

3676

D 3987/2010



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

D 39802

ADDI Dist Sub-Registrar
Diamond Harbour, 24 Pgs. District

17 DEC 2010

THIS DEED OF SALE made on the 03 day of December, 2010

BETWEEN SRI AJOY KUMAR BHANDARI, S/o- Profulla Kumar Bhandari, residing at Vill. + P.O. - Sarisha, P.S. - Diamond Harbour, Dist. - South 24 Parganas, by faith Hindu, by occupation - Cultivation, by Nationality India, hereinafter called "the VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, representatives and assign) of the ONE PART.

Handed to
Ajay Kumar

3 DEC 2010

AND

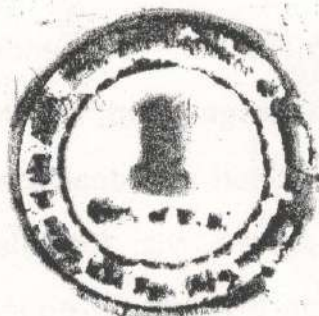
RISING TOWERSPVT. LTD. (PAN AADCR 7486 D) a company incorporated under the provisions of the companies Act, 1956, having its registered office situated at 15B, Clive Row, Kolkata - 700001, P.S. - Burrabazar, represented by its authorized signatory (as per Board Resolution dated 23rd June, 2010) namely **MR. SWARUP PAUL**, S/o- Late Sasanka Shekhar Paul, by religion Hindu, by Nationality - Indian, residing at S.C. Chatterjee Street, P.O. - Konnagar, P.S. - Uttarpara, Dist. - Hooghly, W.B. 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 each of its office-in-interest, administrators, legal representatives and / or its assigns) of the **OTHER PART.**

WHEREAS 3 acre 36 decimals land in Plot No. - 560 under sabek Khatian No. - 75 of Mouza - Singhal Guange Abad, J.L. No. - 49, under P.S.- Diamond Harbour as mentioned and described in the schedule below belonged to three brothers, viz. Prafulla Kumar Bhandari, Pulin Bhandari and Sankirtan Bhandari in equal shares and they possessed the said land and paid rent to the state in respect of there of.

AND WHEREAS that aforesaid three brothers Prafulla Kumar Bhandari, Pulin Bhandari and Sankirtan Bhandari while owning and possessing the schedule plot and other plots executed and registered

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12/11/01



Addl. Dist. Sub-Registrar
Diamond Harbour, 24 Pgs. (South)


13 DEC 2010

(3)

a Partition Deed on 1st July 1988, Sub-Registry Office at Diamond Harbour, being Deed No. - 7527, Book No. - 68, Pages No. - 127 to 139. By that above Partition Deed the Vendor Prafulla Kumar Bhandari, Vendor here-in got 1 acre 88.66 decimals and other land and his name has been duly recorded in L.R. Khatian No. - 215 and he paid rent to the State.

AND WHEREAS the Vendor Prafulla Kumar Bhandari being absolute owner and possessor of the said land 1 acre 88.66 decimals of land gifted 32.66 decimals of land to his son Ajoy Kumar Bhandari by a Deed of gift executed on 30/04/2003 and Registered on 30/04/2003 being Deed No. - 1350 at Additional District Sub-Registry Office at Diamond Harbour and the donee Ajoy Kumar Bhandari, the Vendor here-in accepted the gift and possessed the said land and paid rent to the State and his name has been duly recorded in L.R. Khatian No. - 531.

AND WHEREAS the Vendor Ajoy Kumar Bhandari the Vendor here-in being absolute owner and possessor of the said 32.66 decimals land as mentioned in the schedule below and being in need of money decided to sell the schedule land measuring 32.66 decimals of land at a price of Rs. 43,00,000/- (Rupees Forty three lakhs only) to which the purchaser here-in has agreed to purchase the same.



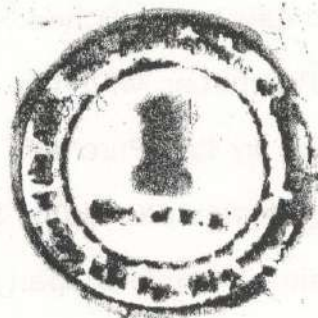


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NOW THIS INDENTURE OF CONVEYANCE that in consideration of the sum of Rs. 43,00,000/- (Rupees Forty three lakhs only), paid by the Purchaser to the Vendor, the said Vendor grants and conveys upto and to the use of said Purchaser, its executors administrators and assignees successors all that piece and parcel of land measuring and hereditaments and specifically described in the schedule together with all the right, title and interest in property claimed and commanded of the Vendor into out of and upon the said piece and parcel of land now conveyed and every part there of absolutely and free from all encumbrances at the total price of 43,00,000/- (Rupees Forty three lakhs only). The Vendor has good, right, full power and absolute authority to grant, transfer, convey assign and assure the schedule property as described in the Schedule hereby grants and conveys unto the said Purchaser who has become absolute owner of the schedule property by this Purchase. And the purchaser shall & may at all times hereafter peaceably & quietly enter upon & enjoy & possess the said schedule property without any interruption, claim or demand whatsoever from or by the said Vendor or by any person or his behalf or his assigns or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor. The Purchaser is now entitled to mutate its name in the record of right as owner & pay rent to the Govt. in respect of the said land to which the Vendor has no objection.

Handwritten signature



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The Vendor further covenants that if it transpires that property hereby conveyed by the Vendor is not free from all encumbrances as here-in before stated by him, the Vendor, his legal heirs, representatives & assignees will be civilly & criminally liable to the purchaser, its, executors, administrators, assignees and successors and will be bound to make good any loss sustained by it.

THE SCHEDULE ABOVE REFERRED TO:

32.66 (Thirty two point six six) decimals sali land (which is in the middle) out of 1 acre 88.66 decimals sali land in Plot No. 560, of Sabek Khatian No.-75 appertain to 76 Khatian, L.R. Khatian No.-531, Mouza - Singhal Gunge Abad, J.L. No. - 49, P.S. - Ramnagar, Sub-Registry Office at Diamond Harbour, Dist. - South 24-Parganas.

ON THE NORTH	-	Portion of the Plot No. - 560,
ON THE SOUTH	-	Irrigation Embankment
ON THE EAST	-	Portion of the Plot No. - 563,
ON THE WEST	-	Irrigation Embankment.

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Addl. Dist. Sub-Registrar
Diamond Harbour, 24 Pgs. (South)

13 DEC 2010

(6)

IN WITNESS WHEREOF the Vendor hereto has set and subscribed his hand and seal, the day, month and the year mentioned at the outset.

দুইজন সাক্ষী হিসেবে
দুইজন সাক্ষী হিসেবে
অবস্থান কলকাতা
Signature of the Witness

অবস্থান কলকাতা
Signature of the Vendor

1) স্ব. ব্রজেন চন্দ্র
স্ব. ব্রজেন চন্দ্র স্ব. ব্রজেন চন্দ্র

2) Rabin Das
Vill + P.O - Sarisha
P.S - Diamond Harbour
Dist - 24 Pgs (S)
Drafted and prepared by me.

Rathindra Nath Chakraborty
Rathindra Nath Chakraborty
Advocate

Diamond Harbour Civil Judges' & A.D.J. Court.

Enrolment No. - WB/359 of 1981.

District.- 24 Parganas. (S)

Computerised by:-

Kripa Sindhya Mondal
Shyama Computer Centre
Near Diamond Harbour Civil Court
Diamond Harbour, South 24 Pgs.



Addl. Dist. Sub-Registrar
Diamond Harbour, 24 Pgs. (South)

13 DEC 2010

MEMO OF CONSIDERATION

RECEIVED in Rs. 43,00,000/- (Rupees Forty three lakhs only) vide pay order Nos. - 1) 098247, dated - 02-12-2001, from Standered Chartered Bank for Rs. 23,00,000/- and 2) 098246, dated - 02-12-2001, from Standered Chartered Bank for Rs. 20,00,000/- respectively. From **RISING TOWERS PVT. LTD. (PAN - AACDR 7486D) CO. INCORPORATED TO THE PROVISIONS OF THE CO. ACT 1956** having it's Regd. Office situated at 15B, Clive Row, Kolkata - 700001, P.S. - Burrabazar, represented by its authorized signatory (as per Board Resolution dated 23rd June, 2010) namely **MR. SWARUP PAUL,**

স্বাক্ষরিত ও প্রমাণিত করা হয় যে উপরোক্ত
স্বাক্ষর কারিগর/সী - অক্ষয় কুমার ভট্টাচারী
Signature of the Witness Signature of the Vendor
অক্ষয় কুমার ভট্টাচারী

1) স্বাক্ষরিত
অক্ষয় কুমার ভট্টাচারী

2) Rabin Das.
Vill + P.O. - Sarikhu. P.S. Diamond Harbour.
Dist. - 24 Parganas (S)
Drafted and prepared by me.

Rathindra Nath Chakraborty
Rathindra Nath Chakraborty
Advocate

Diamond Harbour Civil Judges' & A.D.J. Court.
Enrolment No. - WB/359 of 1981.
District.- 24 Parganas. (S)

Computerised by:-
Kripa Sineha Mondal,
Shyama Computer Centre
Near Diamond Harbour Civil Court
Diamond Harbour, South 24 Pgs.



Addl. Dist. Sub-Registrar
Diamond Harbour, 24 Pgs. (South)

13 DEC 2010



বাম
হস্ত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ডান
হস্ত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম..... Rising Towers Pvt. Ltd.

স্বাক্ষর..... 

Authorised Signatory



বাম
হস্ত

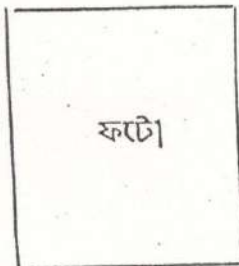
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ডান
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বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম..... অবির কুমার ভাঙ্করী

স্বাক্ষর..... ..



ফটো

বাম
হস্ত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ডান
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বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম..... ..

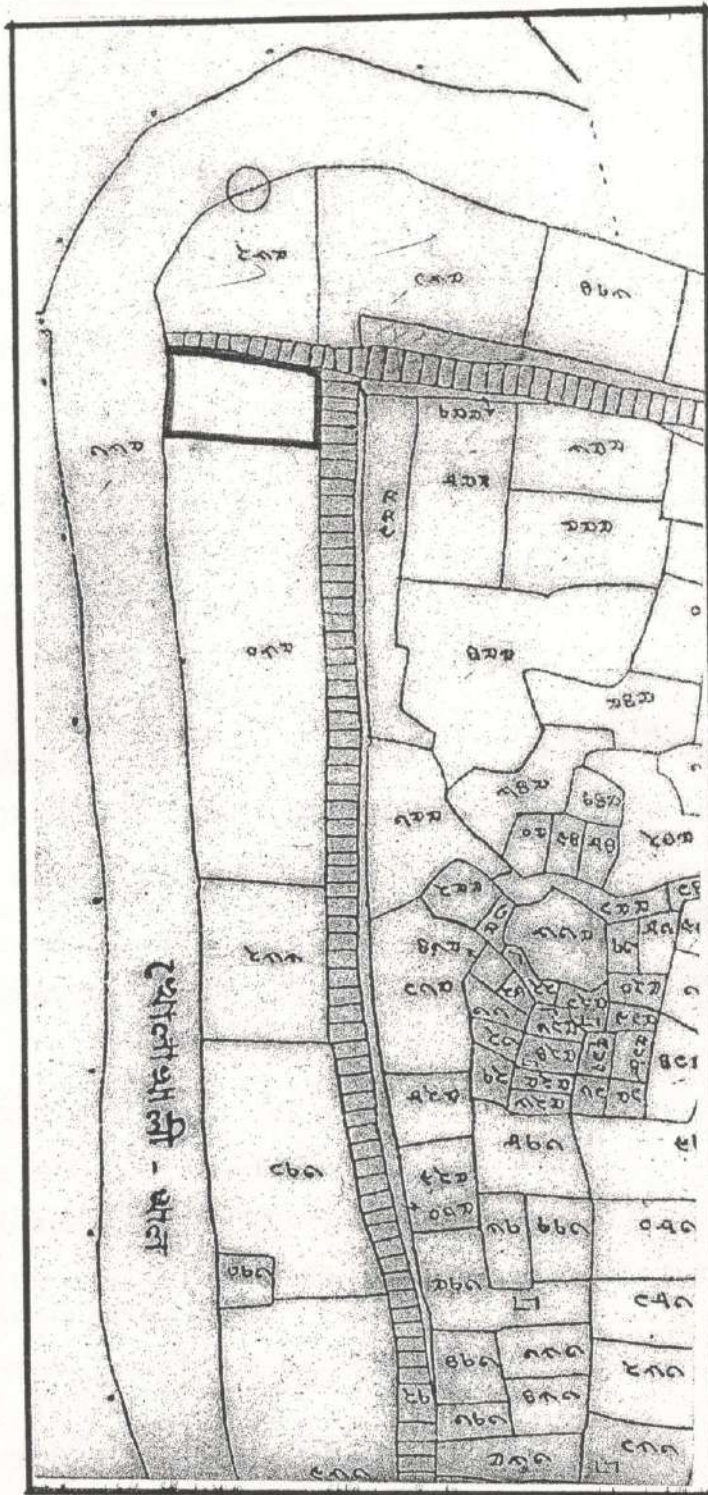
স্বাক্ষর..... ..



Addl. Dist. Sub-Registrar
Diamond Harbour, 24 Pgs. (South)

13 DEC 2010


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Rising Towers Pvt. Ltd

Authorised Signatories



Addl. Dist. Sub-Registrar
Diamond Harbour. 24 Pgs. (South)

13 DEC 2010



Government Of West Bengal
Office Of the A. D. S. R. DIAMOND HARBOUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 03987 of 2010
(Serial No. 03676 of 2010)

On

Payment of Fees:

On 03/12/2010

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

Presented for registration at 17.30 hrs on :03/12/2010, at the Private residence by Sri Ajoy Kumar Bhandari ,Executant.

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

Execution is admitted on 03/12/2010 by

1. Sri Ajoy Kumar Bhandari, son of Profulla Kumar Bhandari , Village: Sarisha, Thana:-Diamond Harbour, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Sarisha , By Caste Hindu, By Profession : Cultivation

Identified By Rabin Das, son of Lt Sanatan Das, Village: Sarisha, Thana:-Diamond Harbour, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Mohul Mukherjee)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 07/12/2010

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

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

Payment of Fees:

Amount By Cash

Rs. 47296/-, on 07/12/2010

(Under Article : A(1) = 47289/- ,E = 7/- on 07/12/2010)

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.-4300000/-

Certified that the required stamp duty of this document is Rs.- 258010 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

(Mohul Mukherjee)

ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. DIAMOND HARBOUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 03987 of 2010
(Serial No. 03676 of 2010)

Deficit stamp duty

1. Rs. 48000/- is paid, by the draft number 139770, Draft Date 02/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 07/12/2010
2. Rs. 48000/- is paid, by the draft number 139769, Draft Date 02/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 07/12/2010
3. Rs. 48000/- is paid, by the draft number 876133, Draft Date 03/12/2010, Bank Name State Bank of India, PARULIA, received on 07/12/2010
4. Rs. 48000/- is paid, by the draft number 139859, Draft Date 03/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 07/12/2010
5. Rs. 48000/- is paid, by the draft number 139860, Draft Date 03/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 07/12/2010
6. Rs. 17100/- is paid, by the draft number 876135, Draft Date 03/12/2010, Bank Name State Bank of India, PARULIA, received on 07/12/2010

(Mohul Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Mohul Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 7

Page from 6449 to 6461

being No 03987 for the year 2010.



(Mohul Mukherjee) 08 December-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. DIAMOND HARBOUR
West Bengal