

Handwritten notes and stamps in the top left corner, including a date stamp that reads "27-06-2013".

DATED THIS THE 27TH DAY OF JUNE, 2013.

BY
SM. NEETA ROY.
... OWNER / VENDOR.
TO & IN FAVOUR OF
M/S. SANTI CONSTRUCTION.
... PURCHASER.

DEED OF SALE

DRAFTED BY :
SRI SABYASACHI ARNAB
Advocate,
Judges' Court Alipore,
Kolkata-700027.

SI 3276/13

9 2690/13



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
825

V.C. Case No. 937..... Dt. 27/6/13
 J (I) Pa. 250
 J (II) Pa. 250
 Total Pa. 500
 Realised on 27.6.13
 D.S. No. 28/6/13
 Alipore Branch 24 Ppt.

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

[Signature]
 District Sub-Registrar
 Alipore South 24 Parganas

DEED OF SALE

28 JUN 2013

THIS DEED OF SALE IS MADE ON

THIS THE 27th DAY OF JUNE =,

2013 (TWO THOUSAND & THIRTEEN) A. D.

Wata Roy

Maslem ali Ghosh

Sl. No. 2484 Date 24/6/13
Value Rs. 1000/- P.
Name M/s. Santi Construction
Address 75, South Raynagar, Kol-70.

Bina Datta
Stamp Vendor
At Post Police Court

- Maslem ali Gazi

2207
27/6/13

SANTI CONSTRUCTION
- Maslem ali Gazi
Proprietor

2208
- Mastaroy



District Sub-Registrar-I
Alipore, South 24 Parganas

27 JUN 2013

Identified by me:
Hannu Prasad Mitra
8/0 date Arun Mitra
193 Dewda Shant.
UN-19.

BY

SM. NEETA ROY, wife of Late Sukumar Roy, by religion Hindu, by nationality Indian, by occupation Service, presently residing at Chittaranjan Park, Pocket - 40, Kalkaji, New Delhi, hereinafter called & referred to as the OWNER / VENDOR (which term or expression unless repugnant to the context shall be deemed to mean & include her heirs, successors, executors, administrators, legal representatives, assignees etc.) of the FIRST PART.

TO & IN FAVOUR OF

M/S. SANTI CONSTRUCTION, a Sole Proprietorship Concern, having its Office at 75, South Roynagar, Kolkata-700070, Police Station - Banskroni (previously Regent Park), District : South 24-Parganas and being represented by its Sole Proprietor MASLEM ALI GAZI, son of Late Abed Ali Gazi, by faith Islam, by nationality Indian, by occupation Business and residing at 75, South Roynagar, Kolkata- 700070, Police Station- Banskroni (previously Regent Park), District : South 24-Parganas, hereinafter called & referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its Sole Proprietor's heirs, successors, executors, administrators, legal representatives & assignees etc.) of the SECOND PART.

WHEREAS one Amulya Mondal & one Monmatha Nath Mondal were the joint Owners in equal share in respect of 42 Decimals of Land within the then District 24- Parganas (now South 24- Parganas), Mouja Brahmapur, appertaining to the R.S. Khatian No. 587, comprising Dag No. 1149 and were in the joint, absolute & peaceful possession & enjoyment of the entire property as per their respective mutually settled possession.

During their such peaceful possession & enjoyment of the said property the said Amulya Mondal & the said Monmatha Nath Mondal died leaving behind their respective heirs, who started to possess & enjoy the property left by their Predecessors-in-Title.

Afterwards, to avoid future complications and to possess & enjoy their respective share peacefully and with proper demarcation, the heirs of the said Amulya Mondal & Monmatha Nath Mondal filed a Partition Suit before the 3rd Sub-Judge, at Alipore, being Title Suit No. 161 of 1983.



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District Sub-Registrar-I
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27 JUN 2013

Subsequently, the said Suit was finally disposed of on 19.04.2005, vide Order No 153 of the said Learned Court.

On the basis of the Judgment & Decree of the said Title Suit, one of the heirs of the said Amulya Mondal, namely Bhadreshwar Mondal acquired sole & absolute right, title, interest & possession in respect of a demarcated plot of land, measuring about 5 (five) Cottahs 10 (ten) Sq. Ft., being marked as Block A/3, within the District : South 24 Parganas, Mouza Brahmapur, appertaining to the R.S. Khatian No 587, comprising Dag No 1149 and started to possess & enjoy the same solely & absolutely and without any disturbance and/or hindrance from any body.

During his such sole, absolute & peaceful possession & enjoyment of the said property, the said Bhadreshwar Mondal, against receipt of a fair consideration and by virtue of execution of a Bengali Deed of Sale dated 25/08/2006, sold and/or conveyed the said land property under Mouza Brahmapur, appertaining to the Khatian No. 587, comprising Dag No. 1149 to & in favour of Smt. Neeta Roy (wife of Late Sukumar Roy), the Owner/Vendor herein named. The said Deed has been registered at the Office of the District Sub- Registrar I, at Alipore and recorded in Book No. I, Volume No. 141, from 181 to 200 pages and being known & numbered as the Deed No. 02160 for the year 2008.

On & from the date of purchase of the said plot of land, the said Smt. Neeta Roy started to possess & enjoy the same solely & absolutely and without any disturbance and/or hindrance from anybody and also mutated her name in the books & records of the Kolkata Municipal Corporation and the said property has started to be known & numbered as the K.M.C. Premises No 2024, Brahmapur and started to be assessed under the Assessee No. 31-111-06-2557-5.

It is to be mentioned here that in the Purchase Deed of the said Smt. Neeta Roy, in the Schedule of the Property at page 9, the width of the Northern side Road has been written as 17' 6" and in the annexed plan of said Deed the width of the road lying on the said plot of land has also shown as 17'6", but by an inadvertent mistake, in the butted & bounded portion of the property at page 9 it has been written as 17' 9", which must & should be considered as 17' 6".

In this context it is further to be mentioned here that in the record of the Kolkata Municipal Corporation the spelling of the name of 'NEETA ROY'

has been recorded as 'NITA ROY'. It is to be mentioned here that both the said names i.e. 'NEETA ROY' & 'NITA ROY' are of same & identical person.

It is further to be mentioned here that subsequently a temporary shed structure, measuring about 200 (two hundred) sq. ft. has been raised there on the said property.

AND WHEREAS the said Smt. Neeta Roy (the Owner/Vendor herein) is at present desirous to sale her said property, measuring about 5 (five) Cottahs 10 (ten) Sq. Ft. along with the structure standing thereon (being the property morefully described under the Schedule herein) and expressed her such desire before various of her near ones.

Getting the information from a very reliable source, the Sole Proprietor of the Concern of the Second Part herein, who was in search of such a property to purchase, placed a proposal before the Owner herein named, to purchase the Schedule mentioned property, at or for a price and/or consideration of Rs.31,60,000/- (Rupees Thirty One Lakh & Sixty Thousand).

Finding the proposal of the Party of the Second Part herein as an acceptable one, the Owner/Vendor herein named has decided to sell ALL THAT the property under the Schedule herein, to & in favour of the Purchaser herein named and for the same the Parties have entered into a mutual Agreement.

Subsequently, after making arrangement of the total settled consideration amount of the property under sale, as also the required money for the purpose of execution & registration of the required Deed of Sale, the Sole Proprietor of the Purchaser Concern herein named has placed a proposal before the Owner/Vendor herein named for execution & registration of the required Deed of Sale, which the Owner/Vendor has accepted.

AND HENCE THIS DEED OF SALE.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said Agreement and in consideration of the said settled price of Rs.31,60,000/- (Rupees Thirty One Lakh & Sixty Thousand), paid to the Owner/Vendor by the Purchaser Concern herein named, towards the full & final payment of the total settled consideration money for the land as also the structure under the instant Deed of Sale, amounting to Rs.31,60,000/-

(Rupees Thirty One Lakh & Sixty Thousand), which is morefully & particularly written in the Memo and therein duly admitted & acknowledged by the Owner/Vendor herein named and hereby granting receipt, which is attached herewith AND of & from the same and every part thereof acquit, release & discharge the Purchaser Concern herein named, it's Sole Proprietor's heirs, executors, administrators, representatives & assigns AND that the Owner/Vendor as the beneficial Owner, does by these presents, indefeasibly grant, sell, convey & transfer, assign & assure unto the Purchaser Concern herein named, it's Sole Proprietor's heirs, executors, administrators, representatives & assigns ALL THAT the property as fully mentioned & described in the Schedule herein, being free from all encumbrances, attachments and other defects in title or HOWSOEVER OTHERWISE the said property now is or heretofore was or were situate, butted, bounded, called, known, described, numbered or distinguished TOGETHER WITH all benefits & advantages of ancient and other liberties, easements, privileges & appendages whatsoever to the said property or any part or portion thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to or belong or be appurtenant thereto AND the reversion & reversions, remainder & remainders, rents, issues & profits thereof and of every part thereof, further more with all the estate, right, title, inheritance, use, trust, property, claim & demand whatsoever both at Law and in Equity of the Owner/Vendor into and upon the said property and every part thereof AND all deeds, pattas, muniments, writings & evidences of title, which is anywise related to the said property or any part or parcel thereof and which now is or hereafter shall or may be in the custody, power or possession of the Owner/Vendor, her heirs, executors, administrators, representatives or assigns or any person from whom she can or may procure the same without action or suit at Law or in Equity and TO ENTER INTO AND TO HAVE AND TO HOLD, own, possess & enjoy the said property and every part thereof hereby granted, sold, conveyed & transferred or expressed and intended so to be with the rights & liberties unto and to the use of the Purchaser Concern herein named, it's Sole Proprietor's heirs, executors, administrators, representatives & assigns forever fixed

sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Owner/Vendor, from or to these presents AND the Owner/Vendor does hereby for herself and her heirs, executors, administrators, representatives & assigns covenant with the Purchaser Concern herein named, it's Sole Proprietor's heirs, executors, administrators, representatives & assigns THAT NOTWITHSTANDING any act, deed, matter or thing whatsoever, by the Owner/Vendor or by any of her predecessors-in-title, done or executed or knowingly suffered to the contrary the Owner/Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign & assure the said property hereby granted, sold, conveyed & transferred or expressed or intended so to be unto and to the use of the Purchaser Concern herein named, it's Sole Proprietor's heirs, executors, administrators, representatives & assigns in the manner aforesaid AND THAT the Purchaser Concern herein named, it's Sole Proprietor's heirs, executors, administrators, representatives & assigns shall and may at all times hereafter peaceably & quietly enter into, hold, possess & enjoy the said property and every part thereof and receive all rents, issues & profits thereof without any lawful eviction, hindrance & interruption, disturbance, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming any right or estate thereof, from, under or in trust for the Owner/Vendor or from or under any of her ancestors or predecessors-in-title AND THAT free & clear and freely & clearly and absolutely acquitted, exonerated & released of or otherwise by the Owner/Vendor well & sufficiently saved & indemnified of, from & against all or any manner of claims, charges, liens, debts, attachments & encumbrances whatsoever made or suffered by the Owner/Vendor or any of her ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Owner/Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof, from, under or in trust for her the Owner/Vendor or any of her predecessors or ancestors-in-title shall and will from time to time and at all times hereafter at the request & costs of the Purchaser Concern herein named it's Sole Proprietor's heirs, executors, administrators, representatives & assigns be done & executed all

such acts, deeds & things whatsoever for further, better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser Concern herein named, it's Sole Proprietor's heirs, executors, administrators, representatives & assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND will also remain oblige to provide any such necessary document or documents, to the Purchaser Concern herein named, it's Sole Proprietor's heirs, executors, administrators, representatives & assigns at the Purchaser's cost, which will remain under the care & custody of the Owner/Vendor and may come into her hand subsequently AND FURTHER MORE THAT the Owner/Vendor and all of her heirs, executors, administrators, representatives & assigns shall at all times hereafter indemnify & keep indemnified the Purchaser Concern herein named, it's Sole Proprietor's heirs, executors, administrators, representatives & assigns against loss, damage, costs, charges & expenses if any suffered in future by reason of any defect in title of the present Owner/Vendor.

SCHEDULE ABOVE REFERRED TO

ALL THAT the plot of land of about 05 (five) Cottahs 10 (ten) Sq. Ft., along with a temporary shed structure of about 200 (Two Hundred) Sq. Ft. is standing thereon, within the District : South 24-Parganas, Police Station Bansdrani (previously Regent Park), ADSK Alipore, Pargana Magura, Touzi No. 60, J.L. No. 48, Mouza Brahmapur, appertaining to Khatian No. 587, comprising Dag No.1149, under the jurisdiction of the Kolkata Municipal Corporation Ward No. 111 and being known & numbered as the K.M.C. Premises No. 2024, Brahmapur, Kolkata-700096 and being assessed under the Assessee No. 31-111-06-2557- 5.

The property is butted & bounded by :

ON THE NORTH	: 17' - 06" wide Road ;
ON THE EAST	: Part of R.S. Dag No. 1148 ;
ON THE SOUTH	: Part of R.S. Dag No. 1148 ;
ON THE WEST	: Part of R.S. Dag No. 1149.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

1. Sekh Anil
B-49/1 & 2 Brahmapur
Rabindra pally, Kal-96
S/o SK. Nusrudin

Maslem Ali

SIGNATURE OF THE OWNER / VENDOR
(PAN- AKVPR 1561L)

2. Bauty Dey
47/A, Hazra Road.
Kolkata-700019
S/o Late-Montu Dey

SANTI CONSTRUCTION

Maslem ali Gazi
Proprietor

SIGNATURE OF THE PURCHASER
(PAN AILPG 2983M)

DRAFTED & TYPED BY:

Sabarin Dastkar
Advocate,

Judges' Court, Alipore.

Kolkata-700027.

RECEIPT

RECEIVED from the within-named Purchaser the total settled consideration amount of Rs.31,60,000/- (Rupees Thirty One Lakh & Sixty Thousand) as per the Memo below:-

MEMO

- | | |
|--|----------------------------|
| # By Demand Draft being No. 488459,
dated 27.06.2013, Drawn from Bank
of Baroda, Garia Branch | Rs. 9,00,000/- |
| # By Demand Draft being No. 488460,
dated 27.06.2013, Drawn from Bank
of Baroda, Garia Branch | Rs. 9,00,000/- |
| # By Demand Draft being No. 488461,
dated 27.06.2013, Drawn from Bank
of Baroda, Garia Branch | Rs. 9,00,000/- |
| # By Demand Draft being No. 488462,
dated 27.06.2013, Drawn from Bank
of Baroda, Garia Branch | |
| # By Bankers Cheque being No. 104641,
dated 27.06.2013, Drawn on Bank of
Baroda, Garia Branch | Rs. 4,60,000/- |
| Total | <u>Rs. 31,60,000</u> |

(Rupees Thirty One Lakh & Sixty Thousand)

WITNESSES:

(1) Sanku Anil
B-49/122 Brahmapur
Rohindrapally, Kdt-96

Naeta Roy
SIGNATURE OF THE OWNER / VENDOR

(2) Tantu Day
47/A, Hazra Road,
Kdt-700019.

Naeta Roy

Maslem ali Gadi

Maslem ali Gadi



Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02690 of 2013
(Serial No. 03276 of 2013 and Query No. 1601L000006005 of 2013)

On 27/06/2013

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

Presented for registration at 16.25 hrs on :27/06/2013, at the Private residence by Maslem Ali Gazi
Claimant.

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

Execution is admitted on 27/06/2013 by

1. Neeta Roy, wife of Late Sukumar Roy, Chittaranjan Park, Pocket - 40, Kalkaji, New Delhi, India, . By
Caste Hindu, By Profession : Service
2. Maslem Ali Gazi
Proprietor, M/s. Santi Construction, 75, South Roy Nagar, Bandroni, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700070.
By Profession : Business

Identified By Atanu Prasad Mitra, son of Late Arun Mitra, 10/3, Deodar Street, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste: Hindu, By Profession: Others.

(Humayun Ali)
DISTRICT SUB-REGISTRAR-I

On 28/06/2013

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.

Payment of Fees:

Amount by Draft

Rs. 34883/- is paid , by the draft number 089494, Draft Date 27/06/2013, Bank Name State Bank of
India, BRAHMAPUR, received on 28/06/2013

(Under Article : A(1) = 34837/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 28/06/2013)

Certificate of Market Value(WB PUVI rules of 2001)

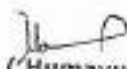
Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs.-31,67,172/-

Certified that the required stamp duty of this document is Rs.- 221722 /- and the Stamp duty paid as:
Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

28/06/2013 12:04:00


(Humayun Ali)
DISTRICT SUB-REGISTRAR-I
EndorsementPage 1 of 2




Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02690 of 2013
(Serial No. 03276 of 2013 and Query No. 1601L000006005 of 2013)

1. Rs. 49000/- is paid , by the draft number 089490, Draft Date 27/06/2013, Bank : State Bank of India, BRAHMAPUR, received on 28/06/2013
2. Rs. 49000/- is paid , by the draft number 089491, Draft Date 27/06/2013, Bank : State Bank of India, BRAHMAPUR, received on 28/06/2013
3. Rs. 49000/- is paid , by the draft number 089492, Draft Date 27/06/2013, Bank : State Bank of India, BRAHMAPUR, received on 28/06/2013
4. Rs. 49000/- is paid , by the draft number 089493, Draft Date 27/06/2013, Bank : State Bank of India, BRAHMAPUR, received on 28/06/2013
5. Rs. 24722/- is paid , by the draft number 089489, Draft Date 27/06/2013, Bank : State Bank of India, BRAHMAPUR, received on 28/06/2013

(Humayun Ali)
DISTRICT SUB-REGISTRAR-I


(Humayun Ali)

DISTRICT SUB-REGISTRAR-I
EndorsementPage 2 of 2

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Neeta Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					



Maslem ali Gazi

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Maslem ali Gazi



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



District Sub-Registrar
Alipore, South 24 Parganas
27 JUN 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 2685 to 2699
being No 02690 for the year 2013.



(Humayun Ali) 28 June 2013
DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS
West Bengal