

4506/2015

भारतीय गैर न्यायिक INDIA NON JUDICIAL

500050005000

500050005000

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

भारत  
INDIA  
सत्यमेव जयते

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

440710

B 440710

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

Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Pgs.

13 APR 2015

**SALE DEED**

THIS SALE DEED IS made this 31<sup>st</sup> day of *December*  
Two Thousand and Fourteen .

103674

A. K. Chowdhary & Co.  
Advocates

10, Old Post Office Street  
Room No: 24, 1<sup>st</sup> Floor, Kol-1

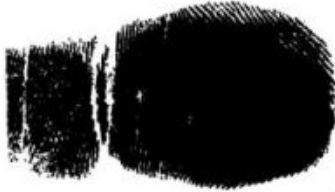
NAME...  
ADD...  
RS. 5000/-

3 1 OCT 2014

**SURANJAN MUKHERJEE**  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

3 1 OCT 2014

Rishi Agarwal

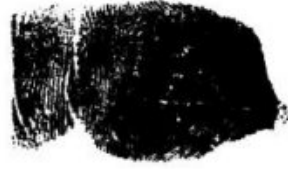


7117

Sarans Appartment Pvt. Ltd.

Rishi Agarwal

Director



7118



স্বাক্ষরিত



7119

অতিরিক্ত সচিব, সরকার  
কলকাতা নতুন টাওয়ার বিল্ডিং ২০, ডিস.

3 1 DEC 2014

- I of Gautam Mondal.  
the pen of Gour Sehra.

**BETWEEN**

(PAN-AXWPN 5550F)

**ARUN NASKAR**, son of Late Manmath Naskar, by faith Hindu, by occupation Business, by Nationality Indian, residing at Village Thakdari, P.S. Rajarhat, District 24 Parganas, hereinafter referred to as "**THE VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND M/S. TARAMA APPARTMENT PVT. LTD.**, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 33A, Chandranath Chatterjee Street, P.S. Bhawanipore, Kolkata 700025, PAN No. AACCT8500F, represented by its director namely **Rishi Agarwal**, son of Dinesh Agarwal, by faith Hindu, working for gain 33A, Chandranath Chatterjee Street, P.S. Bhawanipore, Kolkata 700025, PAN No. ARPPA9098Q hereinafter referred to as "**THE PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART AND (1) GAUTAM MANDAL**, son of Late Kalipada Mondal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at Village Pranatik Para, Mahishbathan 2 No., P.S. Rajarhat, District 24 Parganas (N), **(2) SHAMBHU NATH MONDAL**, son of Late Kalipada Mondal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at Village Thakdari, P.S. Rajarhat, District 24 Parganas (N), hereinafter referred to as "**THE CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

**WHEREAS** Khagendra Nath Mondal, Nagendra Nath Mondal, Jogendra Nath Mondal, Ratan Chandra Mondal, Kamala Kanta Mondal, Durga Das Mondal and Sunil Kumar Mondal were recorded owner of land admeasuring 34 Sataks i.e. 5 Sataks in R.S. Dag No. 99, 10 Sataks in R.S. Dag No. 100 under R.S. Khatian No. 266, and 19 Sataks in R.S. Dag No. 638/978, under R.S. Khatian No. 151 of Mouza Thakdari, J.L. No. 19, P.S. Rajarhat, District 24 Parganas (N).

**AND WHEREAS** by a Sale Deed dated 19.09.1987 which was duly registered with the office of the Additional District Sub Registrar at Bidhannagar and recorded in Book No. 1, Volume No. 108, Pages 335 to 364, being no. 5331 for the year 1987 said Khagendra Nath Mondal, Nagendra Nath Mondal, Jogendra Nath Mondal, Ratan Chandra Mondal, Kamala Kanta Mondal, Durga Das Mondal and Sunil Kumar Mondal sold, transferred and conveyed all that piece and parcel of land admeasuring 34 Sataks i.e. 5

Sataks in R.S. Dag No. 99, 10 Sataks in R.S. Dag No. 100 under R.S. Khatian No. 266, and 19 Sataks in R.S. Dag No. 638/978, under R.S. Khatian No. 151 of Mouza Thakdari, J.L. No. 19, P.S. Rajarhat, District 24 Parganas (N), unto and in favour of Anil Mondal.

**AND WHEREAS** by a Sale Deed dated 12.05.1995 which was duly registered with the office of the Additional District Sub Registrar at Bidhannagar and recorded in Book No. I, being no. 2454 for the year 1995 said Anil Mondal sold, transferred and conveyed all that piece and parcel of land admeasuring 4 Cottahs be the same a little more or less out of 19 Decimals (Sataks) lying and situated at Mouza Thakdari, J.L. No. 19, in R.S. Dag No. 638/978, under R.S. Khatian No. 151, P.S. Rajarhat, District 24 Parganas (N), unto and in favour of Arun Naskar, son of Late Manmath Naskar.

**AND WHEREAS** in the manner aforesaid the Vendor herein is the Owner of **ALL THAT** piece and parcel of Land admeasuring 4 Cottahs be the same a little more or less out of 19 decimals lying and situated at Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 638/978, under R.S. Khatian No. 151, Classified as Sali land, under Mahishbathan 2 No. Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, hereinafter referred to **SCHEDULE** property and is in the peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

**AND WHEREAS** since then the Vendor herein has been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by any body and paying Govt. rent for their aforesaid property.

**AND WHEREAS** the Confirming parties herein relinquish, discharge all right, title and interest forever and in future they shall not claim in any manner whatsoever and whomsoever.

**AND WHEREAS** the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

**AND WHEREAS** there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

**AND WHEREAS** the land was never subject any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

**AND WHEREAS** the schedule land is not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955).

**AND WHEREAS** the Vendor has not received any notice of acquisition or requisition of the Property described in the schedule below.

**AND WHEREAS** no notice issued under the Public Demand and Recovery Act nor has been served on the Vendor nor any such notice has been published.

**AND WHEREAS** after being satisfied with the right, title of the property under reference not to raise any question, the Owner/Vendor herein has agreed to sell and the Purchaser has agreed to purchase of **ALL THAT** piece and parcel of land admeasuring 4 Cottahs be the same a little more or less out of 19 decimals lying and situated at Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 638/978, under R.S. Khatian No. 151, Classified as Sali land, under Mahishbathan 2 No. Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, being the **SCHEDULE** property hereunder written at or for a total consideration of Rs. 40,00,000/- (Rupees Forty Lac) only, the said Schedule property is free from all encumbrances, attachments, liens and lispensens whatsoever on the terms and conditions mentioned hereinafter.

**NOW THIS INDENTURE WITNESSETH** that in consideration of the sum of Rs. 40,00,000/- (Rupees Forty Lac) only paid by the Purchaser herein to the Owner/Vendor herein at or before the execution these presents, the receipt whereof the Owner/Vendor herein and each of them doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate discharge the Purchaser, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and assure forever to the Purchaser, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispensens, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT the SCHEDULED properties OR HOWSOEVER OTHERWISE** the said properties and lands and any part thereof now are or is or at any time heretofore were situated butted bounded called. known numbered described or

distinguished **TOGETHER WITH** all the yards, areas, house, out house, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments appendages and appurtenances **WHATSOEVER** to the said properties and land or any part thereof belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenances thereto and all the estates, interests, claims and demands whatsoever of the Vendor at law and in equity into, upon, over and concerning the said properties or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said properties hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Vendor or any other person and persons from whom he may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispensens, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owner/Vendor or their ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owner/Vendor are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchaser absolutely and for ever free from all encumbrances charges attachments liens lispensens and adverse claim **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Vendor or are ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Vendor are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be for a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owner/Vendor has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by

the Owner/Vendor or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor or are ancestors a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor, their ancestors or predecessors-in-title **AND FURTHER** the Owner/Vendor covenant with the Purchaser, its successors, successors-in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust **AND** the Owner/Vendor and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said properties unto and to the use of the Purchaser, its successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owner/Vendor shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed **AND FURTHER** the Vendor inconsideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendor as to protection and indemnity against any possible claim by any persons if he is discovered to be still alive or became the Owner of the schedule property, the Vendor do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchaser and its successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

**AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

1. That the Vendor have in themselves good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser herein in the manner aforesaid.
2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and benefits.


3. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendor herein.

4. That Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.


5. The Vendor do hereby certify that the said properties, under **SCHEDULE** is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Land admeasuring 4 Cottahs be the same a little more or less out of 19 decimals lying and situated at Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 638/978, under R.S. Khatian No. 151, Classified as Sali land, under Mahishbathan 2 No. Gram Panchayet, P.S. Rajarhat, District North 24-Parganas. Which is butted and bounded as follows:-

ON THE NORTH : By land of Ram Chandra Mondal 

ON THE SOUTH : By land of Panchanan Mondal

ON THE EAST : By land of Shibu 

ON THE WEST : By land of Biswanath Naskar



IN WITNESS WHEREOF the parties have subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the Vendor in the presence of

**WITNESSES:**

1. Gour Sahu  
Salt Lake sec 2  
Sayantika II  
Kad - 102
2. Tamal Mondal  
Hatbaha,  
P.S - K.L.C.

*[Handwritten signature]*

\_\_\_\_\_  
VENDOR

**SIGNED, SEALED AND DELIVERED**

by the Purchaser in the presence of

**WITNESSES:**

1. Gour Sahu.
2. Tamal Mondal

**Saraha Appartment Pvt. Ltd.**  
*Rishi Agaswal*  
Director

\_\_\_\_\_  
PURCHASER



L.T.I of Gourtam Mondal  
By the pen of Gour Sahu.  
*[Handwritten signature]*

**SIGNED, SEALED AND DELIVERED**

by the Confirming Party

in the presence of

**WITNESSES:**

1. Gour Sahu
2. Tamal Mondal

\_\_\_\_\_  
THE CONFIRMING PARTY

Read over and explained in Bengali  
by me to the Executant.

Drafted by me, Prepared & Read over by me  
*Arup Kumar Dey*  
Advocate  
High court, Calcutta.

**RECEIPT**

Received a sum of Rs. 40,00,000/- (Rupees Forty Lac) only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

**MEMORANDUM OF CONSIDERATION**

Date	By Pay Order No./Cash	In favour of	Bank	Amount
31.10.2014	192119	Arun Naskar	Standard Chartered Bank, 19, N.S. Road Branch	Rs. 39,00,000.00
		By Cash		Rs. 1,00,000.00
		<b>Total</b>		<b>Rs. 40,00,000.00</b>
(Rupees Forty Lac) only				

Witnesses :-

1. *Gour Sahu*

*अरुण नस्कार*

\_\_\_\_\_  
VENDOR

2. *Tamal Mondal*

# SPECIMEN FORM FOR TEN FINGERS PRINT



Rishi Agrewal

Little	Ring	Middle	Fore	Thumb
<b>(Left Hand)</b>				
Thumb	Fore	Middle	Ring	Little
<b>(Right Hand)</b>				



Dipak Verma

Little	Ring	Middle	Fore	Thumb
<b>(Left Hand)</b>				
Thumb	Fore	Middle	Ring	Little
<b>(Right Hand)</b>				



L. T. Des Gredham Anand Singh  
by the post of 9 over 2004

Little	Ring	Middle	Fore	Thumb
<b>(Left Hand)</b>				
Thumb	Fore	Middle	Ring	Little
<b>(Right Hand)</b>				



Little	Ring	Middle	Fore	Thumb
<b>(Left Hand)</b>				
Thumb	Fore	Middle	Ring	Little
<b>(Right Hand)</b>				

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

Endorsement For Deed Number : I - 04506 of 2015  
(Serial No. 15923 of 2014 and Query No. 1523L000027222 of 2014)

On 31/12/2014

**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.-40,00,003/-

Certified that the required stamp duty of this document is Rs.- 240020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

Presented for registration at 17.00 hrs on :31/12/2014, at the Private residence by Rishi Agarwal ,Claimant.

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

Execution is admitted on 31/12/2014 by

1. Arun Naskar, son of Lt. Manmath Naskar , Thakdari, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
2. Gautam Mandal, son of Lt. Kalipada Mondal , Pranank Para, Mahishbathan 2 No, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
3. Shambhu Nath Mondal, son of Lt. Kalipada Mondal , Thakdari, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
4. Rishi Agarwal  
Director, M/s. Tarama Apartment Pvt. Ltd., 33 A, Chandranath Chatterjee Street, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.  
, By Profession : Business

Identified By Gour Saha, son of Lt G Saha, Salt Lake, Thana:-K L C, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste: Hindu, By Profession: Business.

( Debasish Dhar )  
Additional District Sub-Registrar

n 05/01/2015

**Payment of Fees:**

Amount by Draft

Rs. 44014/- is paid , by the draft number 563277, Draft Date 03/11/2014, Bank Name State Bank of India, High Court Kolkata, received on 05/01/2015

( Under Article : A(1) = 44000/- ,E = 14/- on 05/01/2015 )

**Deficit stamp duty**

Deficit stamp duty Rs. 235040/- is paid , by the draft number 563270, Draft Date 03/11/2014, Bank : State Bank of India, High Court Kolkata, received on 05/01/2015

13 APR 2015

( Debasish Dhar )  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Parganas

04/2015 12:24:00

Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 04506 of 2015  
(Serial No. 15923 of 2014 and Query No. 1523L000027222 of 2014)

( Debasish Dhar )  
Additional District Sub-Registrar

n 13/04/2015

ertificate 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.

( Debasish Dhar )  
Additional District Sub-Registrar

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs

13 APR 2015

#####  
DATED THIS 31<sup>st</sup> DAY OF *December* 2014.  
#####

BETWEEN

ARUN NASKAR

..... THE VENDOR

AND

M/S. TARAMA APPARTMENT PVT. LTD

..... THE PURCHASER

AND

GAUTAM MANDAL


....THE CONFIRMING PARTY

**DEED OF SALE**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 941 to 955  
being No 04506 for the year 2015.



  
(Debasish Dhar) 13-April-2015  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal