

SL- 346

I - 237/15



20/01/15

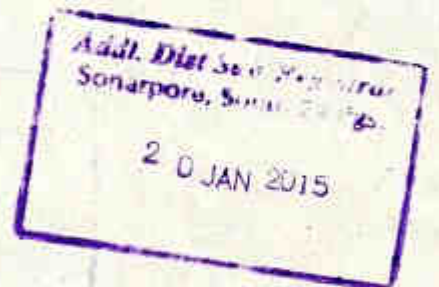
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

18AA 713961

certified that the document is admitted for registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

2001-604/15

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas



THIS SALE DEED made this 20th day of January Two Thousand Fifteen
BETWEEN

SMT TULIKA DAS (having Income Tax PAN no. AIPPD0126R) wife of Sri Bimal Kumar Das residing at Sreepur, Mohini Pally, P.O.-Boral, P.S. Sonarpur, Ward-30 of Rajpur Sonarpur Municipality, South 24-Parganas, Kolkata-700154, hereinafter referred to as "the VENDOR" (which expression shall unless repugnant to the

Tulika Das.

context mean and include her heirs, legal representatives, executors, administrators and assigns) of the ONE PART

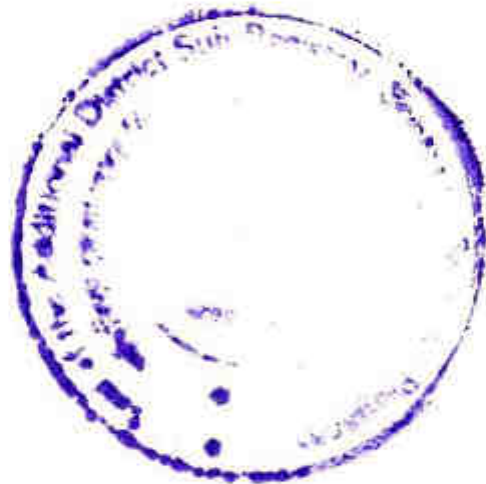
AND

SANWARIA APARTMENTS PRIVATE LIMITED (having Income Tax Permanent Account no.AASCS9236R) a company incorporated under the Companies Act, 1956 and having its registered offices at 131 PARK STREET, P.S. PARK STREET, KOLKATA-700017 and represented by its Authorised Signatory Sri Shankar Dayal Singh son of Late Ishwar Dayal Singh residing at 109, Sucheta Nagar, Haltu, Kolkata-700078, hereinafter referred to as "the PURCHASER" (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the OTHER PART

WHEREAS

I. One Debendra Nath Sardar was a raiyat and seized and possessed of sali land measuring 18 decimals and comprised in whole of L R Dag no. 338 corresponding to R S Dag no. 327 in Mouja Jayenpur P S Sonarpur in the District of South 24-Parganas.

II. By a Bengali Kobala dated 17 July 2000 and duly registered in the office of the Additional District Sub Registrar Sonarpur, South 24-Parganas in Book no.1, Volume no. 118, at pages 95 to 102 being Deed no.6899 for the year 2000 and made between the said Debendra Nath Sardar therein being the vendor of the one part and the Vendor herein and therein being the purchaser of the other part, the said Debendra Nath Sardar duly sold, transferred and conveyed southern portion of L R Dag no. 338 corresponding to R S Dag no. 327 and measuring 5 cottahs 4 chittacks and 35 square feet more or less equivalent to about 8 decimals out of 18 decimals of land comprised in the said L R Dag no. 338 corresponding to R S Dag no. 327 in Mouja Jayenpur P S Sonarpur in the District of 24-Parganas (South) to Smt. Tulika Das, the Vendor herein at the consideration stated therein.



Add. Dist. Secy. of Health
Singapore, Singapore
20 JAN 2015

- III. The name of the Vendor has been duly mutated as a raiyat in respect of the said Land measuring about 8 decimals comprised in L R Dag no. 338 in L R Record of Rights.
- IV. The Vendor has represented to the Purchaser that –
- (a) The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said Land measuring about 8 decimals comprised in L R Dag no.338 corresponding to R S Dag no.327 in MoujaJayenpur P S Sonarpur in the District of South 24-Parganas and more fully described in the Schedule hereunder and hereinafter referred to as "the said Land".
 - (b) The said Land is free from all charges, encumbrances, liens, lispens and attachments whatsoever and the Vendor is in vacant possession thereof.
 - (c) The Vendor has not entered into any agreement for sale or transfer of the said Land or any part or portion thereof with any third party.
 - (d) There is no impediment in the Vendor selling or transferring the said Land to the Purchaser.
- V. Relying on the representations of the Vendor, the Purchaser has agreed to purchase and the Vendor has agreed to sell the said Land free from all charges, encumbrances, liens, lispens and attachments whatsoever and in vacant condition at and for a consideration of Rs.11,00,000/- (Rupees Eleven Lacs only).
- VI. The parties are now desirous of completing the transaction.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-



Adl. Dina Sidiq Registrar
South 24 Pgs.

4 JAN 2015

1. In pursuance of the said agreement and in consideration of a sum of Rs.11,00,000/- (Rupees Eleven Lacs only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof, the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge) the Vendor doth hereby grant, sell, transfer, convey, assign and assure to the Purchaser ALL THAT pieces or parcels of sali land measuring 5 cottahs, 4 chittaks and 35 square feet more or less equivalent to about 8 decimals more or less and comprised in L R Dag no. 338 corresponding to R S Dag no. 327 in Mouja Jayenpur PS Sonarpur in the District of South 24-Parganas and more fully described in the Schedule hereunder and delineated in the map or plan attached hereto and therein bordered in red colour therein and herein referred to as "the said Land" or HOWSOEVER OTHERWISE the said Land or any part thereof now are or is or at any time or times heretofore were or was situated tenanted butted and bounded called known numbered described or distinguished TOGETHER WITH all singular the walls yards compounds ways paths passages advantage of ancient and other rights liberties privileges easements appendages and appurtenances whatsoever belonging or in anywise appertaining to the said Land or usually held occupied or enjoyed therewith or known as part parcel or member thereof AND the reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof and all the legal incidents thereof AND all the estate right title interest property claim and demand whatsoever both at law and in equity of the Vendor unto and upon the said Land and every part thereof AND all deeds pattas pottahs writings muniments and evidence of title relating thereto or any part thereof which now are or may hereafter be in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity TOGETHER WITH full powers and authorities to the Purchaser as the constituted attorney for and on behalf of and in the name of the Vendor irrevocably to appear before any Officer of the Land Reforms authority or Gram Panchayat or municipality and/or any other authority concerning the said Land for the purpose of mutation of the name of the Purchaser in the records of the Gram Panchayat or municipality and other Government Department and for all or any of such purposes to sign, issue, receive, acknowledge, serve all correspondence, notices and letters and to appear and represent the Vendor in all or any of such matters as may be necessary as fully and effectually as the Vendor herself



Add. Dist Sub-Registrar
Sonarpur, West Bengal

20 JAN 2015

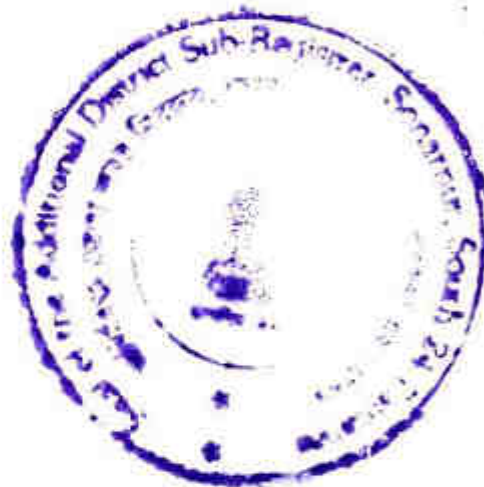
could do and for all or any of the purposes aforesaid to appoint one or more substitute or substitutes again at pleasure of the Purchaser to revoke and/or re-appoint TO HAVE AND TO HOLD the said Land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH the appurtenances and rights as aforesaid unto the Purchaser free from all encumbrances charges attachments claims demands liens and lispensens whatsoever absolutely and forever.

2. The Vendor doth hereby covenant with the Purchaser as follows:

a) Notwithstanding any act deed matter or thing by the Vendor done committed or knowingly permitted or suffered to the contrary the Vendor is now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Land hereby granted transferred conveyed sold assigned and assured or expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition or other thing whatsoever to alter defeat encumber and make void the same and NOTWITHSTANDING any such act deed matter or thing the Vendor has now a good rightful power and lawful and absolute authority by these presents to grant transfer convey sell assign and assure unto the Purchaser the said Land absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.

b) The Vendor has delivered quiet, vacant and peaceful possession of the said Land to the Purchaser and the Purchaser shall and will from time and at all times hereafter peaceably and quietly possess and enjoy the said Land and receive all rents issues and profits including all arrears thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming through under or in trust for her.

c) And that free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor or her predecessor-in-title and well and sufficiently saved defended kept harmless and indemnified of or from and against all and all former or other estates rights title interests liens charges and encumbrances whatsoever created made done occasioned or suffered by the Vendor or any of her predecessor-in-title or any person or persons rightfully claiming from under or in trust for her.



Adcl. Dist Sub-Registrar
Sonarpore, South 24 Parg.
20 JAN 2015

- d) Neither the Vendor nor any person claiming through her has any right of passage or easement of any kind whatsoever over the said Land or any part or portion thereof and the Purchaser shall be at liberty to construct and erect a boundary wall on the outer periphery of the said Land without any obstruction or interference whatsoever by the Vendor or any person claiming through her.
- e) The said Land is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against them for realization or arrears of Income Taxes and other taxes or otherwise under the said Public Demand Recovery Act or any other Act for the time being in force and that the said Land is not affected by any Notice of Scheme of the Land Acquisition Collector or the Calcutta Metropolitan Development Authority or the Government or any other Public Body or Bodies and that no declaration has been made or published for the acquisition of the said Land or any part thereof under the Land Acquisition Act or any Act for the time being in force for acquisition of the said Land and that the said Land or any portion thereof is not affected by any notice for acquisition or requisition under the Defence of India Act or Rule framed thereunder or any other Acts or enactments whatsoever.
- f) The Vendor and all persons having lawfully or equitably claiming any estate right title interest use trust land claim and demand whatsoever of into or upon or out of the said Land under or in trust for her shall and will from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchaser make do execute and perfect or cause to be made done executed and perfected all such further and other assurances acts deeds matters and things whatsoever for further better and more perfectly assuring conveying and confirming the said Land unto and to the benefit of the Purchaser forever in the manner aforesaid as the Purchaser shall or may reasonably require.
- g) The Vendor has lost and/or misplaced the said original Bengali Kobala dated 17 July 2000 recited hereinabove and the Vendor agrees and undertakes to make over



Addl. Dist. Sub-Prison
Sonarpur, West Bengal
20 JAN 2015

the same to the Purchaser as and when found and/or traced out and the Vendor further agrees and undertakes to keep the Purchaser saved, indemnified and harmless from or against all claims, demands, costs, expenses, losses, damages that may be caused to or suffered by the Purchaser by reason of non delivery of the said original Bengali Kobala dated 17 July 2000 by the Vendor to the Purchaser.

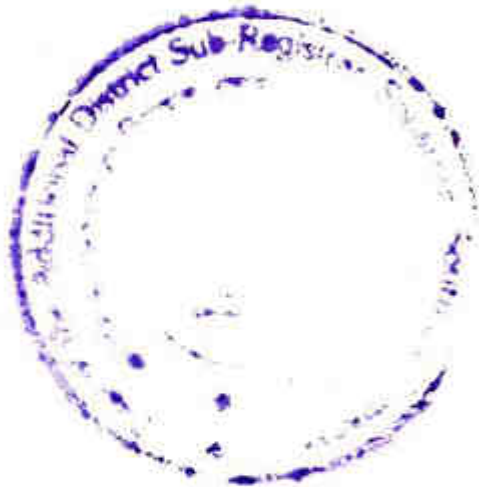
(h) The Vendor has paid and/or shall be liable to pay land revenue, municipal tax/ panchayat tax and all other outgoings in respect of the said Land upto the Bengali Year 1421 and shall keep the Purchaser saved, indemnified and harmless therefrom.

(i) The Purchaser shall pay the land revenue, municipal tax/ panchayat tax and all other outgoings in respect of the said Land on and from the Bengali Year 1422 and shall keep the Vendor saved, indemnified and harmless therefrom.

THE SCHEDULE ABOVE REFERRED TO:
(Description of the said Land)

ALL THAT pieces or parcels of land measuring 5 (five) cottahs, 4 (four) chittaks and 35 (thirty five) square feet more or less equivalent to about 8 (eight) decimals more or less and contained in J L no.66, Landlord L R Khatian no.1005 and comprised in the Southern portion of the L R Dag no.338 corresponding to R S Dag no.327 and lying and situated in Mouja Jayenpur, P S Sonarpur within Bonhooghly-I Gram Panchayat in the District of South 24-Parganas and butted and bounded as follows :

On the North	:	By remaining portion of R.S. Dag no.327
On the East	:	By R.S. Dag no.324
On the South	:	By R.S. Dag no.328
On the West	:	By Panchayat Road.




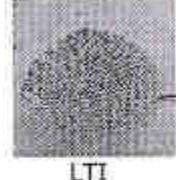




Addl. Dist. Sub-Registrar
Sonarpore, Su
20 JAN 2015

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00346 / 2015, Deed No. (Book - I , 00237/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Shankar Dayal Singh 109, Sucheta Nagar, Haltu, District:-Kolkata, WEST BENGAL, India, Pin :-700078	 20/01/2015	 LTI 20/01/2015	 20/1/15


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

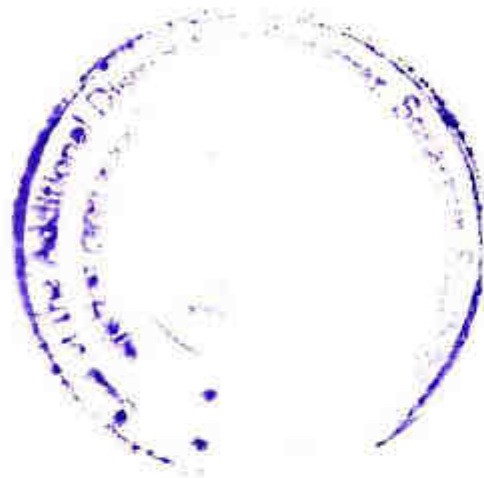
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Tulika Das Address -Sreepur, Mohini Pally, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154	Self	 20/01/2015	 LTI 20/01/2015	
2	Shankar Dayal Singh Address -109, Sucheta Nagar, Haltu, District:-Kolkata, WEST BENGAL, India, Pin :-700078	Self	 20/01/2015	 LTI 20/01/2015	

Name of Identifier of above Person(s)

Sk. Sirajuddin
Raghabpur, , Thana:-Sonarpur, P.O. :-D. Jagaddal,
District:-South 24-Parganas, WEST BENGAL, India, Pin
:-700151

Signature of Identifier with Date


20/01/2015



Adi. Dist. Magistrate
Sonarpore, South 24 P.W.
20 JAN 2015



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

Endorsement For Deed Number : I - 00237 of 2015
(Serial No. 00346 of 2015 and Query No. 1608L000000604 of 2015)

On 20/01/2015

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. 14578/- is paid , by the draft number 611806, Draft Date 17/01/2015, Bank Name State Bank Of India, MIDDLETON ROW, received on 20/01/2015

(Under Article : A(1) = 14564/- ,E = 14/- on 20/01/2015)

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.-13,24,651/-

Certified that the required stamp duty of this document is Rs.- 66253 /- and the Stamp duty paid as: Impresive Rs.- 20/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 611671, Draft Date 17/01/2015, Bank : State Bank Of India, MIDDLETON ROW, received on 20/01/2015
2. Rs. 17253/- is paid , by the draft number 611807, Draft Date 17/01/2015, Bank : State Bank Of India, MIDDLETON ROW, received on 20/01/2015

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

Presented for registration at 13.03 hrs on :20/01/2015, at the Office of the A.D.S.R. SONARPUR by Shankar Dayal Singh ,Claimant.

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

Execution is admitted on 20/01/2015 by

1. Tulika Das, wife of Bimal Kumar Das , Sreepur, Mohini Pally, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154, By Caste Hindu, By Profession : House wife
2. Shankar Dayal Singh
Authorised Signatory, Sanwaria Apartments Pvt.ltd., 131 Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.
, By Profession : Business

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2



Add. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
20 JAN 2015



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

Endorsement For Deed Number : I - 00237 of 2015
(Serial No. 00346 of 2015 and Query No. 1608L000000604 of 2015)

Identified By Sk. Sirajuddin, son of Lt. Sk. Abdul Hasem, Raghampur, , Thana:-Sonarpur, P.O. :-D. Jagaddal, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste: Muslim, By Profession: Business.

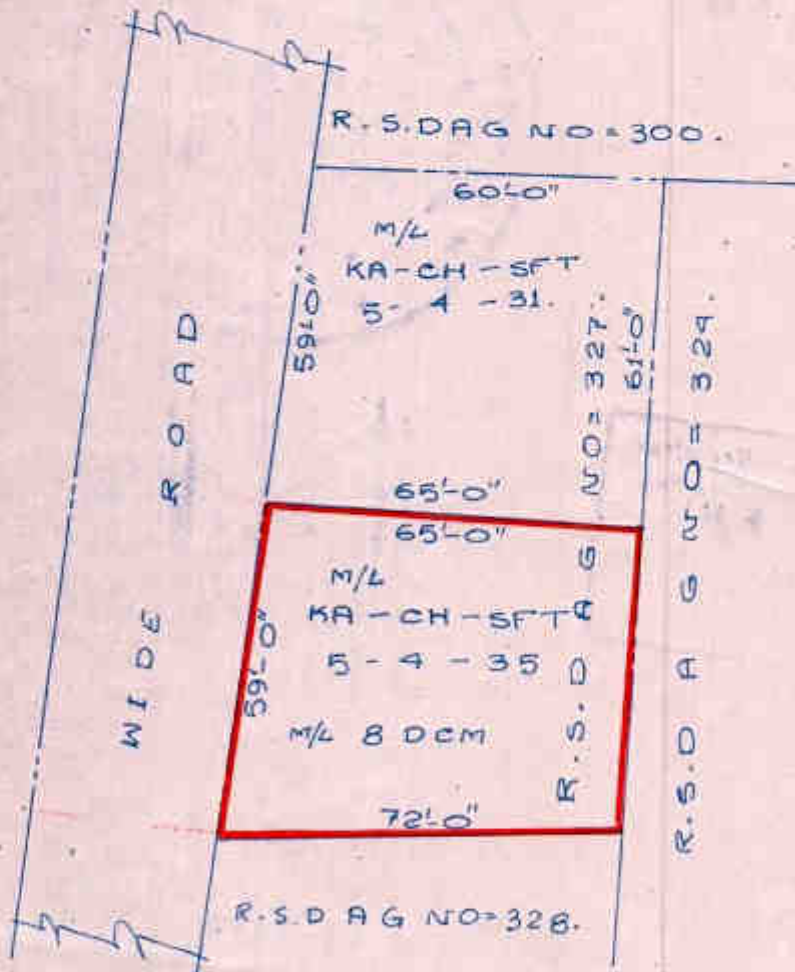
(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Add. Dist. Sub-Registrar
Sonarpore, South 24 Parganas
20 JAN 2015

SITE PLAN OF MOUZA-JAYENPUR . J.L.NO=66.
UNDER BONHOOGLY I.NO GRAM PANCHAYET.
L.R.DAG NO-328 . CORRESPONDING TO R.S.DAG
NO-327 . MEASURING 8 DECIMAL EQUIVALENT
TO-5 COTTAGE 4 CHITTAK AND 35 SQUAR FEET.
P.S. SONARPUR . DIST-24 PG 5 (S) . SCALE-1"=33'-0"



✓
 Tuteja Das.

✓ CO
 Srewaria Apartments Private Limited

Authorised Signatory / Director
 R. Singh



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
= ১০ JAN 2015



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 3325 to 3340
being No 00237 for the year 2015.



Bp

(Biswajit Dey) 22-January-2015
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal

And is delineated in the map or plan attached hereto and bordered in red colour therein.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED AND DELIVERED by the
withinnamed Vendor at Kolkata


(SMT.TULIKA DAS)

SIGNED AND DELIVERED by the
withinnamed Purchaser at Kolkata

Sarwaria Apartments Private Limited

Authorized Signatory / Director

Witnesses to Both:-

- 1) Signature Primal Kr. Das
Name Primal Kumar Das
Address 73, Garia main Road
Kat-84
- 2) Signature Su. Singh'addhi
Name Su. Singh'addhi
Address Vill-Bayhleyan, P.S-Sonaypu
Po-D. Jangalidol-1201-157





Adal. Dist. Sub-Registrar
Sonarpore, Suite 141e
20 JAN 2015

RECEIVED from the withinnamed Purchaser the entire purchase consideration of Rs.11,00,000/- (Rupees Eleven Lacs only) as recited hereinabove as per the following

MEMO OF CONSIDERATION

By Pay order no.617094 dated 9th December 2014 of Allahabad Bank Branch Red Cross Place drawn in favour of the Vendor "Smt. Tulika Das"

Rs.2,50,000/-

By Pay order no. 617330 dated 19th January 2015 of Allahabad Bank Branch Red Cross Place drawn in favour of the Vendor "Smt. Tulika Das"

Rs.8,50,000/-

Total

Rs. 11,00,000/-

(Rupees Eleven Lacs Only)


TULIKA DAS
Vendor

























WITNESSES:

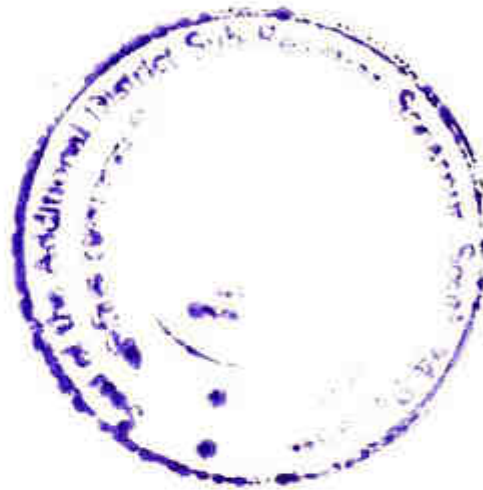
1. Signature Rimal Pr. Das
Name Rimal Kumar Das
Address 73, Garia main Road
Kat- 84
2. Signature Sy. Iqbal Uddin
Name Sy. Iqbal Uddin
Address Vill- Rajahapur, P.S- Saran,
P.O- Jaganadal-247410/151,



Adi. Dist Sub Registrar
Sonamangla, Barisal-29 Tgs.
20 JAN 2015

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor	Signature of Executant Presentant	PARTY : VENDOR PAN : AIPPD0126R NAME : SMT.TULIKA DAS				
			 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				
Sl. No.	Photograph of Purchaser	Signature of Executant Presentant	PARTY : PURCHASER PAN AASCS926R NAME : SANWARIA APARTMENTS PRIVATE LIMITED by its authorized signatory Sri Shankar Dayal Singh				
			 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
							



Adil. Dist Sub-Registrar
Sonarpur, West Bengal
26 JAN 2019