

(5)

DEED NO. 3820/2014

SALE DEED

03260

035020/2014

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 319142

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

05/150

DEED OF CONVEYANCE

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

Ajay Kumar Gupta

13 MAR 2014

THIS INDENTURE OF CONVEYANCE is made on this the 13th day of March, Two Thousand Fourteen (2014) BETWEEN SRI AJAY KUMAR GUPTA, son of Late Satish Kumar Gupta, residing at Flat No. 7 B, Avani Oxford, Block - 3, 136, Jessore Road, P.S. - Lake Town, Kolkata - 700055, by faith- Hindu, by Occupation- Business, by Nationality - Indian, hereinafter called to as the "VENDOR" (which expression shall unless excluded by

To be cont

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ক্রমিক নং..... তারিখ.....
ক্রেতা..... Magnolia Infrastructure Development Ltd.
গ্রাম..... ৭৩ Dr. S. C. Banerjee Rd. Kol-10
মূল্য ২০০ টাকা..... পরমা.....
ভেণ্ডার শ্রী.....
আমডাঙ্গা এ, ডি, এন, জর, অফিস
উত্তর ২৪ পরগণা
ক্রয়ের তারিখ..... 25 FEB 2014
মোট মূল্য..... 150000

ট্রেজারী অফিস - বারাসাত
ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

[Handwritten Signature]

1582

Magnolia Infrastructure Development Limited
[Handwritten Signature]
Director

(VIVEK ROY)

1583

Ajay Kumar Gupta



Additional District Sub-Registrar
Barasat, North 24 Parganas

2 MAR 2014

Shyamal Ghosh
3/0 Sushil Ghosh
of Karhinathpur
P. S. Rajarhat
Kol-135
Business

(2)

or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators representatives nominees and assigns) of the ONE PART.

-AND-

"MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD.", PAN No. AAGCM8293C, a Limited Company incorporated under Indian Companies Act. 1956, having its registered office at 93 Dr. Suresh Chandra Banerjee Road, opp. Ragini Cinema, P.O. & P.S. - Beliaghata, Kolkata - 700010, represented by one of its Director MR. VIVEK PODDAR, son of Mr. Milan Poddar, residing at BE - 111, Salt Lake, Sector - I, P.S. - Bidhannagar (North), Kolkata - 700064, by faith- Hindu, by Nationality - Indian, by occupation - Business, hereinafter called and referred to as the "PURCHASER" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director - in - office, heirs, executors, administrators, representatives and assigns) of the OTHER PART;

WHEREAS One Dashurathi Ghosh and Satiah Chandra Ghosh were absolute owners and possesses of the two plots of land measuring 63 Decimals by virtue of R.S. Records, comprised in R.S. Dag No. 1364 and 1316 under R.S. Khatian No. 404 Khanda R.S. Khatian No, 790 and 791 at yearly rent of Rs. 4 anas 2 and 11 paiae only, lying in and situated at Mouza Kashinathpur, J.L. No. 39, R..S. No. 127, Touzi No. - 172. They paid usual taxes and rents to the proper authority and Jointly enjoyed the same with Good rights title and interest.

To be cont



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AND WHEREAS by a Deed of gift executed on 2/11/1968 made between said Dasharathi Ghosh therein referred to as the Donor and Sri Biswanath Ghosh, Sri Baidya Nath Ghosh and Sri Dilip Ghosh therein referred to as the Donee. Therein mentioned transferred the aforesaid two plots of six anas share of land and other plots of land by way of gift in consideration of the natural love and affection being his grand sons.

AND WHEREAS said Satiah Chandra Ghosh died intestate leaving behind his three sons namely said Sri Biswanath Ghosh, Sri Biadya Nath Ghosh and Sri Dilip Ghosh and wife Smt. Bijali Bala Ghosh and six daughters namely Smt. Arati Biswas, Smt. Minati Ghosh, Smt. Ava Rani Ghosh, Smt. Sushama Ghosh, Smt. Radha Rani Ghosh and Smt. Manjushree Ghosh. They are as his legal heirs and successors in respect of the rest ten anas share of land. They are absolute owners and possessors of the aforesaid two plots of land and other plots of land by virtue of inheritance.

AND WHEREAS by a General Power of Attorney executed on 18.04.2002 registered at Thane-5, Sub-Registrar's Office at Mumbai, vide in Book No. IV, Being No. 6273 for the year 2002. therein mentioned said Smt, Manjushree Ghosh appointed a Attorney named Sri Dilip Ghosh.

AND WHEREAS by a Deed of gift executed on 05/02/2003 made between said Sri Dilip Ghosh self and as constitute Attorney on behalf of said Smt.

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Rajarhat New Town, North 24 Parganas

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Manjushree Ghosh therein referred to as the Donor and Sri Baidyanath Ghosh therein referred to as the Donee, registered at the A.D.S.R. Office Bidhannagar vide in Book No. I, Volume No. 60, pages at 67 to 80, Being No. 1087 for the year 2003. Therein mentioned transferred the aforesaid plots of land by way of gift in consideration of the natural love.

AND WHEREAS the said Sri Biswanath Ghosh, Sri Biadya Nath Ghosh, Sri Dilip Ghosh, Smt. Bijali Bala Ghosh, Smt. Arati Biswas, Smt. Minati Ghosh, Smt. Ava Rani Ghosh, Smt. Sushama Ghosh, Smt. Radha Rani Ghosh became the absolute joint owners and possessors of the aforesaid two plots of six anas share of land comprised in R.S. Dag No. 1316 and 1354 under R. S. Khatian No. 404, Khando R.S. Khatian No. 790 and 791, L.R. Khatian No. Kri 284, 477, 488, 728 and 296 of Mouza - Kashinatapur, J.L. No. 39, by virtue of above mentioned two gift Deed and by inheritance. And they paying all the taxes and rents to the appropriate authority and jointly enjoying the same with good rights title and interest.

AND WHEREAS by a General Power of Attorney executed on 13/03/2002 registered at A.D.S.R.O. Bidhan Nagar, Salt Lake City, vide in Book No. IV, Volume No. 2, Pages from 42 to 47, Being No. 51, for the year 2002 therein mentioned said Sri Biswanath Ghosh, Sri Biadya Nath Ghosh, Sri Dilip Ghosh, Smt. Bijali Bala Ghosh, Smt. Arati Biswas, Smt. Minati Ghosh, Smt. Ava Rani Ghosh, Smt. Sushama Ghosh, Smt. Radha Rani Ghosh are appointed



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two Attorneys namely Sri Prasanta Ghosh, s/o Sri Anil Kumar Ghosh and Sri Rajkumar Ghosh, s/o - Late Nilkanta Ghosh.

AND WHEREAS By a Deed of Conveyance executed date 04/03/2004 made between the said Sri Prasanta Ghosh and Sri Rajkumar Ghosh both are as constitute Attorney on behalf of said Sri Biswanath Ghosh, Sri Biadya Nath Ghosh, Sri Dilip Ghosh, Smt. Bijali Bala Ghosh, Smt. Arati Biswas, Smt. Minati Ghosh, Smt. Ava Rani Ghosh, Smt. Sushama Ghosh, Smt. Radha Rani Ghosh, therein called the Vendors of the One Part and Smt. Sonali Chakraborty, w/o - Sri Ashok Chakraborty therein called the Purchaser of the other part and registered at A. D. S. R. Office Bidhan Nagar Salt Lake City Vide Book No. 1, Volume No. 90, Pages from 280 to 305, Being No. 01514 for the year 2004. The said Sri Biswanath Ghosh and eight others for the consideration therein mentioned granted Sold, Transferred and conveyed unto the Smt. Sonali Chakraborty ALL THAT piece or parcel of land measuring 09 (Nine) Cottah 06 (Six) Chittack and 10 (Ten) Sq. ft. more or less, comprised in R.S. Dag No. 1354, and measuring 03 (Three) Chittack and 35 (Thirty-five) Sq. ft. more or less, comprised in R.S. Dag No. 1316, i.e. total land measuring 09 (Nine) Cottah 10 (Ten) Chittack more or less, shown in Plan Plot No. 66 attached therein, under R.S. Khatian No. 404, Khanda R.S. Khatian Nos. 790 and 791, L.R. Khatian No. Kri 284, 477, 488, 728, 296, lying and situated at Mouza - Kashinathpur, J.L. No. - 39, R.S. No. - 127, Touzi No. 172 presently No. 10, Pargana - Kolkata, under Police Station Rajarhat with in the local limits of



Seal of the National Council of Science and Technology

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Phatharghata Gram Panchayet, within the Jurisdiction A.D.S.R.O. Bidhan Nagar at present Rajarhat, in the District of North 24 Parganas, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS after purchase the said land the said Smt. Sonali Chakraborty has been got mutated her name in B.L.& L.R.O. Rajarhat under L.R. Khatian No. 1254 and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever.

AND WHEREAS By a Deed of Conveyance executed date 08/08/2013 made between the said Smt. Sonali Chakraborty, therein called the Vendor of the One Part and Sri Ajay Kumar Gupta, son of Late Satish Kumar Ghpta, therein called the Purchaser of the other part and registered at A. D. S. R. Rajarhat, New Town, Vide Book No. 1, CD Volume No. 14, Pages from 10452 to 10474, Being No. 09808 for the year 2013. The said Smt. Sonali Chakraborty for the consideration therein mentioned granted Sold, Transferred and conveyed unto the Sri Ajay Kumar Gupta, (the Vendor herein) ALL THAT piece or parcel of land measuring 04 (Four) Cottah 10 (Ten) Chittack 40 (Forty) Sq. ft. more or less out of 09 (Nine) Cottah 06 (Six) Chittack 10 (Ten) Sq. ft. comprised in R.S. Dag No. 1354, and measuring 03 (Three) Chittack and 35 (Thirty-five) Sq. ft. more or less, comprised in R.S. Dag No. 1316, i.e. total land measuring 04 (Four) Cottah 14 (Forteen) Chittack 30 (Thirty) Sq. ft. more or less, shown in Plan Plot No. 66/A, attached therein, under R.S. Khatian

To be cont



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Palohat New Town, North 24 Paraganas

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No. 404, Khanda R.S. Khatian Nos. 790 and 791, L.R. Khatian No. Kri 284, 477, 488, 728, 296, present L.R. Khatian No. 1254 (in the name of Smt. Sonali Chakraborty), lying and situated at Mouza - Kashinathpur, J.L. No. - 39, R.S. No. - 127, Touzi No. 172 presently No. 10, Pargana - Kolkata, under Police Station Rajarhat with in the local limits of Phatharghata Gram Panchayet, within the Jurisdiction A.D.S.R.O. Bidhan Nagar at present Rajarhat, in the District of North 24 Parganas, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS after purchase the said land the said Sri Ajay Kumar Gupta the Vendor herein absolute owner and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owners and possessors thereof and have the full right to dispose or transfer the same to any body in any way as the vendor herein shall think fit and proper.

AND WHEREAS the said Sri Ajay Kumar Gupta, the Vendor herein for the need of money and for the financial difficulties have agreed to sale ALL THAT piece or parcel of land measuring 04 (Four) Cottah 10 (Ten) Chittack 40 (Forty) Sq. ft. more or less out of 09 (Nine) Cottah 06 (Six) Chittack and 10 (Ten) Sq. ft. comprised in R.S. Dag No. 1354, and measuring 03 (Three) Chittack and 35 (Thirty-five) Sq. ft. more or less, comprised in R.S. Dag No. 1316, i.e.

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total land measuring 04 (Four) Cottah 14 (Forteen) Chittack 30 (Thirty) Sq. ft. more or less, shown in Plan Plot No. 66/A, attached herein, under R.S. Khatian No. 404, Khanda R.S. Khatian Nos. 790 and 791, L.R. Khatian No. 1254, lying and situated at Mouza - Kashinathpur, J.L. No. - 39, R.S. No. - 127, Touzi No. 172 presently No. 10, Pargana - Kolkata, under Police Station Rajarhat with in the local limits of Phatharghata Gram Panchayet, within the Jurisdiction A.D.S.R.O. Bidhan Nagar at present Rajarhat, in the District of North 24 Parganas, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS the Purchaser hercto intended to purchase ALL THAT piece or parcel of total land measuring 04 (Four) Cottah 14 (Forteen) Chittack 30 (Thirty) Sq. ft. more or less, demarcated and bordered with RED line in the annexed Plan herein, Comprised in R.S. Dag Nos. 1354 & 1316, under R.S. Khatian No. 404, Khanda R.S. Khatian Nos. 790 and 791, L.R. Khatian No. 1254, lying and situated at Mouza - Kashinathpur, J.L. No. - 39, and the Vendor also intended to sell in favour of the Purchaser and both the parties settled the price of the property as Rs. 22,00,000/- (Rupees : Twenty-two Lac) only, which is considered to be the market price at this time and the Purchaser herein has agreed to Purchase the same at the said price free from encumbrances.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said



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agreement and in consideration of Rs. 22,00,000/- (Rupees : Twenty-two Lac) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and Memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT the said plot measuring 04 (Four) Cottah 14 (Forteen) Chittack 30 (Thirty) Sq. ft. more or less, Comprised in R.S. Dag Nos. 1354 & 1316, under L.R. Khatian No. 1254, lying and situated at Mouza - Kashinathpur, J.L. No. - 39, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as 'the SAID PLOT OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the



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Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendences attachments bargaders trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER
AS UNDER :-

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the vendor is and sufficiently entitled and saved defended kept harm-



Arif, Wakil Direktur Jilid-Respon
Sasaran No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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less and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the vendor or her legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the vendor nor any such notice has been published.
4. That the land fully described in the schedule below stands retained by the vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.
6. It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the self acquired property of the vendor and that she is not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutate her name in respect of the present purchased land.
8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the

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Additional District Registrar
Bajarhat New Town, North 24 Parganas

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vendor and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendor and realizable from the vendor.

9. It is hereby declared by the Vendor that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.
10. That the vendor have not yet taken any loan or financial benefits from any bank or- financial institutions or any corners in respect of the schedule mentioned land.
11. It is transpired that the said property hereby sold, conveyed and transferred and assigned by the vendor, if not free from all encumbrances as herein covenant, the vendor shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the Purchaser herein and if any mistake shall shown in this deed, that will be rectify by the Vendor without any claim or demand at the cost of the purchaser.

AND the vendor herein deliver this day khas possession of the said land unto the Purchaser herein.



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

17/11/2024

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha Danga land total measuring an area of **04 (Four) Cottah 14 (Forteen) Chittack 30 (Thirty) Sq. ft.** more or less comprised in R.S. DagNo. 1354 & 1316, under L.R. Khatian No. 1254, (in the name of Smt. Sonali Chakraborty) and the said land under the following manner:-

Saleable Land	Share	out of Land Area	R.S. Dag No.	L.R. Kh. No.	Nature of Land
0.38 Dec	0.0086	44 Decimal	1316	1254	Danga
7.74 Dec	0.4073	19 Decimal	1354	1254	Danga

i.e. Total 8.12 (Eight point One Two) Decimal, in Bengali measuring 04 (Four) Cottah 14 (Forteen) Chittack 30 (Thirty) Sq. ft. more or less.

The aforesaid land lying and situated at Mouza - Kashinathpur, J.L. No. - 39, R.S. No. - 127, Touzi presently No. 10, Pargana - Kolkata, under Police Station Rajarhat with in the local limits of Phatharghata Gram Panchayet, within the Jurisdiction A.D.S.R.O. Rajarhat, in the District of North 24 Parganas.

For greater clearance of the said land, one site plans is annexed herewith marked by Plot No. "66/A", with RED border, which will be treated as a part of this indenture. The said land is butted and bounded as under :-

ON THE NORTH BY : R.S. Dag No. 1316, Plot No. 65.
 ON THE SOUTH BY : R.S. Dag No. 1354 (P), Plot No. 66/B.
 ON THE EAST BY : 10 ft. wide Common Road.
 ON THE WEST BY : R.S. Dag No. 1351.

To be cont



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Additional District Registrar
District Court, Tehsil, Hoshiarpur

12 MAR 2014

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 22,00,000/- (Rupees : Twenty-two Lac) only being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Date</u>	<u>Ch/DD No.</u>	<u>Bank / Branch</u>	<u>Amount</u>
11/01/14	000002	HDFC Bank Salt Lake City	10,00,000/-
06/02/14	000019	Do	12,00,000/-

Total Rs. 22,00,000/- (Rupees : Twenty-two Lac) only.

WITNESSES:

1. *Ajmal Shah*

2. *Noor Mohammad*

Ajay Kumar Gupta

SIGNATURE OF THE VENDOR



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

12 MAR 2014

SITE PLAN PART OF R.S.DAG NO:-1316, 1354 IN L.R.KHATION NO:-1254, OF MOUZA-KASHINATHPUR, J.L.NO-39. RESA NO:-127, TOUJI NO:-10, P.S-RAJAR HAT. DIST:-NORTH 24 PARGANAS. UNDER PATHARGHATA GRAM PANCHAYET.

SCALE-30'-0"-1"(INCH).



VENDEE -

MAGNOLIA INFRASTRUETUEE DEVLOPMENT LTD.

VENDOR -

AJAY KUMAR GUPTA.

AREA OF LAND

R.S. DAG NO -	AREA
1316	OK-03 CHATTAK- 35 SFT.
1354	4K-10 CHATTAK-40 SFT.
TOTAL=	4K-14 CHATTAK-30 SFT.

PL NO-65.

R.S. DAG NO-1316.



Infrastructure Development Limited

Director

Phosh

Kanish Kumar Ghosh



*Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas*

12 MAR 2014

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Ajay Ranjiv</i>	LH					
	RH.					

ATTESTED :- *Ajay Ranjiv*

 <i>[Signature]</i>	LH					
	RH.					

Magnolia Infrastructure Development Limited

ATTESTED :-

[Signature]
Director

PHOTO	LH					
	RH.					



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

12 MAR 2014



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 03020 of 2014
(Serial No. 03260 of 2014 and Query No. 1523L000005058 of 2014)

On 12/03/2014

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

Presented for registration at 17.40 hrs on :12/03/2014, at the Private residence by Vivek Poddar
Claimant.

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

Execution is admitted on 12/03/2014 by

1. Ajay Kumar Gupta, son of Late Satish Kumar Gupta , Flat No 7 B, Avani Oxford, BI - 3, 136, Jessore Road, Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Business

2. Vivek Poddar

Director, Magnolia Infrastructure Development Ltd, 93, Dr. Suresh Chandra Banerjee Road, Opp. Ragini Cinema, Thana:-Beliaghata, P.O. :-Beliaghata, District:-Kolkata, WEST BENGAL, India, Pin :-700010. By Profession : Business

Identified By Shyamal Ghosh, son of Sushil Ghosh, Kashinathpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 13/03/2014

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 Draft

Rs. 24203/- is paid , by the draft number 103648, Draft Date 13/03/2014, Bank Name State Bank of India, COMMERCIAL BR., SALT LAKE, received on 13/03/2014

(Under Article : A(1) = 24189/- ,E = 14/- on 13/03/2014)

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.-22,00,000/-

Certified that the required stamp duty of this document is Rs.- 110020 /- and the Stamp duty paid as: Impressive Rs.- 500/-

Deficit stamp duty

Additional District Sub-Registrar
New Town, North 24 Parganas

13 MAR 2014

(Debasish Dhar)
Additional District Sub-Registrar





Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 03020 of 2014
(Serial No. 03260 of 2014 and Query No. 1523L000005058 of 2014)

Deficit stamp duty Rs. 109520/- is paid , by the draft number 103651, Draft Date 13/03/2014, Bank : State Bank of India, COMMERCIAL BR., SALT LAKE, received on 13/03/2014

(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar
New Town, North 24 Parganas

13 MAR 2014


(Debasish Dhar)
Additional District Sub-Registrar



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 4641 to 4661
being No 03020 for the year 2014.




(Debasish Dhar) 13-March-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal