



AMS
14/03/15
3:00PM

8.2346/15

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



THE SALE DEED

- 1) Manoj Mahto
- 2) Goudam Mahto
- 3) Debi Roy (Pae)
- 4) Jaya Roy
- 5) Sonali Mahto

- 6) Rahul Naha for self and as constituted attorney of Kalyan Ray.
- 7) Radha Singh
- 8) Suranjana Sengul
- 9) Paromita Roy
- 10) Rudip Roy
- 11) Shyamal bar
- 12) Mita Chatterjee
- 13) Suranjana Sengul
- 14) Partha Sarathi Mahto

As Constituted Attorney
For Manas Mahto

Notarizing that this document is admitted to registration. The Signatures Sheet and the Endorsement Sheets attached to this Document are the part of this document.

Additional District Sub-Registrar
JALPAIGURI

21/03/2015

VISIT COMMISSION CASE	
NO. 91	FOR 2015
JM	Rs. 250.00
H21 CH	Rs. 3500.00
P.T.A.	Rs. _____
Total	Rs. 3750.00

Contd.....P/2

Registering Officer
Jalpaiguri

13.3.15

Serial.....4234.....Date.....11/03/15.....
Name.....Ananda Ghosh 400rs.....
Address.....Jalpaiguri.....
Rs.....1000/.....

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27

✓ Moujir Maitra



✓ Moujir Maitra



226

✓ Geetam Maitra



227

✓ Debi Ray (Pal)



228

✓ Jayn Roy



229

✓ Sonali Maitra.

VISIT COMMISSION CASE
NO.....
FOR.....
Rs.....
Addl. District Sub-Registra:
Jalpaiguri
P.T.A. A.T.9
Total Rs.....

14 MAR 2015

Registering Officer
Jalpaiguri

1) Manoj Maitra

2) Radam Maitra

3) Tebi Roy (Pal)

4) Kalyan Roy

5) Sonali Maitra

6) Rahul Maitra for self and as constituted attorney of Kalyan Roy.

7) Leave

8) =

9) Parvita Roy

10) =

11) Pragnan Chare

12) Mita Chatterjee

13) Swarnjana Sanyal

Parthasarathi Maitra

As Constituted Attorney

For Pushtina Chakraborty (Maitra)

As Constituted Attorney

For Manas Maitra

DISTRICT - JALPAIGURI

MOUZA - KHARIA

BL & LRO - SADAR JALPAIGURI

PARGANA - BAIKUNTHAPUR

J.L. NO. - 5(7)

RS KHATIAN NO. - 4975

RS SHEET NO. - 20

RS PLOT NC. - 119

LAND SITUATED WITHIN THE JALPAIGURI MUNICIPALITY, WEST BENGAL, UNDER MUNICIPAL WARD NO. 05

POLICE STATION - KOTWALI

LAND CLASSIFICATION - BASTU & TOTALLY VACANT

LAND MEASURING - 0.309 ACRES OR 18.69 KATHAS

SEELERS PAN NO - 1) AFCPM4481N. 2) AFCPM4768C. 3) ACMPR9906N
4) AFKPR8075B. 5) AUJPM2494D. 6) AITPM7265L. 7) AIYPM6082A.
8) ALPPR7443E. 10) AAHPR4619K. 11) AFHPR1366J. 12) AASPC7078C.
13) AKKPS8175Q. 14) AOTPC2195N. 15) A0QPM8033F.

PURCHASERS PAN NO - 1) AFIPG3181K. 2) AKLPS2975H
3) AJOPG3646H, 4) BLXPS1038R.

Contd.....P/3

1) Anju Maitra

2) Anam Maitra

3) Debi Roy (fale)

4) Jayraj

5) Sonali Maitra.

6) Rahul Maitra for self and as constituted attorney of Kalyan Roy.

7) Pavanita Roy

8) 03

9) Anurag

10) Mita Chatterjee

11) Suranjana Sanyal

12) Partha Sarathi Maitra

As Constituted Attorney
For Pratima Chakraborty (Maitra)

As Constituted Attorney

For Manoj Maitra

SECTION (1) – BACKGROUND & INTRODUCTORY DETAILS

WHEREAS, one **Jogendra Nath Maitra (since deceased)** and one **Jitendra Nath Maitra (since deceased)** during their lifetime jointly acquired the Title as **Recorded Owners** in respect to the **property of "SARALA KUTIR"** and its **appurtenant land**, in total measuring **0.375 acres (or 22.73 Kathas or 16,364 Sq. Ft)**, more specifically described in "**The Schedule of Land**" given later on in this document, and **which was distributed between the aforesaid two owners in equal proportions** by way of the Decree passed by the Learned the then Subordinate Judge , Jalpaiguri in **Partition Suit No. 04, of 1966**, and said **Jogendra Nath Maitra and Jitendra Nath Maitra** had paid the Ground Rent to the **B.L. & L.R.O. Sadar Jalpaiguri**, and had also paid Tax to the **Jalpaiguri Municipality** having Holding in their names and since then the said **Jogendra Nath Maitra & Jitendra Nath Maitra**, had been possessing & enjoying their said landed property (hereinafter referred to as the "**said PREMISES**") peacefully and as the **Exclusive, Legal & Absolute Joint-Owners of the said PREMISES**, The **Map & Relevant Details** of which is attached with this document as **ANNEXURE (I)**

Mujib Maitra

- ① Geetam Maitra
- ② Debi Roy (Pae)
- ③ Jayprakash
- ④ Sonali Maitra
- ⑤ Rahul Maitra for self and as constituted attorney of Kalyan Roy.
- ⑥ = 4 =
- ⑦ Paromita Roy
- ⑧ Pradip Roy
- ⑨ Shyama Roy
- ⑩ Mita Chatterjee
- ⑪ Swarnjana Sengul
- ⑫ Partha Sarathi Maitra
As Constituted Attorney,
For Purvima Chakrabarty (Maitra)

Mujib Maitra
As Constituted Attorney
For Manoj Maitra

AND WHEREAS, for clarification it is mentioned herein that the Scale of Conversion used for the figures given above, is as follows: **1 Acre = 60 Kathas & 1 Katha = 720 Sq. Ft.** The above mentioned Scale of Conversion has been confirmed to be correct and as per the Standard for Measurement of Land currently in practice in the District of Jalpaiguri, West Bengal, vide Letter dated 29.12.2014, received from The Government of West Bengal, Office of the Sub-Divisional Land & Land Reforms Officer, MAL : Jalpaiguri, and which Letter is attached with this document as **ANNEXURE (II)**

AND WHEREAS, while possessing & enjoying the said PREMISES peacefully as the **Exclusive, Legal & Absolute Joint-Owners**, both **Jogendra Nath Maitra & Jitendra Nath Maitra** died intestate with their property being Inherited by virtue of the Hindu Inheritance Law 1956, in appropriate proportions by their respective surviving family members / descendants / rightful & legal inheritors making them, in turn, the **Exclusive, Absolute, Legal & Rightful Joint-Owners** of the said PREMISES. And upon their death in-testate, the property was further inherited in appropriate proportions by their respective surviving family members / descendants / rightful & legal inheritors making them, in-turn, **Exclusive, Absolute, Legal & Rightful Inheritors & Joint-Owners** of the said PREMISES.

Monju Maitra

- ① Gautam Maitra
- ② Debi Roy (Pal)
- ③ Jaya Roy
- ④ Sonali Maitra.
- ⑤ Rahul Maitra for self and as constituted attorney of Kalyan Ray.
- ⑥ Paromita Roy
- ⑦ Pradip Roy
- ⑧ Shyamal Ray
- ⑨ Mita Chatterjee
- ⑩ Suranjana Sanyal
- ⑪ Partha Sarathi Maitra
- ⑫ As Constituted Attorney,
For Purnima Chakraborty (Maitra)

As Constituted Attorney
For Manas Maitra

① In such manner, the said **Jogendra Nath Maitra** having died in-testate, left behind **3 (three) Sons** and **4 (four) married Daughters** & their respective families as the heirs to his **50 % share of the said PREMISES**. The Present Surviving Descendants who are the **Exclusive, Absolute, Legal & Rightful Inheritors & Joint-Owners** of appropriate proportions of the undivided 50% share of the said PREMISES belonging to **Jogendra Nath Maitra's family** are:

- (1) Smt Jaya Roy, (2) Sri Manas Maitra, (3) Smt Sonali Maitra, (4) Sri Rahul Maitra, (5) Smt Radha Singh, (6) Sri Kalyan Ray, (7) Smt Paromita Roy, (8) Sri Pradip Roy, (9) Sri Shyamal Ray, (10) Smt Mita Chatterjee, (11) Smt Suranjana Sanyal and (12) Smt Purnima Chakraborty

Similarly, the said **Jitendra Nath Maitra** having died in-testate, left behind **1 (one) Son** and **1 (one) married Daughter** together with their respective families as the heirs to his *remaining* **50 % share** of the said PREMISES. The Present Surviving Descendants who are the **Exclusive, Absolute, Legal & Rightful Inheritors & Joint-Owners** of appropriate proportions of the undivided 50% portion of the said PREMISES belonging to **Late Jitendra Nath Maitra's family** are:

- (1) Smt Monju Maitra, (2) Sri Gautam Maitra, and (3) Smt Debi Roy Pal

Mujin Maitra

- ①
- ② Gautam Maitra
- ③ Debi Roy (Pae)
- ④ Jaya Roy
- ⑤ Sonali Maitra
- ⑥ Rahul Maitra for self and as constituted attorney of Kalyan Ray.
"Leena"
- ⑦
- ⑧ Anomita Roy
- ⑨
- ⑩ "Deepika Roy"
- ⑪ "Rajendra Roy"
- ⑫ Mita Chatterjee
- ⑬ Suranjana Sengul
- ⑭ Partha Sarathi Maitra
- ⑮ AS CONSTITUTED ATTORNEY
FOR Pratima Chakraborty (Maitra)

As Constituted Attorney
For Mujin Maitra

(a) Relationship Details and (b) Family Tree, Line of Inheritance & Share of Ownership Details of all surviving members of both Late Jogendra Nath Maitra & Late Jitendra Nath Maitra's family, as listed above and being the Present Exclusive, Absolute, Legal & Rightful Inheritors & Joint-Owners of the said PREMISES (hereinafter referred to as the "Present & Bonafide Joint-Owners") are contained in ANNEXURES (III) - (a) & (b) respectively and attached with this document.

AND WHEREAS it has been agreed and decided upon collectively and the Present Bonafide Joint-Owners of the said PREMISES, to acknowledge & reward the long period of good service provided by one Sri Sadhan Chakraborty (in the capacity of the "Care-Taker" of the said PREMISES & appointed directly by the Jogendra Nath Maitra (since deceased) and Jitendra Nath Maitra)(since deceased) to all the Present Bonafide Joint-Owners, their respective families and to their predecessors. The proposed reward has been unanimously decided as being a gift of a plot of land measuring 4 Kathas (0.066 Acres), being a portion of the total land of the said PREMISES & the transfer of the Absolute Rights-of-Ownership of which is being shared by each of the Present Bonafide Joint-Owners in proportion to their respective Share-of-Ownership of the execution of a separate "GIFT DEED" by the all Present Bonafide the

Munira Maitra

- ① Gautam Modak
- ② Debi Roy (lal)
- ③ Jaya Roy
- ④ Sonali Maitra.
- ⑤ Rahul Maitra for self and as constituted attorney of Kalyan Roy.
- ⑥ "Leena"
- ⑦ "Paramita Roy"
- ⑧ "Pradyip Roy"
- ⑨ "Shyama Chatterjee"
- ⑩ "Mila Chatterjee"
- ⑪ "Srujanjana Sanyal"
- ⑫ "Partha Sarathi Maitra"

As Constituted Attorney
For **Pratima Chakraborty (Maitra)**
Munira Maitra
As Constituted Attorney
For **Munira Maitra**

said PREMISES (collectively adding up to the decided on plot of 4 Kathas), hereinafter referred to as the "LAND BEING GIFTED", through Joint-Owners. **The Map & Relevant Details of the "LAND BEING GIFTED" is attached with this document as ANNEXURE (IV).**

AND WHEREAS (01) Sri Ananda Ghosh, Son of Late Nitai Ghosh, by Religion Hindu, by Occupation Business, by Nationality Indian, Residing at Samaj Para, Jalpaiguri Town, Police Station Kotwali, Post Office & District Jalpaiguri, West Bengal **AND (02) Sri Ajay Saha**, Son of Late Sudhir Chandra Saha, by Religion Hindu, by Occupation Business, by Nationality Indian, Residing at Raikot Para, Jalpaiguri Town, Police Station Kotwali, Post Office & District Jalpaiguri, West Bengal **AND (03) Smt Anju Ghosh**, Wife of Late Nitai Ghosh, by Religion Hindu, by Occupation Business, by Nationality Indian, Residing at Samaj Para, Jalpaiguri Town, Police Station Kotwali, Post Office & District Jalpaiguri, West Bengal **AND (04) Smt Radharani Saha**, Wife of Sri Ajay Saha, by Religion Hindu, by Occupation Business, by Nationality Indian, Residing at Raikot Para, Jalpaiguri Town, Police Station Kotwali, Post Office & District Jalpaiguri, West Bengal have jointly & collectively and in equal

Prinji Maitra

- ① Gauram Maithia
- ② Lebe Roy (Pal)
- ③ Jaya Roy
- ④ Sonali Maithra
- ⑤ Rahul Maithra for self and as constituted attorney of Kalyan Roy.
- ⑥ Leese
- ⑦ Paromita Roy
- ⑧ Sandip Roy
- ⑨ Phyguni bar
- ⑩ Mita Chatterjee
- ⑪ Swarnima Sanyal
- ⑫ Parthasarathi Maithra
- ⑬ AS CONSTITUTED ATTORNEY FOR Prithima Chakraborty (Maithra)

Prinji Maithra
As Constituted Attorney
For Manab Maithra

capacity approached & proposed to buy the remaining plot of land of the said PREMISES, (minus the Land Being Gifted) measuring 0.309 Acres or 18.69 Kathas, hereinafter referred to as the "LAND BEING SOLD", from its Present Bonafide Joint-Owners and who have collectively & individually agreed to sell the same by executing this SALE DEED.

The Map & Relevant Details of the balance portion of land referred to as the "LAND BEING SOLD" is attached with this document as ANNEXURE (V)

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Kalyan Maitra

- ①
- ② Prabhu Maitra
- ③ Debi Roy (Lal)
- ④ Jaya Roy
- ⑤ Sonali Maitra.
- ⑥ Rahul Maitra for self and as constituted attorney

of Kalyan Ray.
" 7 " Queso

- 9 " 8 " Pavemita Roy
- 10 " 9 " Arundip Roy
- 11 " 10 " Pragat Kaur
- 12 " 11 " Milāi Chatterjee
- 13 " 12 " Sumanjaya Sengul

Parthasarathi Maitra
As Constituted Attorney
For Prabhu Maitra Chakraborty (Maitra)


As Constituted Attorney
For Manoj Maitra.

THE SALE DEED

SECTION (2) – THE GOVERNING TERMS & CONDITIONS

✓ This SALE DEED is executed at KOLKATA on this 14th day of March, 2015.

BETWEEN

(01) Sri Ananda Ghosh, Son of Late Nitai Ghosh, by Religion Hindu, by Occupation Business, by Nationality Indian, Residing at Samaj Para, Jalpaiguri Town, Police Station Kotwali, Post Office & District Jalpaiguri, West Bengal AND (02) Sri Ajay Saha, Son of Late Sudhir Chandra Saha, by Religion Hindu, by Occupation Business, by Nationality Indian, Residing at Raikot Para, Jalpaiguri Town, Police Station Kotwali, Post

Monju Maitra

- ① Gautam Maitra
 - ② Sebi Roy (Paal)
 - ③ Jaya Roy
 - ④ Sonali Maitra
 - ⑤ Lalul Maitra for self and as constituted attorney of Kalyan Roy.
 - ⑥ Leave
 - ⑦
 - ⑧
 - ⑨ Paomita Roy
 - ⑩ Sandip Roy
 - ⑪ Arjun Kumar
 - ⑫ Mita Chatterjee
 - ⑬ Swarnjana Sengul
- Partheswarthi Maitra
As Constituted Attorney
For Purnima Chakraborty (Maitra)
- Ujjwal Maitra
As Constituted Attorney
For Manas Maitra

Office & District Jalpaiguri, West Bengal AND (03) Smt Anju Ghosh, Wife of Late Nitai Ghosh, by Religion Hindu, by Occupation Business, by Nationality Indian, Residing at Samaj Para, Jalpaiguri Town, Police Station Kotwali, Post Office & District Jalpaiguri, West Bengal AND (04) Smt Radharani Saha, Wife of Sri Ajay Saha, by Religion Hindu, by Occupation Business, by Nationality Indian, Residing at Raikot Para, Jalpaiguri Town, Police Station Kotwali, Post Office & District Jalpaiguri, West Bengal, hereinafter collectively referred to as the "PURCHASERS", (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators representatives and assigns) of the ONE PART.

AND

The Present Bonafide Joint-Owners of the said PREMISES 1. Smt Monju Maitra, Wife of Late Bikash Maitra, by religion Hindu, by occupation Housewife, Nationality Indian, residing at CF 87, Sector 1, Salt Lake City, Kolkata – 700064, 2. Sri Gautam Maitra, Son of Late Bikash Maitra, by religion Hindu, by occupation Business, Nationality Indian, residing at Erca 1401, Dosti Acres, S. M. Road, Wadala, East Mumbai – 400037,

Contd.....P/11

Nirjju Maitra

- 1, _____
 - 2, Gautam Modia ✓
 - 3, Debi Roy (Pal) ✓
 - 4, Jaya Roy ✓
 - 5, Sonali Maitra ✓
 - 6, Rahul Maitra for self and as constituted attorney of Kalyan Ray. ✓
 - 7, _____
 - 8, _____
 - 9, Paomita Roy ✓
 - 10, Khandip Roy ✓
 - 11, Bhagmal hore ✓
 - 12, Mita Chatterjee ✓
 - 13, Suranjana Sanyal ✓
Parthasarathi Maitra ✓
- As Constituted Attorney
For Punjima Chakraborty (Maitra)

As Constituted Attorney
For Manoj Maitra

3. Smt Debi Roy Pal, Wife of Sri Jayanta Kumar Pal, by religion Hindu, by occupation Housewife, Nationality Indian, residing at Flat 2A, Uttkarsh Apartment, 128 Parnashree Pally, Kolkata – 700060, 04. Smt Jaya Roy, Wife of Sri Siburoy, by religion Hindu, by occupation Housewife, Nationality Indian, residing at DL 170, Sector 2, Opposite Tank No. 10, Salt Lake City, Kolkata – 700091, 05 Smt. Sonali Maitra, Wife of Late Nirmalya Maitra, by religion Hindu, by occupation Housewife, Nationality Indian, residing at 5/1/2K, 2nd Floor, Cornfield Road, Kolkata – 700019, 06. Sri Rahul Maitra, Son of Late Nirmalya Maitra, by religion Hindu, by occupation Business, Nationality Indian, residing at 5/1/2K, 2nd Floor, Cornfield Road, Kolkata – 700019, 07. Smt Radha Singh, Wife of Sri Piyush Singh, by religion Hindu, by occupation Housewife, Nationality Indian, residing at 1/A, Jasmine Residency, 45A, Buroshibtala Main Road, New Alipore, Kolkata – 700038, 08. Sri Kalyan Ray, Son of Late Aruna Roy, by religion Hindu, by occupation Business, Nationality Indian, residing at 60/18, Haripada Dutta Lane, Kolkata – 700033, , duly represented by his Constituted Attorney – Sri Rahul Maitra, Son of Late Nirmalya Maitra, by religion Hindu, by occupation Business, Nationality

Manoj Maitra
Bansam Maitra

Debi Roy (Pal)
Jaya Roy

Sonali Maitra.

6. Rahul Maitra for self and as constituted
attorney of Kalyan Roy.

Leela

Paromita Roy

Pradip Roy

Shyamal Roy

Mita Chatterjee

Suranjana Sanyal

Parthasarathi Maitra

As Constituted Attorney,

For Purnima Chakraborty (Maitra)

Ullas Maitra

As Constituted Attorney

For Manas Maitra.

Indian, residing at 5/1/2K, 2nd Floor, Cornfield Road, Kolkata – 700019, (being GBRLC 0181615 Dated 23-02-2015 of High Commission Of India , London) **09. Smt Paromita Roy**, Wife of **Sri Aniruddha Roy**, by religion Hindu, by occupation Housewife, Nationality Indian, residing at C-2796A 2nd Floor, Sushant Lok, Gurgaon, Haryana, **10. Sri Pradip Roy**, Son of **Late Aparna Roy**, by religion Hindu, by occupation Business, Nationality Indian, residing at Flat No. 42, Building 2C, Kalpataru Estate, J.V. Link Road, Andheri East, Mumbai – 400093, **11. Sri Shyamal Ray**, Son of **Late Aparna Roy**, by religion Hindu, by occupation Business, Nationality Indian, residing at H-1586, Chittaranjan Park, New Delhi – 110019, **12. Smt Mita Chatterjee**, Wife of **Sri Shymalendu Chatterjee**, by religion Hindu, by occupation Housewife, Nationality Indian, residing at 17K, Tower 1, South City Apartments, 375 Prince Anwar Shah Road, Kolkata – 700068, **13. Smt Suranjana Sanyal**, Wife of **Sri Salil Kumar Sanyal**, by religion Hindu, by occupation Housewife, Nationality Indian, residing at Flat No. ^{3G/1, MEGHA MALLAR} 3/3/1, Madhu Mallar, 18/3 Gariahat Road, Kolkata – 700019, **14. Smt Purnima Chakraborty (Maitra)**, Wife of **Late Himansu Chakraborty**, Daughter of **Late Jogendra Nath Maitra**, by religion Hindu, by occupation Housewife, Nationality Indian, residing at 703E, Block P,

Arzji Maitra

Gautam Maitra

Debi Roy (fal)
Jaya Roy

Sonali Maitra.

6. Rahul Maitra for self and as constituted
attorney of Kalyan Roy.

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Paromita Roy

10. Pradyip Roy

11. Bhagwant Roy

12. Mita Chatterjee

13. Swarnina Sanyal

Parthasarathi Maitra

AS CONSTITUTED ATTORNEY,

For Manas Maitra

Ujjal Ghosh
As Constituted Attorney
For Manas Maitra

Police Station New Alipore, Kolkata – 53, duly represented by her Constituted Attorney – **Sri Partha Sarathi Maitra**, Son of **Sri Manas Maitra**, by religion Hindu, by occupation Business, Nationality Indian, residing at Balaji Residency, 1st Floor, Flat No. 1/B, 148 B.B. Chatterjee Road, Police Station Kasba, Kolkata – 42, (under General Power of Attorney, Being No. IV-1829, dated 02/12/2014, registered at Additional District Sub-Registry Office, Alipore, South 24 Pgs), **15. Sri Manas Maitra**, Son of **Late Jogendra Nath Maitra**, by religion Hindu, by occupation Business, Nationality Indian, residing at Balaji Residency, 1st Floor, Flat No. 1/B, 148 B.B. Chatterjee Road, Police Station Kasba, Kolkata – 42, duly represented by his Constituted Attorney – **Sri Ujjal Ghosh**, Son of **Late Nitai Ghosh**, by religion Hindu, by occupation Business, Nationality Indian, residing at Samaj Para, Jalpaiguri Town, Police Station Kotwali, Post Office & District Jalpaiguri, (under General Power of Attorney, Being No. IV-34, dated 26/09/2014, registered at Additional District Sub-Registry Office, Mekhliganj, Coochbehar), hereinafter collectively referred to as the **“SELLERS”**, (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, legal representatives and assigns) of the

SECOND PART.

Muzi Haidi

Gautam Maitra

Dibi Roy (Pac)
Jayn Roy

Sonali Maitra.

G. Rahul Maitra for self and as constituted
attorney of Kalyan Roy.

" 14

8 Paromita Roy

10 Rudip Roy

11. Pragnatibhai

12. Mita Chatterjee

13. Swarnajana Sanyal

Parthasarathi Maitra

AS WITNESSETH

For Paromita Chatterjee (Maitra)

As Constituted Attorney

For Manas Maitra

NOW THIS DEED OF SALE WITNESSETH :

1) THAT, NOW, IT IS CLEARLY UNDERSTOOD, AGREED-TO AND UNEQUIVOCALLY ACCEPTED WITHOUT ANY DOUBTS, DISPUTES OR RESERVATIONS WHATSOEVER BY BOTH PARTIES (the SELLERS and the PURCHASERS), THAT EACH AND ALL OF THE FOLLOWING UNDER-MENTIONED POINTS & CLAUSES ARE THE NON-NEGOTIABLE CONDITIONS TO, AND THE BASIS OF THE TRANSACTION OF THE SALE OF THE LAND BEING SOLD AS WELL AS TO THE ABSOLUTE OWNERSHIP RIGHTS BEING TRANSFERRED TO THE PURCHASERS BY THE SELLERS.

AND, THAT ALL SUCH POINTS & CLAUSES SHALL INDIVIDUALLY AND COLLECTIVELY, SOLELY AND WHOLLY, GOVERN ALL ASPECTS OF THIS SALE DEED, ITS EXECUTION AND ALL ASSOCIATED TRANSACTIONS AND IMPLEMENTATION PROCEEDINGS, BOTH PRE AND POST EXECUTION OF THE DEED, AND WILL BE FULLY BINDING ON THE CONCERNED PARTIES WITHOUT EXCEPTION.

Kalyan Maitra

Gautam Maitra

Debi Roy (Pal)

Jaya Roy

Sonali Maitra.

6. Pahl Maitra for self and as constituted attorney of Kalyan Roy.

Leena

15

9. Paromita Roy

10. Handip Roy

11. Pragnanilal Roy

Mita

12. Chatterjee

13. Swarnjana Sengupta

Parthasarathi Maitra
As Constituted Attorney
For Pahl Maitra, Debi Roy (Pal), Jaya Roy, Sonali Maitra, Kalyan Roy, Leena, Paromita Roy, Handip Roy, Pragnanilal Roy, Mita Chatterjee, Swarnjana Sengupta

Ullaskar
As Constituted Attorney
For Manas Maitra

2) THAT, the **PURCHASERS** have proposed to purchase the portion of said **PREMISES** being referred to as the **LAND BEING SOLD** and as indicated by the **Map & Relevant Details**, attached as **ANNEXURE (V)** and measuring 0.309 acres or 18.69 **Kaths**, and the **SELLERS** have agreed to sell the said **LAND BEING SOLD** to the **PURCHASERS**, **TOTALLY, SOLELY & ONLY ON AN "AS-IS-WHERE-IS" BASIS** for a Total Sale Consideration Amount of Rs 80,00,000/- (Rupees eighty lakhs only) **ON CONDITION THAT EACH SELLER IS TO RECEIVE HIS /HER RIGHTFUL SALE CONSIDERATION AMOUNT PROPORTIONATE TO EACH SELLERS' SHARE-OF-OWNERSHIP RIGHT BEING TRANSFERRED IN TOTALITY, TO THE PURCHASERS, BY EXECUTING THIS SALE DEED** (vide share of ownership details given in **ANNEXURE (III) - (b)**).

3) THAT, it has clearly been explained in detail, with all relevant reasons highlighted, to the **PURCHASERS** that the **SELLERS** who are the Present Bonafide Joint-Owners of the **LAND BEING SOLD** have merely a "Defined" Percentage Share-of-Ownership Right to the Property (the said **PREMISES** & the **LAND BEING SOLD**) as has been rightfully & legally inherited by them from their predecessors **Late**

Arjun Maitra

Gauram Mishra

Debi Roy (Pal)

Jaya Roy

Sonali Maitra

6. Rahul Maitra for self and as constituted attorney of Kahan Roy.

Leave

Paromita Roy

10. Pradyumn Roy

11. Pragnan Chatterjee

12. Mita Chatterjee

13. Swarnjana Sengul

Parthasarathi Maitra
As Constituted Attorney,
For Pradima Chakraborty (Maitra)

Chiranjit Maitra
As Constituted Attorney
For Maitra Maitra

== 16 ==

Jogendra Nath Maitra & Late Jitendra Nath Maitra BUT WITHOUT ANY LEGAL SUB-DIVISION HAVING BEEN DONE OF THE SAID PREMISES (AND THE LAND BEING SOLD) INTO DISTINCTIVE AND SEPARATE PLOTS BELONGING TO EACH SELLER, AS PER THEIR RESPECTIVE PROPORTIONATE OWNERSHIP RIGHTS.

- 4) THAT, it is clearly understood, agreed-to and unequivocally accepted without any doubts or reservations whatsoever as confirmed by the PURCHASERS that the individual consideration amount due to each SELLER is to be paid by the PURCHASERS in the form of DEMAND DRAFTS in favour of the respective SELLERS AND THE SAME IS TO BE HANDED OVER TO THE SELLERS IMMEDIATELY (ON THE SAME DATE, TIME & VENUE) UPON EACH SELLER SIGNING THE SALE DEED DOCUMENT.
- 5) THAT, it has been further unequivocally confirmed and admitted to by the PURCHASERS that they have Checked & Verified all necessary Legal Ownership Documents & Relevant Records pertaining to the PLOT BEING SOLD from the Local Municipal

Mouji Maitra

Gautam Maitra

Debi Ray (Dal)

Jaya Ray

Sonal Maitra

6. Rahul Maitra, for self and as constituted
= attorney of Kalyan Ray.

Leena

Pavamita Ray

10. Sandip Ray

11. Bhargava Ray

12. Mita Chatterjee

13. Swarnjaya Singhal

For the signed by Maitra's
As Constituted Attorney

For the signed by Maitra's
As Constituted Attorney

Mouji Maitra

As Constituted Attorney
For Mamas Maitra's

Corporation and other Institutions & Authorities that are the Legal & Official Custodians of all Details of Land & Land Ownership Records in the District of Jalpaiguri, as well as obtained all & in-depth information pertaining to the background, history, current status etc., regarding all aspects of the said PREMISES, (and the LAND BEING SOLD) and having done so, the PURCHASERS are fully & firmly convinced, satisfied and unequivocally concedes & accepts the fact THAT ALL OF THE SELLERS, WHOSE NAMES & OTHER DETAILS HAVE BEEN MENTIONED IN THIS DEED, ARE WITHOUT ANY DOUBT WHATSOEVER THE PRESENT EXCLUSIVE, ABSOLUTE, LEGAL & RIGHTFUL INHERITORS & JOINT-OWNERS OF THE SAID PREMISES (AND THE LAND BEING SOLD), INCLUDING ALL THAT CURRENTLY EXISTS WITHIN THE FOUR BOUNDARIES OF THE LAND BEING SOLD .

6) THAT, to further confirm and establish the complete authenticity of their respective identities (that of the SELLERS) for the benefit of the PURCHASERS, ALL SELLERS ALSO DECLARE & CONFIRM INDIVIDUALLY & BY THEMSELVES BY THEIR ACT OF SIGNING THIS SALE DEED (OR BY THE SIGNATURE OF THEIR RESPECTIVE LEGAL

Nayn Maitra

Gouram Maitra

Debi Roy (Late)

Jaya Roy

Sonali Maitra

6. Rahul Maitra for self and as
constituted attorney of Kalyan Roy.

18 =

Paromjit Roy

10 =

11. Pragnodhar

12. Mita Chatterjee

13. Swarnjana Sengul

Parthasarathi Maitra
As Constituted Attorney

For Purvima Chakrabarty (Maitra)

Uti Maitra

As Constituted Attorney
For Manas Maitra

POWER-OF-ATTORNEY HOLDERS) THAT THE SELLERS MENTIONED IN THIS DEED ARE INDEED THE PRESENT EXCLUSIVE, ABSOLUTE, LEGAL & RIGHTFUL INHERITORS & JOINT-OWNERS OF THE SAID PREMISES (AND THE LAND BEING SOLD).

7) THAT, in addition, by their act of signing this SALE DEED , the SELLERS also declare and unequivocally confirm THAT THEY HAVE BEEN CORRECTLY BESTOWED WITH AND HAVE LEGALLY INHERITED THEIR INDIVIDUAL PROPORTIONATE OWNERSHIP RIGHTS TO THE SAID PREMISES (AND TO THE LAND BEING SOLD) AS PER PROPER LINEAGE AND LINE OF INHERITANCE OF THEIR RESPECTIVE FAMILIES, that of Late Jogendra Nath Maitra and Late Jitendra Nath Maitra to which they belong, & the full details of which are given in ANNEXURES (3) (a) & (b) attached with this document.

8) THAT, all the aforesaid SELLERS also declare, that by their act of signing this SALE DEED document (or by the signature of their respective legal Power of Attorney Holders) THEY UNEQUIVOCALLY CONFIRM THAT HAVE NOT EXECUTED ANY TYPE OF DOCUMENT OR

Pragna Maitra

Bodhan Maitra

Debi Roy (Pac)

Jaya Roy

Sonali Maitra

6. Rohul Maitra for self and as constituted attorney of Kalyan Roy

Leena

= 19 =

Paromita Roy

10. Leelip Roy

11. Bhargav Mohar

12. Mita Chatterjee

13. Anuradha Sen

For the above mentioned parties
As Constituted Attorney
For Pragna Maitra

ENTERED INTO ANY FORM OF AGREEMENT RELATED TO THE LAND BEING SOLD WITH REGARDS TO THE TRANSFER OF THEIR INDIVIDUAL JOINT-OWNERSHIP RIGHTS TO THE LAND BEING SOLD, TO ANY ONE OR ANY PARTY OR TO ANY ENTITY IN THE FORM OF AN ORGANISATION, OR COMPANY ETC., WHATSOEVER.

Ujjwal Maitra
As Constituted Attorney
For Manas Maitra

9) THAT, all the SELLERS have individually and unequivocally agreed-to, with out any doubts or reservations, THAT POST THE SIGNING OF THIS SALE DEED BY A SELLER, SUCH SELLER WILL GIVE UP IN TOTALITY AND TRANSFER THE ENTIRE OF HIS / HER SHARE-OF-OWNERSHIP RIGHT TO THE LAND BEING SOLD TO THE PURCHASERS AND WILL THEREAFTER NOT HAVE ANYTHING TO DO OR HAVE ANY SAY IN ANY MANNER OR MATTER WHATSOEVER, PERTAINING TO THE LAND BEING SOLD.

THE PURCHASERS ARE THUS FREE TO DEAL WITH THE SAID PORTION OF THE LAND BEING SOLD, (as "given up" by the SELLERS post signing this DEED and who have also, as per the exclusive & non-negotiable condition agreed-to by the PURCHASERS, received in

Khyati Maibra

Gaetan Madia

Debi Ray (fal)

Jaya Ray

Sonali Maitra

G. Rahul Maibra for self and as constituted
attorney of Kalyan Ray.

Leena

Paomita Roy

10. Rudip Roy

11. Bhagmal har

12. Mita Chatterjee

13. Srujanra Sanyal

Parthasarathi Maitra
As Constituted Attorney
For Parmita Chakraborty (Maibra)

Ujjwal Kumar
As Constituted Attorney
For Manas Maibra

exchange, His / Her full Sale Consideration Amount, paid by the PURCHASERS), IN ANY MANNER AS THEY MAY WISH OR DEEM FIT FOR THEIR OWN LEGAL INTENTS & PURPOSES IN PERPETUITY.

10) THAT, similarly, it is clearly understood, agreed-to and unequivocally accepted & confirmed without any doubts or reservations whatsoever by both Parties (the SELLERS and the PURCHASERS) THAT, POST THE SIGNING OF THIS DEED BY THE SELLERS, NO SELLER, EITHER INDIVIDUALLY OR COLLECTIVELY, WILL HAVE ANY RESPONSIBILITY OR BE LIABLE IN ANY MANNER WHATSOEVER, WITH RESPECT TO ANY PROCEEDINGS, OUTCOMES, DUES, DEVELOPMENTS OR ANYTHING AT ALL PERTAINING OR RELATED TO THE LAND BEING SOLD - ANY AND ALL SUCH THINGS IN THE PAST, PRESENT OR THE FUTURE, IN PERPETUITY.

11) That, the PURCHASERS agree & unequivocally confirm, without any doubts or reservations whatsoever, that all details regarding

Khyati Maitra

Gouram Maitra

Debi Roy (fal)

Jaya Roy

Sonali Maitra -

6. Rahul Maitra for self and as constituted
attorney of Kalyan Roy.

Leena

Paromita Roy

Radip Roy

Pragnanahari

Milā Chatterjee

Swarnima Chakraborty

Parthasarathi Maitra
As Constituted Attorney
For Paromita Chakraborty (Maitra)

the LAND BEING GIFTED have been shared with them, and as given in ANNEXURE (IV) attached with this document, AND THAT THE PURCHASERS HAVE NO OBJECTION WHATSOEVER TO EITHER THE ACT OF GIFTING BY THE SELLERS OR TO THE PERSON TO WHOM IT IS BEING GIFTED OR TO ANY AND ALL MATTERS PERTAINING TO THE LAND BEING GIFTED OR TO ANY ASPECT OF EITHER THE GIFT DEED OR ITS EXECUTION, EITHER IN THE PRESENT OR IN FUTURE, FOR PERPETUITY.

12) THAT, in context to the above Point , the PURCHASERS unequivocally agree and confirm that the PURCHASERS have also been made fully aware by the SELLERS of the fact that at present, the Care-Taker Sri Sadhan Chakraborty and his family members, including his son Sri Subrata Chakraborty to whom the LAND BEING GIFTED is being given to, hereinafter referred to as the DONEE, ARE USING FOR THEIR OWN RESIDENTIAL PURPOSES PORTIONS OF THE SAID PREMISES (AND THE LAND BEING SOLD), AS HAD BEEN PERMITTED BY Late Jogendra Nath Maitra & THE Late Jitendra Nath Maitra BUT WITHOUT HAVING CONFERRED

Chittaranjan Maitra
As Constituted Attorney
For Manas Maitra

Koyzi Maitra

Baidam Maitra

Dube Roy (fac)

Jaya Roy

Sonali Maitra.

6. Rahul Maitra for self and as constituted
attorney of Kalyan Roy.

= 22 =

Paromita Roy

10. Preeti Roy

11. Bhagwan Lal

12. Mita Chatterjee

13. Swajana Sanyal

Parthasarathi Maitra
As Constituted Attorney

For Pusnima Chakraborty (Maitra)

As Constituted Attorney

For Manas Maitra

ANY OWNERSHIP RIGHTS WHATSOEVER TO THE SAID PREMISES OR TO THE LAND BEING SOLD, EITHER TO Sri Sadhan Chakraborty OR TO ANY OF HIS FAMILY MEMBERS BY EITHER Late Jogendra Nath Maitra OR Late Jitendra Nath Maitra OR BY ANY OF THE PRESENT BONAFIDE JOINT-OWNERS.

13) THAT, it is being confirmed & put on record that both the DONEE as well as the PURCHASERS have acknowledged and confirmed unequivocally that they are fully aware that the two DEEDS (the GIFT DEED and the SALE DEED) are being executed simultaneously by the Present Bonafide Joint-Owners of the said PREMISES and THAT BOTH THE DEEDS WILL HAVE TO BE REGISTERED SIMULTANEOUSLY AND TOGETHER, ON THE SAME DATE, TIME AND PLACE WITH THE RELEVANT REGISTERING AUTHORITY, AS IS LEGALLY NECESSARY & BINDING ON BOTH THE DONEE AS WELL AS THE PURCHASERS, AND WHICH ACT BOTH THE DONEE AND THE PURCHASERS HAVE CONFIRMED AND FULLY AGREED-TO DO BY THEMSELVES THROUGH MUTUAL COORDINATION.

Kalyan Maitra

Gouram Maitra

Debi Roy (Pal)

Jaya Roy

Sonali Maitra -

G. Rahul Maitra for self and as constituted attorney of Kalyan Roy.

Leve

Paomita Roy

10. Leachy Roy

11. Phymul here

12. Mita Chatterjee

13. Surajima Sengul

Pathasarathi Maitra
As Constituted Attorney

For Prasanna Chakraborty (Maitra)

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14) THAT, it is clearly understood, agreed-to and unequivocally accepted without any doubts or reservations whatsoever as confirmed by both the PURCHASERS and the DONEE THAT IT WILL BE BOTH THE PURCHASERS' AND THE DONEE'S RESPONSIBILITY TO DECIDE ON A MUTUALLY AGREEABLE AND CONVENIENT DATE AND TIME BY WHICH THE DONEE TOGETHER WITH THE REST OF HIS FAMILY MEMBERS WILL VACATE IN TOTALITY AND FOREVER, ALL PORTIONS OF THE LAND BEING SOLD THAT IS CURRENTLY BEING OCCUPIED BY THE DONEE AND HIS FAMILY MEMBERS FOR RESIDENTIAL PURPOSES, AND HANDOVER THE SAME TO THE PURCHASERS PEACEFULLY AND WHICH ACTION IS TO BE ENSURED BY THE DONEE, WITHOUT FAIL OR THE SLIGHTEST OF DELAY BEYOND THE AGREED-TO DATE AND TIME WITH THE PURCHASERS.

15) THAT, further, to make it abundantly clear it is being put on record that the DONEE has further declared and confirmed (as mentioned in the GIFT DEED) THAT THE DONEE COMPLETELY UNDERSTANDS AND FULLY AGREES-TO AND ACCEPTS THE ABOVE MENTIONED RESPONSIBILITY (as mentioned in point no. (14),

Chilushmurti
As Constituted Attorney
For Mandir Maitra

Manoj Maitra

Gouram Maitra

Debi Ray (Tal)

Jaya Ray

Sonali Maitra

G. Rahul Maitra, for self and as constituted attorney of Kalyan Ray.

Leena
Prasanna Ray

10. Pradip Ray

11. Pragnan Das

12. Mita Chatterjee

13. Swarnjana Sanyal

Panthasavathi Maitra
As Constituted Attorney

For ~~Prasanna Ray~~ ~~Pradip Ray~~ ~~Pragnan Das~~ ~~Mita Chatterjee~~ ~~Swarnjana Sanyal~~ ~~Panthasavathi Maitra~~ (Maitra)

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AND INCLUDING THE FACT THAT THE DONEE AS WELL AS THE PURCHASERS, JOINTLY DECLARE, ACCEPT AND CONFIRM UNEQUIVOCALLY THAT THEY WILL BE FULLY RESPONSIBLE FOR SETTLING AMICABLY ANY AND ALL DISPUTES THAT MAY ARISE BETWEEN THEM on account of a default or delay by the DONEE in vacating the occupied portions of the LAND BEING SOLD as per the mutually agreed-to date and time, between the PURCHASERS and the DONEE, or on account of any and all other reasons for which either Party might be at fault, BUT WITHOUT INVOLVING ANY OR ALL OF THE SELLERS / DONORS IN ANY MANNER WHATSOEVER, WITH ANY SUCH DISPUTE OR ISSUE REGARDING ANY MATTER BETWEEN THE DONEE AND THE PURCHASERS, PERTAINING EITHER TO THE LAND BEING SOLD OR TO THE LAND BEING GIFTED OR TO ANYTHING ELSE BETWEEN THEM, OR TO ALL THINGS RELATED TO THE PURCHASERS OR THE DONEE IN THE PAST, THE PRESENT AND IN THE FUTURE FOR PERPETUITY.

16) THAT, THE PURCHASERS DECLARE AND UNEQUIVOCALLY AGREE AND CONFIRM THAT THE PURCHASERS ARE FULLY AWARE OF ALL DETAILS PERTAINING TO ALL ASPECTS OF THE LAND BEING SOLD

Contd.....P/25

Ujjwal Kumar
As Constituted Attorney
For Manoj Maitra.
For ~~Prasanna Ray~~ ~~Pradip Ray~~ ~~Pragnan Das~~ ~~Mita Chatterjee~~ ~~Swarnjana Sanyal~~ ~~Panthasavathi Maitra~~

Munji Maibra

Gautam Maibra

Debi Roy (Pal)
Jaya Roy
Sonali Maibra

G. Rahul Maibra, for self and as constituted
attorney of Kalyan Roy.



Pavmita Roy

10. Deepika Roy
11. Abhinav Roy

12. Mita Chatterjee

13. Swarnjana Chatterjee

Parthasarathi Maibra

As Constituted Attorney,
For www.parthasarathi.com Parthasarathi Maibra

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INCLUDING ALL ASPECTS OF ITS PAST & CURRENT FINANCIAL STATUS with regard to all Applicable Taxes, Assessments, Dues & Duties pertaining to the LAND BEING SOLD and all that have been Duly Paid to the various relevant Authorities in the Past and / or may be Outstanding or Chargeable and Payable, including all that may become Chargeable & Payable, from time to time hereafter, in respect of the LAND BEING SOLD, to the Government or Municipal Corporation or any other Public Body or Local Authority and **THE PURCHASERS HAVING ACQUIRED ALL SUCH KNOWLEDGE HAVE UNCONDITIONALLY AGREED TO PAY, IF REQUIRED, ALL OF THE ABOVE MENTIONED DUES & SUMS OF MONEY, RELATED TO PAST, PRESENT & IN FUTURE, IN TOTALITY AND EXCLUSIVELY BY THEMSELVES, AS AND WHEN SUCH DUES, PAST, PRESENT AND IN FUTURE, BECOME PAYABLE, WITHOUT REQUIRING ANY OF THE SELLERS IN ANY MANNER, EITHER INDIVIDUALLY OR COLLECTIVELY, TO PAY ANY PART OF THE SAME AT ANY TIME FOR PERPETUITY.**


As Constituted Attorney
For www.parthasarathi.com Parthasarathi Maibra

Rajni Maitra

Gautam Maitra

Debi Roy (Pal)

Jaya Roy

Sonali Maitra

6. Rahul Maitra for self and as constituted attorney of Kalyan Roy.

Leela

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Pavonita Roy

10- Pradip Roy

11. Pragnan Roy

12. Mita Chatterjee

13. Suranjana Sanyal

Parthasarathi Maitra

As Constituted Attorney

For Mamas Chakraborty (Maitra)

Ujjwal Maitra

As Constituted Attorney

For Mamas Maitra





17) THAT, THE PURCHASERS HEREBY CONFIRM THAT THEY ARE FULLY AND TOTALLY AWARE OF EVERY AND ALL ENCUMBRANCES THAT IS, OR MAY BE, ASSOCIATED WITH THE LAND BEING SOLD, (AND AS PER THE DECLARATION MADE BY THE PURCHASERS IN POINT NO ⁽⁵⁾ ~~(8)~~, OF HAVING EXHAUSTIVE, DETAILED AND IN-DEPTH KNOWLEDGE PERTAINING TO ALL ASPECTS OF THE SAID PREMISES), AND THAT THE PURCHASERS IN ADDITION ALSO CONFIRM AND UNEQUIVOCALLY AGREE TO INITIATE OF THEIR OWN ACCORD, OWN TIME, OWN COST, OWN RESOURCES ETC., IF AND WHEN REQUIRED, ALL LEGAL & OTHER NECESSARY ACTIONS AS MAY BE NECESSARY FOR DEALING WITH ANY OR ALL SUCH ENCUMBRANCES.

18) THAT, in this regard, it is also expressly understood, agreed-to and unequivocally confirmed by the PURCHASERS, THAT WITHOUT EXCEPTION, NONE OF THE SELLERS WILL HAVE ANY LIABILITY OR RESPONSIBILITY OR THE NEED TO BE INVOLVED IN ANY MANNER WHATSOEVER AND AT ANY POINT IN TIME IN THE PRESENT OR IN FUTURE FOR PERPETUITY EITHER INDIVIDUALLY

Maya Maitra

Gautam Maitra

Debi Roy (Sal)

Jaya Roy

Sonali Maitra.

G. Rahul Maitra for self and as constituted attorney of Kalyan Roy.

[Signature]

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Paromita Roy

10. Aadip Roy

11. Arjunlal Var

12. Mita Chatterjee

13. Suranjana Sengul

For the sareethi Maitra

As Constituted Attorney

For Gautam Maitra (Maitra)

[Signature]

As Constituted Attorney

For Maya Maitra

OR COLLECTIVELY (IN TERMS TIME, PRESENCE, COST OR ANYTHING AT ALL), WITH ANY OR ALL SUCH REQUIRED DEALINGS AND /OR ACTIONS NECESSARY FOR APPROPRIATE TERMINATION OF ANY OR ALL ENCUMBERANCES, IF PRESENT, OR AS AND WHEN REQUIRED.

19) THAT, IT IS CLEARLY UNDERSTOOD, AGREED-TO AND UNEQUIVOCALLY ACCEPTED WITHOUT ANY DOUBTS OR RESERVATIONS WHATSOEVER AND CATEGORICALLY CONFIRMED BY THE PURCHASERS THAT ALL DIRECT & ASSOCIATED EXPENSES THAT WILL OR MAY BE INCURRED IN EXECUTING THIS SALE DEED AND ALL ASSOCIATED TRANSACTIONS, DEALING AND REQUIREMENTS, like the preparation of all necessary Maps, Documents & Deeds, Purchase of requisite Stamp Paper as required by the mandates of the relevant legal procedures, the Cost of making any or all duplicate copies of Maps, Documents or Deeds etc., if required, or any & all other Documents that may need to be prepared and executed pursuant to this SALE DEED, Providing for and Paying the appropriate Stamp Duty as required

Manoj Maitra

Gauram Modia

Dibi Roy (Pal)

Jaya Roy

Sonali Maitra.

6. Rahul Maitra for self and as constituted
attorney of Kalyan Roy.

[Signature]

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Pavonita Roy

10. Sandip Roy

11. Bhargwal Hari

12. Mita Chatterjee

13. Swarnjana Sengul

Parthasarathi Maitra

As Constituted Attorney

For Pratima Chakraborty (Maitra)

[Signature]
As Constituted Attorney
For Manas Maitra

by this Transaction, the Registration Charges of the SALE DEED & associated Fees payable to Lawyers, Advocates and other such persons rendering necessary services to the PURCHASERS, the Cost of making multiple Notary Certified copies of the Registered SALE DEED for being the Document-of-Record of the Sale Transaction for each of the SELLERS. **ALL SUCH COSTS WILL BE EXCLUSIVELY & TOTALLY BORNE & PAID-FOR BY THE PURCHASERS ONLY, WITH NO SELLER HAVING ANYTHING TO DO WHATSOEVER WITH ANY OR ALL SUCH COSTS AND PAYMENTS, OR NO SELLER/S BEING LIABLE IN ANY MANNER AT ANT TIME IN THE PRESENT OR IN FUTURE FOR PERPETUITY TO MAKE ANY FORM OF PAYMENT IN PART OR IN FULL, INDIVIDUALLY OR COLLECTIVELY FOR ANY OR ALL OF THE COSTS AND / OR ASSOCIATED COSTS AS MENTIONED ABOVE.**

20) THAT, it is also expressly understood & unequivocally agreed-to, accepted and confirmed without any doubts or reservations by the PURCHASERS that POST COMPLETION OF THE EXECUTION OF

Mojin Maitra

Gautam Maitra

Lebi Roy (Fae)

Jaya Roy

Sonali Maitra

6. Rahul Maitra for self and as constituted
attorney of Kalyan Roy.

Leep

Pavonika Roy

10. Anup Roy

11. Piyushmal Bose

12. Mita Chatterjee

13. Swarnjana Sengul

Parthasarathi Maitra

As Constituted Attorney,
For Purnima Chakrabarty (Maitra)

" 29 "

THIS SALE DEED AND THE REGISTRATION OF THE SAME BY THE PURCHASERS, AS PER DUE PROCESS, ORIGINAL NOTARY CERTIFIED COPIES OF THE REGISTERED SALE DEED WILL BE PREPARED BY THE PURCHASERS AT THEIR OWN EXPENSE, TIME AND COST, FOR EACH & ALL OF THE SELLERS, AND THE COLLECTIVE SET OF THE ORIGINAL NOTARY CERTIFIED COPIES OF THE REGISTERED SALE DEED DOCUMENTS WILL BE HANDED OVER TO Sri Rahul Maitra, the Collective Representative of the SELLERS, as is being nominated, agreed upon and declared by all SELLERS individually and collectively by their signing of this SALE DEED, at his residence 5 / 1 / 2K, Cornfield Road, Second Floor, Ballygunge, Kolkata - 700 019, BY THE PURCHASERS OR THEIR REPRESENTATIVE, IN PERSON, WITHIN 15 WORKING DAYS FROM THE DATE OF SIGNING OF THE SALE DEED BY THE SELLERS.

21) THAT, the PURCHASERS, having received all the necessary and relevant information from the SELLERS, unequivocally declare and confirm without any doubts or reservations that THEY, THE PURCHASERS, ARE FULLY SATISFIED & ARE IN AGREEMENT WITH

As Constituted Attorney
For Mamas Maitra

Preraj Maitra

Gautam Maitra

Diby Ray (fal)

Jaya Ray

Sonali Maitra

G. Rahul Maitra for self and as constituted
attorney of Kalyan Ray.

[Signature]

Pavomita Roy

10 Indy Roy

11. Pragnan Roy

12. Mita Chatterjee

13. Swarnjama Sanyal
Parthasarathi Maitra

As Constituted Attorney

For Preraj Maitra Chatterjee (Maitra)

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THE CALCULATIONS, AS SUBMITTED BY THE SELLERS AND AS VERIFIED BY THE PURCHASERS, REGARDING THE SALE CONSIDERATION AMOUNT DUE TO EACH SELLER BASED ON THEIR RESPECTIVE PROPORTION OF OWNERSHIP RIGHTS TO THE LAND BEING SOLD, BEING TRANSFERRED TO THE PURCHASERS WITH THE EXECUTION OF THIS SALE DEED.

22) THAT, the PURCHASERS also unequivocally declare, fully agree-to and confirm without any doubts or reservations THAT THE PURCHASERS HAVE BEEN THROUGH ALL DETAILS OF ALL OTHER ANNEXURES AS WELL, ATTACHED WITH THIS DEED, AND ARE ONCE AGAIN, FULLY SATISFIED AND ARE IN COMPLETE AGREEMENT WITHOUT ANY DOUBTS OR RESRVATIONS, THAT ALL INFORMATION PROVIDED AND CONTAINED IN ALL OF THE ANNEXURES ARE COMPLETELY TRUE, AUTHENTIC AND VALID.

23) THAT, THE PURCHASERS, HAVING CONSIDERED, UNDERSTOOD, AGREED-TO AND HAVING FULLY ACCEPTED ALL OF THE ABOVE

Contd.....P/31

[Signature]
As Constituted Attorney
For Preraj Maitra

Mouji Maitra

Gautam Maitra

Debi Roy (Pal)

Jaya Roy

Sonali Maitra

G. Rohit Maitra for self and as constituted attorney of Kalyan Roy.

[Signature]

Paromita Roy

Study by

Pragmat here

12. Mita Chatterjee

13. Swarnjana Sengul

Partha Sarathi Maitra

As Constituted Attorney

For Paromita Chakrabarty (Maitra)

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MENTIONED POINTS & CLAUSES WITHOUT ANY DOUBT OR RESERVATIONS AND ALSO HAVING CONSIDERED ALL INFORMATION AND ASPECTS PERTAINING TO THE SAID PREMISES (AND THE LAND BEING SOLD), have reiterated and confirmed unequivocally, their strong interest, intent and absolute commitment to go ahead with the purchase of the LAND BEING SOLD, EXACTLY AS PER THE AGREED CONDITION OF THE PURCHASE BEING ON AN "AS-IS-WHERE-IS" BASIS, WITH OUT ANY HESITATION OR ANY DOUBTS WHATSOEVER.

[Signature]
As Constituted Attorney
for Manas Maitra

THE SALE DEED

SECTION (3) - CONVEYANCE BY THE SELLERS & ACCEPTANCE BY THE PURCHASERS

NOW THIS INDENTURE OF SALE WITNESSETH, THAT IN PURSUANCE OF THE AFORESAID OFFER MADE BY THE PURCHASERS AND IN CONSIDERATION OF THE PURCHASERS HAVING CONFIRMED THEIR FULL, EXPLICIT AND UNEQUIVOCAL UNDERSTANDING, AGREEMENT, ACCEPTANCE AND CONFORMITY IN THE PRESENT AND IN THE FUTURE, FOR PERPETUITY, OF ALL THE GOVERNING CLAUSES, POINTS, TERMS

Kalyan Maitra

Gautam Khadka

Dilip Roy (fals)

Jaya Roy

Sonali Maitra

G. Rahul Maitra for self and as constituted
attorney of Kalyan Roy

[Signature]

== 32 ==

Pavamita Roy

10. Kishor Chandra

11. Arjun Kumar Singh

12. Mita Chatterjee

13. Surajana Singh

Purni Parthasarathi Maitra

As Constituted Attorney

For Purnima Chakraborty (Maitra)

[Signature]

As Constituted Attorney

For Mamata Maitra

AND CONDITIONS AS MENTIONED ABOVE AND CONTAINED IN THIS SALE DEED, THE PRESENT RIGHTFUL , LEGAL AND BONAFIDE JOINT-OWNERS (BEING ALSO REFERRED TO AS THE SELLERS) HAVE ACCEPTED THE OFFER MADE BY THE PURCHASERS & HAVE AGREED TO SELL & TRANSFER IN TOTALITY ALL THEIR INDIVIDUAL JOINT-OWNERSHIP RIGHTS TO THE LAND BEING SOLD, COVERING A TOTAL AREA OF **0.309 ACRES OR 18.69 KATHAS**, IN CONSIDERATION FOR A TOTAL SUM OF **RS 80,00,000/-** (RUPEES EIGHTY LAKHS ONLY) AS THE SALE AMOUNT .

AND WHEREAS, THE SELLERS HEREBY ACKNOWLEDGE THE RECEIPT OF THE CORRECT PROPORTIONATE PAYMENTS MADE BY THE PURCHASERS TO EACH SELLER, IN THE FORM OF INDIVIDUAL DEMAND DRAFT, AS PER THE SELLERS' RESPECTIVE SHARE OF OWNERSHIP-RIGHT TRANSFERRED TO THE PURCHASERS details of which Demand Drafts are attached with this document as **ANNEXURE (VI)**

AND WHEREAS THE SELLERS WHO HAVE RECEIVED SUCH PAYMENT, AS METIONED IN THE ABOVE PARAGRAPH, FROM THE PURCHASERS, DO HEREBY GRANT FULL DISCHARGE OF THEIR INDIVIDUAL PORTION OF

Contd.....P/32

Arjun Maitra

Gautam Maitra

Debi Roy (Fwd)

Jaya Roy

Sonali Maitra

G. Rahul Maitra for self and as constituted attorney of Kajvan Roy.

Leena

Pavonita Roy

10. handed by

11. Shyama Roy

12. Mita Chatterjee

13. Swarnjana Sengul

Parthasarathi Maitra

As Constituted Attorney

For Arjun Maitra (Maitra)

== 32 ==

OWNERSHIP-RIGHTS TO THE SAID LAND BEING SOLD TO THE PURCHASERS AND DOTH HEREBY CONVEY, ASSIGN, SELL AND TRANSFER THEIR PORTION OF THE LAND BEING SOLD (MEASURING 0.309 ACRES OR 18.69 KATHAS,) MORE FULLY DESCRIBED IN THE SCHEDULE OF LAND BELOW, TOGETHER WITH ALL RIGHTS, TITLE, INTEREST, LIBERTIES, EASEMENTS, PRIVILEGES, ETC., AND MAKES OVER POSSESSION THEREOF UNTO AND IN FAVOUR OF THE PURCHASERS ABSOLUTELY AND FOREVER TO HAVE AND TO HOLD THE SAME AS AN ABSOLUTE ESTATE BY THE PURCHASERS AS EXCLUSIVE OWNERS THEREOF, PEACEABLY AND QUIETLY, AND WITHOUT ANY CLAIM, OBJECTION, INTERFERENCE OR INTERRUPTION FROM ALL SELLERS WHO HAVE SIGNED THE DEED.

Arjun Maitra
As Constituted Attorney
For Arjun Maitra

===== X =====

Kalyan Maitra

Gautam Maitra

Debi Roy (late)

Jaya Roy

Sonali Maitra.

6. Rahul Maitra for self and as constituted attorney of Kalyan Roy.

Leave

== 33 ==

Pavonita Roy

10. Rudip Roy

11. Phagnal Roy

12. Mita Chatterjee

13. Suranjana Samal Parthasarathi Maitra

As Constituted Attorney

For Parvina Chakraborty (Maitra)

Section (4) SCHEDULE OF LAND

(Referred to as the LAND BEING SOLD)

ALL THAT PIECE AND PARCEL OF LAND MEASURING 0.309 ACRES OR 18.69 KATHAS, , THE PROPORTIONATE RENT FOR WHICH PLOT OF LAND IS PAYABLE TO THE LANDLORD THE STATE OF WEST BENGAL, REPRESENTED BY THE B.L. & L.R.O. SADAR JALPAIGURI, SITUATED WITHIN PARAGANA BAIKUNTHAPUR, MOUZA : KHARIA, J.L. NO. : 5 (7), R.S. KHATIAN NO. : 4975, SHEET NO : 20, PLOT NO. R.S. 119, ADDRESS : SARALA KUTIR, MERCHANT ROAD, WARD NO: 5, POLICE STATION: KOTWALI, DISTRICT & TOWN : JALPAIGURI, PIN CODE : 735 101, STATE : WEST BENGAL .

LAND CLASSIFICATION – Bastu & totally vacant

THE PREMISES OF THE LAND BEING SOLD IS BOUNDED ON FOUR SIDES AS FOLLOWS AND AS SHOWN IN THE MAP ATTACHED AS ANNEXURE (VI)

NORTH : Land of R.S. Plot No. 118

SOUTH : 08' Feet Wide Metal Road

EAST : 20' Feet Wide Municipal Road

WEST : Land of R.S. Plot No 119 (part) and R.S. Plot No 126
(Also being the boundary on the EAST of the LAND BEING GIFTED)

Ujjwal Maitra
As Constituted Attorney
For Manab Maitra

Mouji Maitra

Goutam Maitra

Dibi Roy (Fae)

Jaya Roy

Sonali Maitra

6. Rahul Maitra for self and as constituted attorney of Kalyan Roy.

Rahul

== 34 ==

Poojita Roy

10. Poojita Roy

11. Poojita Roy

12. Mita Chatterjee

13. Swarnima Samal
Partha Sarathi Maitra

As Constituted Attorney

For Swarnima Chakraborty (Maitra)

IN THE AFORESAID BOUNDARY TOTAL LAND MEASURING 0.309 ACRES OR 18.69 KATHAS ARE HEREBY SOLD BY VIRTUE OF THESE PRESENTS.

IN WITNESS WHEREOF, THE SELLERS HEREBY COMPLETE THE TRANSFER TO THE PURCHASERS THEIR INDIVIDUAL SHARE OF OWNERSHIP RIGHTS TO THE PLOT BEING SOLD AND ALSO ACKNOWLEDGE RECEIPT OF THE CORRECT CONSIDERATION AMOUNT FOR THE SAME IN THE FORM OF DEMAND DRAFTS IN THEIR RESPECTIVE FAVOUR BY PUTTING THEIR SIGNATURE ON THIS SALE DEED ON THIS 14th DAY, OF MARCH, 2015.

As Constituted Attorney
For Manas Maitra

IN WITNESS WHEREOF, THE PURCHASERS ACCEPT THE TRANSFER FROM THE SELLERS THE FULL AND ABSOLUTE OWNERSHIP RIGHTS TO THE LAND BEING SOLD TO HAVE AND TO HOLD THE SAME AS AN ABSOLUTE ESTATE IN ITS ENTIRETY AND FOREVER HEREAFTER BY PUTTING THEIR SIGNATURES ON THIS SALE DEED ON THIS 14th DAY, OF MARCH, 2015..

Rightful, Legal Inheritors and Bonafide Joint-Owners of the LAND BEING SOLD
SELLERS BELONGING TO LATE SRI JOGENDRA NATH MAITRA'S FAMILY

1) Smt Jaya Roy *Jaya Roy*

Kalyan Maitra

Garbani Pradha

Dibe Roy (Pae)

Jaya Roy

Sonali Maitra

6. Rahul Maitra, for self and as constituted attorney of Kalyan Roy.

Lees

Paromita Roy

10. Kalyan Roy

11. Bhagavadhar

12. Mita Chatterjee

13. Swarnjana Sengul

Parthasarathi Maitra

As Constituted Attorney

For Purnima Chakraborty (Maitra)

= 35 =

2) Sri Manas Maitra X

3) Smt Sonali Maitra

Sonali Maitra

4) Sri Rahul Maitra

Rahul Maitra

5) Smt Radha Singh

Lees RADHA SINGH

X 6) Sri Kalyan Ray

7) Smt Paromita Roy

Paromita Roy

Ull WSM
As Constituted Attorney
For Manas Maitra

Almiza Maitra

Rabban Maitra

Debi Roy (Pal)

Jaya Roy

Sonali Maitra

6. Rahul Maitra for self and as constituted attorney of Kalpana Roy.

Leave

= 36 =

Pavonita Roy

10. theep Roy

11. Shyamal Roy

12. Mita Chatterjee

13. Suranjana Sanyal

For **Thasaratthi Maitra**
As Constituted Attorney,
For Purnima Chakraborty (Pal)

8) Sri Pradip Roy

Pradip Roy

9) Sri Shama Roy

Shyamal Roy

Shyamal Roy

Shyamal Roy

10) Smt Mita Chatterjee

Mita Chatterjee

11) Smt Suranjana Sanyal

Suranjana Sanyal

12) Smt Purnima Chakraborty

As Constituted Attorney
For Manas Maitra

Monju Maitra

Gautam Maitra

Debi Roy (Pal)

Jaya Roy

Sonali Maitra.

6. Rahul Maitra for self and as constituted attorney of Kalyan Roy.
Leave

Paromita Roy

10. Family Reg
11. Pragnanabhai

12. Mita Chatterjee

13. Suranjana Sengul

Partha Sarathi Maitra
As Constituted Attorney
For Paromita Chakraborty (Maitra)

= 36 =

Rightful, Legal Inheritors and Bonafied Joint – Owners of the LAND BEING SOLD

SELLERS BELONGING TO LATE JITENDRA NATH MAITRA'S FAMILY

13) Smt Monju Maitra

Monju Maitra

14) Sri Gautam Maitra

Gautam Maitra

15) Smt Debi Roy Pal

Debi Roy (Pal)

As Constituted Attorney
For Manas Maitra

The PURCHASERS : WE HEREBY CONFIRM AND ACCEPT THE FULL AND COMPLETE TRANSFER OF ALL OWNERSHIP RIGHTS TO THE "LAND BEING SOLD" FROM THE SELLERS AND ALSO ACCEPT AND CONFIRM OUR HONOURABLE DISCHARGE OF ALL CALUSES, POINTS AND TERMS AND CONDITIONS, AS MENTIONED IN THIS SALE DEED, IN THE PRESENT AND IN FUTURE, FOR PERPETUITY

1) Signature Anju Ghosh

Name **Smt. Anju Ghosh**

2) Signature Radha Rani Saha

Name **Smt. Radha Rani Saha**

Rajni Maitra

Sonal Maitra

Debi Ray (rel)

Jaya Ray

Sonal Maitra

6. Rahul Maitra for self and as constituted attorney of Kalyan Ray.

Lawyer

Pavemita Roy

10. Sanjib Roy

11. Pragnan Mohr

12. Mita Chatterjee

13. Swarnjana Sanyal

Partha Sarathi Maitra
As Constituted Attorney
For ... Maitra

= 37 =

3) Signature _____
Name Sri. Ananda Ghosh

4) Signature Ajay Saha
Name Sri. Ajay Saha

Chakrabarty
As Constituted Attorney
For ... Maitra

WITNESSES (SELLERS')

5) Signature Subrata Chakraborty Date 14/03/2015

Name SUBRATA CHAKRABORTY Place _____
3/10 SRI SADHAN CHAKRABORTY
Address SARALA KUTIR, MERCHANT ROAD
JALPAIGURI

6) Signature Bidisha Maitra Date 14.3.15.

Name Bidisha Maitra Place Kolkata

Address 5/1/2K Cornfield Road Kol-19.

Manjira Maitra

Gautam Maitra

Debi Roy (law)

Jaya Roy

Sonali Maitra.

6. Rahul Maitra for self and as constituted
a Attorney of Kalyan Roy.

[Signature]

Pavonika Roy

10. Rudip Roy

11. Shygunmal Roy

12. Mita Chatterjee

13. Suranjana Sanyal

For Manjira Maitra
As Constituted Attorney
For Manjira Chakraborty (Maitra)

= 38 =

WITNESSES (PURCHASERS')



7) Signature *Subrata Chakraborty*

Date 14/03/2015

Name SUBRATA CHAKRABORTY
3/0 SRI SADHAN CHAKRABORTY
SARALA KUTIR, MERCHANT ROAD
Address JALPAIGURI

Place -----

8) Signature *Salil Kumar Sanyal*

Date 14/3/2015

Name SALIL KUMAR SANYAL
Address 18/3, Goniachal Road, Flat No. 3G/1,
Megha Mallar, Kolkata - 700019

Place KOLKATA

[Signature]
As Constituted Attorney
For Manjira Maitra

Manoj Maity

Manoj Maity

Debi Roy (Pal)

Jaya Roy

Sonali Maity

6. Rahul Maity for self and as constituted attorney of Kalyan Roy.

Leave

== 39 ==

Paromita Roy

10. Family by
11. Pragnan Bar

12. Mita Chatterjee

13. Swarnjana Sengul

Parthasarathi Maity
As Constituted Attorney
For Manoj Maity Chakraborty (Maity)

As Constituted Attorney
For Manoj Maity

THIS SALE DEED DOCUMENT PREPARED BY

Signature

Manoj Maity

Date

14/3/15

Name of the Advocate

Place

Jalpaiguri

Advocate, Jalpaiguri, West Bengal

Enrolment No. F-1149/02



ANNEXURE (II)

GOVERNMENT OF WEST BENGAL
OFFICE OF THE SUB-DIVISIONAL LAND & LAND REFORMS OFFICER
MAL : JALPAIGURI

{ Phone no. 03562-257341, Fax-03562-257341, Email- sdllromal@gmail.com }

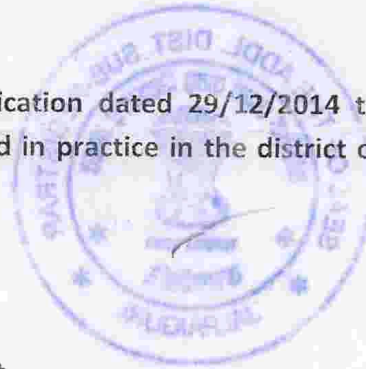
Memo. No. 534 /SDLLRO (Mal)/2014.

Dated. 29 / 12 / 2014

To,
Shri Subrata Chakraborty
Sarala Kutir
Merchant Road
Jalpaiguri

In response to your application dated 29/12/2014 this is to inform you that the standard measurement of land in practice in the district of Jalpaiguri under the state of West Bengal is as follows :

1 acre = 60 kathas
1 katha = 720 square feet.



SUB- DIVISIONAL LAND & LAND REFORMS OFFICER
MAL : JALPAIGURI
Sub-Div. Land & Land Reforms Officer
Mal. Dist. Jalpaiguri (W.B.)

(P. L. BHUTIA)

Sonali Maitra.

6. Rahul Maitra for self and as constituted attorney of Kalyan Ray:

Paromita Roy

10. Indip Roy

12. Mita Chatterjee

Leena

11. Bhyanand Roy

Sebi Roy (for)

As Constituted Attorney
for Manas Maitra.

Moujn Maitra

Suranjana Sengul
for the Swarathi Maitra

Sanjay Maitra

Jaya Roy

ANNEXURE (III) (a)

Annexure (III) (a) - Relationship Details

The Present Surviving Descendants / Rightful, Legal Inheritors & Bonafide

Joint-Owners of the said Premises belonging to Late Sri Jogendra Nath Maitra's family:

(1) Smt Jaya Roy

- (i) Married Daughter of Late Tapas Maitra (Son of Late Jogendra Nath Maitra)
- (ii) Wife of Sri Siby Roy
- (iii) Residing at DL 170, Sector 1, Opposite Tank No 10, Salt Lake City, Kolkata 700091
- (iv) Proportionate share of ownership - 1/7 of 50% of share of Jogendra Nath Maitra

(2) Sri Manas Maitra

- (i) Son of Late Jogendra Nath Maitra
- (ii) Residing at Flat No 2B, 1st Floor, Balaji Residency, 148 B. B. Chatterjee Road, Kolkata 700042
- (iii) Proportionate share of ownership - 1/7 of 50% of share of Jogendra Nath Maitra

(3) Smt Sonali Maitra

- (i) Wife of Late Nirmalya Maitra (Son of late Jogendra Nath Maitra)
- (ii) Residing at 5/1/2K, 2nd Floor, Cornfield Road, Kolkata 700019
- (iii) Proportionate share of ownership - 1/21 part of 50% of share of Jogendra Nath Maitra

(4) Sri Rahul Maitra

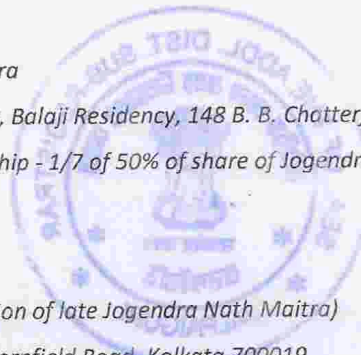
- (i) Son of Late Nirmalya Maitra Maitra (Son of late Jogendra Nath Maitra)
- (ii) Residing at 5/1/2K, 2nd Floor, Cornfield Road, Kolkata 700019
- (iii) Proportionate share of ownership - 1/21 part of 50% of share of Jogendra Nath Maitra

(5) Smt Radha Singh

- (i) Married daughter of Late Nirmalya Maitra (Son of late Jogendra Nath Maitra)
- (ii) Wife of Sri Piyush Singh
- (iii) Residing at 1/A, Jasmine Residency, 45A, Buroshibtala Main Road, New Alipore, Kolkata 700038
- (iv) Proportionate share of ownership - 1/21 part of 50% of share of Jogendra Nath Maitra

Parthasarathi Maitra
As Constituted Attorney
For Nirmalya Chakraborty (Maitra)

As Constituted Attorney
For Manas Maitra



Majhi Maitra

Radha Maitra

Sumanjana Sanyal

Jaya Roy

6. Sonali Maitra for self and as constituted attorney of Kalyan Roy.
7. Leela Panyamita Roy
10. Kanchip Roy
11. Piyush Singh
12. Mita Chatterjee

(6) Sri Kalyan Ray

- (i) Son of Late Aruna Roy (Married Daughter of Late Jogendra Nath Maitra)
- (ii) Residing at 60/18 Haripada Dutta Lane, Kolkata 700 033.
- (iii) Proportionate share of ownership - 1/14 part of 50% of share of Jogendra Nath Maitra

(7) Smt Paromita Roy

- i) Married Daughter of Late Krishna Banerjee (Married Daughter of Late Jogendra Nath Maitra)
- (ii) Wife of Sri Aniruddha Roy
- (iii) Residing at C 2796A, 2nd Floor, Sushant Lok I, Gurgaon, Haryana
- (iii) Proportionate share of ownership - 1/14 part of 50% of share of Jogendra Nath Maitra

(8) Sri Pradip Roy

- (i) Son of Late Aparna Ray (Married Daughter of Late Jogendra Nath Maitra)
- (ii) Residing at Flat No 42, Building 2C, Kalpataru Estate, J. V. Link Road, Andheri – East, Mumbai 400093
- (iii) Proportionate share of ownership - 1/21 part of 50% of share of Jogendra Nath Maitra

(9) Sri Shyamal Ray

- (i) Son of Late Aparna Ray (Married Daughter of Late Jogendra Nath Maitra)
- (ii) Residing at H - 1586, Chittaranjan Park, New Delhi – 110019
- (iii) Proportionate share of ownership - 1/21 part of 50% of share of Jogendra Nath Maitra

(10) Smt Mita Chatterjee

- (i) Married daughter of Late Aparna Ray (Married Daughter of Late Jogendra Nath Maitra)
- (ii) Wife of Sri Shymalendu Chatterjee
- (ii) Residing at 17K, Tower 1, South City Apartments, 375 Prince Anwar Shah Road, Kolkata 700068
- (iii) Proportionate share of ownership - 1/21 part of 50% of share of Jogendra Nath Maitra

(11) Smt Suranjana Sanyal

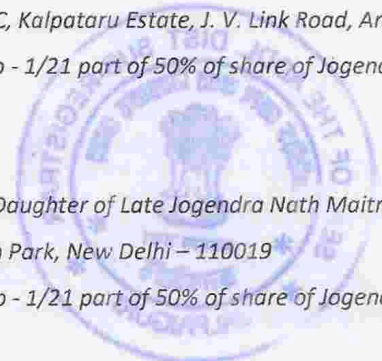
- (i) Married daughter of Late Gouri Roy (Married Daughter of Late Jogendra Nath Maitra)
- (ii) Wife of Sri Salil Kumar Sanyal
- (iii) Residing at Flat No 3/G/1, Megha Mallar, 18/3 Gariahat Road, Kolkata 700019
- (iv) Proportionate share of ownership - 1/7 part of 50% of share of Jogendra Nath Maitra

Rajya Maitra

Souham Maitra

Partha Sarathi Maitra
As Constituted Attorney
 For *Pradip Roy* (Maitra)

Chittaranjan Sanyal
As Constituted Attorney
 For *Manous Maitra*



Suranjana Sanyal
Jaya Roy

Debi Roy (Pal)

Sonali Maitra
 6. Rahul Maitra for self and as constituted attorney of Kalyan Ray.
 A. *Jeera*
Paromita (Roy)
 10. Pradip Roy 11. Shyamal Ray
 12. Mita Chatterjee

Manju Maitra

Gautam Maitra

(12) Smt Purnima Chakraborty

- (i) Married Daughter of Late Jogendra Nath Maitra
- (ii) Wife of Late Himansu Chakraborty
- (iii) Residing at 703/E, Block P, New Alipore, Kolkata 700053
- (iv) Proportionate share of ownership - 1/7 part of 50% of share of Jogendra Nath Maitra

The Present Surviving Descendants / Rightful, Legal Inheritors & Sole Joint-Owners of the said Premises belonging to Late Sri Jitendra Nath Maitra's family:

(1) Smt Manju Maitra

- (i) Wife of Late Bikash Maitra (Son of Late Jitendra Nath Maitra)
- (ii) Residing at CF 87, Sector 1, Salt Lake City, Kolkata 700064.
- (iii) Proportionate share of ownership - 1/4 part of 50% share of Jitendra Nath Maitra

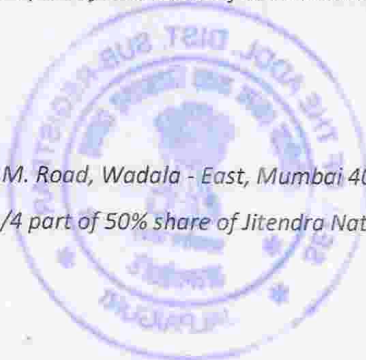
(2) Sri Gautam Maitra

- (i) Son of Late Bikash Maitra
- (ii) Residing at Erica 1401, Dosti Acres, S. M. Road, Wadala - East, Mumbai 400037
- (iii) Proportionate share of ownership - 1/4 part of 50% share of Jitendra Nath Maitra

And

(3) Smt Debi Roy Pal

- (i) Married daughter of Late Kalyani Roy (Daughter of Late Jitendranath Maitra)
- (ii) Wife of Sri Jayanta Kumar Pal
- (iii) Residing at Flat 2A, Uttkarsh Apartment, 128 Parnashree Pally, Kolkata 700060
- (iii) Proportionate share of ownership - 1/2 part of 50% of share of Jitendra Nath Maitra



Parthasarathi Maitra
As Constituted Attorney
For Purnima Chakraborty (Maitra)

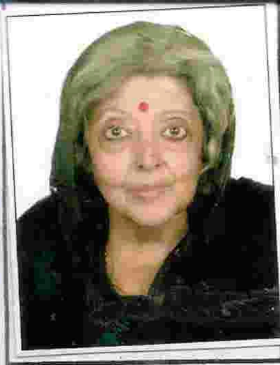
Ujjwal Maitra
As Constituted Attorney
For Manas Maitra

Sumanjana Sanyal
Jaya Roy

Debi Roy (Pal)

Sonali Maitra

- 6. Rahul Maitra for self and as constituted attorney of Kalyan Ray
- 7. Leela
- 9. Paomita Roy
- 10. Harshdeep Roy
- 11. Arjunel Ray



left hand					
right hand					

Name

Signature *Munira Haidra*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature *Gautam Malher*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature *Debi Roy (al)*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

5



left hand					
right hand					

Name Sonali Maitra

Signature

6



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature Rahul Mahtoa

7



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RADHA SINGH

Signature Radha Singh

13



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name



left hand					
right hand					

Name PAROMITA ROY

Signature Paromita Roy



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name PRADIP ROY

Signature Pradip Roy



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name



Signature Pradyumn Roy



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Mista Chatterjee

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
PHOTO Full Signature of the person	Left Hand					
	Right Hand					

	Left Hand					
	Right Hand					

Parthasava Thi Maitra

	Left Hand					
	Right Hand					

Handwritten signature: 

PHOTO Full Signature of the person	Left Hand					
	Right Hand					

PHOTO Full Signature of the person	Left Hand					
	Right Hand					

Handwritten text: 14 MAR 2015

PHOTO	Full Signature of the person	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
		Left Hand					
		Right Hand					



Arvind Jaiswal

Left Hand					
Right Hand					



Ajay Saha

Left Hand					
Right Hand					



Anje Ghosh

Left Hand					
Right Hand					




Rodha Kani Saha

Left Hand					
Right Hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 4736 to 4803
being No 01224 for the year 2015.




(Tapash Kanti Ghosh) 21-March-2015
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. JALPAIGURI
West Bengal



Government Of West Bengal
Office Of the A.D.S.R. JALPAIGURI
District:-Jalpaiguri

Endorsement For Deed Number : I - 01224 of 2015
(Serial No. 01147 of 2015 and Query No. 0701L000002346 of 2015)

On 14/03/2015

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

Presented for registration at 15.00 hrs on :14/03/2015, at the Private residence by Smt. Monju Maitra , one of the Executants.

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

Execution is admitted on 14/03/2015 by

1. Smt. Monju Maitra, wife of Late Bikash Maitra , Cf 87, Sector 1 Salt Lake City, , District:-Kolkata, WEST BENGAL, India, Pin :-700064, By Caste Hindu, By Profession : House wife
2. Sri Gautam Maitra, son of Late Bikash Maitra , Erca 1401, Dosti Acres, S. M. Road, Wadala, East Mumbai, District:-Mumbai, MAHARASHTRA, India, Pin :-400037, By Caste Hindu, By Profession : Business
3. Smt. Debi Roy Pal, wife of Sri Jayanta Kumar Pal , Flat 2 A, Uttkarsh Apartment, 128 Parnashree Pally, District:-Kolkata, WEST BENGAL, India, Pin :-700060, By Caste Hindu, By Profession : House wife
4. Smt. Jaya Roy, wife of Sri Siburoy , D L 170, Sector 2, Opposite Tank No. 10, Salt Lake City, District:-Kolkata, WEST BENGAL, India, Pin :-700091, By Caste Hindu, By Profession : House wife
5. Smt. Sonali Maitra, wife of Late Nirmalya Maitra , 5/1/2 K, 2nd Floor, Cornfield Road, District:-Kolkata, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : House wife
6. Sri Rahul Maitra, son of Late Nirmalya Maitra , 5/1/2 K, 2nd Floor, Cornfield Road, District:-Kolkata, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Business
7. Smt. Radha Singh, wife of Sri Piyush Singh , 1/ A, Jasmine Residency, 45 A, Buroshibtala Main Road, New Alipore, District:-Kolkata, WEST BENGAL, India, Pin :-700038, By Caste Hindu, By Profession : House wife
8. Smt. Paromita Roy, wife of Sri Aniruddha Roy , C-2796 A, 2nd Floor, Sushant Lok, Gurgaon, HARYANA, India, Pin :-700038, By Caste Hindu, By Profession : House wife
9. Sri Pradip Roy, son of Late Aparna Roy , Flat No. 42, Building 2 C, Kalpataru Estate, J. V. Link Road, Andheri East, District:-Mumbai, MAHARASHTRA, India, Pin :-400093, By Caste Hindu, By Profession : Business
10. Sri Shyamal Ray, son of Late Aparna Roy , H-1586, Chittaranjan Park, District:-New Delhi, DELHI, India, Pin :-110019, By Caste Hindu, By Profession : Business
11. Smt. Mita Chatterjee, wife of Sri Shyamalendu Chatterjee , 17 K, Tower 1, South City Apartments, 375 Prince Anwar Shah Road, District:-Kolkata, WEST BENGAL, India, Pin :-700068, By Caste Hindu, By Profession : House wife
12. Smt. Suranjana Sanyal, wife of Sri Sali Kumar Sanyal , 3 G/1, Megha Mallar, 18/3 Gariahat Road, District:-Kolkata, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : House wife




(Tapash Kanti Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. JALPAIGURI
District:-Jalpaiguri

Endorsement For Deed Number : I - 01224 of 2015
(Serial No. 01147 of 2015 and Query No. 0701L000002346 of 2015)

Identified By Subrata Chakraborty, son of Sri Sadhan Chakraborty, Sarala Kutir Merchant Road, District:-Jalpaiguri, WEST BENGAL, India, Pin :-735101, By Caste: Hindu, By Profession: Others.

Executed by Attorney

Execution by

1. Sri Rahul Maitra, son of Late Nirmalya Maitra , 5/1/2 K, 2nd Floor, Cornfield Road, District:-Kolkata, WEST BENGAL, India, Pin :-700019 By Caste Hindu By Profession: Business,as the constituted attorney of Sri Kalyan Ray is admitted by him.
2. Sri Partha Sarathi Maitra, son of Sri Manas Maitra , Balaji Residency, 1st Floor, Flat No. 1/ B, 143 B. B. Chatterjee Road, P. S. Kasba, District:-Kolkata, WEST BENGAL, India, Pin :-700042 By Caste Hindu By Profession: Business,as the constituted attorney of Smt. Purnima Chakraborty (Maitra) is admitted by him.
3. Sri Ujjal Ghosh, son of Late Nitai Ghosh , Samaj Para, JALPAIGURI, Thana:-Jalpaiguri, P.O. :-Jalpaiguri, District:-Jalpaiguri, WEST BENGAL, India By Caste Hindu By Profession: Business,as the constituted attorney of Sri Manas Maitra is admitted by him.

Identified By Subrata Chakraborty, son of Sri Sadhan Chakraborty, Sarala Kutir Merchant Road, District:-Jalpaiguri, WEST BENGAL, India, Pin :-735101, By Caste: Hindu, By Profession: Others.

(Tapash Kanti Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 16/03/2015

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.-1,02,79,489/-

Certified that the required stamp duty of this document is Rs.- 719584 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

(Tapash Kanti Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 20/03/2015

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

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),
Finance Department, Govt. of WB**

Registration Fees Rs. 1,13,083/- paid online on 17/03/2015 3:32PM with Govt. Ref. No. 192014150020898402 on 17/03/2015 2:44PM, Bank: United Bank, Bank Ref. No. S43559828 on 17/03/2015 3:32PM, Head of Account: 0030-03-104-001-16, Query No:0701L000002346/2015

JALPAIGURI

(Tapash Kanti Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. JALPAIGURI
District:-Jalpaiguri

Endorsement For Deed Number : I - 01224 of 2015
(Serial No. 01147 of 2015 and Query No. 0701L000002346 of 2015)

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 7,19,584/- paid online on 17/03/2015 3:32PM with Govt. Ref. No. 192014150020898402 on 17/03/2015 2:44PM, Bank: United Bank, Bank Ref. No. S43559838 on 17/03/2015 3:32PM, Head of Account: 0030-02-103-003-02, Query No:0701L000002346/2015

(Tapash Kanti Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Tapash Kanti Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR