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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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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

Adtl. District Sub-Registrar  
Sonarpur, South 24 Parganas

28 MAR 2011

### DEED OF SALE

**THIS DEED OF SALE** is made this the 25<sup>th</sup> day of March, 2011 BETWEEN (1) **SRI BHOLANATH MONDAL**, (2) **SRI SAMIR CHANDRA MONDAL**, (3) **SRI RANJIT MONDAL**, (4) **SRI ADHIR MONDAL**, (5) **SRI SUDHIR MONDAL**, all sons of Late Mohon Chandra Mondal, all residing at West Balia, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, (6) **SMT. SAKUNTALA MONDAL**, wife of Sri Sachin Mondal, residing at Bhabanipur, Subhasgram, South

Contd ... P/2.



2423 23-03-11  
Patron Commercial (P) Ltd.  
10A, Hospital Street, Kol-72

शुद्धर कुमार सरकार  
स्ट्याम्प डेन्डर  
सानारपुर एया.डि.एस.आर अफिस  
बन्दिण १४ परगणा

Adhir Mondal.

784

- Adhir Mondal



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787



Darshit Mondal  
Sajal Mondal  
Sp. Lile Mukta Mondal  
Charagachha, Garia,  
Kol-84  
Business.

24 Parganas, (7) **SMT. ALPANA MONDAL**, wife of Sri Netai Mondal, residing at Mukundapur, Purba Jadavpur, Kolkata, (8) **SMT. BEBI DHALI**, wife of Sri Shyamal Dhali, residing at Fartabad, Post Office - Garia, Kolkata - 700084, (9) **SRI MAHESH CHANDRA MONDAL**, husband of Late Kamala Mondal, (10) **SRI KALYAN MONDAL**, (11) **SRI MALAY MONDAL**, both sons of Sri Mahesh Chandra Mondal and grand sons of late Mohon Chandra Mondal, all residing at Fooltala, baruipur, South 24 parganas and (12) **SMT. UMA DAS**, wife of Sri Arup Das and grand daughter of Late Mohon Chandra Mondal, residing at Royal Park, Barakpur, North 24 Parganas, (13) **SRI SWAPAN MONDAL**, (14) **SRI MADAN MONDAL**, and (15) **SRI MADHUSUDHAN MONDAL**, all sons of Bholanath Mondal, grandsons of Late Mohan Chandra Mondal, Nos. 13 and 14 residing at West Balia, Post Office - Garia, Kolkata - 700084 and No. 15 residing at Samali Mondal Para, Bishnupara, South 24 Parganas, all by religion - Hindu, hereinafter jointly called and referred to as the "**OWNERS/ 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, administrators, successors, legal representatives or assigns) of the **ONE PART**.

**AND**

(1) **PATRON COMMERCIAL (P) LTD.**, having its office at 10A, Hospital Street, 3<sup>rd</sup> Floor, Room No. 301, Kolkata - 700072, represented by its director, **SANCHIT SACHDEV**, son of Sanjeev Sachdev of 15, Ballygunge Park Road, Kolkata - 700019, and (2) **CRESCENT ESTATES (P) LTD.**, having its office at 23A, N. S. Road, 2<sup>nd</sup> Floor, Room No. 19 and



788

Sudhir Mondal.

789

ଅରୁଣା ସମ୍ବଳ

790

ଆନନ୍ଦ ସମ୍ବଳ

791

ହରି ପାଣି



ଅରୁଣା ପଦ୍ମ ସମ୍ବଳ

792

K. Jyoti Mondal.

794

Malay Mondal

795



Uma Das.

20, Kolkata - 700001, represented by its director, **SANDEEP KABRA**, son of Late Shrikishan Kabra of 15, Ballygunge Park Road, Kolkata - 700019, hereinafter jointly called and referred to as the "**PURCHASERS**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their executors, administrators, successors in-interest in office, legal representatives or assigns) of the **OTHER PART**.

**WHEREAS** Debendra Nath Mondal and Jatindra Nath Mondal, both since deceased, both sons of Late Ishan Chandra Mondal by inheritance became the owners of 11 decimals Sali land lying, situate at and comprised in R.S. Dag No. 5 under R.S. Khatian No. 124, corresponding to C.S. Dag No. 6, under C.S. Khatian No. 25 of Mouza - Garagachha, J.L. No. 45, Touzi No. 56, Parganas - Medanmallo, Police Station - Sonarpur, District - 24 Parganas, presently South 24 Parganas.

**WHEREAS** by and under a Deed of Sale written in Bengali registered at the office of the Sub - Registrar, Baruipur, being recorded in Book No. I, Volume No. 27, copied at Pages 273 to 274, Being no. 1807 for the year 1960 written in Bengali the said Debendra Nath Mondla and Jatindra Nath Mondal sold, transferred and handed over the said plot of Sali land to Mohon Chandra Mondal, since deceased, son of Late Dayal Chandra Mondal of Balia, Police Station - Sonarpur, District - 24 Parganas presently South 24 Parganas and since then the said Mohan Chandra Mondal had been in possession and cultivation of the said plot of land without any hindrance and disturbance from any corner.



796



Swapan B Mondal

797



Madhu Mondal

L.Tel. of Madhusudhan Mondal  
by the pen of - Sajal Mondal

798



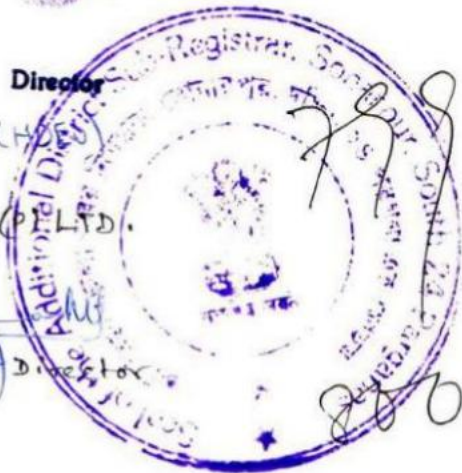
**PATRON COMMERCIAL PVT. LTD.**

*[Signature]*  
Director

(ANJIT SACHDEV)

CRESCENT ESTATES (P) LTD.

*[Signature]*  
(SANDEEP KARRA) Director



**WHEREAS** the said Mohan Chandra Mondal died intestate leaving behind his five sons, namely Sri Bholanath Mondal, Sri Samir Mondal, Sri Ranjit Mondal, Sri Adhir Mondal, Sri Sudhir Mondal and five daughters namely Smt. Lakshmi Mondal, wife of Bholanath Mondal who died intestate leaving behind her three sons - Sri Swapan Mondal, Sri Madan Mondal, Sri Madhusudan Mondal, Smt. Alpana Mondal, wife of Sri Netai Mondal, Smt. Sakuntala Mondal, wife of Sri Sachin Mondal, Smt. Bebi Dhali, wife of Sri Shyamal Dhali, and Smt. Kamala Mondal who died intestate leaving behind her husband, Sri Mahesh Chandra Mondal, her two sons, Sri Kalyan Mondal and Sri Malay Mondal and a daughter, Smt. Uma Das (Mondal), the Vendors herein.

**WHEREAS** all of the Vendors having inherited their share in the said landed property have been jointly in possession and enjoyment of the said plot of land being C.S. Plot No. 6 under C.S. Khatian No. 25 which has been renumbered as R.S. Plot No. 5 in the settlement map of Mouza - Garagachha prepared during Revisional Settlement on the part of the Govt. of West Bengal and as such the said plot of land has been mutated in the record of the Rajpur - Sonarpur Municipality as Tax Holding No. 10, Garagachha of Ward No. 01. The Vendors have the absolute right and authority to sell the aforesaid property to any person of their choice in any manner whatsoever.

**WHEREAS** the Vendors herein expressed their willingness to sell the said 11 decimals Sali land which is described hereinabove and fully described in the schedule hereunder written and the purchasers have





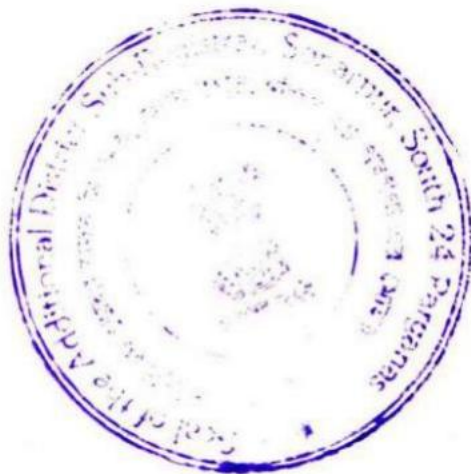
come in contact with the Vendors and offered to purchase the same for total consideration money being sum of Rs. 22,00,000/- (Rupees Twenty Two Lakhs only) and the Vendors have agreed to sell the same and the purchasers have agreed to purchase same.

**AND WHEREAS** the purchasers herein have paid to the Vendors the total consideration money being sum of Rs. 22,00,000/- (Rupees Twenty Two Lakhs only) for the said plot of land together with easements and quasi easement appurtenant thereto within the meaning of law for the time being in force and the Vendors by memo of receipt hereunder admit and acknowledge the payment of the said consideration money.

**NOW THIS INDENTURE WITNESSETH** as follows :-

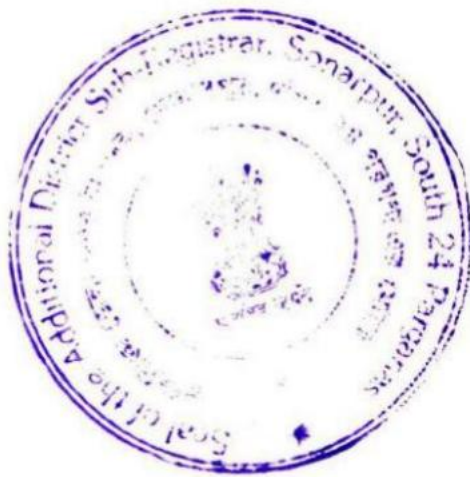
That in consideration of the total sum of Rs. 22,00,000/- (Rupees Twenty Two Lakhs only) paid by the Purchasers to the Vendors time to time for the cost of the said plot of Sali land measuring 11 decimals, be the same a little more or less, lying, situate at and comprised in R.S. Dag No. 5 under R.S. Khatian No. 124 corresponding to C.S. Dag No. 6, under C.S. Khatian No. 25 of Mouza - Garagachha, J.L. No. 45, Touzi No. 56, Parganas - Medanmallo, Police Station - Sonarpur, District - South 24 Parganas and the rights and properties appurtenant thereto the Vendors by memo of receipt hereunder admit and acknowledge and of and from the payment of the same the vendors for ever release, discharge, acquit and exonerate the purchasers the property and every part thereof hereby granted, transferred and conveyed; the vendors doth

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hereby grant, sell, transfer, convey, assign and assure by way of absolute sale unto and in favour of the Purchasers ALL THAT piece and parcel of land measuring more or less 11 decimals which is specifically mentioned and described in the Schedule hereto TOGETHER WITH right of exclusive use and enjoyment of all ancient rights and liberties, hereditaments, trees, plants situated in the said property which is butted, bounded, called, known, numbered, described and distinguished and ALL THAT the estate right, title and interest of the Vendors together with paths, passage, drains, road, supply of water by the authority concern if any, cable, telephone line, electricity, rights, liberties, easements and/ or quasi easements and appurtenances whatsoever for beneficial use and enjoyment of the said landed property or any part thereof belonging to ALL THAT deeds, pottahs, writings, muniments and evidences of title whatsoever relating to the said land or any part thereof which is now or hereinafter shall or may be in the possession, power or control of the Vendors or any other person from whom they can procure the same whatsoever and which is free from all encumbrances and/ or alienation TO HAVE AND TO HOLD the said plot of land and each and every part thereof and rights and properties appurtenant thereto unto and to the use of the purchasers absolutely and forever as heritable and transferable immovable property within the meaning of any law for the time being in force and also subject to the payment of revenue, rates and taxes dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of West Bengal, the Rajpur - Sonarpur Municipality or any other authorities concerned.





**THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASERS**

as follows :-

- i) That the interest which the vendors hereby profess to transfer, subsists and the vendors have good right, title, full power and absolute authority to grant, convey, transfer, assign and assure the property hereby granted, sold, conveyed, transferred, assigned and assured unto and in favour of the purchasers absolutely and forever.
- ii) That there is no Statutory, Judicial and/ or quasi Judicial order or restriction which may prevent the vendors from transferring and/ or conveying the said plot of land and rights and properties appurtenant thereto to the purchasers free from all encumbrances.
- iii) That the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any deeds, documents or writing whereby the property and the rights and properties appurtenant thereto or any part thereof can or may be impeached, encumbered or affected in title.
- iv) That the property is free from all charges, mortgages, liens, attachments, leases, acquisition, requisition, restrictions, litigation, lis pendens, uses, debottar, trusts, made or suffered by the Vendors or any person or persons arising or lawfully, rightfully and/ or equitably claiming any estate or interest therein from, under or in trust for the Vendors.





- v) That the purchasers, their executors, successors in interest in office, administrator and assigns shall and may at all times hereafter peacefully and quietly possess, hold, occupy and enjoy exclusively the said plot of land and every part thereof and/ or construct house, building receive the rents, issue and profits therefrom for their own, without any suit, lawful eviction, interruption, disturbance, claims or demands whatsoever from or by the Vendors or any person or persons lawfully claiming or to claim through, under or in trust for the Vendors and all person having or lawfully claiming any estate right or interest whatsoever at law for the property hereby granted, sold, conveyed, expressed so to be by, from, under or in trust for the Vendors.
- vi) That the Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the purchasers make, doth acknowledge, execute and perform all such further and other lawful and reasonable acts, deeds, conveyance, matters and things whatsoever for further betterment or more perfectly assuring and absolutely granting the property and every part thereof hereby granted and sold unto and to the use of the purchasers as and when shall and may be reasonably required.
- vii) That the purchasers shall hereafter have the right to get mutated their names in the record of the Rajpur - Sonarpur Municipality, in the record of rights of the Department of Land and Land Revenue or any other authority or authorities concerned as the owners of the said plot of land, rights and properties appurtenant thereto



and also to pay revenue and the Municipal Rates and Taxes as may be assessed or imposed in respect of the said plot of land.

- viii) That the purchasers shall have the right, full power and absolute authority to erect boundary walls, construct house, grant, sell, convey, transfer in any manner, assign, assure, mortgage, let out the said property or any portion thereof and the rights and properties appurtenant thereto to any persons/ persons of their choice.

**SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of Sali land estimated by an area measuring 11 decimals, be the same a little more or less, which is delineated and depicted by red border line in the site plan attached herewith which is deemed to be a part and parcel of this indenture, lying, situate at and comprised in R.S. Dag No. 5 under R.S. Khatian No. 124 corresponding to C.S. Dag No. 6, under C.S. Khatian No. 25 of Mouza - Garagachha, J.L. No. 45, Touzi No. 56, Parganas - Medanmallo having Holding No. 10, Garagachha of Ward No. 01 of the Rajpur - Sonarpur Municipality, Police Station - Sonarpur, District - South 24 Parganas alongwith all ancient and easement right attached thereto which is butted and bounded as follows :-

On the North : Land of Sanjiv Kabra.  
On the South : Land of Sandeep Kabra.  
On the East : Land of Ramvilas Agarwal.  
On the West : Land of Late Kangal Mondal.





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

SIGNED, SEALED AND DELIVERED

in the presence of :

1. VIVEN AGARWAL .  
32A, G. C. AVENUE, 6<sup>TH</sup> FLOOR  
KOLKATA - 700013 .

2. Sajal Mondal  
Ghorrajcheta  
KOL - 84

1. *[Handwritten signature]*  
2. *[Handwritten signature]*  
3. Ranjit Mondal

4. Adhir Mondal.  
5. Suchir Mondal.

6. *[Handwritten signature]*

7. *[Handwritten signature]*

8. *[Handwritten signature]*

9. *[Handwritten signature]*

10. *[Handwritten signature]*

11. Malay Mondal

12. Uma Das

13. Swapan Mondal

14. Madhu Mondal

15. *[Handwritten signature]*  
L.P. of Madhusudhan Mondal  
by the pen of -  
Sajal Mondal

SIGNATURE OF THE VENDORS

Drafted and prepared by me -

*[Handwritten signature]*

SAMAR DAS,

Advocate,

High Court, Calcutta,

Enrollment No. WB 91/2005.

**PATRON COMMERCIAL PVT. LTD.**

*[Handwritten signature]*

Director

(BANKIT SACHDEU)

CRESCENT ESTATES (P) Ltd.

*[Handwritten signature]*

Director

SIGNATURE OF THE PURCHASERS





**MEMO OF RECEIPT**

Received the within mentioned total sum of Rs. 22,00,000/- (Rupees Twenty Two Lakhs only) in full being consideration money from the within mentioned purchasers.

Adhir Mondal.

Bankers Cheque No.	Bank	Amount
772402 dt. 24/3/11	Allahabad Bank	1,00,000/-
060948 dt. 24/3/11	South Indian Bank	2,50,000/-
060949 dt. 24/3/11	"	2,50,000/-
		<u>16,00,000/-</u>

1. 65801 0125 83301

**WITNESSES :** (Rupees Sixteen Lakhs only) 300000/-  
Add: Chq. Nos. 702551 & 702552 of South Indian Bank 300000/-  
20,00,000/-

1. VIVEK AGARWAL (Rupees Twenty Two Lakhs only)  
32A, G. C. AVENUE, 6TH FLOOR  
KOLKATA-700013.

2. [Signature]

3. Parjiti Mondal

4. Adhir Mondal.

5. Sudhir Mondal.

6. [Signature]

7. [Signature]

8. [Signature]

9. [Signature]

10. [Signature]

11. Malay Mondal

12. Uma Das.

13. Swapan M Mondal

14. Madhu Mondal  
15. [Signature] of Madhusudhan Mondal  
by the pen of - [Signature]

SIGNATURE OF THE VENDORS

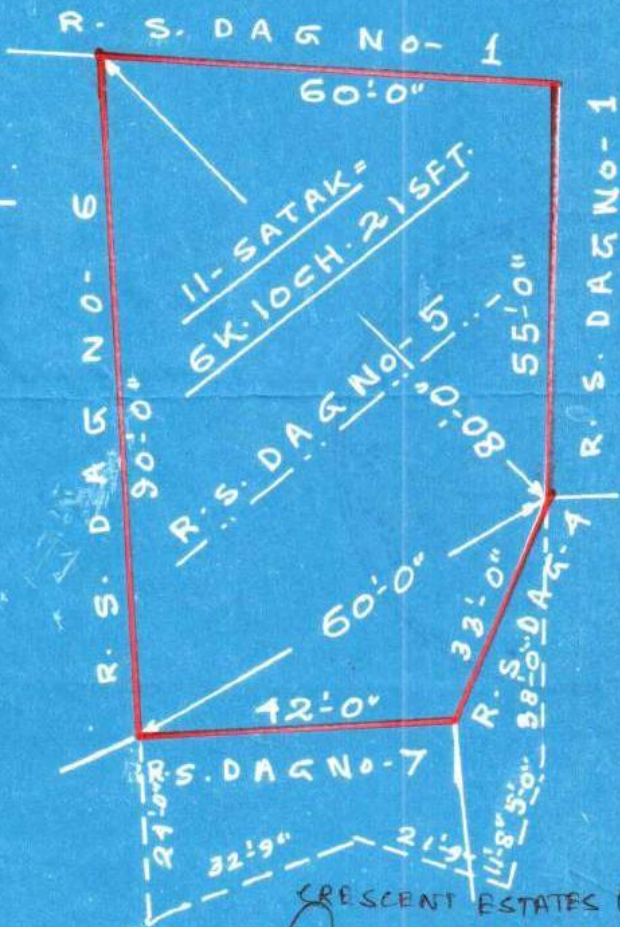
2. Sajal Mondal  
Chomajaha  
Kol-84





3

SITE PLAN OF R.S. DAG No-5, R.S. KHATIAN  
No-124, MOUZA-GARAGACHHA, J.L. NO-45,  
P.S.- SONARPUR, DISTRICT-24-PARGANAS  
(SOUTH), UNDER RAJPUR SONARPUR  
MUNICIPALITY, WARD No-1, SCALE 25'-1"  
RED MARKED



1. ...
2. ...
3. Ranjit Mondal
4. Adhir Mondal.
5. Sudhir Mondal.
6. ...
7. ...
8. ...
9. ...
10. ... Mondal.
11. Malay Mondal
12. Uma Das.
13. Swapan K Mondal
14. Madim Mondal

CRESCENT ESTATES (P) LTD. S.

*Lanandhahil*  
 Director

PATRON COMMERCIAL PVT. LTD.

*Kachhu*  
 Director

L.T.I. of Madhusudan Mondal by the pen of Sajal Mondal

DRAWN-BY:-  
P.S. MANDAL  
GARAGACHHA,  
GARIA, KOL-84.

TRACE-BY:-  
C.B. MANDAL  
26-2-11.  
 E.B.S. No-022  
 P.P.J. SON.  
 MONI.







Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI BHOLANATH MONDAL

SIGNATURE :



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI SAMIR CHANDRA MONDAL

SIGNATURE :



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI RANJIT MONDAL

SIGNATURE :







Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI ADHIR MONDAL

SIGNATURE : Adhir Mondal.



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI SUDHIR MONDAL

SIGNATURE : Sudhir Mondal.



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SMT. SAKUNTALA MONDAL

SIGNATURE : Sakuntala Mondal





Left Hand

Right Hand

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME : SMT. BEBI DHALI

SIGNATURE :



Left Hand

Right Hand

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME : SRI MAHESH CHANDRA MONDAL

SIGNATURE :



Left Hand

Right Hand

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME : SRI KALYAN MONDAL

SIGNATURE :







Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI MALAY MONDAL

SIGNATURE : Malay Mondal



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SMT. UMA DAS

SIGNATURE : Uma Das



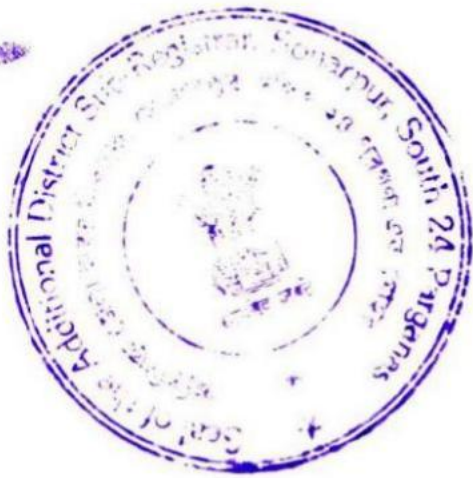
Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI SWAPAN MONDAL

SIGNATURE : Swapan M Mondal







Left Hand

Right Hand

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME :

SMT. MADAN MONDAL

SIGNATURE :

*Madan Mondal*



Left Hand

Right Hand

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME :

SRI MADHUSUDHAN MONDAL

SIGNATURE :

L.T.I. of Madhusudhan Mondal  
by the pen of



Left Hand

Right Hand

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME :

SMT. ALPANA MONDAL

SIGNATURE :

*Alpana Mondal*





Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SANCHIT SACHDEV

SIGNATURE :



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SANDEEP KABRA

SIGNATURE :



