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05327



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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B 022919

~~Additional District Sub-Registrar  
Meharajpur (Sak Bahar)~~

11 APR 2008

23 APR 2008

DEED OF SALE

VALUED AT RS 30,79,000/- (RUPEES THIRTY LACS SEVENTY NINE THOUSAND) ONLY

Cond..page..2

922  
714.01

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

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L.T. 1 of Dilip Sardar  
by Pone of Gantamphras

3578  
VC

L.T. 1 of Dilip Sardar  
by Pone of Gantamphras

3579  
VC

L.T. 1 of Mani mohan Sardar  
by Pone of Gantamphras

3580  
VC

L.T. 1 of Sumier Sardar  
by Pone of Gantamphras

3581  
VC

L.T. 1 of Bhola Sardar  
by Pone of Gantamphras

**Additional District Sub-Division  
Mishanagar (Salt Lake)**  
**11 APR 2008**

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**THIS DEED OF SALE** is made this day of 11. APRIL, 2008, BETWEEN

1). **DILIP SARDAR** son of late Anath Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Sardarpara (Uttar), Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

2). **MONIMOHAN SARDAR**, son of late Anath Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Sardarpara (Uttar), Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

3). **SUMIR SARDAR**, son of late Biswanath Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Sardarpara (Uttar), Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

4). **BHOLA SARDAR**, son of late Biswanath Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Sardarpara (Uttar), Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

5). **SHANKAR SARDAR**, son of late Biswanath Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Sardarpara (Uttar), Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

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L.T.I. of Shankar Sardar  
by Pone of Gatan Khing



3582  
VC

L.T.I. of Somaki Poni Sardar  
by Pone of Gatan Khing



3583  
VC

L.T.I. of Rupa Kahar  
by Pone of Gatan Khing



3584  
VC

L.T.I. of Krishna Kahar  
by Pone of Gatan Khing



3585  
VC

L.T.I. of Shurua Mondal  
by Pone of Gatan Khing



3586  
VC

L.T.I. of Ganga Kahar  
by Pone of Gatan Khing

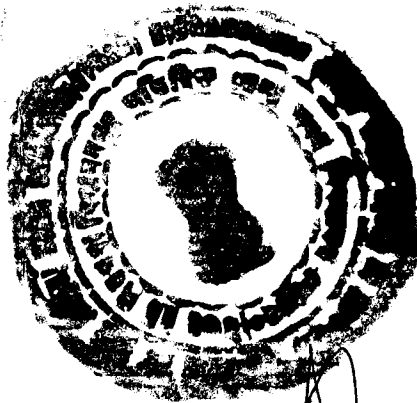


3587  
VC

L.T.I. of Samuna Kahar  
by Pone of Gatan Khing



3588  
VC



Regional District Sub-Registrar  
Bikaner (Salt Lake)

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6). **SANCHI RANI SARDAR**, wife of late Biswanath Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Sardarpara (Uttar), Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

7). **RUPA KAHAR**, wife of Sri Palan Kahar, by faith Hindu, by nationality Indian, by occupation house wife, residing at Kahar Para, Chanpatala, P.S-Deganga, Dist-North 24 Parganas.

8).**KRISHNA KAHAR**, wife of Sri Tarapada Kahar, by faith Hindu, by nationality Indian, by occupation House wife, residing at Village-Gopalpur, P.S-Harora, Dist-North 24 Parganas.

9). **JHUMA MONDAL** wife of Sri Basu Mondal, by faith Hindu, by nationality Indian, by occupation House wife, residing at Kalikapur, (Uttar Para), Shashan, P.S- Barasat, Dist- North 24 Parganas.

10) **GANGA KAHAR**, wife of Sri Nishikanta Kahar, by faith Hindu, by nationality Indian, by occupation house wife, residing at village- Shalipur, P.S-Harora, Dist- North 24 Parganas.

11).**JAMUNA KAHAR**, wife of Sri Sukhchand Kahar, by faith Hindu, by nationality Indian, by occupation house wife, residing at village- Shalipur, P.S-Harora, Dist- North 24 Parganas.

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3589  
VC

L.T.I. of Damini Mondal  
by Pore of Gantakher

3590  
VC

L.T.I. of Boudal Sardar  
by Pore of Gantakher

3591  
VC

L.T.I. of Tarapada Sardar  
by Pore of Gantakher

3592  
VC

L.T.I. of Jayanta Sardar  
by Pore of Gantakher

3593  
VC

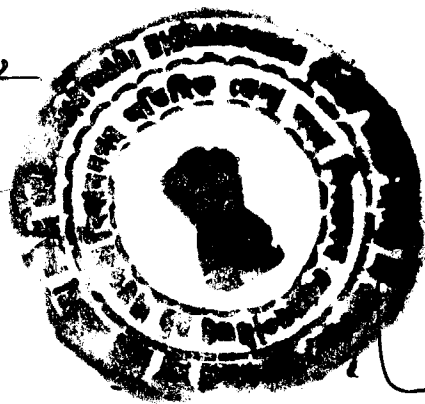
L.T.I. of Sukher bala Sardar  
by Pore of Gantakher

3594  
VC

L.T.I. of Sukhi Sone Sardar  
by Pore of Gantakher

3595  
VC

L.T.I. of Sandhya Sardar  
by Pore of Gantakher



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12). **ANJALI MONDAL** wife of Sri Shambhu Mondal, by faith Hindu, by nationality Indian, by occupation house wife, residing at village-Falti, Beliaghata, P.S-Barasat, Dist- North 24 Parganas.

13). **DAMINI MONDAL** wife of Sri Shibu Mondal by faith Hindu, by nationality Indian, by occupation house wife, residing at village-Kantipur, P.S-Rajarhat Dist- North 24 Parganas.

14) **BASUDEB SARDAR**, son of late Nabin Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Sardarpara (Uttar), Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

15). **TARAPADA SARDAR**, son of late Nabin Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Sardarpara (Uttar), Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

16). **JAYANTA SARDAR**, son of late Nabin Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Sardarpara (Uttar), Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

17). **SAKHER BALA SARDAR**, daughter of late Nabin Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village

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3596  
VC

L.T.I. of Sansay Sardar  
by Pore of Gatan/Khas

3597  
VC

L.T.I. of Dipali Mondal  
by Pore of Gatan/Khas

3598  
VC

L.T.I. of Anjali Sardar  
by Pore of Gatan/Khas

3599  
VC

Aloke Sardar

3600  
VC

3601  
VC

L.T.I. of Nayan Sardar  
by Pore of Gatan/Khas

3602  
VC

L.T.I. of Sharma Sardar  
by Pore of Gatan/Khas



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Sardarpara (Uttar), Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

18). **SUKHI SONA SARDAR**, daughter of late Nabin Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Sardarpara (Uttar), Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

19) **SANDHYA SARDAR**, wife of late Bhagyadhar Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

20). **SANJAY SARDAR**, son of of late Bhagyadhar Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

21). **DIPALI MONDAL**, wife of Nayan Mondal, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

22). **ANJALI SARDAR**, wife of late Sahadeb Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

23). **ALOK SARDAR**, son of late Sahadeb Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at Village Chaukpanchuria, Patharghata, P.S-Rajarhat, Dist- North 24 Parganas.

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3603  
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L.T. of Pabna Sarda  
by Pone of Gatan Khatung

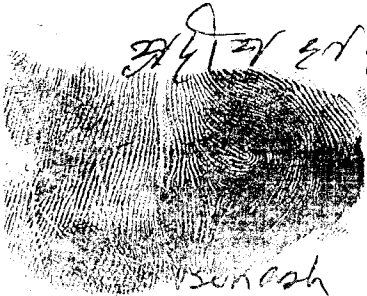


3604  
VC

L.T. of Pabna Sarda  
by Pone of Gatan Khatung



3605  
VC



पबना सार्दा

3606  
VC

Pabna Sarda



3607

L.T. of Pabna Sarda  
by Pone of Gatan Khatung VC



3608

L.T. of Pabna Sarda  
by Pone of Gatan Khatung

Gatan Khatung

3/2 Anand Khatung

J.P.L. Anand Khatung

Kel. 59 -



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24). **SUJATA SARDAR**, daughter of Sahadeb Sardar, by faith Hindu, by Nationality Indian, by occupation Cultivation, residing at village Chaukpanchuria, P.S-Rajarhat, Dist-North 24 Parganas.

25). **NAYAN SARDAR** , son late Prallad Sardar, by faith Hindu, by nationality Indian, by occupation cultivation, residing at village Chaukpanchuria, P.S- Rajarhat, Dist-North 24 Parganas.

26). **DHARMA SARDAR**, son late Kanta Sardar, by faith Hindu, by nationality Indian, by occupation cultivation, residing at village Chaukpanchuria, P.S- Rajarhat, Dist-North 24 Parganas.

27). **PALASH SARDAR**, son late Satish Sardar, by faith Hindu, by nationality Indian, by occupation cultivation, residing at village Chaukpanchuria, P.S- Rajarhat, Dist-North 24 Parganas.

28). **PRABIR SARDAR**, son of late Satish Sardar, by faith Hindu, by nationality Indian, by occupation cultivation, residing at village Chaukpanchuria, P.S- Rajarhat, Dist-North 24 Parganas.

29). **PRADIP SARDAR**, son of late Satish Sardar, by faith Hindu, by nationality Indian, by occupation cultivation, residing at village Chaukpanchuria, P.S- Rajarhat, Dist-North 24 Parganas.

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UTI of Anjali Khandal  
by name of Mr.  
Rajib Pramanick

Rajib Pramanick  
S/O. Sital Pramanick  
Dashadrone Schoolmatta  
P.O. - R. Gopalpur  
MO - 700136.  
Occupation - Business



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**30). BIKASH SARDAR**, son of late Satish Sardar, by faith Hindu, by nationality Indian, by occupation cultivation, residing at village Chaukpanchuria, P.S- Rajarhat, Dist-North 24 Parganas.

**31).SUJATA DHALI**, wife of Sri Shymal Dhali, by faith Hindu, by nationality Indian, by occupation House wife, residing at village Falti Beliaghata, P.S-Barasat, Dist- North 24 Parganas.

**32). SANDHYA RANI SARDAR**, wife of late Satish Sardar, by faith Hindu, by nationality Indian, by occupation cultivation, residing at village Chaukpanchuria, P.S- Rajarhat, Dist-North 24 Parganas.

**PERSON NO-1 to 32 hereinafter referred to as the VENDORS(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, assigns and or nominees) of the ONE PART.**

**AND**

**MAGNOLIA PROPERTIES PVT. LTD**, a private limited company incorporated under the Indian Companies Act, 1956, having its registered office at 12 C, Chakraberia Road (North), Kolkata -700020 hereinafter called the **PURCHASER**(which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office, directors, authorized signatories, office bearers, and or nominees) of the **ONE PART.**

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**WHEREAS**, one Phani Sardar, Makhan Sardar and Bankim Sardar all sons of late Ramkrishna Sardar were jointly in equal share owned seized and possessed of and or otherwise well and sufficiently become entitled to a plot shali of land measuring about 24 decimal out of 56 decimal of land comprised under the R.S DAG NO – 348, in the R.S KHATIAN NO-377, at MOUZA- CHAUKPANCHURIA, J.L NO – 33, P.S- RAJARHAT, DIST- Undivided 24 PARGANAS, absolutely and forever free from all encumbrances, charges, liens, lies pence, claims and or demands whatsoever.

**WHEREAS**, one Anath Sardar, Laxman Sardar , Nabin Sardar and Nayan Sardar all sons of late Prallad Sardar were jointly in equal share owned seized and possessed of and or otherwise well and sufficiently become entitled to a plot shali of land measuring about 32 decimal out of 56 decimal of land comprised under the R.S DAG NO – 348, in the R.S KHATIAN NO-377, at MOUZA- CHAUKPANCHURIA, J.L NO – 33, P.S- RAJARHAT, DIST- Undivided 24 PARGANAS, absolutely and forever free from all encumbrances, charges, liens, lies pence, claims and or demands whatsoever.

**AND WEHREAS**, subsequently said Phani sardar died intestate leaving behind him his only three sons namely 1) Becha Sardar, 2)Madhu Sardar and 3)Sri Laxmi Sardar as his only legal heirs and successors and they all according to the Hindu Law of Succession and Inheritance inherited the share of deceased Phani Sardar measuring about 08 decimal comprised

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Bidhanagar (Salt Lake ~~...~~)

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under the R.S DAG NO – 348, in the R.S KHATIAN NO-377, at MOUZA- CHAUKPANCHURIA, J.L NO – 33, P.S- RAJARHAT, DIST- Undivided 24 PARGANAS, and had been jointly having equal share possessing the same absolutely and free from all encumbrances, charges, liens, impedances, claims and or demands whatsoever.

**AND WHEREAS**, by a registered deed of sale registered and executed at the office of the A.D.S.R COSSIPURE, Dum Dum, copied in Book no-1, Volume no- 82, pages- 207 to 209, being no- 4329 for the year 1997 said 1) Becha Sardar, 2)Madhu Sardar and 3)Sri Laxmi Sardar jointly granted, sold, conveyed and transferred their respective inherited portion of land measuring about 08 decimal comprised under the R.S DAG NO – 348, in the R.S KHATIAN NO-377, at MOUZA- CHAUKPANCHURIA, J.L NO – 33, P.S- RAJARHAT, DIST- Undivided 24 PARGANAS, to one SATISH SARDAR and DHARMA SARDAR , absolutely and forever free from all encumbrances, charges, liens, impedances, claims and or demands whatsoever.

**AND WHEREAS**, in consequence to the said purchase said SATISH SARDAR and DHARMA SARDAR , both equally owned, seized and possessed of and or otherwise well and sufficiently become entitled to the said plot of land measuring about 08 decimal and in the L.R Settlement of the Governmant of West Bengal said SATISH SARDAR has recorded his name in the L.R KHATIAN NO – 1663, in respect of 04 decimal and said DHARMA SARDAR has recorded his name in the L.R KHATIAN NO-

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Additional District Sub-~~...~~  
Patnanagar (Salt Lake ~~...~~)

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805, in respect of 04 decimal of land , out of 08 decimal of land comprised under the R.S DAG NO – 348, at MOUZA- CHAUKPANCHURIA, J.L NO – 33, P.S- RAJARHAT, DIST- NORTH 24 PARGANAS and have been possessing the same free from all encumbrances.

**AND WHEREAS**, while possessing the said 04 decimal of land Satish Sardar has died intestate leaving behind him his four sons namely 1) **Palash Sardar**, 2) **Prabir Sardar**, 3) **Pradip Sardar** and 4) **Bikash Sardar** , one daughter namely **Sujata Dhali** and a wife namely **Sandhya Rani Sardar** as his only legal heirs and successors and they all have equally inherited the said landed property measuring about 04 decimal comprised under the R.S DAG NO –348, in the L.R KHATIAN NO – 1663, AT MOUZA- CHAUKPANCHURIA, J.L NO- 33, P.S- RAJARHAT, DIST- NORTH 24 PARGANS as per the Hindu Law of Succession and Inheritance and have been possessing the same with the other co owners/sharers absolutely and free from all encumbrances.

**AND WHEREAS**, said **Dharama Sardar** has owned, seized and possessed of and or otherwise well and sufficiently become entitled to the said plot of land measuring about 04 decimal comprised under the R.S DAG NO –348, in the L.R KHATIAN NO –805, AT MOUZA- CHAUKPANCHURIA, J.L NO- 33, P.S- RAJARHAT, DIST- NORTH 24 PARGANS, absolutely and forever free from all encumbrances.

**AND WHEREAS**, in the L.R Settlement of the Government of the West

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Bengal said **Nayan Sardar** has recorded his name in the L.R KHATIAN NO- 851, in respect of his inherited share of land measuring about 08 decimal comprised under the R.S DAG NO -348, AT MOUZA- CHAUKPANCHURIA, J.L NO- 33, P.S- RAJARHAT, DIST- NORTH 24 PARGANS and has been possessing the same free from all encumbrances.

**AND WHEREAS,** in the L.R Settlement of the Government of West Bengal said **Nabin Sardar** has recorded his name in the L.R KHATIAN NO - 853, in respect of his said inherited portion of land measuring about 08 decimal comprised under the R.S DAG NO - 348, AT MOUZA- CHAUKPANCHURIA, J.L NO- 33, P.S- RAJARHAT, DIST- NORTH 24 PARGANS and had been possessing the same free from all encumbrances.

**AND WHEREAS,** while possessing the said plot of land measuring about 08 decimal said **Nabin Sardar** has died intestate leaving behind him his five sons namely 1) **Basudeb Sardar**, 2) **Tarapada Sardar**, 3).**Jayanta Sardar**, 4). **Bhayagadhar Sardar**, and 5). **Sahadeb Sardar**, two daughters namely 1) **Sakher Bala Sardar** and 2) **Sokhi Sona Sardar** as his only legal heirs and successors and they all have jointly in equal share inherited the said plot of land measuring about 08 decimal comprised under the R.S DAG NO - 348, in the L.R KHATIAN NO - 853, AT MOUZA- CHAUK[PANCHURIA, J.L NO -33, P.S- RAJARHAT, DIST- NORTH 24 PARGANAS as left by deceased **Nabin Sardar** according to the Law of Succession and Inheritance and have been possessing their respective portions absolutely and forever free from all encumbrances with the other co owners/sharers.

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**AND WHEREAS**, while possessing the 01.14 decimal out of 08 decimal of land said **Bhagyadhar Sardar** has died intestate leaving behind him his wife namely Sandhya Sardar, son Sanjay Sardar and a daughter namely Dipali Mondal as his only legal heirs and successors and they all have inherited the said plot of land measuring about 01.14 decimal comprised under the R.S DAG NO – 348, in the L.R KHATIAN NO – 853, AT MOUZA- CHAUKPANCHURIA, J.L NO –33, P.S- RAJARHAT, DIST- NORTH 24 PARGANAS, as left by deceased Bhagyadhar Sardar, according to the Hindu Law of Succession and Inheritance and have been possessing the same with the other co owner/ sharers absolutely and forever free from all encumbrances.

**AND WHEREAS**, while possessing the 01.14 decimal out of 08 decimal of land said **Sahadeb Sardar** has died leaving behind him his wife namely **Anjali Sardar**, a daughter Sujata Sardar and a son namely **Alok Sardar** as his only legal heirs and successors and they all have inherited the said plot of land measuring about 01.14 decimal comprised under the R.S DAG NO – 348, in the L.R KHATIAN NO – 853, AT MOUZA- CHAUKPANCHURIA, J.L NO –33, P.S- RAJARHAT, DIST- NORTH 24 PARGANAS, as left by deceased Bhagyadhar Sardar, according to the Hindu Law of Succession and Inheritance and have been possessing the same with the other co owner/ sharers absolutely and forever free from all encumbrances.

**AND WHEREAS**, said Anath Sardar while possessing his said respective portion of land measuring about 08 decimal of land comprised under the R.S DAG NO – 348, in the R.S KHATIAN NO- 377, at MOUZA-

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**Additional District Sub-Inspector  
Bhavnagar (Salt Lake)**

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CHAUKPANCHURIA, J.L NO – 33, P.S- RAJARHAT, DIST- NORTH 24 PARGANAS, has died intestate leaving behind him his three sons namely 1) Biswanath Sardar, 2) Manimohan Sardar and 3) Dilip Sardar, four daughters namely 1) Damini Mondal, 2) Ganga Kahar, 3) Jamuna Kahar and 4) Anjali Mondal as his only legal heirs and successors and they all have inherited the said plot of land measuring about 08 decimal as left by deceased Anath Sardar according to the Hindu Law of succession and Inheritances and they have been jointly in equal share possessing the same absolutely and forever free from all encumbrances.

**AND WHEREAS**, during the period of L.R Settlement of the Government of West Bengal the name of said Biswanath Sardar was wrongfully recorded in the L.R KHATIAN NO – 1106 in respect of the landed property measuring about 07 decimal comprised under the aforesaid R.S DAG NO – 348, AT MOUZA- CHAUKPANCHURIA, J.L NO – 33, P.S- RAJARHAT, DIST NORTH 24 PARGANAS excluding the name of his said brothers and sisters. That actually according to the Hindu Law of Succession and Inheritance said Biswanath Sardar, Manimohan Sardar, Dilip Sardar, Damini Mondal, Ganga Kahar, Jamuna Kahar and Anjali Mondal each being the legal heirs and successor of late Anath Sardar are entitled to 01 decimal of land out of 07 decimal of land as left by said late Anath Sardar comprised under the R.S DAG NO –348, at MOUZA- CHAUKPANCHURIA, J.L NO-33, P.S- RAJARHAT, DIST- NORTH 24 PARGANAS.

**AND WHEREAS**, while possessing the plot of land measuring about 01



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decimal out of said 01 decimal of land said Biswanath Sardar died intestate leaving behind him his three sons namely 1) Sumir Sardar, 2) Bholu Sardar, 3) Sankar Sardar, three daughters namely 1) Rupa Kahar, 2) Krishna Kahar, 3) Jhuma Sardar and a wife namely Sachirani Sardar as his only legal heirs and successors and they have jointly in equal share inherited the said plot of land measuring about 01 decimal as per the Hindu Law of Succession and Inheritance and they have been possessing the same absolutely and free from all encumbrances.

AND WHEREAS, said 1). **DILIP SARDAR** 2). **MONIMOHAN SARDAR**, 3). **SUMIR SARDAR**, 4). **BHOLA SARDAR**, 5). **SHANKAR SARDAR**, 6). **SANCHI RANI SARDAR**, 7). **RUPA KAHAR**, 8). **KRISHNA KAHAR**, 9). **JHUMA MONDAL** 10) **GANGA KAHAR**, 11). **JAMUNA KAHAR**, 12). **ANJALI MONDAL** 13). **DAMINI MONDAL** 14) **BASUDEB SARDAR**, 15). **TARAPADA SARDAR**, 16). **JAYANTA SARDAR**, 17). **SAKHER BALA SARDAR**, 18). **SUKHI SONA SARDAR**, 19) **SANDHYA SARDAR**, 20). **SANJAY SARDAR**, 21). **DIPALI SARDAR**, 22). **ANJALI SARDAR**, 23). **ALOK SARDAR**, 24). **SUJATA SADAR**, 25). **NAYAN SARDAR** , 26). **DHARMA SARDAR**, 27). **PALASH SARDAR**, 28). **PRABIR SARDAR**, 29). **PRADIP SARDAR**, 30). **BIKASH SARDAR**, 31). **SUJATA DHALI**, 32). **SANDHYA RANI SARDAR**, the **VENDORS** herein jointly as per their respective share owned, seized and possessed of and or otherwise well and sufficiently become entitled to **ALL THAT** the landed property measuring about 31 decimal or 18.78 katta, of which 07 decimal comprised in the L.R

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KHATIAN NO – 1106, 08 decimal of land comprised in the L.R KHATIAN NO – 843, 08 decimal of land comprised in the L.R KHATIAN NO – 851, 04 decimal of land **comprised** under the L.R KHATIAN NO – 1663 AND 04 decimal of land comprised in the L.R KHATIAN NO – 805, under the R.S DAG NO – 348, at MOUZA-CHAUKPANCHURIA, J.L NO –33, P.S- RAJARHAT, DIST- NORTH 24 PARGANAS, as per their respective share as above stated , absolutely and free from all encumbrances.

AND WHEREAS, the VENDORS herein with a view to sell their respective shares in whole over the said plot of land measuring about 31 decimal or 18.78 katta , jointly amalgamated their said respective portions or shares by erecting brick built boundary wall including several temporary structures into one plot of land including the absolute right to use the present 14 ft wide Gram Panchayat Road whose physical measurement is **15katta-14 chattak-10 s.ft** more or less comprised under the R.S DAG NO –348, IN THE R.S KHATIAN NO –377 corresponding to THE L.R KHATIAN NO – 1106, 843, 851 , 1663 AND 805, AT MOUZA- CHAUKPANCHURIA, J.L NO – 33, P.S- RAJARHAT, under the jurisdiction of PATHARGHATA GRAMPANCHAYAT NO-2, DIST- NORTH 24 PARGANAS and divided the same into **four plots of land each measuring about 03katta-15 chattak-25 s.ft** including the absolute right to use the adjacent Present Gram Panchayat Road.

AND WHEREAS, now the VENDORS herein have agreed to sell and the PURCHASER herein has agreed to purchase ALL THAT the said plot of shali land measuring about 03katta-15 chattak-10 s.ft including the absolute

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right to use the said adjacent 14 ft wide Gram Panchayat Road, comprised under the R.S DAG NO -348, IN THE R.S KHATIAN NO -377 corresponding to THE L.R KHATIAN NO - 1106, 843, 851 , 1663 AND 805, AT MOUZA- CHAUKPANCHURIA, J.L NO -33, P.S- RAJARHAT, under the jurisdiction of PATHARGHATA GRAMPANCHAYAT NO-2, DIST- NORTH 24 PARGANAS which is particularly mentioned and described in the SACHEDULE hereunder written and delineated in the MAP or PLAN as P-A in RED boarder and hereinafter referred to as the "SAID PROPERTY" at or for a consolidated consideration of RS. 30, 79,000/- (RUPEES THIRTY LACS SEVENTY NINE THOUSAND) only which the VENDORS doth hereby admit, acknowledge and confirm.

**NOW THIS DEED WITNESSETH THAT** in pursuance of the said agreement and in consolidated consideration of **RS.30,79,000 /-** (**RUPEES THIRTY LACS SEVENTY NINE THOUSAND**) only truly paid by the **PURCHASER TO VENDORS** at or before the execution of this presents (the receipt whereof the **VENDORS** 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 03katta-15 chattak-10 s.ft including the absolute right to use the said adjacent 14 ft wide Gram Panchayat Road, comprised under

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the R.S DAG NO -348, IN THE R.S KHATIAN NO -377 corresponding to THE L.R KHATIAN NO - 1106, 843, 851 , 1663 AND 805, AT MOUZA- CHAUKPANCHURIA, J.L NO -33, P.S- RAJARHAT, under the jurisdiction of PATHARGHATA GRAMPANCHAYAT NO-2, DIST- NORTH 24 PARGANAS **which is morefully described in the schedule hereunder written and hereinafter referred to as the "SAID PROPERTY" particularly delineated in the M A P as P-A 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 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

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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 **VENDORS** or which the **VENDORS** 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 VENDORS DOTH HEREBY COVENANTED WITH THE PURCHASER AS FOLLOWS:-**

1. That notwithstanding any thing, act, deed, matter, by the **VENDORS** done executed or suffered to the contrary, the **VENDORS** are 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 **VENDORS** 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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Bidhanagar (Salt Lake ~~...~~)

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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 **VENDORS** or persons claiming under or from or trust for the **VENDORS**.

4. That free and clear, freely and clearly absolutely acquitted, exonerated discharged, and released or otherwise at the cost of the **VENDORS** 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 **VENDORS**.

5. That the **VENDORS** 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 **VENDORS** 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.

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**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 **VENDORS** 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 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 DANGA and by the **VEDORS** being the **RAIYAT** under the **GOVERNMENT OF WEST BENGAL**.

**8. That** the **VENDORS** 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



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**VENDORS** or any person or persons lawfully or equitably claiming as aforesaid.

**10. That the VENDORS also declares and confirms that they are in kash and vacant possession of the "Said property" and every part thereof TOGHETHER 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, bargadar or otherwise.**

**11. That the VENDORS hereby further covenants with the PURCHASER that in the event of his 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 VENDORS 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 VENDORS 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 provisions of the Urban Land (Ceiling and Regulation) Act, 1976 as amended up to date .**

**13. That the VENDORS further covenants with the PURCHASER that the VENDORS 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 .**

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**SCHEDULE OF THE "SAID PLOT OF LAND"**  
**:: AS ABOVE REFERRED TO::**

ALL THAT a plot of shali land measuring about 03(three)katta-15(fifteen) chattak-25(twenty five) s.ft including the absolute right to use the adjacent 14 ft wide Present Grampanchayat Road, comprised under the R.S DAG NO -348, IN THE R.S KHATIAN NO -377 corresponding to THE L.R KHATIAN NO - 1106, 843, 851 , 1663 AND 805, AT MOUZA-CHAUKPANCHURIA, J.L NO -33, P.S- RAJARHAT, under the jurisdiction of PATHARGHATA GRAMPANCHAYAT NO-2, DIST- NORTH 24 PARGANAS which is butted and bounded by as follows-:

ON THE NORTH-: R.S DAG NO -243.

ON THE SOUTH-: R.S DAG NO-350.

ON THE WEST-: PART OF R.S DAG NO -351 & 241.

ON THE EAST-: PART OF R.S DAG-348(P-B).

POINT TO BE NOTED -:

- 1) L.R KHATIAN NO -1106 belonged to BISWANATH SARDAR.
- 2) L.R KHATIAN NO- 843 belonged to NABIN SARDAR.
- 3) L.RKHATIAN NO- 851 belongs to NAYAN SARDAR.
- 4) L.R KHATIAN NO- 1663 belonged to SATISH SARDAR.
- 5) L.R KHATIAN NO - 805 belongs to DHARMA SARDAR.

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IN WITNESSES WHEREOF the VENDORS 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.

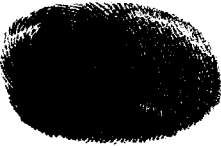
WITNESSES


1) Gauri Khising  
Sriout Harriol Khising  
J.P.D. Anwar.  
Kor. 59,


2) Rengir Ruchir  
Basu the Sander  
Chukka Pannakore.


1  LTI of Dilip Sander  
by the pen of me.  
Gauri Khising

2  LTI of Moni Mohan  
Sander by the pen  
of me. Gauri Khising

3  LTI of Sumir Sander  
by the pen of me.  
Gauri Khising

4  LTI of Dhola Sander by  
the pen of me.  
Gauri Khising


5  LTI of Sankar ~~Rani~~ Sander  
by the pen of me.  
Gauri Khising


6  Sanchi Rani  
LTI of Anapa Kahan  
Gauri Khising





**Additional District Sub-Division  
Bidhanagar (Salt Lake)**

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7  L.T. 1 of Rupa kahan,  
by the pen of me.  
Gatan/Kissey

8  L.T. 1 of Krishna kahan  
by the pen of me,  
Gatan/Kissey

9  L.T. 1 of Shuma Mondal  
by the pen of me,  
Gatan/Kissey

10  L.T. 1 of yanga kahan  
by the pen of me  
Gatan/Kissey

11  L.T. 1 of Tamura kahan  
Gatan/Kissey

12  L.T. 1 of Anjali Mondal  
by pen of me  
Rajib Pramanick

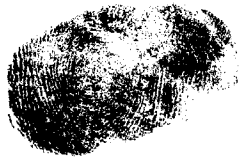


**Additional District Sub-Registrar  
Bidhanagar (Salt Lake)**

**11 APR 2008**



13



Dominii  
D.T.I of ~~Amrita~~ Mondal  
by the pen of me.  
Gatan Kishore

14



D.T.I of Basudeb  
Sardar by the  
pen of me.  
Gatan Kishore

15



D.T.I of Tarapada  
Sardar by the  
pen of me,  
Gatan Kishore

16



D.T.I of Jayanta Sardar  
by the pen of me.  
Gatan Kishore

17



D.T.I of Sakher Balu  
Sardar by the pen of  
me, Gatan Kishore

18





D.T.I of Sokhi Sona  
Sardar by the  
pen of me  
Gatan Kishore





Additional District Sub-Inspector  
Bidhanagar (Salt Lake Circle)

11 APR 2008


19  d.T.I of Sandhya Sardar  
by the pen of me  
Gatan Kibing

20  d.T.I of Sanjay Sardar  
by the pen of me,  
Gatan Kibing

21  d.T.I of Dipali Mondal  
by the pen of me,  
Gatan Kibing

22  d.T.I of Anjali Sardar  
-  
Gatan Kibing

23 Alok Sardar

24 



Additional District Sub-Inspector  
Bidhanagar (Salt Lake Area)

11 APR 2008

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d.T.I of Nayan Sardar  
by the pen of me.  
Gatan Kishorey



d.T.I of Dharma Sardar  
by the pen of me.  
Gatan Kishorey

27



d.T.I of Palash Sardar  
by the pen of me.  
Gatan Kishorey

28



d.T.I of Prabir Sardar  
by the pen of me  
Gatan Kishorey

29 अमित शर्मा




Additional District Sub-Registrar  
Bidhanagar (Salt Lake Area)


11 APR 2008

30 Bikash Sarda

31

  
d.t. of Sujata Shale by the  
pen of me Gator Kishor

32

  
d.t. of Sonchya Ran Sarda  
by the pen of me  
Gator Kishor

-----  
**SIGNATURE OF THE VENDORS**

**DRAFTEED & PREPARED BY ME.**



**SK. MEHBUBAR RAHMAN**

**ADVOCATE**

**F-2445/2463/02...../02**



Additional District Sub-Inspector  
Bihannagar (Salt Lake)

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**MEMO OF CONSIDERATION**

WE the VENDORS herein have received the consolidated sum of Rs 30,79,000/- (RUPEES THRITY LACS SEVENTY NINE THOUSAND) only as the consideration of this deed of sale from the PURCHASER as per the following memo and we are signing this memo consideration by putting my thumb in presence of following witnesses on the day month and year as above written .

BANK	CHQ/P.O/CASH	DATE	AMOUNT	PAYEE
	CASH	11/04/2008	RS.1,09,964.28/-	1)DILIP SARDAR
INDIAN BANK,KOLKATA .	659763	07/04/2008	RS.54,982.14/-	2)MONI MOHAN SARDAR
	CASH	11/04/2008	RS.54,982.14/-	MONI MOHAN SARDAR
	CASH	11/04/2008	RS.15,709.18/-	3).SUMIR SARDAR
	CASH	11/04/2008	RS.15,709.18/-	4).BHOLA SARDAR
	CASH	11/04/2008	RS.15,709.18/-	5)SHANKAR SARDAR
	CASH	11/04/2008	RS.15,709.18/-	6)SANCHI RANI SARDAR
	CASH	11/04/2008	RS.15,709.18/-	7)RUPA KAHAR
	CASH	11/04/2008	RS.15,709.18/-	8).KRISHNA KAHAR
	CASH	11/04/2008	RS.15,908.18/-	9).JHUMA MONDAL
	CASH	11/04/2008	RS.1,09,964.28/-	10)GANGA KAHAR
	CASH	11/04/2008	RS.1,09,964.28/-	11)JAMUNA KAHAR



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BANK	CHQ/P.O/CASH	DATE	AMOUNT	PAYEE
	CASH	11/04/2008	RS.1,09,964.28/-	12)ANJALI MONDAL
	CASH	11/04/2008	RS.1,09,964.28/-	13)DAMINI MONDAL
INDIAN BANK,KOLKATA .	659674	07/04/2008	RS.54,982.14/-	14)BASUDEB SARDAR
	CASH	11/04/2008	RS.54,982.14/-	BASUDEB SARDAR
	CASH	11/04/2008	RS.1,09,964.28/-	15)TARAPADA SARDAR
	CASH	11/04/2008	RS.1,09,964.28/-	16).JAYANTA SARDAR
	CASH	11/04/2008	RS.1,09,964.28/-	17).SAKHER BALA SARDAR
	CASH	11/04/2008	RS.1,09,964.28/-	18).SUKHI SONA SARDAR
	CASH	11/04/2008	RS.36,654.76 /-	19)SANDHYA SARDAR
	CASH	11/04/2008	RS.36,654,76 /-	20).SANJAY SARDAR
	CASH	11/04/2008	RS.36,654.76 /-	21)DIPALI SARDAR
	CASH	11/04/2008	RS.36,654,76 /-	22).ANJALI SARDAR
	CASH	11/04/2008	RS.36,654.76 /-	23).ALOK SARDAR
INDIAN BANK, KOLKATA.	659759	07/04/2008	RS.3,84.875/-	24).NAYAN SARDAR
	CASH	11/04/2008	RS.3,84,875/-	NAYAN SARDAR
	CASH	11/04/2008	RS.36,654,76/-	25).SUJATA SARDAR



**Additional District Sub-Divisional  
Magistrate (Salt Lake Circle)**

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INDIAN BANK, KOLKATA	659716	07/04/2008	RS.1,92,437.50/-	26)DHARAMA SARDAR
	CASH	11/04/2008	RS.1,92,437.50/-	DHARAMA SARDAR
	CASH	11/04/2008	RS.64,145.85/-	27)PALASH SARDAR
	CASH	11/04/2008	RS.64,145.85/-	28)PRABIR SARDAR
	CASH	11/04/2008	RS.64,145.85/-	29)PRADIP SARDAR
	CASH	11/04/2008	RS.64,145.85/-	30)BIKASH SARDAR
	CASH	11/04/2008	RS.64,145.85/-	31).SUJATA DHALI
INDIAN BANK. KOLATA -	659 680/-	07/04/2008	RS.32,072/-	32)SANDHYA RANI SARDAR
	CASH	11/04/2008	RS. 32, 072/-	SANDHYA RANI SARDAR


**TOTAL RS.30,79,000/- (RUPEES THIRTY LACS SEVENTY NINE THOUSAND) ONLY**


**WITNESSES**

① Goutam Khosla  
S.P.J. Sachin Singh  
Lep. sig.

② Ranjit Swadhan  
Babu Chit Swadhan

1  LTI  
Dilip Sardar  
by the pen of me  
Goutam Khosla

2  LTI  
Moni Mohan Sardar  
by the pen of me  
Goutam Khosla

3  LTI  
Samir Sardar  
by the pen of me  
Goutam Khosla



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Bidhanagar (Salt Lake Circle)

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4



LTI Pohora Sardar  
by the pen of me.

Gatan (16/1/50)

5



LTI Sanjay Sardar  
by the pen of me.

Gatan (16/1/50)

6



LTI Sanehi Rani Sardar  
by the pen of me.

Gatan (16/1/50)

7



LTI Rupa Sardar Kahan  
by the pen of me.

Gatan (16/1/50)

8



LTI Krishna Kahan  
by the pen of me.

Gatan (16/1/50)

9



LTI. Thuma Mondai  
by the pen of me.

Gatan (16/1/50)

10



LTI Ganga Kahan  
by the pen of me.

Gatan (16/1/50)

11



LTI Jamuna Kahan  
by the pen of me.

Gatan (16/1/50)

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Bidhanagar (Salt Lake Area)

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12



LT1 Damini Mendal  
by the pen of me.

Gantakhiy

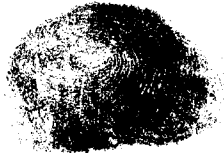
12.



LT1 of Anjali Mendal  
by pen of me

Rajib Pramanick

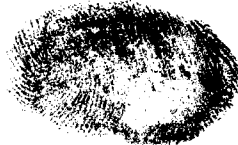
14



LT1 Basudeb Sarda  
by the pen of me.

Gantakhiy

15



LT1 Tarapada Sarda  
by the pen of me

Gantakhiy

16



LT1 Jayanta Sarda  
by the pen of me.

Gantakhiy

17



LT1 Sakhar Bela Sarda  
by the pen of me.

Gantakhiy

18



LT1 Sukhi Sona Sarda  
by the pen of me.

Gantakhiy



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19



LT.1. Sandhya Sardar  
by the pen of me.  
Gautam Khosla

20



LT.1. Sanjay Sardar  
by the pen of me.  
Gautam Khosla

21



LT.1. Dipali Sardar Mondal  
by the pen of me.  
Gautam Khosla

22



LT.1. Anjali Sardar  
by the pen of me.  
Gautam Khosla

23 Aloke Sardar

24 अनुराग



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25



LTI Nayan Sardar  
by the per of me  
Gatan/Kishan

26



LTI Sharma Sardar  
by the per of me  
Gatan/Kishan

27



LTI Palash Sardar  
by the per of me  
Gatan/Kishan

28



LTI Profir Sardar  
by the per of me  
Gatan/Kishan

29 अमित अद्वैत

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30 Bikash Sarda



LTI Sugata Ghali  
by the pen of me,  
Gautam Khosla

31



LTI Somendra Rani Sarda  
by the pen of me,  
Gautam Khosla

---

**SIGNATURE OF THE VENDORS**



Additional District Sub-Inspector  
Bidhanagar (Salt Lake Area)

11 APR 2008



DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document

LT/ Dilip Sarda  
by the pen of me



(1) ①  
Name : ..... Status - Presentant

*Gatun...*

LEFT HAND FINGER PRINTS (বাম হাতের আঙুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

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

SIGNATURE of the Presentant

(2) ②  
Name : .....

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

LEFT HAND FINGER PRINTS (বাম হাতের আঙুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

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

LT/ Maxi Mahon  
Sarda by the pen  
of me



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

*Gatun...*



Additional District Sub-Registrar  
Bidhanagar (Salt Lake)

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