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2006-07

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पश्चिम बंगाल WEST BENGAL

055438

admissible under Rule 41 & also
u/s 5 (1) of W.B.L.R. Act 1997
 duly Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No. 1000
 Paid

Stamp duty of Rs. 4.108

as per Bank Draft No. 1168052, 168016, 168047, 117223

Bank Draft No.

Date 4/1/08

D.A.L.

District, North 24 Parganas

4.1.08

North 24 Parganas

03 JAN 2008

19 MAR 2008

DEED OF SALE :-

Valued at Rs. 26,47,272/- (Rupees Twenty Six Lac Forty Seven Thousand Two Hundred and Seventy Two) only.

THIS DEED OF ABSOLUTE SALE is made on this the 03rd day of January Two Thousand and Eight **BETWEEN ALI BOX**, son of Rehat Box, is residing at- Kazi Najrul Islam Sarani, Naikuri, Nimta, P.S.- Nimta, Kolkata- 49,

2501
681
3181

11000-00007
3/1/08
250-12
68-12

সং - 4583

সব ৩ তারিখ - 31.12.07

কর্তার নাম -

সাক্ষিত -

চোখ দুখা - 50022

উত্তর -

বাসস্থান (কোট, উত্তর ২৪ পরগণা)

উত্তর - শ্রী হারান চন্দ্র সাহু

ঠি, ভি, নং -

তারিখ -

মোট চোখ দুখা -

উত্তর - বারাসত

18-12

অনুমতি (স্বাক্ষর) -

31.12.07

অনুমতি (স্বাক্ষর) -

অনুমতি (স্বাক্ষর) -

অনুমতি (স্বাক্ষর) -

Saltee Bieldon put all

84/1.B. Tafsia R. South.



Ali Box

Reket Box

10/1/08

03 JAN 2008

Ali Box

North 24-Parganas

03 JAN 2008

20

Ali Box

Isak Goldor
C/o Isfan Goldor
panapukur Chandpur
Rajshahi. Kal- 38-
Occu- Business.

Isak Goldor

Isfan Goldor

panapukur Chandpur

Rajshahi. Kal- 38-
Occu- Business.

North 24-Parganas

03 JAN 2008

(2)

by faith- Muslim, by occupation- Business, 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 Ali Box, (the vendor), and Nur Box, Hayat Box and Wahed Boksh, 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



Inspector u/s I (A)
North 24 Parganas

03 JAN 2008

(3)

Book No.- 1, Volume No.- 138, Pages 401 to 410, Being No.- 6514 for the year 1989, and thereafter said Ali Box became the absolute owner and possessor of 11 sataks land by virtue of aforesaid purchase from his brother Ahayat Box.

Ali Box
AND WHEREAS said Ali Box (the vendor herein) and his another four brothers jointly purchased 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 Wahed Boksh became the absolute owner and possessor of 04.60 sataks land as his own 1/5th share by virtue of aforesaid purchase.

Ali Box
AND WHEREAS said Ali Box (the vendor herein) and his wife namely Salma Box jointly purchased measuring an area 35.50 sataks Sali Land which is as per field measurement in present survey map measuring 36 sataks comprised in R.S. Dag Nos.- 1330 and 1331, (i.e.- measuring an area entire 18 sataks comprised in C.S Dag No.- 670 corresponding to R.S. Dag No.- 1330, and measuring an area entire 18 sataks comprised in C.S Dag No.- 671 corresponding to R.S. Dag No.- 1331), under C.S. Khatian No.- 684, and L.R. Khatian No.- Kri. 171, 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 30/01/1992 at the Office of A.D.S.R. Bidhannagar Salt Lake City, copied in Book No.- 1, Volume No.- 14, Pages 225 to 230, Being Deed No.- 788, for the year 1992 from Afsar Ali, son of late Chaqoat Ali, of- Chandpur, P.S.- Rajarhat, in the District of- North 24 Parganas, and thereafter said Ali Box became the absolute owner and possessor of 18 sataks land as his own 1/2 share by virtue of aforesaid purchase.



Signature of S. S. S. S.
North 24 Parganas

15.12.2007

03 JAN 2008

(4)

Ali Box

AND WHEREAS said Ali Box, the Vendor herein became the absolute owner and possessor of total 33.60 (Thirty Three sataks and Sixty satakangsha) by virtue of purchase by aforesaid distinguished deed of sale and while he seized and possessed the same he has duly recorded his name in L.R. Settlement Record of Rights under L.R. Khatian No.- 247/1, in respect of above mentioned purchased 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 Til 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 and measuring an area 09 sataks as 0.5000 share in his name out of total 18 sataks comprised in R.S. Dag No.- 1330 and measuring an area 09 sataks as 0.5000 share in his name out of total 18 sataks comprised in R.S. Dag No.- 1331), morefully and particularly described in the schedule hereunder written.

SINCE THEN, said Ali Box, the vendor herein is well seized and possessed the said land measuring an area total 33.60 sataks more or less which is more fully and particularly described in the Schedule hereunder written and has 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 Ali Box, the vendor herein being in need of money intended, desired and has agreed to sell 33.60 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. 26,47,272/- (Rupees Twenty Six Lac Forty Seven Thousand Two Hundred and Seventy Two) only.



Magistrate C/S I (A)
North 24 Parganas

03 JAN 2008

(5)

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs 26,47,272/- (Rupees Twenty Six Lac Forty Seven Thousand Two Hundred and Seventy Two) 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 33.60 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 the vendor is and sufficiently saved defended kept harmless and other easement rights, title claim, mortgage hold, lines, lispences, 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.



Signature: a/s I (a)

North 24 Pergane

03 JAN 2008

(6)

- 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 thereof 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 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



Registrar s/s I (A)
Court 24-Palace

03 JAN 2008

(7)

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 33.60 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 33.60 sataks (Thirty Three sataks and Sixty satakangsha) comprised in R.S. Dag Nos. ~~1332, 1333, 1334, 1335, 1330~~ & 1331 [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 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 and measuring an area 09 sataks as his 0.5000 share out of total 18 sataks comprised in R.S. Dag No.- 1330 and measuring an area 09 sataks as his 0.5000 share out of total 18 sataks comprised in R.S. Dag No.- 1331) under C.S. Khatian Nos.- 21, 711, 712 & 684, and R.S. Hal Khatian No.- 299, Khanda Hal Khatian Nos.- 986, 1163 & 1164, and L.R. Khatian No.- Kri. 171 and at present L.R. Khatian No.- 247/1 (in the name of Ali 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 Chandpur 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 33.60 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 Deed.



Registrar a/s I (A)
North 24 Parganas

10.1.2008

03 JAN 2008

(8)

- . 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. *Isak Golder*
panapukur Rajshat

2. *Ajijur Raha man*
Chandpur Champu gachi
Rajshat

Ali Box

SIGNATURE OF THE VENDOR.



Registrar a/s I (A)
North 24 Parganas
(B. P. 2)












03 JAN 2008

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO












UNDER RULE 44A OF THE J.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

 <i>Pratik Churiwal</i>	LH.					
	RH.					

ATTESTED :- *Pratik Churiwal*

 <i>Ali Box</i>	LH.					
	RH.					

ATTESTED :- *Ali Box*

<div style="border: 1px solid black; padding: 10px; text-align: center;"> PHOTO </div>	LH.					
	RH.					

ATTESTED :-



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Magistrate o/s I (A)
North 24-Parganas
১৯৫০-৫১

03 JAN 2008

SITE PLAN OF LAND OF PART OF R.S DAG NO.-
1330,1331,1332,1333,1334 & 1335 AT MOUZA-CHANDPUR,
CHAMPAGAGHHI,J.L NO.-48,R.S NO.-145,UNDER C.S
KHATIAN NO.-712,711,21& 684,HAL R.S KHATIAN NO.-299,
KHANDA HAL-1163,1164 & 986,L.R KHATIAN NO.Kri-171,
AT PRESENT L.R. KHATIAN NO.-247/1P.S -RAJARHAT
DIST- NORTH 24 PARGANAS .UNDER CHANDPUR GRAM
PANCHAYET.

● **Reference :-**

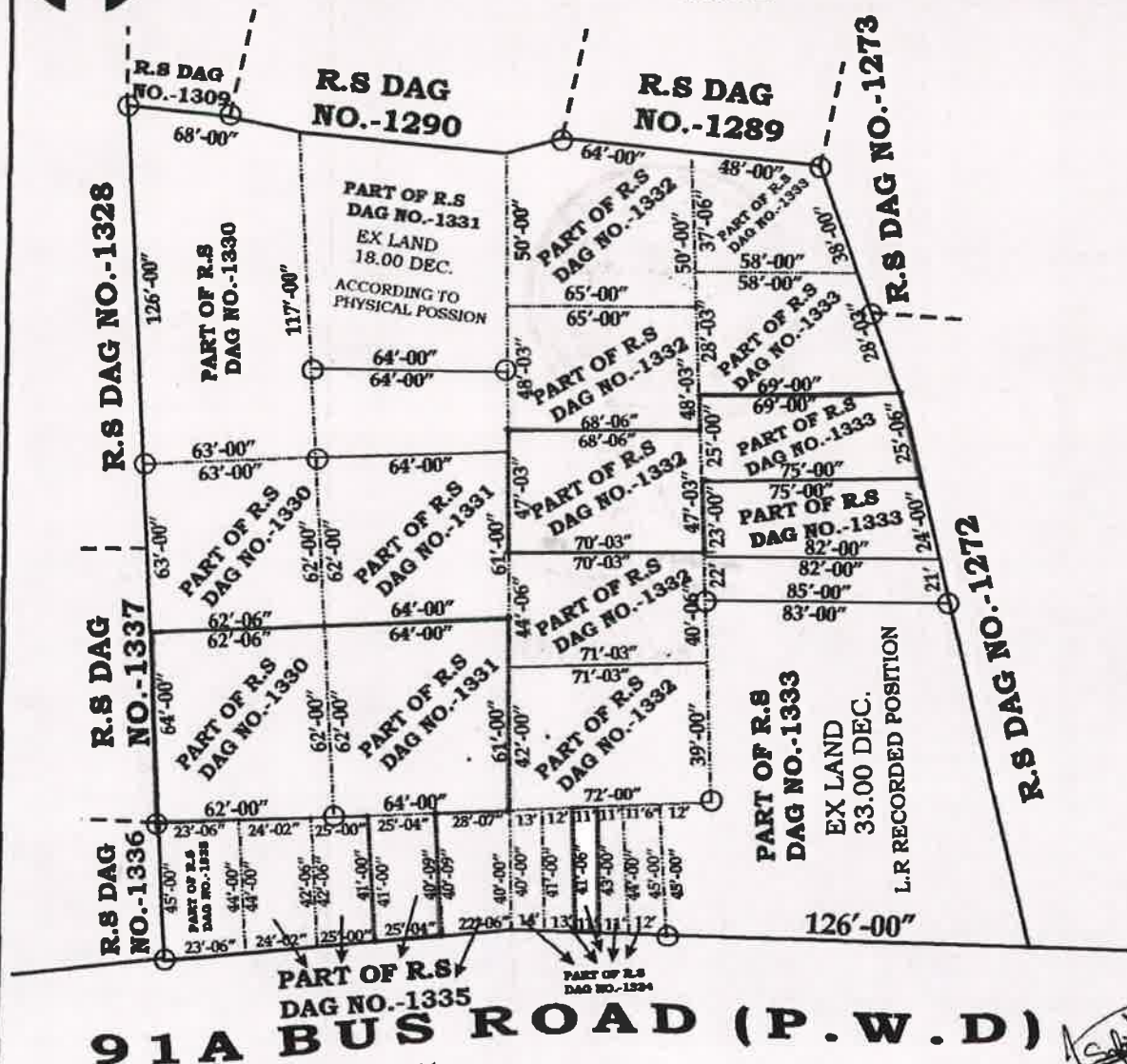
SCALE-17 =

NAME OF VENDOR'S :-

COLOR	L.R. KH.NO.	R.S. DAG.NO	A R E A	
			SOLD AREA	TOTAL LAND
○	247/1	1330	09.00	18.00
○	247/1	1331	09.00	18.00
○	247/1	1332	07.40	37.00
○	247/1	1333	04.60	56.00
○	247/1	1334	01.20	06.00
○	247/1	1335	02.40	12.00

TOTAL AREA OF LAND 33.60 DEC (M/L)


**NOTE :- ACCORDING TO R.S MAP BASED ON L.R
RECORDED & PHYSICAL POSITON.**



AL-Box

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




Signature of S. I. (S)
North 24-Parganas
(S. I. I. - 1)
03 JAN 2008

-: MEMO OF CONSIDERATION :-

RECEIVED with thanks from the within named purchaser, a sum of Rs. 26,47,272/- (Rupees Twenty Six Lac Forty Seven Thousand Two Hundred and Seventy Two) only being the full consideration money of the said plot of and payment as per memo below.

-: MEMO :-

Paid by Pay Order No- 031677 dated 03/01/08 for Rs. 2,50,000/-

031678 " DO for Rs. 5,00,000/-

031679 " DO for Rs. 5,00,000/-

031680 " DO for Rs. 5,00,000/-

all from HDFC Bank (Salt Lake Branch)

total Rs. 17,50,000/-

and Paid by Cash

Rs. 8,97,272/-

Thus grand total Rs. 26,47,272/-

(Rupees Twenty Six Lac Forty Seven thousand Two hundred and Seventy Two) only

(Ali Box) Ali Box

WITNESSES:-

SIGNATURE OF THE VENDOR.

1. Sak Golden
Panapukur, Rajshahi

2. Ajijur Raha man
Changpur Champa gachi
Rajshahi

DRAFTED BY:-

Sudipta Saman
Advocate

Barakat Judges Court

Ex. No. A 2470/2515 of 02

COMPUTER TYPED BY:-

M. E Islam

Of- Lauhati.



স্বাক্ষরিত (স)
North 24-Parganas
(১৯৯৯৯৯৯৯)

03 JAN 2008



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 8911 to 8923
being No 01634 for the year 2008.




(X) 25-April-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal