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1202/11 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 005707

29/5/2011
A. ... 20,99,375/-

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-I, Kolkata
15.3.11

THIS DEED OF SALE MADE this the ...14th... day of ...Feb...2011

(Two thousand and Eleven) BETWEEN

-:2:-

SUFIYA MOLLA @ SUFIYA BIBI wife of Late Basiraddin Molla, by faith-Islam, by occupation - House-wife, residing at village :-Chariswar P.O.-Paikan, P.S. -K.L.C. District :- South 24 Parganas, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, administrators , legal representatives, and assigns) of the **ONE PART**.

AND

M/S SWAPNA BHUMI REALTORS Ltd. A Company registered under the Companies Act, 1956, having its office at H/D 31 S. L. Sarani Baguihati, Kolkata-700059 and corporate office at AD-76 1st floor, Sector-1, Salt Lake city, Kolkata-700064 represented by its Director **AMIT BANERJEE** son of late Gangadhar Banerjee residing at Agarpara North Station Road. near Kutir Silpa Bari, P.O.-Agarpara, P.S.-Khardah, Kol-109 , hereinafter called and referred to as the **PURCHASER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the **OTHER PART**.

WHEREAS **SUFIYA MOLLA** wife of Late Basiraddin Molla, the Vendor herein is the sole and absolute owner in respect of ALL THAT land comprised in R. S. & L .R. Dag No. - 48, appertaining to L. R. Khatian No. 1483 in Mouza - Chariswar, J. L. No. - 29, Touzi No. 170, Parganas Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas now 24

Parganas (S), which was acquired by her by way of purchased (Bengali Kobala) from her husband back in the year 1962. and said Bengali Kobala was duly Registered before A.D.S.R. Bhangore and recorded as Book No.-1, Volume No. 85, Pages 221 to 222, Being Deed No. 9375 for the Year 1962 with valuable consideration and her name was recorded in the L. R. Settlement Operation as such lawful owner thereof.

AND WHEREAS the said Vendor has been in use, possession and enjoyment of the said property without any interruption and free from all encumbrances and attachments whatsoever.

AND WHEREAS the Vendor hereto in urgent need of money and for other lawful reasons offered to sell, transfer and convey ALL THAT demarcated plot of land measuring an area 15 (fifteen) Katha of sali land more or less out of 94 decimals of sali land, comprised in L. R. Dag No. 48 appertaining to L. R. Khatian No. 1483 in Mouza- Chariswar, under Police Station Bhangore now K. L. C., District 24 Parganas (S) morefully mentioned in the schedule hereunder written (hereinafter for the sake of brevity referred to as "the said property") at or for the total price and/or consideration of Rs. **8,50,000/- (Rupees eight lac fifty thousand)** only **AND WHEREAS** the Purchaser herein has agreed with the Vendor herein for absolute purchaser of the said plots of land fully mentioned and described in the schedule hereunder written at or for above mentioned consideration, free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of Rs. **8,50,000/- (Rupees eight lac fifty thousand)** only lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of consideration hereunder written and to has been received and of and from the same and every part thereof and doth hereby acquit, release and forever discharge the purchaser as well as the undivided share or interest into and over the property hereby conveyed) the Vendor do hereby grant, transfer, convey assign and assure unto and in favour of the Purchaser **ALL THAT** demarcated plot of land measuring an area 15 Cottahs more or less morefully and elaborately described in the schedule hereunder together with all sorts of easement right over the ways paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages sewers advantages and appurtenances whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the said property which is now are or in the custody / possession and control of the vendor or which the vendor can procure without any suit or action **AND** all the estate right title interest property claim and demand whatsoever of the said vendor into or upon the said property and every

portion thereof TO HAVE AND TO HOLD the said property hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the purchaser herein absolutely and for ever SUBJECT HOWEVER to the purchaser making payment of the rents/ taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the Vendor AND the Vendor doth hereby further covenant with the purchaser herein that the said owner and all the persons claiming through under or in trust for the vendor shall and will from time to time and all materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

2. THE VENDOR DO HEREBY COVNANT WITH THE PURCHASER AS FOLLOWS:-

- I. **THAT** notwithstanding any act deed matter or thing whereby the vendor done or executed or knowingly suffered to the contrary the vendor herein are now lawfully and rightfully and absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the said property and every

part and portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.

II. **AND THAT** notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendor has now full right power and absolute authority to grant sell, convey, transfer, assign and assure the said the said property and all other benefits and right hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.

III. **AND THAT** the purchaser herein shall and may from time to time and at material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.

IV. **AND THAT** the said property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be and each

and every part thereof are now free from all claims, demands, encumbrances lien lis-pendens attachments made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendor.

- V. **AND FURTHER THAT** the Vendor and all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold, conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid as shall or may be reasonably required by the purchaser.
- VI. **AND FURTHERMORE THAT** the Vendor and all her successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, her heirs, and executors, administrators and assigns against all loss, damages costs charges and expenses, if any suffered by reason of any defect in the of the Vendor or any breach of the covenants hereunder contained.

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of demarcated plot of agriculture land (recorded as "Sali") measuring an area 15 (fifteen) Cottahs (equal to 10800 sq. ft.) more or less comprised in R.S. & L. R. Dag No. 48 appertaining to L. R. Khatian No. 1483, R.S. Khatian No. - 372 in Mouza - Chariswar, J. L. No. 29, Touzi No. 170, A. D. S. R. Office Bhangore, under Police Station Bhangore now Kolkata Leather Complex (K.L.C.) District 24 Parganas (S) at present within the limits of **Beonta 1 No. Gram Panchayet TOGETHER WITH** all sorts of easement right over the passage/road and other benefits, facilities and advantages attached therein or thereto more particularly shown and delineated in the site **Map or Plan** annexed hereto in RED border line thereon as part and parcel of this Indenture and the said plot of land is butted and bounded in the manner following;

ON THE NORTH : R. S. Dag no. 22

ON THE SUOTH : R. S. Dag no. 50

ON THE EAST : R. S. Dag no. 20

ON THE WEST : R. S. Dag no. 33

IN WITNESSES WHEREOF the Vendor hereunto has set and subscribed her hand & seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

BY THE VENDOR IN THE PRESENCE

OF WITNESSES:

1. Anowar Yasab das
C/o - Abul Jal Yasab das
vill - Ghosigwar

2. Shripullen Molla
C/o - Moideen Molla
N.H. - Chodiswar
P.O. - Paitan
Dist - 24 P.B.S (S)

SIGNATURE OF THE VENDOR

L.T. of Sufiya Molla
By the Pen of Bhola Nath Gayen

-:10:-

RECEIVED from the within named purchaser a sum of Rs 8.50,000/- (Rupees eight lac fifty thousand) only being full and final consideration in respect of the property hereby conveyed as per Memo below :

MEMO OF CONSIDERATION

To day by Cash of Rs 8,50,000 (Eight-lac fifty thousand ~~fifty~~ only) to the vendor

WITNESSES:

1/ Anowar Yarab dar
C/o - Abuljal Yarab dar
vill - Ghosriwar
P.O - Raigan
P.S - K.W.G

2/ Shipuldan Molla
C/o - Makhilim Molla
vill - Ghosriwar

PO Puni plan
RS. K.L.C

Drafted By:

Dilip Kumar Munda
Advocate

N.B. NO. 1107/99

Alipore Judges Court, Kolkata 700027



VENDOR

L.T. 1 of Safiya Molla
By the Pen of Bholanath Gayen

Read over, explain in Bengali By me to the Vendor

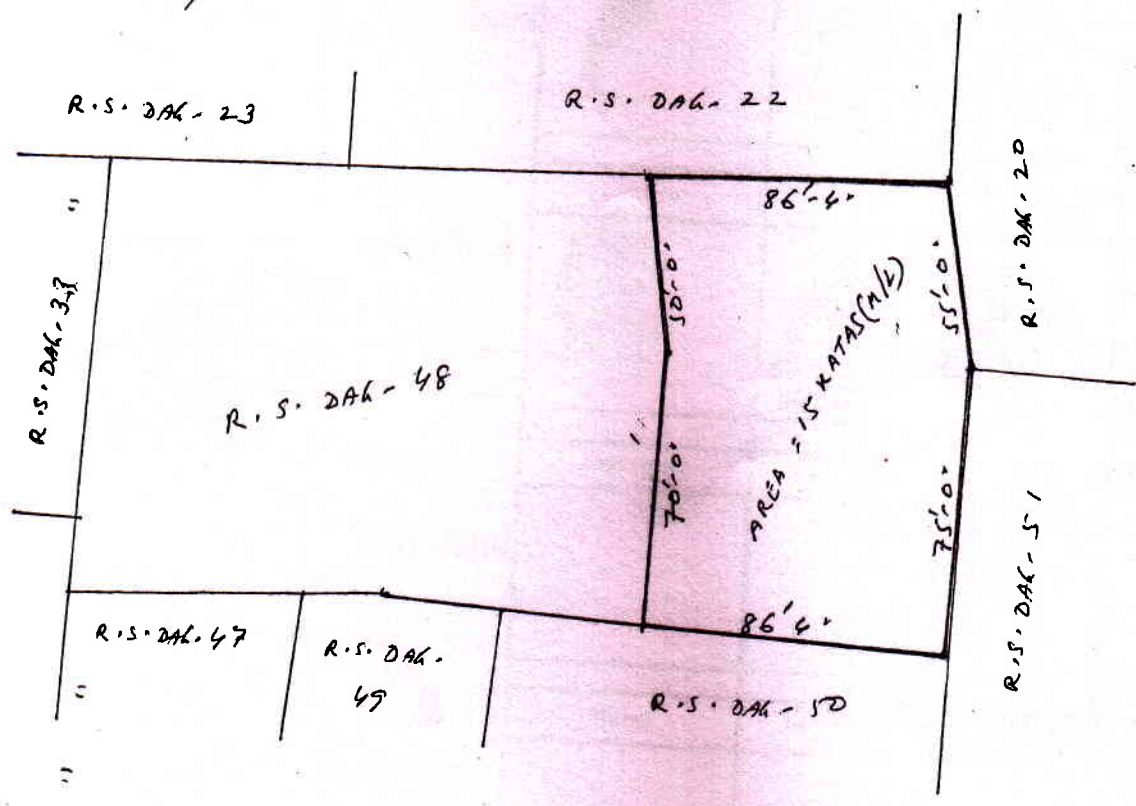
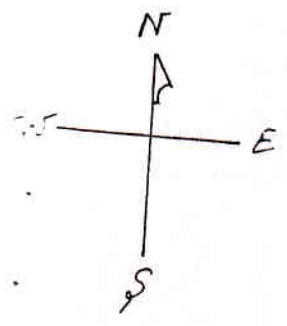
Bholanath Gayen

Computer Print

Smitjit Dey

-E PLAN OF PORTION OF LAND OF R.S. DAG
 L.R. KHATION NO-1483
 SUVA. CHARISWAR. J.L. NO-29
 S.S. K. I. C. DIST. SOUTH 24 PARGANAS
 SCALE - 50' = 1" INCH

PURCHASE AREA MARKED WITH RED BORDER
 PURCHASE AREA : 15 KATAS = 24.79 DEC (M/L)



SIGN OF VENDOR
 L.T.I of Sufiya Molla
 By the Pen of Babla Nath Goyen

NAME OF PURCHASER

DRAWN BY
 BARUN
 SURVEYOR
 Reg. No. S/1078 2000
 BARUN MUKHER JEE
 VIII.-Kharamba
 P. S. Bhangar



Left Hand

Right Hand

SWAPNA BHUMI REALTORS LTD.

Name AMIT BANERJEE

Signature [Signature] Director

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Right Hand

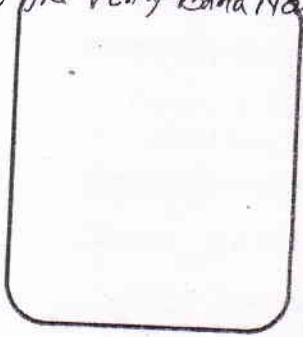
Name [Redacted]

Signature [Redacted]

L.T.I of Sujata Molla
By the Pen of Bada Nath Gayen

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

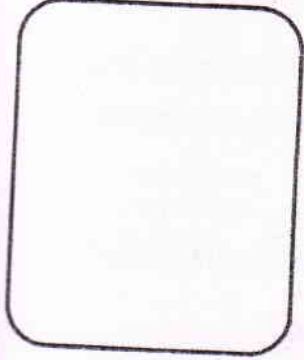
Right Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name _____

Signature _____



Left Hand

Right Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name _____

Signature _____



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02212 of 2011
(Serial No. 01021 of 2011)

On 14/02/2011

Payment of Fees:

Amount By Cash

Rs. 14387/-, on 14/02/2011

(Under Article : A(1) = 14289/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 14/02/2011)

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.-1299375/-

Certified that the required stamp duty of this document is Rs.- 64989 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 4670/- is paid 02162214/02/2011 State Bank of India, ALIPORE, received on 14/02/2011
2. Rs. 42340/- is paid 50792121/01/2011 State Bank of India, S B India- Salt Lake, Kolkata, received on 14/02/2011

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

Presented for registration at 13.57 hrs on :14/02/2011, at the Office of the A.R.A.-I KOLKATA by Sufiya Molla Alias Sufiya Bibi, Executant.

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

Execution is admitted on 14/02/2011 by

1. Sufiya Molla Alias Sufiya Bibi, wife of Lt Basiraddin Molla , Village:Chariswar, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Paikan , By Caste Muslim, By Profession : House wife

Identified By Dilip Kr Mondal, son of . . . , High Court, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 15/03/2011

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.

Deficit stamp duty



Additional Registrar of
Assurances-I, Kolkata
(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

15/03/2011 12:01:00



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02212 of 2011
(Serial No. 01021 of 2011)

Deficit stamp duty Rs. 13000/- is paid 02264508/03/2011 State Bank of India, ALIPORE, received on 15/03/2011

Payment of Fees:

Amount By Cash

Rs. 0/-, on 15/03/2011

Exempted (on 15/03/2011)

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 01021 / 2011


Signature of the Presentant

Name of the Presentant	Signature with date
Sufiya Molla	<p align="center">By the Pen of Bhola Nath Groyen</p> <p align="right">14/02/11</p> <p align="center">L.T.I of Sufiya Molla</p>

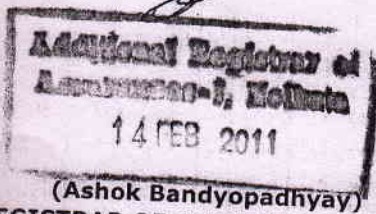
II . Signature of the person(s) admitting the Execution at Office.

Sl No. Admission of Execution By	Status	Photo	Finger Print	Signature
1 Sufiya Molla Address -Village:Chariswar, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Paikan	Self	 14/02/2011	 LTI 14/02/2011	 L.T.I of Sufiya Molla By the Pen of Bhola Nath Groyen

Signature of Identifier with Date


 Dilip Kr Mondal
 14-02-2011

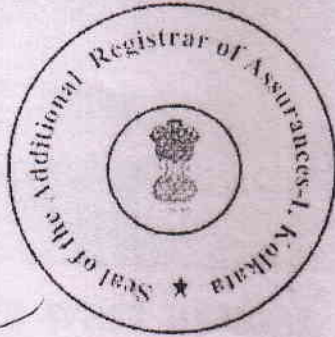
Name of Identifier of above Person(s)
 Dilip Kr Mondal
 High Court, Kolkata, District:-Kolkata, WEST BENGAL,
 India, P.O. :- Pin :-700001

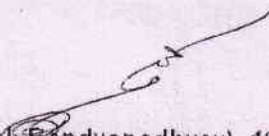


ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 635 to 651
being No 02212 for the year 2011.




(Ashok Bandyopadhyay) 18-March-2011
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal