

10416

R.S. No. D-06868  
3-398/1066

RA Group

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE  
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 144589

# DEED OF SALE.

Valued at Rs. 24,15,625/-only.

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

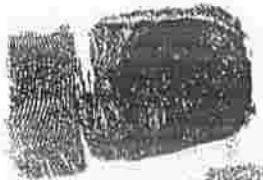
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Additional District Sub-Registrar  
Bhubaneswar (West India)

12 DEC 2007

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 ତାରିଖ - ୨୦୦୭  
 ଠିକଣା - ୭୧୦୨୧୦୦୭  
 ଉପାଧିକାରୀ - ଶ୍ରୀମତୀ ସରଳା  
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 Sanku Mondal



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Sanku Mondal



Sanku Mondal  
 slot Gopal ch. Mondal  
 Vill P.O. Chaukpanchuria  
 Kal - 59.

Additional District Sub Registrar  
 Bidhanagar, West Bengal

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

**SUCCESS TOWER (P).LTD** a private limited company registered under the Companies Act, 1956, having its registered office at 52, Weston Street, 4<sup>th</sup> 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 of patter executed and registered at the office of the A.D.S.R, COSSIPUR DUM DUM of undivided 24 Parganas, copied in Book No-1, Volt No- 21, Pages- 97 – 98 , being No-1474 for the year 1937 one Momothnath Sardar since deceased and one Puti Moni Dasi since deceased

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jointly obtained a Mourashi Mokarari Bandabasta from one Tinkari Chattapadhaya in respect of a plot of shali land measuring about 16 decimal or 09katta-10chattak-27sft comprised under the C.S DAG NO - 334 in the C.S KHATIAN NO - 328 at MOUZA- CHAUKPANCHURIA, J.L NO - 33, P.S - RAJARHAT, DIST-UNDIVIDED 24 PARGANAS and during the period of revisional settlement of the Govt. of the W.B said Momothnath Sardar and Puti Moni Dasi since deceased had recorded their respective names in the R.S.R.O.R under the R.S DAG NO - 348/1066 in the R.S KHANDA KHATIAN NO - 376 in respect of the said plot of land and had been possessing the same free from all encumbrances, charges, liens, attachments, impedances, claims and or demands whatsoever.

**AND WHEREAS** , while possessing the aforesaid plot of land said Momothanath Sardar and Puti Moni Dasi since deceased died intestate leaving behind them one Maha Rani Dasi as the sole wife of said Momothnath Sardar and sole daughter of said Puti Moni Dasi; and said Maha Rani Dasi as per the law of inheritance and succession inherited the aforesaid plot of land measuring about 16 decimal or 09katta- 10 chattak-27 sft and had been possessing the same free from all encumbrance, charges, attachments, claims and / or demands whatsoever. During the recent settlement of the GOVT. OF W.B said Maha Rani Dasi has recored her name in the L.R KHATIAN NO - 1290 under the R DAG NO - 348/1066 corresponding to R.S DAG NO - 348/1066 and R KHANDA KHATIAN NO- 376 at the aforesaid mouza , ploice station and District North 24 Pargnas and has been possessing the same free from all encumbrance charges, attachments, liens, impedances, claims and/ or demands whatsoever.

**AND WHEREAS** , by a registered deed of sale executed and registered

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the office of the A.D.S.R Bidhannagar, Salt Lake City said Maharani Dasi the vendor therein has granted, sold, conveyed and transferred to Brihaspati Mondal the Purchaser therein and the VENDOR herein ALL THAT the aforesaid plot of land shali land measuring about 16 decimal or 09 katta-10chattak-27 s.ft under the L.R DAG NO – 348/1066, in the L.R KHATIAN NO – 1290, at MOUZA- CHAUKPANCHURIA, J.L NO – 33, TOUZI NO –145, P.S – RAJARHAT, DIST- NORTH 24 PARGANAS absolutely and forever free from all encumbrances, charges, attachments, liens, impedances, 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 16 decimal or 09 katta-10chattak-27 s.ft free from all encumbrances, attachments, charges, liens, impedances claims and/or demands whatsoever having full right and absolute power to transfer in any manner to any body if any.

**AND WHEREAS** , on this day of 12<sup>th</sup> of December, 2007 Smt Brihaspati Mondal the VENDOR herein has executed two separate deed of sale by which she has granted, sold, conveyed and transferred two plots of land each measuring about 5.33 decimal or 03katta-03 chattak-24 sft out of the aforesaid plot of land measuring about 16 decimal or 9katta-10chattak-27 sft unto and in favor of the 1). Ultimate Buildcon Private Limited Company and 2). Moon Light Buildcon 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 5.33 decimal or 03katta-03chattak-27sqft comprised under the L.R DAG NO - 348/1066, in the L.R KHATIAN NO - 1290 at the aforesaid mouza of Chaukpanchuria, J.L No- 33, P.S-Rajarhat, under the Gram Panchaya of Patharghata, Dist North 24 Parganas particularly mentioned and described in the schedule hereunder and delineated in the MAP OR PLAN in RED board 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 encumbrances, charges, attachments, lien impedances, liens, pendants, claims / or demands whatsoever at or for consolidated consideration of Rs.24,15,625/- only which the VENDOR here doth hereby admit acknowledge and confirm.

**NOW THIS DEED WITNESSETH THAT** in pursuance of the said agreement and in consolidated consideration of Rs.24,15,625 (RUPEES TWENTY FOUR LACS FIFTEEN THOUSAND SIX HUNDRED TWENTY FIVE )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 fa

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of the **PURCHASER** ALL THAT piece and parcel of the "Said plot of land measuring about 5.33 decimal or 03katta-03chattak-27sqft comprised under the L.R DAG NO - 348/1066, in the L.R KHATIAN NO - 1290 at the aforesaid mouza of Chaukpanchuria, J.L No- 33, P.S-Rajarhat, under the Gram Panchayat of Patharghata, Dist North 24 Parganas which is morefully described in the schedule hereunder written and hereinafter referred to as the "Said Plot of Land" particularly delineated in the **MAP in RED** boarder **OR HOWSOEVER OTHERWISE** the "Said Plot of Land" 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 Plot of Land" 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 Plot of Land" or any part thereof **TOGETHER WITH ALL** deeds pastas, muniments, writings, evidences on title in any wise relating to the said plot of land or any part thereof which now or hereunder or hereinafter shall or may be

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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 **Case 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 all time hereafter peaceably and quietly enter into hold, possess and enjoy the "Saig Plot of Land" 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 **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 assigned AND ALL manner of other charges, mortgages, liens, lispence, attachments, encumbrances, whatsoever created by the **VENDOR**.

5. That the **VENDOR** and all persons claiming any estate, rights, interest, 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 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 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 deed, 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, absolutely discharged saved, harmless and kept indemnified against all estates, charges 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 kas and vacant possession of the "Said Plot of Land" and every part thereof.

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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 i  
SALI, measuring about 5.33 decimal or 03(THREE)Katta  
03(THREE)Chattak- 24(TWENTY FOUR ) Sq.Ft. along with all the easeme  
right of 14'ft wide Panchayat Road situate at MOUZA- CHAUKPANCHURIA  
J.L NO - 33, under the L.RDAG NO - 348/1066, in the L.R KHATIAN NO  
1290, within the jurisdiction Patharghata Gram Panchayat, P.S - RAJARHATA  
DIST-NORTH 24 PARGANAS which is butted and bounded as follows:-

ON THE NORTH -: PART OF R.S/L.R DAG NO - 348/1066.

ON THE SOUTH -: PART OF R.S/L.R DAG NO - 348/1066.

ON THE WEST- :PART OF R.S/L.R DAG NO -350.

ON THE EAST- : 14' FT WIDE PANCHAYAT ROAD.

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**IN WITNESSES WHEREOF** the **VENDOR** has 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) Goutam Kumar  
S/o. Late Harinath Das  
S/o. Anil Kumar  
Date 5-9-02

2) Md. Asadul  
MD. ASADUL RAHMAN S/o  
W/A-PO G. Das

MD. ABDUL HAMID



Asadul  
By the Power of  
Signature of the Vendor

SIGNATURE OF THE  
**VENDOR**

**DRAFTED & PREPARED BY ME.**

*SK Mehbubar 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.24,15,625/- (RUPEES twenty four lacs fifteen thousand six hundred twenty five) 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.

		AMOUNT
1. P.O No- 010661 dt-12-12-07,	AXIS BANK LAKE TOWN KOL-89	Rs. 9,00,000 only.
2. P.O No- 010662 dt 12-12-07	do	RS. 9,00,000 only
3. P.O NO- 010665 dt 12-12-07	do	RS 5,00,000 only
Cash		= Rs 1,15,625 only.

TOTAL = RS.24,15,625 /-ONLY

WITNESSES

1) Gitanjali  
S. Gitanjali  
H/O do

2) Mr. Ashraf  
MR. ASHRAF NASIR  
S/O MR. ABDUL HAMID  
W/A + PO GILAN  
No 1-59

Mr. B. B. B. B. B.

by the hand of  
  
Samir Mohd  
SIGNATURE OF THE VENDOR.

**DISTRICT NORTH 24 PARGANAS**  
**OFFICE OF THE**



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

by the presence of  
 Sanjib Kumar Mondal  
 LTJ of  
 Bichharpur police

(1) Name Sanjib Kumar Mondal Status - Presentant

**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 Sanjib Kumar Mondal by the presence of Sanjib Kumar Mondal

(2) Name Rabi Singha Roy

Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / 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/Guardian/Testator  
 (Tick the appropriate status)



Rabi Singha Roy

Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :I-06868 of :2007  
(Serial No. 10416, 2007)

On 12/12/2007

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

Presented for registration at 18.29 on :12/12/2007, at the Private residence by Brihaspati Mondal, Executant

Admission of Execution(Under Section 58)

Execution is admitted on :12/12/2007 by  
1. Brihaspati Mondal, wife of Gopal Ch. Mondal, Chaukpanchuria, Thana Rajarhat, By caste Hindu, by Profession  
House wife  
Identified By Samir Mondal, son of Lt. Gopal Ch. Mondal Chaukpanchuria Kolkata Thana: Rajarhat, by caste Hindu, By  
Profession :Others.

Name of the Registering officer : Nurul Amin Khan  
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

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, 1965; Court fee stamp paid Rs.-10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 26565/- 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- 2415625/-

Certified that the required stamp duty of this document is Rs 120781/- and the Stamp duty paid as: Impressive Rs- 100

Deficit stamp duty

Deficit stamp duty : 1. Rs 40000/- is paid by the draft no. :694687, Draft date:12/12/2007, Bank name:STATE BANK OF INDIA, Mohisgote, recieved on :13/12/2007. 2. Rs 40000/- is paid by the draft no. :694686, Draft date:12/12/2007, Bank name:STATE BANK OF INDIA, Mohisgote, recieved on :13/12/2007. 3. Rs 40800/- is paid by the draft no. :694708, Draft date:13/12/2007

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

Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR

Endorsement For deed Number :-06868 of :2007  
(Serial No. 10416, 2007)

Bank name:STATE BANK OF INDIA, Mohisgote, received on :13/12/2007.

Name of the Registering officer :Nurul Amin Khan  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

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

Govt. of West Bengal



SITE PLAN OF R.S DAG NO- 348/1066  
349, 350, & 356 R.S KHATIAN NO- L.R-  
KHATIAN NO- AT MOUZA CHAK PACHORIA  
J.L NO- 33, P.S. RAJARHAT DIST. 24. PARGANAS(N)

SCALE-40'-0"=1'-0"

PLOT NO.	PURCHASER NAME	R.S DAG NO.														
		348/1066			349			350			356			703		
		K	CHH	SFT	K	CHH	SFT	K	CHH	SFT	K	CHH	SFT	K	CHH	SFT
A	ACCURATE TOWER (P) LTD.	-	-	-	2	6	30	2	12	20	2	12	20	7	15	
B	IMAGE PROJECTS (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	




by the fore of  
 Gamal Mondal  
 VENDOR'S SIGNATURE

Stamp

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 11840 to 11858  
being No 06868 for the year 2007.



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