

04515

1-05773/09



636297

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

The endorsement sheets attached with this document are the part of this document.

Addl. Dist. Sub-Registrar
Bishnupur, South 24 Pgs

- 3 NOV 2009

DEED OF SALE

THIS DEED OF SALE is made this the 30th day of

October, Two Thousand and Nine (2009) BETWEEN

1. SMT. MALA BHATTACHARYA wife of Sri Rabindra Nath
Bhattacharya, by Religion - Hinduism, by Occupation- Housewife,
Residing at Flat No. A-16, C.I.T. Building, 7/1, Rajendra Mullick
Street, Police Station- Girishpark, Kolkata 700007.

2. SMT. RUBY DUTTA wife of Sri Sunirmal Dutta, by
Religion - Hinduism, by Occupation- Housewife, Residing at Flat No.
7, Block B, L.I.C. Housing Estate, 49, Narkardanga North Road,
Police Station - Narkeldanga, Kolkata 700011.

Conted...P/02

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 জন্ম: ...
 বর্তমান: ...
 তেওয়ার- শ্রী বর্গীন্দ্র নাথ পাল
 মোঃ - বিষ্ণুপুর, এ, ডি, এস, আর অফিস
 গোঃ ও থানা - বিষ্ণুপুর,
 জেলা - দক্ষিণ ২৪ পরগণা

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Plala Bhattacharjee



1202

Plala Bhattacharjee



1203

Radley Datta



1204

Balraj Banerjee



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ADSR, BISHNUPUR
SOUTH 24 PARGANAS

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P/02

3. SMT. BABY BANERJEE wife of Sri Deabrata Banerjee, by Religion - Hinduism, by Occupation- Housewife, Residing at 12/3D, Northern Avenue, Police Station - Chitpur, Kolkata - 700037.
4. SMT. GOPA SEN SHARMA wife of Sri Shyamal Sen Sharma, by Religion - Hinduism, by Occupation- Housewife, Residing at 16-D, Kedar Nath Das Lane, Police Station - Sithi, Kolkata -700030.
5. SRI SAYAN MUKHERJEE son of Late Santanu Mukherjee, by Religion - Hinduism, by Occupation - Student, Residing at "Belavilla Apartment" Flat No. 102, 502, Dum Dum Park, Police Station - Laketown, Kolkata - 700055.
6. SMT. SUPRIYA MUKHERJEE wife of Late Santanu Mukherjee, by Religion - Hinduism, by Occupation- Housewife, Residing at "Belavilla Apartment", Flat No. 102, 502, Dum Dum Park, Police Station- Laketown, Kolkata - 700055 hereinafter called and referred to as the "VENDORS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, legal representatives and assigns) of the "ONE PART".

AND

"M/S. DECORATIVE STONE (INDIA) PRIVATE LIMITED"

a company incorporated under the provision of the Companies Act, 1956,

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P/03*



1205

Gopasen Sharma



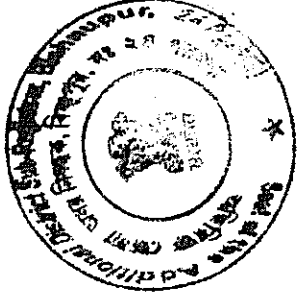
1206

Sayam Mukherjee



1207

Subria Mukherjee



Suyand Sen Ghose.
S/o. Late. Samendra Nath Sen Ghose.
169, Medan Nath Das Lane
KOL-30-

~~SS-9~~
ADSR, BISHNUPUR
SOUTH 24 PARGANAS

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P/03

having its registration no. 21-59642/1993, PAN No. AAACD9630J, registered office previously at 41 No. N. S. Road, Kolkata - 700001 at present 14 No. Bentink Street, Kolkata - 700001, represented by one of its Director **SRI DAMNEET SINGH SONI**, Son of Sri Tajinder Singh, by Religion - Sikh, by Occupation - Business, Residing at 14 No. Bentink Street, Kolkata - 700001, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the "OTHER PART".

WHERE AS the vendors are lawfully seized and possessed of or are otherwise well and sufficiently entitled to 35 decimals agricultural Sali land be the same a little more or less comprising in R.S. Dag No. 738, L.R. Dag No. 1751 under R. S. Khatian No. 597, L.R. Khatian No. 3745, 3742, 3744, 3743, 3741, 3740 of Mouza - Amtala, J.L. No. 73, R.S. No. 14, 17, Touzi No. 395, Paragana Azimabad within the limits of Police Station and Additional Sub-Registration Office at Bishnupur, in the District South 24 Parganas, as its absolute owner in free simple in possession and free from all encumbrances which is morefully mentioned and described in the schedule hereunder written and which is also delineated in the site plan with RED Colour Border annexed herewith and which is hereinafter referred to as the said property.

AND WHEREAS 70 decimals of agricultural Sali land comprising

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**ADSR, BISHNUPUR
SOUTH 24 PARGANAS**

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P/04

in R.S. Dag No. 738, under R.S. Khatian No. 597 with an annual rent of Rs. 6.25 for the total 82 decimals land payable to the Collector, South 24 Parganas, was originally belongs to Upendra Nath Chattapadhyay son of Rajkumar Chattapadhyay of Amtala as his Sixteen annas share in the said land in the Revisional Record of Rights, 1956 and he possessed the said land in his khas possession by payment of rent to the collector regularly.

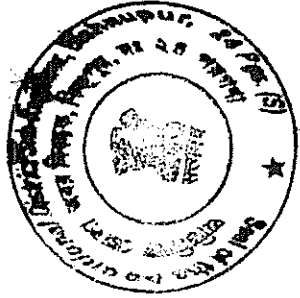
AND WHEREAS after demise of said Upendra Nath Chattapadhyay on 09.03.1978, his widow Smt. Tarubala Chattapadhyay inherited 35 decimals land out of said 70 decimals land is R.S. Dag No. 738 under R.S. Khatian No. 597 of Mouza - Amtala, J.L. No. 73 and she had possessed the said 35 decimals of land in her khas possession by various acts of possession and by payment tax to the collector regularly.

AND WHEREAS said Smt. Tarubala Chattapadhyay died intestate leaving behind her only one daughter Smt. Arati Mukherjee, who had inherited the entire 35 decimals land in said R.S. Dag No. 738 under R.S. Khatian No. 579 of Mouza - Amtala, J.L. No. 73, as the only legal heir of her mother said Taru Bala Chattapadhyay and she had possessed the said land in her khas possession by various acts of possession and by payment of tax to the collector regularly.

AND WHEREAS said Smt. Arati Mukherjee daughter of said Tarubala Chattapadhyay and Upendra Nath Chattapadhyay died on

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by

ADSR, BISHNUPUR
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P/05

12.10.2000 leaving behind her four daughters namely Smt. Mala Bhattacharya, Smt. Ruby Dutta, Smt. Baby Banerjee, Smt. Gopa Sen Sharma, the present vendors No. 1,2,3,4, her grand son Sri Sayan Mukherjee, the present Vendor No. 5, Son of her pre-deceased Son Santanu Mukherjee who died on 26-08-1999, her daughter-in-Law Smt. Supriya Mukherjee, the present vendor No.6, wife of her said pre-deceased son said Santanu Mukherjee and her unmarried son Debashis Mukherjee. They jointly inherited the said 35 decimals land in said R.S. Dag No. 738 under R.S. Khatian No. 597 of Mouza – Amtala, J.L. No. 73 as the only legal heirs of said Smt. Arati Mukherjee.

AND WHEREAS said Debashis Mukherjee the unmarried son of said Smt. Arati Mukherjee died on 17-12-2004 leaving behind him his surviving legal heirs, his four sisters namely said Smt. Mala Bhattacharya, Smt. Ruby Dutta, Smt. Baby Banerjee, Smt. Gopa Sen Sharma the present Vendor No. 1,2,3,4, his nephew Sayan Mukherjee, the present vendor No. 5, Son of his pre-deceased brother Santanu Mukherjee, his sisters-in-Law Smt. Supriya Mukherjee, the present vendor no. 6, wife of his pre-deceased brother said Santanu Mukherjee, as his only legal heirs and they jointly inherited the share of Property of said Debashis Mukherjee in said R.S. Dag No. 738 under R.S. Khatian No. 597 of Mouza – Amtala, J.L. No. 73.

AND WHEREAS the present vendors getting or inheriting the said total 35 decimals land in said R.S. Dag No. 738 under R.S. Khatian No. 597

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**ADSR, BISHNUPUR
SOUTH 24 PARGANAS**

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P/06

of Mouza - Amtala, J.L. No. 73, by above mentioned way of inheritance according to the Hindu Law of succession, and also have recorded the said 35 decimals land by their names in L.R. Dag No. 1751 in place of R.S. Dag No. 738 under L.R. Khatian Nos. 3745, 3742, 3744, 3743, 3741 and 3740 respectively of Mouza - Amtala J.L. No. 73 and they have jointly possessing the said land in free simple in possession free from all encumbrances by paying tax to the collector regularly and have agreed with the present purchaser for the absolute sale of said 35 decimals land for the total price of Rs.2,65,151/- (Rupees Two Lakh Sixty Five Thousand One Hundred Fifty One) only.

NOW THIS DEED OF SALE IS WITNESSETH that in

consideration of the said sum of Rs.2,65,151/- (Rupees Two Lakh Sixty Five Thousand One Hundred Fifty One) only of lawful money in India in hand well and truly paid to the Vendors by the above named purchaser simultaneously with the execution of this present vendors doth hereby convey, transfer and sell unto and to the use of the purchaser all that the land measuring 35 decimals be the same a little more or less comprising in R. S. Dag No. 738, L.R. Dag No. 1751, under R. S. Khatian No. 597, L.R. Khatian Nos. 3745, 3742, 3744, 3743, 3741, 3740 of Mouza - Amtala, J.L. No. 73, R.S. No. 14, 17, Touzi No. 395, Paragana - Azimabad, Police Station and Additional Sub-Registration Office at Bishnupur, in the District South 24 Parganas more particularly mentioned and described in the schedule hereunder and also delineated in the site plan with **RED** Colour

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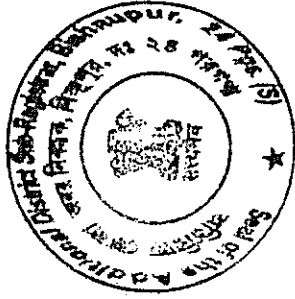
ADSR, BISHNUPUR
SOUTH 24 PARGANAS

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P/07

border annexed herewith is free simple in possession and free from all encumbrances, charges and demands whatsoever and without any barga rights whatsoever otherwise the said land now are in is or hereto before were or was situated butted and bounded, called, known, numbered and distinguished together with all liberties easements, privileges, appendages and appurtenances whatsoever to the said land to or with some or any part thereof usually held, used, occupied or enjoyed or reputed to belong to be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever of the Vendors into and upon the said land any or every part thereof and all deeds, pattas, documents and writings and evidences of title which in any way relate to the said land or part or parcel thereof and which now are is or hereafter may be in the custody power or possession of the vendors any person or persons from whom they can or may procure the same without action or suit at law or in equity **TO HAVE AND TO**

HOLD the said land hereby granted and transferred and conveyed or expressed and intended so to be unto the purchaser for its own acts and deeds that the vendors have not or indefeasible and absolute title as and for an estate equivalent to an estate in free simple in possession free from all encumbrances without any barga rights in the said land hereby granted, transferred and conveyed of expressed to be and has good right and full power to transfer the same in manner aforesaid and the purchaser shall and may at all times hereafter peaceably and quietly hold, possessed and enjoy the said land and that free from all encumbrances and further that the vendors and all persons having or lawfully or equitably claiming any estate



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A.O.S.R., BISHNUPUR
SOUTH 24 PARGANAS

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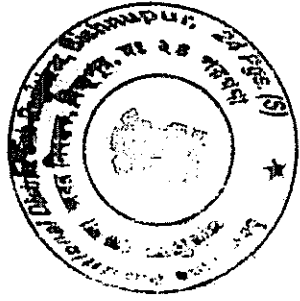
or interest whatsoever in the said land or any part thereof from under or in trust for when the vendors shall and will from time to time and at all times hereafter at the request and costs of the purchaser to and do and execute or caused to be done and execute all such acts deeds and things as would be reasonably required whatsoever for further better and more perfectly assuring the said land and every part thereof unto the purchaser in manner and that the purchaser shall peaceably and quietly hold, use and enjoy the same as their own property without any hindrance, interruptions, claim or demand by or from the vendors or any other person whatsoever **AND**

THAT the vendors doth hereby further covenant with the purchaser that the said land hereby transferred or intended to be transferred are free from all encumbrances, charges, claims or demands and without any barga rights and the vendors have not done anything whereby the property may be subjected to any attachments or lien of any court or person whatsoever and the vendors doth hereby covenant that the vendors shall keep guaranteed and indemnify the purchaser their heirs, executors, legal representatives, successors-in-office and assigns against any loss sustained by the purchaser or by its executors, legal representatives, successors-in-office and assigns for any defect of any title of the Vendors in the property if any found hereinafter.

:-THE SCHEDULE ABOVE REFERRED TO:-

ALL THAT Piece & Parcel of agricultural Sali land in the District South 24 Pargans, Police Station and Additional Sub-Registration Office at

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**ADSR, BISHNUPUR
SOUTH 24 PARGANAS**

- 2 NOV 2009

P/09

Bishnupur, Pargana - Azimabad of Mouza - Amtala, J.L. No. 73, R.S. No. 14,17, Touzi No. 395, R.S. Khatian No. 597, present L.R. Khatian Nos. 3745, 3742, 3744, 3743, 3741 and 3740 R.S. Dag No. 738, L.R. Dag No. 1751, measuring an area of 35 decimals (i.e. Thirty Five decimals) of agricultural Sali land be the same a title more or less out of 70 decimals land which is also delineated in the site plan with **RED** Colour border annexed herewith and which is butted and bounded by On the North - 6' feet wide village road, On the South - Land of Dag No. 734, 739, On the East - Land of Dag No. 739, 795, 796, On the west - Land of Dag No. 735, 736, 737, with an annual rent of Rs. 2.66, valued at Rs.2,65,151/- (Rupees Two Lakh Sixty Five Thousand One Hundred Fifty One) only.

The market value of the property is assessed at Rs. 14,84,560/- (Rupees Fourteen Lack Eighty Four Thousand Five Hundred Sixty) only.

IN WITNESS WHEREOF the vendors have hereunto set & subscribed their hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the VENDORS in presence of:-

1. *Subhojit Banerjee*
12/3 D. North
Mala Bhattacharya
Ruby Dutta
Basu Banerjee
Gopa Sen Sharma
2. *Suyodh Sen Sharma.*
160, Madhava Das
1601-38
Sayan Mukherjee
Subraya Mukherjee
3. *Mrityunjay Mandal*
Kampanjan

SIGNATURE OF THE VENDORS

Kampanjan



by

ADSR, BISHNUPUR
SOUTH 24 PARGANAS

- 2 NOV 2009

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser, the with mentioned sum of Rs.2,65,151/- (Rupees Two Lakh Sixty Five Thousand One Hundred Fifty One) only by the vendors being the full consideration money as per memo below:-

BY pay order on oriental bank of commerce, princep street, Kot-13 dated 30-10-2009 bearing no "899826", "899824", "899828" "899821", "899820", "899819" total Rs. 2,65,151/- (Rupees Two Lakh Sixty Five Thousand and one Hundred Fifty One) only.

Maha Bhattacharya
Riley Pulta
Bareilly Bareilly
Gopa Sen Sharma

WITNESSES:

1. Adesh Kumar Singh
12/3D. Math Puri
Subbia Mukherjee.
2. Shyamal Sen Ghor.
16D, Kedar Nath Dohar
Kas-30.
3. Maitrayaj Mandal
of Kayamagar.

Maha Bhattacharya



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**ADSR, BISHNUPUR
SOUTH 24 PARGANAS**

- 2 NOV 2009

P/11

Stamp paper Rs. 5,000/- and Bank Draft
of Rs. 69250/- on S.B.I. Amtala Branch
Dated 19-09-09, bearing No. 915975, 915977
Total Stamp Duty paid Rs. 74,250/-

Mala Bhattacharya

Drafted by me:-
As per documents and informations
furnished by the vendors.

Atanu Mondal
Atanu Mondal
Advocate
Alipore Judges Court,
Kolkata - 27
Reg. No. २२२/१५

Typed by me:-

Subhajit Roy
Subhajit Roy
Amtala.



Wg

ADSR, BISHNUPUR
SOUTH 24 PARGANAS

- 2 NOV 2009 -



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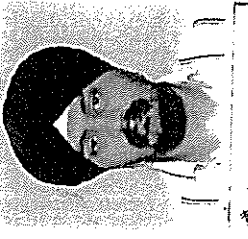




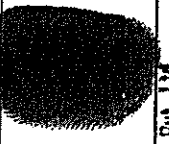




ADSR, BISHNUPUR
SOUTH 24 PARGANAS

- 2 NOV 2009 -

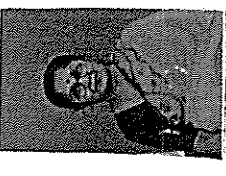









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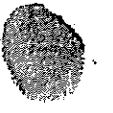

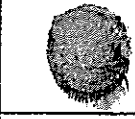





Name.....*M/s. Decorative Stone (I) Pvt. Ltd.*
 Signature.....*Manmeet Singh Dewa*
Director

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Name.....*Atala*
 Signature.....*Bhattacharya*

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Name.....*Ruboy Datta*
 Signature.....

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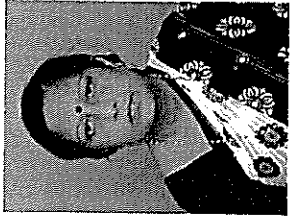
Name.....*Balay Chowdhury*
 Signature.....



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ADSR, BISHNUPUR
SOUTH 24 PARGANAS

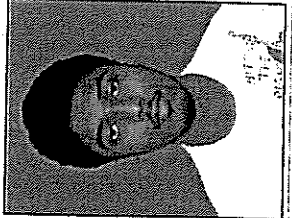
- 2 NOV 2007 -



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Name.....Gupta San Shonima.....

Signature.....



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Name.....Saxena Mukhengee.....

Signature.....



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Name.....Singh Mukherjee.....

Signature.....

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Name.....

Signature.....



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ADSR, BISHNUPUR
SOUTH 24 PARGANAS

- 2 NOV 2009

Government Of West Bengal
Office of the A. D. S. R. BISHNUPUR
BISHNUPUR

Endorsement For deed Number :J-05773 of :2009
(Serial No. 04515, 2009)

On 02/11/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 08.24 hrs on 02/11/2009, at the Private residence by Mala Bhattacharya, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 02/11/2009 by

- 1 Smt. Mala Bhattacharya, wife of Sri. Rabindra Nath Bhattacharya, Flat No. A-16 C. I T Building, 7/1 Rajendra Mullick Street, Kolkata, Thana Girishpark, Pin 700007, By caste Hindu by Profession 'House wife
 2. Smt. Ruby Datta, wife of Sri. Sunirmal Datta, Flat No - 7, Block- B, L. I C. Housing Estate, 49, Narkeldanga North Road, Kolkata, Thana Narkeldanga, Pin 700011, By caste Hindu, by Profession 'House wife
 - 3 Smt. Baby Banerjee, wife of Sri. Debabrata Banerjee 12/3 D, Northern Avenue Kolkata Thana Chitpur Pin 700037, By caste Hindu, by Profession 'House wife
 4. Smt. Gopa Sen Sharma, wife of Sri. Shyamal Sen Sharma, 16- D Kedar Nath Das Lane Kolkata Thana Sishi, Pin 700030, By caste Hindu, by Profession 'House wife
 5. Sri. Sayan Mukherjee, son of Lt. Santanu Mukherjee "Belavilla Apartment" Flat No - 102 502 Dum Dum Park Kolkata, Thana Laketown, Pin 700055, By caste Hindu, by Profession 'Student
 6. Smt. Supriya Mukherjee, wife of Lt. Santanu Mukherjee " Belavilla Apartment" Flat No 102 502 Dum Dum Park, Kolkata, Thana Laketown, Pin 700055, By caste Hindu, by Profession 'House wife
- Identified By Shyamal Sen Sharma, son of Lt. Samarendra Nath Sen Sharma 169, Kedar Nath Das Lane Kolkata 700030. Thana. . by caste Hindu, By Profession 'Others'.

On 03/11/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule. 1962 duly stamped under schedule 1A Article number of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act 1955. Court fee stamp paid Rs 10 00/-

Payment of Fees:

Fee Paid in rupees under article . A(1) = 16324/- , E = 7/- on:03/11/2009

Name of the Registering officer : Naushad Shahid
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR
OF BISHNUPUR

[Naushad Shahid]
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

Govt. of West Bengal



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ADSR, BISHNUPUR
SOUTH 24 PARGANAS
- 3 NOV 2009

Government Of West Bengal
Office of the A. D. S. R. BISHNUPUR
BISHNUPUR

Endorsement For deed Number :I-05773 of :2009
(Serial No. 04515, 2009)

Certificate of Market Value(WB PUVI rules 1999)

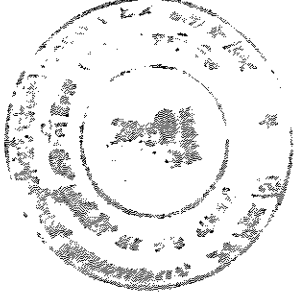
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1484560/-


Certified that the required stamp duty of this document is Rs 74238 /- and the Stamp duty paid as Impresive Rs. 5000

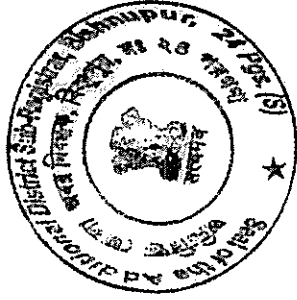
Deficit stamp duty

Deficit stamp duty 1.Rs 49000/- is paid, by the draft number 915975, Draft Date 19/09/2009 Bank Name STATE BANK OF INDIA, Amtala, received on :03/11/2009. 2.Rs 20250/- is paid, by the draft number 915977, Draft Date 19/09/2009 Bank Name STATE BANK OF INDIA, Amtala, received on :03/11/2009.

Name of the Registering officer :Naushad Shahid
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR
OF BISHNUPUR




(Naushad Shahid)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR
Govt. of West Bengal

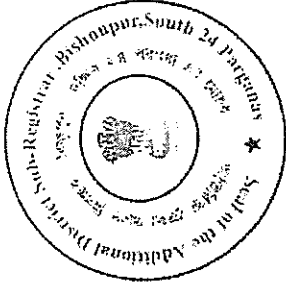


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ADSR, BISHNUPUR
SOUTH 24 PARGANAS
- 3 NOV 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 1707 to 1725
being No 05773 for the year 2009.



(Signature)

(Naushad Shahid) 03-November-2009
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal

