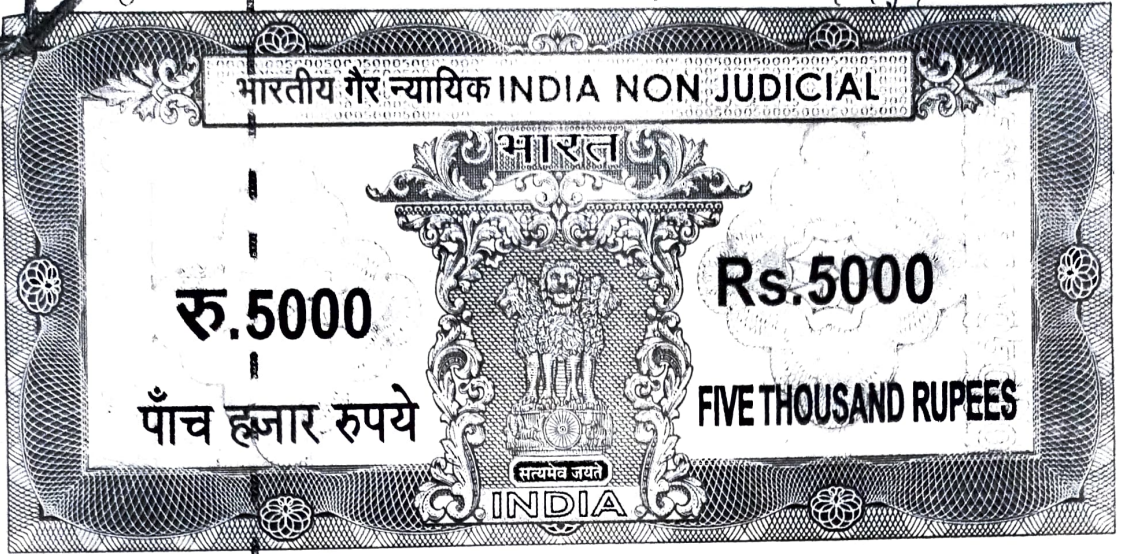


02415

1-02244/15



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 829866

Handwritten signature and date:
1.03.15
4624/15

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

Signature of District Sub-Register-III
District Sub-Register-III
Alipore, South 24-parganas
20 MAR 2015

DEED OF SALE

THIS DEED OF SALE is made on this the 20th day of march

Two Thousand Fifteen

BETWEEN

(1) **SRI PARITOSH DUTTA**, son of Sri Rabin Dutta, residing at 90, Purbachal Main Road, Kolkata-700078, (2) **SRI SUDHANGSHU MANDAL**, son of Late Krishnadhan Mondal, residing at 114/11, Purbachal Main Road, Kolkata-700078, (3) **SRI NIRMAL MANDAL**, son of Sri Nabadwip Mandal, residing at 114/19, Purbachal Main Road, Kolkata-700078, (4) **SRI DILIP MANDAL**, son of Sri Narayan Mondal, residing at 114/10, Purbachal Main Road, Kolkata-700078, hereinafter jointly referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

A N D

SMT. INDRANI GHOSH wife of Sri Tushar Ghosh, residing at 36, Rajani Kanta Das Road, Kolkata - 700078, 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 her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS one Sadananda Shikari was the sole owner of ALL THAT piece and parcel of land measuring 67 decimal lying and situate at Mouza - Kalikapur, Pargana Khaspur, R.S. No. 2, J.L.

No. 20, Touzi No. 56, appertaining to C.S. Khatian No. 12, 32, 59, 85 and R.S. Khatian No. 11, 33, 61, 94 comprising at C.S. Dag and R.S. Dag No. 2 under Police Station - Tollygunge thereafter Jadavpur subsequently Kasba in the District of 24-Parganas, subsequently 24-Parganas (South).

AND WHEREAS said Sadananda Shikari died intestate leaving behind his 3 (three) sons namely Panchu Shikari, Bechu Shikari and Nanilal Shikari his said 3 sons became the joint owners of the abovementioned property according to the Hindu Succession Act, 1956.

AND WHEREAS said Panchu Shikari died intestate leaving behind his only son Kamal Chandra Shikari and said Nanilal Shikari died intestate leaving behind his wife Bhagabati Dasi and only minor daughter Kalidasi Shikari. Upon demise of said Panchu Shikari and Nanilal Shikari the said Kamal Chandra Shikari became the owner of 1/3rd undivided share of abovementioned land and said Bhagabati Dasi and Kalidasi Shikari became the joint owners of 1/3rd undivided share of the abovementioned land.

AND WHEREAS said Bechu Shikari, Kamal Chandra Shikari and Bhagabati Dasi and Kalidasi Shikari on mutual consent and by

amicable settlement got partitioned the property left by their predecessors-in-interest.

AND WHEREAS after making partition of the properties said Kamal Chandra Shikari got 46 decimal of land as his share of ownership. Said Kamal Chandra Shikari being the sole owner of 46 decimal of land sold a portion of the same measuring 13 decimal in favour of one Jatindra Nath Das and thereafter he sold 33 decimal of land in favour of the "Mahatirtham Society" by virtue of a Deed of Sale dated 24.10.1979 which was registered with Alipore Sub-Registry Office and was recorded in Book No. I, Volume No. 160, Pages from 18 to 37, Being No. 5700 for the year 1979.

AND WHEREAS said "Mahatirtham Society" by virtue of a Deed of Sale (Niswatwa Saf Bikray Koibala Dalil) dated 21.08.2009 sold, conveyed and transferred against valuable consideration a portion of land measuring 12 chittacks 2 square feet lying and situate at Mouza - Kalikapur, Pargana Khaspur, R.S. No. 2, J.L. No. 20, Touzi No. 3, 5, 12, 56, appertaining to C.S. Khatian No. 12, 32, 59, 85 and R.S. Khatian No. 11, 33, 61, 94, comprising at C.S. and R.S. Dag No.2, within ambit of K.M.C. Ward No. 106, under Police Station Kasba, presently Garfa, in the District of 24-Parganas (South), in favour of the Vendor above named which

Deed was registered with D.S.R.-III, Alipore and was recorded in Book No. I, C.D. Volume No. 22, Pages from 1097 to 1116, Being No. 05435 for the year 2009. The Vendors herein being the Owners of the property have constructed a tile shed kutcha structure measuring 120 square feet thereon on the said property.

AND WHEREAS the Vendors herein for wanting of money have expressed their intention to sell the said property as mentioned in schedule hereunder and knowing such intention of the Vendors the Purchaser gives a proposal to purchase the schedule mentioned property, considering the proposal the Vendors agree to sell the said property at and for a consideration amount of Rs.12,00,000/- (Rupees Twelve Lakh) only and the Purchaser agrees to purchase the said property by an amount of Rs.12,00,000/- (Rupees Twelve Lakh) only as the total consideration money.

NOW THIS INDENTURE WITNESSETH that the purchaser has paid Rs.12,00,000/- (Rupees Twelve Lakh) only as the entire consideration money (the **VENDORS** hereby by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the property hereby conveyed) the Vendors doth hereby grant, transfer, convey assign and assure the right, title, interest in favour of the Purchaser on these presents concern and confirm into in favour of the Purchaser **ALL THAT** and every part of share of land in the said

property as more particularly described in the Schedule hereunder written **TOGETHER WITH** all rights, title, interest, benefits, advantages, claims and demands to hold and enjoy the said property **AND ALL THAT** right, title, interest and claim of property as mentioned in schedule hereunder and demand whatsoever exclusively relating to the same **TO HAVE AND TO HOLD** the same out and in favour of the Purchaser absolutely and forever subject to the terms, covenants and conditions herein before contained.

**IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS :**

- a) The **VENDORS** doth hereby covenant with the Purchaser that the **VENDORS** are absolutely seized and possessed or otherwise well and sufficiently entitled to the said property free from liabilities whatsoever and that notwithstanding any act deed or things whatsoever by the **VENDORS** done or executed and/or caused to be done or executed or knowingly suffered to the contrary the **VENDORS** have good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all and singular the said property hereby granted, sold, conveyed, transferred, assigned, assured or expressed

to the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents free from all acquisitions, charge, mortgage and liabilities. The Purchaser will become the owner of the property upon purchase of the same mentioned in Schedule hereunder.

- b) The **VENDORS** herein doth hereby covenant with the Purchaser that if necessary in future for establishing the ownership over the said property of the Purchaser the Vendors shall put their signature in any document and will execute and arrange for registration of any Deed of Rectification and/or Amended Deed by the expenses of the Purchaser.
- c) The **VENDORS** doth hereby further covenant with the Purchaser that the Purchaser shall have every right to mutate her name with the Kolkata Municipal Corporation and/or any other Government or Semi-Government authority as the owner.
- d) The **VENDORS** doth hereby further covenant with the Purchaser that the Purchaser shall have every right to transfer her said property by way of Gift, Mortgage, sale, lease, Tenancy or by any means whatsoever.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring 12 chittacks 2 square feet along with 120 square feet tile shed structure thereon, lying and situate at Mouza - Kalikapur, Pargana Khaspur, R.S.

No. 2, J.L. No. 20, Touzi No. 3, 5, 12, 56, appertaining to C.S.

Khatian No. 12, 32, 59, 85 and R.S. Khatian No. 11, 33, 61, 94,

comprising at C.S. and R.S. Dag No.2, within ambit of K.M.C.

Ward No. 106, ^{being unskotted premises Pambahal Masraha} under Police Station Kasba, presently Garfa, in the

District of 24-Parganas (South). The property is mentioned by

RED border line shown in the annexed site plan, which is butted

and bounded as follows :-

ON THE NORTH : Land and house of Sankar Kumar Pal and Dipak Kumar Paul, 6 feet wide common passage.

ON THE EAST : Prince Anwar Shah Road.



ON THE SOUTH : Land and Building.

ON THE WEST : Land of R.S. Dag No. 2, Plot No.2









*Pranab Prasad
Nirmal Mandal
Sudhanu Mandal
Ranjana Datta*

Andran Ghosh

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - III SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 02415 / 2015, Deed No. (Book - I , 02244/2015)
Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Indrani Ghosh 36, Rajanikanta Das Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	 20/03/2015	 LTI 20/03/2015	Indrani Ghosh 20.3.2015

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



Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Paritosh Dutta Address -90, Purbachal Main Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	Self	 20/03/2015	 LTI 20/03/2015	Paritosh Dutta
2	Sudhangshu Mandal Address -114/11, Purbachal Main Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	Self	 20/03/2015	 LTI 20/03/2015	Sudhangshu Mandal
3	Nirmal Mandal Address -114/19, Purbachal Main Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	Self	 20/03/2015	 LTI 20/03/2015	Nirmal Mandal
4	Dilip Mandal Address -114/10, Purbachal Main Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	Self	 20/03/2015	 LTI 20/03/2015	Dilip Mandal



District Sub-Registrar-III
 Alipore, South 24 Parganas
 (Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS


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

Admission of Execution By	Status	Photo	Finger Print	Signature
5 Indrani Ghosh Address -36, Rajanikanta Das Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	Self		 LTI	Indrani Ghosh 20.3.15
		20/03/2015	20/03/2015	

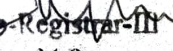
Name of Identifier of above Person(s)

Dipak Roy Chaudhuri
Room No - 14, 4, K. S. Roy Road, Kolkata,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL,
India, Pin :-700001

Signature of Identifier with Date


Dipak Roy Chaudhuri
Advocate
20.03.2015




District Sub-Registrar-III
Alipore, South 24 Parganas

(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 02244 of 2015
(Serial No. 02415 of 2015 and Query No. 1603L000004628 of 2015)

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 21133/- is paid , by the draft number 586405, Draft Date 19/03/2015, Bank Name State Bank of India, Anandapur Branch, received on 20/03/2015

(Under Article : A(1) = 21087/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 20/03/2015)

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.-19,17,944/-

Certified that the required stamp duty of this document is Rs.- 115097 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 586403, Draft Date 19/03/2015, Bank : State Bank of India, Anandapur Branch, received on 20/03/2015
2. Rs. 49000/- is paid , by the draft number 586398, Draft Date 19/03/2015, Bank : State Bank of India, Anandapur Branch, received on 20/03/2015
3. Rs. 12120/- is paid , by the draft number 586404, Draft Date 19/03/2015, Bank : State Bank of India, Anandapur Branch, received on 20/03/2015

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

Presented for registration at 13.05 hrs on :20/03/2015, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt. Indrani Ghosh ,Claimant.

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

Execution is admitted on 20/03/2015 by

1. Sri Paritosh Dutta, son of Sri Rabin Dutta , 90, Purbachal Main Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Others
2. Sri Sudhangshu Mandal, son of Late Krishnadhan Mondal , 114/11, Purbachal Main Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Others.



District Sub-Registrar-III
A'ipore, South 24 Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02244 of 2015
(Serial No. 02415 of 2015 and Query No. 1603L000004628 of 2015)

3. Sri Nirmal Mandal, son of Sri Nabadwip Mondal , 114/19, Purbachal Main Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Others
 4. Sri Dilip Mandal, son of Sri Narayan Mondal , 114/10, Purbachal Main Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Others
 5. Smt. Indrani Ghosh, wife of Sri Tushar Ghosh , 36, Rajanikanta Das Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Others
- Identified By Dipak Roy Chaudhuri, son of . . . , Room No - 14, 4, K. S. Roy Road, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



(Signature)
District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 7586 to 7606
being No 02244 for the year 2015.



(Rajendra Prasad Upadhyay) 20-March-2015
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

District Sub-Registrar (I)
Alipore, South 24 Parganas

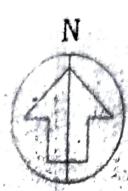
DATE 10/03/2015
94, C.S.
MIOUZA
SOUTH

LAND OF R.S. DAG NO.- 2 (PART) S. KHATIAN NOS.- 11, 33, 61 &
 KHATIAN NOS.- 12, 32, 59, & 85, R.S. NO. 2, J.L. NO.- 20, TOUZI NO.- 56,
 KALIKAPUR, UNDER K.M.C., WARD NO. 106, P.S. - KASBA, DISTRICT-
 24 PARGANAS.

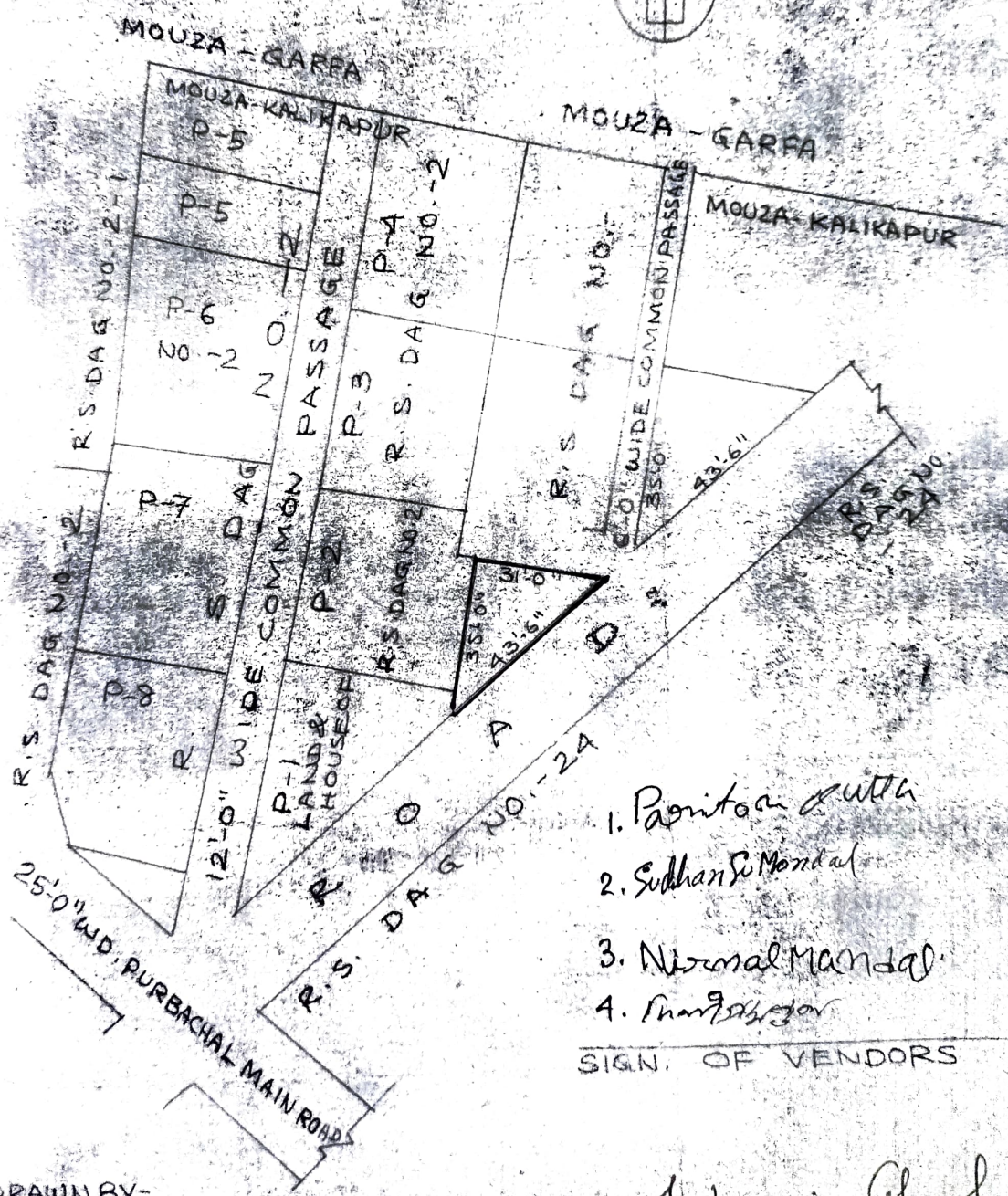
AREA OF THE LAND = 0 KH.- 12 CH.- 02 SF. WITH 120 SQ. FT. STRUCTURE.
 BOUNDARY IN RED BORDER

NAME OF VENDORS- 1) PARITOSH DUTTA, 2) SUDHANSU MONDAL,
 3) NIRMAL MONDAL & 4) DILIP MONDAL

LAND SOLD TO- ISHANI CONSTRUCTION
 INDRANI GHOSH



SCALE- 1" = 32'-0"



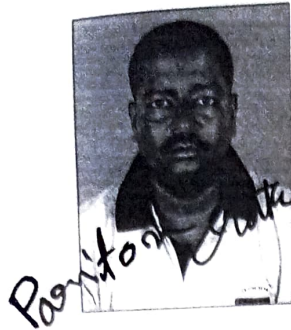
1. Paritosh Dutta
2. Sudhanu Mondal
3. Nirmal Mandal
4. Dilip Mondal

SIGN. OF VENDORS

DRAWN BY-
 Partha Pratim Guha

Indrani Ghosh
 SIGN. OF PURCHASER

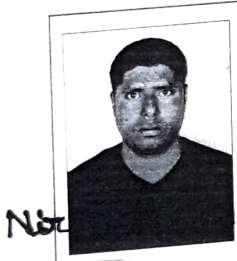
SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore-Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

MEMO OF CONSIDERATION

RECEIVED Rs.12,00,000/- (Rupees Twelve Lakh) only from the within-named Purchaser as the Total Consideration amount in the following manner:-

MEMO

Date	Draft No.	Drawn on	Amount (Rs.)
16.03.2015	008273	BANK OF BARODA BALY GUNGE BR.	3,00,000.00
16.03.2015	008274	DO	3,00,000.00
16.03.2015	008275	DO	3,00,000.00
16.03.2015	008276	DO	3,00,000.00
		TOTAL :	12,00,000.00

*Shri Paritosh
Normal Mandal*

*Sudhansu Mondal
Paritosh Dutta*

(Rupees Twelve Lakh) only.

WITNESSES :

1. *Jyoti Ghosh*

1. *Paritosh Dutta*

2. *Sudhansu Mondal*

3. *Normal Mandal*

4. *Shri Paritosh*

SIGNATURE OF THE VENDORS

2. *Bijay Ray Choudhury*