

2-8511

(2)

I - 6936/14

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 509888

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

Add. District Sub-Registrar
Sonarpur, South 24 Parganas

7 JUL 2014

THIS SALE DEED made this 4TH day of July Two Thousand Fourteen

BETWEEN

1) Manoranjan Mahapatra also known as Kanai Mahapatra son of Sri Jagannath Mahapatra residing at Joinpur Sonarpur South 24 Parganas, Pin-700103, P.S. – Sonarpur ; and

2) Gopal Mahapatra son of Sri Jagannath Mahapatra residing at Joinpur Sonarpur, South 24 Parganas, Pin-700103, P.S. – Sonarpur.

hereinafter collectively referred to as "the VENDORS" (which expression shall unless repugnant to the context mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the ONE PART

6.00
A/17/14
✓
No. M/-1007/14
Q.M/-14300/14

P K JHUNJHUNWALA
ADVOCATE
76, KIRAN SHANKAR ROY ROAD,
KOLKATA-700 001

39150

NAME
ADD
RS
26 MAY 2014	
S. CHATTERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

26 MAY 2014

R Agrawal.



2262

Sarweria Apartments Private Limited

R. Agrawal
Authorized Signatory/Director



[Handwritten signature]



2263

Asst. Dir. Sub-Registrar
Kolkata, South 24 Pgs

মল্লিক উইলমসন



2264

7 JUL 2014

মল্লিক উইলমসন

Sanjib Biswas
c/o Late. Ajit Kr. Biswas.
Vill. - Jayan pur.
P.O. - Durgal poka
P.S. - Sonar pur.
24 Pgs (1).
eol - 151.

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 authorized signatory Sri Ranjan Agarwal son of Sri Ghanshyam Agarwal residing at 286, CIT road, Scheme – IV M, Kolkata – 700054, (having Income Tax Permanent Account no. ACXPA1365M) 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. The Vendors are seized and possessed of or otherwise well and sufficiently entitled to in equal share ALL THAT pieces or parcels of land measuring 2 decimals comprised in L R Dag no.334 corresponding to R S Dag no. 326 in LR Khatian nos. 831 and 832 lying and situated in Mouja Jayenpur, P S Sonarpur under Bonhooghly-1no Gram Panchayat in the District of South 24-Parganas and more fully described in the Schedule hereunder and hereinafter referred to as "the said Land".

II. The Vendors have represented to the Purchaser as follows:-

(a) The Vendors jointly are seized and possessed of or otherwise well and sufficiently entitled to whole of the said Land measuring 2 decimals comprised in L R Dag no. 334 corresponding to R S Dag no. 326 in Mouja Jayenpur, P S Sonarpur in the District of South 24-Parganas and more fully described in the Schedule hereunder and herein referred to as "the said Land".

(b) The said Land is free from all charges, encumbrances, liens, lispendens and attachments whatsoever and the Vendors are in vacant possession thereof.



Additional District Sub-Registrar
Coniara, South 24 Parganas

7 JUL 2019

(c) The Vendors have not entered into any agreement for sale or transfer of the said Land or any part or portion thereof with any third party.

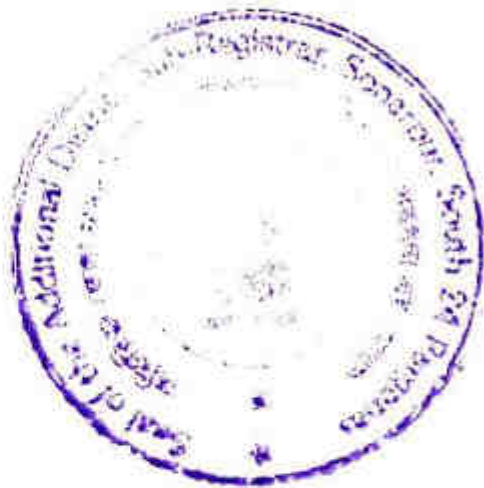
(d) There is no impediment in the Vendors selling or transferring the said Land to the Purchaser.

III. Relying on the representations of the Vendors, the Purchaser has agreed to purchase and the Vendors have agreed to sell the said Land free from all charges, encumbrances, liens, lispendens and attachments whatsoever and in vacant condition at and for a consideration of Rs.60,000/-(Rupees Sixty Thousand Only).

IV. The parties are now desirous of completing the transaction.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of a sum of Rs.60,000/-(Rupees Sixty Thousand Only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof, the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge) the Vendors do and each of them doth hereby grant, sell, transfer, convey, assign and assure to the Purchaser ALL THAT pieces or parcels of sali land measuring 2 (two) decimals more or less and comprised in L R Dag no. 334 corresponding to R S Dag no. 326 in Mouja Jayenpur, P S Sonarpur in the District of South 24-Parganas and more fully described in the Schedule hereunder 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



Adel. J.M. Sub-Registrar
Sonoma County, South 24 Pgs

7 JUL 2014

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 Vendors 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 Vendors or any person or persons from whom the Vendors 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 Vendors 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 Vendors in all or any of such matters as may be necessary as fully and effectually as the Vendors themselves 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 Vendors do and each of them doth hereby covenant with the Purchaser as follows:

a) Notwithstanding any act deed matter or thing by the Vendors done committed or knowingly permitted or suffered to the contrary the Vendors are



Aditi Lhas. Sub-Registrar
Coimbatore, South 24 Pigs

7 JUL 2014

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 Vendors have 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 Vendors have 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 Vendors or any person or persons lawfully or equitably claiming through under or in trust for them.

c) And that free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or their 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 Vendors or any of their predecessor-in-title or any person or persons rightfully claiming from under or in trust for them.

d) Neither the Vendors nor any person claiming through them have 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 Vendors or any person claiming through them.



Aditi, Unit, Sub-Kingdom
Sambhara, South 24 Pk

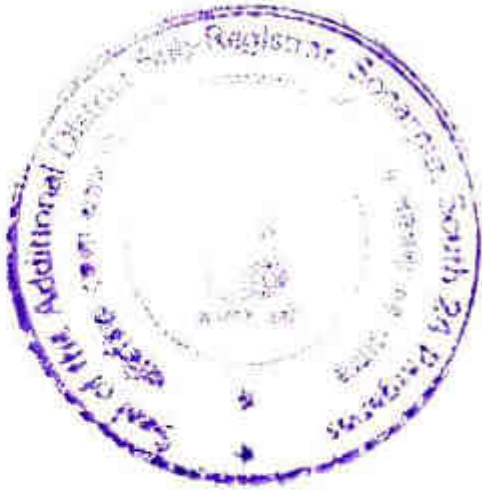


7 JUL 2019

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 Vendors 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 them 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 names of the Vendors are recorded in the L R Record of Rights as riyats of the said Land and the Vendors do not possess any title deed relating to the said Land and title of the Vendors to the said Land is established by the fact that

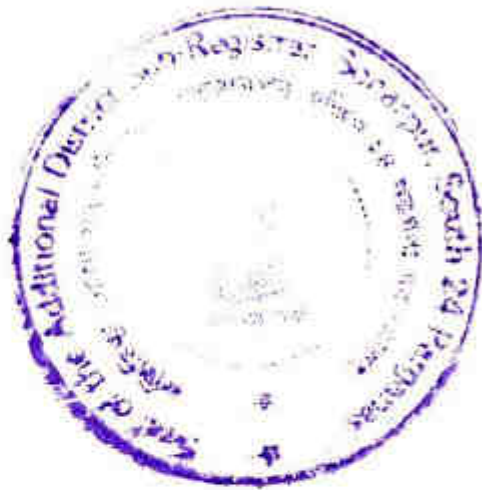


Adl. Dist. Sub-Registrar
Sonarpore, South 24 Parganas

7 JUL 2014

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**












Sl. No.	Photograph of Vendor No.1	Signature of Executant Presentant	PARTY : VENDOR NO.1 PAN : NAME : Manoranjan Mahapatra alias Kanai Mahapatra				
			 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				
Sl. No.	Photograph of Vendor no.2	Signature of Executant Presentant	PARTY : VENDOR NO.2 PAN : NAME : Gopal Mahapatra				
			 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little

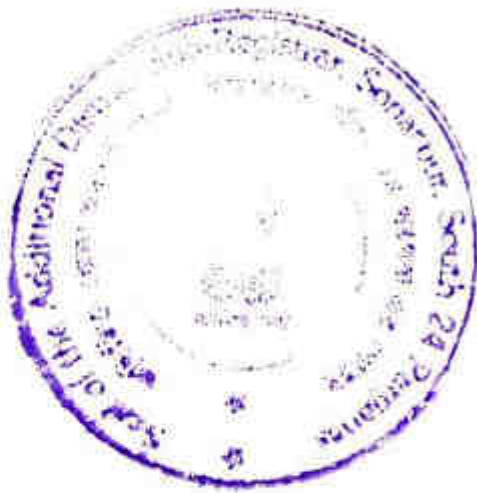


sd/-
Addl. Dist. Sub-Registrar
Convent Street, Sec 24, Hyd

7 JUL 2014

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Purchaser	Signature of Executant Presentant	PARTY : PURCHASER PAN : AASCS9236R NAME : SANWARIA APARTMENTS PRIVATE LIMITED Authorized Signatory Mr. Ranjan Agarwal,				
		<i>R. Agarwal.</i>	 Little	 Ring	 Middle	 Fore	 Thumb
			Left Hand				
			 Thumb	 Fore	 Middle	 Ring	 Little
			Right Hand				



1481 1700 Sub-Registrar
Concordia South 24 Pgs

7 JUL 2014



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

Endorsement For Deed Number : I - 06936 of 2014
(Serial No. 08511 of 2014 and Query No. 1608L000014300 of 2014)

On 04/07/2014

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

Presented for registration at 18.00 hrs on :04/07/2014, at the Private residence by Manoranjan Mahapatra Alias Kanai Mahapatra, one of the Executants.

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

Execution is admitted on 04/07/2014 by

1. Manoranjan Mahapatra Alias Kanai Mahapatra, son of Jagannath Mahapatra , Joinpur Sonarpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Hindu, By Profession : Others
2. Gopal Mahapatra, son of Jagannath Mahapatra , Joinpur Sonarpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Hindu, By Profession : Others
3. Ranjan Agarwal
Representative, Sanwaria Apartment Pvt. Ltd., 131, Park Street, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700017.
, By Profession : Business

Identified By Sanjib Biswas, son of Lt. Ajit Kr. Biswas, Jayan Pur, Thana:-Sonarpur, P.O. :-Dingel Pota, District:-South 24-Parganas, WEST BENGAL, India; Pin :-700151, By Caste: Hindu, By Profession: Others.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 07/07/2014

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 Cash

Rs. 2137.00/-, on 07/07/2014

(Under Article : A(1) = 2123/- ,E = 14/- on 07/07/2014)

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.-1,93,940/-

Certified that the required stamp duty of this document is Rs.- 9717 /- and the Stamp duty paid as: Impresive Rs.- 50/-


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. Dist. Sub-Registrar
Sonarone, South 24 Pgt.

7 JUL 2014



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

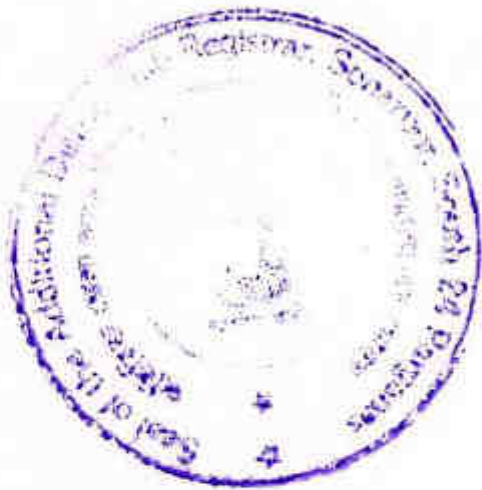
Endorsement For Deed Number : I - 06936 of 2014
(Serial No. 08511 of 2014 and Query No. 1608L000014300 of 2014)

Deficit stamp duty

Deficit stamp duty Rs. 9717/- is paid , by the draft number 010481, Draft Date 03/07/2014, Bank : State Bank Of India, EZRA STREET, received on 07/07/2014

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



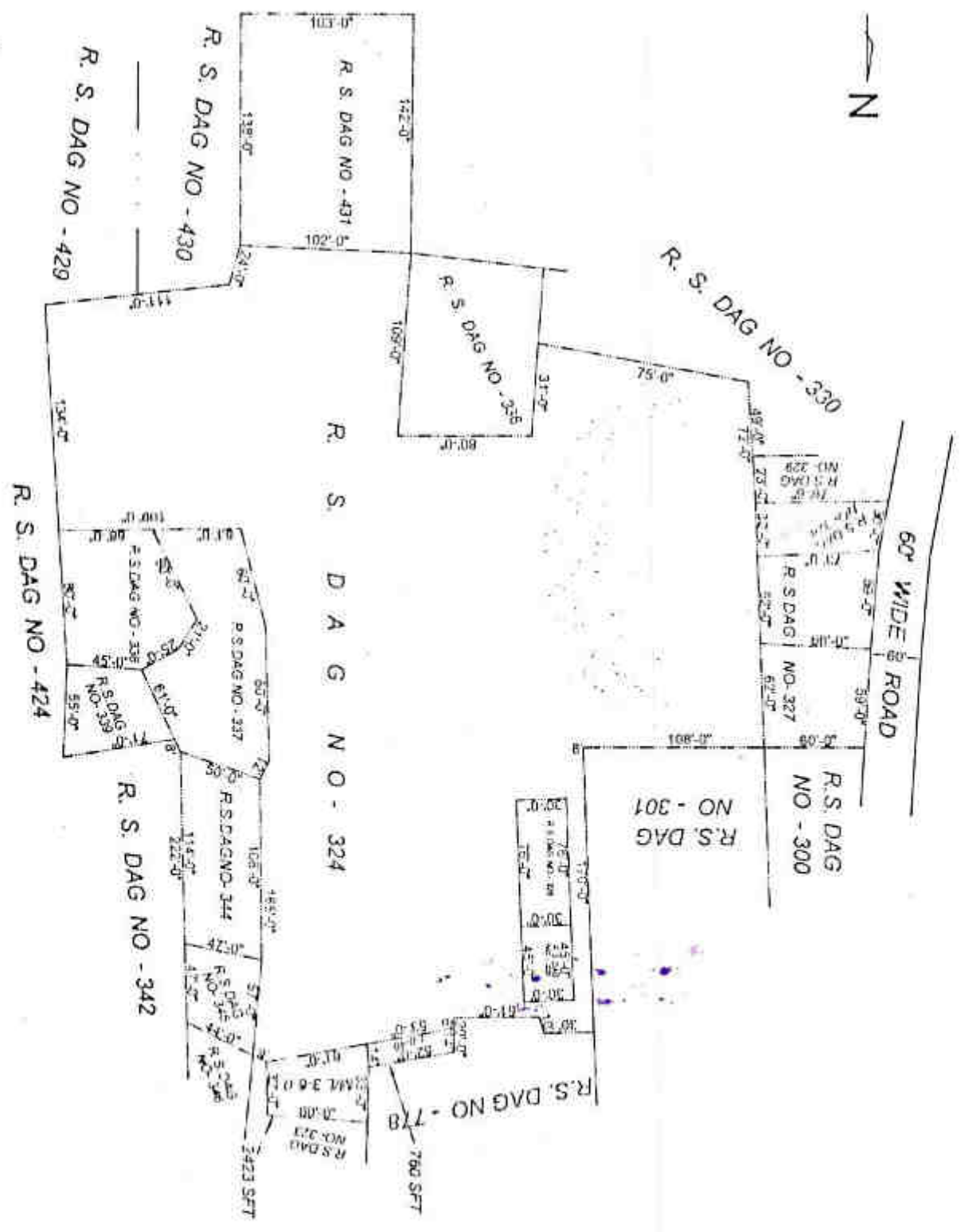
Arind Dutt, Sub-Registrar
Srinagar, South 74 Age

7 JUL 2014

PLAN SHOWING LOCATION OF L.R. DAG NO- 332, 333, 334, 339, 348, 349 & 450 CORRESPONDING TO RS DAG NO- 324,325,326,328,337,338 & 431 IN J.L. NO-66 MOUZA JAYANPUR, P.S.- SONARPUR, WITHIN BANHOOGHLY - 1 NO GRAM PANCHAYAT, SOUTH 24 PARGANAS

LAND SHOWN BY RED COLOUR- □

SCALE 1" = 180'-00"



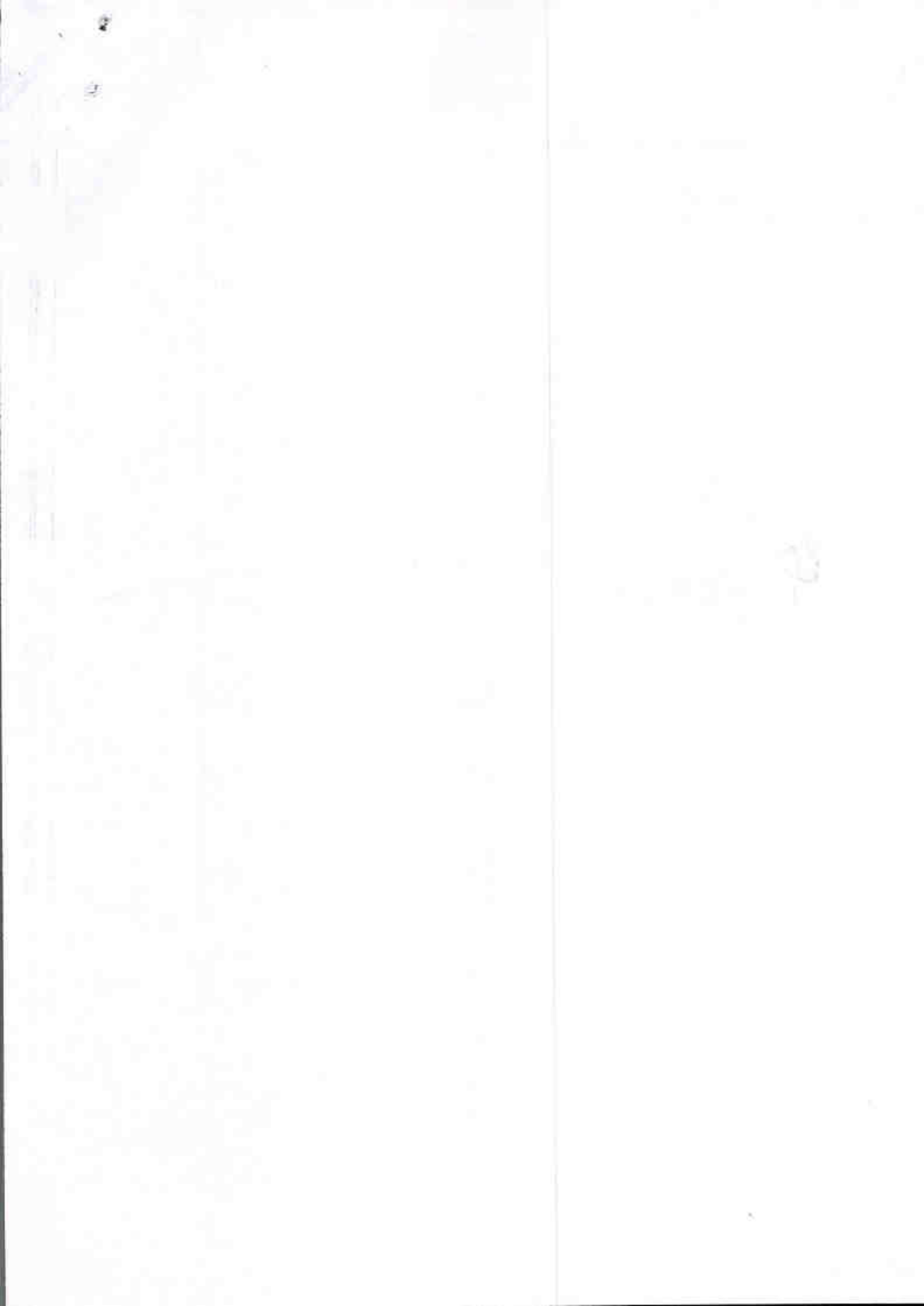
Sarwanis Apartments & R. Rajan
 Authorised Sign

Handwritten text in Bengali script:
 সনর্পুর জয়ানপুর
 গ্রাম পঞ্চায়ত



Additional District Sub-Registrar
Srirangapatna, South 24 Parganas

7 JUL 2014



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 3736 to 3751
being No 06936 for the year 2014.



60
(Biswajit Dey) 08 July-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal

the names of the Vendors are recorded as raiyats in L R Record of Rights in respect such Land.

h) The Vendors have 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 1420 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 1421 and shall keep the Vendors saved, indemnified and harmless therefrom.

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

ALL THAT pieces or parcels of sali land measuring 2 (two) decimals more or less and contained in J L no. 66, LR Khatian nos.-831 and 832 and lying situated in Mouja Jayenpur, P S Sonarpur within Bonhooghly-1no Gram Panchayat in the District of South 24-Parganas West Bengal and comprised in the following L R Dag and R S Dag nos.

L R Dag no.	R.S. Dag no.	Area in decimals of the whole Dag	Area in decimals of land sold under this Deed
334	326	5	2
		Total	2

and the said plot of land for identification is delineated in the map or plan attached hereto.

IN WITNESS WHEREOF the parties hereto have hereunto set and



Addl. Dist. Sub-Registrar
Sonapatna, South 24 Parg.

7 JUL 2014

subscribed their respective hands and seals on the day month and year first above written.

SIGNED AND DELIVERED by the
withinnamed Vendors at Sonarpur

মনোরাঞ্জনা মহাপাত্রা

1. Manoranja Mahapatra alias
Kanai Mahapatra

গোপাল মহাপাত্রা

2. Gopal Mahapatra

SIGNED AND DELIVERED by the
withinnamed Purchaser at Sonarpur

Sarwaria Apartments Private Limited

R. Agrawal.

Authorised Signatory / Director

Witnesses to All:-

1) Signature Sarat Kr. Biswas.

Name SANATKUMAR BISWAS
Address Sonarpur. 24 Pgs (S)

2) Signature Shankar Dayal Singh

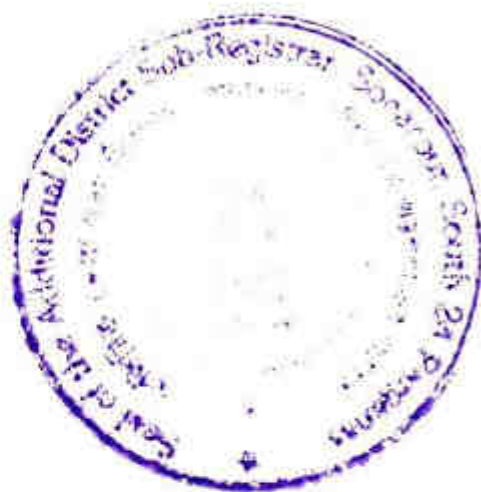
Name SHANKAR DAYAL SINGH
Address 109, SUCHETA NAGAR
HALTU, KOL-78

We have read over and explained the contents of this Sale Deed to the Vendors in Bengali language before execution and thereafter the Vendors have voluntarily executed this Sale Deed in our presence.

1. Sarat Kr. Biswas.

2. Santib Biswas.

P.K. Jhunjhunwala



Sub-Registrar
South 24 Parganas

7 JUL 2014

RECEIVED from the withinnamed
Purchaser the entire purchase Consideration
of Rs. 60,000/- (Rupees Sixty thousand)
only as recited hereinabove as per the following

MEMO OF CONSIDERATION

- 1) Received a sum of Rs. 30,000/-
(Rupees thirty thousand only) in cash

मनोरंजन महापत्र

Manoranjan Mahapatra alias Kanai Mahapatra
Vendor no.1

- 2) Received a sum of Rs. 30,000/-
(Rupees thirty thousand only) in cash

गोपाल महापत्र

Gopal Mahapatra
Vendor no.2

TOTAL (Rupees Sixty thousand only)

मनोरंजन महापत्र

1. Manoranja Mahapatra alias

Kanai Mahapatra

गोपाल महापत्र

2. Gopal Mahapatra

Vendors

WITNESSES:

1. Signature Sanat Kumar Biswas
Name SANAT KUMAR BISWAS
Address Sayanpur 24 Pgs (S)

2. Signature Shankar Dyal Singh
Name SHANKAR DYAL SINGH
Address 109, SUCHETA NAGAR
HAATHI DAL 78



Additional District Registrar
Sonapat, South 24 Parganas

7 JUL 2014