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3.0/अन्धिमबङ्ग पश्चिम बंगाल WEST BENGAL

900 on 2

D 160414

(Signature)
 30 JUN 2008

1 JUL 2008

DEED OF SALE
Valued at Rs.9,00,000/-only.

THIS DEED OF SALE is made this day of 30th JUNE , in the
Year 2008, B E T W E E N

CONTD..PAGE..2

(Handwritten notes and signatures)
 278
 278

501
 21st
 5-5-4
 Sq. Mehabubur Rahman
 Court
 Ad
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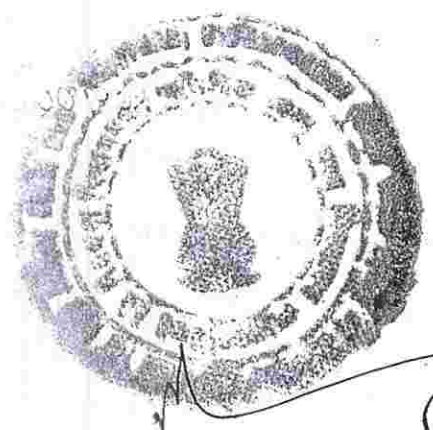
২৫ নম্বর মামলা
 ৩৫ নম্বর মামলা



VC
 6303

২৫ নম্বর মামলা
 ৩৫ নম্বর মামলা

Gantam Kibira
 Spirit Harshat Kibira
 J.P.L. Aravindar
 KR-59-



General District
 (Sah)

30 JUN 2008

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HAREN SARDAR alias HARENDRANATH SARDAR son of *Buddhiswar Sardar*, by occupation-Cultivation, by faith Hindu, 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

P.S GROUP REALTY LIMITED . having its registered office at 83, Topshia Road(South), Kolkata- 7,00,046 hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its representative or representatives, director or directors, authorized signatories, office bearers, assigns and / or nominee or nominees) of the **OTHER PART**.

WHEREAS, said **HAREN SARDAR alias HARENDRANATH SARDAR** the **VENDOR herein** having .2500 share is the recorded owner of a plot of land measuring about 15 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 – 1886, at **MOUZA- CHAUKPANCHURIA, J.L NO – 33, P.S- Rajarhat**, under the Gram Panchayat of Patharghata No- 2, Dist-North 24 Parganas and has been possessing the said plot of land free from all encumbrances, charges, liens, lis pendences whatsoever.

AND WHEREAS said **HAREN SARDAR alias HARENDRANATH SARDAR** the **VENDOR herein** is the absolute owner, possessor and occupier of the said plot of land measuring about 15 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 – 1886, at **MOUZA- CHAUKPANCHURIA, J.L NO – 33, P.S- Rajarhat**, under the Gram Panchayat of Patharghata No- 2, Dist- North 24 Parganas free from all encumbrances.

AND WHEREAS due to urgent need of money the **VENDOR herein** has agreed to sell and the **PURCHASER herein** has agreed to purchase ALL THAT a plot of shali land measuring about 04.15 (four point fifteen) decimals or 02(two)Katta-08(eight)chittak-00(zero) S.Ft out of said 15 decimals of land lying and situate at **Mouza- Chaukpanchuria, J. L NO- 33, R.S.Dag No-246, L.R.Khatian No-1886**,

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Regional District Officer
Siddhannagar (Sali Aala)

30 JUN 2008

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P.S-Rajarhat, District:- 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.9,00,000/-(RUPEES NINE LACS)** 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.9,00,000/-(RUPEES NINE LACS)** 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 **04.15 (four point fifteen) decimals or 02(two)Katta-08(eight)chittak-00(zero) S.Ft** out of said 15 decimals of land comprised under the **R.S DAG NO 246 , in L.R KHATIAN 1886 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 as 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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30 JUN 2008

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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.

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

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30 JUN 2008

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*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**.*

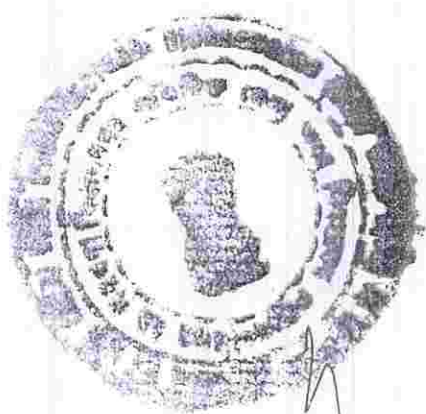
*4. That free and clear, freely and clearly absolutely acquitted, exonerated discharged , and released or otherwise at the cost of the **VENDOR** well and sufficiently saved defended, kept harmless and indemnified of and assign **AND ALL** manner of other charges ,mortgages, liens, lispendencies, attachments, 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 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 VEDOR being the RAIYAT under the GOVERNMENT OF WEST BENGAL.

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National District of Columbia
Highway (Sale) Book

30 JUN 2008

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8. *That the VENDOR has 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.*

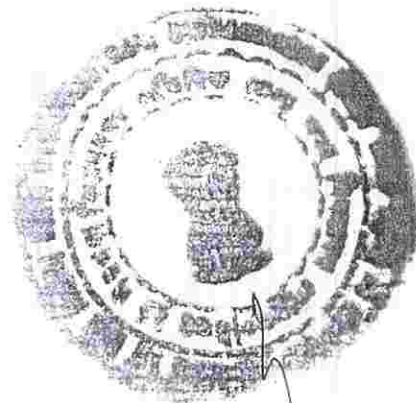
10. *That the VENDOR also declares and confirms that he is in kash and vacant possession of the "Said property" and every part thereof TOGETHER WITH all easements right accrued thereon and no one else has any right or interest therein or any part or portion thereof as occupant, tenant, or otherwise.*

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 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 .*

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30 JUN 2008

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

ALL THAT a piece and parcel of a plot of shali land measuring about 04.15 (four point fifteen) decimals or 02(two)Katta-08(eight)chittak-00(zero) S.Ft out of said 15 decimals of land comprised under the R.S DAG NO 246 , in L.R KHATIAN 1886 AT MOUZA-CHAUKPANCHURIA, J.L NO -33, P.S- Rajarhat under the Patharghata NO-II Gram Panchayat, DIST- North 24 Parganas which is butted and bounded by as follows:-

ON THE NORTH:-R.S DAG NO 246(P).

ON THE SOUTH:-R.S DAG NO -246(P).

ON THE EAST:-R.S DAG NO -245.


ON THE WEST:-S.B COMPANY PRIVATE LIMITED.

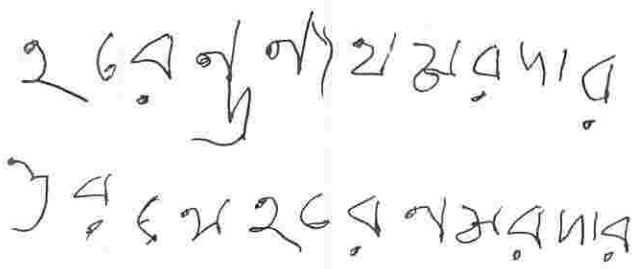
The aforesaid L.R KHATIAN NO -1886 belongs to HAREN SARDAR alias HARENDRA NATH SADDER the VENDOR herein.

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

WITNESSES


1) Gatan Khasias
S/o - Lt Hasmir Khasias
S/o - Anwar Khasias
Kd - 59

2) 
निवा - ३६ नारायण चण्डा ७०६०
३६ नारायण, भा. ६३०६०
भा. - राजारहाट, ७३०२३ नारायण.



SIGNATURE OF THE VENDOR

DRAFTEED & PREPARED BY ME.


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



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30 JUN 2008

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MEMO OF CONSIDERATION

I the **VENDOR** herein have received the consolidated sum of Rs.9,00,000(RUPEES NINE LACES) 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 .

<u>BANK</u>	<u>CH.NO & DT.</u>	<u>AMOUNT</u>	<u>PAYEE</u>
IN CASH-		RS. 9,00,000.00	Haren Sardar alias Harendranath Sardar.

TOTAL = RS. 9,00,000(RUPEES NINE LACES) ONLY.

WITNESSES

1) Gaurang Kishan
Aam Do

2) Harekrishan
Aam Do

રૂબરૂના અરજદાર

રૂબરૂના અરજદાર

SIGNATURE OF THE VENDOR.



Handwritten signature or mark above the stamp.

30 JUN 2008

30 JUN 2008

SITE PLAN OF A PLOT OF LAND MEASURING ABOUT 04.15 (FOUR POINT FIFTEEN) DECIMALS UNDER THE R.S DAG NO :- 246, IN THE L.R KHATAN NO -1886, AT MOUZA-CHAUK PANCHURIA, J.L :-33, P.S :- RAJATHAT, WITHIN THE PATHARGHATA GRAMPANCHAYAT, DIST:- NORTH 24 PARGANAS.

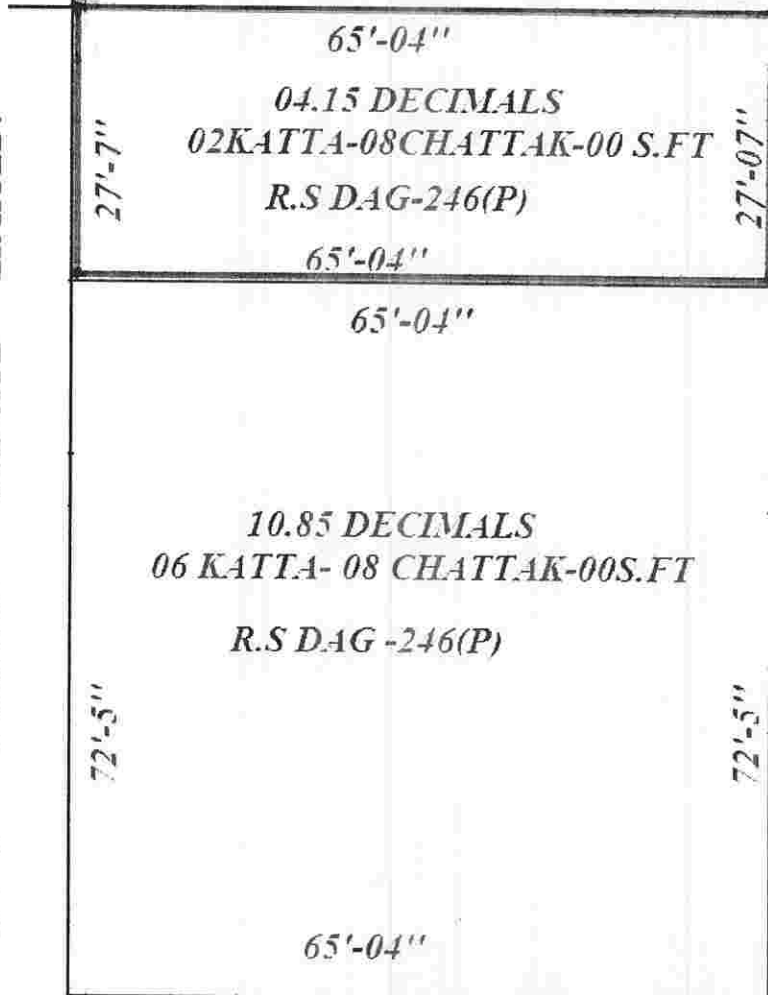
SOLD AREA IS 04.15 DECIMALS SHOWN IN RED BORDER.



SIGNATURE OF THE VENDOR:- ২৬৭ নং (১৫) কাতা

৩৬২/৩২ ৬৫'০৪" ২৬৭ নং (১৫) কাতা
R.S DAG NO-246

S . B COMPANY PRIVATE LIMITED.



R.S DAG NO - 245

R.S DAG NO-243

copied by



Handwritten signature or mark above the text.
مجلس شورى علماء
الجامعة الإسلامية (Salt Lake City)

30 JUN 2008

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the docum.



(1) *Haren Sardan @ Harindranath Sardan* *হরেন সর্দার*
 Name : Status - Presentant *মহলাব*

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

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

হরেন সর্দার
 Signature of the Presentant

(2)

Name :

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

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

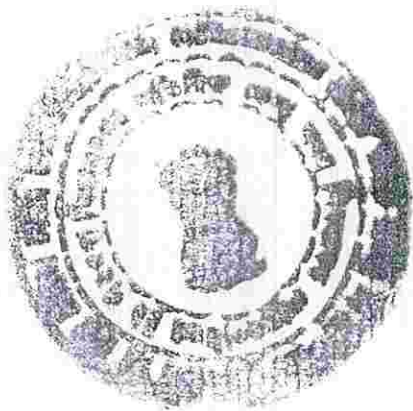
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের 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/Gurdian/Testator(Tick the appropriate status)



h
[Illegible text]
[Illegible text] (Sale Date [Illegible])

30 JUN 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-08646 of :2008
(Serial No. 06880, 2008)

On 01/07/2008

Certificate of 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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 9889/- on:01/07/2008

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- 900000/-

Certified that the required stamp duty of this document is Rs 45000 /- and the Stamp duty paid as: Impresive Rs- 100

Deficit stamp duty

Deficit stamp duty Rs 44950/- is paid, by the draft number 587573, Draft Date 30/06/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :01/07/2008.

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

Presented for registration at 14.16 hrs on :01/07/2008, at the Private residence by Haren Sardar, Executant.

Admission of Execution(Under Section 58)

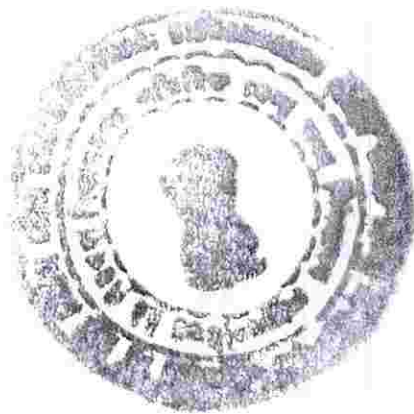
Execution is admitted on 01/07/2008 by

1. Haren Sardar alias Harendranath Sardar, son of Buddhiswar Sardar ,Chaukpanchuria ,Thana Rajarhat, By caste Hindu, by Profession :Cultivation

Identified By Gautam Kbiraj, son of Lt H Kbiraj Aswininagar Thana: -, by caste Hindu, By Profession :Others.

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

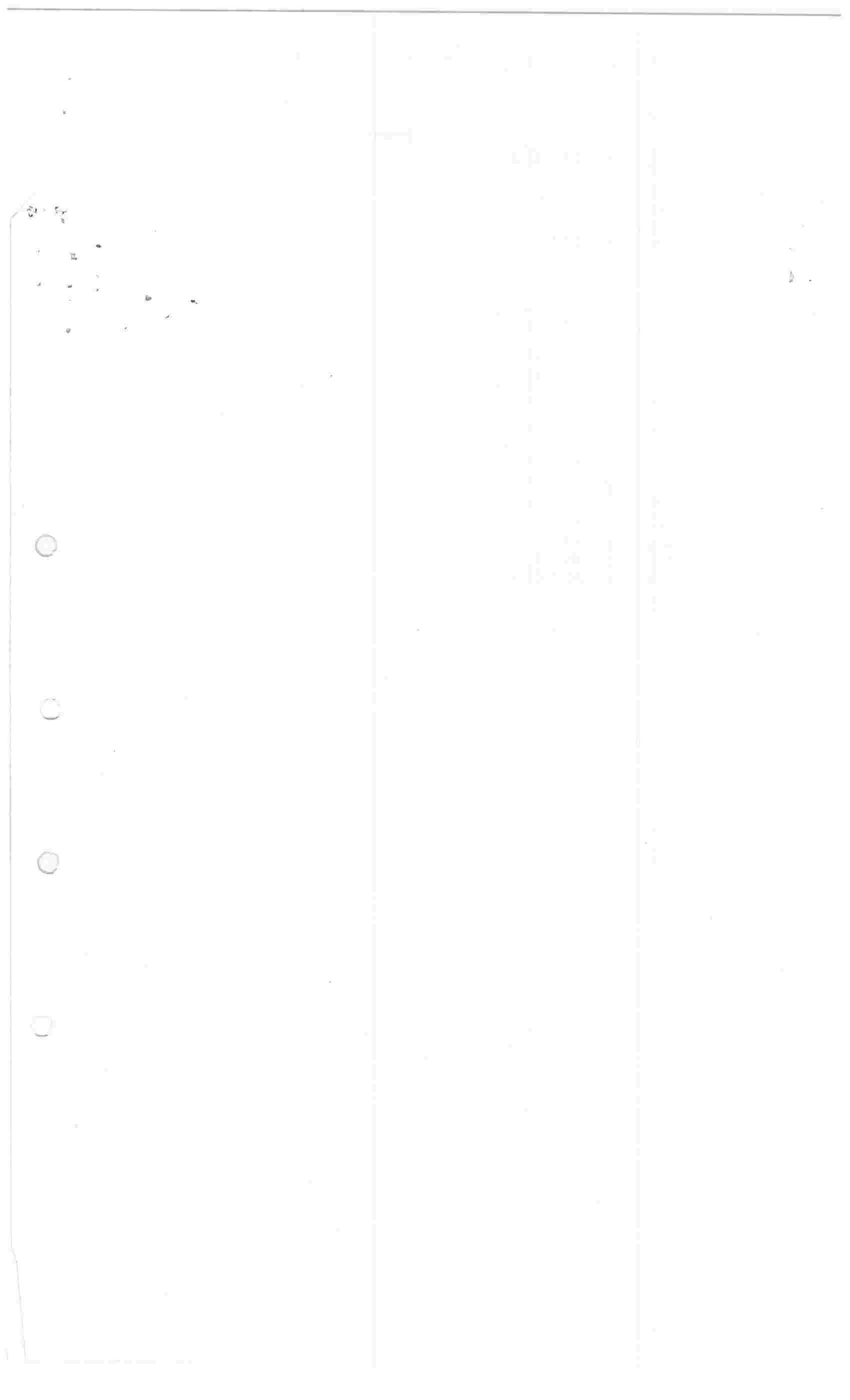
Govt. of West Bengal



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Ministry of Health of the Republic of Serbia
BEOGRAD, JUL 1 2008

- 1 JUL 2008



kh-2582

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 13983 to 13995
being No 08646 for the year 2008.



(Nurul Amin Khan) 03-July-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal