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142, 21/10
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Certified that the document is admitted to registration. The signature sheet and the endorsement sheet attached with the document are the part of this document.

District Sub Registrar,
Howrah.

Deed of Sale

Police Station: Shibpur

Consideration: Rs. 19,00,000.00

THIS DEED OF SALE made on this the 5th day of November 2009.

BETWEEN

1. **SRI JUGAL KISHORE MONDAL**, son of Late Debendra Nath Mondal, by faith Hindu, by occupation Business, residing at Village Atila P.S. Bagnan, Dist: Howrah, represented by his constituted attorney, **SRI SURANJAN MONDAL**, son of Sri Jugal Kishore Mondal, by faith Hindu, by occupation Business, residing at Village Atila P.S. Bagnan, Dist: Howrah, 2. **SMT. SMRITIKANA MONDAL**, wife of Sri Jugal Kishore Mondal, by faith Hindu, by occupation Housewife, residing at Village Atila P.S. Bagnan, Dist: Howrah, 3.

SERIALISED AUTHENTICATED BANK RECEIPT

SABR No. : 533554

001



STATE BANK OF INDIA

Branch Name :

HOWRAH-

Branch Code :

0091

Date:

25/11/05

Certified that a sum of

Rs. 142240/- (Rupees

two hundred forty two only)

has been paid towards Stamp

Duty by Sri/Smt

Mangla Yamini Chatterjee Puri

residing at

46/1/3/13, Shikhar Road, PS - Shikhar,
Dist - Howrah - 71102

For Credit to the Account of the Govt. of West Bengal.

Not over Rs. 142240/-

Signature of authorized Officer)

(S. S. Number:

Signature of authorized Officer)

(S. S. Number:

SOMNATH CHOSH

G-5577

INDIA RB. 101

S.S. NO. R-7971



(Considered to be valid if signed by 2 authorized officials for amount of Rs. 50,000/= or more)

I.R. FROM NO. District Sub-Registrar
(See S.R 46) Howrah

Challan for Deposit of money in the account of Government of West Bengal
1. Name of the Bank & Branch : State Bank of India, Howrah Branch (0091)
2. (a) Name of the Treasury :
(b) Treasury Cod : _____

3. Account Code :

0	0	3	0	0	2	1	0	2	0	0	7	1	7
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(14 Digits must be filled up properly)

4. Detail Head of Account :
5. (a) Amount : Rs. 1,42,240.00
(b) In words : Rupees one lakh forty two thousand two hundred forty only.

6. By whom tendered Name & Address : SANTRANJAN JANA Advocate Clerk
7. Name / Designation & Address of the Departmental Officer on whose behalf / favour money is paid : MANGLA GAURI CONSULTANTS,
PVT. LTD.
46A/3/3, SHIBPUR ROAD,
P.S. SHIBPUR,
DIST. HOWRAH. 71102

8. (a) Particular and Authority of Deposit :
(b) T.V. No. & Date of A.C. Bill : _____
Accounts Officer to whom adjustable Accountant General (9A & E), West Bengal

Verified _____
Signature of Departmental / Treasury Officer *Sant Ranjan Jana*
Date : _____ Depositor's Signature
Treasury Receipted Challan No. _____

Received payment Bank Scroll Serial No. _____

Receipt by the Bank _____
Dated : _____ Signature with seal of the Bank



In respect of Challan relating to refund of unspent amount of A.C. Bill

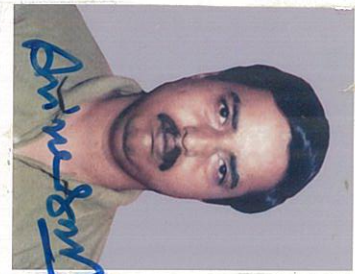











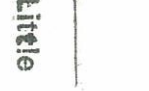

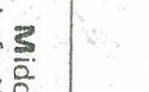




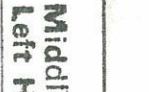


FORM FOR TEN FINGER IMPRESSION

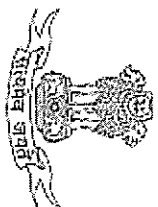
Page No. _____

Sl. No.	Picture & Signatura of Executants	Middle (Right Hand)					Middle (Left Hand)				
		Little	Ring	Middle	Fore	Thumb	Little	Ring	Middle	Fore	Thumb
	 Suramya Mandh										
	 Sansilikama Mall										
	 Krunik Senada										

FORM FOR TEN FINGER IMPRESSION

Page No. _____

Sl. No.	Picture & Signatura of Executants	Middle (Right Hand)				
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	 					
	Signature of	Little	Ring	Middle (Right Hand)	Fore	Thumb
						
	Signature of	Little	Ring	Middle (Left Hand)	Fore	Thumb
						
	Signature of	Little	Ring	Middle (Right Hand)	Fore	Thumb
						



Government Of West Bengal
Office Of the D.S.R.HOWRAH
District:-Howrah

Endorsement For Deed Number : 1 - 11169 of 2009
(Serial No. 12060 of 2009)

On 06/11/2009

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.-2370307/-

Certified that the required stamp duty of this document is Rs.- 142228/- and the Stamp duty paid as: Nil
/-

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

Presented for registration at 19.07 hrs on :06/11/2009, at the Private residence by Avijit Ghosh, Claimant.

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

Execution is admitted on 06/11/2009 by

1. Suranjan Mondal, son of Jugal Kishore Mondal , Vill- Atila Dist.- Howrah , Thana Bagnan, By Caste Hindu, By Profession : Business
2. Smritikana Mondal, wife of Jugal Kishore Mondal , Vill- Atila Dist.- Howrah , Thana Bagnan, By Caste Hindu, By Profession : House wife
3. Avijit Ghosh, Director, Mangla Gauri Consultants Pvt. Ltd., 46a/33/3 Shilppur Road, Dist.- Howrah, By Profession : Business
Identified By Dipankar Samanta, son of Lt. Krishnapada Samanta, Vill- Benapur Chandanapara Dist.- Howrah, Thana: ., By Caste: Hindu, By Profession: Service.

Executed by Attorney

Execution by

1. Suranjan Mondal, son of Jugal Kishore Mondal , Vill- Atila Dist.- Howrah , Thana : Bagnan, By Caste Hindu, By Profession : Business,as the constituted attorney of Jugal Kishore Mondal is admitted by him.
2. Koushik Samanta, son of Lt. Krishnapada Samanta , Vill- Benapur Dist.- Howrah , Thana : Bagnan, By Caste Hindu, By Profession : Service,as the constituted attorney of 1. Bithi Samanta 2. Ujjayani Mondal
3. Dipankar Samanta 4. Nivarani Bag 5. Gargi Manna 6. Nabarun Manna is admitted by him.
Identified By Dipankar Samanta, son of Lt. Krishnapada Samanta, Vill- Benapur Chandanapara Dist.- Howrah, Thana: ., By Caste: Hindu, By Profession: Service.

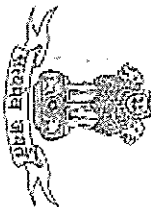
(Santi Kumar Roy Chowdhury)
DISTRICT SUB-REGISTRAR OF HOWRAH

(Santi Kumar Roy Chowdhury)

DISTRICT SUB-REGISTRAR OF HOWRAH

09/11/2009 16:03:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R.HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 11169 of 2009
(Serial No. 12060 of 2009)

On 09/11/2009

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 : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 26070/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 09/11/2009

Certificate of Market Value(WB PUVI rules 2001)

Stamp Paid By SABR

1. Rs. 142240/- is paid, by the SABR number 533554, SABR Date 05/11/2009, Bank Name STATE BANK
OF INDIA, Howrah, received on 09/11/2009

(Santi Kumar RoyChowdhury)
DISTRICT SUB-REGISTRAR OF HOWRAH

(Santi Kumar RoyChowdhury)
DISTRICT SUB-REGISTRAR OF HOWRAH

09/11/2009 16:03:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

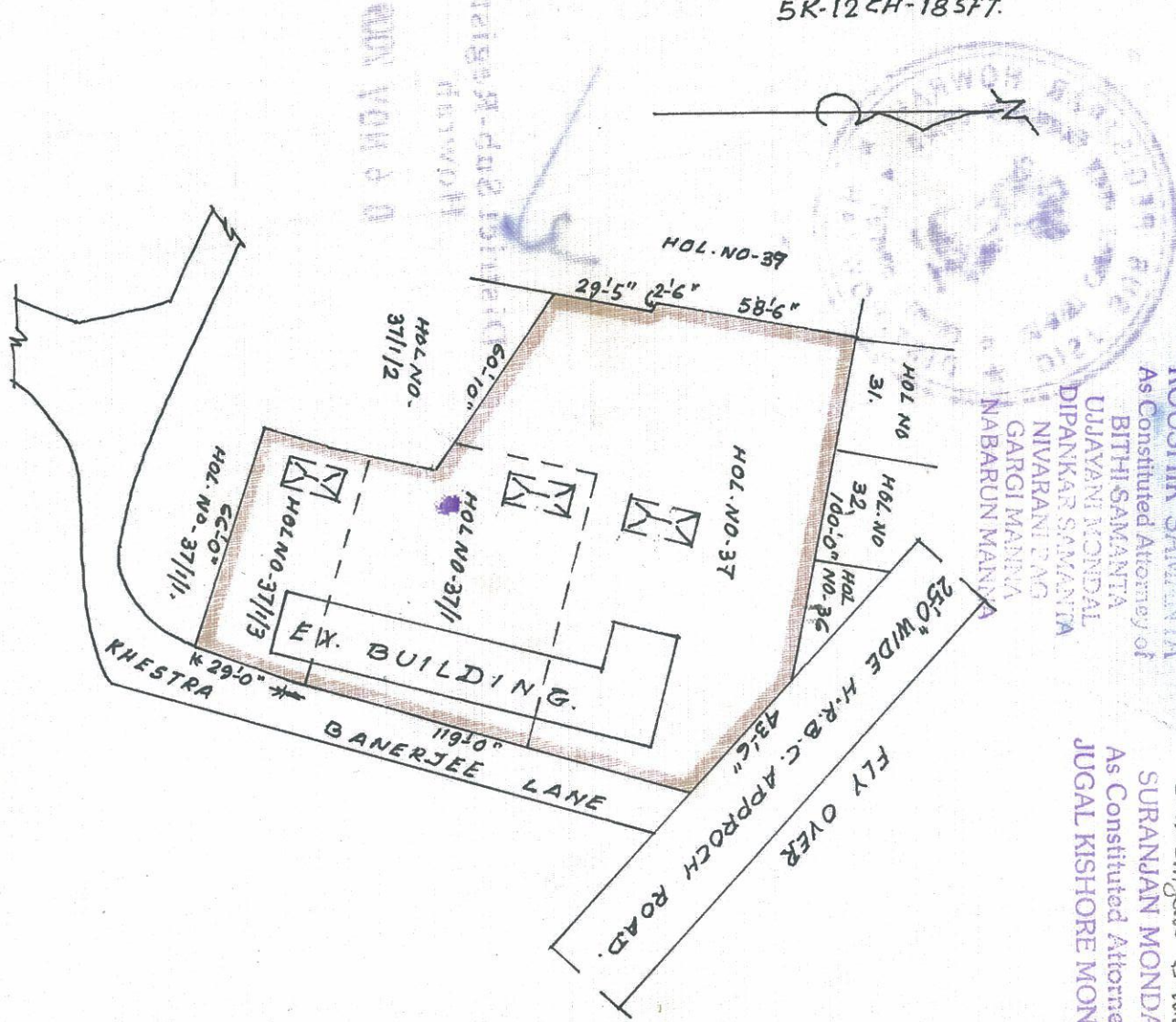
Registered in Book - I
CD Volume number 32
Page from 8149 to 8165
being No 11169 for the year 2009.



(Santi Kumar Roy Chowdhury) 10 November-2009
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R. HOWRAH
West Bengal

NOTE: 37(P), KHESTRA BANERJEE LANE

UNDIVIDED SHARE OF JUGAL KISHORE MONDAL :- 3K-11CH-20SFT
 " " " SMRITI KANA MONDAL :- 0K-07CH-27SFT
 " " " BITHI SAMANTA & ORS :- 1K-09CH-16SFT
 5K-12CH-18SFT.



SALE DEED PLAN OF HOLDING NO-37(P), KHESTRA BANERJEE LANE.
H.M.C. WARD NO: 37. SHIBPUR, HOWRAH.

AREA OF LAND: 5K-12CH-18SFT. (UNDIVIDED SHARE).

VENDORS: 1. JUGAL KISHORE MONDAL. 2. SMRITIKANA MONDAL.
3. SMT. BITHI SAMANTA & OTHERS.

PURCHASER: MANGLA GAURI CONSULTANTS PVT LTD.

(DIRECTOR: AVIJIT GHOSH).

Koushik Samanta
KOUSHIK SAMANTA
 As Constituted Attorney of
 BITHI SAMANTA
 UJJAYANI MONDAL
 DIPANKAR SAMANTA
 NIVARANI TAG
 GAROI MANNA
 NABARUN MANNA

Suranjana Mondal
SURANJAN MONDAL
 As Constituted Attorney of
 JUGAL KISHORE MONDAL

SMT. BITHI SAMANTA, wife of Late Krishnapada Samanta, 4. SMT. UJJAYANI MONDAL, wife of Late Tapan Mondal, 5. SRI DIPANKAR SAMANTA, son of Late Krishnapada Samanta, all by faith Hindu, by occupation 3 & 4 Housewife, 5. Medical Practitioner, all residing at Village Benapur P.S. Bagan, Dist: Howrah, 6. SMT. NIVARANI BAG, wife of Sri Bikash Kumar Bag, by faith Hindu, by occupation Housewife, residing at Chandpatra, Geonkhali, P.S. Mohishadal. Dist: Midnapore, 7. SMT. GARGI MANNA, daughter of Late Radheshyam Manna and wife of Sabyasachi Ghosh, 8. SRI NABARUN MANNA, son of Late Radheshyam Manna, both by faith Hindu, by occupation Teacher & Service respectively, both residing at Village Naul, P.S. Shyampur, Dist: Howrah, being the legal heirs of deceased BIRENDRA NATH SAMANTA, who are represented by their constituted attorney SRI KOUSHIK SAMANTA, son of Late Krishnapada Samanta, by faith Hindu, by occupation Service, residing at Village Benapur, P.S. Bagan, Dist: Howrah, hereinafter referred to as the VENDORS (which expression unless excluded by or repugnant to the context shall include their heirs, executors, legal representatives and assigns etc.) of the FIRST PART.

AND

MANGLA GAURI CONSULTANTS PVT. LTD., represented by its Director AVIJIT GHOSH, son of Late Gopal Chandra Ghosh, by faith Hindu, by occupation-business, having its office at 46A/33/3, Shibpur Road, P.S. Shibpur, Dist: Howrah, hereinafter called the PURCHASER (which expression unless excluded by or repugnant to the context shall include its heirs, executors, legal representatives and assigns etc.) of the SECOND PART.

WHEREAS at all material point of time one Pulin Bihari Halder, now deceased, was the owner of the mokorari mourashi bastu land with pucca structure standing thereon measuring altogether 24 kathas 6 chittaks comprises within Howrah Municipal Corporation holding no. 37, 37/1, and 37/1/3, Kshetra Banerjee Lane, Shibpur, Howrah-2 under ward no. 37 be the same a little more or less within the jurisdiction of District Registry and Sub-registry Howrah.

AND WHEREAS the said Pulin Bihari Halder got the aforesaid properties by virtue of a registered Deed of Partition executed in between his other co-sharer, Sri Bankim Chandra Halder.

AND WHEREAS afterwards the said Pulin Bihari Halder sold away the entire property measuring 24 kathas 6 chittaks by a registered deed of sale dated 11/08/1943 to one Banerjee, Samanta, Mondal & Co. being a partnership firm having their respective shares and interest as mentioned in the said deed of sale.

AND WHEREAS thereafter disputes and differences arose in between the partners of the aforesaid partnership firm and in consequence to that one of the partners Birendra Nath Samanta instituted a civil suit before the court of the Learned First Sub-Judge Howrah being T.S. 17 of 1947 against the other two partners, namely Monoranjan Bandopadhyay & others and Jugal Kishore Mondal, Kenaram Daw, Smt. Henarani Majhi and Smt. Subhashini Samanta & others. Subsequently the said suit was compromised declaring the respective share of the partners in the aforesaid partners and the said partnership was dissolved by a compromised decree dated 03/02/1956 passed by the learned Court.

AND WHEREAS the said Monoranjan Bandopadhyay & others sold away their allotted share to Sri Hiratal Mondal and Pannalal Mondal by virtue of a registered deed of sale duly registered in Deed No. 5655 dated 26th December, 1956.

AND WHEREAS thereafter the said Smt. Subhashini Samanta and Smt. Henarani Majhi sold away their settled share in the property measuring 1 Katha to Sri Jugal Kishore Mondal and Sri Hiratal Mondal by virtue of a registered Deed of Sale duly registered in Deed No. 2209 dated 18th March, 1968.

AND WHEREAS again the said Subhashini Samanta and Henarani Majhi sold away jointly their respective share in the aforesaid property measuring 8 chittaks to Sri Pannalal Mondal by virtue of a registered Deed of Sale duly registered in Deed No. 2210 dated 17th March, 1968.

AND WHEREAS again one of the partners Sri Kenaram Daw executed a registered Deed of Gift in respect of his share measuring 13 chittaks out of the aforesaid property to one Smt. Smritikana Mondal by virtue of a registered Deed of Gift duly registered in Deed No. 4889 dated 17th August, 1967.

AND WHEREAS thereafter the aforesaid Vendors alongwith Birendra Nath Samanta now deceased and other co-sharers mutated their names in the record of Howrah Municipal Corporation separately in respect of three separate holdings which is now known as an individual unit being Holding no. 37, 37/1 and 37/1/3, Kshetra Banerjee Lane, P.S. Shibpur, Dist: Howrah out of which the measurement of holding no. 37 has been shown as 14 kathas 8 chittaks 12 square feet, 37/1 has been shown as 7 kathas 4 chittaks 23 square feet and 37/1/3 has been shown as 3 kathas.

AND WHEREAS in the mean time a land measuring 9 chittaks 13 square feet be the same a little more or less out of holding no. 37, Kshetra Banerjee Lane, have been acquired by the H.R.B.C. against L.A. case no. 291 II (II) (12) of 76-77.

AND WHEREAS thereafter the entire measurement of the aforesaid three holdings reduced to 23 kathas 12 chittaks 32 square feet more or less from 24 kathas 6 chittaks and the present vendors are now the lawful owners of the aforesaid property.

AND WHEREAS the present Vendors are now possessing the said property partly in khas and partly through six different monthly premises tenants by collecting rents from them.

AND WHEREAS the property is free from all encumbrances, charges, liens, lis pendense etc. and the owners have all right, title and interest having all sorts of transferable rights on the day of execution of this deed of sale, whereas after the execution of sale deed all the liabilities and responsibilities with regard to the right, title and interest over the aforesaid property will devolve upon the purchaser.

AND WHEREAS due to some financial reasons the vendors now intend to sell their undivided share wherein the Vendor no. (1) owned and possessed 3 kathas 11 chittaks 20 square feet, vendor no. (2) owned and possessed 7 chittaks 27 square feet and vendor nos. (3) to (8) owned and possessed 1 katha 9 chittaks 16 square feet being their respective share which amounts altogether to 5 kathas 12 chittaks 18 square feet out of premises no. 37, Kshetra Banerjee Lane, P.S. Shibpur, Dist: Howrah along with share in partly pucca structure and partly R.T shed standing thereon be the same a little more or less as described in schedule hereunder and total property is shown in colour RED in the plan annexed to this deed.

AND WHEREAS thus the vendors acquired, owned and possessed the undivided vested share in holding no. 37, Kshetra Banerjee Lane, Shibpur Howrah measuring 5 kathas 12 chittaks 18 square feet.

AND WHEREAS the purchaser is in search of a plot of land approached the vendors to purchase the same at a total consideration of Rs. 19,00,000.00 (Rupees Nineteen Lakhs only) and the vendors on the approach and proposal of the purchaser and considering the consideration money being the market price agreed to sell the same.

AND WHEREAS the purchaser having been satisfied after inspection of the documents regarding the title of the vendors over the aforesaid properties including all documents, deeds papers and record of rights as well as causing necessary searches in the concerned authorities became ready to purchase the same as is whereis and whatever there is and the vendors also undertake to indemnify the

purchaser in case of any illegalities and faults in their title, possession and rights over the said property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said proposal and acceptance between the parties and in consideration of Rs. 19,00,000.00 (Rupees Nineteen Lakhs only) paid by the Purchaser to the Vendors (the receipt of which the Vendors hereby acknowledge) as per the Memo of Consideration below the Vendors do hereby grant, convey and transfer by way of sale, unto the Purchaser forever all that the said properties described in the Schedule below together with common facilities appurtenant to the said property and common passages and easements to the said piece of land;

AND TOGETHER with all appurtenances belonging to or in any way appertaining to or with the same or any part thereof usually held, occupied, enjoyed or reputed or known as part or member thereof or be appurtenant thereto along with all the estate, right, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever of the Vendor into and out of and upon the said property or any part thereof TO HAVE AND TO HOLD the said property hereby granted and sold or intended so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser forever to be held as heritable, transferable and immovable property within the meaning of the law in force for the time being subject to the payments of all taxes, easements now chargeable upon the same which hereafter become payable in respect thereof to the Government of West Bengal or Municipality or Municipal Corporation or any other concerned authorities and subject to the condition that the said property:

AND the Vendors do hereby covenant with the Purchaser as follows:

1. THAT the Vendors have in themselves good right, full power and absolute authority to grant, convey, transfer, assign and assure the said property hereby sold, granted, conveyed, transferred, assigned, assured and expressed so to be unto and to the use of the Purchaser absolutely in the manner aforesaid.
2. AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter into, hold, occupy, possess and enjoy exclusively the said appurtenances and receive the rents, issues, incomes and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction, interruption and claim and demand whatsoever from or by the Vendors or any person or persons claiming under them or in trust for them or lawfully claiming any estate, right or interest whatsoever at law in the said property hereby granted,

sold or expressed so to be free and clear and freely and absolutely and forever released and discharged or otherwise by the Vendor and well and sufficiently saved, kept harmless and indemnified from or against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the Vendors or any other persons lawfully claiming or claiming under or in trust for the Vendors;

3. AND THAT the Vendors shall from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute all such further and other lawful acts, deeds, things, matters, conveyances, assurances in law whatsoever for the better, further and more perfectly and absolutely assuring the said property hereby granted and sold unto and to the use of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required;

4. AND THAT the said property (as described in the Schedule below) is not attached to any proceedings connected with the Departments of Income Tax, Wealth Tax, Gift Tax or otherwise and no certificate has been filed in the office of the Certificate Officer under the provision of the execution of any certificate at Public Demand Recovery Act and no steps has been taken in execution of any certificate at the instance of the said Departments.

5. AND THAT if the schedule mentioned property is appeared to be encumbered such as any agreement for sale, mortgage, involved in any execution case defect in title and mistake or error in the names of the vendors after the execution of this sale deed, the vendors will take entire responsibility to make its title free for the purchaser and all the legal cost and expenses has to be borne by the vendors.

6. AND THAT the Purchaser shall be entitled to sell, transfer, mortgage, lease, assign or otherwise deal with the said property along with the right of common passages and easements hereby acquired in the manner as the Purchaser shall think fit and proper subject to the terms and conditions laid down herein without any consent or objection of the Vendors.

7. AND THAT the vendors herewith hand over to the purchaser all the original deeds and writings in respect of the title of the property described in the schedule here under.

8. AND THAT the Purchaser shall have right to apply all sorts of easement rights over the common passage annexed to the property hereby sold by regular egress and ingress, by bringing water pipeline, electric connection and by constructing drainage system.

9. AND THAT the Purchaser, by virtue of this Deed, shall have his name mutated in the records of the Settlement Office, Government of West Bengal, J. L. R. O, and any Municipality or Municipal Corporation and in other records maintained by the Government of West Bengal or any local authority.

THE SCHEDULE AS REFERRED ABOVE

ALL THAT the piece and parcel of mokorari mourashi homestead land measuring altogether 5 Kathas 12 chittaks 18 square feet being the undivided share along with partly pucca structure measuring 300 square feet each in the First and Ground floor and 70 square feet R.T. shed structure in the ground floor situated at Howrah Municipal Corporation Ward No. 37, holding no. 37, Kshetra Banerjee Lane, P.S. Shibpur, Dist: Howrah-2 corresponding to Dag no. 351, 347 and 40 under Khatian no. 201 and 289 within Sheet no. 98 and 97 of Mouza Shibpur as shown in colour RED in the plan annexed within the jurisdiction of District Registrar and Sub-registrar Howrah with all easements, common passage right and other rights and appurtenances, being butted and bounded by:-

On The North : 31, 32 and 36 Kshetra Banerjee Lane and then
H.R.B.C. approach Road.

On The South : 37/1, Kshetra Banerjee Lane.

On The East : Kshetra Banerjee Lane.

On The West : 37/1/2 and 39, Kshetra Banerjee Lane.

THE MEMO OF CONSIDERATION

Paid to the Vendors by the purchaser Rs. 19,00,000.00 (Rupees Nineteen Lakhs only) in the following manner:

	NAME	DRAFT No.	BANK	DATE	AMOUNT (in Rs.)
a)	Jugal Kishore Mondal	137811	Indian Bank (Shibpur Branch)	29/10/2009	12,22,343.00
b)	Smritikana Mondal	137813	Indian Bank (Shibpur Branch)	29/10/2009	1,56,277.00
c)	Bithi Samanta & Others	137809	Indian Bank (Shibpur Branch)	28/10/2009	5,21,380.00

IN WITNESS WHEREOF the Vendors have subscribed to this Deed by putting their signature in presence of the Witnesses named on the date, month and year first written above.

Signed, sealed and delivered in presence of the following WITNESSES:

Subramish Dobb
46 A/25, Shikhar Road,
Mansarovar - 711002.

Surranjan Mondal
SURANJAN MONDAL
As Constituted Attorney of
JUGAL KISHORE MONDAL

Sant. Prayiram gema
Advocate K. S. K. K.
Horrah Court

Kareik Sema Te
KOUSHIK SAMANTTA
As Constituted Attorney of
BITHI SAMANTTA
UJJAYANTI SAMANTTA
DIPANKAR SAMANTTA
NIVARANI DAG
GARGI MANNA
NABARUN MANNA

Sant. Prayiram gema

VENDORS

Drafted by me.

Sebrata Ravi
Advocate.

Howrah Judge's Court
Typed and printed by me: *Sebrata Ravi*