ত তি বি ৪ ্ন ত বি প্র নি বি মান র বা লে West Bengal \$ 697540

data this commission to the form of this generalization the standard to expensed a section of the section of th

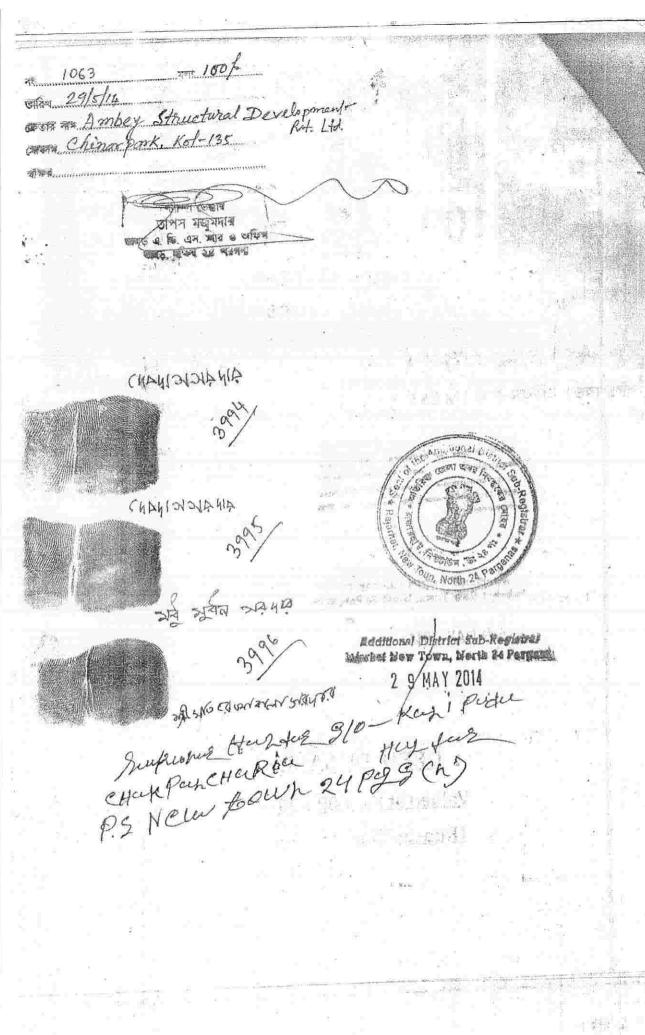
V.

Additional District Sub-Registras Salashat New Youn, North 24 Parentas

3 0 MAY 2014

-:: DEED OF SALE ::-

Valued at Rs. 9,00,000/-(Rupees NineLac) only.



THIS DEED OF ABSOLUTE SALE is made on this the 29th day of May Two Thousand and Fourteen BETWEEN 1) SRI DEBDAS SARDAR alias DEBEN SARDAR, 2) SRI MADHUSUDAN SARDAR, both are sons of late Habul Sardar, 3) SMT. REKHA BALA SARDAR alias REKHA RANI SARDAR, wife of late Habul Sardar, 4) SMT. PANCHI (SARDAR) BAIDYA alias PACHI BALA BAIDYA, wife of Dilip Baidya, all are residing at Village & P.O.- Chackpanchuria, P.S.- New Town, in the District of North 24 Parganas, Kolkata- 700156, 5) SMT. MONORAMA MONDAL, wife of Sanjay Mondal, residing at Village- Kalikapur(Sardar Para), P.S.- New Town, in the District of- North 24 Parganas, all are by faith- Hindu, by Nationality- Indian, by occupation- Cultivation and Housewife; and hereinafter called and referred to as the VENDORS, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives, nominees and assigns) of the ONE PART.

#### AND

AMBEY STRUCTURAL DEVELOPMENT PRIVATE LIMITED., (Vide PAN No. AAHCA4731G), a Company incorporated under the Companies Act 1956, having its Registered Office at- Ambey House, New Town Road, Lokenath Park, Chinarpark, Kolkata- 700135, represented by its director- TANMOY PAUL, (vide PAN- AIAPP0454B) son of- H. Dulad Charden Law, residing at- 24-2, Bidhan Sarani, P.S.- Armhart Strat. Kolkata-700006, by faith- Hindu, by occupation- Business, by Nationality-Indian; hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and included its successors, successors-in -office administrators and assigns) of the OTHER PART:



many

41. LARIMA 20,320



3000

Monoxama Mondal

Surfacture Herraldes.
3/0-Kari Pada Hardas.
Nill+ 1.0-Chakfanehuria.
1.5. New Town
24 Pas(N)
oeculpation. Cultivation.



Reditional District Sub-Registres

9 MAY 2014

WHEREAS one Habul Sardar, (father and husband of the vendors herein), son of late Budhiswar Sardar, of- Chack Panchuria, P.S.-Rajarhat, (at present- New Town), in the district of- North 24 Parganas was well seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of Revenue Paying Rayati Swattiya Sali Land measuring an area of 09 sataks be the same a little more or less as his 0.1661 share out of total 59 sataks comprised in R.S. & L.R. Dag No.- 246 lying and situated at Mouza- CHACK PANCHURIA, J.L. No.-33, at present Touzi No.- 10, under the Local Limits of Patharghata Gram Panchayet, P.S.- New Town, in the district of North 24 Parganas, along with other properties, by virtue of L.R. Record of Rights under L.R. Khatian No. 1953, which is more fully and particularly described in the schedule hereinafter written, absolutely free from all encumbrances whatsoever.

AND WHEREAS while seized and possessed the same said Habul Sardar died intestate leaving behind him, his two sons namely Sri Debdas Sardar & Sri Madhusudan Sardar, (vendor nos. 1 & 2 herein), and wife Smt. Rekha Bala Sardar, (vendor no. 3 herein) and two daughters namely Smt. Panchi (Sardar) Baidya & Smt Monorama Mondal, (vendor nos. 4 & 5 herein), as his surviving representatives and legal heirs and successors.

AND WHEREAS after demise of said Habul Sardar, the above named vendors herein jointly and equally got the said entire land measuring an area of 09 sataks more or less comprised in R.S. & L.R. Dag No. 246, by virtue of inheritance of their deceased father and husband said Habul Sardar which he left at the time of his death.



Recitional District Sub-Registres

2 9 MAY 2014

SINCE the vendors herein namely Sri Debdas Sardar, Sri Madhusudan Sardar, Smt. Rekha Bala Sardar, Smt. Panchi (Sardar) Baidya and Smt Monorama Mondal, are jointly seized and possessed the aforesaid plot of land measuring an area of 09 sataks more or less and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities concerned in their names as absolute owners and possessors thereof and have the absolute power of ownership and also power to sale the same to any intending purchaser or purchasers as they will think fit and proper.

AND WHEREAS during their enjoyment, the Vendors herein, being in urgent need of money intended desired and jointly have agreed to sell the said plot of land measuring an area of 09 (Nine sataks) more or less comprised in above mentioned R.S. & L.R. Dag No. 246 and the purchaser herein also has agreed to purchase the said plot of Sali land measuring an area of 09 sataks more or less comprised in aforesaid R.S. & L.R. Dag No.- 246, at Mouza- Chack Panchuria, J.L. No.- 33, P.S.- New Town (formerly Rajarhat), in the district of North 24 Parganas more fully described in the schedule hereunder written and shown on the annexed site plan or map and marked by bordered RED therein, at or for the total consideration of Rs. 9,00,000/- (Rupees Nine Lac) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 9,00,000/- (Rupees Nine Lac) only of lawful money of union of India truly paid by the purchaser to the Vendors as per memo below at or immediately before the execution of these presents (the receipt whereof the Vendors do hereby as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof acquit, release and forever discharge unto the said purchaser as the said land along with the facilities wide passage



Paditional District Sub-Registral
Lawbei New Town, Decide 84 Personal
2 9 MAY 2014

particularly described in the schedule hereinafter written, the vendors do hereby grant, convey, sell, transfer, assign and assure unto the purchasers herein ALL THAT piece and parcel of Revenue Paying Rayat Swattiya Sali land measuring an area of 09 sataks more or less described in the schedule hereunder written together with full benefit of passages, ways, water-ways, rights, liberties, privileges and all manner or easements and appurtenances belonging AND ALL the estate right, title and interest claim and demand whatsoever of the Vendors into or upon the same and every part thereof TO HAVE AND TO HOLD the said piece or parcel of land measuring an area of 09 sataks more or less hereby granted, conveyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, lines, etc. whatsoever and free from all acquisition and alignments and any claims or adverse possession.

#### AND THE VENDORS DO HEREBY DECLARE AND CONFIRM as follows:-

- 1. THAT notwithstanding any act, deed, matters or things whatsoever done by the vendors or their predecessors in title or any of them done executed or knowingly suffered to the contrary the vendors are fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted conveyed and expressed or intended so to be a perfect indefeasible estate of inheritance without any matter or condition use, trust or other things whatsoever to alter or make void the same and.
- THAT the purchaser shall have all the rights to use the said property and to enjoy all the benefits including the benefits of everything beneath the land including mines, minerals or all other



Additional District Sub-Regional Laws New York, North 24 Persons.

2 9 WAY 2014

valuables without any meterferance from the Vendor or the persons claiming through it.

- THAT there is no bargadar and / or bargachasi in any area/portion of the said 09 sataks more or less sold herein and the land is in the absolute possession of the vendors.
- 4. THAT notwithstanding any act, deed, matter or things whatsoever aforesaid the vendors now have good right fully lawful absolute authority indefeasible title to grant, convey, transfer and assign their land hereby granted transfer and assigned or expressed or intended to be with the appurtenances unto and to the use the purchaser aforesaid and according to the true intend and meaning of these presence and.
- 5. THAT the purchaser all and may from time to time and at all times hereafter peaceably and quietly held, occupy, possess and enjoy the land hereby granted transferred and assigned and take rents and profit thereof for the absolute use and benefit without any lawful hindrance, interruptions, disturbances suit eviction claim or demand whatsoever from or by the vendors or any person or persons whatsoever and.
- 6. THAT free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the vendors were and saved defended kept harmless and other estate right, title, claim, mortgages, charges, lispendens, attachments and encumbrances whatsoever.
- FURTHER THAT the vendors and all persons having and lawfully claiming any estate title or interest whatsoever unto or upon the said land every part thereof from under or in trust for the vendors



Edditional District Sub-Registral

2 9 MAY 2014

and/or their predecessors in title or them shall and will from time to time and all times hereafter at the request and costs of the purchaser do and execute or done executed all such acts, assurances and things whatsoever for further better and perfectly assuring the said land hereby sold granted, transferred, conveyed and assigned or expressed or intended to be and transferred and assigned and every part thereof unto and to the use of the said purchaser in the manner aforesaid as may be reasonable required and.

- 8. <u>THAT</u> the said land or any or every part thereof is not attached in any proceeding certificate proceedings started by or any instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the Public Demand Recovery Act and no Steps taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate duty authorities and.
- THAT no notice issued under the Public Demand Recovery Act has been served on the vendors nor any such notice have been published and.
- 10. <u>THAT</u> the vendors have not yet issued and received any notice of requisition or acquisition from any of the Government Department vig., PWD, land Acquisition Department, New Town Planning Department, HIDCO, East Calcutta Wet Lands (conservation and Maintenance etc.) Authorities Boards in respect of land sold herein.



Redditional District Sub-Registres

Applied New Town North 24 Parents

2 9 MAY 2014

- 11. <u>THAT</u> the said purchaser and all person or persons claiming through under him shall have undisputed and all manner of rights through over or the common passage.
- 12. <u>THAT</u> the land fully described in the schedule below stands retained by the vendors through operation of family ceiling as envisaged in chapter 11-3, West Bengal Land Reforms Act and.
- 13. <u>THAT</u> the said piece or parcel of land any part or portion thereof or any interest therein has not vested in and/or are or is not acquired by the State of West Bengal Estate Acquisition Act, 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulation Act) 1976 or any other Law for the time being in force and.
- 14. THAT the Purchaser will be entitled to all easement rights and benefit and privileges in nature of light, air, drainage, way and passage and other like privileges of continuous nature hitherto use and enjoys by or over the said property sold or in respect of adjoining property held by the Vendor, co-owner or otherwise without any difficulties to the Purchaser.
- 15. THAT taxes land revenue, Panchayet Taxes and impositions payable in respect of said property up to the date these presents have fully paid by the vendors and if any portion of such taxes levies impositions etc. be found to have remain unpaid for the period up to date hereof, the same shall be the liability of the vendors and realisable from the vendors and/or will be reimbursed by the vendors immediately to the purchaser.



Additional District Sub-Registrational Media New York, North 24 Pargaret

2 9 MAY 2014

- 16. THAT vendors hereby further declared that the consideration price offered by the purchaser is far excess than the fair market price and none of the neighbours, Co-owners and relatives or friends are interested to purchase the said land for any purpose.
- 17. THAT it is further declared by the vendors that there is no right of pre-emption in respect of this plots of land in any manner by any person whosoever and no person in any further time can claim any rights of pre-emption over the said plots of lands and any such claim in further shall be treated invalid and the vendors hereby bind themselves to cure all such defects in this regards at their own costs and expenditure.
- 18. <u>THAT</u> it is further declared that the statement in the preceding paragraphs are true and there has not been any misrepresentation and
- 19. THAT there is no fraud committed by the vendors and in the event there is any fraud detected in future the vendors shall be liable to be prosecuted for their acts and deeds under Code of Criminal Procedure and Indian Penal Code and/or any other criminal law as applicable.
- 20. THAT the Vendors with a view to help and facilitate the purchaser in the matter of all statutory compliance / formalities including giving No Objection for Mutation etc. related to the said Plot of Land hereby nominated and appointed finally and irrevocably Mr. Pankaj Jain, son of Sampatmal Jain, working for Gain at 83, Topsia Road (South), Kolkata- 700046 as his true and lawful attorney to act and do all or any lawful acts and deeds related to above Plots of land and to represent and sign all Papers Deeds, documents, declarations, petitions etc. for and on behalf of the Vendors.



Edditional District Sub-Registral

2 9 MAY 2014

IT IS HEREBY DECLARED that the 09 sataks more or less described in the Schedule hereinafter written is the self acquired inherited property of the Vendors and they are not the Benamder of any one.

AND the Vendors delivered this day khas possession of the said land 09 sataks more or less unto the purchaser.

# THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO: (The Land hereby sold and conveyed)

ALL THAT piece or parcel of revenue paying sali land measuring an area of 09 (Nine) sataks more or less as 0.1661 share out of total 59 sataks comprised in R.S. & L.R. Dag No. 246, under L.R. Khatian No. 1953 (in the name of late Habul Sardar, father and husband of the vendors herein), lying and situated under Mouza- CHACK PANCHURIA, J.L. No. 33, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayet under Police Station- New Town, under the jurisdiction of A.D.S.R. Office Rajarhat, and Pargana- KOLKATA, in

The said land admeasuring 09 sataks more or less hereby sold by the vendors to the purchaser herein which is shown in the annexed site plan or map and marked by bordered **Red** therein, which will be treated as a part of this Sale Deed and the same is butted and bounded as under:-

ON THE NORTH BY: R.S. Dag No. 246 (P).

ON THE SOUTH BY: R.S. Dag No. 246 (P).

ON THE EAST BY : PS GROUP

the District of North 24 parganas.

ON THE WEST BY: R.S. Dag No. 246 (P).

The annual proportionate rent will be paid as per State Govt. Rules and Regulations.



Reditional District Sub-Registral Marks New York North Reviews

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

#### SIGNED SEALED AND DELIVERED

By the vendors at Kolkata in presence of :-

1. Swojit Dan Lakenatu Pank, ChinanPak Kolkati - 700135.

2. Sukurus Hert das CHUK PUNCHUR ico 3. FABRASY OBORTO DROVANY & BORTO CH

अर्थ अर्थ अर्थने

Monogama Mondal

Si-Lymna 250 Signia Gard

SIGNATURE OF THE VENDORS.



Edditional District Sub-Registras

2 9 MAY 2014

# -: MEMO OF CONSIDERATION :-

**RECEIVED** with thanks from the within named purchaser, a sum of Rs. 9,00,000/- (Rupees Nine Lac) only being the full consideration money of the said plots of land and payment as per memo below.

-: MEMO :-

Paid by Cheque Nos. 003165, 003166, 063167, 063168 & 003169, all issued on dated 29/05/2014 from IDBI Bank, Rajarhat Branch for Rs. 900000p (Rupres Nine Lac) only-

Monotama Mondal
Monotama Mondal

Monotama Mondal

Monotama Mondal

#### WITNESSES:

1. Surajet Das. Lokenoth Ponk, Chinal Pank Kolkali - 700135.

2. Surkumis Herzders 2. Surkumis Herzders 2. Herk Perhettersia 3. Forsild-SV93Var

#### DRAFTED BY:-

Bhola north Sals Advocate, wild 201/1972 Kol. Higheaut,

#### SIGNATURE OF THE VENDORS.

Read over and explained the deed by me to the vendors herein. Hafafus

COMPUTER TYPED BY :-

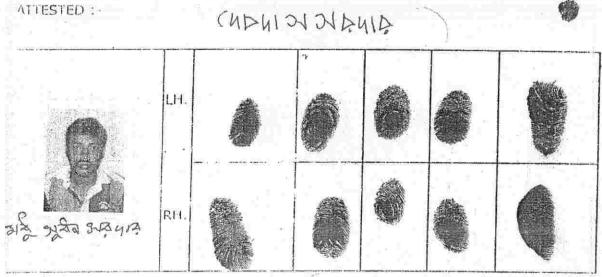
M. E Islam, of-Polerhat.



Additional District Sub-Registral

2 9 MAY 2014

ME OF THE FINITAL PRIVATE LIMITED AMERY STBUCTURAL DEVELOPMENT PRIVATE LIMITED



ATTESTED :-

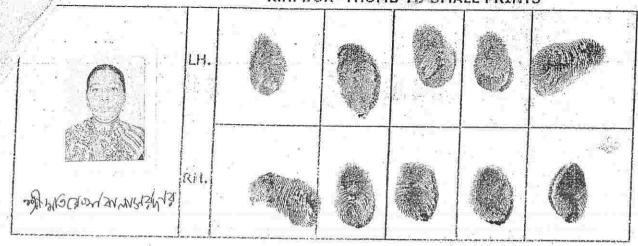
नी जीत अवगव



Edditional District Sub-Registres forbed New Town North 24 Persons 2 9 MAY 2014 , OF THE , TANT/ , MT/SELLER/ , R/CAIMENT . LTH PHOTO

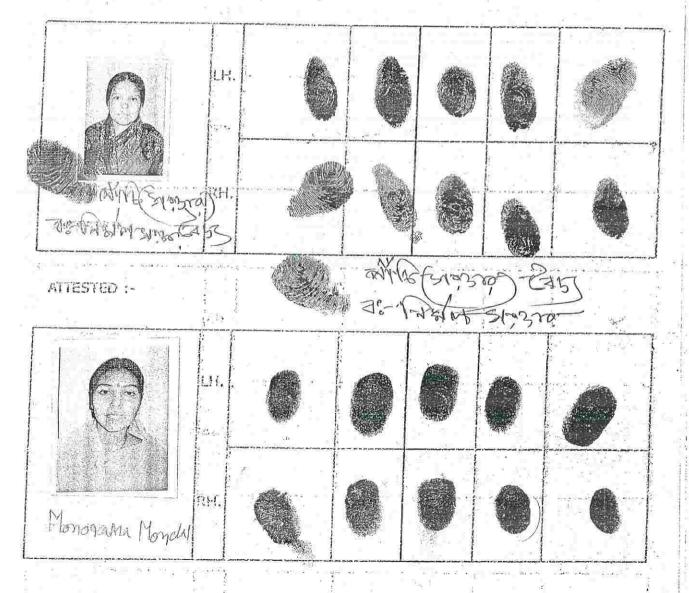
### UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS



ATTESTED :-

ENTERNAMENTALIA



ATTESTED :-

Monograma Mondal



additional District Sub-Registral

2 9 MAY 2014

SITE PLAN OF R.S. & L.R. DAG NO. - 246 R.S. KHATIAN NO. L R KHATIAN NO 1953 AT MOUZA CHAKPACHURIA; J.L. NO 33 R S NO 205 $\frac{1}{2}$  TOUZI NO 145 P S RAJAR HAT NOW UNDER NEW TOWN DIST NORTH 24 PARGANAS AREA SHOWN IN RED BORDER SCALE 30' = 1"

PURCHASER

SOLD BY

R S DAG NO 246(P)

33'3" R S DAG NO 246 A OF LAND 9 DEC (M/L) 118'0" S DAG NO 246 (p) 33'3" R S DAG NO 246(P)

Monodama Mondal
Monodama Mondal
Manara Manara
Manara Sara
Manara Manara
Manara Manara
Manara Mondal

Drawn By:

PIYAR ALI LASKAR Surveyor & D.M. Civil Regn. No: 0417 & 10038 Vill: Baligon, PO: Chakpanchuria P.S. Rajarhat New Town Kolkata 700156

N.B NOT SURVEY.



Additional District Sub-Registration New Town, Merid 24 Persons

2 9 MAY 2014



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

Endorsement For Deed Number : I - 06141 of 2014 (Serial No. 06708 of 2014 and Query No. 1523L000010024 of 2014)

#### On 29/05/2014

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

Presented for registration at 18.30 hrs on :29/05/2014, at the Private residence by Debdas Sardar Alias Deben Sardar, one of the Executants.

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

Execution is admitted on 29/05/2014 by

- Debdas Sardar Alias Deben Sardar, son of Lt Habul Sardar, Chakpanchuria, Thana: New Town, P.O.: -Chakpanchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700156, By Caste Hindu, By Profession: Others
- Madhusudan Sardar, son of Lt Habul Sardar , Chakpanchuria, Thana:-New Town, P.O. :-Chakpanchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste Hindu, By Profession : Others
- Rekha Bala Sardar Alias Rekha Rani Sardar, wife of Lt Habul Sardar, Chakpanchuria, Thana:-New Town, P.O.:-Chakpanchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700156, By Caste Hindu, By Profession: House wife
- Panchi ( Sardar) Baidya Alias Pachi Bala Baidya, wife of Dilip Baidya, Chakpanchuria, Thana:-New Town, P.O.:-Chakpanchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700156, By Caste Hindu, By Profession: House wife
- Monorama Mondal, wife of Sanjay Mondal, Kalikapur Sardarpara, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession: House wife

Identified By Sukumar Hazra, son of K Hazra, Chakpanchuria, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

( Debasish Dhar ) Additional District Sub-Registrar

# On 30/05/2014

# 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, 4 of Indian Stamp Act 1899.

#### Payment of Fees:

Amount by Draft

- Rs. 33811/- is paid , by the draft number 123088, Draft Date 29/05/2014, Bank Name State Bank of India, CHINAR PARK, RAJARHAT, received on 30/05/2014
- Rs. 49000/- is paid , by the draft number 123081, Draft Date 29/05/2014, Bank Name State Bank of India, CHINAR PARK, RAJARHAT, received on 30/05/2014

Additional District Sub-Registration of the Personal March 24 Personal Company (Debasish Dhar)

3 0 MAY 2014

Additional District Sub-Registrar EndorsementPage 1 of 2

30/05/2014 15:40:00





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

Endorsement For Deed Number : I - 06141 of 2014 (Serial No. 06708 of 2014 and Query No. 1523L000010024 of 2014)

( Under Article : A(1) = 82797/- ,E = 14/- on 30/05/2014 )

# Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-75,27,276/-

Certified that the required stamp duty of this document is Rs.- 451657 /- and the Stamp duty paid as: Impresive Rs.- 100/-

#### Deficit stamp duty

Deficit stamp duly

- Rs. 49000/- is paid , by the draft number 123080, Draft Date 29/05/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 30/05/2014
- Rs. 49000/- is paid , by the draft number 123078, Draft Date 29/05/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 30/05/2014
- Rs. 49000/- is paid , by the draft number 123079, Draft Date 29/05/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 30/05/2014
- Rs. 49000/- is paid , by the draft number 123087, Draft Date 29/05/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 30/05/2014
- Rs. 49000/- is paid , by the draft number 123086, Draft Date 29/05/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 30/05/2014
- Rs. 49000/- is paid , by the draft number 123085, Draft Date 29/05/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 30/05/2014
- Rs. 49000/- is paid , by the draft number 123084, Draft Date 29/05/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 30/05/2014
- Rs. 49000/- is paid , by the draft number 123083, Draft Date 29/05/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 30/05/2014
- Rs. 49000/- is paid , by the draft number 123082, Draft Date 29/05/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 30/05/2014
- 10. Rs. 10657/- is paid , by the draft number 123090, Draft Date 29/05/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 30/05/2014

( Debasish Dhar ) Additional District Sub-Registrar

> additional District Sub-Registras Misses How Town, World 24 Parishing

( Debasish Dhar )

3 N MAY 2014 Additional District Sub-Registrar

EndorsementPage 2 of 2

30/05/2014 15:40:00



O . d de

### Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 10 Page from 1719 to 1738 being No 06141 for the year 2014.



(Debasish Dhar) 02-June-2014 Additional District Sub-Registrar Office of the A.D.S.R. RAJARHAT West Bengal