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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 758796

11/05/12
 27/09/12
 16/08/12

certified that the document is admitted for registration. the signature sheets and the endorsement sheets attached with the document are part of this document

[Signature]
 Sub-Registrar
 24 Parganas, Alipore
 Registrar 273 I (2) of
 Registration Act 1908
 27 SEP 2012

SALE DEED

THIS SALE DEED is made on this the 27th day of September 2012 (Two Thousand Twelve) **B E T W E E N**

For SURAKHA CONSTRUCTION
[Signature] Partner.
[Signature] Partner.

Sl. NO. 17099 Date 24.9.12 P. 1000/-
Name J. P. Kanungo
Address Ady. A. Lipore, Judges' Court, Kol-27.
Vend. *[Signature]*
SWAPNA CHANDRA
Aipore Judge's Court, Kol 27




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27 SEP 2012





Swapna Bandyopadhyay.
Dr. Apurba Mr. Bandyopadhyay.
1539 Rajdanga Main Road.
Naba Polly.
Cat. 107.
House wife.

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07753 / 2012, Deed No. (Book - I , 07771/2012)

I . Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|---|---|--|--|
| Apurba Kumar Bandyopadhyay Jayeta Apt. 1539 Rajdanga Main Rd Nabapally, Thana:-Kasba, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107 |  27/09/2012 |  LTI 27/09/2012 | <i>Dr. Apurba Kumar Bandyopadhyay</i> 27.9.12 |

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

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|---|--------|--|---|---|
| 1 | Apurba Kumar Bandyopadhyay Address -Jayeta Apt. 1539 Rajdanga Main Rd Nabapally, Thana:-Kasba, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107 | Self |  27/09/2012 |  LTI 27/09/2012 | <i>Dr. Apurba Kumar Bandyopadhyay</i> |
| 2 | Jharna Das Address -F/1/160 Baishnabghata Patuli Upanibesh, Thana:-Patuli, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094 | Self |  27/09/2012 |  LTI 27/09/2012 | <i>Jharna Das.</i> |

Name of Identifier of above Person(s)

Swapna Bandyopadhyay
1539 Rajdanga Main Rd Nabapally, P.O. :-
District:-South 24-Parganas, WEST BENGAL, India,
Pin :-700107

Signature of Identifier with Date

Swapna Bandyopadhyay
Swapna Bandyopadhyay
 27.9.12



Ashoke

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

Office of the D.S.R. - IV SOUTH 24-PARGANAS

For SURAKHA CONSTRUCTION
Sourabh Sarkar Partner
Sami Sarkar Partner

✓

INTERNATIONAL ASSOCIATION

OF PROFESSIONAL ENGINEERS

INCORPORATED IN THE UNITED STATES OF AMERICA



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

Endorsement For Deed Number : I - 07771 of 2012
(Serial No. 07753 of 2012)

On

Payment of Fees:

On 27/09/2012

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 8333.00/-, on 27/09/2012

(Under Article : A(1) = 8294/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 27/09/2012)

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.-7,55,000/-

Certified that the required stamp duty of this document is Rs.- 45310 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 44310/- is paid, by the draft number 878126, Draft Date 26/09/2012, Bank Name State Bank of India, BARODA PARK BAISNABGHATA, received on 27/09/2012

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

Presented for registration at 11.35 hrs on :27/09/2012, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Apurba Kumar Bandyopadhyay ,Executant.

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

Execution is admitted on 27/09/2012 by

1. Apurba Kumar Bandyopadhyay, son of Lt. Mritunjoy Bandyopadhyay , Jayeta Apt. 1539 Rajdanga Main Rd Nabapally, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : Retired Person
2. Jharna Das, wife of Dipak Das , F/1/160 Baishnabghata Patuli Upanibesh, Thana:-Patuli, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094, By Caste Hindu, By Profession : Others



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2

27/09/2012 13:24:00

For SURAKHA CONSTRUCTION

Partner. Partner.

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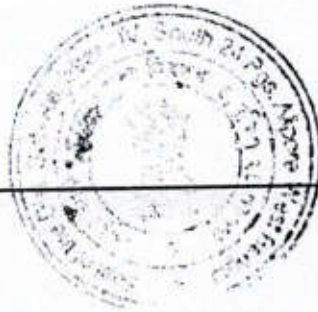
Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07771 of 2012
(Serial No. 07753 of 2012)

Identified By Swapna Bandyopadhyay, wife of Dr Apurba Kr Bnndyopadhyay, 1539 Rajdanga Main Rd Nabapally, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste: Hindu, By Profession: House wife.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

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-
-



Ashoke Kumar Biswas
(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

27/09/2012 13:24:00

For SURAKHA CONSTRUCTION
Santhi Sarkar Partner. *Samir Sarkar* Partner.

a

DR. APURBA KUMAR BANDYOPADHYAY, son of Late Mritunjoy Bandyopadhyay, by faith : Hindu, by nationality : Indian, by occupation : Retired, residing at JAYETA APARTMENT, 1539, Rajdanga Main Road, Nabapalli, Police Station : Kasba, Kolkata : 700007 hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

*Apurba Kumar Bandyopadhyay
DAS
Jharna Das.*

AND

SMT. JHARNA DAS, wife of Sri Dipak Das, by faith : Hindu, by nationality : Indian, by occupation : Teacher, residing at F/1/160, Baishnabghata Patuli Upanibesh, Police Station : Patuli, Kolkata : 700094, hereinafter called and 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 **OTHER PART.**

WHEREAS land measuring about .72 decimals situated at Mouza : Panchpota, R.S. No.11, Touji No.250, J.L. No.42, R.S. Khatian No.430, R.S. Dag No.169, within Police Station : Sonarpur, Sub-Registry office : Sonarpur, 24 Parganas (South) was originally

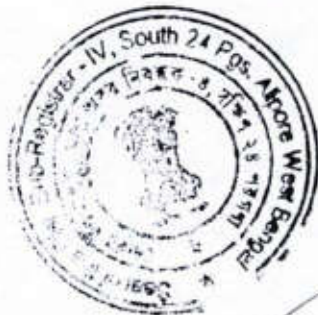
For SURAKHA CONSTRUCTION

Smita Saha

Partner.

Sami Saha

Partner.



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27 SEP 1972

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owned and possessed by one Smt. Protiva Chakraborty, who purchased the same on 29/07/1960 from erstwhile owner Sri Binode Behari Naskar on the basis of registered Sale Deed which has been registered in the office of the S.R.O. Baruipore and recorded in Book No.1, Volume No.82, Pages No.239 to 241, Being No.7440 for the year 1960.

AND WHEREAS said Smt. Protiva Chakraborty while in possession of the aforesaid .72 decimals of land gifted .21 decimals of land by three separate Deed of Gift being Deed No.8599, 8600 and 8601 to three different persons and accordingly she became owner of remaining .51 decimals of land of the aforesaid Dag No.161 of Khatian No.430 of the Mouza : Panchpota, within Police Station : Sonarpur, South 24 Parganas.

AND WHEREAS said Smt. Protiva Chakraborty while in possession of the aforesaid .51 decimals of land being absolute owner thereof sold away 4 (Four) Cottahs 10 (Ten) Chittaks 12 (Twelve) Square Feet land situated at Mouza : Panchpota, J.L. No.42, R.S. Khatian No.430, R.S. Dag No.169, L.R. Khatian No.2265, L.R. Dag No.184, within Police Station : Sonarpur, South 24 Parganas to the present

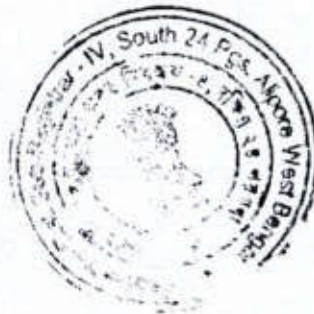
For SURAKHA CONSTRUCTION

Smith Saha

Partner.

Gami Saha

Partner.



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~~Post Office - IV, South 24 P.O. West Bengal~~
~~Post Office - IV, South 24 P.O. West Bengal~~
27 SEP 2012

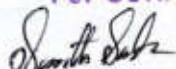
POST OFFICE - IV, SOUTH 24 P.O. WEST BENGAL

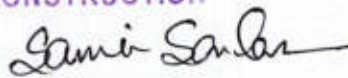
Vendor by a registered Sale Deed on 28/06/1982. Said Deed has been registered in the office of the Sub-Registrar at Sonarpur and recorded in Book No.1, Volume No.70, Pages No.60 to 71, Being No.3472, for the year 1982.

AND WHEREAS the Vendor herein while in possession as absolute owner thereof mutated his name in the office of the B.L. & L.R.O. Sonarpur, South 24 Parganas in respect of the land measuring about .08 decimals by making conversion of its nature from Sali to Bastu.

AND WHEREAS the Vendor herein due to urgent need of money for bonafide reason decided to sell of the land measuring about 2 (Two) Cottahs 5 (Five) Chittaks 6 (Six) Square Feet out of his 4 (Four) Cottahs 10 (Ten) Chittaks 12 (Twelve) Square Feet land situated at Mouza : Panchpota, J.L. No.42, R.S. Khatian No.430, R.S. Dag No.169, L.R. Khatian No.2265, L.R. Dag No.184, within Police Station : Sonarpur, South 24 Parganas, which is more particularly described in the **SCHEDULE** hereunder written at or for consideration price of Rs.7,25,000/- (Rupees Seven Lakhs Twenty-Five Thousand) only and the Purchaser has accepted the

For SURAKHA CONSTRUCTION


Partner.


Partner.



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27 SEP 2012

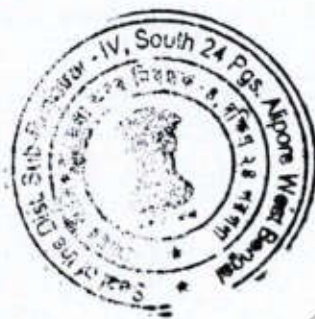
PHILIPPINE CONSTRUCTION

:: 5 ::

offer of the Vendor and agreed to purchase the aforesaid property by paying Rs.7,25,000/- (Rupees Seven Lakhs Twenty-Five Thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.7,25,000/- (Rupees Seven Lakhs Twenty-Five Thousand) only truly paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby acknowledges and of and from the same and every part thereof releases and forever discharges the Purchaser absolutely the said plot of land hereby conveyed) the Vendor do hereby absolutely and indefensibly grant, covey, sell, transfer, assign and assure unto the said Purchaser **ALL THAT** piece and parcel of Bastu land measuring more or less 2 (Two) Chhattahs 5 (Five) Chittaks 6 (Six) Square Feet along with a tile shed more or less 100 (One Hundred) Square Feet kancha construction thereon fully described in the **SCHEDULE** hereunder written **TOGETHER** **WITH** all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way

For SURAKHA CONSTRUCTION
Smita Saha Partner.
Sami Saha Partner.



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27 SEP 2012

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appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto.

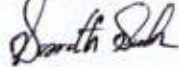
AND ALL the estate, right, title, interest, claim and demand whatsoever of the Vendor in or to the property hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same to the Purchaser absolutely and forever.

AND WHEREAS the Purchaser may hereafter peaceably and quietly possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from Vendor or any person claiming through or under him.

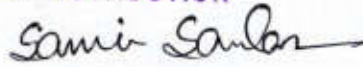
AND WHEREAS the Vendor hereby declares that he has never received any notice of acquisition of the land from land Acquisition collector, South 24 Parganas and the property is not vested to the state in any manner and the same is free from all encumbrances.

AND WHEREAS the Vendor covenant to save harmless and keep indemnified the Purchaser free from all sorts of encumbrances, charges and equities whatsoever.

For SURAKHA CONSTRUCTION



Partner.



Partner.



✓

87 SEP 2012

AND WHEREAS the Vendor further covenant that he shall at the request and cost of the Purchaser do execute or caused to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the said property and every part to the use of the Purchaser to the true intent and meaning of these presents as shall or may reasonably be required.

THE SCHEDULE ABOVE REFERRED TO

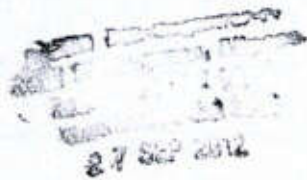
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT the Bastu land measuring about 2 (Two) Cottahs 5 (Five) Chittaks 6 (Six) Square Feet along with kancha structure with tile shed measuring about 100 (One Hundred) Square Feet thereon situated at Mouza : Panchpota, J.L. No.42, Pargana : Madanmalla, R.S. No.11, Touji No.250, R.S. Khatian No.430, R.S. Dag No.169, L.R. Khatian No.2265, L.R. Dag No.184, Sub-Registry Sonarpur, Police Station : Sonarpur, District : South 24 Parganas with all easement right including right of water and electricity connection over and above 6' feet wide common passage from the Western corner of the land as shown in the attached **PLAN** for using the municipal road more particularly shown in the **RED** colour border and butted & bounded by :-

| | | |
|---------------------|---|-------------------------------|
| ON THE NORTH | : | 6' feet wide common passage ; |
| ON THE SOUTH | : | Land of R.S. Dag No.170 ; |
| ON THE EAST | : | Land of R.S. Dag No.169 ; |
| ON THE WEST | : | 6' feet wide common passage. |

For SURAKHA CONSTRUCTION

Somnath Sen *Ganesh Sen*
Partner. Partner.



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

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. Swadma Bandyopadhyay,
1539 Rajbarda
Main Road,
Tataba Paluy
Cat - 107

D. Ananda Kumar Bandyopadhyay

Signature of the **VENDOR**

2. Sambuddha Das
1/160 B.P. Township, Blk-F,
Purbi co-op Housing
Soc'y, Kol-94

Jhauma Das.

Signature of the **PURCHASER**

Drafted by me :-

Jyoti Prakash Kamnig .
Advocate

Alipore Judges' Court, Kol : 27.

Computer Typed by :-

Sujit Majumdar,
"Pratilipi"

Alipore Judges' Court, Kol-27.

For SURAKHA CONSTRUCTION

Smita Das
Partner.

Sami Saha
Partner.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.7,25,000/- (Rupees Seven Lakhs Twenty-Five Thousand) only towards the total consideration, as per Memo below :-

MEMO

- | | |
|--|------------------------------------|
| 1. By Draft No.251266, dated 26/09/2012, drawn of Allahabad Bank, Patuli Branch | Rs.2,50,000/- |
| 2. By Draft No.251264, dated 26/09/2012, drawn of Allahabad Bank, Patuli Branch | Rs.2,50,000/- |
| 3. By Draft No.251265, dated 26/09/2012, drawn of Allahabad Bank, Patuli Branch | Rs.2,25,000/- |
| TOTAL | <u><u>Rs.7,25,000/-</u></u> |

(RUPEES SEVEN LAKHS TWENTY-FIVE THOUSAND) ONLY

WITNESSES :-

1. Swapna Bandyopadhyay .
15-29 Rajdanga Main Road -
Nabapally .
Cal - 107.

Dr. Apurba Kumar Bandyopadhyay
Signature of the **VENDOR**

2. Sambuddha Das
1/160 B.P. Township,
BLK-F, Purbi Co-op
Housing Socy, Kol-94

For SURAKHA CONSTRUCTION
Sunil Kumar Samin Saha
Partner. Partner.



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~~RECEIVED~~
~~SEP 27 2012~~
~~BLM~~
27 SEP 2012

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**LAND PLAN SHOWING THE POSITION OF LAND AND STRUCTURE AT MOUZA : PANCHPOTA,
POLICE STATION : SONARPUR, L.R. DAG NO. 184, L.R KHATIAN NO. 2265, R.S. DAG NO. 169, R.S
KHATIAN NO. 430, J.L. NO. 42, DISTRICT : SOUTH 24-PARGANAS**

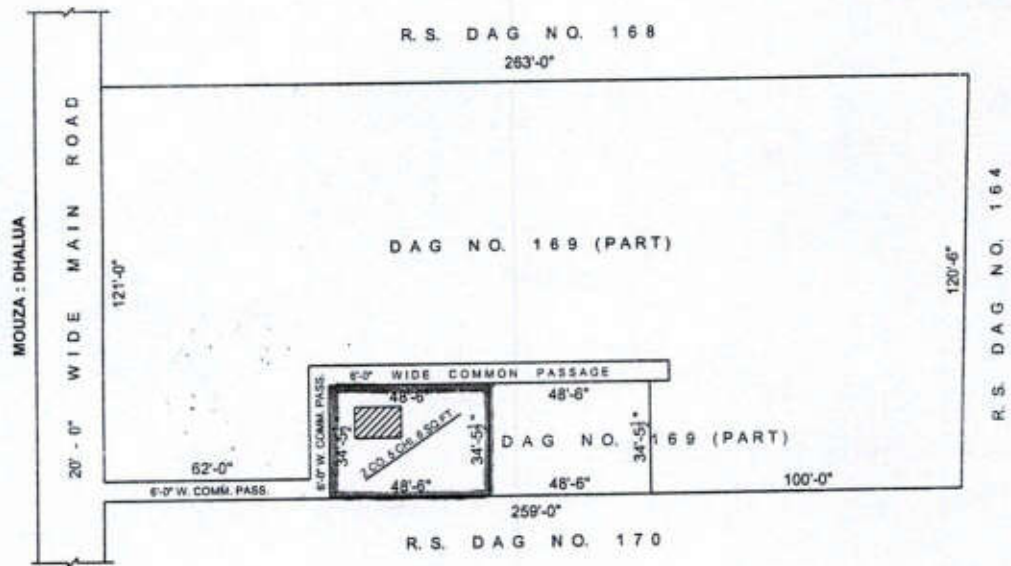


**AREA OF LAND : 2 COTTAHS 5 CHITTAKS 6 SQUARE FEET (MORE OR LESS)
(SHOWN IN "RED" COLOUR BORDER)**

AREA OF KANCHA STRUCTURE : 100 SQUARE FEET (MORE OR LESS)



SCALE : 1 INCH = 50 FEET



J. Ananda Kumar Baradhyay

SIGNATURE OF THE VENDOR

Thansa Das

Traced by :

Ujjal Kumar Chatterjee
Ujjal Kumar Chatterjee,
Alipore Judges' Court,
Kolkata : 700027.

For SURAKHA CONSTRUCTION

Sourabh Das

Samir Sarkar

Partner.

Partner.



~~Department of Agriculture, Fisheries and Forestry~~
~~South 24 PUs, Alford West Bendy~~
~~27 SEP 2012~~
27 SEP 2012

Thumb 1st finger Middle Finger Ring Finger Small Finger

| | | | | | | |
|---|------------|---|---|--|---|---|
|  | left hand | |  |  |  |  |
| | right hand |  |  |  |  |  |

Name D. Anule Kumar Boraypachay
 Signature [Signature]

Thumb 1st finger Middle Finger Ring Finger Small Finger

| | | | | | | |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name Jhanna Das
 Signature [Signature]

Thumb 1st finger Middle Finger Ring Finger Small Finger

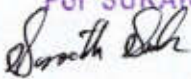
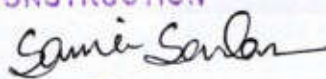
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| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name
 Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

| | | | | | | |
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| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name
 Signature

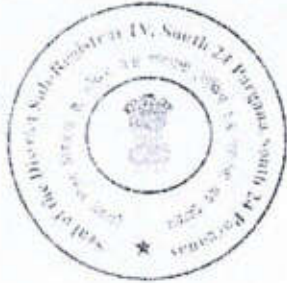
For SURAKHA CONSTRUCTION
 Partner.  Partner.



দক্ষিণ ২৪ পরগণা-৪
২৪ পরগণা, আলিপুরে
২৭ সেপ্টেম্বর ২০১২
২ 7 SEP 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 26
Page from 215 to 230
being No 07771 for the year 2012.



Ashoke Kumar Biswas
(Ashoke Kumar Biswas) 28-September-2012
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal

For SURAKHA CONSTRUCTION
Sanjay Sarkar Partner.
Samir Sarkar Partner.