

84-3660/09

I 4684/09



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL  
Date - 6745/09

D 033501

Signature Sheet and  
Endorsement Sheet are  
the Part & Parcel of the  
document.



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District Sub-Registrar  
Hooghly

8 JUL 2009

DEED OF SALE VALUED AT RS.4,36,400/- (RUPEES FOUR LACS  
THIRTY SIX THOUSAND AND FOUR HUNDRED) ONLY

THIS DEED OF SALE made this 8<sup>th</sup> day of April, 2009 BETWEEN  
GOPAL CHANDRA KOLEY, son of Late Nandlal Koley, by faith -  
Hindu, by Occupation - Cultivator, residing at Somsara, Police  
Station - Dadpur, District - Hooghly, hereinafter referred to as "the  
VENDOR" (which expression shall include their and each of their

Serial No..... 99154  
 Name.....  
 Address.....  
 71, Park Street. (Room No - 14)  
 Kolkata - 700016  
 Date..... 31/2/07  
 Licensed Stamp Vendor,  
 S. SARKAR

Abhigyan Commercial (P) Ltd  
 H/A Sakamou St  
 Kue - 73



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District Sub-Registrar  
 Hooghly

08 JUL 2009

স্বাক্ষরিত  
 সাক্ষরিত  
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successors-in-interest and/or assigns) of the ONE PART AND ABHIYAN COMMERCIAL PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956 and having its registered office at 47A, Zakaria Street, 3<sup>rd</sup> Floor, Police Station - Jorasanko, Kolkata - 700 073 and having PAN - AAGCA2977D and represented by one of Directors. Samir Biyani, son of Kishan Gopal Biyani, by faith - Hindu, by Occupation - Business, working for gain at 47A, Zakaria Street, 3<sup>rd</sup> Floor, Police Station - Jorasanko, Kolkata - 700 073, hereinafter referred to as "the PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and/or assigns) of the OTHER PART :

WHEREAS :

- A. One Panchu Gopal Ghosh was absolutely seized and possessed of and or sufficiently entitled to inter alia, ALL THAT the piece and parcel of Sali land admeasuring 40 Satak, more or less in R.S. Dag No.482, L.R. Dag No.453, R.S. Khatian No.95 in Mouza - Srirampur, J.L. No.26 (now 34), Police Station - Dadpur, District - Hooghly, District Sub Registry Office at Hooghly within Dadpur Gram Panchayet, hereinafter referred to as "the MOTHER PLOT";
- B. By a Bengali Kobala dated 17<sup>th</sup> May, 1966 made between the said Panchu Gopal Ghosh, therein referred to as the Vendor of the One Part and the Vendor herein, therein referred to as the Purchaser of

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**District Sub-Registry  
Hooghly**

08 JUL 2009

the Other Part and registered in the office of the District Sub Registrar at Hooghly in Book No.I, Being No.3876 for the year 1966 the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the Mother Plot in favour of the Purchaser therein;

- C. By an Agreement also dated 17<sup>th</sup> May, 1966 but executed and registered after the execution and registration of the said Bengali Kobala dated 17<sup>th</sup> May, 1966 made between the Vendor herein and the said Panchu Gopal Ghosh and registered in the office of the District Sub Registrar at Hooghly in Book No.I, Being No.3877 for the year 1966 the Vendor herein for the consideration and on the terms and consideration therein mentioned agreed to re-convey the Mother Plot in favour of the said Panchu Gopal Ghosh;
- D. By a Bengali Kobala dated 13<sup>th</sup> February, 1967 made between the said Panchu Gopal Ghosh, therein referred to as the Vendor of the One Part and the Vendor herein, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub Registrar at Hooghly in Book No.I, Volume No.11, at Pages 179 to 181, Being No.755 for the year 1967 the Vendor therein for the consideration therein mentioned agreed to release the right of the Vendor therein to purchase the Mother Plot under the said Agreement dated 17<sup>th</sup> May, 1966 and confirmed the sale of

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**District Sub-Registry  
Hooghly**

**08 JUL 2009**

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the said Mother Plot in favour of the Purchaser therein, being the Vendor herein;

- E. In the circumstances, the Vendor herein became absolutely seized and possessed of and or sufficiently entitled to the Mother Plot free from all encumbrances of any nature whatsoever;
- F. By a Bengali Kobala dated 2<sup>nd</sup> September, 2002 made between the Vendor herein, therein also referred to as the Vendor of the One Part and one Uday Kumar Koley, the brother of the Vendor herein, therein referred to as the Purchaser of the Other Part and registered in the office of the District Registrar at Hooghly in Book No.I, Volume No.29, at Pages 119 to 124, Being No.1399 for the year 2006 the Vendor therein for the consideration therein mentioned sold, transferred and conveyed a divided and demarcated land admeasuring 16 Satak, more or less located on the northern side of the Mother Plot;
- G. After such sale the Vendor is presently seized and possessed of the balance portion of the Mother Plot being ALL THAT the piece and parcel of Sali land admeasuring 24 (Twenty Four) Satak, more or less in R.S. Dag No.482, L.R. Dag No.453, R.S. Khatian No.95, L.R. Khatian No.46 in Mouza - Srirampur, J.L. No.26 (now 34), Police Station - Dadpur, District - Hooghly, District Sub Registry Office at Hooghly, under Dadpur Gram Panchayet, morefully and

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**District Sub-Registry  
Hooghly**

**08 JUL 2009**



particularly described in the SCHEDULE hereunder written and hereinafter referred to as "the SAID LAND";

- H. The Vendor has agreed to sell and the Purchaser herein has agreed to purchase the Said Land, morefully and particularly described in SCHEDULE hereunder written and delineated on the map or plan annexed hereto and bordered in Colour "RED" thereon for the consideration and on the terms and conditions hereinafter mentioned;

NOW THIS DEED WITNESSETH as follows :

1. THAT in pursuance of the said agreement AND in consideration of an aggregate sum of Rs.4,36,400/- (Rupees Four Lacs Thirty Six Thousand And Four Hundred) only of the lawful money of the Union of India paid by the Purchaser to the Vendor as will appear from the memo of consideration hereunder written (the receipt whereof the Vendor doth hereby admit and acknowledge to have been received) and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the Said Land hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser ALL THAT the Said Land i.e. ALL THAT the piece and parcel of Sali land admeasuring 24 (Twenty Four) Satak, more or less in R.S. Dag

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**District Sub-Registrar  
Hooghly**

08 JUL 2008

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No.482, L.R. Dag No.453, R.S. Khatian No.95, L.R. Khatian No.46  
in Mouza - Srirampur, J.L. No.26 (now 34), Police Station -  
Dadpur, District - Hooghly, District Sub Registry Office at  
Hooghly, under Dadpur Gram Panchayet, morefully and  
particularly described in SCHEDULE hereunder written and  
delineated on the map or plan annexed hereto and bordered in  
colour "RED" thereon and also all dwelling units and structures  
thereon absolutely and forever, free from all encumbrances  
charges liens lispens claims, demands, mortgages, leases,  
licenses, liabilities, trusts, attachments, acquisitions, requisitions,  
executions, prohibitions, restrictions, easements and lis pendens  
OR HOWSOEVER OTHERWISE the Said Land or any part or  
portion thereof now is or are or at any time or times heretofore  
was or were situated butted and bounded called known  
numbered described or distinguished TOGETHER WITH all  
benefits and advantages of ancient and other rights all yards  
courtyards areas sewers drains ways water courses ditches fences  
paths and all manner of former and other rights liberties  
easements privileges walls fences advantages appendages and  
appurtenances whatsoever to the Said Land or any part thereof  
belonging or in anywise appertaining to or with the same or any  
part thereof now are or is or at any time or times heretofore were  
held used occupied appertaining or enjoyed therewith or reputed  
to belong or to appertain thereto AND the reversion or reversions  
remainder or remainders and the rents issues and profits of the

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**District Sub-Registry  
Hooghly**

**08 JUL 2009**

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Said Land and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the Said Land and/or any and every part thereof herein comprised and hereby granted and transferred TOGETHER WITH all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the Said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the Said Land hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licences liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lis pendens whatsoever.

2. AND the Vendor doth hereby covenant with the Purchaser that the Vendors are the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the Said Land and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature AND the Vendor doth hereby

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*[Handwritten Signature]*  
**District Sub-Registrar  
Hooghly**

08 JUL 2009

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covenant with the Purchaser that they have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the Said Land hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the Said Land or any part thereof in the manner aforesaid AND THAT NOTWITHSTANDING any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Land hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance 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 Vendors now has in herself good right full and absolute power to grant sell convey transfer assure and assign the Said Land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid AND THAT the Vendor has duly made over possession of the Said Land to the Purchaser herein and the Purchaser have

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**District Sub-Registry  
Hooghly**

**08 JUL 2009**

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received and accepted the same without any dispute, demand or claim whatsoever against the Vendor in respect of the nature and/or occupancy of the constructions on the land comprised in the Said Land or otherwise.

3. AND THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of her predecessors in title or any one of them AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases' licences liabilities trusts attachments executions prohibitions restrictions easements and lis pendens whatsoever suffered or made or liabilities created in respect of the Said Land by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or his predecessors in title or any of them as aforesaid or otherwise.

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**District Sub-Registry-  
Hooghly**

**08 JUL**

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4. AND THAT all rates taxes and other impositions and/or outgoings payable in respect of the Said Land upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
5. AND THAT the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Land or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 AND THAT no notice, which is or may be subsisting, has been served on the Vendor for the acquisition of the Said Land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Land or any part thereof AND THAT no suit and/or proceeding is pending in any Court of law affecting the Said Land and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority AND FURTHER THAT the Vendors and all persons having or lawfully

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Signature

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**District Sub-Registrar  
Hooghly**

**08 JUL 2009**

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or equitably claiming any right title interest or estate whatsoever in the Said Land or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

AND IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto that the Vendor covenants and assures the Purchaser that unless prevented by fire or some other inevitable accident from time to time and at all times hereafter and upon every request and at the cost of the Purchaser shall produce or caused to be produced to the Purchaser or their Attorneys or Agents or at any trial commission examination or otherwise as occasion shall require all or any of the original title deeds documents and writings and also at the like request and cost deliver to the Purchaser such attested or other copies or extracts of and from the said Deeds and writings or any one of them as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the said deeds documents and/or writings safe unobliterated and uncanceled.



  
District Sub-Registry  
Hooghly

JUL 2009

THE SCHEDULE

(The Said Land)

ALL THAT the piece and parcel of Sali land admeasuring 24 (Twenty Four) Satak, more or less in R.S. Dag No.482, L.R. Dag No.453, R.S. Khatian No.95, L.R. Khatian No.46 in Mouza - Srirampur, J.L. No.26 (now 34), Police Station - Dadpur, District - Hooghly, District Sub Registry Office at Hooghly, under Dadpur Gram Panchayet and butted and bounded in the manner as follows :

- ON THE NORTH : By Sali land in R.S. Dag No.481;
- ON THE EAST : By Sali land in R.S. Dag No.483 (Somsara Mouza)
- ON THE SOUTH : By Sali land in R.S. Dag No. 165
- ON THE WEST : By Sali land in R.S. Dag No.475;

AND the Said Land is delineated on the map or plan annexed hereto and bordered in colour "RED" thereon

IN WITNESS WHEREOF the Parties hereto have executed these presents the day, month and year first above written.

SIGNED AND DELIVERED by the  
VENDOR at Chinchura in the  
presence of :

*[Handwritten signature]*

*[Handwritten signatures]*



*[Handwritten signature]*

**District Sub-Registry  
Hooghly**

**JUL 2009**



RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs.4,36,400/- (Rupees Four Lacs Thirty Six Thousand And Four Hundred) only in cash towards full and final payment of the total Consideration for sale of the Said Land.

WITNESSES :

VENDOR

বিশ্বনাথ গোস্বামী  
কম্পিউটার

স্বাক্ষরিত  
গোপনীয়

DRAFTED BY ME

Explained in Bengali to the  
Expert


RAGHUNATH GHOSE  
ADVOCATE,  
HIGH COURT, CALCUTTA.  
ENROLMENT NO.F/803/784/89

স্বাক্ষরিত  
কম্পিউটার


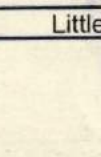
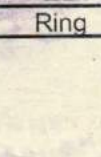
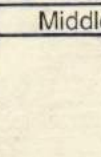
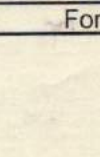
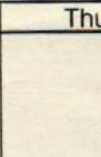







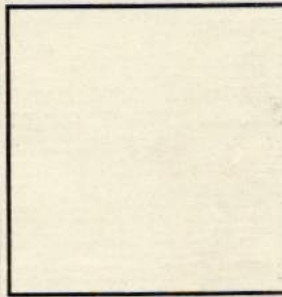

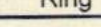
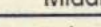

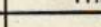
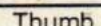
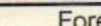
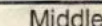
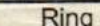
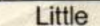
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District Sub-Registry  
Hooghly  
68 JUL 2009

**SPECIMEN FORM FOR TEN FINGERPRINTS**

 	LEFT HAND FINGER PRINT				
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	RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little	
					

 	LEFT HAND FINGER PRINT				
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	RIGHT HAND FINGER PRINT				
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	RIGHT HAND FINGER PRINT				
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	LEFT HAND FINGER PRINT				
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	RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little	
					



  
District Sub-Registry Officer  
Hooghly

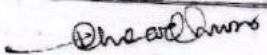
8 JUL 2009

DEED PLAN OF R.S. DAG NO. 482, L.R.  
DAG NO. 453, R.S. KHATIAN NO. 95, L.R. KH.  
NO. 46, MOUZA. SRIRAMPUR, J.L. NO. R/S-26,  
L.R. 34, P.S. DADPUR, DIST. HOOGHLY, UNDER  
DADPUR GRAM PANCHAYET. SCALE: 1" = 50' 0"


SHOWN THUS: 

AREA OF LAND: 24 SATAK OUT OF 40 SATAK

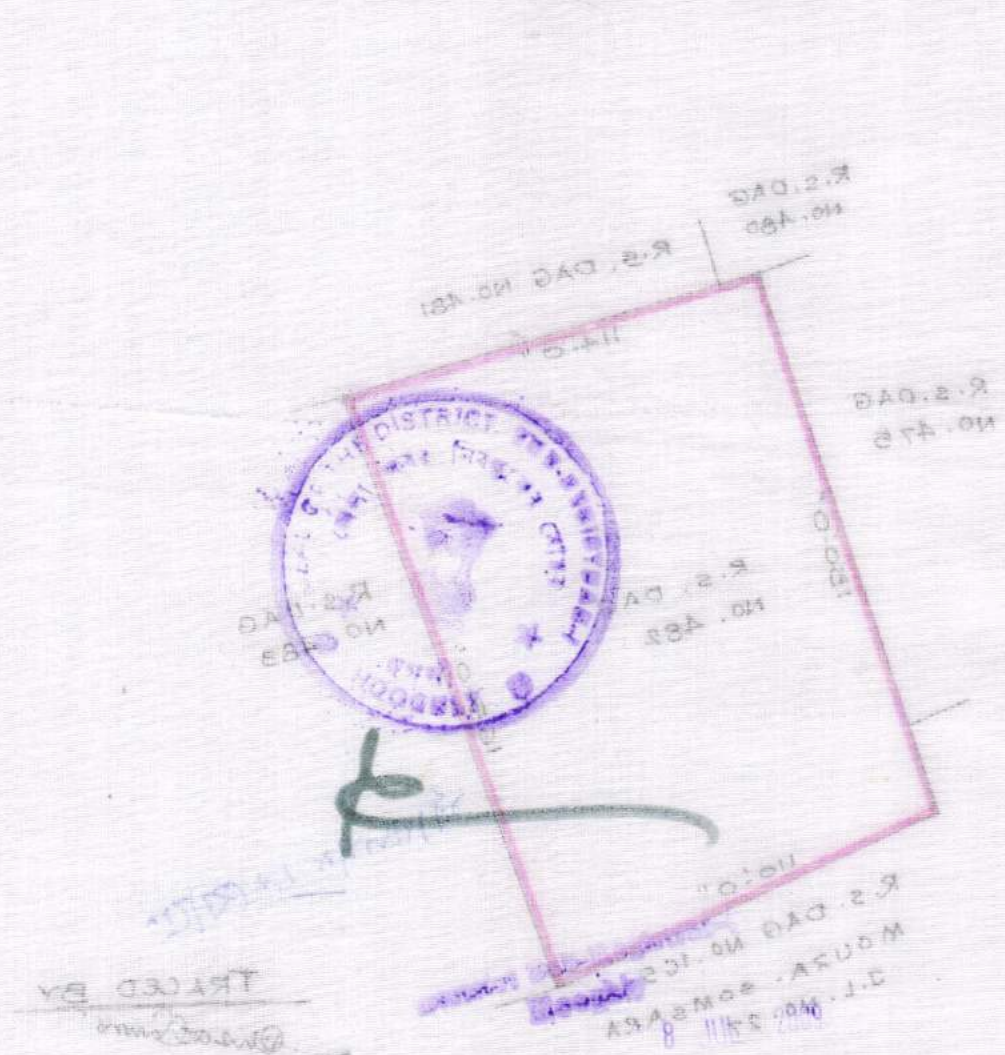


TRACED BY  


**Farmai Chowdhury**  
Reed. Planner (H.C.M.)  
Regd. No. 48 Date 03-7-09  
Keny. Hemanta Basu College  
Kalyanpur, Hooghly

AREA OF LAND: 24 SATAK OUT OF 40 SATAK  
 SHOWN THIS: 

AREA OF LAND: 24 SATAK OUT OF 40 SATAK



TRACED BY


...

...



R.S. DAG NO. 477  
 MOURA. SOMARA  
 J.L. NO. 2311 8

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R.-I HOOGHLY, District- Hooghly**  
**Signature / LTI Sheet of Serial No. 03660 / 2009, Deed No. (Book - I , 04684/2009)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sri Gopal Chandra Koley	

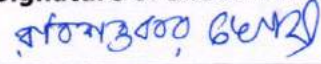
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sri Gopal Chandra Koley Address -Somsara Hooghly	Self		 LTI	08/07/2009

Name of Identifier of above Person(s)

Rabi Sankar Ghosh  
PS-Dadpur, Ayma Hanral Hooghly

Signature of Identifier with Date

  
08/07/09



(Kiran Sankar Sarkar)  
**DISTRICT SUB REGISTRAR-I OF HOOGHLY**  
**Office of the D.S.R.-I HOOGHLY**

Name of the Prisoner  Sri Gopal Chandra Koley	Signature with date   07/10/10
---	--

2. Signature of the person(s) attending the Prisoner at 07/10/10  
 3. No. Admission of Execution by State  
 Photo  
 Finger Print  
 Signature



Name of Prisoner of above Person(s)  
 Sri Gopal Chandra Koley  
 Address: 2008 Post No. 7500-1, (6882/2008) Station of the Registrar

Station of Prisoner with Date  
 Hooghly 07/10/10



**Government Of West Bengal**  
**Office of the D.S.R.-I HOOGHLY**  
**CHINSURA**  
Endorsement For deed Number :I-04684 of :2009  
(Serial No. 03660, 2009)

**On 08/07/2009**

**Certificate of Admissibility(Rule 43)**

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. 10.00/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 4796/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on:08/07/2009

**Certificate of Market Value(WB PUVI rules 1999)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 436400/-

Certified that the required stamp duty of this document is Rs 21830 /- and the Stamp duty paid as: Impressive Rs- 100

**Deficit stamp duty**

Deficit stamp duty Rs 21735/- is paid, by the draft number 340496, Draft Date 07/07/2009 Bank Name State Bank Of India, Kolkata, received on :08/07/2009.

**Presentation(Under Section 52 & Rule 22A(3) 46(1))**

Presented for registration at 13.45 hrs on :08/07/2009,at the Office of the D.S.R.-I HOOGHLY by Gopal Chandra Koley,Executant.

**Admission of Execution(Under Section 58)**

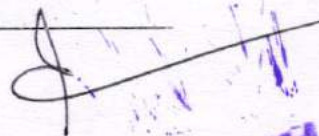
Execution is admitted on 08/07/2009 by

1. Sri Gopal Chandra Koley, son of Lt Nanda Lal Koley ,Somsara Hooghly ,Thana Dadpur, By caste Hindu,by Profession :Cultivation

Identified By Rabi Sankar Ghosh, son of Mahadeb Ghosh Ayma Hanral Hooghly Thana: Dadpur, by caste Hindu,By Profession :Others.

[Kiran Sankar Sarkar]  
DISTRICT SUB REGISTRAR-I OF HOOGHLY  
OFFICE OF THE DISTRICT SUB-REGISTRAR-I OF HOOGHLY  
Govt. of West Bengal



  
Kiran Sankar Sarkar  
District Sub-Registrar-I of Hooghly

On 02/07/2009

Director of Administrative

Reference is made to the letter of the Director of Administrative, dated 23/4/09, regarding the application for the grant of a lease for the land situated in the village of Chhurma, Panchayat, Hooghly District, West Bengal, under the provisions of the Land Revenue Act, 1956, and the Land Revenue Rules, 1956.

Payment of fee

The fee of Rs. 100/- has been received from the applicant on 02/07/2009.

Details of the land (Survey No. 12422 of 1952)

The land is situated in the village of Chhurma, Panchayat, Hooghly District, West Bengal, and is situated in the village of Chhurma, Panchayat, Hooghly District, West Bengal.

The land is situated in the village of Chhurma, Panchayat, Hooghly District, West Bengal, and is situated in the village of Chhurma, Panchayat, Hooghly District, West Bengal.

Other details

The land is situated in the village of Chhurma, Panchayat, Hooghly District, West Bengal, and is situated in the village of Chhurma, Panchayat, Hooghly District, West Bengal.

Administrative Section 32 & Part 33(1)(ii)

Presented for registration on 02/07/2009 at the Office of the D.S.R. HOOGHLY by the applicant.

Admission of the application

The application is admitted for registration on 02/07/2009. The land is situated in the village of Chhurma, Panchayat, Hooghly District, West Bengal, and is situated in the village of Chhurma, Panchayat, Hooghly District, West Bengal.

OFFICE OF THE DISTRICT SUB REGISTRAR HOOGHLY  
DISTRICT SUB REGISTRAR HOOGHLY  
West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 12  
Page from 1993 to 2012  
being No 04684 for the year 2009.

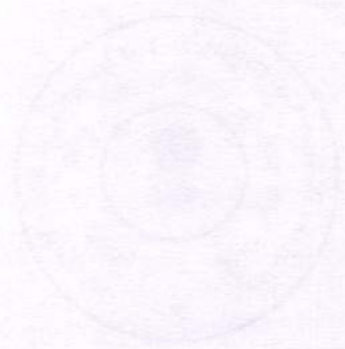


*Kiran Sankar Sarkar*

(Kiran Sankar Sarkar) 14-July-2009  
DISTRICT SUB REGISTRAR-I OF HOOGHLY  
Office of the D.S.R.-I HOOGHLY  
West Bengal

District Sub-Registrar,  
Hooghly

Department of Health  
The National Center for  
Public Health Statistics  
Washington, D.C. 20002



Division of Health Statistics  
National Center for Public Health Statistics  
Washington, D.C. 20002

MAIL ROOM