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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 210952

Certified that the document is admitted to register in the Sub-Registrar's Office and the original is returned to the documenter as part of this document.

06-03-14  
 310-3962/14  
 5:30 pm

*[Signature]*  
 Asst. Dist. Sub-Registrar  
 Alipore, South 24 Parganas

07 MAR 2014

vc  
 628  
 5.7.14

THIS INDENTURE FOR SALE is made this 6th day of MARCH, Two Thousand and Fourteen BETWEEN (1) SRI ARUN KUMAR DEY son of Late Upendralal Dey, (PAN - AGUPD6251E), by faith- Hindu, by occupation- Retired Govt. Employee, residing at AE-54, Salt Lake City, Sector- 1, Police Station- Bidhan Nagar, Kolkata- 700 064 and (2) SMT. BANDANA DAS wife of Sri Shibu Chandra Das, (PAN- ACHPD6355L), by faith - Hindu, by occupation- Service, residing at 64/2, Biplabi Ullaskar Dutta Road, Rabindra Pally, Police Station- Jadovpur, Kolkata- 700 086, hereinafter jointly and collectively called and referred to as the VENDORS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives, successors, nominees and assigns) of the ONE PART.

- 5 MAR 2014

No. 3978 Re. 5000/- Date

Name: PRIDE HIGHRISE PVT. LTD.  
Address: 50/331, PRINCE BANWAS THAK ROAD, KOLKATA-700045

Vendor: Subhankar Das  
Alipor Collectorate, 24Pgs (S)

**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipor Police Court Knt - 27

Vijay Chandra

 1685

PRIDE HIGHRISE PVT. LTD.  
Vijay Chandra  
Director



 1686

Man An Day

 1687

Bandana Das

ADDL. DIST. SUB-REG.  
ALIPORE, SOUTH 24 PGS.  
06 MAR 2014  
Signature

Vijay Chandra  
(SHIBU CHANDRA DAS)  
64/2 - B.U.K. Dutt Road  
Baghajatin, Kol-86  
Rubinors  
Sh. Sri. Gopal Chandra Das

## A N D

**M/S. PRIDE HIGHRISE PRIVATE LIMITED** (PAN - AAFCP2321P), a Private Limited Company having its registered office at 58/121, Prince Anwar Shah Road, Police Station - Lake, Kolkata - 700 045, represented by one of its Director ~~Sri~~ Vikash Arora, son of Late Chimanlal Arora, by faith - Hindu, by occupation - Business, at present residing at RC 1/2, Raghunathpur, Kolkata- 700 059, 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 its successors) of the OTHER PART.

WHEREAS one Smt. Sova Chakraborty alias Smt. Sova Rani Chakraborty wife of Late Sukha Ranjan Chakraborty, a Refugee displaced from East Pakistan now called Bangladesh, came to the territory of the State of West Bengal after the partition of India and occupied a piece or parcel of land measuring 2 (Two) Cottahs 14 (Fourteen) Chittaks, be the same a little more or less, in R. S. Dag No. 590 (P) in Mouza Bademasur, J. L. No. 31, Police Station - Jadavpur, then Dist. 24 Parganas, for her domestic purpose and since that time has been residing there with her family members after constructing one-storied brick built R. T. structure on the aforesaid plot of land and the said plot of land was locally known as C-19, Rabindra Pally, Block- C, Police Station- Jadavpur, Kolkata- 700086.

AND WHEREAS subsequently the aforesaid Smt. Sova Chakraborty alias Smt. Sova Rani Chakraborty made representation before the Refugee & Rehabilitation Department and the Government of West Bengal, as DONOR, by way of a Deed of Gift dated 30<sup>th</sup> July, 1991, conferred the said demised land measuring 2 (Two) Cottahs 14 (Fourteen) Chittaks, be the same a little more or less, comprised in E. Plot No. 78, R. S. Dag/Plot No. 590 (P), Mouza - Bademasur, J. L. No. 31, Police Station - Jadavpur, District - South 24 Parganas, which is morefully and particularly described in the Schedule written thereto, in favour of said Sova Chakraborty, mentioned therein as DONEE and the said Deed of Gift was executed and registered on 30<sup>th</sup> July, 1991 in the Additional Sub-Registry Office at Alipore and recorded in Book No. 1, Volume No 9, Pages 305 to 308, Being No. 1077 for the year 1991 with such terms and conditions as clearly cited therein.

AND WHEREAS by way of the said registered Deed of Gift the aforesaid Smt. Sova Chakraborty alias Smt. Sova Rani Chakraborty was seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land measuring 2 (Two) Cottahs 14 (Fourteen) Chittaks, be the same a little more or less, comprised in E. Plot No. 78, R. S. Dag/Plot No. 590 (P), Mouza - Bademasur, J. L. No. 31, Police Station - Jadavpur, District - South 24 Parganas and got her name duly mutated before the then Calcutta Municipal Corporation, Ward No. 101 and the said property was then known and numbered



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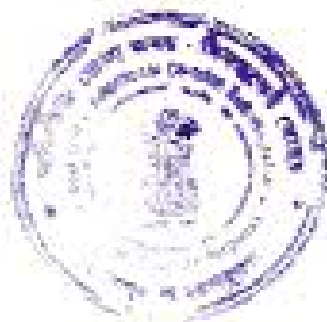
Signature.....

as Municipal Premises No. 137, Rabindra Pally, Block- C, locally known as C-19, Rabindra Pally, Block- C, Police Station - Jadavpur , Kolkata - 700 086 and was enjoying the same free from all encumbrances paying taxes regularly.

AND WHEREAS while seized and possessed of, the said Smt. Sova Chakraborty alias Sova Rani Chakraborty, by way of a Deed of Conveyance dated 27<sup>th</sup> June, 2003, registered before The District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 108, Pages 264 to 284, Being No. 2108, for the year 2003, mentioned therein as Vendor, sold, transferred and conveyed, all that piece and parcel of land measuring 2 (Two) Cottahs 14 (Fourteen) Chittaks, be the same a little more or less, together with a brick built asbestos roof dwelling unit comprised in E. Plot No. 78, R. S. Dag/Plot No. 590 (P), Mouza – Bademasur, J. L. No. 31, being Municipal Premises No. 137, Rabindra Pally, Block- C, locally known as C-19, Rabindra Pally, Block- C, Police Station - Jadavpur , Kolkata - 700 086 in favour of one Sri Uttam Kumar Sen son of Late Dr. Abinash Chandra Sen and Smt. Gouri Sen wife of Sri Uttam Kumar Sen both jointly mentioned therein as Purchasers at or for a consideration mentioned thereunder.

AND WHEREAS subsequently thereafter by way of a Deed of Conveyance dated 21<sup>st</sup> January, 2008, registered before The Additional District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 62, Pages 185 to 214, Being No. 00861, for the year 2008 the said Sri Uttam Kumar Sen son of Late Dr. Abinash Chandra Sen and Smt. Gouri Sen wife of Sri Uttam Kumar Sen, jointly mentioned therein as Vendors sold, transferred and conveyed all that piece and parcel of land measuring 2 (Two) Cottahs 14 (Fourteen) Chittaks, be the same a little more or less, together with a brick built asbestos roof dwelling unit comprised in E. Plot No. 78, R. S. Dag/Plot No. 590 (P), Mouza – Bademasur, J. L. No. 31, being Municipal Premises No. 137, Rabindra Pally, Block- C, locally known as C-19, Rabindra Pally, Block- C, Ward No. 101, Police Station - Jadavpur , Kolkata - 700 086 in favour of one Sri Arun Kumar Dey son of Late Upendralal Dey and Smt. Esha Roy Choudhury wife of Sri Dwijaraj Roy Choudhury and Smt. Bandana Das wife of Sri Shibu Chandra Das all jointly mentioned therein as Purchasers at or for a consideration mentioned thereunder.

AND WHEREAS one Sri Tapan Sarkar alias Tapan Kumar Sarkar son of Sri Kalipada Sarkar, a Refugee displaced from East Pakistan now called Bangladesh, came to the territory of the State of West Bengal after the partition of India and occupied a piece or parcel of land measuring 3 (Three) Cottahs 14 (Fourteen) Chittaks, be the same a little more or less, in R. S. Dag/Plot No. No. 590 (P) in Mouza Bademasur, J. L. No. 31, Police Station – Jadavpur, then Dist. 24 Parganas, for his domestic purpose and since that time has been residing there with his family members after constructing one-storied brick built R.T. structure on the aforesaid plot of land and the said plot of land was locally known as C-21/B, Rabindra Pally , Block- C , Police Station - Jadavpur , Kolkata - 700086 .

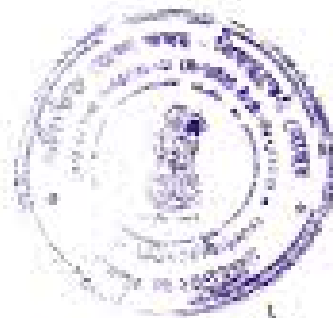


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AND WHEREAS subsequently the aforesaid Sri Tapan Sarkar alias Tapan Kumar Sarkar made representation before the Refugee & Rehabilitation Department and the Government of West Bengal, as DONOR, by way of Deed of Gift dated 2<sup>nd</sup> August, 1991 conferred the said demised land measuring 3 (Three) Cottahs 14 (Fourteen) Chittaks, be the same a little more or less, comprised in E. Plot No. 79, R. S. Dag/Plot No. 590 (P), Mouza - Bademasur, J. L. No. 31, Police Station - Jadavpur, District - South 24 Parganas, which is morefully and particularly described in the Schedule written thereto, in favour of said Tapan Sarkar alias Tapan Kumar Sarkar, mentioned therein as DONEE and the said Deed of Gift was executed and registered on 2<sup>nd</sup> August, 1991 in the Additional Sub-Registry Office at Alipore and recorded in Book No. 1, Volume No 10, Pages 445 to 448, Being No. 1237 for the year 1991 with such terms and conditions as clearly cited therein.

AND WHEREAS by way of the said registered Deed of Gift the aforesaid Tapan Sarkar alias Tapan Kumar Sarkar was seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land measuring 3 (Three) Cottahs 14 (Fourteen) Chittaks, be the same a little more or less, comprised in E. Plot No. 79, R. S. Dag/Plot No. 590 (P), Mouza - Bademasur, J. L. No. 31, Police Station - Jadavpur, District - South 24 Parganas and got his name duly mutated before the then Calcutta Municipal Corporation, Ward No. 101 and the said property was then known and numbered as Municipal Premises No. 177, Rabindra Pally, Block- C, locally known as C-21/B, Rabindra Pally, Block- C, Police Station - Jadavpur, Kolkata - 700 086 and was enjoying the same free from all encumbrances paying taxes regularly.

AND WHEREAS subsequently thereafter by way of a Deed of Conveyance dated 18<sup>th</sup> February, 2008, registered before The Additional District Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 62, Pages 215 to 241, Being No. 00862, for the year 2008 the said Sri Tapan Sarkar alias Tapan Kumar Sarkar son of Sri Kalipada Sarkar, mentioned therein as Vendor sold, transferred and conveyed all that piece and parcel of land measuring 3 (Three) Cottahs 8 (Eight) Chittaks, be the same a little more or less, out of the said land measuring 3 (Three) Cottahs 14 (Fourteen) Chittaks, be the same a little more or less, together with a brick built asbestos roof dwelling unit comprised in E. Plot No. 79, R. S. Dag/Plot No. 590 (P), Mouza - Bademasur, J. L. No. 31, being part and portion of Municipal Premises No. 177, Rabindra Pally, Block- C, locally known as C-21/B, Rabindra Pally, Block- C, Police Station - Jadavpur, Kolkata - 700 086 in favour of one Sri Arun Kumar Dey son of Late Upendralal Dey and Smt. Esha Roy Choudhury wife of Sri Dwijaraj Roy Choudhury and Smt. Bandana Das wife of Sri Shibu Chandra Das, all jointly mentioned therein as Purchasers at or for a consideration mentioned thereunder.



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AND WHEREAS by virtue of the said Deeds of Conveyance, Sri Arun Kumar Dey son of Late Upendralal Dey and Smt. Esha Roy Choudhury wife of Sri Dwijaraj Roy Choudhury and Smt. Bandana Das wife of Sri Shibu Chandra Das, jointly became entitled to all that piece and parcel of land measuring 2 (Two) Cottahs 14 (Fourteen) Chittaks, be the same a little more or less, with structure thereon comprised in E. Plot No. 78, R. S. Dag/Plot No. 590 (P), Mouza - Bodemasur, J. L. No. 31, being Municipal Premises No. 137, Rabindra Pally, Block- C, locally known as C-19, Rabindra Pally, Block- C, Police Station - Jadavpur, Kolkata - 700 086 AND all that piece and parcel of land measuring 3 (Three) Cottahs 8 (Eight) Chittaks, be the same a little more or less, with structure thereon comprised in E. Plot No. 79, R.S. Dag/ Plot No. 590 (P), Mouza - Bodemasur, J. L. No. 31, Municipal Premises No. 177, Rabindra Pally, Block- C, locally known as C-21/B, Rabindra Pally, Block- C, Police Station - Jadavpur, Kolkata - 700 086, aggregating to a total of 6 (Six) Cottahs 6 (Six) Chittaks, be the same a little more or less, comprised in the said two premises, both within the limits of the Kolkata Municipal Corporation, Ward No. 101 and were enjoying the same free from all encumbrances, paying taxes regularly, each enjoying undivided  $1/3^{\text{rd}}$  share as Owners of the aforesaid lands and structures comprised in the aforesaid two premises.

AND WHEREAS by a Bengali Khabala dated 29<sup>th</sup> August, 2008 registered before the Additional District Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 299, Pages 9 to 32, Being No. 04235, for the year 2008 one of the aforesaid Owners namely the said Smt. Esha Roy Choudhury wife of Sri Dwijaraj Roy Choudhury, mentioned therein as Vendor sold, transferred and conveyed all that her undivided  $1/3^{\text{rd}}$  share of land admeasuring 2 (Two) Cottahs 2 (Two) Chittaks out of the total land admeasuring 6 (Six) Cottahs 6 (Six) Chittaks, be the same a little more or less, with undivided  $1/3^{\text{rd}}$  structures standing thereon comprised in the said Municipal Premises No. 137, Rabindra Pally, Block- C, locally known as C-19, Rabindra Pally, Block- C, Police Station - Jadavpur, Kolkata - 700 086 and the said Municipal Premises No. 177, Rabindra Pally, Block- C, locally known as C-21/B, Rabindra Pally, Block- C, Police Station - Jadavpur, Kolkata - 700 086 both within the limits of the Kolkata Municipal Corporation, Ward No. 101, in favour of the said Sri Arun Kumar Dey son of Late Upendralal Dey and Smt. Bandana Das wife of Sri Shibu Chandra Das, both jointly mentioned therein as Purchasers at or for a consideration mentioned thereunder.

AND WHEREAS by way of the said purchase the said Sri Arun Kumar Dey son of Late Upendralal Dey and Smt. Bandana Das wife of Sri Shibu Chandra Das became joint Owners in respect the said two premises and applied for amalgamation of the said two premises into a single premises and also mutated their joint names in respect of the said amalgamated premises before the Kolkata Municipal Corporation, Ward No. 101, which after amalgamation was numbered as Municipal Premises No. 137, Rabindra Pally, Block- C, locally known as C-19, Rabindra Pally, Block- C, Police Station - Jadavpur, Kolkata - 700 086 whereby and



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whereunder the said Sri Arun Kumar Dey and Smt. Bandana Das, the Vendors herein, thus became entitled to as joint absolute Owners in respect of the said amalgamated premises containing an area of 6 (Six) Cottahs 6 (Six) Chittaks of land, be the same a little more or less, morefully described in the SCHEDULE hereunder written and hereinafter referred to as The Said Land and Premises, and are enjoying the same free from all encumbrances paying taxes regularly each having One Half undivided share therein.

AND WHEREAS the Vendors herein for immediate requirement of money due to inadequate fund have / had expressed their intention and desire to dispose of The Said Land and Premises to a Purchaser capable to purchase the same.

AND WHEREAS the Purchaser herein being interested to purchase The Said Land and Premises, approached the Vendors herein for the purchase of The Said Land and Premises, free from all encumbrances.

AND WHEREAS the Vendors, in addition to the above, have jointly and severally assured and represented before the Purchaser as follows:

- a) The Vendors are seized and possessed of or otherwise well and sufficiently entitled to The Said Land and Premises with a good marketable title in respect thereof and have full right and absolute authority to sell and dispose of The Said Land and Premises to the Purchaser.
- b) The Said Land and Premises is free from all encumbrances, charges, liens, dispendens, attachments, mortgages whatsoever and/or howsoever.
- c) No suits and/or legal proceedings and/or prohibitory orders are pending or subsisting in respect of The Said Land and Premises or any part thereof.
- d) The Said Land and Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statutes or Rules and Regulations.
- e) Any Notice of Acquisition or requisition does not affect The Said Land and Premises nor there is any bar legal or otherwise in the Vendors selling The Said Land and Premises to the Purchaser.
- f) The freehold interest of the Vendors in The Said Land and Premises does not stand mortgaged and/or encumbered and/or agreed to be mortgaged by the Vendors by way of security or additional security and/or collateral security and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or Government undertaking or anybody else whomsoever to secure repayment of any



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other loan taken or to be taken by the Vendors for any purpose whatsoever and/or howsoever.

- g) The Vendors have not entered into any Agreement for Sale and/or transfer nor have entered into any other agreement and/or understanding whatsoever and/or however with any person whatsoever and/or howsoever in respect of The Said Land and Premises or any part thereof.
- h) All municipal rates taxes and outgoings payable in respect of The Said Land and Premises upto the date of execution of these presents have been duly paid and discharged by the Vendors and in respect of any outstanding rates taxes and outgoing the Vendors shall keep the Purchaser indemnified against all actions, suits, proceedings and costs, charges and expenses in respect of The Said Land and Premises upto the date of execution of these presents.
- i) The Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- j) The recitals hereinbefore mentioned herein are true correct and factual and the Vendors have not suppressed any facts and/or incidents relating to and/or in respect of The Said Land and Premises or any part thereof.

AND WHEREAS relying upon the aforesaid assurances and representations made by the Vendors and believing the same to be true and acting on good faith thereof the Purchaser has agreed to Purchase and the Vendors have agreed to sell The Said Land and Premises for a total consideration of Rs.60,00,000/- (Rupees sixty lacs) only. The Purchaser has now called upon the Vendors to sign, execute and register the Deed of Conveyance in respect of The Said Land and Premises with the intent and object that pursuance the execution of these presents the Vendors shall cease to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon The Said Land and Premises and/or any part or portion thereof and The Said Land and Premises shall absolutely and forever belong to the Purchaser.

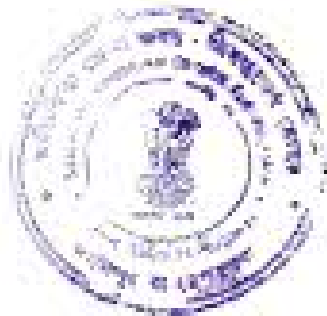
#### NOW THIS INDENTURE WITNESSETH

In pursuance of the same and in consideration of the said sum of Rs.60,00,000/- (Rupees sixty lacs) only of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendors as total consideration of The Said Land and Premises as described in the SCHEDULE hereunder written (the receipt whereof the Vendors do hereby as also by the memo hereunder written admit and acknowledge to have received of and from the payment of the same and every part



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thereof) the Vendors do hereby acquit release and discharge the Purchaser and The Said Land and Premises being hereby intended to be conveyed, the Vendors do hereby grant sell convey transfer assign and assure unto and in favour of the Purchaser herein All THAT the piece or parcel of total land containing by ad-measurement an area of 6 (Six) Cottahs 6 (Six) Chitacks, be the same a little more or less, together with the old dilapidated structures standing thereon and lying situate at and/or being Municipal Premises No. 137, Rabindra Pally, Block- C, locally known as C-19, Rabindra Pally, Block- C, Police Station - Jadavpur, Kolkata - 700 086, within Ward No. 101 of The Kolkata Municipal Corporation, morefully and particularly described in the SCHEDULE hereunder written, with the intent and object that the Vendors have ceased to have any right title interest claim and/or demand of any nature whatsoever and for howsoever into or upon The Said Land and Premises or any part thereof OR HOWSOEVER OTHERWISE The Said Land and Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished TOGETHER WITH all structures and/or erection as standing thereon with ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever to the extent of The Said Land and Premises or any part thereof belonging or in anyway appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto AND TOGETHER WITH all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon The Said Land and Premises AND TOGETHER WITH the right for the Purchaser and/or its successors in title to pass and/or repass over along and in the paths ways passages with or without cars vehicles whether mechanically propelled or otherwise and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of The Said Land and Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendors of in and into or upon The Said Land and Premises and/or any part or portion of The Said Land and Premises morefully mentioned in the SCHEDULE hereunder written and every part thereof including The Said Land and Premises being hereby sold transferred conveyed assured and assigned and/or intended so to be TOGETHER WITH all pattas monuments of title writings plans maps deeds document indentures conveyances and/or any other document of title or in any way concerning and for relating to or in any way covering The Said Land and Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendors AND TO HAVE AND TO HOLD The Said Land and Premises being hereby sold transferred granted conveyed assured and assigned and /or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and



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forever in the manner as aforesaid free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespassers, tenancies etc.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:-

- a) THAT notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendors to the contrary the Vendors are lawfully and/or otherwise absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT The Said Land and Premises hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispendens attachments trusts mortgages tenancies whatsoever and/or howsoever.
- b) THAT the interest which the Vendors so hereby profess to transfer subsists and that the Vendors have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure The Said Land and Premises and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents.
- c) THAT it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy The Said Land and Premises and to receive the rents issues and profits thereof without any eviction interruption hindrance claims of demands or disturbance whatsoever from or by the Vendors herein and/or any person or persons or any other person or persons claiming through under or in trust for them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon The Said Land and Premises and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrears of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendors and/or the predecessors in title of the Vendors and/or any of them.
- d) THAT The Said Land and Premises and every part thereof is freed exonerated and discharged from and against all manner of encumbrances, liens and attachment whatsoever on its ownership.
- e) THAT the Vendors and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon The Said Land and Premises or any part thereof shall and will from time to time and at all materials



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Signature.....

times hereafter upon every request and cost of the Purchaser made do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring The Said Land and Premises hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as well or which may be required.

- f) THAT the Vendors simultaneously with the execution of this Indenture hereby handover peaceful vacant khas possession of The Said Land and Premises to the Purchaser herein and do hereby handover all originals of relevant deeds and documents as are now in possession of the Vendors and the Purchaser hereby acknowledge the receipt of the same -
- g) THAT the Vendors henceforth have ceased to have any right title interest claim and demand into or upon The Said Land and Premises or any part thereof and any right of any nature accruing shall now belong to the Purchaser exclusively.

#### THE SCHEDULE ABOVE REFERRED TO

(The Said Land and Premises)

ALL THAT piece and parcel of land measuring 6 (Six) Cottahs 6 (Six) Chittacks, be the same a little more or less, with old dilapidated one storied asbestos shed structure measuring about 752 Sq. Ft. more or less comprised in E. Plot No. 78 and 79, R. S. Dag/Plot No. 590 (P), Mouza - Bademsur, J. L. No. 31, being Municipal Premises No. 137, Rabindra Pally, Block- C, locally known as C-19, Rabindra Pally, Block- C, Police Station - Jafavpur, Kolkata - 700 086, at present within The Kolkata Municipal Corporation, Ward No. 101, Sub-Registry Office at Alipore, in the District of 24 Parganas ( South ). The particular of such land and premises is morefully demarcated by RED border in the MAP/PLAN annexed hereto and butted and bounded as follows:-

ON THE NORTH	: By E. Plot Nos. 75, 76 and 77
ON THE SOUTH	: By E. Plot Nos. 79 (P) and 81
ON THE EAST	: By 8 Ft. wide road
ON THE WEST	: By 16 Ft. wide road.

OR HOWSOEVER OTHERWISE the same are, is, was or were heretofore-butted bounded called known numbered described or distinguished



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Signature.....

IN WITNESS WHEREOF We the PARTIES hereto have hereunto set and subscribed our respective hands on the day month and year first above written.

SIGNED SEALED AND DELIVERED By the VENDORS at Kolkata in the presence of:

1. *Malay Das*  
 Harinami Navin Choudh  
 Ghosh Seal  
 Kol - 700148

2. *Srikanth Anand*  
 64/2 B. UK. Dutta Road  
 Basujatin, Kol-86

*Arjun K. Das*  
 Reandana Seal

SIGNATURE OF THE VENDORS

SIGNED SEALED AND DELIVERED By the PURCHASER at Kolkata in the presence of:

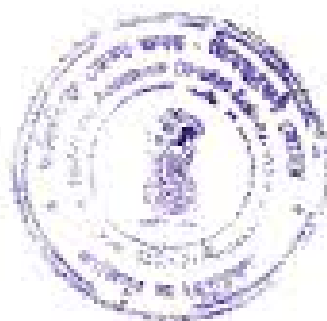
1. *Malay Das*

2. *Srikanth Anand*

PRIDE HIGHRISE PVT. LTD.

*Vikash Anand*  
 Director

SIGNATURE OF THE PURCHASER



ADOL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 P.S.

05 MAR 1971

Signature.....

## MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 60,00,000/- (Rupees sixty lacs) only being the total Consideration in terms hereof and in the manner as follows:

Date	Pay Order No.	Bank	Favouring	Amount (Rs.)
05.03.2014	645309	Allahabad Bank	Arun Kumar Dey	7,50,000.00
05.03.2014	645310	Allahabad Bank	Arun Kumar Dey	7,50,000.00
05.03.2014	645311	Allahabad Bank	Arun Kumar Dey	7,50,000.00
05.03.2014	645312	Allahabad Bank	Arun Kumar Dey	7,50,000.00
05.03.2014	645305	Allahabad Bank	Bandana Das	7,50,000.00
05.03.2014	645306	Allahabad Bank	Bandana Das	7,50,000.00
05.03.2014	645307	Allahabad Bank	Bandana Das	7,50,000.00
05.03.2014	645308	Allahabad Bank	Bandana Das	7,50,000.00
				60,00,000.00

(Rupees Sixty lacs) only

WITNESSES:

1. *malay das.*

2. *Subir Kumar Dutta*

*Arun K. Dey*  
*Bandana Das*

SIGNATURE OF THE VENDORS

DRAFTED BY :-

*Subir Kumar Dutta*  
SUBIR KUMAR DUTTA

Advocate.

Alipore Civil & Criminal Court,  
Kolkata - 700 027.

TYPED BY :-

KHELAGHAR

18, Moore Avenue, Kolkata - 700 040.



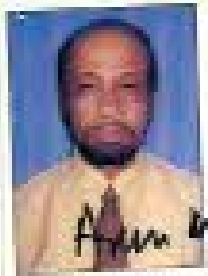
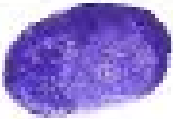

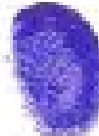


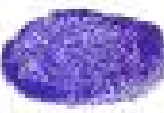

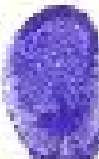


ADCL. DIST. SUB-REG.  
ALIPORE, SOUTH 24 PGS.

06 MAR 2014

Signature.....




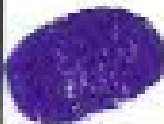







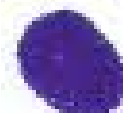

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

 Arun K. Day	left hand					
	right hand					

Name .....

Signature *Arun K. Day*


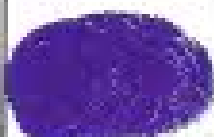




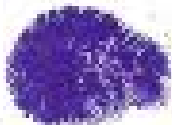

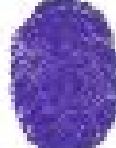


Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

 Randana	left hand					
	right hand					

Name .....

Signature *Randana*

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

 Vikash Kora	left hand					
	right hand					

Name *VIKASH KORA*

Signature *Vikash Kora*

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right					



ADCL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

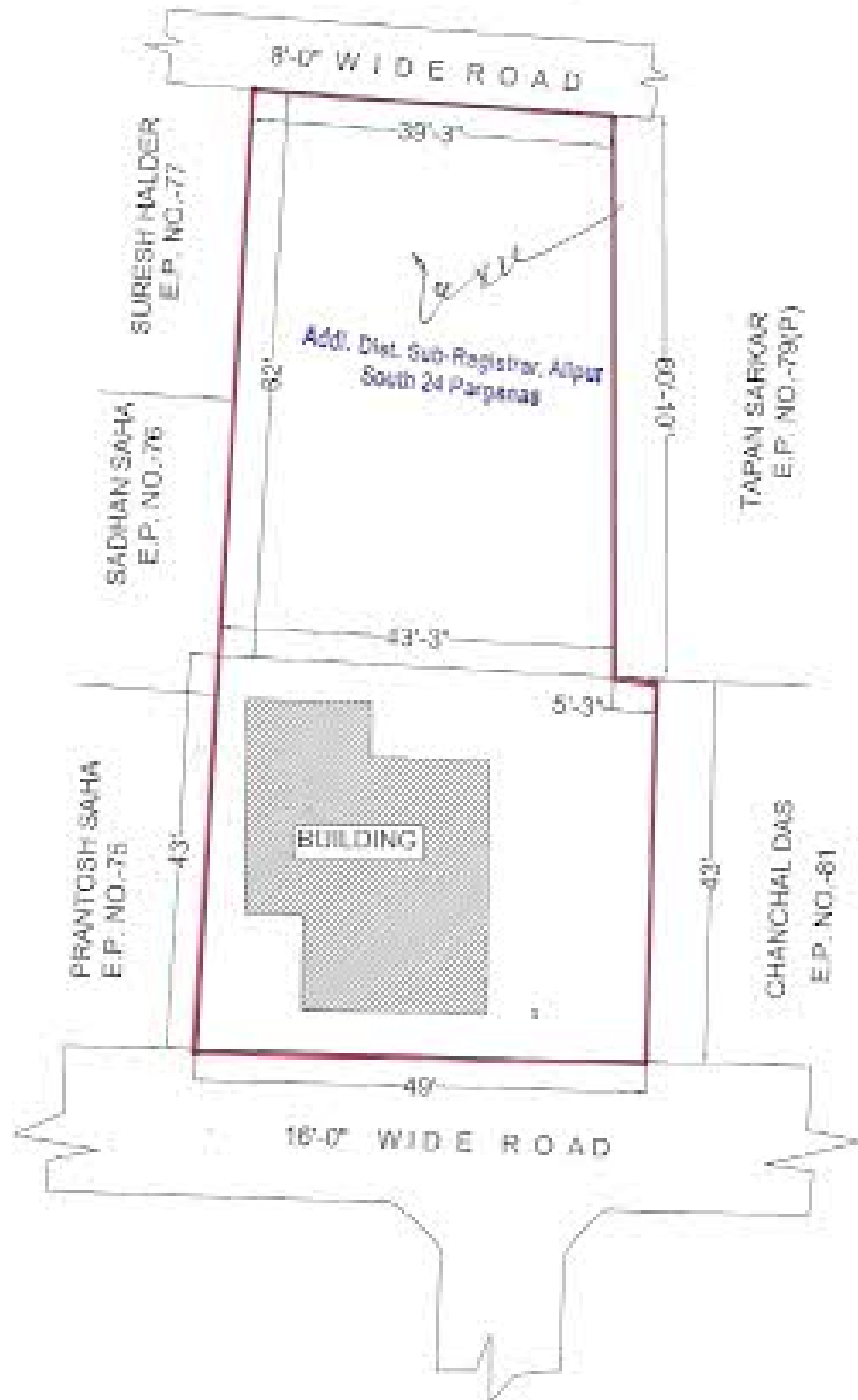
06 MAR 2014

Signature.....

SITE PLAN FOR E. PLOT NOS 78 & 79, R.S. PLOT NO-590(P), MOUZA-BADEMASUR  
J.L. NO. 31, MUNICIPAL PREMISES NO- 137, RABINDRAPALLY, BLOCK-C, KOLKATA- 700096  
P.S. JADAVPUR, DIST. SOUTH 24 PARGANAS, UNDER K.M.C. WARD NO.-101

SCALE-1"=18'-0"

LAND AREA=06 KH - 06 CH - 00 Sqft.  
STRUCTURE-752 Sqft.



PRIDE HIGHRISE PVT. LTD.

*W. Karan Das*

Director

*Asstt. to Diry.  
Bandana Das*



ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.  
06 MAR 2014  
Signature.....



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

Endorsement For Deed Number : I - 01835 of 2014

(Serial No. 02294 of 2014 and Query No. 1605L000003962 of 2014)

On 06/03/2014

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

Presented for registration at 17.30 hrs on 06/03/2014, at the Private residence by Vikash Arora  
Claimant.

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

Execution is admitted on 06/03/2014 by

1. Arun Kumar Dey, son of Late Upendralal Dey, Sector - 1, A E - 54, Salt Lake City, Kolkata  
Thana-Bidhan Nagar, District-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste  
Hindu, By Profession : Retired Person
2. Bandera Das, wife of Shibu Chandra Das, 64/2, Rabindra Pally, Biplabi Ulasker Dutta Road, Kolkata  
Thana:Jadavpur, District-South 24-Parganas, WEST BENGAL, India, Pin :-700086, By Caste Hindu,  
By Profession - Service
3. Vikash Arora  
Director, M / S Pride Highrise Private Limited, 58/121, Pr Anwar Shah Road, Kolkata, Thana-Lake  
District-South 24-Parganas, WEST BENGAL, India, Pin :-700045  
By Profession : Business

Identified By Shibu Chandra Das, son of Late Gopal Chandra Das, 64/2, Baghajatin, Biplabi Ulasker  
Dutta Road, Kolkata, Thana:Jadavpur, District-South 24-Parganas, WEST BENGAL, India, Pin  
700086, By Caste: Hindu, By Profession: Business,

( Arbab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 07/03/2014

**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 1898

**Payment of Fees:**

Amount by Draft

Rs. 66003/- is paid, by the draft number 221545, Draft Date 06/03/2014, Bank Name State Bank of  
India, NEW ALIPORE, received on 07/03/2014

(Under Article A(1) - 65985/- JE = 14/- on 07/03/2014)

**Certificate of Market Value(WB PUVI rules of 2001)**

( Arbab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR





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

Endorsement For Deed Number : I - 01835 of 2014  
(Serial No. 02294 of 2014 and Query No. 1605L000003962 of 2014)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. -60,00,000/-

Certified that the required stamp duty of this document is Rs. - 420020 /- and the Stamp duty paid as Impresive Rs. - 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 415020/- is paid , by the draft number 221544, Draft Date 06/03/2014, Bank State Bank of India, NEW ALIPORE, received on 07/03/2014

( Anab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Anab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR

