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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

055440

admissible under Rule 21 & sub
s/s 5 (i) of W. B. L. R. Act, 1909
duly Stamp under the Indian
Stamp Act 1899 Subsequently
amended Schedule I.A. No. 15
Taxes Paid 15

Stamp duty of Rs.

has been received on

as per Banker's Certificate

Bank Draft No.

Date 4/1/08

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L.A. & B.
Kolkata, North 24 Parganas

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DEED OF SALE :-

Valued at Rs. 14,18,181/- (Rupees Fourteen Lac Eighteen
Thousand One Hundred and Eighty One) only.

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

Salma Box

2501
882
31/8

NICAD-00010
3/1/08
2501
882
31/8

নং - 9585

সন ও তারিখ - 31.12.07

কেন্দ্রের নাম -

সাক্ষিন -

চোখ মূল্য - 5000

ভেদার -

বাসস্থান কোর্ট, উত্তর ২৪ পরগণা

ভেদার - শ্রী হারান চন্দ্র দাস

ঠি, ডি, তং -

তারিখ -

মোট চোখ মূল্য -

কেন্দ্রের অফিস - বারাসাত

Saltee Buildcon Pvt Ltd

84/1. B. Taffier Rd, South

K-1. 46

19.12.07

100 ac

18.12

on the... day of... of the Saltee Registration Office at Barasat by... one of the Registrant / Claimant

Salma Box

North 24-Parganas

03 JAN 2008

Salma Box

71 Ajijun Raha man S/o Anet Alimoda
Chandpur Champagali
Rajachet
Occu - Business.



Salma Box

Salma Box

Regd. Nazrul 116

P. S. Nazrul 116

District - North 24-Parganas

Caste - Hindu, Muslim/Christian

Ajijun Raha man, S/o Anet Alimoda
Chandpur Champagali
Rajachet
Occu - Business.

North 24-Parganas

03 JAN 2008

(2)

by faith- Muslim, by occupation- House Wife, 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 her 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 Salma Box (the vendor herein) and her Husband namely Ali Box jointly purchased measuring an area 35.50 sataks Sali Land which is as per field measurement in present survey map admeasuring 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 Salma Box became the absolute owner and possessor of 18 sataks land as her own 1/2 share by virtue of aforesaid purchase.

AND WHEREAS said Salma Box, the Vendor herein became the absolute owner and possessor of total 18 (Eighteen) sataks by virtue of purchase by



Registrar a/s I
North 24-Parganas
A.D. 1318-19

03 JAN 2008

(3)

atoresaid Deed of Sale and while she seized and possessed the same she has duly recorded her name in L.R. Settlement Record of Rights under L.R. Khatian No.- 2015/2, in respect of above mentioned purchased land (i.e.- measuring an area 09 sataks as 0.5000 share in her name out of total 18 sataks comprised in R.S. Dag No.- 1330 and measuring an area 09 sataks as 0.5000 share in her 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 Salma Box, the vendor herein is well seized and possessed the said land measuring an area total 18 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 her 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 she will think fit and proper.

AND WHEREAS during enjoyment, said Salma Box, the vendor herein being in need of money intended, desired and has agreed to sell 18 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. 14,18,181/- (Rupees Fourteen Lac Eighteen Thousand One Hundred and Eighty One) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs 14,18,181/- (Rupees Fourteen Lac Eighteen Thousand One Hundred and Eighty One) 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 18 sataks more or less more fully and particularly described in the schedule hereunder written and the



Registrar a/s I
North 24 Parganas
West Bengal

03 JAN 2008

(4)

vendor doth hereby sell grant, transfer and convey and assign unto the purchaser free from all encumbrances charges liens, lispendences 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, 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 her 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 she is not the benamder of anyone.



Magistrate a/s I (A)
North 24 Parganas
03 JAN 2008

(5)

- 6) It is hereby declared that the purchaser has the absolute right to mutate its name to the proper authorities concerned in its 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 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 18 sataks Sali land unto the purchaser.



Magistrate a/s I O
North 24-Parganas
G.M. 24-P

03 JAN 2008

(6)
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 18 (Eighteen) sataks comprised in R.S. Dag Nos.- 1330 & 1331, [i.e.- measuring an area 09 sataks as her 0.5000 share out of total 18 sataks comprised in R.S. Dag No.- 1330 and measuring an area 09 sataks as her 0.5000 share out of total 18 sataks comprised in R.S. Dag No.- 1331) under C.S. Khatian No.- 684, and L.R. Khatian No.- Kri. 171 and at present L.R. Khatian No.- 2015/2 (in the name of Salma 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 18 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.

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

IN WITNESS WHEREOF the vendor has hereunto set and subscribed her 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*
Chandpur Champagachi
Rajarhat. Kol-35

2. *Ajijur Rahman*
Chandpur Champagachi
Rajarhat

Salma Box
SIGNATURE OF THE VENDOR.














Registrar a/s I
North 24 Parganas
42.42
03 JAN 2008












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CALIENT
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 Chundwal</i>	LH.					
	RH.					

ATTESTED :- *Pratik Chundwal*

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

ATTESTED :- *Salma Box*

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

ATTESTED :-



[Signature]
Registrar s/s I (A)
North 24-Parganas

03 JAN 2008

Salma

**SITE PLAN OF LAND OF PART OF R.S DAG NO.-
1330 & 1331 AT MOUZA-CHANDPUR CHAMPAGAGHHI ,
J.L NO.-48,R.S NO.-145,UNDER C.S KHATIAN NO.-684 ,
L.R KHATIAN NO. Kri-171 AT PRESENT L.R. KHATIAN NO.
2015/2,P.S -RAJARHAT,DIST- NORTH 24 PARGANAS
UNDER CHANDPUR GRAM PANCHAYET.**

SCALE-(1")=

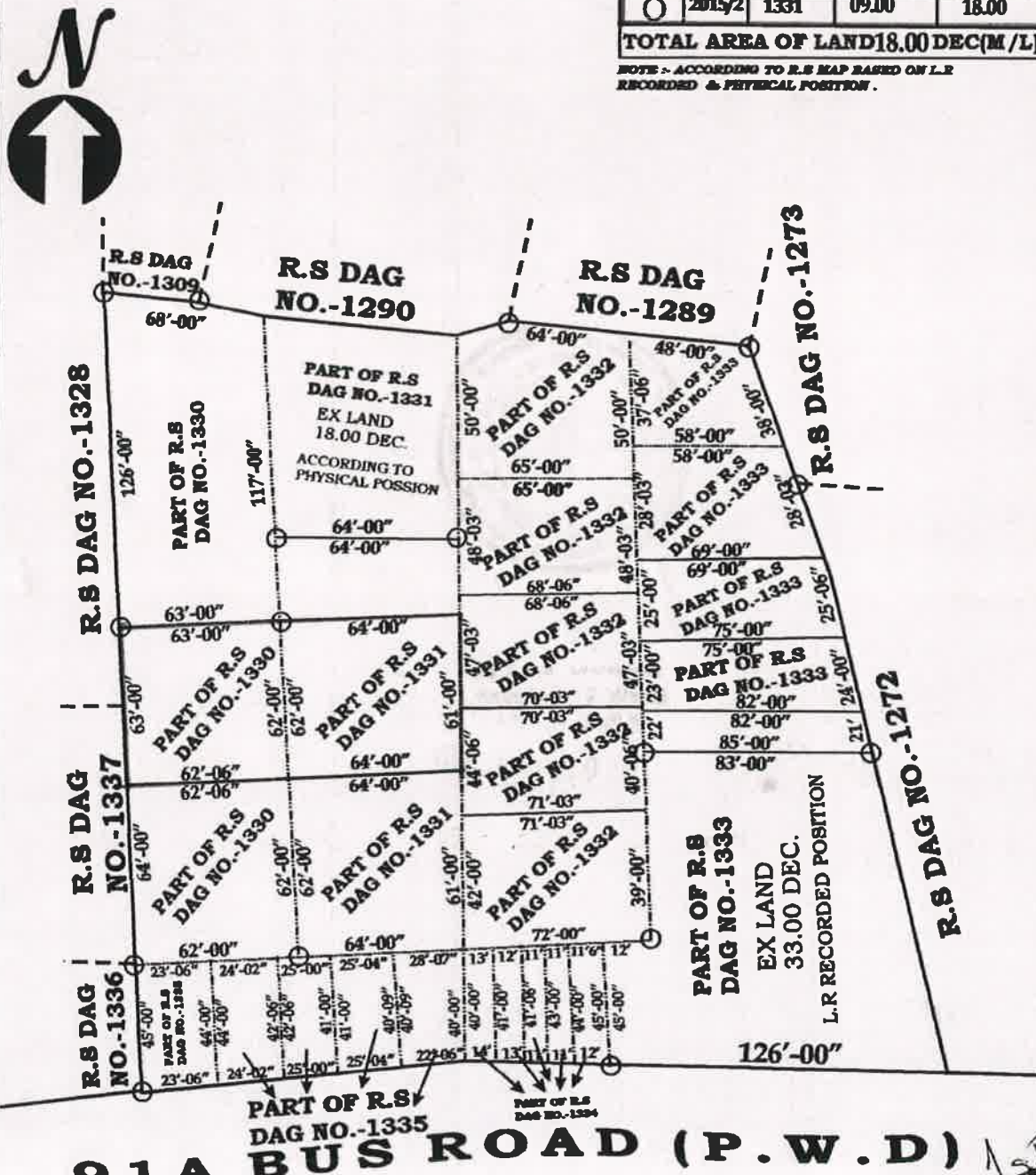
NAME OF VENDEE :-

NAME OF VENDOR'S :-

● Reference :-

COLOR	L.R. KHL NO.	R.S. DAG NO.	A R E A SOLD AREA	TOTAL LAND
○	2015/2	1330	09.00	18.00
○	2015/2	1331	09.00	18.00
TOTAL AREA OF LAND			18.00 DEC(M/L)	

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



91A BUS ROAD (P.W.D)

Salma Box

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



Signature of I (D)
North 24-Parganas
C.B. & R. S.

03 JAN 2008

(7)

:- MEMO OF CONSIDERATION :-

RECEIVED with thanks from the within named purchaser, a sum of Rs. 14,18,181/- (Rupees Fourteen Lac Eighteen Thousand One Hundred and Eighty One) only being the full consideration money of the said plot of and payment as per memo below.

:- MEMO :-

Paid by Pay Order No. ① 031674 of Rs. 5,00,000/- and
No-② 031676 of Rs. 4,00,000/-

to total Rs. 9,00,000/- on dated
03/01/08 of HDFC Bank (Salt Lake Branch) and
Paid by Cash ————— Rs. 5,18,181/-

thus grand total Rs. 14,18,181/- (Rupees
Fourteen Lac Eighteen thousand one hundred and Eighty
one) only

Salma Box

WITNESSES :-

1. Isak Golder
panapukur Chara
Rajarhat Kat-35
2. Afijon Raha man
chandpur - Champagaeli
Rajarhat

SIGNATURE OF THE VENDOR.

DRAFTED BY :-

Sudipta Sarkar
Advocate
Barasat Judges' Court
En. No. A 2470/2515 of 02

COMPUTER TYPED BY :-

M. E. Islam.
Of- Lauhati.



[Signature]
Deputy Commissioner
North 24-Parganas
C.B. & L. S.

03 JAN 2008

Certificate of Registration under section 60 and Rule 69.

**Registered in Book - I
CD Volume number 2
Page from 8991 to 9001
being No 01639 for the year 2008.**



[Handwritten signature]

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