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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

B 828145

B 828145

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajarat, New Town, North 24 Pgs.

06 FEB 2015

SALE DEED

THIS SALE DEED IS made this 4th day of February
Two Thousand and Fifteen

0008

A. K. Chowdhary & Co.
Advocates

10, Old Post Office Street
Room No. 21, 1st Floor, Kol-1

NAME.....
ADD.....
R.....
- 4 FEB 2015
SURANJAN MUKHERJEE
Licensed Stamp Vender
C. C. Court
2 & 3, K. S. Roy Road, Kol-1



[Handwritten signature]



828

- 4 FEB 2015

- 4 FEB 2015

Paroma Apparment Pvt. Ltd.

[Handwritten signature]

Authorized Signatory
(SANJAY GUPTA)



829

Kamal Mandal



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs.

0 4 FEB 2015

Biswajit Naskar

10 Let- Manindra nath Naskar

14- Thakdari P.O. Krishnapur

15- Newtown- Kol-102

Business

BETWEEN

KAMAL MONDAL (PAN AMBPM0077C), son of Sudhangshu Mondal, by faith Hindu, by occupation Business, by Nationality Indian, residing at Village Baligori, Post office Chak Pachuria, P.S. New Town, District North 24 Parganas, hereinafter referred to as "**THE VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND M/S. TARAMA APARTMENT PVT. LTD.**, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 33A, Chandranath Chatterjee Street, P.S. Bhawanipore, Kolkata 700025, PAN No. AACCT8500F, represented by its authorized signatory namely **Sanjay Gupta**, son of Shyam Sundar Gupta, by faith Hindu, working for gain 33A, Chandranath Chatterjee Street, P.S. Bhawanipore, Kolkata 700025, PAN No. ADGPG0735M, hereinafter referred to as "**THE PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART.**

WHEREAS Rabin Mondal alias Rabindranath Mondal, Uttam Mondal, Sandhya Rani Mondal, Arati Naskar (Mondal), Bharati Mondal, Sarathi Mondal, Malati Mondal, Paritosh Mondal, Monotosh Mondal and Asta Mondal alias Asta Bala Mondal were owners of all that piece and parcel of land admeasuring 30.06 Decimals (Sataks) be the same a little more or less out of 153 decimals (sataks) lying and situated at Mouza Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1900, 1933 & 1952, along with other plots of land, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2247 & 2248, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, by way of inheritance.

AND WHEREAS by a Sale Deed dated 08.05.2009 which was duly registered with the office of the District Sub Registrar-II, Barasat and recorded in Book No. I, CD Volume No. 2, Pages 3257 to 3292, being no. 00553 for the year 2011 said Rabin Mondal alias Rabindranath Mondal, Uttam Mondal, Sandhya Rani Mondal, Arati Naskar (Mondal), Bharati Mondal, Sarathi Mondal, Malati Mondal, Paritosh Mondal, Monotosh Mondal sold, transferred and conveyed all that piece and parcel of land admeasuring 14.76 Decimals (Sataks) be the same a little more or less out of 153 decimals (sataks) lying and situated at Mouza Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1900, 1933 & 1952, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2247, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, unto and in favour of Kamal Mondal, son of Sudhangshu Mondal.

AND WHEREAS by a Sale Deed dated 12.08.2009 which was duly registered with the office of the District Sub Registrar-II, Barasat and recorded in Book No. I, CD Volume No. 1, Pages 2452 to 2463, being no. 00164 for the year 2011 said Asta Mondal alias Asta Bala Mondal sold, transferred and conveyed all that piece and parcel of land admeasuring 15.30 Decimals (Sataks) be the same a little more or less out of 153 decimals (sataks) lying and situated at Mouza Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1900, 1933 & 1952, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2248, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, unto and in favour of Kamal Mondal, son of Sudhangshu Mondal.

AND WHEREAS while the vendor Kamal Mondal is in peace full possession over the said plots of land he got his name recorded in the L.R. Settlement and introduce L.R. Khatian in his name vide Khatian No. 2839 and obtained porcha therefrom and thus he had been enjoying the said purchased land peacefully quietly and without interruption of others by performing all legal formalities.

AND WHEREAS in the Records of Right prepared under the West Bengal L. R. Act, one Kamal Mondal, son of Sudhangshu Mondal has been recorded as Holding of R.S. & L.R. Dag No. 1952, along with other plots land, under L.R. Khatian No. 2839, Mouza Chakpanchuria, J.L. No. 33, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, where as L. R. Dag no. 1952 has been shown as undivided 1568 share i.e., 11.60 (11) Decimals (Sataks) out of 74 Decimals (Sataks) of Bastu land.

AND WHEREAS in the manner aforesaid the Vendor herein is the Owner of All That piece and parcel of land admeasuring 11.60 Decimals (Sataks) be the same a little more or less out of 74 decimals lying and situated at Mouza Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1952, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2839 (new), 2247 & 2248 (old), classified as Bastu land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, hereinafter referred to **SCHEDULE** property and is in the peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

AND WHEREAS since then the Vendor herein have been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by any body and paying Govt. rent for their aforesaid property.

AND WHEREAS the entire schedule land is in the khas possession of the Vendor and no portion in any manner whatsoever is under and "BHAGCHASE".

AND WHEREAS the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

AND WHEREAS there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

AND WHEREAS the land was never subject any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

AND WHEREAS the schedule land is not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955).

AND WHEREAS the Vendor have not received any notice of acquisition or requisition of the Property described in the schedule below.

AND WHEREAS no notice issued under the Public Demand and Recovery Act nor has been served on the Vendor nor any such notice has been published.

AND WHEREAS after being satisfied with the right, title of the property under reference not to raise any question, the Owner/Vendor herein have agreed to sell and the Purchaser have agreed to purchase of **ALL THAT** piece and parcel of land admeasuring 11.60 Decimals (Sataks) be the same a little more or less out of 74 decimals lying and situated at Mouza Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1952, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2839 (new), 2247 & 2248 (old), classified as Bastu land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, being the **SCHEDULE** property hereunder written at or for a total consideration of Rs. 56,24,242/- (Rupees Fifty Six Lac Twenty Four Thousand Two Hundred and Forty Two) only, the said Schedule property is free from all encumbrances, attachments, liens and lispensens whatsoever on the terms and conditions mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 56,24,242/- (Rupees Fifty Six Lac Twenty Four Thousand Two Hundred and Forty Two) only paid by the Purchaser herein to the Owner/Vendor herein at or before the execution these presents, the receipt whereof the Owner/Vendor herein and each of them doth

hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate discharge the Purchaser, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and assure forever to the Purchaser, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispenses, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT the SCHEDULED properties OR HOWSOEVER OTHERWISE** the said properties and lands and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished **TOGETHER WITH** all the yards, areas, house, out house, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments appendages and appurtenances **WHATSOEVER** to the said properties and land or any part thereof belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenances thereto and all the estates, interests, claims and demands whatsoever of the Vendor at law and in equity into, upon, over and concerning the said properties or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said properties hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Vendor or any other person and persons from whom he may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispenses, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owner/Vendor or their ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owner/Vendor are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchaser absolutely and for ever free from all encumbrances charges attachments liens lispenses and adverse claim **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Vendor or are ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Vendor are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and

conveyed or intended so to be for a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owner/Vendor has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owner/Vendor or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor or are ancestors a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor, their ancestors or predecessors-in-title **AND FURTHER** the Owner/Vendor covenant with the Purchaser, its successors, successors-in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust **AND** the Owner/Vendor and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said properties unto and to the use of the Purchaser, its successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owner/Vendor shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed **AND FURTHER** the Vendor inconsideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendor as to protection and indemnity against any possible claim by any persons if he is discovered to be still alive or became the Owner of the schedule property, the Vendor do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchaser and its successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendor have in themselves good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser herein in the manner aforesaid.
2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and benefits.
3. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendor herein.
4. That Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.
5. The Vendor do hereby certify that the said properties, under **SCHEDULE** is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring **11.60 Decimals** (Sataks) be the same a little more or less out of 74 decimals lying and situated at **Mouza Chakpanchuria**, J.L. No. 33, R.S. & L.R. Dag No. 1952, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2839 (new), 2247 & 2248 (old), classified as Bastu land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas. Which is butted and bounded as follows:-

ON THE NORTH	: By land of Sankar Mondal
ON THE SOUTH	: By land of Nothern Kargo
ON THE EAST	: By land of Nothern Kargo and Kamal Mondal
ON THE WEST	: By Road

IN WITNESS WHEREOF the parties have subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor in the presence of

WITNESSES:

1. Akbar Ali Gani
WILLS: Balli Gani
Po. Chhak Panchavari
2. P.S. Narayan
Biswasit Naskar

Kamal Mondal

VENDOR

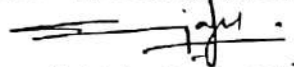
SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of

WITNESSES:

1. Akbar Ali Gani

Varana Appartment Pvt. Ltd.


(SANJAY GUPTA)
Authorised Signatory

PURCHASER

2. Biswasit Naskar
vill. Thakdara P.O. Krishna Pur.
P.S. Newtown-Kol-102

Read over and explained in Bengali
by me to the Executant.

Drafted by me

Arun Kumar Eey.
Advocate
High court, Calcutta.

RECEIPT

Received a sum of Rs. 56,24,242/- (Rupees Fifty Six Lac Twenty Four Thousand Two Hundred and Forty Two) only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

MEMORANDUM OF CONSIDERATION

Date	By Pay Order No./Cash	In favour of	Bank	Amount
28.11.2014	000095	Kamal Mondal	Standard Chartered Bank	Rs. 11,00,000.00
30.12.2014	000097	Kamal Mondal	Standard Chartered Bank	Rs. 10,00,000.00
17.01.2015	000098	Kamal Mondal	Standard Chartered Bank	Rs. 9,00,000.00
04.02.2015	000103	Kamal Mondal T.D-S	Standard Chartered Bank	Rs. 25,68,000.00 56,242.00
		Total		Rs. 56,24,242.00
(Rupees Fifty Six Lac Twenty Four Thousand Two Hundred and Forty Two) only				

Kamal Mondal

Witnesses :-

1. *Akshay D. G. G.*

Kamal Mondal

VENDOR

2. *Biswajit Naskar*

SPECIMEN FORM FOR TEN FINGERS PRINT



S. J. J.

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



Kamal Mondal

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

PHOTO

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

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

SITE PLAN OF R.S. & L.R DAG NO. 1952; R.S. KHATIAN NO
L.R KHATIAN NO 2839; AT MOUZA CHAKPACHURIA; JL NO 33
R.S. NO 205. † P.S. RAJARHAT NOW UNDER NEW TOWN,
DIST - NORTH 24 PARGANAS

AREA SHOWN IN RED BORDER
SCALE 50' = 1"



PURCHASER

Parama Apartment Pvt. Ltd.

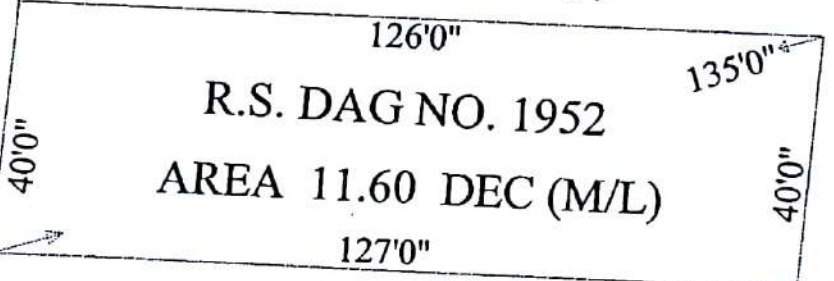
[Signature]
(SANJAY GUPTA)
Authorized Signatory.

SOLD BY

Kamal Mondal

PRESENT GRAM PANCHYET ROAD

SANKAR MONDAL
R.S. DAG NO. 1952 (p)



R.S. DAG
NO. 1952 (p)
NORTHDAN CARGO
KAMAL MONDAL

R.S. DAG NO. 1952 (p)
NORTHDAN CARGO

Drawn By :

[Signature]
SANKAR

N.B AS PER PHYSICAL POSITION



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 01184 of 2015
(Serial No. 01250 of 2015 and Query No. 1523L000002512 of 2015)

On 04/02/2015

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

Presented for registration at 21.00 hrs on :04/02/2015, at the Private residence by Sanjay Gupta, Claimant.

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

Execution is admitted on 04/02/2015 by

1. Kamal Mondal, son of Sudhangshu Mondal , Baligori, Thana:-New Town, P.O. :-Chakpanchuria, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
2. Sanjay Gupta
Authorized Signatory, M/s. Tarama Appartment Pvt Ltd, 33 A, Chandranath Chatterjee Street, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025,
By Profession : Business
Identified By Biswajit Naskar, son of Lt M N Naskar, Thakdari, Thana:-New Town; P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 05/02/2015

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.-56,24,242/-

Certified that the required stamp duty of this document is Rs.- 337474 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Debasish Dhar)
Additional District Sub-Registrar

On 06/02/2015


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. 61878/- is paid , by the draft number 564463, Draft Date 05/02/2015, Bank Name State Bank of India, High Court Kolkata, received on 06/02/2015


Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

06 FEB 2015

(Debasish Dhar)
Additional District Sub-Registrar

06/02/2015 11:18:00

Endorsement Page 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 01184 of 2015
(Serial No. 01250 of 2015 and Query No. 1523L000002512 of 2015)

(Under Article : A(1) = 61864/- ,E = 14/- on 06/02/2015)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49700/- is paid , by the draft number 564207, Draft Date 14/01/2015, Bank : State Bank of India, High Court Kolkata, received on 06/02/2015
2. Rs. 49700/- is paid , by the draft number 564206, Draft Date 14/01/2015, Bank : State Bank of India, High Court Kolkata, received on 06/02/2015
3. Rs. 9740/- is paid , by the draft number 564204, Draft Date 14/01/2015, Bank : State Bank of India, High Court Kolkata, received on 06/02/2015
4. Rs. 25105/- is paid , by the draft number 564205, Draft Date 14/01/2015, Bank : State Bank of India, High Court Kolkata, received on 06/02/2015
5. Rs. 198250/- is paid , by the draft number 564462, Draft Date 05/02/2015, Bank : State Bank of India, High Court Kolkata, received on 06/02/2015

(Debasish Dhar)
Additional District Sub-Registrar

(Signature)

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

06 FEB 2015

(Debasish Dhar)
Additional District Sub-Registrar


06/02/2015 11:18:00

Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 12405 to 12419
being No 01184 for the year 2015.




(Debasish Dhar) 06-February-2015
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal