

10421

(3)

R.S. No. DT-06873 P-C

RA-6Rout

(31)

(2)

SPM

12/12

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D/144593

Handwritten notes and stamps:
 12/12/07
 144593
 12/12

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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Additional Stamp:
 Additional Stamp Sub-Registrar
 Bhubaneswar (West) Dist. Odisha

12 DEC 2007

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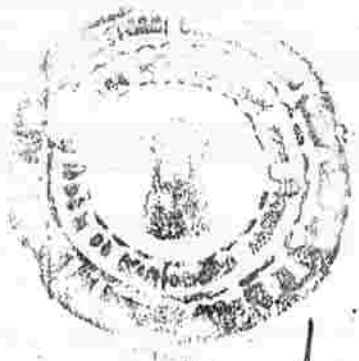
Gandhi Mohdal
by N.P.M.V.



VC
351

Gandhi Mohdal
by N.P.M.V.

Gandhi Mohdal



Handwritten signature

Gandhi Mohdal
S/O Lt Gopal Ch. Mondal
Vill + P.O. - Chankumehura
Ref - 50.

AC District Sub-Registrar
Bhubaneswar (S&T) Orissa

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

ULTIMATE 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.L 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 demands 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 – 1156, corresponding to the R.S DAG NO – 356 at the aforesaid MOUZA- CHAUKPANCHURIA, J.L 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 Smt 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 in favor of the 1).Image Projects Private Limited Company, 2)Accurate Tower Private Limited Company and 3). Success Tower Private Limited Company and 4) 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 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 MAP OR 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 encumbrances, charges, attachments, liens, impedances , lies pendance, 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 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 'said plot of land' hereby absolutely and indefeasibly grant, convey, sell and transfer, assign and assure unto and in favor

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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 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 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

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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 all time 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, 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 assign 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, 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.

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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, 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.

9. That the **VENDOR** also declares and confirms that they are in lawful 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 present 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 – 356.

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 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) Gafarullah
H. 89/101. K. A. M.
M. D. A. S. M. A. S.
20/5/59.



L. S. O. B.
Brishtapin fidel
by the name of
Saimur mokdal

2) Ma Aseer
M. D. ASADUR RASHID
S/O M. A. Abdul Hamid
V. H. T. P. O. S. C. A. O.
20/5/59

SIGNATURE OF THE
VENDOR

DRAFTEED & 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.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) P.O NO - 010668 dt. 12-12-07	AXIS BANK LAKE TOWN BRANCH KOL-89	AMOUNT Rs. 9,00,000/- only.
2) P.O NO - 010669 dt. 12-12-07	do	Rs. 9,00,000/- only.
Cash		= Rs 2,83,333/- only.

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

WITNESSES

1) *Contaminations*
at Hassan ul Khan
S. H. A. Khan
AS-59.

2) *Mr. Aze Rind*
MD. ABDUR. RASHID
870 MD. ABDUL. HAMID
W. K. P. S. S. S.
20/5F



Asst
Bhikshapati Mondal

by the hand of
S. H. A. Khan

SIGNATURE OF THE VENDOR.

12/12/2007

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

Registered for registration at 21.20 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, son of Gopal Ch. Mandal, Chaukpanchuria, Pin . . By caste Hindu, by Profession : Business
 2. Rabi Singha Roy, Director, Ultimate Buildcon Pvt Ltd, 52, western Street, profession : Cultivation
- Identified By Samir Mondal, son of Gopal Ch. Mandal Chaukpanchuria Rajarhat Thana: . . by caste Hindu, By Profession Business.

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, 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: Impressive Rs- 100

Deficit stamp duty

Deficit stamp duty : 1 Rs 49000/- is paid by the draft no. :694672, Draft date: 12/12/2007, Bank name: STATE BANK OF INDIA, Mohisgote, received on 13/12/2007. 2: Rs 49000/- is paid by the draft no. :694669, Draft date: 12/12/2007, Bank name: STATE BANK OF INDIA, Mohisgote, received on 13/12/2007. 3. Rs 6180/- is paid by the draft no. :694712, 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

DISTRICT NORTH 24 BARGANAS
OFFICE OF THE

by the pore of Lt P. B. N.
SAMIR MOHANTAR



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

(1) Name: Brihaspati 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.

by the pore of
SIGNATURE of the Presentant: SAMIR MOHANTAR

(2) Name: Rabi Singha 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: Rabi Singha Roy

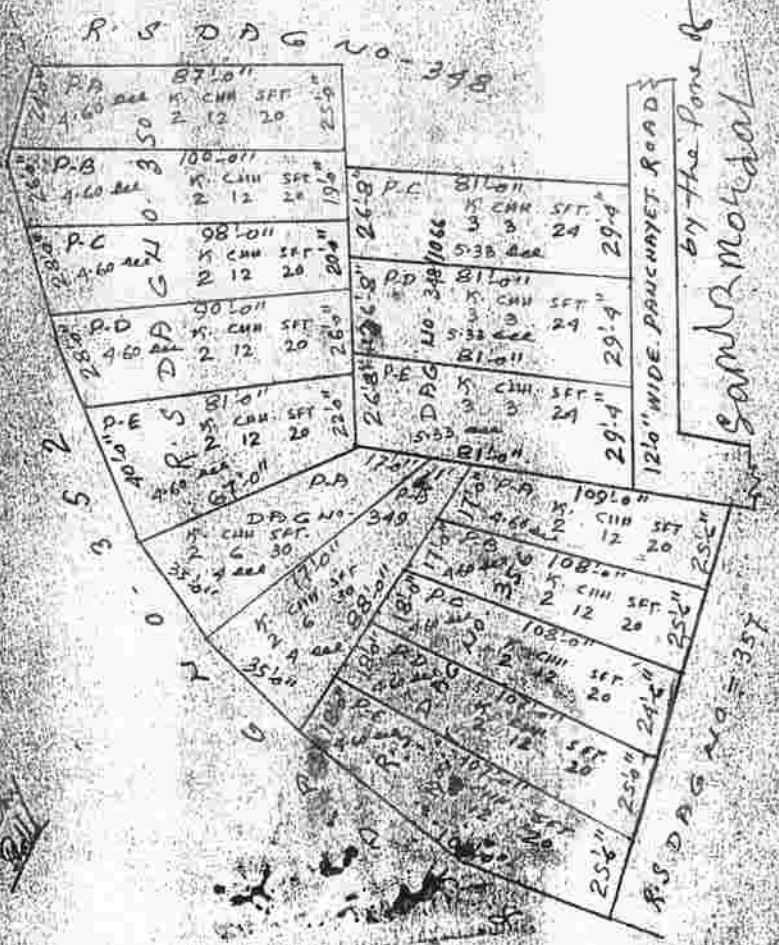
SIGNATURE of the Presentant/Executant/
Claimant/Attorney/Principal/Guardian/Testator
(Tick the appropriate status)



Rabi Singha Roy

SITE PLAN OF R.S DAG NO. 348/1066
 349, 350 & 356 R.S KHATIAN NO. 1 R.
 KHATIAN NO. - AT MOUZA CHAKPACHURIA
 T.L. NO. 83, P.S. RAJARHAT, DIST. 24. PARGANASCU
 SCALE-40'-0"=0'-1"

PLOT NO.	PURCHASER NAME	R.S DAG NO.									
		848/1066		349		350		356		TOTAL	
		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 2
B	IMAGE PROJECTS (P) LTD.	-	-	2	6 30	2	12 20	2	12 20	7	15 2
C	ULTIMATE BUILD CON (P) LTD.	3	3 24	-	-	2	12 20	2	12 20	8	12 1
D	SUCCESS TOWER (P) LTD.	3	3 24	-	-	2	12 20	2	12 20	8	12 1
E	MOONLIGHT BUILD CON (P) LTD.	3	3 24	-	-	2	12 20	2	12 20	8	12 1



by the name of
 Samir Mohanta

Signature
 Author's name

VENDOR'S SIGN.

Stamp

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 11928 to 11944
being No 06873 for the year 2007.



A handwritten signature in black ink, appearing to read "Nurul Amin Khan".

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