

12064

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82390P

12/5/09
A-4578

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

District Sub-Registrar,
Howrah.

Deed of Sale

Police Station: Shibpur

Consideration: Rs. 18,40,000.00

THIS DEED OF SALE made on this the 04 day of November 2009.

BETWEEN

1. SRI HIRALAL MONDAL, 2. SRI PANNALAL MONDAL, both sons of Late Debendra Nath Mondal, both by faith Hindu, by occupation Business, both residing at Village Atla P.S. Baganan, 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

SERIALISED AUTHENTICATED BANK RECEIPT

SABR No.: 533553

001



STATE BANK OF INDIA

HOWRAH-0091

Branch Name :

Branch Code :

Date: 05/11/05

Certified that a sum of

Rs. 131510/- (Rupees

Three hundred Ten only.

) has been paid towards Stamp

Duty by Sri/Smt Mangla Ghosi Consultant Pt-1st.

residing at 46A/33/3, Sankar Road, P-Service, West - Howrah - 711012.

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

Not over Rs. 131510/-

Signature of authorized Officer
(s. s. Number:)

SOMNATH GHOSH
G-5577

Signature of authorized Officer
(s. s. Number:)

INDOY K. ROY
S.S. NO. R-7971



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

T.R. FROM NO. 7

District Sub Registrar

West Bengal

Challan for Deposit of money in the account of Government of

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.

1,31,510 = 00

(b) In words :

One lakh thirty one thousand five hundred ten only.

6. By whom tendered Name & Address :

SANTRANJAN JANA
Advocates Clerk
Judges Court Howrah

7. Name / Designation & Address of the Departmental Officer on whose behalf / favour money is paid :

MANGLA GAURI CONSULTANTS.
PVT. LTD.

46A/33/3, SHIBPUR ROAD.

8. (a) Particular and Authority of Deposit

D.S. SHIBPUR.

(b) T.V. No. & Date of A.C. Bill :

DIST. HOWRAH. 211102

9. Accounts Officer by whom adjustable

Accountant General (9A & E), West Bengal

Verified

Sant. Dasgupta
Depositor's Signature

Signature of Departmental / Treasury Officer

Date :

Treasury Received Challan No.

Received payment

Bank Scroll Serial No.

USER ID NO.	1290433	Branch	HOWRAH
QUEUE NO.	131570	Branch	HOWRAH
DATE	5 NOV 2009	Branch	HOWRAH
RECEIVED		Branch	HOWRAH






















Receipt by the Bank / Treasury NO.

Treasury NO.

Signature with seal of the Bank

Dated :

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

Sl. No.	Picture & Signatura of Executants	Little	Ring	Middle (Right Hand)	Fore	Thumb
	 Hiralal Mendhal.					
	 Panna Lal Mendhal					
	 Arvind Janki					
	 Arvind Janki					



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

Endorsement For Deed Number : I - 11171 of 2009
(Serial No. 12064 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.-2191512/-

Certified that the required stamp duty of this document is Rs.- 131501/- 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 19.45 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. Hirajal Mondal, son of Lt. Debendra Nath Mondal , Vill- Atila Dist.- Howrah , Thana Bagnan, By Caste Hindu, By Profession : Business
2. Pannalal Mondal, son of Lt. Debendra Nath Mondal , Vill- Atila Dist.- Howrah , Thana Bagnan, By Caste Hindu, By Profession : Business
Identified By Dipankar Samanta, son of Lt. Krishnapada Samanta, Vill- Benapur Dist.- Howrah , Thana: Bagnan, By Caste: Hindu, By Profession: Service.

(Santi Kumar RoyChowdhury)
DISTRICT SUB-REGISTRAR OF HOWRAH

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) = 24101/- , 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. 131510/- is paid, by the SABR number 533553, 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



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

Endorsement For Deed Number : I - 11171 of 2009
(Serial No. 12064 of 2009)

(Santi Kumar RoyChowdhury)
DISTRICT SUB-REGISTRAR OF HOWRAH

(Santi Kumar RoyChowdhury)
DISTRICT SUB-REGISTRAR OF HOWRAH

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 8166 to 8180
being No 11171 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

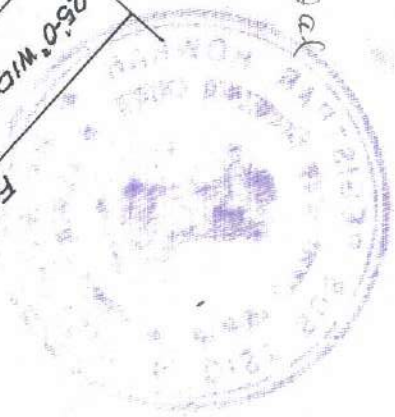
SALE DEED PLAN OF HOLDING NO-37(P)&37(h)(P) KHESTRA BANERJEE LANE. H.M.C. WARD NO-37. SHIBPUR, HOWRAH.

AREA OF LAND : 5K-09CH-22 SFT. (UNDIVIDED SHARE).

VENDORS:- 1. HIRALAL MONDAL 2. PANNALAL MONDAL.

PURCHASER:- MANGLA GAURI CONSULTANTS PVT LTD.
(DIRECTOR - AVIJIT GHOSH).

Hiralal Mondal,
Pannalal Mondal



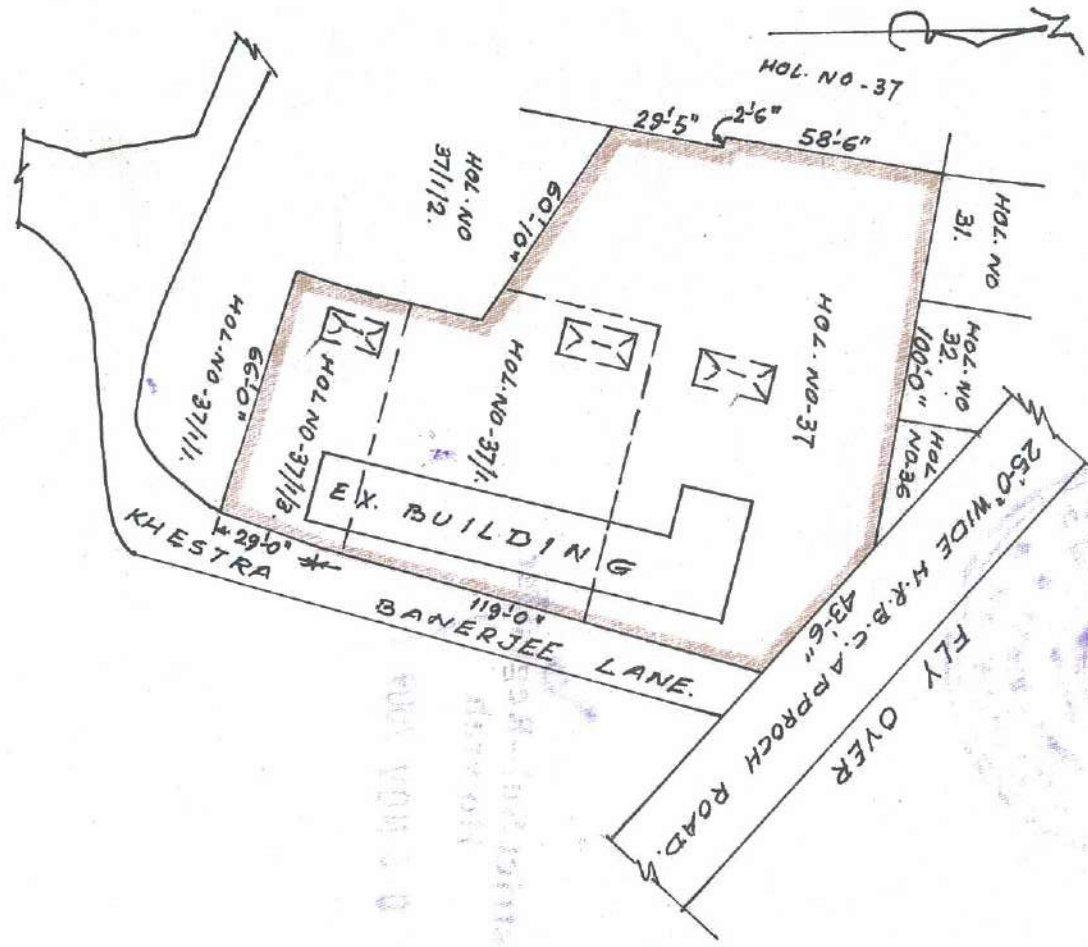
NOTE :-

HOL.NO-37(P), KHESTRA BANERJEE LANE

UNDIVIDED SHARE OF HIRALAL MONDAL :- OK-11CH-20SFT
PANNALAL MONDAL :- OK-11CH-15SFT.

HOL.NO-37/1(P), KHESTRA BANERJEE LANE

UNDIVIDED SHARE OF HIRALAL MONDAL :- 2K-0CH-42SFT
PANNALAL MONDAL :- 2K-01CH-35SFT.
TOTAL :- 5K-09CH-22 SFT.



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. 22110 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, measurement of holding no. 37/1 has been shown as 7 kathas 4 chittaks 23 square feet and measurement of holding no. 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 khass 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 from holding no. 37 wherein Vendor no. (1) owned and possessed 2 kathas 12 chittaks 17 square feet being the part of his share and vendor no. (2) owned and possessed 2 kathas 13 chittaks 5 square feet being the part of his share which amounts to altogether 5 kathas 9 chittaks 22 square feet out of premises no. 37 and 37/1, Kshetra Banerjee Lane, P.S. Shibpur, Dist: Howrah along with pucca structure standing thereon be the same a little more

or less as described in schedule hereunder and also 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 and 37/1, Kshetra Banerjee Lane, Shibpur Howrah measuring 5 kathas 13 chittaks.

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.

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. 18,40,000.00 (Rupees Eighteen Lakhs and Forty Thousand 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 on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said proposal and acceptance between the parties and in consideration of Rs. 18,40,000.00 (Rupees Eighteen Lakhs and Forty Thousand 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 for ever 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 any 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 clearly 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~~ 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 about 5 Kathas 9 chittaks 22 square feet being the undivided share along with pucca structure measuring 300 square feet in the ground floor and 300 square feet in the first floor situated at Howrah Municipal Corporation Ward No. 37, holding no. 37 and 37/1, Kshetra Banerjee Lane, Shibpur, 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 in connection with holding no. 37 and to Dag no. 347 and 40 under Khatian no. 201 and 289 within Sheet no. 98 and 97 in connection with holding no. 37/1 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 : Holding no. 37 is surrounded by holding no. 31, 32 and 36, Kshetra Banerjee Lane and H.R.B.C. approach road. Holding no. 37/1 is surrounded by holding no. 37, Kshetra Banerjee Lane.

On The South : Holding no. 37 is surrounded by 37/1, Kshetra Banerjee Lane. Holding no. 37/1 is surrounded by holding no. 37/1/3, Kshetra Banerjee Lane.

On The East : Kshetra Banerjee Lane.

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

THE MEMO OF CONSIDERATION

Paid to the Vendors by the purchaser Rs. 18,40,000.00 (Rupees Eighteen Lakhs and Forty Thousand only) by different cheques of different denominations on several dates.

	NAME	DRAFT No.	BANK	DATE	AMOUNT (in Rs.)
a)	Hiralal Mondal	137810	Indian Bank (Shibpur Branch)	28/10/2009	9,12,450.00
b)	Pannalal Mondal	137812	Indian Bank (Shibpur Branch)	29/10/2009,	9,27,550.00

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:

Sudhanika Datta
 46/425, Shikhar Road
 Howrah - 711102
 Smt. Rajyee Devi
 Advocate
 Howrah Civil Court

Hiralal Mondal.
Pannalal Mondal

VENDORS

Drafted by me:
Sudhanika Datta
 Advocate.
 Howrah Judge's Court
 Typed and printed by me: *Sudhanika Datta*

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:

Subramini Deb
HEALS, Srihara Road
Heavah - 71102

Smt. Deepambara
Harasree Chetty
Aburk Grit Gult

Suramya Mondal -
SURANJAN MONDAL
As Constituted Attorney of
JUGAL KISHORE MONDAL

Kouir Samanta
KOUSHIK SAMANTA
As Constituted Attorney of
BITHI SAMANTA
UJJAYANI MONDAL
DIPANKAR SAMANTA
NIVARANI BAG
GARGIMANNA
NABARUN MANNA

Smulikona Mondal

Hiralal Mondal
Panva Lal Mondal

VENDORS

Drafted by me.
Sobraa H
Advocate.

Howrah Judge's Court
Typed and printed by me: Suresh