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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

202375

D 160412

30 MAY 2008

DEED OF SALE

VALUED AT RS 1 69 392/-only (Rupees ONE LAC SIXTY NINE THOUSAND THREE HUNDRED NINETY TWO) only.

Contd..page..2

499
 5-5-18
 Su. Mehbubas Rahmasi
 Court
 Adm



L.T.I. of Sunita Sarkar
 by one of me. Ronjit Sarda



5278

L.T.I. of Sunita Sarkar
 by one of me. Ronjit Sarda



- ✓ Ronjit Sarda
- ✓ Basu Sarda Sarda
- ✓ Chalk Pen case.
- ✓ Business

ABHINAV ...
 midhancour (Sah ...)

30 MAY 2008

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THIS DEED OF SALE is made this day of 30th May, 2008 BETWEEN
1). SUNITA SARKAR, daughter of late Sasti Sarkar, by faith hindu, by
nationality Indian, by occupation business, residing Raydanga, P.O-
Durgapur, P.S-Cokervan, Dist-Burdawan. hereinafter referred to as 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.

AND

MANJUSHREE PROPERTIES PVT. LTD, a private limited company
incorporated under the Indian Companies Act, 1956, having its
registered office at 12 C, Chakraberia Road (North), Kolkata -700020
hereinafter called the PURCHASER(which expression shall unless
excluded by or repugnant to the subject or context be deemed to mean
and include its successors in office, directors, authorized signatories,
office bearers, and or nominees) of the ONE PART.

WHEREAS, one Phani Sardar, Makhan Sardar and Bankim Sardar all sons
of late Ramkrishna Sardar were jointly in equal share owned seized and
possessed of and or otherwise well and sufficiently become entitled to a plot
shali of land measuring about 16 decimal out of 32 decimal of land
comprised under the R.S DAG NO – 252, in the R.S KHATIAN NO-673, at
MOUZA- CHAUKPANCHURIA, J.L NO – 33, P.S- RAJARHAT, DIST-
Undivided 24 PARGANAS, absolutely and forever free from all
encumbrances, charges, liens, liespendence, claims and or demands
whatsoever.

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~~CONFIDENTIAL~~

27 JUN 1962



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WHEREAS, one Anath Sardar, Laxman Sardar , Nabin Sardar and Nayan Sardar all sons of late Prallad Sardar were jointly in equal share owned seized and possessed of and or otherwise well and sufficiently become entitled to a plot shali of land measuring about 16 decimal out of 32 decimal of land comprised under the R.S DAG NO – 252, in the R.S KHATIAN NO-673, at MOUZA- CHAUKPANCHURIA, J.L NO – 33, P.S- RAJARHAT, DIST- Undivided 24 PARGANAS, absolutely and forever free from all encumbrances, charges, liens, lies pence, claims and or demands whatsoever.

AND WEHREAS, subsequently said Phani Sardar died intestate leaving behind him his only three sons namely 1)Becha Sardar, 2)Sri Laxmi Sardar, 3). Raghunath Sardar, two daughters namely 1)Angur Bala Sardar and Sasti Sarkar, and a wife namely Sayamadasi Sardar as his only legal heirs and successors and they all according to the Hindu Law of Succession and Inheritance inherited the $\frac{1}{3}^{\text{rd}}$ share of deceased Phani Sardar in respect aforesaid plot of land measuring about 16 decimals comprised under the R.S DAG NO – 252, in the R.S KHATIAN NO-673, at MOUZA- CHAUKPANCHURIA, J.L NO – 33, P.S- RAJARHAT, DIST- Undivided 24 PARGANAS, and had been jointly having equal share possessing the same absolutely and free from all encumbrances, charges, liens, impedances, claims and or demands whatsoever.

AND WHEREAS, during the period of L.R settlement of the Government of West Bengal the name of Bechu Sardar is recorded in respect of 02 decimals of land in the L.R KHATIAN NO – 1150, the name of Laxmi

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~~CONFIDENTIAL~~

27 JUN 1973

A large, handwritten signature or set of initials, possibly "D", written in dark ink.

4:

Sardar is recorded in respect of 01 decimals of land in the L.R KHATIAN NO - 1563, the name of Raghunath Sardar is recorded in respect of 02 decimals of land in the L.R KHATIAN NO- 1422, and the name of Sayama Dasi Sardar is recorded in respect of 02 decimals of land in the L.R KHATIAN NO-1647, under the R.S DAG NO - 252, at MOUZA- CHAUKPANCHURIA, J.L NO - 33, P.S- RAJARHAT, DIST:-24 PARGANAS,

AND WHEREAS, during the period of L.R Settlement of the GOVERNMENT OF WEST BENGAL the name of Angur Bala Sardar and Sasti Sarkar daughters of late Phani Sardar were not included in the records of rights although they both are entitled to inherit the aforesaid 1/3rd share of late Phani Sardar in respect of 16 decimals of land being the surviving legal heirs of said Phani Sardar.

AND WHEREAS, Sayama Dasi Sardar died intestate leaving behind her three sons namely said Bechu Sardar, Laxmi Sardar and Raghu Nath Sardar and two daughters namely said Angur Bala Sardar and Sasti Sardar as her only surviving legal heirs and successors they all have inherited the property left by deceased Sayama Dasi Sardar as per the Hindu law of succession and inheritances and succession.

AND WHEREAS, subsequently Bechu Sardar died intestate leaving behind him 1). TUFAN SARDAR, 2). SUKUMAR SARDAR, 3). SANCHI RANI SARDAR, 4). SABITA SARDAR, 5). PUSPA SARDAR, as his only legal heirs and successors and they all have

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~~CONFIDENTIAL~~

27 JUN 1952



::5::

inherited the property as left by deceased Bechu Sardar as per the Hindu Law of Succession and inheritances.

AND WHEREAS, subsequently Raghunath Sardar dies intestate leaving behind him his two wives namely Bharati Sardar, and Drapati Sardar, and one son Ganesh Sardar as his legal heirs and successors and they all have inherited the property as left by deceased Raghunath Sardar as per the Hindu Law of Inheritance and succession.

AND WHEREAS, subsequently Angur Bala Sardar died intestate leaving behind him his namely Bharati Sardar, and Drapati Sardar, and one son Ganesh Sardar as his legal heirs and successors and they all have inherited the property as left by deceased Raghunath Sardar as per the Hindu Law of Inheritance and succession.

AND WHEREAS, said Sasti Sarkar died intestate leaving behind her a son namely Bapi Sarkar, and two daughters namely Rumita Sarkar and Sunita Sarkar as the only surviving legal heirs and successors and they all have inherited the property as left by deceased Sasti Sarkar according to the law of inheritances and succession.

AND WHEREAS, said, SUNITA SARKAR, the VENDOR herein as per her respective share owned, seized and possessed of and or otherwise well and sufficiently become entitled to **ALL THAT** the landed property measuring about 03 chattak – 20 s.ft comprised in the L.R KHATIAN NO – 1150, 1563, 1422, 1647 under the R.S DAG NO – 252, at

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~~CONFIDENTIAL~~

27 JUN 1958

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MOUZA-CHAUKPANCHURIA, J.L NO -33, P.S- RAJARHAT, DIST- NORTH 24 PARGANAS, as per their respective share as above stated , absolutely and free from all encumbrances.

AND WHEREAS, the VENDOR herein with a view to sell her respective shares in whole over the said plot of land measuring about 03 chattaks-20s.ft amalgamated her said respective portions or shares by erecting brick built boundary wall including several temporary structures into one plot of land including the absolute right to use the present 14 ft wide Gram Panchayat Road whose physical measurement is **03k-01ch-01s.ft** more or less comprised under the R.S DAG NO -252, IN THE R.S KHATIAN NO -673 corresponding to THE L.R KHATIAN NO - 1150,1563,1422 AND 1647, AT MOUZA- CHAUKPANCHURIA, J.L NO -33, P.S- RAJARHAT, under the jurisdiction of PATHARGHATA GRAMPANCHAYAT NO-2, DIST- NORTH 24 PARGANAS and have been jointly possessing the same with the other co sharers free from all encumbrances, charges, liens, impedances, claims and or demands whatsoever.

AND WHEREAS, now the VENDOR herein has agreed to sell and the PURCHASER herein has agreed to purchase ALL THAT the said plot of shali land measuring about 03chattaks - 20 s.ft including the absolute right to use the said adjacent 14 ft wide Gram Panchayat Road, comprised under the R.S DAG NO -252, IN THE R.S KHATIAN NO -673 corresponding to THE L.R KHATIAN NO -1150,1563,1422 AND 1647, AT MOUZA-

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~~CONFIDENTIAL~~

27 JUN 1962

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CHAUKPANCHURIA, J.L NO -33, P.S- RAJARHAT, under the jurisdiction of PATHARGHATA GRAMPANCHAYAT NO-2, DIST-NORTH 24 PARGANAS which is particularly mentioned and described in the SCHEDULE hereunder written and delineated in the MAP or PLAN as P-A in RED boarder and hereinafter referred to as the "SAID PROPERTY" at or for a consolidated consideration of RS. 1,69,392/-only only which the VENDORS doth hereby admit, acknowledge and confirm.

NOW THIS DEED WITNESSETH THAT in pursuance of the said agreement and in consolidated consideration of RS.1,69,392/- 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 03chattaks-20s.ft including the absolute right to use the said adjacent 14 ft wide Gram Panchayat Road, comprised under the R.S DAG NO -252, IN THE R.S KHATIAN NO -673 corresponding to THE L.R KHATIAN NO -AND 1150,1563,1422 AND 1647 AT MOUZA- CHAUKPANCHURIA, J.L NO -33, P.S- RAJARHAT, under the jurisdiction of PATHARGHATA GRAMPANCHAYAT NO-2, DIST- NORTH 24 PARGANAS which is morefully described in the schedule hereunder written and hereinafter referred to as the "SAID

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~~CONFIDENTIAL~~

27 JUN 1973



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PROPERTY” particularly delineated in the **M A P** in **R E D** border **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 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 of expressed or intended so to be and every part thereof **TOGETHER**

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~~CONFIDENTIAL~~

27 JUN 2002



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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 VENDORS 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 every part thereof without any

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~~CONFIDENTIAL~~
27 JUN 7002

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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 o r 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

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~~CONFIDENTIAL~~

27 JUN 2002



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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 by the **VENDOR** being the **RAIYAT** under the **GOVERNMENT OF WEST BENGAL**.

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.

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~~CONFIDENTIAL~~

27 JUN 2003



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10. That the VENDOR also declares and confirms that they are in kash and vacant possession of the **"Said property"** and every part thereof **TOGHETHER WITH** all easements right accrued thereon since the last 40 years and no one else has any right or interest therein or any part or portion thereof as occupant, tenant, bargadar or otherwise.

11. 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 .

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 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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~~CONFIDENTIAL~~

27 JUN 2008



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

ALL THAT a plot of shali land measuring about 03 Chattaks-20 S.ft including the absolute right to use the adjacent 14 ft wide Present Grampanchayat Road, comprised under the R.S DAG NO -252, IN THE R.S KHATIAN NO -673 corresponding to THE L.R KHATIAN NO - 1150, 1563, 1422 and 1647 , AT MOUZA- CHAUKPANCHURIA, J.L NO -33, P.S- RAJARHAT, under the jurisdiction of PATHARGHATA GRAMPANCHAYAT NO-2, DIST- NORTH 24 PARGANAS which is butted and bounded by as follows:-

ON THE NORTH:- R.S DAG NO -252(P).

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

ON THE WEST:- PART OF R.S DAG NO -348.

ON THE EAST:- R.S DAG NO -252(P).

POINT TO BE NOTED :-

- 1) L.R KHATIAN NO -1150 belonged to BECHU SARDAR.
- 2) L.R KHATIAN NO- 1563 belongs to LAXMI SARDAR.
- 3) L.RKHATIAN NO- 1422 belonged to RAGHUNATH SARDAR.
- 4) L.R KHATIAN NO- 1647 belonged to SAYAMA DASI SARDAR.



~~CONFIDENTIAL~~

27 JUN 2008



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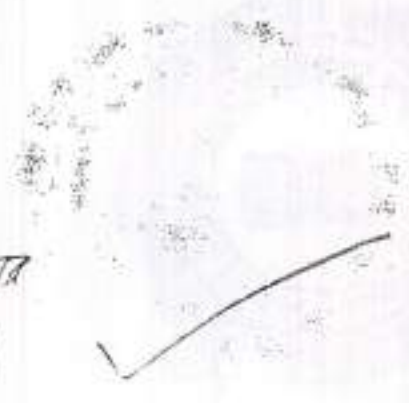
MEMO OF CONSIDERATION

I the VENDOR herein has received the consolidated sum of Rs 1,69,392/- 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 .

IN CASH RS. 1,96,392/-ONLY(RUPEES ONE LAC SIXTY NINE THOUSAND THREE HUNDRED NINETY TWO)ONLY

WITNESSES

1
 ॐ नमो भगवते वासुदेवाय
 श्रीगणेशाय नमः
 ११-६० नं. फु. १
 २५५, १५५, २५५



Ranjit Surdas

2 Ranjit Surdas

L.T.I. of Surita Sardas
 by ~~Pone~~ [Signature]

SIGNATURE OF THE VENDOR



~~CONFIDENTIAL~~

27 JUN 1968



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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
सुनीता सहाय
बिजु लाल अर्का
गन्धर्व (सहाय)
2/10/11, 2/11/11

मि. राजेश




Ranjit Suresh

L.T.I. of Sunita Sahay
by Pone chare.

SIGNATURE OF THE VENDORS

2 Ranjit Suresh
Chaudh. Pone Chare.
5/10-Basu Star Suresh

DRAFTED & PREPARED BY ME.


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



~~CONFIDENTIAL~~

27 JUN 7002

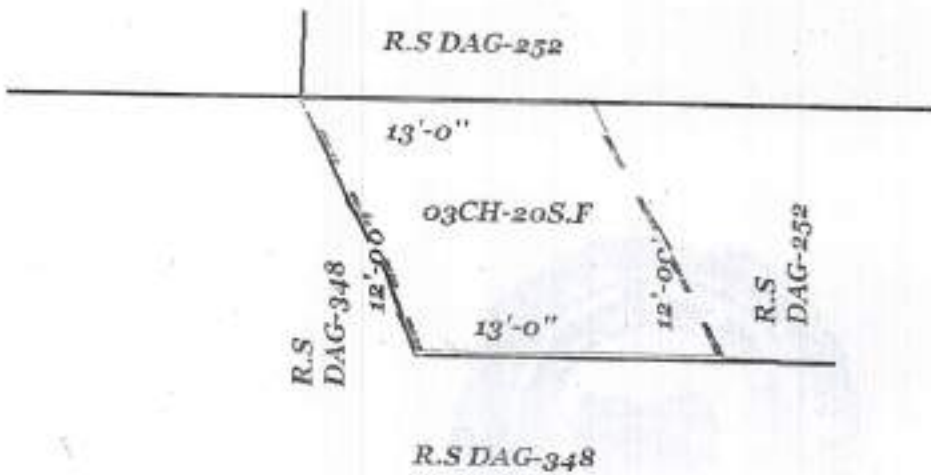


SITE PLAN OF A PLOT OF LAND MEASURING ABOUT 03 CHATTAK-20 S.FT
AT MOUZA- CHAUKPANCHURLA, J.L NO-33, UNDER THE R.S DAG NO -252,
IN THE L.R KHATIAN NO - 1150,1563,1422 & 1647, P.S RAJARHAT, DIST-
NORTH 24 PARGANAS.

SOLD AREA=03CHATTAK-20 SFT MORE OR LESS.

N.T.S

N



Ranjit Sarda

L.T.I. of Suneta Sarda
by one of me.

SIGNATURE OF THE VENDOR



~~CONFIDENTIAL~~

27 JUN 1962



DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

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



(1)
Name : *Sunita Sarkar* 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 parson.

*L. T. I. of Sunita Sarkar
by one of me.*
SIGNATURE of the presentant *Ranjit Sarda*

(2)
Name :
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)



~~CONFIDENTIAL~~

27 JUN 2008



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 9273 to 9292
being No 08407 for the year 2008.



(Nurul Amin Khan) 01-July-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal