

3079

I 208809/10



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Visit Case No. 801 For 2010 H 046638

J(1) (a)/K(2)(a) = 250.00  
 J(2)/K(2) = 100.00  
 Total Rs. = 350.00

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

*[Signature]*  
A.D.S.R. (De/ra)  
20.9.2010

Adtl. District Sub-Registrar 20.9.2010  
Behala, South 24 Parganas 22.9.2010

**DEED OF SALE**

THIS DEED OF SALE made this the 20<sup>th</sup> day of Sept. Two thousand Ten **BETWEEN** SMT. SWAPNA CHOUDHURY, wife of Deb Kumar Chowdhury, by cast Hindu, by occupation Housewife, residing at 23, Moore Avenue, P.S. Regent Park, Kolkata-700040, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

SL. No. 558 Rs. 100 Date 17/9/10  
Name S. K. Mondal (Adv)  
Address D. K. Mondal, Jagat Court  
A.D.S.R. Office (Behala) Kot-27  
Licence Stamp Validator  
P.K. Laskar

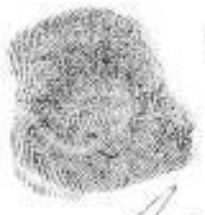
- Jurajit Biswas



V.T.1  
NO-2146

MONICA MARKETING PVT. LTD.

Jurajit Biswas  
Signature authority



V.T.1  
NO-2147

Snapal Chatterjee



Spateer, S/o Late S. Ali, H. Court, Kot-27

*[Handwritten Signature]*

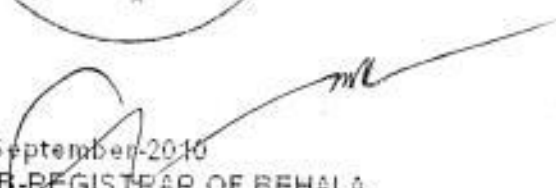
A.Jal. District Sub-Registrar  
Behala, South 24 Parganas.

20 SEP 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 21  
Page from 7764 to 7779  
being No 06809 for the year 2010.



  
(Ananda Mohan Dutta) 22-September-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA  
Office of the A. D. S. R. BEHALA  
West Bengal

1877

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1877



Government Of West Bengal  
Office Of the A. D. S. R. BEHALA  
District:-South 24-Parganas

Endorsement For Deed Number : I - 08809 of 2010  
(Serial No. 08079 of 2010)

On 20/09/2010

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

Presented for registration at 18.30 hrs on :20/09/2010, at the Private residence by Suvajit Biswas  
Claimant.

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

Execution is admitted on 20/09/2010 by

1. Swapna Choudhury, wife of Deb Kumar Chowdhury , 23, Moore Avenue, Kolkata, Thana:-Regent Park,  
District:-South 24-Parganas, WEST BENGAL, India, P.O :- Pin :-700040 . By Caste-Hindu. By  
Profession : House wife.
2. Suvajit Biswas  
Director, Monika Marketing Pvt. Ltd., 2, Row Land Road, Kolkata, Thana:-Bullyingunge, District:-South  
24-Parganas, WEST BENGAL, India, P.O :- Pin :-700020 .  
, By Profession : Business  
Identified By Shahriar , son of Lt. S. Ali, Alipore Court, Kolkata, District:-South 24-Parganas, WEST  
BENGAL, India, P.O :- Pin :-700027 . By Caste: Muslim, By Profession: Others.

( Ananda Mohan Dutta )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

On 22/09/2010

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule. 1962 duly stamped under schedule IV,  
Article number : 23.4 of Indian Stamp Act 1899.

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 13739/- ,E = 7/- on 22/09/2010

**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.-1250000/-

Certified that the required stamp duty of this document is Rs.- 62510 /- and the Stamp duty paid as  
Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty

( Ananda Mohan Dutta )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

22/09/2010 16:24:00

EndorsementPage 1 of 2

100

A handwritten signature or scribble consisting of a single continuous line that forms a loop and ends with a sharp hook.

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Government Of West Bengal  
Office Of the A. D. S. R. BEHALA  
District:-South 24-Paraganas

Endorsement For Deed Number : I - 08809 of 2010

(Serial No. 08079 of 2010)

1. Rs. 31275/- is paid, by the draft number 439213, Draft Date 20/09/2010, Bank Name State Bank of India, Taratala( Calcutta ), received on 22/09/2010
2. Rs. 31275/- is paid, by the draft number 439212, Draft Date 20/09/2010, Bank Name State Bank of India, Taratala( Calcutta ), received on 22/09/2010

( Ananda Mohan Dutta )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

( Ananda Mohan Dutta )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

09/2010 16:24:00

EndorsementPage 2 of 2

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SITE PLAN FOR MONICA MARKETING PVT. LTD. AT MOUZA-RAM-  
 -CHANDRAPUR, J.L. NO.-31, R.S. NO.-334, R.S. DAG NO.-40,41,42  
 43 & 44, L.R. DAG NO.-53, OLD KHATIAN NO.-249,495 & 240  
 PRESENT KHATIAN NO.-251, 549, L.R. KHATIAN NO.-1321/1  
 P.S.-THAKURPUKUR, DIST.-24 PARGANAS(SOUTH) UNDER JOKA-I G.P.

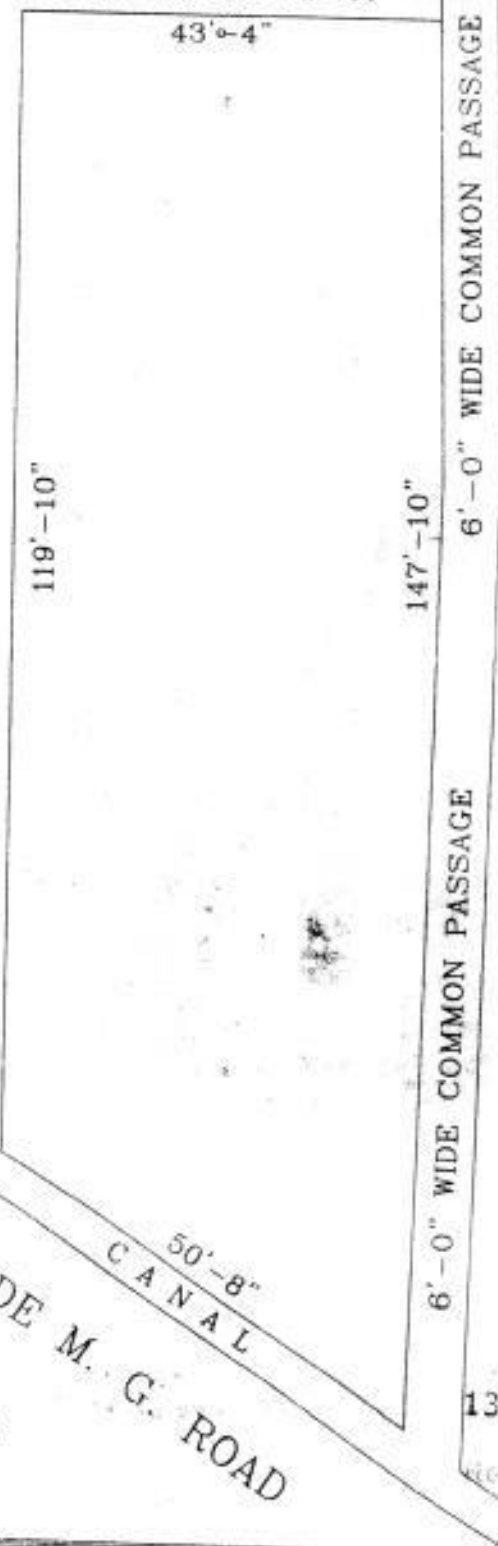
- 1) UNDIVIDED 2(TWO) KATTAS OF LAND OUT OF 8(EIGHT) KATTAS OF LAND.
- 2) UNDIVIDED 1500 SFT. TEMPORARY STRUCTURE OUT OF 6000 SFT. TEMPORARY STRUCTURE

TOTAL AREA OF LAND BOUNDED BY RED COLOUR.

SCALE : 1"=20'-0"

LAND OF C.S. DAG NO.-44

HOUSE OF SUBHASINI SARDAR  
 PLOT NO.-45 & 46



LAND OF C.S. DAG NO.-41

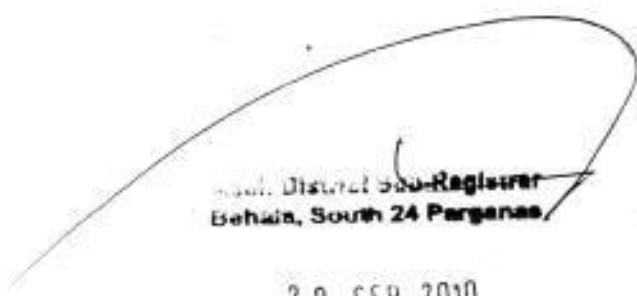
MONICA MARKETING PVT LTD.  
*Jayjit Biswas*  
 Signature authorized

*Jayjit Biswas*  
 SIGNATURE









*Nabin Chatterjee*  
 Nabin Chatterjee  
 Surveyor & Planner  
 130, D. H. Road, Kolkata-104  
 (Opp:- Joka Post Office)  
 Regd. No.- 10173, Date.- 18.09.10  
 DRAWN BY

*Jayjit Biswas*














  
Dist. Sub-Registrar  
Behala, South 24 Parganas.


20 SEP 2010

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name .....  
 Signature Durajit Biswas

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name .....  
 Signature Sanjay Chaudhary

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....  
 Signature .....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....  
 Signature .....



*[Handwritten Signature]*  
Addl. District Sub-Registrar  
Behala, South 24 Parganas.

20 SEP 2010

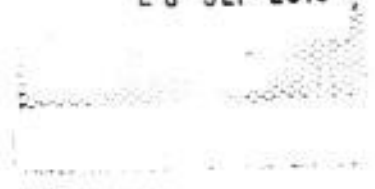
**A N D**

**MONIKA MARKETING PVT. LTD.** A Private Limited firm represented under the Company Act, 1956 represented by one of the Director **SRI SUVAJIT BISWAS**, son of Sri Kalyan Biswas, by creed Christian, by occupation Business having its registered office at 2, Rowland Road, Kolkata- 700 020, P.s. Ballygunge, hereinafter called and 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 successor, successors in office, legal representatives and assigns) of the **OTHER PART**.



*[Signature]*  
Addl. District Sub-Registrar  
Behala, South 24 Parganas.

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WHEREAS originally one Snehamoyee Mandal had several rayati land appertaining to C.S.Dag No.41, covered by (Hal) Khatian No.549, within the Mouza Ramchandrapur Gram, J. L. No.31, R.S. No.338, Touzi No. 426 B 1, P.S. Thakurpukur, District 24 Parganas.

AND WHEREAS the said Snehamoyee Mandal by a Bengali Deed of conveyance dated 19.11.1934 sold her entire right, title, to one Sadhan Chandra Naskar and said Sadhan Chandra Naskar filed an ejectment suit and got the same suit in his favour to eject one Chandra Mal appertain an area of land .71 decimals under Khatian No.251 and Dag No. 41 of Mouza Ram Chandrapore.

AND WHEREAS in the meantime said Sadhan Chandra Naskar entered into an agreement with one Smt. Suniti Mala Danial on 5.7.1966 appertaining to an area of land measuring more or less 8 Cottahs of land and the said Sadhan Chandra Naskar refused to sell the said land which was covered by the agreement.

AND WHEREAS the said Suniti Mala Danial filed a suit for specific performance of contract against the said Sadhan Chandra Naskar before the Id. 7<sup>th</sup> Sub Judge at Alipore in the year 1967 vide Case no.6 of Civil Suit and in the meantime the said Sadhan Chandra Naskar died intestate on 10.7.1970 leaving behind his sons and daughters viz. 1. Arun Kumar Naskar, 2. Sudhanshu Naskar, 3. Bhupal Chandra Naskar, all sons of late Sadhan Chandra Naskar and three daughters 1. Smt. Kalpana Naskar, 2. Smt. Namita Naskar, d/o late Sadhan Chandra Naskar and Smt. Sabita Chandra, wife of Sri Suresh Chandra and the said Specific performance Contract suit transferred at 9<sup>th</sup> Sub Judge at Alipore for further Judgment as Case No. 49 for 1969 and the said Sunity



Adul. District Sub-Registrar  
Behala, South 24 Parganas.

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Mala Danial obtained the decree against legal heirs of Sadhan Chandra Naskar from the Ld. Court.

AND WHEREAS the sons and daughters of the deceased Sadhan Chandra Naskar agreed and executed and registered all of their right, title and interest in respect of the said 8 Cottahs of land by a deed of sale dated 5.5.1971 registered at the office of the Jt. Sub-Registrar of Alipore at Behala in favour of Suniti Mala Daniel and the said deed of sale was entered in Book No.1, Volume no.23, Pages 218 to 226, Being no.1487, for the year 1971.

AND WHEREAS after purchase the said Smt. Sunity Danial while seized and possessed of and otherwise well and sufficiently entitled to the Rayet Mokarari Land measuring more or less 8 Cottahs appertaining to C.S. Dag No. 41, and 44 covering by Khatian No.251 and 549 of Mouza Ramchandrapur, J. L. No. 31, R.S. No.334, Touzi No.416 B I P.S. Thakurpukur, sold conveyed transferred ALL THAT the land measuring more or less 8 Cottahs together with structure standing thereon to Smt. Swapna Chowdhury. The said deed of sale was registered on in the office of Sub Registrar Alipore and entered in Book NO. 1, Page no. 143 to 153, Volume no. 16, Being no. 2662, for the year 1984.

AND WHEREAS after purchase Smt. Swapna Chowdhury is in possession and enjoyment of all that piece or parcel of land measuring more or less 8 Cottahs of land situate and lying at Mouza Ram Chandrapur, J.L. No. 31, R.S. No.334, Touzi no. 416, appertaining to Dag No. 44 of 41 L.R.Khatian No. 1321/1, Dag No. 53, together with temporary structure measuring more or less 800 sq. ft. and covered by boundary wall, P.s. Thakurpukur, within the limits of Joka I, Gram Panchayet hereinafter called the said property and morefully described in Firstschedule hereunder below.



*[Handwritten Signature]*  
Addl. District Sub-Registrar  
Behala, South 24 Parganas.

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AND WHEREAS it is to mention here that in L.R. Settlement the name of Smt. Swapa Choudhury has been duly recorded in Khatian No. 1321/1, under Dag no. 53.

AND WHEREAS being in need of money and for other difficulties the vendor herein proclaimed to sell the said property and the purchaser being aware of the said proclamation approached the vendor and has decided to purchase the undivided 1/4<sup>th</sup> share of the said property measuring more or less 2 Cottahs of land together with undivided 1/4<sup>th</sup> share of structure measuring more or less 200 sq. ft. out of 800 sq. ft. temporary structure and offered a price of Rs. 12,50,000/- (Rupees twelve lacs fifty thousand) only which the vendor hasd accepted considering the same as marketable.

**NOW THIS INDENTURER WITNESSTH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 12,50,000/- (Rupees twelve lacs fifty thousand) only to the vendor paid by the purchaser on or before the execution of these present (the receipt whereof the vendor doth hereby acknowledge and of and from the same and every parts hereof ) hereby release the purchaser as also the undivided 1/4<sup>th</sup> share of the said property and hereby sold the vendor doth hereby sell, grant, transfer the undivided 1/4<sup>th</sup> share of the said property described in the schedule hereunder written **OR HOWSOEVER OTHERWISE** the undivided 1/4<sup>th</sup> share of the said property hereditaments and any and every part thereof which now are of is or heretofore were or was situated tenanted butted, bounded, called, known, numbered described or distinguished **TOGETHER WITH** undivided 1/4<sup>th</sup> share of the all yards, courts, areas, sewer, drains, ways, paths, passages, common fences, rights, libertics, privileges, easements and appurtenances whatsoever to the said property hereditaments belonging or in anywise appertaining or usually held or enjoyed therein or reputed to belong or to be appurtenant thereto **AND**



*[Handwritten Signature]*  
Addl. District Sub-Registrar  
Behala, South 24 Parganas.

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undivided 1/4<sup>th</sup> share of the all the estates, rights, title, interest, claim and demand whatsoever of the said vendor into or upon the said property hereditaments or any part thereof together with the muniment of title whatever in anywise relating to or concern the said property hereditaments or any part thereof which now or hereafter shall or may be in the possession power control of the vendor TO HAVE AND TO HOLD the said undivided 1/4<sup>th</sup> share of the property hereditaments hereby sold, granted, conveyed and assigned and assured or expressed or intended so to be together with undivided 1/4<sup>th</sup> undivided unfettered right, title and interest to sell, gift, lease, mortgage, let out or to transfer or alienate the said undivided 1/4<sup>th</sup> share of the said property or part of it in any manner whatsoever according to its sweet will and to receive all earnest money, consideration money UNTO AND TO THE USE of the purchaser absolutely that notwithstanding any act deed or thing by the vendor or surviving or by any of her legal heirs done execute or knowingly suffered to the contrary she the said vendor now lawfully rightfully and absolutely entitled to the said property hereditaments hereby granted or expressed so to be and undivided 1/4<sup>th</sup> share of the part thereof for a perfect and indefeasible estate or inheritance without any manner of conditions or trust or other things whatsoever to alter defect encumbrances or make void and that notwithstanding any such acts, deeds or things whatsoever as aforesaid the vendor hath now in themselves good right and full power to grant and sell the said undivided 1/4<sup>th</sup> share of the property hereditaments hereby sold, granted and conveyed or expressed or intended to be unto and to the use of the purchaser in the manner aforesaid and the purchaser her/his/their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said undivided 1/4<sup>th</sup> share of the property hereditaments and receive the rents issues and profits thereof without any lawful



Handwritten signature

Addl. District Sub-Registrar  
Behala, South 24 Parganas.

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eviction interruption claim re demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for her or from or under any of her predecessor-in-interest and that free and clear and clearly and absolutely discharge saved harmless and kept indemnified against and encumbrances created by the vendor and further that the vendor and all persons having lawfully or equitably claiming any estate or interest in the said property hereditaments or any of them or any part thereof from under or in trust for the vendor under any of her predecessor-in-interest and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done or expressed all such acts and things whatsoever for further and more perfectly assuring the said property hereditaments and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required. AND that the vendor shall always be liable to pay all outstanding rents and taxes for the said property upto the date of this registration.

**FIRST SCHEDULE ABOVE REFERRED TO:**

*Bask*  
**ALL THAT** a piece or parcel of land measuring more or less 8 Cottahs situate and lying at Mouza Ram Chandrapur, J.L. No. 31, R.S. No.334, Touzi no. 416 B1, appertaining to Dag No. 44 of 41 L.R. Khatian No. 1321/1, in Dag No. 53, together with temporary structure measuring more or less 800 sq. ft. and covered by boundary wall, P.s. Thakurpukur, within the limits of Joka I Gram Panchayet, South 24 Parganas, the said property is butted and bounded by :

*Handwritten signature*



Local District Sub-Registrar  
Behala, South 24 Parganas.

20 SEP 2010



On the North : 40 ft. M. G. Road.

On the South: 44 no. C.S. Dag and building.

On the East : Subhasini Sardar's House and tank  
(Plot no. 45 and 46)

On the West : C.S Dag No.41 and 6'ft. wide Road.

**SECOND SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** undivided  $1/4^{\text{th}}$  share measuring more or less 2 Cottahs of land out of 8 Cottahs of land together with undivided  $1/4^{\text{th}}$  share of temporary structure measuring more or less 200 sq. ft. out of 800 sq. ft. of temporary structure situated and lying at Mouza Ram Chandrapur, J.L. No. 31, R.S. No.334, Touzi no. 416 B-1, appertaining to Dag No. 44 of 41 L.R. Khatian No. 1321/1, in Dag No. 53, and covered by boundary wall, P.s. Thakurpukur, within the limits of Joka I Gram Panchayet, South 24 Parganas, the entire property is shown by red verges in the plan annexed with this deed, and the said plan will be treated as part of this deed, the entire property is butted and bounded by :

On the North : 40 ft. M. G. Road.

On the South: 44 no. C.S. Dag .

On the East : Subhasini Sardar's House and  
(Plot no. 45 and 46)

On the West : C.S Dag No.41 and 6'ft. wide Road.



**Dist. District Sub-Registrar  
Behala, South 24 Parganas.**

20 SEP 2010

IN WITNESSES WHEREOF the Vendor have set and subscribed her respective hands on the day, month and year first above written.

SIGNED SEALED AND DELIVERED


In presence of :-

1. *M. Rafikuddin*  
11 J.K.M. Road.  
Kad - 63
2. *Shelvan*  
A. Court  
Kad - 27

*[Handwritten Signature]*  
Signature of the VENDOR

MONICA MARKETING PVT. LTD  
*[Handwritten Signature]*  
Signatory authorized  
Signature of the PURCHASER



  
Addl. District Sub-Registrar  
Behala, South 24 Parganas.

20 SEP 2010

RECEIVED of and from within named purchaser the within mentioned sum of Rs. 12,50,000/- (Rupees twelve lacs fifty thousand) only towards the full consideration money of this deed as per memo.

*All paid by Cheque*

WITNESSES :-

1. *Mr. Rafikuddin*  
11 J.K.M. Road  
Kol-63
2. *Sheela*

*[Handwritten Signature]*

Signature of the VENDOR

Drafted by :

*Aty Choudhary*

ADVOCATE.

Alipore Judges Court, Kol-27.

Typed by:

*[Handwritten Signature]*

*[Vertical Handwritten Signature]*



Addl. District Sub-Registrar  
Behala, South 24 Parganas.

20 SEP 2010