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D 3988/2010



17-40
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पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted for registration. The Signature Book No. D 139801

The endorsement sheets attached with this document are the part of this document.

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

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

17 DEC 2010

THIS DEED OF SALE made on the 3rd day of December, 2010
BETWEEN SRI PROFULLA KUMAR BHANDARI, S/o- Late
 Mahendra Kumar Bhandari, residing at Vill.- Singhalgang, P.O. -
 Goanara, P.S. - Ramnagar, 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.

Handled by
Byom Anand

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1881 1000-10 2/12/10
Rising Tower Pvt. LTD.
15B, Clive Row, Kol-700001.

Gour / 3/12/10
ডায়েরী নং: ২৪

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বিস্তারিত -
ব: ২০১৭৩৭/১
৭০৭৭



বিস্তারিত -
ব: ২০১৭৩৭/১

Addl. Dist. Sub-Registrar
Diamond Harbour 20 Pps. (South)
3 DEC 2010

বিস্তারিত -
ব: ২০১৭৩৭/১
৭০৭৭

(2)

AND

RISING TOWERS PVT. LTD. (PAN AADCR 7486 D) a company incorporated under the provisions of the companies Act, 1956, having its registered office at 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



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Diamond Harbour, 24 Pgs. (South)

3 DEC 2010

(3)

possessing the schedule plot and other plots executed and registered 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 which has been mentioned described in schedule below and being in need of money decided to sell the schedule land measuring 1 acre 55 decimals of land at a price of Rs. 1,02,00,000/- (Rupees One Core and two lakhs only) to which the purchaser here-in has agreed to purchase the same. The remaining 32.66 decimals land the Vendor earlier gifted his son Shri Ajoy Kumar Bhandari.

NOW THIS INDENTURE OF CONVEYANCE that in consideration of the sum of Rs. 1,02,00,000/- (Rupees One Core and two 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

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Addl. Dist. Sub-Reg. ^{Arar}
Diamond Harbour, 24 Fgs. (South)

3 DEC 2010

(4)

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 Rs. 1,02,00,000/- (Rupees One Core and two 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.

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

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Add. Dist. Sub-Registrar
Diamond Harbour, 24 Pgs. (Scanned)

3 DEC 2010

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:

1 acre 55 decimals (One acre fifty five decimals) sali land out of 1 acre 88.66 decimals out of 3 acre 36 decimals sali land in Plot No. 560, of Sabek Khatian No.-75, L.R. Khatian No.- 215, 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 - Portion of the Plot No. - 560,
ON THE EAST - Portion of the Plot No. - 563,
ON THE WEST - Irrigation Embankment.

Handwritten signature



Addl. Dist. Sub-Registrar
Diamond Harbour, 24 Pgs. 60/1011

13 DEC 2010

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

হাতিয়া নথি কলিকতা নগর
স্বাক্ষর
২০৭/১৩৭
Signature of the Witness



Signature of the Vendor
শ্রী. স্বাক্ষর
২০৭/১৩৭

১) স্বাক্ষর
শ্রী. স্বাক্ষর

২) Rabin Das,
Vill+P.O - Sarilga
P.S - Diamond Harbour
Distt- 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 Sanku Mondal

Shyama Computer Centre

Near Diamond Harbour Civil Court

Diamond Harbour, South 24 Pgs.



Add. Dist. Sub-Registrar
Diamond Harbour, 24 Pgs. (Serial)

3 DEC 2010

MEMO OF CONSIDERATION

RECEIVED in cheque of Rs. 1,02,00,000/- (Rupees One Core and two lakhs only) vide pay order No. - 098245, dated - 02-12-2001, from Standered Chartered Bank for Rs. 1,02,00,000/- from RISING TOWERS PVT. LTD. (PAN - AACDR 7486D) CO. INCORPORATED UNDER 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**.

Handwritten signature in Bengali script, likely of the witness.

Signature of the Witness

Handwritten signature in Bengali script, likely of the vendor.

Signature of the Vendor

1) Handwritten signature in Bengali script.

Handwritten signature in Bengali script, likely of the vendor.

2) Rebin Das.
Vill + P.O. - Sarisha P.S. - Diamond Harbour.
Post - 24 Pgs (S)
Pin - 743368

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:-

Shyama Sinha Mondal

Shyama Computer Centre
Near Diamond Harbour Civil Court

Diamond Harbour, South 24 Pgs.



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

3 DEC 2010



বাম
হস্ত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ডান
হস্ত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

Signature

নাম..... Rising Towers Pvt. Ltd

স্বাক্ষর..... *Signature*

Authorised Signatori s



বাম
হস্ত

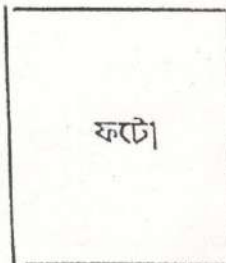
বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ডান
হস্ত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম..... *শ্রী সুকান্ত কুমার গোস্বামী*

স্বাক্ষর..... *Signature*



বাম
হস্ত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ডান
হস্ত

বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম.....

স্বাক্ষর.....



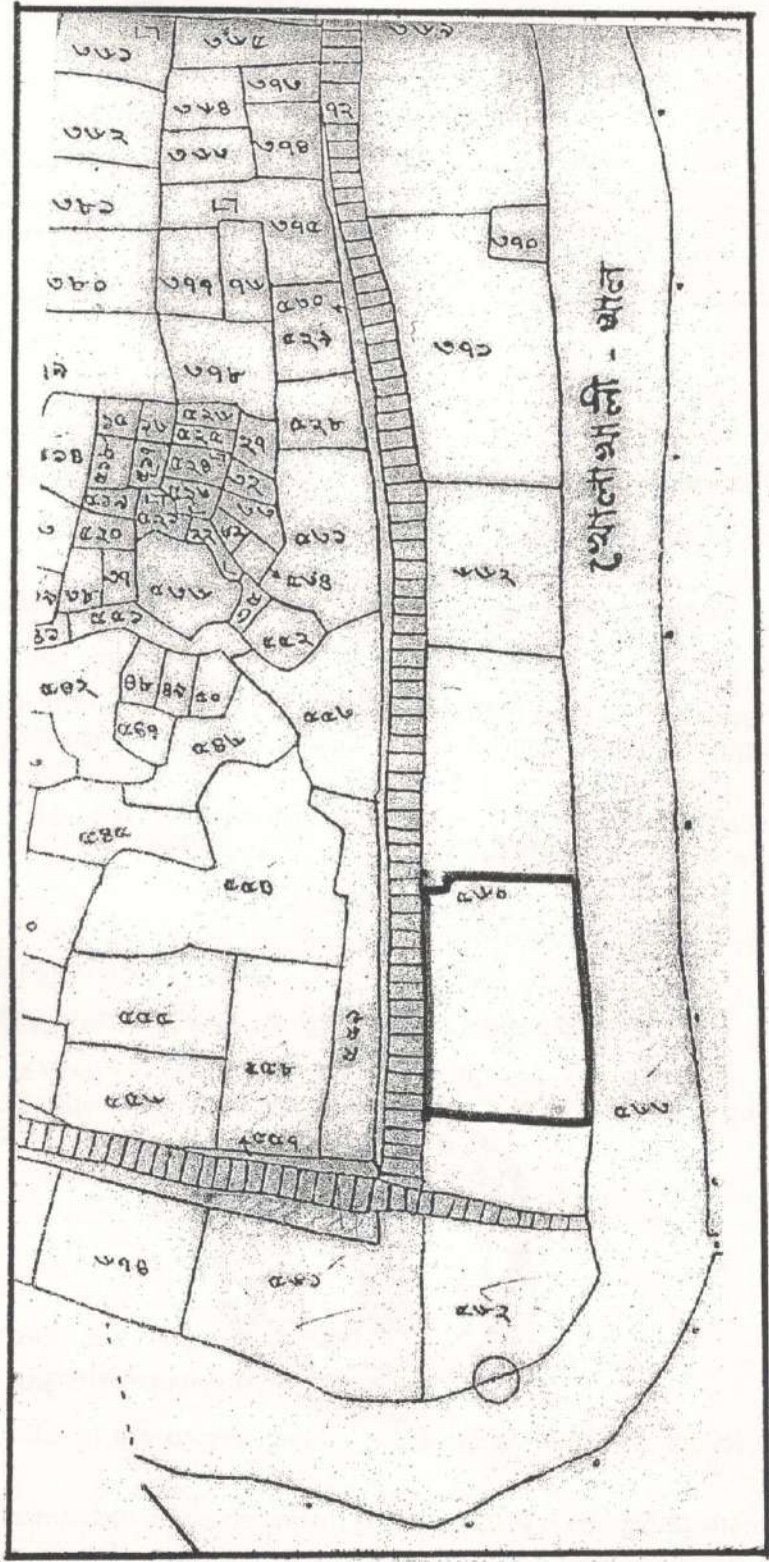
Addl. Dist. Sub-Registrar
Diamond Harbour, 24 Pgs. (Serial)

13 DEC 2010

Rising Towers Pvt. Ltd.

[Handwritten signature]

Authorised Signatories.



SALE DEED PLAN OF SABERK KHATTAN NO. 75,
 LR KHATTAN NO. 215, DAG NO. 560,
 AREA - 155 DECIMAL, MOUZA - SINGHALGUNJABAD,
 UNDER MATHUR GRAM PANCHAYAT,
 PS - RAMNAGAR, SOUTH 24 PARGANAS,
 VENDOR - PRAFULA KUMAR BHANDARI
 PURCHASER - RISING TOWERS PVT. LTD.

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 जिला नर्सरी, नर्सरी में
 जिला नर्सरी में



13 DEC 2010
Addl. Dist. Sub-Registrar
Diamond Harbour, 24 Pgs. (South)

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

Endorsement For Deed Number : I - 03988 of 2010
(Serial No. 03677 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 17.40 hrs on :03/12/2010, at the Private residence by Sri Profulla Kumar Bhandari ,Executant.

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

Execution is admitted on 03/12/2010 by

1. Sri Profulla Kumar Bhandari, son of Lt Mahendra Kumar Bhandari , Village:Singhalgang, Thana:-Ramnagar, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Goanara , By Caste Hindu, By Profession : Cultivation

Identified By Jatan Bhandari, son of Profulla Kumar Bhandari, Village:Kultukari, Thana:-Ramnagar, 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. 112196/-, on 07/12/2010

(Under Article : A(1) = 112189/- ,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.-10200000/-

Certified that the required stamp duty of this document is Rs.- 612010 /- 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 - 03988 of 2010
(Serial No. 03677 of 2010)

Deficit stamp duty

1. Rs. 48000/- is paid, by the draft number 139861, Draft Date 03/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 07/12/2010
2. Rs. 48000/- is paid, by the draft number 139862, Draft Date 03/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 07/12/2010
3. Rs. 48000/- is paid, by the draft number 139772, Draft Date 02/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 07/12/2010
4. Rs. 48000/- is paid, by the draft number 139771, Draft Date 02/12/2010, Bank Name State Bank of India, JEEVAN DEEP, received on 07/12/2010
5. Rs. 48000/- is paid, by the draft number 861619, Draft Date 03/12/2010, Bank Name State Bank of India, MIDDLETON ROW, received on 07/12/2010
6. Rs. 48000/- is paid, by the draft number 280974, Draft Date 03/12/2010, Bank Name State Bank of India, CHOWRINGHEE, received on 07/12/2010
7. Rs. 48000/- is paid, by the draft number 280973, Draft Date 03/12/2010, Bank Name State Bank of India, CHOWRINGHEE, received on 07/12/2010
8. Rs. 48000/- is paid, by the draft number 280972, Draft Date 03/12/2010, Bank Name State Bank of India, CHOWRINGHEE, received on 07/12/2010
9. Rs. 48000/- is paid, by the draft number 280971, Draft Date 03/12/2010, Bank Name State Bank of India, CHOWRINGHEE, received on 07/12/2010
10. Rs. 48000/- is paid, by the draft number 861620, Draft Date 03/12/2010, Bank Name State Bank of India, MIDDLETON ROW, received on 07/12/2010
11. Rs. 48000/- is paid, by the draft number 861621, Draft Date 03/12/2010, Bank Name State Bank of India, MIDDLETON ROW, received on 07/12/2010
12. Rs. 48000/- is paid, by the draft number 861618, Draft Date 03/12/2010, Bank Name State Bank of India, MIDDLETON ROW, received on 07/12/2010
13. Rs. 35100/- is paid, by the draft number 876134, 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 6462 to 6474
being No 03988 for the year 2010.



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