

① 06884

1 08647



शुद्ध रुपये

Rs. 100



ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

D 160413

[Handwritten signature]
 30 JUN 2008

JUL 2008

DEED OF SALE.
Valued at Rs 2350000/-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]

500

hmf

5-5-18

SK: Mehbubans Rahimani
Up-Bureau Court

Jayaram

Ad

50281200
10000

শ্রীমান অমল কুমার

শ্রীমান অমল কুমার



6303

✓

শ্রীমান অমল কুমার

শ্রীমান অমল কুমার



শ্রীমান
শ্রীমান
শ্রীমান
59

[Handwritten signature]

Jalpaiguri District Court
Bishnupur (Sub Court)

30 JUN 2018

..2..

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

ANUGRAH REAL ESTATE PRIVATE LIMITED a private limited company incorporated under the Companies Act 1956 having its registered office at 12,C, Chakraberia Road, Kolkata- 700 020 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, representative or representatives 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** 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 by executing a registered deed of sale has granted, sold, conveyed and transferred **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 his said 15 decimals of land to the **P.S GROUP REALTY LIMITED** the **PURCHASER** herein, absolutely and forever free from all encumbrances.

AND WHEREAS, said **HAREN SARDAR alias HARENDRANATH SARDAR** the **VENDOR** herein is now the absolute owner, possessor and occupier of the remaining plot

Contd..page..3



~~CONFIDENTIAL~~
~~CONFIDENTIAL~~

30 JUN 2008

..:3::

of land measuring about 10.85(TEN POINT EIGHT FIVE) decimals OR 06(six) Katta-08(eight)chittak -00(zero)S.ft 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 10.85(TEN POINT EIGHT FIVE) decimals OR 06(six) Katta-08(eight)chittak -00(zero)S.ft lying and situate at Mouza- Chaukpanchuria, J. L NO- 33, R.S.Dag No-246, L.R.Khatian No-1886,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.23,50,000/-(RUPEES TWENTY THREE LACES FIFTY THOUSAND)** 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.23,50,000/-(RUPEES TWENTY THREE LACES FIFTY THOUSAND)**, 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 10.85(TEN POINT EIGHT FIVE) decimals OR 06(six) Katta- 08(eight)chittak -00(zero)S.ft 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 **M A P 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,

CONTD..PAGE..4



~~CONFIDENTIAL~~
~~UNCLASSIFIED~~

30 JUN 2008

::4::

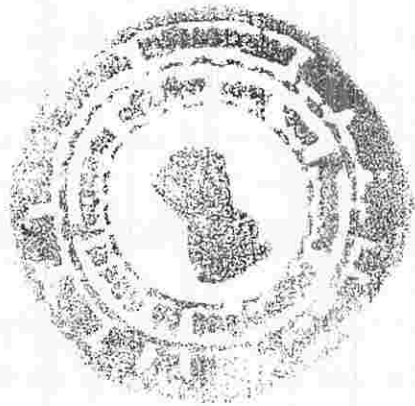
described, distinguished, **TOGETHER WITH ALL** erections walls, boundaries, pits areas, court yards, sanitary connections, electricity connection, fittings and fixtures, drains,swears,paths, passages, ways , **AND ALL** manner of formal or other rights, liabilities, advantages, emoluments, appendages, 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 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.

Contd..page..5



[Faded text, possibly a signature or official name]

30 JUN 2008

::5::

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 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.

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.

contd..page..6



[Faded, illegible text, possibly a name or title]

30 JUN 2008

::6::

7. That the said property or any part of it has been used as BASTU and 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.

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 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 .

CONTD..PAGE..7



Handwritten signature or initials above a redacted area of text.

30 JUN 2008

::7::

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

ALL THAT a piece and parcel of a plot of shali land measuring about 10.85 (TEN POINT EIGHT FIVE) decimals OR 06 (six) Katta- 08 (eight) chittak - 00 (zero) S.ft decimals 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.

ON THE SOUTH:-R.S DAG NO - 243.

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 HARENDRANATH 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

Handwritten signature in Bengali script.

- 1) Goutam Ghisary
- Sobut-Harshid Ghisary
- S.P.L. Ghisary
- Kalika Ghisary

Handwritten signature in Bengali script.

SIGNATURE OF THE VENDOR

- 2) Handwritten signature in Bengali script.
- বিত্ত - বঙ্গবন্ধু নামে বঙ্গবন্ধু
- সংগ্রহ - ১৯৭১ সালে
- স্বাক্ষর - ১৯৭১ সালে
- তারিখ - ১৯৭১ সালে

DRAFTEED & PREPARED BY ME.
SK. MEHBUBAR RAHMAN
SK. MEHBUBAR RAHMAN
ADVOCATE
F-2445/2463/02.

CONTD..PAGE..8



Handwritten scribble above a rectangular stamp or label.

30 JUN 2008

::8::

MEMO OF CONSIDERATION

I the VENDOR herein have received the consolidated sum of Rs. 23,50,000/- (RUPEES TWENTY THREE LACES FIFTY THOUSAND). 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 .

BANK	CH.NO & DT.	AMOUNT	PAYEE
IN CASH		RS. 23,50,000.00	Haren Sardar alias Harendranath Sardar.

TOTAL = RS.23,50,000 (RUPEES TWENTY THREE LACES FIFTY THOUSAND) ONLY.

WITNESSES

1. *Gritan Khargay* ૨૬૧૫૫૧૨૩૪૫૬૭૮૯
૩૬૧૨૩૪ ૨૬૧૫૫૧૨૩૪૫૬૭૮૯
- 2) *૬૭૮૯૦૧૨૩૪૫૬*

SIGNATURE OF THE VENDOR.



~~Handwritten signature~~

30 JUN 2008

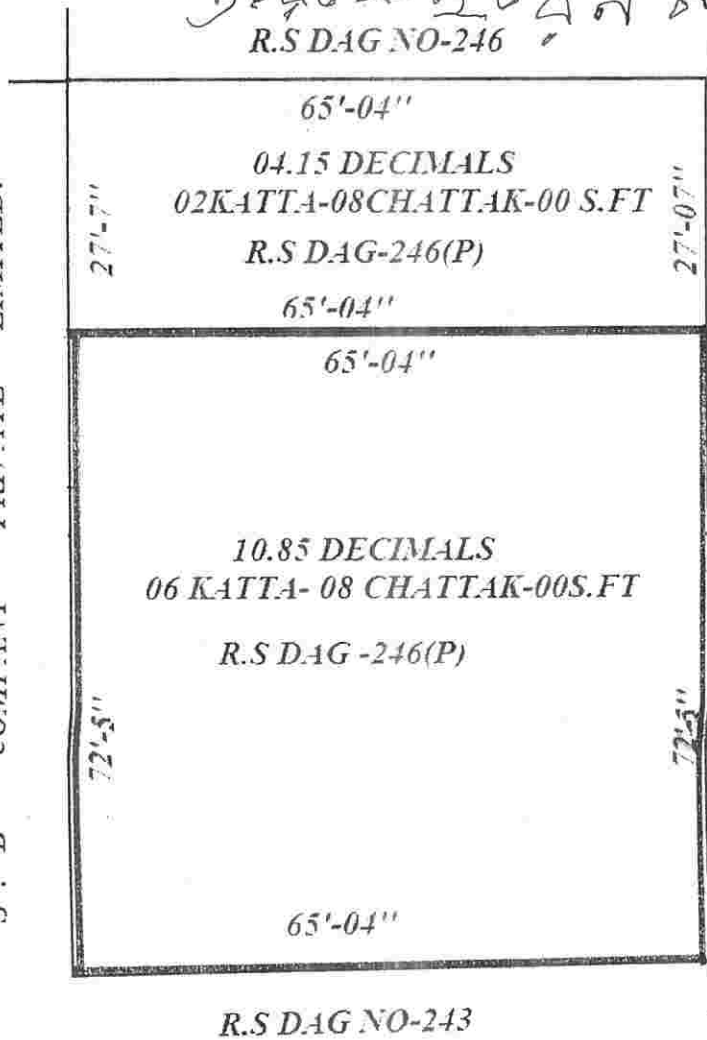
SITE PLAN OF A PLOT OF LAND MEASURING ABOUT 10.85 (TEN POINT EIGHT FIVE) DECIMALS UNDER THE R.S DAG NO:- 246, IN THE L.R KHATAN NO-1886, AT MOUZA-CHAUK PANCHURIA, J.L:-33, P.S:- RAJATHAT, WITHIN THE PATHARGHATA GRAMPANCHAYAT, DIST:- NORTH 24 PARGANAS.

SOLD AREA IS 10.85 DECIMALS SHOWN IN RED BORDER.



SIGNATURE OF THE VENDOR:- *২৬৫৬২৩ ২৬৫৬২৩*
২৬৫৬২৩ ২৬৫৬২৩
 R.S DAG NO-246

S . B COMPANY PRIVATE LIMITED.



R.S DAG NO - 245

copied by *m*



Handwritten signature or initials above a rectangular stamp. The stamp contains text that is mostly illegible due to blurring and low resolution, but appears to be a name or title.

30 JUN 2008

DISTRICT NORTH 24 PARGAN

OFFICE OF THE

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



(1) Name: Haren Sandar @ Herendranath Sandar 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 (Handwritten signature in Bengali)

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)



Handwritten signature or scribble above the date stamp.

30 JUN 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-08647 of :2008
(Serial No. 06884, 2008)

On 30/06/2008

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

Presented for registration at 19.35 hrs on :30/06/2008 at the Private residence by Harendra Sardar, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 30/06/2008 by

1. Harendra Sardar alias Harendra Nath Sardar, son of Buddhiswas Sardar, Chakpanchuria Rajarhat, Thana Rajarhat, By caste Hindu, by Profession :Cultivation
Identified By Gautam Kabiraj, son of H Kabiraj Aswaninagar Rajarhat Thana: Rajarhat, by caste Hindu, By Profession :----

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

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) = 25839/- 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- 2350000/-

Certified that the required stamp duty of this document is Rs 117500 /- and the Stamp duty paid as: Impressive Rs- 100

Deficit stamp duty

Deficit stamp duty 1.Rs 21450/- is paid, by the draft number 587576, Draft Date 30/06/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :01/07/2008. 2.Rs 48000/- is paid, by the draft number 587575, Draft Date 30/06/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :01/07/2008. 3.Rs 48000/- is paid, by the draft number 587574, Draft Date 30/06/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :01/07/2008.

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

IDHAN



Handwritten signature or initials above a rectangular stamp. The stamp contains some illegible text, possibly a name or title.

30 JUN 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-08647 of :2008
(Serial No. 06884, 2008)

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



Handwritten signature or scribble
30 JUN 2008



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 13996 to 14009
being No 08647 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