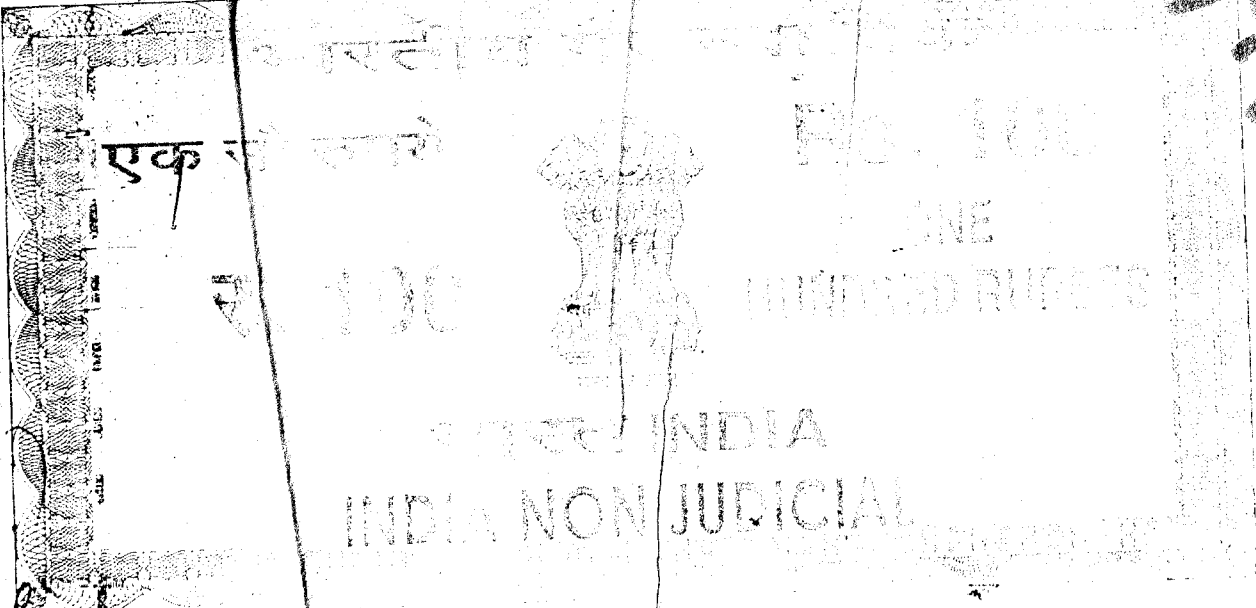


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Sl. No.  
23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

22 25 160000

~~Central District~~  
~~oldhannagar (Salt Lake)~~

25 APR 2008

DEED OF SALE.  
Valued at 22,25,000-/-only.

THIS DEED OF SALE is made this day of 25<sup>th</sup> APRIL, in the  
Year 2008. B E T W E E N

CONTD..PAGE..2

2209  
2008  
27/8/2008

**SK. MEHBUBAR RAHMAN**  
(Advocate)  
**BARASAT COURT**

Doc  
Declarations

11/11/2008  
62000

27/8/2008



3998  
N.C

27/8/2008



Commitment  
Statement  
SPL  
10/5/08

*[Handwritten signature]*  
25 APR 2008

25 APR 2008

::2::

**HABIBUR LASKAR**, son of Tahar Ali, by faith- Islam, by occupation-Cultivation, by nationality Indian, residing at- Chaukpanchuria, P.S-Rajarhat, Dist- North 24 Parganas hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, assigns and/or nominees) of the **ONE PART**.

A N D

**SIDDHI VINAYAK ENCLAVE PRIVATE LIMITED** a private limited company incorporated under the Companies Act 1956 having its registered office at 52, Weston Street, 4<sup>th</sup> Floor, Kol-012 hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its director or directors, authorized signatories, office bearers, assigns and or nominee or nominees) of the **OTHER PART**.

**WHEREAS**, One **HABIBUR LASKAR** having .2500 share is the recorded owner of a plot of land measuring about 14 decimal out of the total land of 59 decimal whose recorded classification is **SHALI** comprised under the R.S DAG NO- 246, in the L.R **KHATIAN NO - 1875**, at **MOUZA- CHAUKPANCHURIA**, J.L NO 33, P.S- Rajarhat, under the Gram Panchayat of Patharghata No- 2 and had been possessing the said plot of land free from all encumbrances, charges, liens, lis pendences whatsoever.

**WHEREAS** said **HABIBUR LASKAR** in consequence to the aforesaid recorded ownership, possession over the said plot of land has the absolute right to sell, gift, exchange, mortgage, and or any type of transfer of land which is lawful and valid in the eye of law in respect of the said plot of land.

**AND WHEREAS** due to urgent need of money the **VENDOR** herein has agreed to sell and the **PURCHASER** herein has agreed to purchase the said plot of land measuring about 8.90 **KATTA** (Eight point nine zero) lying and situate at **Mouza- Chaukpanchuria**, J. L NO- 33, R.S. Dag No-246, L.R. Khatian No-1875, P.S-Rajarhat, District:-

Contd. page..3

::3::

North 24 Parganas under the Grampanchayet-Patharghata No-II particularly mentioned and described in the schedule hereunder written and particularly delineated in the MAP OR PLAN in RED boarder and hereinafter referred to as the SAID PROPERTY, absolutely and forever free from all encumbrances, charges, attachments, liens, lispences, claims or demands whatsoever at or for a consolidated consideration of RS.22,25,000 - (RUPEES TWENTY TWO LACS TWENTY FIVE THOUSAND) only which the VENDOR herein doth hereby admit, acknowledge and confirm.

NOW THIS DEED WITNESSETH THAT in pursuance of the said agreement and in consolidated consideration of RS. 22,25,000/-(RUPEES TWENTY TWO LACS TWENTY FIVE THOUSAND.)only truly paid by the PURCHASER to VENDOR at or before the execution of this presents (the receipt whereof the VENDOR doth hereby as well as by the receipt hereunder written admitted, and acknowledged and of and from the same and every part thereof doth hereby acquit release and forever discharged the PURCHASER and the hereby absolutely and indefeasibly grant, convey, sell and transfer, assign and assure unto and in favor of the PURCHASER ALL THAT piece and parcel of the "SAID PROPERTY" measuring about 8.90 (EIGHT POINT NINE ZERO) KATTA comprised under the R.S DAG NO 246 , in L.R KHATIAN 1875 AT MOUZA- CHAUKPANCHURIA, J.L NO -33, P.S- Rajarhat under the Patharghata NO-II Gram Panchayat, DIST- North 24 Parganas which is morefully described in the schedule hereunder written and hereinafter referred to us the "SAID PROPERTY" particularly delineated in the MAP in R E D boarder OR HOWSOEVER OTHERWISE the "Said property " or any part heretofore were or was now are or is situate, tenanted, butted and bounded, called, known, numbered, described, distinguished, TOGETHER WITH ALL erections walls, boundaries, pits areas, court yards, sanitary connections, electricity connection, fittings and fixtures, drains,swears.paths, passages, ways . AND ALL manner of formal or other rights, liabilities, advantages, emoluments, appendages, appurtenances easements, privileges, emoluments whatsoever to the "SAID PROPERTY" or any part thereof

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**::4::**

belonging or anywise appurtenant or which the same or any part thereof now are or is or any time hereto fore were or was held, used, occupied enjoyed, reputed to belong or to be appurtenant thereto and the reversion or reversions, remainder or remainders, AND the rents, issues, profits thereof AND ALL the estates, rights, title, interest, use possession claims or demands whatsoever both in law or in equity of the VENDOR into and upon the "Said Property" or any part thereof TOGETHER WITH ALL deeds pastas, muniments, writings, evidences on title in any wise relating to the said property or any part thereof which now or hereunder or hereinafter shall or may be in the custody or power or possession of the VENDOR or which the VENDOR can procure without any action in any suit in law or in equity TO HAVE AND TO HOLD the said plot of land or property AND ALL AND SINGULAR other the "Said Property" granted, conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH ALL rights, interests, emoluments, appendages, appurtenances unto and to the use of the PURCHASER absolutely And forever free from all encumbrances, attachments, charges, liens, lispendance, claims or demands whatsoever.

**AND THE VENDOR DOTH HEREBY COVENANTED WITH THE PURCHASER AS FOLLOWS-:**

1. That notwithstanding any thing, act, deed, matter, by the VENDOR done executed or suffered to the contrary, the VENDOR is absolutely owned, seized, and possessed of and or otherwise well and sufficiently become entitled to the "said property" as an estate equivalent to an absolute estate of inheritance in fee simple in possession to the said property and every part thereof.

2. That notwithstanding as aforesaid the VENDOR now hath in good right, full power and absolute authority and indefeasible title to grant, sell and transfer convey, assign and assure ALL AND SINGULAR THE "Said Property" hereby granted, sold, transferred conveyed, assigned and assured or expressed or intended so to be unto and to the use of the PURCHASER in the manner as aforesaid according to the true intent and meaning of this presents.

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3. That the **PURCHASER** shall or will or may from time to time and all time hereafter peaceably and quietly enter into hold, possess and enjoy the "said property" hereby granted, conveyed and received and to take the rents, issues and profits thereof and every part thereof without any lawful trouble, hindrances, disturbances, evictions, interruptions, claims or demands whatsoever from or by the **VENDOR** or persons claiming under or from or trust for the **VENDOR**.

4. That free and clear, freely and clearly absolutely acquitted, exonerated discharged, and released or otherwise at the cost of the **VENDOR** well and sufficiently saved defended, kept harmless and indemnified of and assign **AND ALL** manner of other charges, mortgages, liens, lispendences, attachments, encumbrances, whatsoever created by the **VENDOR**.

5. That the **VENDOR** and all persons claiming any estate, rights, interests, claims or demands whatsoever both in law or in equity into or upon the said property hereby granted, sold, conveyed, transferred assigned, assured, or expressed, or intended so to be or any part thereof through or under in trust for the **VENDOR** or any other person aforesaid shall or will or may from time to time and at all time hereafter at the request and costs of the **PURCHASER** and does and execute all such assurances, acts, deeds, matters, things, for further better and more effectual granting selling, transferring and assuring the said property and every part thereof unto and to the use of the **PURCHASER** will or may reasonably required.

6. That the "said property" is not affected by any attachment including the attachment under the Certificate case or proceedings started at the instances of the Income Tax Authority or other Govt. Authorities under the Public Demand Authority Act or otherwise whatsoever and no Certificate case or proceedings pending against the **VENDOR** for realization of arrear under the said Act or any other Act for the time being in force and the said property is not affected by any notice or scheme of acquisition of the Govt. of West Bengal or any other local panchayet or public body or body corporate and no declaration has been made or

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**::6::**

*published for the acquisition of the said property or any part thereof under the Acquisition Act or any other Act for the time being in force .*

*7. That the said property or any part of it has been used as BASTU and by the VENDOR being the RAIYAT under the GOVERNMENT OF WEST BENGAL.*

*8. That the VENDOR have not at any time done or executed or knowingly suffered or been part to any act deed, things, or matters, whereby and where under the 'said property' together with all easement right thereto hereby sold, granted, conveyed or expressed or so to be or any part thereof is or may be impeached or encumbered or affected in title or otherwise*

*9. That the PURCHASER herein shall be free, clear, absolutely discharged saved, harmless and kept indemnified against all estates, charges, encumbrances, liens, lispendances, attachments, debts, requisitions, or trusts claims, or demands whatsoever created occasioned or made by the VENDOR or any person or persons lawfully or equitably claiming as aforesaid.*

*10. That the VENDOR also declares and confirms that they are in kash and vacant possession of the "Said property" and every part thereof TOGETHER WITH all easements right accrued thereon and no one else has any right or interest therein or any part or portion thereof as occupant, tenant, or otherwise.*

*11. That the VENDOR hereby further covenant with the PURCHASER that in the event of their being any defect in the title and or any claim from any third party or any of the representation is found to be incorrect or false, the VENDOR shall cause such defect to be remedied, removed and have agreed to keep the PURCHASER saved kept harmless, and fully indemnified, from all costs, claims, charges, actions, suits and proceedings .*

*12. That the VENDOR hereby declares and confirms that they does not hold any excess vacant land within the provisions of the W.B.L.R.Act,1956 and also under the*

*contd..page..7*

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provisions of the Urban Land (Ceiling and Regulation) Act, 1976 as amended up to date .

13. That the *VENDOR* further covenant with the *PURCHASER* that the *VENDOR* will provide all necessary helps, actions, and assistances, to the *PURCHASER* to deliver the peaceful vacant possession of the said property at or before the execution of this presents or deed of sale .

SCHEDULE OF THE "SAID PROPERTY"  
:: AS ABOVE REFERRED TO ::

MOUZA:- CHAKUPANCHURIA,

J.L NO -33

P.S- RAJARHAT,

UNDER THE GRAMPANCHAYAT OF PATHARGHAT NO-2,

DIST-NORTH 24 PARGANAS

<u>R.S DAG</u>	<u>L.R KHATIAN</u>	<u>CLASSIFICATION</u>	<u>AREA</u>
246	1875	SHALI	8.90 Katta more or less.

TOTAL =8.90(eight point nine zero)KATTA more or less.

THE PLOT OF LAND OF R.S DAG No-246 is butted and bounded by -:  
ON THE NORTH:- PART OF R.S. DAG - 246 (P).  
ON THE SOUTH:- PART OF R.S. DAG - 246 (P).  
ON THE EAST:- PART OF R.S. DAG - 246 (P).  
ON THE WEST:- PART OF R.S. DAG - 239 and 238.

Contd. page. 8



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IN WITNESSES WHEREOF the VENDOR have set and subscribed their respective hands, seal and signatures/THUMB on the day month and year as above written in presence of the following witnesses.

WITNESSES

1) শ্রীমান শ্রীমান শ্রীমান  
শ্রীমান শ্রীমান শ্রীমান  
শ্রীমান শ্রীমান শ্রীমান  
তার তারিখ ২০১৬ সাল

2) Gaitan Pleis

শ্রীমান শ্রীমান শ্রীমান ২০১৬ সাল ২/৬/১৬

শ্রীমান শ্রীমান শ্রীমান  
২০১৬ সাল

-----  
SIGNATURE OF THE VENDOR

DRAFTEED & PREPARED BY ME.

SK. MEHBUBAR RAHMAN  
ADVOCATE  
F-2445/2463/02.

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**TRICT NORTH 24 PAR**  
**ICE OF THE**

presentant should be pasted in the front page



Habibur Laskar

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**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

২৭৭৭৭৭৭৭৭৭৭৭  
 Signature of the presentant

(2)

Name .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓).

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant /  
 Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

Government Of West Bengal

PLAN OF R S DAG NO-246

KHATIAN NO-

1 & KHATIAN NO-1875

UZA. CHAKPACHURIA. J.L. NO-33, R.S.

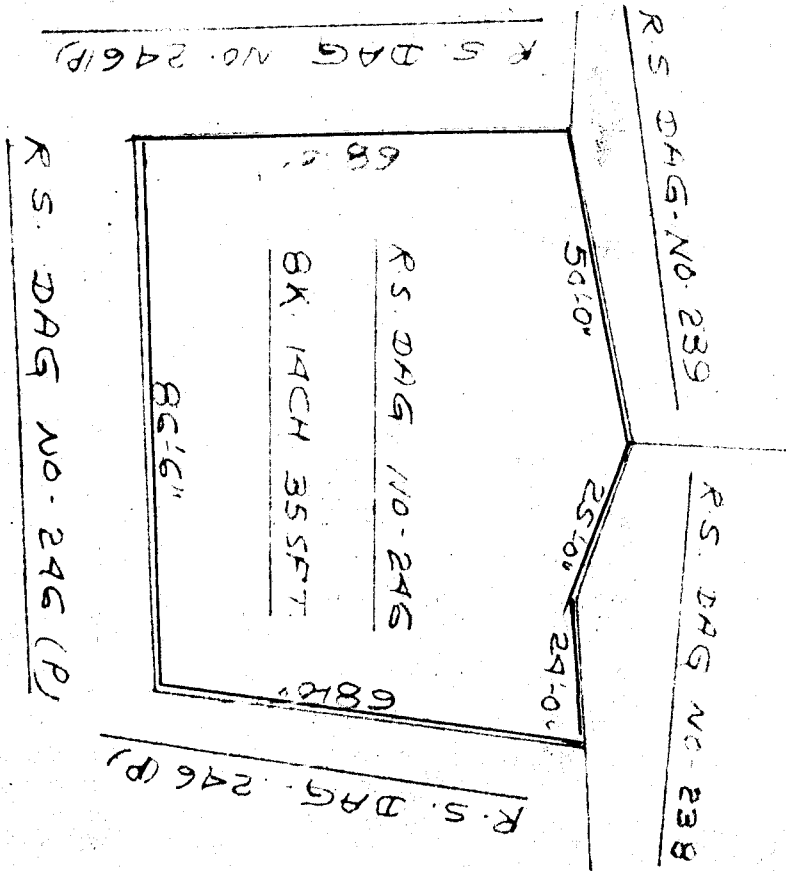
POS 1/2 P.S. RAJAR HAT DIST NORTH

PARGANAS.

SCALE-30'0"=1" INCH

PURCHASER.

SOLD BY



2Y1009 m 24

DRAWN BY

Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR

Endorsement For deed Number :I-06340 of :2008  
(Serial No. 05168, 2008)

Rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-

Costs:

rupees under article : A(1) = 24464/- on:16/05/2008

Rate of Market Value(WB PUVI rules 1999)

that the market value of this property which is the subject matter of the deed has been assessed at Rs- 10000/-

that the required stamp duty of this document is Rs 111250 /- and the Stamp duty paid as: Impressive Rs- 100

Stamp duty

Stamp duty : 1.Rs 13150/- is paid by the draft no. :586611, Draft date:16/05/2008, Bank name:STATE BANK OF Swasthya Bhawan, recieved on :16/05/2008. 2.Rs 49000/- is paid by the draft no. :586612, Draft date:16/05/2008, Bank name:STATE BANK OF INDIA, Swasthya Bhawan, recieved on :16/05/2008. 3.Rs 49000/- is paid by the draft no. :586613, Draft date:16/05/2008, Bank name:STATE BANK OF INDIA, Swasthya Bhawan, recieved on :16/05/2008.

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

Registered for registration at 16.16 on :16/05/2008, at the Office of the A. D. S. R. BIDHAN NAGAR by Habibar Laskar, Executant.

Consent of Execution(Under Section 58)

Consent is admitted on :16/05/2008 by  
1. Habibar Laskar, son of Tahar Ali, Chakpanchuria, Thana Rajarhat, By caste Hindu, by Profession :----  
2. G Kabiraj, son of Lt H Kabiraj Aswaninagar Thana: Rajarhat, by caste Hindu, By Profession :-----

[Nurul Amin Khan]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR

Govt. of West Bengal

M



A

RECEIVED  
MAY 11 2000

6 MAY 2000

