

link deed of 150/2016

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I-8019/10



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 850759

✓ 13/08/10
 17/08/10
 6-03

Certified that the documents is admitted
 to registration. The signature sheets and
 the endorsement sets attached this
 document are part of this documents.

J (1) 250.00
 J (2) 100.00
 Total ₹ 350.00

13/10/10
 Registrar of
 Registration West Bengal
 District of Paschim

2010/10/10
 2010/10/10

THIS INDENTURE made this 12th day of 3 OCT 2010 Two Thousand Ten

Registrar of Registration
 District of Paschim

BETWEEN (1) PAPPU SHAH and (2) ASHOK SHAH, both sons of Babulal Shah by faith Hindu, by occupation business residing at 32 No. Prince Rahimuddin Lane, P.S-Tollygunge, Kolkata-33 represented by their Constituted Attorney BHOLA SAHA son of Madan Gopal Saha by faith Hindu, by occupation-business, residing at No.77 Prince Rahimuddin Lane, P.S-Tollygunge, Kolkata-33 hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

SRIJAN REALTY LIMITED, a company incorporated under the Companies Act, 1956 having its registered office at premises No. 36/1A, Elgin Road, Kolkata - 700 020, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the OTHER PART:

WHEREAS :

A.One Arshad Ali Mistri along with Bhodi Bibi and Rupjan Bibi were jointly, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land measuring 18 decimal comprised in R.S Dag No.645/688 situate lying at Mouza Manikpur, J.L. No.

77, P.S. Sonarpur, Touzi No. 412, R.S. No. 226, under R.S Khatian No. 190 in the District of South 24-Parganas.

B. By a Bengali Kobala dated the 13th day of September, 1962 made between the said Arshed Ali Mistri, Bhodi Bibi and Rupjan Bibi therein referred to as the Vendors of the One Part and one KrishnaLal NandLal A Hindu Joint Family Firm therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipore , South 24 Parganas in Book No.I, Volume No.101, Pages 67 to 78, Being No.8548 for the year 1962, the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That above land inter alia absolutely and forever more fully and particularly mentioned and described in the schedule there under written.

C. The said KrishnaLal NandLal Hindu Joint Family Firm duly got their name mutated in the L R Record of Rights of the BL & LRO under L R Khatian No. 174 and the said L.R. Khatian was prepared, opened and finally published under Section 51A(4) of the West Bengal Land Reforms Act, 1955.

D. By a Bengali Kobala dated 25th day of May, 1990 made between the said KrishnaLal NandLal a Hindu Joint Family Firm therein referred to as the Vendor of the First Part and one Pappu Sha and another Ashok Sha therein referred to as the Purchasers of the Other Part and registered at the office of the Additional District Sub-Registrar Sonarpore in Book No I, Volume No.74, Pages 130 to 136, Being No. 3788 for the year 1990 the said Vendor therein at or for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the purchasers therein for the land measuring 9 Cotah 14 Chhittaks corresponding to 16.32 decimal

absolutely and forever (morefully and particularly mentioned and described in the Schedule thereunder written).

E. Thus the said Vendors herein became the absolute owner of all that the divided and demarcated land measuring 9 Cotah 14 Chhittaks corresponding to 16.32 decimal together with the passage comprised in L.R Dag No.645/688 situate lying at Mouza Manikpur, J.L. No. 77, P.S. Sonarpur, Touzi No. 412, R.S. No. 226, under L.R Khatian No. 174 in the District of South 24-Parganas free from all encumbrances, charges, liens, lispens, acquisitions, requisitions trusts of what so ever nature more fully and particularly mentioned and described in the schedule hereunder written (hereinafter referred to as the 'Said land') .

F. The said Pappu Sha and Ashok Sha granted a registered General Power of Attorney dated 30th day of Octber, 2009 in favor of one Bhola Saha registered at the office of the Additional District Sub-Registrar Sonarpore in Book No IV, Volume No. 03, Pages 3168 to 3175, Being No.1663 for the year 2009 for the land measuring 9 Cotah 14 Chhittaks corresponding to 16.29 decimal (morefully and particularly mentioned and described in the Schedule thereunder written).

G. Thus the Vendors herein have jointly agreed to sale and the Purchaser has agreed to purchase All That the said land free from encumbrances, charges, liens, acquisitions, requisitions, trust of whatsoever nature at and for a consideration of a sum of Rs.8,88,750 /- (Rupees Eight Lacs Eighty Eight Thousand Seven Hundred Fifty only) and on the terms and conditions therein contained.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.8,88,750 /- (Rupees **Eight Lacs Eighty Eight Thousand Seven Hundred Fifty 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 do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land) the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser, All That the divided and demarcated piece and parcel of the land measuring 9 Cotah 14 Chhittaks corresponding to 16.32 decimal comprised in L.R Dag No.645/688 together with the passage and a dwelling house admeasuring 300 sqft. more or less standing thereon situate lying at Mouza Manikpur, J.L. No. 77, P.S. Sonarpur, Touzi No. 412, R.S. No. 226, under L.R Khatian No. 174 in the District of South 24-Parganas more fully and particularly described in the Schedule hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together with all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the

possession, power or control of the Vendor or any other person or persons from whom it may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor doth hereby covenant with the Purchaser THAT NOTWITHSTANDING any act, deed or thing by the Vendor or their respective predecessors-in-title done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the Vendor has now in himself good right, full power and absolute authority to grant, transfer and convey the "said land" hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for it AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said

land or any part thereof from under or in trust for it the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

All That the piece and parcel of the entire land comprised in L.R Dag No.645/688 containing an area of 9 Cotah 14 Chhittaks corresponding to 16.32 decimal out of total area of 18 decimal together with the passage and a dwelling house admeasuring 300 sqft. more or less standing thereon situate lying at Mouza Manikpur, J.L. No. 77, P.S. Sonarpur, Touzi No. 412, R.S. No. 226, under L.R Khatian No. 174 under Rajpur-Sonarpur Municipality in the District of South 24-Parganas. The entire Dag is delineated in the map or plan annexed hereto and bordered in RED colour thereon and butted and bounded in the following manner :-

THE NORTH : By L.R Dag No.645

ON THE EAST : By L.R Dag No.644

ON THE SOUTH : By L.R Dag No.670

ON THE WEST : By L.R Dag No.648 (P) and 669 (P)

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

SIGNED SEALED AND

DELIVERED by the VENDOR at

Kolkata in the presence of :

- ① *[Handwritten signature]*
[Handwritten name]
[Handwritten address]
- ② *[Handwritten signature]*
[Handwritten name]
[Handwritten address]

[Handwritten signature]

As constituted attorney of
[Handwritten name]

SIGNED SEALED AND

DELIVERED by the PURCHASER

at Kolkata in the presence of :

- (1) *[Handwritten signature]*
 36/1A, Elgin Rd.
 Kolkata - 70020.
- (2) *[Handwritten signature]*
 36/1A, Elgin Rd.
 Kolkata - 70020.

For SRIJAN REALTY LIMITED

[Handwritten signature]

Director/Authorised Signatory

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.8,88,750 /- (Rupees Eight Lacs Eighty Eight Thousand Seven Hundred Fifty only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Mode of Payment</u>	<u>Bank</u>	<u>Amount</u>
	CASH		Rs.8,88,750/-

(Rupees Eight Lacs Eighty Eight Thousand Seven Hundred Fifty only)

WITNESSES :

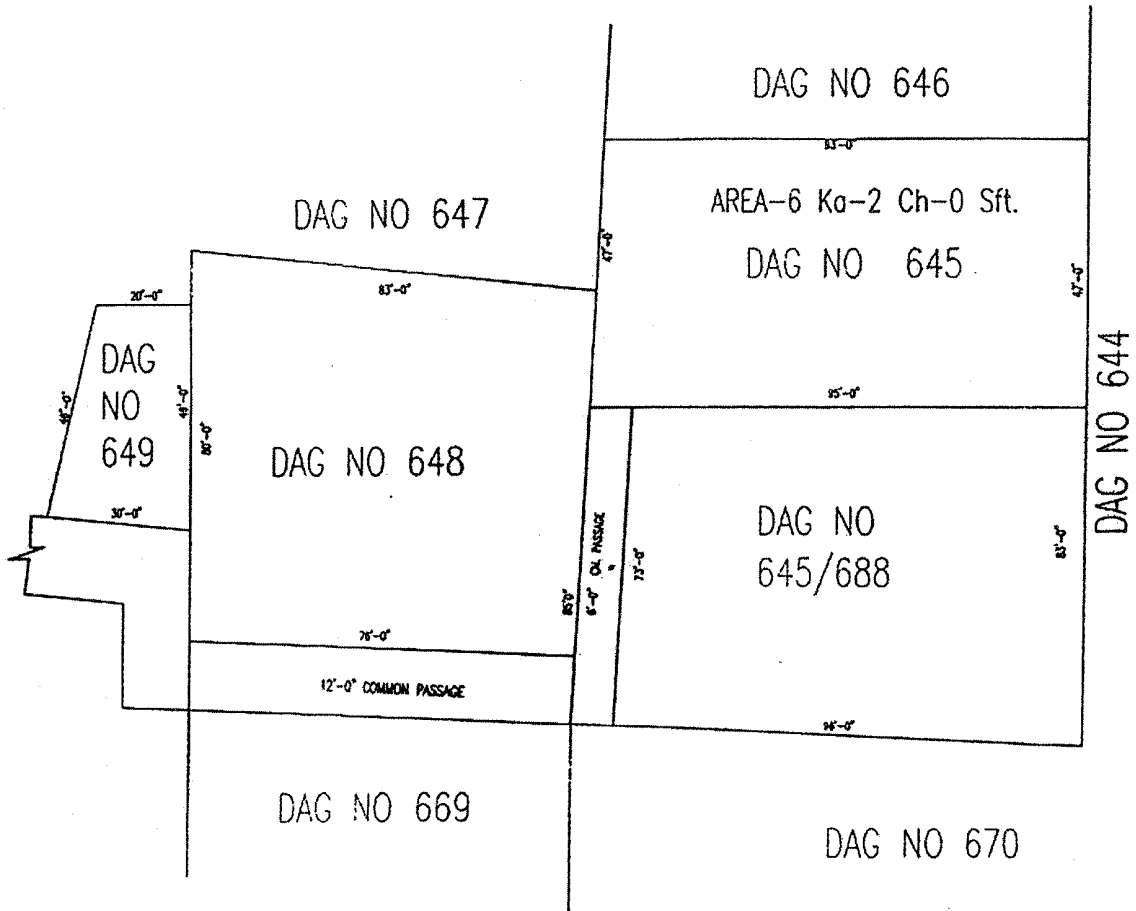
[Signature]
 6/11/2017
 Nijal Surya Sarkar

[Signature]
 As Constituted attorney of
 Pappu Shah and Ashok Shah

Prepared by me:
 Nijal Surya Sarkar
 Advocate
 Alipore Police Court,
 Kolkata, 700017

SITE PLAN OF PORTION OF LAND
IN RS DAG NO-645/688
MOUZA MANIKPUR, J.L. NO.-77
P.S. SONARPUR, DIST-24 PGS(S)












REFE. SHOWING THE LAND FOR SALE
SHOWN IN RED BORDER



Bhadracharya
As Constituted Attorney of
Chak and Ashok Shah.












For SRIJAN REALTY LIMITED
Pranab Bhunia
Director/Authorised Signatory

SPECIMEN FORM FOR TEN FINGER PRINTS

	Praveen Sharma						
		Little Ring Middle Fore	(Left Hand)				
							
		Thumb Fore Middle Ring Little	(Right Hand)				

Name.....

Signature.....

						
	Little Ring Middle Fore Thumb	(Left Hand)				
						
	Thumb Fore Middle Ring Little	(Right Hand)				

Name.....

Signature..... *Bhikesh Saha*

PHOTO						
	Little Ring Middle Fore Thumb	(Left Hand)				
	Thumb Fore Middle Ring Little	(Right Hand)				

Name.....

Signature.....



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

Endorsement For Deed Number : I - 08019 of 2010
(Serial No. 07285 of 2010)

On 12/10/2010

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

Presented for registration at 18.03 hrs on :12/10/2010, at the Private residence by Prakash Bhimrajka
Claimant.

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

Execution is admitted on 12/10/2010 by

1. Prakash Bhimrajka
Director/authorised Signatory, Srijan Realty Ltd, 36/1a Elgin Rd, District:-South 24-Parganas, WEST
BENGAL, India, P.O. :- Pin :-700020 .
By Profession : ---

Identified By Ujjal Surya Sarkar, son of . , Alipore Police Court, District:-South 24-Parganas, WEST
BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

Executed by Attorney

Execution by

1. Bholu Saha, son of Madan Gopal Saha , 77 Prince Rahimuddin Lane, , Thana:-Tollygunge,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 By Caste Hindu By
Profession: Business,as the constituted attorney of 1. Pappu Shah 2. Ashok Shah is admitted by him.

Identified By Ujjal Surya Sarkar, son of . , Alipore Police Court, District:-South 24-Parganas, WEST
BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 13/10/2010

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:

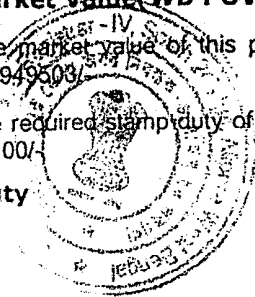
Fee Paid in rupees under article : A(1) = 10439/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 13/10/2010

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. -949503/-

Certified that the required stamp duty of this document is Rs.- 56980 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

Deficit stamp duty



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV


13/10/2010 17:33:00

Endorsement Page 1 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 27
Page from 4698 to 4712
being No 08019 for the year 2010.




(Abhijit Bera) 21-October-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal