

3272 (B)

03094/2015



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 981619

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

1 2 MAR 2015

-:: DEED OF SALE ::-

Valued at Rs. 20,00,000/-

(Rupees Twenty Lac) only.

*This Deed of absolute sale is made on 11th day of March 2015,*

নং 456  
 তারিখ 09/03/2015  
 ক্রেতার নাম Ultimate Buildcon Pvt. Ltd.  
 মোকাম 15, Gangadhar Babu Lane, Kot-12  
 স্বাক্ষর

ক্রমাঙ্কিত  
 তাপস মজুমদার  
 ভান্ড এ. ডি. এস. আর ও অফিস  
 গুয়াড, দক্ষিণ ২৪ পরগণা

ক্রমাঙ্কিত  
 ব. ক্রমাঙ্কিত



2106

ক্রমাঙ্কিত  
 ব. ক্রমাঙ্কিত



Additional District Sub-Registrar  
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 11 MAR 2015

ক্রমাঙ্কিত  
 -সিগ- বিস্বাস  
 ক্রমাঙ্কিত - ৬২৬  
 মামা - নিউ টাউন  
 নং - ১৫৬  
 ডি. ২৪ পরগণা

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**BETWEEN DHARMA SARDAR**, son of late Kanta Sardar, residing at Village & P.O.- Chackpanchuria, P.S.- New Town, in the District of North 24 Parganas, Kolkata- 700156, by faith- Hindu, by Nationality- Indian, by occupation- Cultivation; and hereinafter called and referred to as the **VENDOR**, (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**

**ULTIMATE BUILDCON PRIVATE LIMITED**, (having PAN AAACU9233A) a Company incorporated under the Companies Act 1956, having its Registered Office at- 15, Gangadhar Babu Lane, 3<sup>rd</sup> Floor, P.O. & P.S.- Bowbazar, Kolkata- 700012, represented by its Director- HIMANGSHU CHATTERJEE (having PAN ACLPC 8357P), son of Sri Indu Bhusan Chatterjee, residing at- Ambe Plaza, 19/1, R.N. Tagore Road, Block- B, Flat No. 402, 4<sup>th</sup> Floor, Kolkata- 700076, 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**;

**WHEREAS** one Nani Sardar, was the absolute owner and possessors of a piece or parcel of Revenue Paying Rayati Swattiya Shali Land measuring an area of 14.75 sataks as  $\frac{1}{4}$  share out of total 59 sataks comprised in C.S. Dag No.- 177, under C.S. Khatian No. 431, and Malik Khatian No. 430, lying and situated at Mouza- **CHACK PANCHURIA**, J.L. No.- 33, at present Touzi No.- 10, under the Local Limits of Patharghata



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Gram Panchayet, P.S.- Rajarhat (at present New Town), in the district of North 24 Parganas, along with other properties, by virtue of hereditary rights from his father late Raicharan Sardar.

**AND WHEREAS** while seized and possessed the same said Nani Sardar for his urgent need of money, sold transferred and conveyed the said land to Dharma Sardar (the vendor herein), by a registered Deed of Sale registered on dated 23/11/1973 at Cossipore DumDum Sub-Registry Office which was copied in Book No. 1, Volume No.- 147, Pages from 37 to 39, Being No. 7890 for the Year 1973. Thereafter said Dharma Sardar (the vendor herein), became the absolute owner and possessor of aforesaid land admeasuring 14.75 sataks in above mentioned C.S. Dag No. 177, under above named Mouza- **CHACK PANCHURIA**, J.L. No.- 33, P.S.- Rajarhat (at present New Town), in the district of North 24 Parganas.

**AND WHEREAS** at the time of his enjoyment said Dharma Sardar recorded his name at the Office of B.L. & L.R.O. under L.R. Khatian No. 805 as 0.1250 share allotted to his name i.e. measuring an area of 08 sataks more or less out of total 59 sataks comprised in C.S. Dag No. 177 corresponding to R.S. & L.R. Dag No. 246, at Mouza- **CHACK PANCHURIA**, J.L. No.- 33, P.S.- Rajarhat (at present New Town), in the district of North 24 Parganas which is morefully and particularly described in the Schedule hereunder written and absolutely free from all encumbrances whatsoever.

**SINCE THEN** said Dharma Sardar (the vendor herein), seized and possessed the aforesaid plot of land measuring an area of 08 sataks more or less and has been enjoying the same peacefully, freely, absolutely without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities concerned to his



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name as absolute owner and possessor thereof and has the absolute power of ownership and also power to sale the same to any intending purchaser or purchasers as he will think fit and proper.

**AND WHEREAS** during his enjoyment, the Vendor herein, being in urgent need of money intended desired and has agreed to sell measuring an area of 04 sataks more or less out of said total land admeasuring 08 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 04 sataks more or less along with all easement rights and other common facilities which is morefully described below mentioned Schedule and shown in the annexed site plan or map and marked by bordered **RED** therein, at or for the total consideration of Rs. 20,00,000/- (Rupees Twenty Lac) only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of Rs. 20,00,000/- (Rupees Twenty Lac) only of lawful money of union of India truly paid by the purchaser to the Vendor as per memo below at or immediately before the execution of these presents (the receipt whereof the Vendor doth 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 particularly described in the schedule hereinafter written, the vendor doth hereby grant, convey, sell, transfer, assign and assure unto the purchaser herein **ALL THAT** piece and parcel of Revenue Paying Rayat Swattiya Sali land measuring an area of 04 sataks more or less along with the all easement rights and other common facilities i.e.- 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



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whatsoever of the Vendors into or upon the same and every part thereof **TO HAVE AND TO HOLD** the said land 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 VENDOR DO TH HEREBY DECLARE AND CONFIRM** as follows:-

1. **THAT** notwithstanding any act, deed, matters or things whatsoever done by the vendor or his predecessors in title or any of them done executed or knowingly suffered to the contrary the vendor is 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.
2. **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 valuables without any meterferance from the Vendor or the persons claiming through it.
3. **THAT** the said Sali land which is sold by the vendor herein is in the absolute possession of the vendor and there is no illegal Bargadar or Dakhaldar or any such condition of the said land.



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4. **THAT** notwithstanding any act, deed, matter or things whatsoever aforesaid the vendor now has good right fully lawful absolute authority indefeasible title to grant, convey, transfer and assign his 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 vendor 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 vendor, and saved defended kept harmless and other estate right, title, claim, mortgages, charges, lispendens, attachments and encumbrances whatsoever.
7. **FURTHER THAT** the vendor 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 vendor and/or his 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.



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8. **THAT** 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.
9. **THAT** no notice issued under the Public Demand Recovery Act has been served on the vendor nor any such notice has been published and.
10. **THAT** the vendor has not yet issued and received any notice of requisition or acquisition from any of the Government Department viz., 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.
11. **THAT** 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. **THAT** the land fully described in the schedule below stands retained by the vendors through operation of family ceiling as envisaged in Chapter II-B, West Bengal Land Reforms Act and.
13. **THAT** 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





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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 vendor and realisable from the vendor and/or will be reimbursed by the vendor immediately to the purchaser.
16. **THAT** vendor hereby further declared that the consideration price offered by the purchaser is far excess than the fair market price and none of the neighbors, Co-owners and relatives or friends are interested to purchase the said land for any purpose.
17. **THAT** it is further declared that the statement in the preceding paragraphs are true and there has not been any misrepresentation and



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18. **THAT** there is no fraud committed by the vendor and in the event there is any fraud detected in future the vendor shall be liable to be prosecuted for his acts and deeds under Code of Criminal Procedure and Indian Penal Code and/or any other criminal law as applicable.

**IT IS HEREBY DECLARED** that the 04 sataks more or less described in the Schedule hereinafter written is the self acquired inherited property of the Vendor.

**AND** the Vendor delivers this day khas possession of the said land 04 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 Rayati Swattiya **Sali** land measuring an area of **04 (Four) sataks** more or less out of 08 sataks as 0.1250 share out of total 59 sataks comprised in C.S. Dag No. 177 corresponding to R.S. & L.R. Dag No. 246, under Malik Khatian No. 430, C.S. Khatian No. 431, and at present L.R. Khatian No.- 805 [in the name of Dharma Sardar, the vendor herein]], lying and situated at Mouza- **CHACK PANCHURIA**, J.L. No.- 33, at present Touzi No.- 10, within the local limits of Patharghata Gram Panchayet under Police Station- formerly Rajarhat at present New Town, under the jurisdiction of A.D.S.R. Office formerly Bidhan Nagar (Salt Lake City) at present A.D.S.R. Rajarhat, and Pargana- KOLKATA, in the District of North 24 Parganas.

The said land admeasuring 04 sataks more or less which is being sold by the vendor to the purchaser herein is shown in the annexed site



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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 (PART).

**ON THE SOUTH BY** : R.S. Dag No. 242.

**ON THE EAST BY** : R.S. Dag No. 243.

**ON THE WEST BY** : R.S. Dag No. 240.

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


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

**SIGNED SEALED AND DELIVERED**

By the vendor at Kolkata in presence of :-

1. *Handwritten signature*

2. *Nirmal Gunder*  
*Neel Talwar*

*Handwritten signature*  
*Handwritten signature*  


**SIGNATURE OF THE VENDOR.**



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**-: MEMO OF CONSIDERATION :-**

**RECEIVED** with thanks from the within named purchaser, a sum of Rs. 20,00,000/- (Rupees Twenty Lac) only being the full consideration money of the said plot of land and payment as per memo below.

**-: MEMO :-**

*Paid by Pay Order No. 025435, issued on dated 10/03/2015, from Axis Bank, Lake Town Branch, for Rs. 20,00,000/- (Rupees Twenty Lac) only.*



*Dr. Faridul Islam  
Dr. Faridul Islam*

**WITNESSES :-**

- Dr. Faridul Islam*
- Nirmal Sardar  
Abul Tuom*

**SIGNATURE OF THE VENDOR.**

*Read over and explained the deed by me to the vendor herein.*

*Nirmal Sardar*

**DRAFTED BY :-**

*Faridul Islam  
Advocate*

*District Judges Court  
Bacasat*

*Enrol. No. F/1175/1387/2011*

**COMPUTER TYPED BY :-**

*Islam*  
M. E. Islam,  
of- Polerhat.



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SIGNATURE OF THE

**UNDER RULES 44A OF THE I.R. ACT 1908**

WITH PHOTO












**N.B.- LH BOX- SMALL TO THUMB PRINTS**

**RH BOX- THUMB TO SMALL PRINTS**

 [Signature]	LH					
	RH					

ATTESTED:-

[Signature]  
 [Signature]

 [Signature]	LH					
	RH					

ATTESTED:- [Signature]

PHOTO	LH					
	RH					

ATTESTED:-

PHOTO	LH					
	RH					

ATTESTED:-





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

Endorsement For Deed Number : I - 03094 of 2015

(Serial No. 03275 of 2015 and Query No. 1523L000004978 of 2015)

On 11/03/2015

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

Presented for registration at 17.15 hrs on :11/03/2015, at the Private residence by Dharmra Sardar  
,Executant.

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

Execution is admitted on 11/03/2015 by

1. Dharmra Sardar, son of Lt. Kanta Sardar , Chackpanchuria, Kolkata, Thana:-New Town, P.O. :-Chackpanchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste Hindu,  
By Profession : Others

Identified By Ranjan Sardar, son of Dharmra Sardar, Chackpanchuria, Thana:-New Town, P.O. :-Chackpanchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste: Hindu,  
By Profession: Others.

( Debasish Dhar )  
Additional District Sub-Registrar

On 12/03/2015

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. 34675/- is paid , by the draft number 512253, Draft Date 12/03/2015, Bank Name State Bank of  
India, Terminus Building New Town, received on 12/03/2015

( Under Article : A(1) = 34661/- , E = 14/- on 12/03/2015 )

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.-31,51,516/-

Certified that the required stamp duty of this document is Rs.- 157596 /- and the Stamp duty paid as:  
Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 512252, Draft Date 12/03/2015, Bank : State Bank of India,  
Terminus Building New Town, received on 12/03/2015

12/03/2015 15:44:00

Endorsement Page 1 of 2

Additional District Sub-Registrar

( Debasish Dhar )

Additional District Sub-Registrar

Rajarat, New Town, North 24-Parganas

12 MAR 2015





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(Debasish Dhar)

12 MAR 2015

(Debasish Dhar)  
Additional District Sub-Registrar

2. Rs. 49000/- is paid, by the draft number 512251, Draft Date 12/03/2015, Bank : State Bank of India, Terminus Building New Town, received on 12/03/2015
3. Rs. 19281/- is paid, by the draft number 512254, Draft Date 12/03/2015, Bank : State Bank of India, Terminus Building New Town, received on 12/03/2015
4. Rs. 3347/- is paid, by the draft number 511149, Draft Date 29/01/2015, Bank : State Bank of India, Terminus Building New Town, received on 12/03/2015
5. Rs. 10172/- is paid, by the draft number 511150, Draft Date 29/01/2015, Bank : State Bank of India, Terminus Building New Town, received on 12/03/2015
6. Rs. 8341/- is paid, by the draft number 511152, Draft Date 29/01/2015, Bank : State Bank of India, Terminus Building New Town, received on 12/03/2015
7. Rs. 32900/- is paid, by the draft number 511151, Draft Date 29/01/2015, Bank : State Bank of India, Terminus Building New Town, received on 12/03/2015
8. Rs. 16970/- is paid, by the draft number 583510, Draft Date 27/01/2015, Bank : State Bank of India, GHATAKPUKUR, received on 12/03/2015

(Serial No. 03275 of 2015 and Query No. 1523L000004978 of 2015)

Endorsement For Deed Number : I - 03094 of 2015

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







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 4989 to 5005  
being No 03094 for the year 2015.



*De*  
(Debasish Dhar) 12-March-2015  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal