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D-06872
356

RA GROUP
P-E



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

D 144595

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 12 DEC 2007

Handwritten notes:
 12/12/07
 10/10

DEED OF SALE.

Valued at Rs. 20,83,333/-only.

THIS DEED OF SALE is made this 12th day of
 December, in the year 2007, **B E T W E E N**

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दिनांक - 2000

दिनांक - 2009

दिनांक - 9/12/2009

प्रेषण स्थान - 6222 कोलकाता

पिन -

700001

पता -

200 -

प्रेषण -

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प्रेषण - दिल्ली

प्रेषण - दिल्ली 9/12/2009

प्रेषण -

700000

प्रेषण -

दिल्ली

Handwritten signature: *Ganir Mondal*



Handwritten initials: *V.C. 35A1*

Handwritten signature: *Ganir Mondal*



Handwritten address: *Ganir Mondal, s/o Lt. Gopal ch Mondal, Vill + P.O. - Chaukpaneheria, Khet - 50*

Additional District Sub Registrar
Bihar nagar and Lake

12 DEC 2007

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SMT BRIHASPATI MONDAL wife of Sri Gopal Chandra Mondal by faith Hindu, by nationality Indian, by occupation house wife, residing at Village :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 her heirs , executors administrators, legal representatives, assigns and/or nominees) of the **ONE PART.**

A N D

MOON LIGHT BUILDCON PRIVATE LIMITED a private limited company registered under the Companies Act, 1956, having its registered office at 52, Weston Street, 4th floor Kolkata- 700 012 represented by its authorized signatory Sri Rabi Singha Roy, son of Late Ganesh Singha Roy 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 , by a registered deed sale executed and registered at the office of the A.D.S.R Cossipure Dum Dum of undivided 24 Parganas Brihaspati Mondal the purchaser therein and the **VENDOR** herein has purchased from one Metho Rani Dasi **ALL THAT** a piece and parcel of a plot of bastu land measuring about 23 decimal or 13 katta- 14 chattak – 12 sq.ft comprised under the C.S

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DAG NO - 349, C.S KHATIAN NO - 187, at MOUZA- CHAUKPANCHURIA, J.I NO - 33, P.S-RAJARHAT, DIST- 24 PARGANAS, absolutely and frever free from all encumbrances, charges, liens, impedances, attachments, claims and/or demands whatsoever.

AND WHEREAS, in consequence to the aforesaid purchase Brihaspati Mondal the VENDOR herein has absolutely owned, seized and possessed of and or otherwise well and sufficiently become entitled to the aforesaid plot of land measuring about 23 decimal or 13 katta-14 chattak-12 s.ft free from all encumbrances, attachments, charges, liens, impedances claims and/or demand whatsoever and duly recorded her name in the recent settlement of the Govt. of West Bengal under the L.R DAG NO - 356, in the L.R KHATIAN NO - 1150 corresponding to the R.S DAG NO - 356 at the aforesaid MOUZA CHAUKPANCHURIA, J.I. NO - 33, P.S - RAJARHAT, DIST- NORTH 24 PARGANAS having full right and absolute power to transfer in any manner to any body if any.

AND WHEREAS, on this day of 12th of December, 2007 Sri Brihaspati Mondal the VENDOR herein has executed four separate deed of sale by which she has granted, sold, conveyed, and transferred four plots of land each measuring about 4.60 decimal or 02katta-12 chattak-20 sft out of the aforesaid plot of land measuring about 23 decimal or 13katta-14chattak-12 sft unto and favor of the 1).Image Projects Private Limited Company, 2)Accurate Tower Private Limited Company and 3). Elite Buildcon Private Limited Company and 4) Success Tower Private Limited Company respectively and presenting the same for its registration today.

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AND WHEREAS, due to urgent need of money the remaining plot of land measuring about 4.60 decimal or 02katta-12 chattak-20sqft comprised under the L.R DAG NO -356 corresponding to the R.S DAG NO- 356, in the L.R KHATIAN NO - 1156 at the aforesaid mouza of Chaukpanchuria, J.L No- 33, P.S-Rajarhat under the Gram Panchayat of Patharghata ,Dist North 24 Parganas particularly mentioned and described in the schedule hereunder and delineated in the MAJOR PLAN in RED boarder and hereinafter referred to as the Said plot of land which the VENDOR herein has agreed to sell and the PURCHASER herein has agreed to purchase the same absolutely and forever free from all encumbrance charges, attachments, liens, impedances, mortgages, claims / or demands whatsoever at or for a consolidated consideration of Rs.20,83,333 /- 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.20,83,333 (RUPEES TWENTY LACS EIGHTY THREE THOUSAND THREE HUNDRED THIRTY THREE)** only truly paid by **PURCHASER TO VENDOR** at or before the execution of this present (the receipt whereof the **VENDOR** doth hereby as well as by the receipt hereunder written admitted, and acknowledged and of and from the same every part thereof doth hereby acquit release and forever discharged **PURCHASER** and the 'said plot of land' hereby absolutely indefeasibly grant, convey, sell and transfer, assign and assure unto and in full

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of the **PURCHASER ALL THAT** piece and parcel of the "Said plot of land measuring about 4.60 decimal or 02katta-12 chattak-12 sqft comprise under the L.R DAG NO -356 corresponding to the R.S DAG NO- 356, in the L. KHATIAN NO - 1156 at the aforesaid mouza of Chaukpanchuria, J.L No- 3 P.S-Rajarhat, under the Gram Panchayat of Patharghata ,Dist North Parganas which is morefully described in the schedule hereunder written hereinafter referred to as the "Said Plot of Land "particularly delineated the **M A P in R E D** boarder **OR HOWSOEVER OTHERWISE** the "Said Plot of Land " or any part heretofore were or was now are or situate, tenanted, butted and bounded, called, known, number described, distinguished, **TOGETHER WITH ALL** erections with boundaries, pits areas, court yards, sanitary connections, electrical 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 "Said Plot of Land " or any part thereof belonging or anywise appurtenant which the same or any part thereof now are or is or any time heretofore were was held, used, occupied enjoyed, reputed to belong or to be appurtenant to and the reversion or reversions, remainder or remainders, AND the rents, profits thereof **AND ALL** the estates, rights, title, interest, use possession or demands whatsoever both in law or in equity of the **VENDOR** into and the "Said Plot of Land " or any part thereof **TOGETHER WITH ALL** pastas, muniments, writings, evidences on title in any wise relating to the plot of land or any part thereof which now or hereunder or hereinafter sh

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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 Plot of Land" 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** are absolutely owned, seized, and possessed of and or otherwise well and sufficiently become entitled to the 'said plot of land' 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 Plot of Land" 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 at all times hereafter peaceably and quietly enter into hold, possess and enjoy the "Said Plot of Land" hereby granted, conveyed and received and to take the rents, issue 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 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 assisted, **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, 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 times hereafter at the request and costs of **PURCHASER** and does and execute all such assurances, acts, deeds, matters, things, for further better and more effectual granting sell transferring and assuring the said property and every part thereof unto and to use of the **PURCHASER** will or may reasonably required.

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6. That the 'said plot of land' 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 municipality 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 **VENDOR** has not at any time done or executed or knowingly suffered or been part to any act deeds things, or matters, whereby and where under the 'said plot of land' 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 .

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

9. That the **VENDOR** also declares and confirms that they are in ka and vacant possession of the "Said Plot of Land" and every part thereof

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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 or otherwise.

10. That the **VENDOR** 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 **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 .

11. That the **VENDOR** hereby declares and confirms that she 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 .

12. That the **VENDOR** further covenants 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 .

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

ALL THAT a piece and parcel of a plot of land recorded classification is BASTU, measuring about 4.60 decimal or 02(TWO)Katta 12(TWELVE)Chattak- 20(TWENTY) Sq.Ft. along with all the easement right situate at MOUZA- CHAUKPANCHURIA, J.L NO – 33, under the L.R DAG NO –356, in the L.R KHATIAN NO –1156, within the jurisdiction Patharghata Gram Panchayat, P.S – RAJARHAT, DIST- NORTH 24 PARGANAS which is butted and bounded as follows:-

ON THE NORTH - : PART OF R.S/L.R DAG NO – 356.

ON THE SOUTH - : PART OF R.S/L.R DAG NO – 352.

ON THE WEST- : PART OF R.S/L.R DAG NO – 349.

ON THE EAST- : PART OF R.S DAG NO – 357.

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

WITNESSES

1) *Gustaf Khawer*
S/O. *Hafiz Ahmad Khan*
W/O Bq, *Shahzad Nagar*



2-12-16
Breitarpet Hill
by same or
Samir Mondal

2) *Mrs. Azeem*
870 Mrs. Akmal Hamid
*W/O Bq, *Shahzad Nagar**
20159

SIGNATURE OF THE
VENDOR

DRAFTEED & PREPARED BY ME
SK Rahman
SK MEHBUBAR RAHMAN.
ADVOCATE.
F-2445/2463/02

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MEMO OF CONSIDERATION

I the VENDOR herein has received the consolidated sum of Rs.20,83,333 / (RUPEES twenty lacs eighty three thousand three hundred thirty three) only as the consideration of this deed of sale from the PURCHASER as per the following memo and I am signing this memo consideration by putting my thumb in presence of following witnesses on the day month and year as above written.


1) A/c No - 010673 dt 12-12-07	AXIS BANK	AMOUNT.
	LAKE TOWN	RS 9,00,000/-only
2) P.C.No - 010679 dt 12-12-07	KOLBT	RS. 9,00,000/-only
Cash	DO.	RS. 2,83,333/-only

TOTAL = RS.20,83,333 /-ONLY

WITNESSES

1) *Gitanjali*
Siddhant of *Gitanjali*
K. B. S.

2) *MD. ABDUR RAHMAN*
MD. ABDUR RAHMAN
Village Ghan
K01-54


Prithvishankar
by *Prithvishankar*
Sankar Mondal

SIGNATURE OF THE VENDOR.

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-06872 of :2007
(Serial No. 10420, 2007)

On 13/12/2007

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 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:

Fee Paid in rupees under article : A(1) = 22913/- on:13/12/2007

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-2083333/-

Certified that the required stamp duty of this document is Rs 104167 /- and the Stamp duty paid as: Impresive Rs- 100

Deficit stamp duty

Deficit stamp duty : 1.Rs 49000/- is paid by the draft no. :694665, Draft date:12/12/2007, Bank name:STATE BANK OF INDIA, Mohisgote, recieved on :13/12/2007. 2.Rs 49000/- is paid by the draft no. :694664, Draft date:12/12/2007, Bank name:STATE BANK OF INDIA, Mohisgote, recieved on :13/12/2007. 3.Rs 6180/- is paid by the draft no. :694715, Draft date:13/12/2007, Bank name:STATE BANK OF INDIA, Mohisgote, recieved on :13/12/2007.

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

Presented for registration at 18.45 on :13/12/2007,at the Private residence by Brihaspati Mondal,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :13/12/2007 by

1. Brihaspati Mondal, wife of Gopal Chandra Mondal,Chakpanchuria,Thana Rajarhat, By caste Hindu,by Profession :Business

Identified By Samir Mondal, son of Lt Gopal Ch Mondal Chakpanchiria Rajarhat Thana: Rajarhat, by caste Hindu,By Profession :Business.

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

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

Handwritten notes:
 ১৩৯/৬
 প্রসিকিউটর মর্ডাল
 বা পয়েন্ট
 সামল মর্ডাল



(1) Name : Borharpati Mondal Status - Presentant

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
Handwritten signature: Saml Mondal

(2) Name : Rabi Sanku Roy
 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.

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

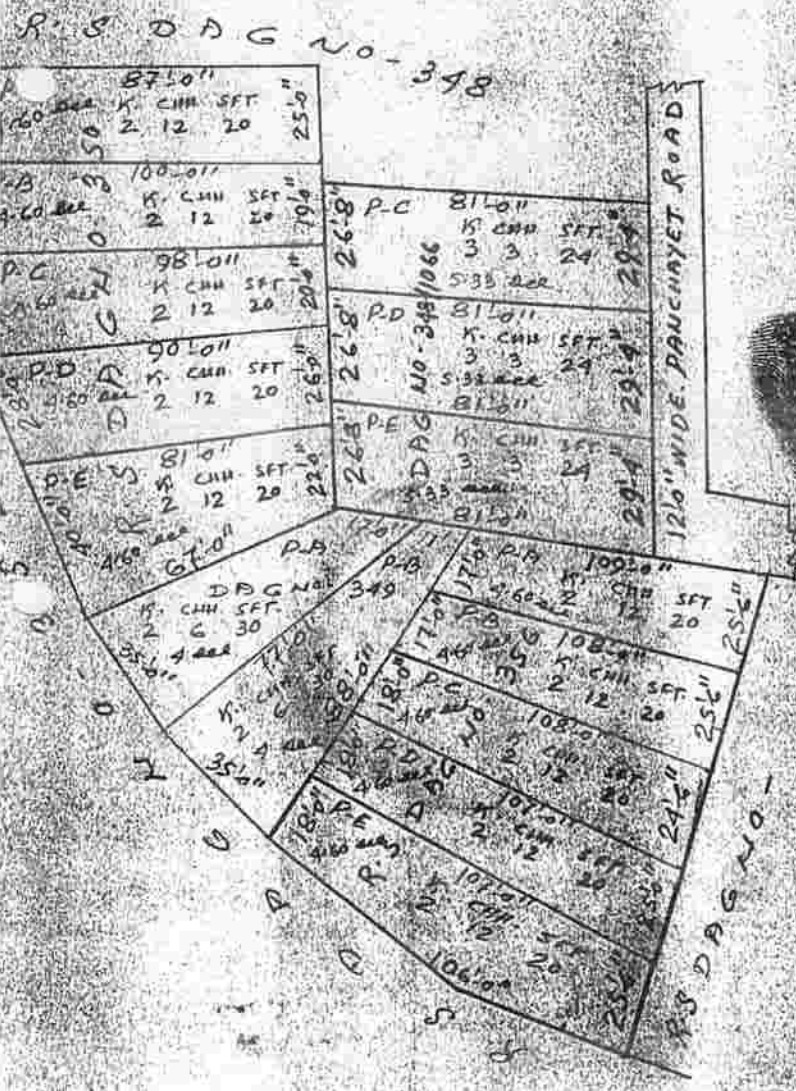


Handwritten signature: Rabi Sanku Roy

THE PLAN OF R.S DAG NO-348/156
 349, 350 & 356 R.S KHATTAN NO- L.R
 KHATTAN NO- BT MOON CHAKPACHARIA
 T.L NO- 33 P.S. RAJARHAT DIST. 21. HARGANANDAN

SCALE 40'-0"=1"

PLOT NO.	PURCHASER NAME	R.S DAG NO													
		348/1066			349			350			356			TOTAL	
		K	CHH	SFT	K	CHH	SFT	K	CHH	SFT	K	CHH	SFT	K	CHH
A	ACCURATE TOWER (P) LTD.	-	-	-	2	6	30	2	12	20	2	12	20	7	15
B	IMAGE PROTECTS (P) LTD.	-	-	-	2	6	30	2	12	20	2	12	20	7	15
C	ULTIMATE BUILD CON (P) LTD.	3	3	24	-	-	-	2	12	20	2	12	20	8	12
D	SUCCESS TOWER (P) LTD.	3	3	24	-	-	-	2	12	20	2	12	20	8	12
E	MOONLIGHT BUILD CON (P) LTD.	3	3	24	-	-	-	2	12	20	2	12	20	8	12



Handwritten signature and name: *Abul Kalam*
61, Pore of
Zamra Mohan



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 11911 to 11927
being No 06872 for the year 2007.



(Nurul Anin Khan) 14-December-2007
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal