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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 617699

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Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
osements Attached with this
Document are the Part of this
Document.

A.D.S.R. Dasgupta
Bardwan

13 DEC 2013

DEED OF SALE

MARKET VALUE: RS.50,75,000 /-

TRANSACTION VALUE: RS.30,00,000 /-

MOUZA: FULTHOR

AREA SOLD: 5 Katha or 8.25 Decimal

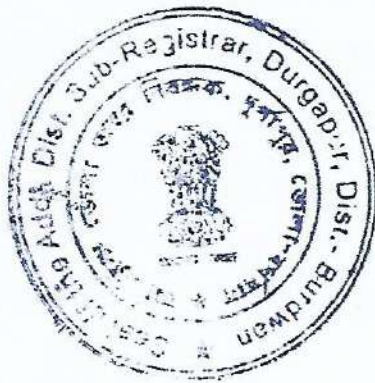
[Handwritten signature]

THIS DEED OF SALE MADE BY NRIPENDRA GHOSH [PAN- AJHP66510H] Son of Santosh Ghosh, by faith- Hindu, by Nationality-Indian, by occupation- Business, resident of Fuljhor. Durgapur-6 P.S. New township, Dist- Burdwan. Hereinafter called the VENDOR of the First Part (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, representatives, successors, and assignees) of the VENDOR.

IN FAVOUR OF

ABHILASA REALCON PRIVATE LIMITED [PAN- AAJCA2238E], a company incorporated under the provisions of the Companies Act, 1956 having its registered office at D.N.-59, Shastri Avenue, Bidhannagar, Durgapur-12, West Bengal represented by its director, SRI SANJIB SAMANTA, son of Haradhan Samanta, residing at Village & Post-Bamunara, Duragapur-713212, Dist- Burdwan, W. B. hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, representatives, successors, and assignees) of the OTHER PART

WHEREAS the Schedule mentioned property was purchased by Vendor jointly with Sri Subrata Dutta S/o Late Satyendra Nath Dutta resident of 2/3, Golf Nagar, Amrai, Durgapur-3, District-Burdwan vide deed no-I-3686 for the year 2007 of A.D.S.R. Durgapur from Smt. Manju Rani Sarkar W/o Fani, Bhusan Sarkar resident of 3/21, Sarat Pally, Durgapur-06, District-Burwan and thereafter Vide Deed No-I-06751 for the year 2010 of A.D.S.R. Durgapur the present Vendor purchased the share of Subrata Dutta S/o Late Satyendra Nath Dutta resident of 2/3, Golf Nagar, Amrai, Durgapur-3, District-Burdwan and he became the sole owner of the schedule mentioned land and his name duly recorded in L.R.R.O.R.. By way of purchase Vendor acquired a valid, good, clear and free marketable right, title and interest over the schedule



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below land and is owning, and possessing the same as absolute owner which give him unfettered power and authority to convey the schedule below property.

AND WHEREAS the vendor is urgent need of money and as such the vendor agreed to dispose the schedule mentioned property by way of sale.

AND WHEREAS the purchasers who are in search of such plot for Residential purpose hereby expressing their intention to buy out the same agreed with the vendor for absolute sale to them of the schedule below land with building at price of Rs. 30,00,000 /-(Thirty Lacks) only which already paid in cash as such the vendor do hereby confirm regarding receipt of sale consideration by putting her signature in this deed.

AND WHEREAS by virtue of this Sale Deed the VENDOR convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at any time had or now have in any manner covering both in law and enquiry free from any encumbrance either factual or implied or latent whatsoever in favour of purchaser for good so that the purchaser shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such VENDOR shall keep the PURCHASER harmless and indemnified from any charges, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASER.

AND WHEREAS the VENDOR bind himself to execute Deeds, things, at the request and cost of the purchaser to do and execute or cause to be done anything which may effectual necessary for the PURCHASER to enjoy the property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASER shall and may from time to time and all times hereafter peaceable and quiet enter upon, have, hold, occupy possess and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from only the said VENDOR or by any person, or persons claiming from, under or in truest of their.

The Vendor bind himself to declare that schedule below plot have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judic of any court or been notified for any kinds of requisition and vendors sale out the same to purchaser having good marketable title without any kinds of encumbrances.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get their name recorded in the records of B.L. & L.R.O. during settlement and to mutate their name into the Rent Roll of Govt., of West Bengal, and will be able to pay any rent, rates, and charges without any connection or concerned whatsoever with the VENDOR.

The Purchaser shall regularly pay holding taxes, land taxes in respect of their purchased scheduled plots to their free choice.

SCHEDULE

ALL that piece and parcel of Land and a 100 Sq, Ft house with thatched roofing and cemented flooring the value of House is Rs. 75,000/- (Seventy Five) thousand situated within District:-Burdwan, P.S-New township, Mouza - Fuljhor, J.L. No. 82, comprising in Khatian No-684, L.R. Khatian-269/ under Durgapur Municipal Corporation:-

Plot No	L.R. Plot No	Nature	Area	Price (Rs.)
299	634	Bastu	5katha or 8.25 Decimal	Rs.29,25,000



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Entire land is butted and bounded:-

North :- 100 Ft wide Metal Road

South:- Plot No-299

East:- Plot No-299

West:- 20 Ft wide Metal Road

The Land is used for residential purpose.

A sketch map is annexed herewith which is considered to be a part and parcel of this Deed

The schedule mentioned land is never acquired by the Govt.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor / Purchaser is attested in additional pages in this deed being no. (1).(A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the Vendors put their respective signatures on this 13TH Day of December 2013 in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES:

- ① Swaro chandra Paul -
 2nd gobardhan Paul -
 Bidhan nagar, Resgari - 12
- ② Somnath Paul ✓
 4th Naba Kon Paul
 Sagarbarga, Durgapur-19

Uripendra Ghosh
 SIGNATURE OF THE VENDOR

Drafted and Typed by me & I read over & Explained
 in Mother Languages to all Parties to this deed and
 all of them admit that the Same has been
 correctly written as per their instruction

Sensata Mukherjee (Arl).

Durgapur Court

Enrol No - NB/506/2007

13 DEC 2013

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Durgapur, Burdwan

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SKETCH PLAN OF R.S. PLOT NO. - 299(P)

MOUZA - FULJHORE, J.L. NO. - 82

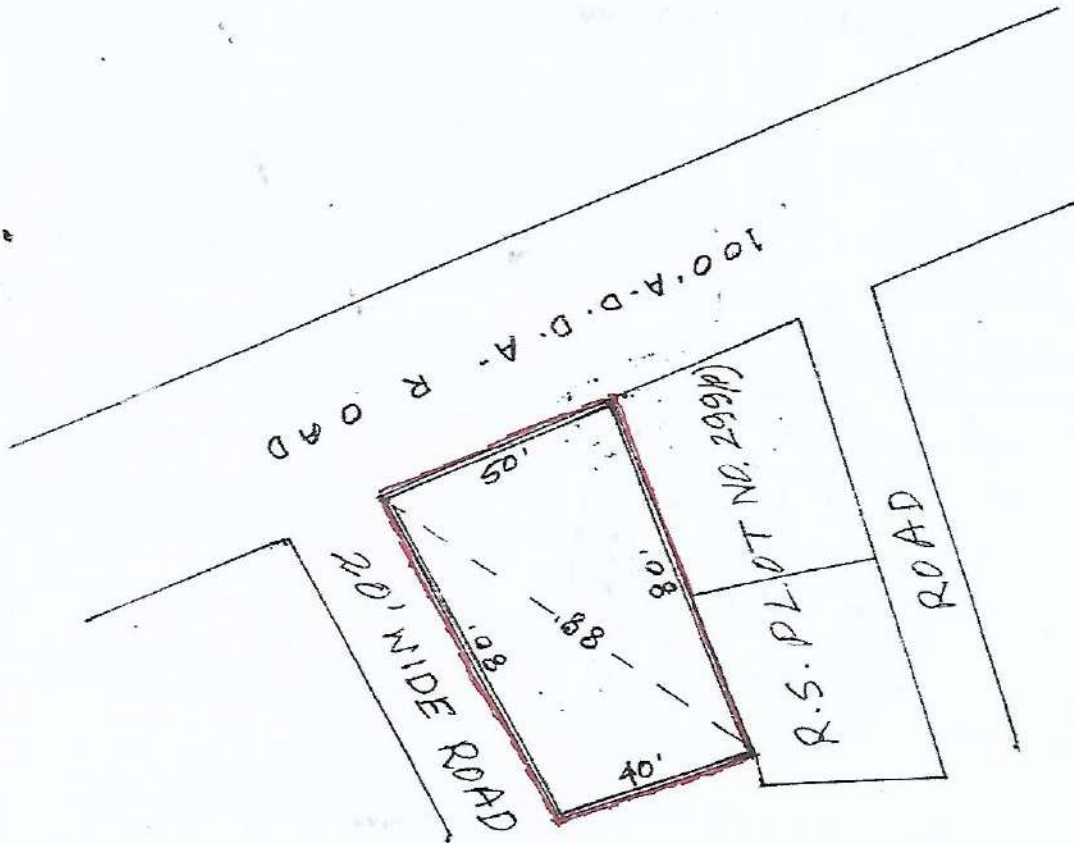
P.S. - NEW TOWNSHIP, DIST - BURDWAN

AREA - 5 KA. SHOWING IN RED COLOUR

SOLD TO - ABHILASA REALCON (P) LTD.

DEED PLAN TO DEED PLAN.

NOT TO SCALE.



TRACED BY :

Debdas Gope

Surveyor

DEBDAS GOPE

AT.-Kuldiha, DGP-12

Reg. No.-WB/K-627/2008 of

Govt. of West Bengal, Burdwan

(M) 9732053871

Aspendra Ghosh

13 DEC 2013

Addl. Dist. Sub-Registrar
Durgapur, Burdwan

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Signature, Colour passport size photograph, finger prints of the Vendor & Purchaser

Right Hand					
	Thumb	Fore	Middle	Ring	Little

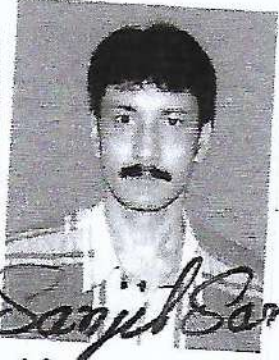


Nandendra Ghosh

Colour Passport size photograph, finger prints of both the hands is attested.

Signature, Colour passport size photograph, finger prints of the Vendor & Purchaser

Right Hand					
	Thumb	Fore	Middle	Ring	Little

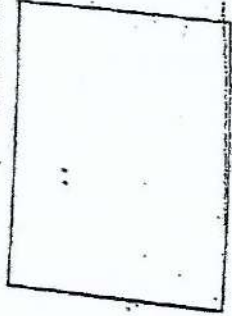


Sanjiv Samanta

Colour Passport size photograph, finger prints of both the hands is attested.

Signature, Colour passport size photograph, finger prints of the Vendor & Purchaser

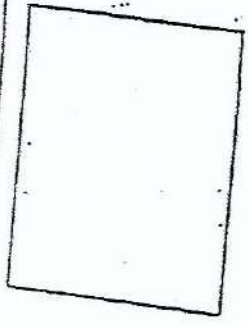
Left Hand					
Right Hand					
	Thumb	Fore	Middle	Ring	Little



Colour Passport size photograph, finger prints of both the hands is attested.

Signature, Colour passport size photograph, finger prints of the Vendor & Purchaser



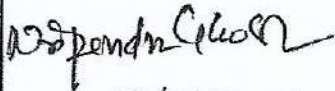
Left Hand					
Right Hand					
	Thumb	Fore	Middle	Ring	Little






Colour Passport size photograph, finger prints of both the hands is attested.

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. DURGAPUR, District- Burdwan
Signature / LTI Sheet of Serial No. 10215 / 2013, Deed No. (Book - I , 09809/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Nripendra Ghosh Fuljhore,, DURGAPUR MC, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713206	 13/12/2013	 LTI 13/12/2013	 13/12/2013

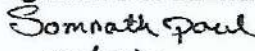
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Nripendra Ghosh Address -Fuljhore,, DURGAPUR MC, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713206	Self	 13/12/2013	 LTI 13/12/2013	

Name of Identifier of above Person(s)

Somnath Paul
Sagarbhanga, Durgapur, District:-Burdwan, WEST
BENGAL, India, Pin :-713219

Signature of Identifier with Date


13/12/13





(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 09809 of 2013
(Serial No. 10215 of 2013 and Query No. 0206L000017298 of 2013)

On 13/12/2013

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, 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 55821.00/-, on 13/12/2013

(Under Article : A(1) = 55814/- ,E = 7/- on 13/12/2013)

Certificate of Market Value(WB PUVI rules of 2001)

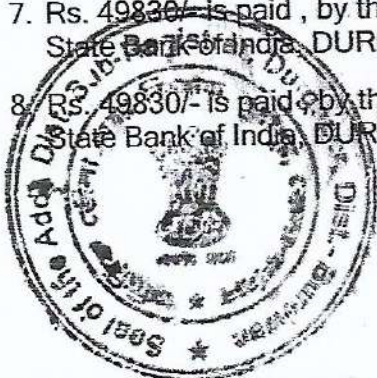
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-50,75,000/-

Certified that the required stamp duty of this document is Rs.- 355260 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 1450/- is paid , by the Bankers cheque number 019453, Bankers Cheque Date 12/12/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 13/12/2013
2. Rs. 18200/- is paid , by the Bankers cheque number 019491, Bankers Cheque Date 13/12/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 13/12/2013
3. Rs. 31630/- is paid , by the Bankers cheque number 018819, Bankers Cheque Date 02/12/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 13/12/2013
4. Rs. 49830/- is paid , by the Bankers cheque number 019481, Bankers Cheque Date 12/12/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 13/12/2013
5. Rs. 49830/- is paid , by the Bankers cheque number 019449, Bankers Cheque Date 12/12/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 13/12/2013
6. Rs. 49830/- is paid , by the Bankers cheque number 019448, Bankers Cheque Date 12/12/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 13/12/2013
7. Rs. 49830/- is paid , by the Bankers cheque number 019470, Bankers Cheque Date 12/12/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 13/12/2013
8. Rs. 49830/- is paid , by the Bankers cheque number 019471, Bankers Cheque Date 12/12/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 13/12/2013



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 09809 of 2013
(Serial No. 10215 of 2013 and Query No. 0206L000017298 of 2013)

9. Rs. 49830/- is paid , by the Bankers cheque number 019490, Bankers Cheque Date 12/12/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 13/12/2013

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

Presented for registration at 13.51 hrs on :13/12/2013, at the Office of the A.D.S.R. DURGAPUR by Nripendra Ghosh ,Executant.

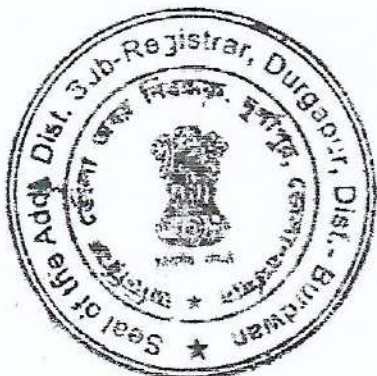
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 13/12/2013 by

1. Nripendra Ghosh, son of Santosh Ghosh , Fuljhore,, DURGAPUR MC, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713206, By Caste Hindu, By Profession : Business

Identified By Somnath Paul, son of Naba Kr. Paul, Sagarbhanga, Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713219, By Caste: Hindu, By Profession: Others.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR




(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 1308 to 1319
being No 09809 for the year 2013.




(Satyajit Biswas) 16-December-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal