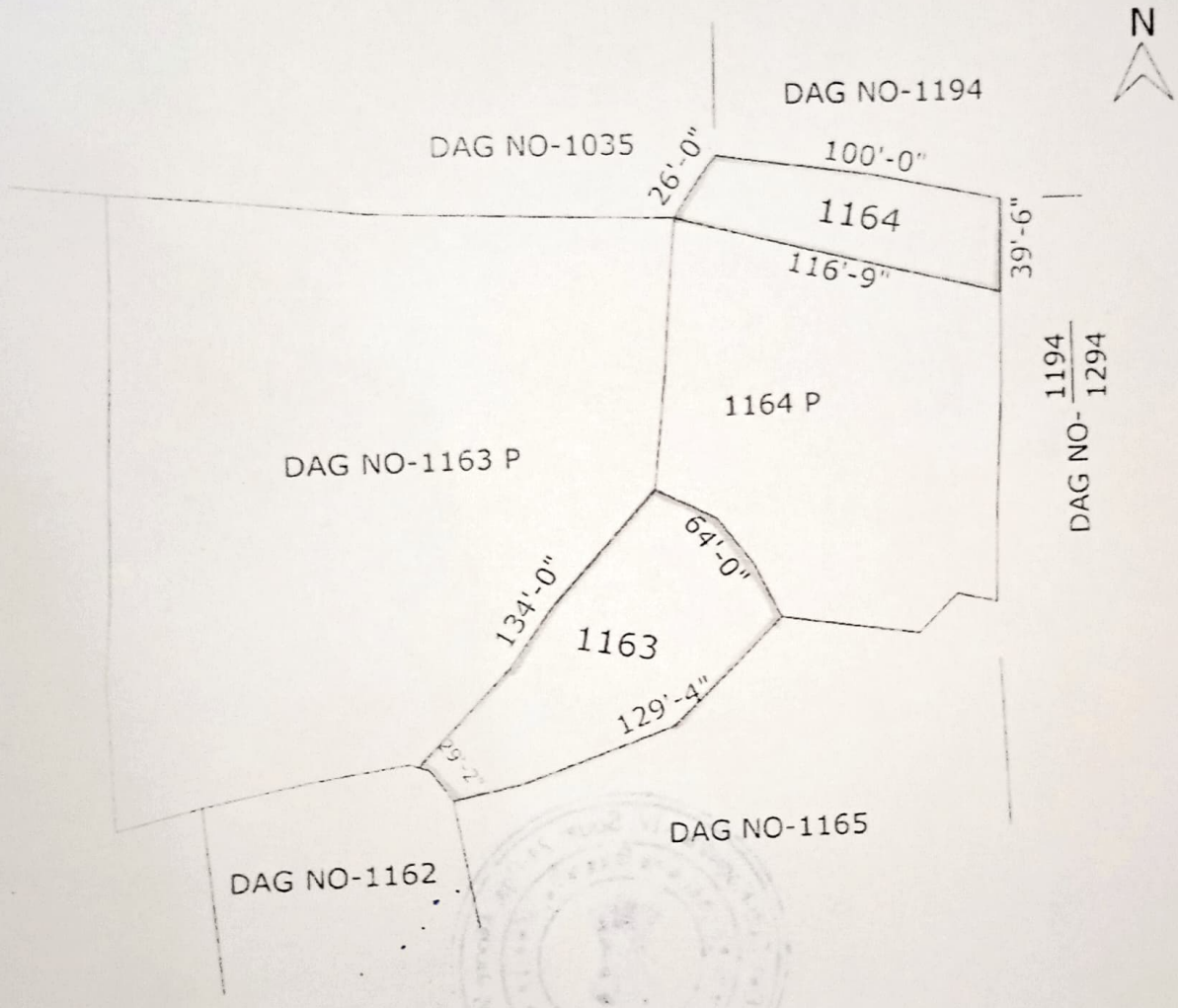
SCALE-:16'-0"=1" INCH.

DAG NO-1164 AREA- 9 SATAK = 5 KH- 7 CH-12 SFT.(MORE OR LESS)

DAG NO-1163 AREA-16.5 SATAK= 10 KH- 0 CH-0 SFT (MORE OR LESS)

TOTAL AREA- 25.5 SATAK =15 KH-7 CH-12 SFT (MORE OR LESS)

LAND SHOWN BY RED LINE.



SIGNATURE OF VENDOR

SACHINDRA NATH ROY

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2345 to 2362
being No 01506 for the year 2013.

(Manoj Kumar Biswas) 28-February-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

CERTIFIED TO BE A TRUE COPY

District Sub-Registrar-IV
Alipore, South 24-Parganas

11-3-13

11-3-13