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पश्चिम बंगाल WEST BENGAL

054030

5000
26470
30000
61470

Stamp Duty of Rs. 26470/-
+ 30000/-
= 3:12:00
Bank Draft No. 166354, 166355
Date 11/12/07

Stamp Duty under Rule 21 of the
Stamp Act 1899 W.S.L.R. Act 1900
Stamp under the Indian
Stamp Act 1899 Subsequently
Recommended Schedule I.A. No. 23
Stamp Paid 10-00

North 24 Parganas
M.R.D.-21

30 NOV 2007

18 DEC 2007

-: DEED OF SALE :-

1229090 Valued at Rs. 12,29,090/- (Rupees Twelve Lac Twenty Nine
Thousand and Ninety) only.

A 13519
E 13519
H 2028
mb 645
13558
1891000
330901
18.12.07
112294
altadang

THIS DEED OF ABSOLUTE SALE is made on this the 30th day of November
Two Thousand and Seven **BETWEEN HAYAT BOX**, son of Rehat Box, is
residing at- Kazi Najrul Islam Sarani, Naikuri, Nimta, P.S.- Nimta, Kolkata- 49,

Stamp Duty of Rs. 1891000
Stamp Paid 18.12.07
Stamp Paid 112294
Stamp Paid altadang

201 250.00
255.00
505.00
A 7211
2958
2958
2958
2958

নম্বর : 3807.

সময় : 29.11.07

ক্রেতার নাম : Sallee Buildcon Pvt Ltd.

ঠিকানা : 84/13 Topsila Road (S), Ist-46

মূল্য : Rs 5000 (Rupees Five Thousand Only)

স্বাক্ষর :

তারিখ : 29.11.07

সংখ্যা : 21 NOV 2007

মোট : 100000

ক্রেতার ঠিকানা : উত্তর ২৪ পরগণা

ডেডলাইন : 21 NOV 2007

ডেডলাইন : 21 NOV 2007



Notarized for Registration at.....
on the... 30th Nov 2007
Office at Baranati by Hayat Box
one of the Registrars / Claimants

Hayat Box

North 24-Parganas
12.12.2007

30 NOV 2007



7344

Hayat Box

Hayat Box

Retreat 2007
P.S. ...

District - North 24-Parganas
by Caste - Hindu / Muslim / Christian

Retreat 2007

Md. Afijur Rahman

From ...

P.S. ...

District - North 24-Parganas

by Caste - Hindu / Muslim / Christian

North 24-Parganas
12.12.2007

Md. Afijur Rahman

e/o - Md. Aref Ali Molla

Vill P.O. - Chandpur

P.S. - Rajshahi

Dist - 24 Parg (N)

30 NOV 2007

✓ Hayat Box

Hayat Box

(2)

by faith- Muslim, by occupation- Retired Person, by Nationality- Indian, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives, nominees and assigns) of the ONE PART.

AND

SALTEE BUILDCON. PVT. LTD., a Company incorporated under the Companies Act, 1956 having its Registered Office at- Hi-tech Chamber, 84/1B, Topsia Road South, P.S.- Topsia, Kolkata- 700046; hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and included its successors, successors-in-office administrators and assigns) of the OTHER PART;

WHEREAS Md Ahayat Box, brother of the vendor herein purchased three plots of Sali Land measuring an area 55 sataks comprised in R.S. Dag Nos.- 1332, 1334 & 1335, (i.e- measuring an area entire 37 sataks comprised in C.S. Dag No.- 667 corresponding to R.S. Dag No.- 1332 and measuring an area entire 06 sataks comprised in C.S. Dag No.- 668 corresponding to R.S. Dag No.- 1334 and measuring an area entire 12 sataks comprised in C.S. Dag No.- 669 corresponding to R.S. Dag No.- 1335) under C.S. Khatian Nos.- 21 & 711 and R.S. Hal Khatian No.- 299, Khanda Hal Khatian Nos.- 986, 1163 & 1164, laying and situate at Mouza- CHANDPUR CHAMPAGACHI, J.L. No.- 48, Touzi No- 173, at present Touzi No.- 10, P.S.- Rajarhat, in the District of North 24 Parganas, by a registered deed of sale registered on 19/06/1968 at the Office of Sub- Registrar Cossipore Dum Dum, copied in Book No.- 1, Volume No.- 64, Pages 284 to 289, Being No.- 5378, for the year 1968 from Sri Nirmal Chandra Nag Chowdhuri and others.

AND WHEREAS while seized and possessed the same said Ahayat Box sold transferred and conveyed 44 sataks as 4/5th share out of his purchased 55 sataks in aforesaid three dags to his brothers Hayat Box, (the vendor), Wahed

18/12/72



Signature: a/s I (A)
North 24 Parganas
12.6.2007
30 NOV 2007

(3)

Boksh, Nur Box and Ali Box, by a registered deed of sale registered on 14/08/1989 at the Office of A.D.S.R. Bidhannagar Salt Lake City, copied in Book No.- 1, Volume No.- 138, Pages 401 to 410, Being No.- 6514 for the year 1989, and thereafter said Hayat Box became the absolute owner and possessor of 11 sataks land by virtue of aforesaid purchase from his brother Ahayat Box.

AND WHEREAS said Hayat Box (the vendor herein) again jointly purchased with his another four brothers measuring an area 23 sataks Sali Land out of total 56 sataks comprised in C.S. Dag No.- 666 corresponding to R.S. Dag No.- 1333, under C.S. Khatian No.- 712, laying and situate at Mouza- **CHANDPUR CHAMPAGACHI**, J.L. No.- 48, Touzi No- 173, at present Touzi No.- 10, P.S.- Rajarhat, in the District of North 24 Parganas, by a registered deed of sale registered on 03/10/1988 at the Office of A.D.S.R. Bidhannagar Salt Lake City, copied in Book No.- 1, Being Deed No.- 8384, for the year 1988 from Sk. Rowsan Ali, son of late Abdur Rahaman, of- Chandpur, P.S.- Rajarhat, in the District of- North 24 Parganas, and thereafter said Hayat Box became the absolute owner and possessor of 04.60 sataks land as his own 1/5th share by virtue of aforesaid purchase.

AND WHEREAS said Hayat Box while seized and possessed the same he has duly recorded his name in L.R. Settlement Record of Rights under L.R. Khatian No.- 2223, in respect of above mentioned purchase land i.e.- measuring an area 07.40 sataks as 0.2000 share in his name out of total 37 sataks comprised in R.S. Dag No.- 1332 and measuring an area 04.60 sataks as 1 Anna 6 Gonda 1 Kara 1 Kranti and 16 Ta share in his name out of total 56 sataks comprised in R.S. Dag No.- 1333 and measuring an area 01.20 sataks as 0.2000 share in his name out of total 06 sataks comprised in R.S. Dag No.- 1334 and measuring an area 02.40 sataks as 0.2000 share in his name out of total 12 sataks comprised in R.S. Dag No.- 1335, morefully and particularly described in the schedule hereunder written.

SINCE THEN, said Hayat Box, the vendor herein seized and possessed the said land measuring an area total 15.60 sataks (Fifteen satsks and Sixty satakgsha) more or less which is more fully and particularly described in the



Registrar s/s I (A)
North 24-Parganas
C.D.R.-R

30 NOV 2007

(4)

Schedule hereunder written and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities concerned in his name as absolute owner and possessor thereof and has the absolute power of ownership and also power to sell the same to any body in any way as he will think fit and proper.

AND WHEREAS during enjoyment, said Hayat Box, the vendor herein being in need of money intended, desired and has agreed to sell 15.60 sataks along with all easement right absolutely free from all encumbrances delineated in the map or plan annexed herewith and marked with bordered RED therein which is more fully and particularly described in the Schedule hereunder written at or for the consideration of Rs. 12,29,090/- (Rupees Twelve Lac Twenty Nine Thousand and Ninety) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs 12,29,090/- (Rupees Twelve Lac Twenty Nine Thousand and Ninety) only paid to the vendors by the purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit release and forever discharge the said purchaser) as well as the said land measuring an area of 15.60 sataks more or less more fully and particularly described in the schedule hereunder written and the vendor doth hereby sell grant, transfer and convey and assign unto the purchaser free from all encumbrances charges liens, lispences the said land **TO HAVE AND TO HOLD** the said land hereby granted, transferred conveyed and assigned or expressed or intended so to be with the appurtenances unto the purchaser absolutely and forever free from all encumbrances whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS UNDER :

- 1) **THAT** free and clear and freely and clearly and absolutely exonerated acquitted and release or otherwise by and at the cost and expenses of



Signature: a/s I ()
North 24 Parganas

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30 NOV 2007

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the vendor is and sufficiently saved defended kept harmless and other easement rights, title claim, mortgage hold, lines, lispendences, attachments whatsoever.

- 2) **THAT** the purchaser shall hereafter peaceably and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the vendor, or his legal heirs executors, administrators, representatives, nominees and assigns.
- 3) **THAT** the land fully described in the Schedule below stands retained by the vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
- 4) **THAT** the said piece or parcel of land or any part or portion thereof or any interest therein has not vested in and/or are or is neither acquired nor any notice has been served under the State of West Bengal Acquisition Act, 1956, or statutory modification there of or under the Urban Land (Ceiling and Regulations) Act, 1976 or any other law for the time being in force.
- 5) It is hereby declared that the land which described in the schedule hereinafter written is the self acquired property of the vendor and that he is not the benamder of anyone.
- 6) It is hereby declared that the purchaser has the absolute right to mutate its name to the proper authorities concerned in his name in respect of the present purchased land.
- 7) **ALL THAT** taxes, land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the vendors and if any portion of such taxes, levies, impositions, etc. be found to have remained unpaid for the period up to the date hereof, the



Registrar a/s I (A)
North 24-Parganas
12.12.07

30 NOV 2007

(6)

same shall be deemed to be the liability of the vendor and realisable from the vendor.

- 8) **THAT** the vendors herein hereby declared that the schedule mentioned land is free from all encumbrances and the same is not the "Debattor" or "Pirattor" property in manner whatsoever and is not subject matter of any court case or not any litigation from any corners.
- 9) **THAT** the vendor herein has not taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.
- 10) It is transpired that the said property hereby sold conveyed transferred and assigned by the vendors if not free from all encumbrances as herein before covenants, the vendor shall be bound to refund to the purchaser the full consideration money paid hereunder together with the cost of the stamp registration charges and legal fees incurred by the purchaser herein together with damages which the purchaser herein may or may be suffered.

AND the vendor delivers this day khas possession of the said 15.60 sataks Sali land unto the purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE
REFERRED TO :

(The Land hereby sold and conveyed)

ALL THAT piece or parcel of revenue paying Rayat Swattiya Sali land measuring an area 15.60 sataks (Fifteen sataks and Sixty satakangsha) comprised in R.S. Dag Nos.- 1332, 1333, 1334 & 1335 [i.e.- measuring an area 07.40 sataks as his 0.2000 share out of total 37 sataks comprised in R.S. Dag No.- 1332 and measuring an area 04.60 sataks as his 1 Anna 6 Gonda 1 Kara 1 Kranti and 16 Til share out of total 56 sataks comprised in R.S. Dag No.- 1333 and measuring an area 01.20 sataks as his 0.2000 share out of total 06 sataks

Rayat Swattiya



Registrar a/s I (2)
North 24-Parganas
30 NOV 2007

(7)

Hayat Box

comprised in R.S. Dag No.- 1334 and measuring an area 02.40 sataks as his 0.2000 share out of total 12 sataks comprised in R.S. Dag No.- 1335,] under C.S. Khatian Nos.- 21, 711 & 712, and R.S. Hal Khatian No.- 299, Khanda Hal Khatian Nos.- 986, 1163 & 1164, and L.R. Khatian No.- 2223 (in the name of Hayat Box, the vendor herein) laying and situate at Mouza- CHANDPUR CHAMPAGACHI, J.L. No.- 48, Touzi No- 173, at present Touzi No.- 10, within the local limits of Rajarhat-Bishnupur No.- 2 Gram Panchayet, within the jurisdiction of Rajarhat Police Station, under A.D.S.R. Office- Bidhan Nagar (Salt Lake City), Pargana- KOLIKATA, in the District of North 24 parganas.

The sold area measuring 15.60 sataks which is shown in the annexed site plan or map and marked by bordered RED therein and which will be treated as a part of this indenture.

The annual proportionate rent will be paid as per State Govt. Rules and Regulations.

IN WITNESS WHEREOF the vendor has hereunto set and subscribed his respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

By the vendor at Kolkata in presence of:-

1. Md. Ajijur Rahman
V. P.O - Chandpur
P.S - Rajarhat
Dist - 24 Parg (N.)

2. H.L. Box
K.N.O. Sareni
P.O. Noida
Kolkata 700 99.

Hayat Box

SIGNATURE OF THE VENDOR.













সিদ্ধান্ত দা/স ১
North 24-Parganas












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30 NOV 2007

SIGNATURE OF THE
PRESENTANT/
EXCITANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 14A OF THE I.R. ACT 1908 10 TO THUMB PRINTS 10 TO SMALL PRINTS

 Pratik Chavhan	LH.					
	RH.					

ATTESTED :- Pratik Chavhan

 Hayat Box	LH.					
	RH.					

ATTESTED :- Hayat Box

PHOTO	LH.					
	RH.					

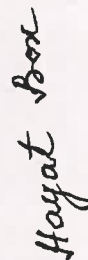
ATTESTED :-



Signature: a/s I (A)
North 24-Parganas
(B. R. R. R.)
30 NOV 2007

SCALE-(1")= 57'00"

COLOR	PLOT	R. S. DAG.NO	A R E A				
			DEC.	BH.	KH.	CH.	SFT.
○	○	1332	07.40	00	04	07	28
○	○	1333	04.60	00	02	12	23
○	○	1334	01.20	00	00	11	28
○	○	1335	02.40	00	01	07	11
TOTAL AREA OF LAND (M/L)			15.60	00	09	07	00



DRAWN BY :-
SK . SUBID ALI
REGD.NO. - 770



Signature of S. I. (N)
North 24-Parganas
(J. R. R. R.)

30 NOV 2007

(8)

-: MEMO OF CONSIDERATION :-

RECEIVED with thanks from the within named purchaser, a sum of Rs. 12,29,090/- (Rupees Twelve Lac Twenty Nine Thousand and Ninety) only being the full consideration money of the said plot of and payment as per memo below.

-: MEMO :-

Paid by Cash Rs. 12,29,090/- (Rupees Twelve Lac Twenty Nine thousand and Ninety) only. →

WITNESSES:-

1. Md. Afijur Raha man
H/O - Chandpur
P.S. - Rajarhat
P.O. - 24 Pargana (N)
2. Ali. Bor
K.N.P. Sarani
P.O. Kink
Kolkata - 700 99.

Hayat Bor
SIGNATURE OF THE VENDOR.

DRAFTED BY:-

Sudipta Sarkar
Advocate
Baranai Judges Court
EN No. F 2470/2515 of 02

COMPUTER TYPED BY:-

Salams,
M. E Islam.
Of- Lauhati.



[Handwritten signature]

Asst. Dir. I (P)
North 24-Parganas
(B. & E. S.)

30 NOV 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 5405 to 5425
being No 09207 for the year 2007.



(X) 17-March-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal