



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 34117

Handwritten notes in the left margin: '21/3/13', 'S. 6379/13', and 'M. V. 22/2/14'.

Printed text: "Certified that the Document is admitted to registration, the Signatures Sheet and the endorsement sheets attached to this document are the part of this Document."

Signature of the Additional Registrar of Assurances & Notary, dated 21.3.13.

Deed Of Sale

THIS DEED OF CONVEYANCE made this the 21st day of March, Two Thousand Thirteen of the Christian Era,

BETWEEN

(1) **ABDUL KHALEK MONDAL**, son of Late Abdul Jabber Mondal, aged about 46 years, by religion Muslim, nationality - Indian, by occupation - Business, having **PAN AYLPM5012F**, residing at Kusumba Halderpara, Post Office - Narendrapur, Police Station - Sonarpur, Kolkata - 700 103, District - South 24 Parganas, West Bengal, (2) **BADRA ALAM MONDAL**, son of Ramjan Ali Mondal, aged about 36 years, by religion Muslim, nationality - Indian, by occupation - Business, having **PAN BGPEM1431L**, residing at Jagannathpur, Post Office - R.K. Pally, Police Station - Sonarpur, Kolkata - 700 150, District - South 24 Parganas, West Bengal, (3) **REHANA BIBI**, wife of Late Abdul Khalek Mondal, aged about 38 years, by religion Muslim, nationality - Indian, by occupation - Housewife, having **PAN BAJPB6425N**, residing at Kusumba Halderpara, Post Office - Narendrapur, Police Station - Sonarpur, Kolkata - 700 103, District - South 24 Parganas, West Bengal, (4) **NAJIR HOSSAIN MOLLIK**, son of Yousuf Ali Mollick, aged about 36 years, by religion Muslim, nationality - Indian, by occupation - Business, having **PAN APFPM5408J**, residing at Jagannathpur, Post Office - R.K. Pally, Police Station - Sonarpur, Kolkata - 700 150, District - South 24 Parganas, West Bengal, hereinafter jointly referred to as the '**VENDORS**' (which term or expression shall, unless excluded by or repugnant or contrary to the subject or context, be deemed to mean and include their respective heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART**;

AND

(1) **ABUL KALAM HALDER**, son of Late Ramjan Ali Halder, aged about 44 years, by religion Muslim, nationality - Indian, by occupation - Business, having **PAN ADWPH6545G**, residing at Kusumba Halderpara, P.O. - Narendrapur, Police Station - Sonarpur, Kolkata - 700 103, District - South 24 Parganas, West Bengal, (2) **AYUB HALDER**, son of Late Karim Bux Halder, aged about 43 years, by religion Muslim, nationality - Indian, by occupation - Business, having **PAN ADOPH3044G**, residing at Kusumba Halderpara, P.O. - Narendrapur, Police Station - Sonarpur, Kolkata - 700 103, District - South 24 Parganas, West Bengal, (3) **NASIR SARDAR**, son of Kajem Sardar, aged about 31 years, by religion Muslim, nationality - Indian, by occupation - Housewife, residing at Kusumba Halderpara, Post Office - Narendrapur, Police Station - Sonarpur, Kolkata - 700 103, District - South 24 Parganas, West Bengal, (4) **DAFFODIL TOWERS PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 1956, having its registered office at 4B, Castle House, 3rd Floor, 5/1, Hungerford Street, Kolkata - 700 017, West Bengal, having **PAN - AACCD8389C**, being represented by one of its Directors and the Constituted Attorney **SRI JUGRAJ SINGHI**, son of Sri Hanumanmal Singhi, residing at 317, G.T. Road (N), Belurmath, Police Station - Bally, Howrah - 711202, West Bengal, (5) **PANCHSREE REALTORS PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 1956, having its registered office at 4B, Castle House, 3rd Floor, 5/1, Hungerford Street, Kolkata - 700 017, West Bengal, having **PAN - AAGCP7535G**, being represented by its Constituted Attorney **SRI JUGRAJ SINGHI**, son of Sri Hanumanmal Singhi, residing at 317, G.T. Road (N), Belurmath, Police Station - Bally, Howrah - 711202, West

Bengal, (6) **SIDHIMANGAL COMPLEX PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 1956, having its registered office at 4B, Castle House, 3rd Floor, 5/1, Hungerford Street, Kolkata - 700 017, West Bengal, having **PAN - AARCS8992B**, being represented by its Constituted Attorney **SRI JUGRAJ SINGHI**, son of Sri Hanumanmal Singhi, residing at 317, G.T. Road (N), Belurmath, Police Station - Bally, Howrah - 711202, West Bengal, (7) **PREMKUNJ ENCLAVE PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 1956, having its registered office at 4B, Castle House, 3rd Floor, 5/1, Hungerford Street, Kolkata - 700 017, West Bengal, having **PAN - AAGCP7534H**, being represented by its Constituted Attorney **SRI JUGRAJ SINGHI**, son of Sri Hanumanmal Singhi, residing at 317, G.T. Road (N), Belurmath, Police Station - Bally, Howrah - 711202, West Bengal, (8) **SANKATSATHI PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 1956, having its registered office at 4B, Castle House, 3rd Floor, 5/1, Hungerford Street, Kolkata - 700 017, West Bengal, having **PAN - AARCS8991C**, being represented by its Constituted Attorney **SRI JUGRAJ SINGHI**, son of Sri Hanumanmal Singhi, residing at 317, G.T. Road (N), Belurmath, Police Station - Bally, Howrah - 711202, West Bengal, (9) **SHIV PARIWAR REAL ESTATE PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 1956, having its registered office at 4B, Castle House, 3rd Floor, 5/1, Hungerford Street, Kolkata - 700 017, West Bengal, having **PAN - AARCS9006Q**, being represented by its Constituted Attorney **SRI JUGRAJ SINGHI**, son of Sri Hanumanmal Singhi, residing at 317, G.T. Road (N), Belurmath, Police Station - Bally, Howrah - 711202, West Bengal. (10)

BRIGHTFUL RESIDENCY PRIVATE LIMITED, 4B, Castle House, 3rd Floor, 5/1, Hungerford Street, Kolkata - 700 017, West Bengal, hereinafter jointly referred to as the "**PURCHASERS**" (which term or expression shall, unless excluded by or repugnant or contrary to the subject or context, be deemed to mean and include their respective heirs, successors / successors-in-business/office, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS one Panchkari Haldar was the owner of, amongst others, a plot of land admeasuring 49 decimals in comprised R.S. Dag No. 2337, R.S. Khatian No.1364, J.L. No. 50, Mouza - Kusumba, Police Station - Sonarpur, District - 24 Parganas (as it then was);

AND WHEREAS after demise of the said Panchkari Haldar, his legal heirs, by 6 (six) registered Deeds of Conveyance being Deed Nos. 3283 of 1974, 3615 of 1974, 549 of 1975, 365 of 1976, 2304 of 1985 and 2668 of 1987, sold, conveyed and transferred, amongst others, the aforesaid 49 decimals of land to one Sitanath Gope, Jagannath Gope and Kamal Gope, all sons of Late Ketaru Ram Gope @ Ketaru Gope, of Kusumba Halderpara, Post Office - Narendrapur, Police Station - Sonarpur, District - 24 Parganas (as it then was), for the consideration and on the terms and conditions contained therein;

AND WHEREAS thus the said Sitanath Gope, Jagannath Gope and Kamal Gope @ Kamal Prasad Gope, by dint of the aforesaid purchase, became the absolute and exclusive owner of the the aforesaid undivided 49 decimals of comprised in R S. Dag No. 2337, R.S. Khatian No.1364,

J.L. No. 50, Mouza - Kusumba, Police Station - Sonarpur, District - 24 Parganas (as it then was), and enjoyed the same during their lifetime free from all encumbrances;

AND WHEREAS after promulgation of L.R. Records-of-Right, the aforesaid 49 decimals of land was recorded in the L.R. Records-of-Right in favour of the said Sitanath Gope, Jagannath Gope and Kamal Gope @ Kamal Prasad Gope in the following manner;

<u>NAME</u>	<u>R.S DAG NO.</u>	<u>R.S KHATIAN NO.</u>	<u>L.R. DAG NO.</u>	<u>L.R. KHATIAN NO.</u>	<u>QUANTUM</u>
Sitanath Gope	2337	1364	2451	1936	16 decimals
Jagannath Gope	2337	1364	2451	685	16 decimals
Kamal Gope @ Kamal Prasad Gope	2337	1364	2451	453	17 decimals

AND WHEREAS the said Jagannath Gope died intestate on October 15, 1994, leaving behind him his wife Smt. Sabitri Gope and a married daughter Smt. Gita Yadav as the only legal heirs to all his estate including his 1/3rd share in the aforesaid undivided 49 (forty nine) decimals of land comprised in L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, under L.R. Khatian No. 685 corresponding to R.S. Khatian No. 1364, J.L. No. 50, Touzi No 255, Mouza - Kusumba, within the municipal limits of the Rajpur-Sonarpur Municipality, Police Station - Sonarpur, District - South 24 Parganas;

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AND WHEREAS thus after death of the said Jagannath Gope, his 1/3rd share in the aforesaid undivided 49 decimals land devolved upon the aforesaid Sabitri Gope and Gita Yadav as per the law of intestate succession:

AND WHEREAS the said Sitanath Gope, who was issueless, died intestate on 22.07.1996 leaving behind his wife Smt. Sita Devi Gope as his only legal heir to all his estate including his 1/3rd share in the aforesaid undivided 49 (forty nine) decimals of land comprised in L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, under L.R. Khatian No. 685 corresponding to R.S. Khatian No. 1364, J.L. No. 50, Touzi No. 255, Mouza - Kusumba, within the municipal limits of the Rajpur-Sonarpur Municipality, Police Station - Sonarpur, District - South 24 Parganas;

AND WHEREAS the said Sita Devi Gope, wife of Late Sitanath Gope, died intestate on 15.07.2001;

AND WHEREAS thus after death of the said Sita Devi Gope the entire 1/3rd share of the said Sitanath Gope, since deceased, in the aforesaid 49 decimals of land devolved entirely upon the said Kamal Gope @ Kamal Prasad Gope, being the only surviving brother of Sitanath Gope;

AND WHEREAS the said Kamal Gope @ Kamal Prasad Gope, Sabitri Gope and Gita Yadav became the absolute and joint owners of the aforesaid undivided 49 decimals of land comprised in L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, under L.R. Khatian No. 685

corresponding to R.S. Khatian No. 1364, J.L. No. 50, Touzi No. 255, Mouza - Kusumba, within the municipal limits of the Rajpur-Sonarpur Municipality, Police Station - Sonarpur, District - South 24 Parganas;

AND WHEREAS by 4 (four) Deeds of Conveyance, all dated June 26, 2012, registered in the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas, being Deed No. 8526 for the year 2012 entered in Book No. I, C.D. Volume No. 23, Pages 4672 to 4690 (rectified by Deed of Rectification dated October 09, 2012, registered in the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas, entered in Book No. IV, C.D. Volume No. 5, Pages 1918 to 1929, being Deed No. 02589 for the year 2012), Deed No. 8527 for the year 2012 entered in Book No. I, C.D. Volume No. 23, Pages 5061 to 5079 (rectified by Deed of Rectification dated October 09, 2012, registered in the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas, entered in Book No. IV, C.D. Volume No. 5, Pages 1906 to 1917, being Deed No. 02590 for the year 2012), Deed No. 8528 for the year 2012, entered in Book No. I, C.D. Volume No. 23, Pages 4652 to 4671 (rectified by Deed of Rectification dated October 09, 2012, registered in the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas, entered in Book No. IV, C.D. Volume No. 5, Pages 1883 to 1894, being Deed No. 02592 for the year 2012), and Deed No. 8529 for the year 2012, entered in Book No. I, C.D. Volume No. 23, Pages 4632 to 4651 (rectified by Deed of Rectification dated October 09, 2012, registered in the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas, entered in Book No. IV, C.D. Volume No. 5, Pages 1895 to 1905, being Deed No. 02591 for the year

2012), the said Kamal Gope @ Kamal Prasad Gope, Sabitri Gope and Gita Yadav sold, conveyed and transferred the aforesaid 49 decimals of land comprised in J.L. No. 50, Touzi No. 255, L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, L.R. Khatian Nos. 453, 685 and 1936 corresponding to R.S. Khatian No. 1364, Mouza - Kusumba, within the limits of the Rajpur-Sonarpur Municipality, Ward No. 8, Police Station - Sonarpur, District - South 24 Parganas, to the Vendors herein, mentioned as the purchasers therein, for the consideration and on the terms and conditions contained therein;

AND WHEREAS by dint of the aforesaid four Deeds of Conveyance, all dated June 26, 2012, as rectified by the aforesaid four Deeds of Rectification, all dated October 09, 2012, the Vendors are thus jointly and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That undivided 49 (forty nine) decimals equivalent to 29 (twenty nine) Cottahs 11 (eleven) Chittacks} 5 (five) Sq. Ft., be the same a little more or less, comprised in J.L. No. 50, Touzi No. 255, L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, L.R. Khatian Nos. 453, 685 and 1936 corresponding to R.S. Khatian No. 1364, Mouza - Kusumba, within the limits of the Rajpur-Sonarpur Municipality, Ward No. 8, Police Station - Sonarpur, District - South 24 Parganas, more fully and particularly described in the *Schedule 'A'* hereunder written and as delineated with red ink on the map/plan annexed hereto, hereinafter referred to as the "said Entire Plot", in equal proportion and have been enjoying the same free from all encumbrances;

AND WHEREAS the Vendors herein had intended to sell a part of the **said Entire Plot** for meeting up some of their urgent requirements and the Purchasers had, after coming to know about such intention of the Vendors, approached the Vendors for purchase of the undivided share of the Vendors in the **said Entire Plot** comprised in J.L. No. 50, Touzi No. 255, L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, L.R. Khatian Nos. 453, 685 and 1936 corresponding to R.S. Khatian No. 1364, Mouza - Kusumba, within the limits of the Rajpur-Sonarpur Municipality, Ward No. 8, Police Station - Sonarpur, District - South 24 Parganas, so that after purchase and/or execution of these presents each of the Purchasers and the Vendors may hold 1/14 share in the **said Entire Plot** and after a negotiation between the parties herein, the Vendors had agreed to sale, convey and transfer 5/7 share in the **said Entire Plot** in favour of the Purchasers herein and such 5/7 share is equivalent to 35 (thirty five) decimals equivalent to 21 (twenty one) Cottahs 3 (three) Chittacks 16 (sixteen) Sq. Ft., be the same a little more or less, and the Purchasers had agreed to purchase the same at or for a total consideration of Rs. 23,55,000/- (Rupees twenty three lac fifty five thousand only) on the terms and conditions hereinafter appearing

NOW THIS DEED WITNESSETH that:

1. In pursuance of the said confirmation of sale and in consideration of the sum of Rs. 23,55,000/ (Rupees twenty three lac fifty five thousand only) as lawful money paid by the Purchasers to the Vendors on or immediately before execution of these presents as per Memo of Consideration below (the receipt whereof the

Vendors doth hereby admit and acknowledge and of and from the payment of same release and discharge the Purchasers as well as the said land hereby sold) the Vendors doth hereby grant, convey, transfer, assign and assure unto the Purchaser **ALL THAT** the 5/7 share [equivalent to 35 decimals equivalent to 21 (twenty one) Cottahs 3 (three) Chittacks 16 (sixteen) Sq. Ft., be the same a little more or less] in the undivided said Entire Plot being Danga land comprised in J.L. No. 50, Touzi No. 255, L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, L.R. Khatian Nos. 453, 685 and 1936 corresponding to R.S. Khatian No. 1364, Mouza - Kusumba, within the limits of the Rajpur-Sonarpur Municipality, Ward No. 8, Police Station - Sonarpur, District - South 24 Parganas, ~~more fully~~ and particularly described in *Schedule 'B'* hereunder written, ~~hereinafter~~ referred to as the said property, out of the total 49 decimals of land in the said Entire Plot and the reversion or reversions, remainder or remainders, in connection with the said property **TOGETHER WITH** all rights, title, interest, property claims and demand whatsoever of the Vendors into or upon the said property **TO HAVE AND TO HOLD** the said property hereby granted, conveyed, transferred, assigned and assured and every part or parts thereof respectively together with its respective rights, members and appurtenances whatsoever unto the Purchasers absolutely and for ever free from all encumbrances **SUBJECT NEVERTHELESS** to easements and/or quasi-easements and other stipulations and or provisions in connection with the beneficial use and enjoyment of the said property and the Vendors hereby grant, convey and transfer all

their rights and benefits in respect of the said property to the Purchasers;

2. **NOTWITHSTANDING** anything contained herein or done hereto before the Vendors have got an absolute right, title and authority to convey, sell and/or otherwise transfer the said property as described in *Schedule 'B'* hereunder written and all rights, privileges and appurtenances thereto belonging and hereby sold, conveyed and transferred to the Purchasers in the manner herein appearing and that the Purchasers shall and may hereinafter peaceably and quietly possess and enjoy the said property and all appendages and appurtenances thereto and every part thereof and enjoy the same in the manner and subject to the provisions hereof but otherwise without lawful interruption whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming for all claims, attachments and encumbrances made or suffered by the Vendors.

3. At or before execution of these presents, the Vendors herein declare that:

- a. The Vendors are the absolute and exclusive owners of the said land;
- b. The Vendors have a clear and good marketable title in respect of the said land;

- c. The Vendors have not granted any right or interest to any person including any association of persons, organisation, company, firm, corporation, institution as tenant or lessee or otherwise;
 - d. The entirety of the said land is vacant and the Vendors have possessed the said land peacefully.
4. The said property is not subject to any charges, trust, liens, attachment or demands whatsoever done by the Vendors now subsisting on the said property and has not been offered as security or otherwise to any Court or revenue Authority.
5. All the taxes, land revenue and their impositions payable in respect of the said property till date have been fully paid by the Vendors and if any portion of such be found to have remain unpaid for the period unto that the same shall be deemed to be the liability of the Vendors and realizable from the Vendors and payable by the Vendors to the Purchasers.
6. The Purchasers shall henceforth peaceably and quietly hold, possess and enjoy the rents, issues and profits derivable from and out of the said property without any hindrance, interruption or disturbance from or by the Vendors and/or any other person or persons claiming through or under in trust for the Vendors and/or any let, hindrance, interruption or disturbances by any person or persons whomsoever.

7. The Purchasers shall be entitled to sell, let out on rent, transfer, gift, lease or otherwise alienate the said property hereby sold, conveyed and transferred and/or assigned unto the Purchasers to any person or persons without any consent of the Vendors and/or any other person at any price or consideration at the absolute discretion of the Purchasers.
8. That any error in the description of the said property and/or in the said Entire Plot, if subsequently discovered, will not vitiate this sale but may be corrected by the Vendors by executing rectification deed or deeds in favour of the Purchasers at the cost of the Purchasers.
9. The Vendors shall from time to time and at all times hereafter, upon every reasonable request and at the cost of the Purchasers, make, acknowledge, execute and perfect all such further and other lawful and reasonable acts, deeds, conveyances, matters, things and assurances whatsoever for further, better or more perfectly assuming the said property and/or part thereof unto the Purchasers in the manner aforesaid as shall or may be reasonably required.
10. The Vendors shall, unless prevented by fire or some other inevitable accident, from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers, produce to them or to their men, agents, attorneys or at any trial

commission, examination or otherwise, as occasion shall require, any deed, document and/or writing as may be reasonably required by the Purchasers from time to time AND ALSO shall at the like request and cost of the Purchasers deliver to the Purchasers such attested or other copies or extracts of and from such deeds and writings as the Purchasers may require.

11. It shall be lawful for the Purchasers at all times hereafter peaceably and quietly to enter into, hold, possess, occupy and enjoy the said property and receive the rents, issues and profits thereof without any hindrance, interruption, disturbance, claim and/or demand whatsoever by the Vendors or any person or persons claiming any estate, right, title and interest from, under, through or in trust for the Vendors and free and clear, freely and clearly and absolutely acquitted, exonerated and forever discharged.
12. The Vendors hereby accept and confirm the terms and conditions of sale and/or transfer of possession hereby in favour of the Purchasers and the Purchasers also accept the terms and conditions of sale as stipulated herein.
13. That notwithstanding any act, deed, matter or thing whatsoever done by the Vendors, the Purchasers shall be entitled to sell, let out on rent, transfer, gift, lease or otherwise alienate the said property hereby sold, conveyed, transferred and assigned unto the Purchasers to any person or persons without any consent of

the Vendors and/or any other person at any price or consideration at the absolute discretion of the Purchasers in accordance with law.

14. The Vendors shall, with the execution of these presents, handover lawful and vacant possession of the said property to the Purchasers.
15. The Vendors collectively doth hereby irrevocably nominate, constitute and appoint the Purchasers and/or their authorised person or persons to be appointed by the Vendors from time to time as the true and lawful Attorney for and on behalf of the Vendors to perform any act ~~or deed in the~~ matters relating to the said land as conveyed under these presents including effecting and/or carrying out, whether by signing or otherwise, any modification, declaration and/or ~~declaration before any authority~~ or authorities including the Registration Authority/Authorities and to admit any execution thereof under the signatures of the said Attorney or Attorneys, who may, for the purpose of carrying out the objects under this Clause, act jointly or severally, as we could do if we have remained personally present for further, better or more perfectly assuming the said land and/or part thereof unto the Purchasers and the Vendors do hereby ratify and confirm and agree to ratify and confirm all and whatsoever acts, deeds and things as may be performed and/or executed by the said Attorney or Attorneys.

16. The Vendors and the Purchasers shall abide by the provisions contained in this Deed.

:SCHEDULE 'A' ABOVE REFERRED TO:

(SAID ENTIRE PLOT)

ALL THAT the piece and parcel of **Danga** land measuring about 49 (forty nine) decimals equivalent to 29 (twenty nine) Cottahs 11 (eleven) Chittacks 5 (five) Sq. Ft., be the same a little more or less, comprised in J.L. No. 50, Touzi No. 255, L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, L.R. Khatian Nos. 453, 685 and 1936 corresponding to R.S. Khatian No. 1364, Mouza - Kusumba, within the limits of the Rajpur-Sonarpur Municipality, Ward No. 8, Police Station - Sonarpur, District - South 24 Parganas, and as delineated with red ink on the map/plan annexed hereto and butted and bounded by:

ON THE NORTH: R.S. Dag No. 2277

ON THE SOUTH: R.S. Dag Nos. 2340, 2339 and 2338

ON THE EAST: R.S. Dag Nos. 2281, 2336 and 2335

ON THE WEST: R.S. Dag Nos. 2345, 2344, 2343 and 2342

:SCHEDULE 'B' ABOVE REFERRED TO:

ALL THAT the 5/7 share [equivalent to 35 (thirty five) decimals equivalent to 21 (twenty one) Cottahs 3 (three) Chittacks 16 (sixteen) Sq. Ft., be the same a little more or less] as delineated with red ink in the map/plan annexed hereto, out of the land described in Schedule 'A' above

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

SIGNED AND DELIVERED

By the PARTIES above named at
Kolkata in presence of the
Following WITNESSES

1. Debroy Gini
Advocate
12/2, old post office st.
Kolkata - 700001.

2.

Primanta Ray
21.03.2013
Primanta Ray
Advocate
High Court, Calcutta
C/o. Asiatic Typewriters
6A, K. S. Roy Road, Kolkata - 700 001
Mob. 9903588279

1. Abdul Khakki Mondal
2. Badru Alam Mondal
3. Rehana Bibi
4. Najim Hossain Mallick

SIGNATURE OF THE VENDORS

1. *Abul Kalam Halou*
2. *Ayub Halou*
3. *Naris Saikat*
[PAN - BMWP364676]
- 4.
5. 4 20 10
or - H - W - V - I - Ltd.
6. For Premkunj Enclave Pvt. Ltd.
For Anshahree Realtors Pvt. Ltd.
7. For Sakababhi Properties Pvt. Ltd.
For Siddhimagal Complex Pvt. Ltd.
8. For Brightful Residency Pvt. Ltd.
For Shivpariwar Real Estate Pvt. Ltd.
- 9.
10. *Jugraj Singh*
Director / combital
attorney

SIGNATURE OF THE PURCHASERS

:MEMO OF CONSIDERATION:

Received of and from the within named Purchasers the within mentioned sum of Rs.23,55,000/- (Rupees twenty three lac fifty five thousand only) being the consideration money paid under this Deed in the following manner:

<u>Demand Draft/ Pay Order No.</u>	<u>Date</u>	<u>Bank with Branch</u>	<u>Amount (in Rs.)</u>
Cash			23,55,000/-

(RUPEES TWENTY THREE LAC FIFTY FIVE THOUSAND ONLY)

WITNESSES:

1) Debray Gairi
Advocate.

1. Abdul Khalki Murali
2. Badea Alam Mondal
3. Rehena Bibi
4. Najim Hossain Helleak.

2) *Srimanta Ray*
Srimanta Ray 23-03-2023
Advocate
High Court, Calcutta
C/o. Asiatic Typewriters
6A, K. S. Hay Road, Kolkata - 700 001
Mob. 9503588279

SIGNATURE OF THE VENDORS

Drafted by me

Debray Gairi

Advocate

High Court, Calcutta

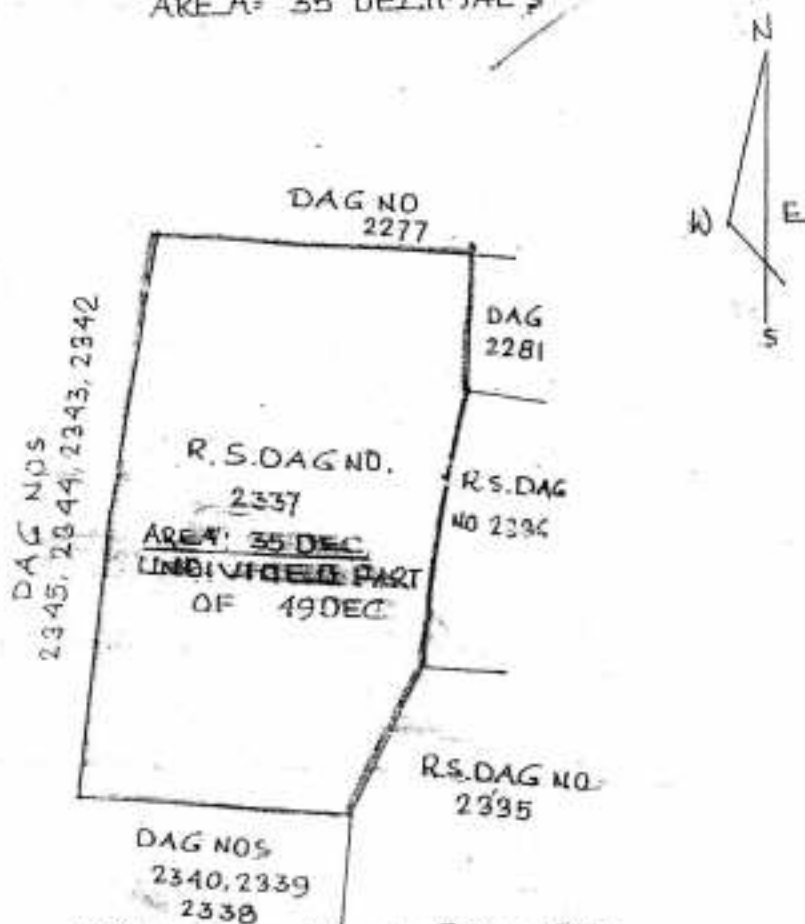
Computer Print by :

NEW VIJAYA

10, Old Post Office Street
Kolkata-700001

SITE PLAN OF LR DAG NO. 2451 CORRESPONDING TO R.S DAG NO. 2337 LR KHATAN NOS 453, 685 & 1936 CORRESPONDING R.S KHATAN NO 1364 MEASURING AN AREA 35 DECIMALS BEING UNDIVIDED PART OF 49 DECIMALS LYING & SITUATE AT MOUZA-KUSUMBA J.L NO-50 R.S. NO-138 TOUNI NO. 255 UNDER RAJPUR SONARPUR MUNICIPALITY WARD NO-8 P.S. SONARPUR, DIST-24PGS(S)

AREA= 35 DECIMALS



VENDOR: Abdul Kalam Mondal Rehena Bibi
Basim Khan Mondal Najim Khan Mullaik

PURCHASER: Abul Kalam Mondal
Abul Kalam Mondal
Najim Khan Mullaik

S.K. Roy

SEE CIVIL SKETCH



12/2 OLD POST OFFICE ST KOL-1
 9830516944

- For ...
- For ...
- For ...
- For ...
- For ...
- For ...
- For ...









Jagdeep Singh

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - I KOLKATA, District - Kolkata
 Signature / LTI Sheet of Serial No. 02552 / 2013

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Jugraj Singhi 317, G. T. Road (N), Thana:-Bally, District:-Howrah, WEST BENGAL, India, Pin :-711202	 21/03/2013	 LTI 21/03/2013	Jugraj Singhi 21/03/2013

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Abdul Khalek Mondal Address -Kusumba Halderpara, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103	Self	 21/03/2013	 LTI 21/03/2013	Abdul Khalek Mondal
2	Badra Alam Mondal Address -Jagannathpur, Thana:-Sonarpur, P.O. :-R. K. Pally ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150	Self	 21/03/2013	 LTI 21/03/2013	Badra Alam Mondal
3	Rehana Bibi Address -Kusumba Halderpara, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103	Self	 21/03/2013	 LTI 21/03/2013	Rehana Bibi
4	Najir Hossain Mollick Address -Jagannathpur, Thana:-Sonarpur, P.O. :-R. K. Pally ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150	Self	 21/03/2013	 LTI 21/03/2013	Najir Hossain Mollick











ADDITIONAL REGISTRAR
 OF ASSURANCES, KOLKATA
 21 MAR 2013
 (Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
 Office of the A.R.A. - I KOLKATA

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - I KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 02552 / 2013

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Abul Kalam Halder Address -Kusumba Halderpara, Thana:-Sonarpur, P.O. :-Narendrapur District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103	Self	 21/03/2013	 LTI 21/03/2013	<i>Abul Kalam Halder</i>
6	Ayub Halder Address -Kusumba Halderpara, Thana:-Sonarpur, P.O. :-Narendrapur District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103	Self	 21/03/2013	 LTI 21/03/2013	<i>Ayub Halder</i>
7	Nasir Sardar Address -Kusumba Halderpara, Thana:-Sonarpur, P.O. :-Narendrapur District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103	Self	 21/03/2013	 LTI 21/03/2013	<i>Nasir Sardar</i>
8	Jugraj Singhi Address -317, G. T. Road (N) , Thana: Bally, District:-Howrah, WEST BENGAL, India, Pin :-711202	Attorney	 21/03/2013	 LTI 21/03/2013	<i>Jugraj Singhi</i>

Name of Identifier of above Person(s)

Chandan Mandal
12/2, O. P. O. Street, Kolkata, Thana: Hare Street,
District:-Kolkata, WEST BENGAL, India, Pin :-700001

Signature of Identifier with Date

Chandan Mandal
21.3.2013



(Ashim Kumar Ghosh)
 ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
 Office of the A.R.A. - I KOLKATA



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02734 of 2013
(Serial No. 02552 of 2013 and Query No. L000006372 of 2013)

On 21/03/2013

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, 5 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 79,430/- paid online on 20/03/2013 12:58PM with Govt. Ref. No. 192012130002150221 on 20/03/2013 12:56PM, Bank: HDFC Bank, Bank Ref. No. 67141874 on 20/03/2013 12:58PM, Head of Account: 0030-03-104-001-16, Query No:1901L000006372/2013

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.-72,12,114/-

Certified that the required stamp duty of this document is Rs.- 504868 /- and the Stamp duty paid is Rs. Impresive Rs.- 1000/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 5,04,868/- paid online on 20/03/2013 12:58PM with Govt. Ref. No. 192012130002150221 on 20/03/2013 12:56PM, Bank: HDFC Bank, Bank Ref. No. 67141874 on 20/03/2013 12:58PM, Head of Account: 0030-02-103-003-02, Query No:1901L000006372/2013

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

Presented for registration at 12.30 hrs on :21/03/2013, at the Office of the A.R.A. - I KOLKATA by Jugraj Singhi , one of the Claimants.

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

Execution is admitted on 21/03/2013 by

1. Abdul Khalek Mondal, son of Lt Abdul Jabber Mondal , Kusumba Halderpara, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Business
2. Badra Alam Mondal, son of Ramjan Ali Mondal , Jagannathpur, Thana: -Sonarpur, P.O. :-R. K. Pally ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150, By Caste Muslim, By Profession : Business
3. Rehana Bibi, wife of Lt Abdul Khalek Mondal , Kusumba Halderpara, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Housewife



(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 02734 of 2013
(Serial No. 02552 of 2013 and Query No. L000006372 of 2013)

4. Najir Hossain Mollick, son of Yousuf Ali Mollick , Jagannathpur, Thana:-Sonarpur, P.O. :-R. K. Pally ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700150, By Caste Muslim, By Profession : Business
5. Abul Kalam Halder, son of Lt Ramjan Ali Halder , Kusumba Halderpara, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Business
6. Ayub Halder, son of Lt Karim Bux Halder , Kusumba Halderpara, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Business
7. Nasir Sardar, son of Kajem Sardar , Kusumba Halderpara, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : House wife

Identified By Chandan Mandal, son of Jhantu Mandal, 12/2, O . P . O . Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

Executed by Attorney

Execution by

1. Jugraj Singhi, son of Hanumanmal Singhi , 317, G. T. Road (N), Thana:-Bally, District:-Howrah, WEST BENGAL, India, Pin :-711202 By Caste Hindu By Profession: Others,as the constituted attorney of 1. Daffodil Towers Pvt Ltd . 2. Panchsree Realtors Pvt Ltd . 3. Sidhimangal Complex Pvt Ltd . 4. Premkunj Enclave Pvt Ltd . 5. Sankatsathi Pvt Ltd . 6. Shiv Pariwar Real Estate Pvt Ltd . 7. Brightful Residency Pvt Ltd . is admitted by him.

Identified By Chandan Mandal, son of Jhantu Mandal, 12/2, O . P . O . Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Ashim Kumar Ghosh)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA



(Ashim Kumar Ghosh)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

Govt of West Bengal
Directorate of Registration & Stamp Revenue
eChallan

GRN: 19-201213-000215022-1

Payment Mode Online Payment

GRN Date: 20/03/2013 12:56:44

Bank : HDFC Bank

BRN : 67141874

BRN Date: 20/03/2013 12:58:09

DEPOSITOR'S DETAILS

Id No. : 1901L000006372/2/2013
(Query No./Query Year)

Name : Daffodil Tower Pvt. Ltd.
Contact No. : 22870567 Mobile No. : +91 9831005380
E-mail : bhartiagroup@gmail.com
Address : 5/1A, Hungerford Street, Kolkata - 700017
Applicant Name : Debraj Giri
Office Name : A. R. A. -I KOLKATA, Kolkata
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1901L000006372/2/2013	Property Registration- Stamp duty	0030-02-103-003-02	504668
2	1901L000006372/2/2013	Property Registration- Registration Fees	0030-03-104-001-16	79430
Total				584298

In Words : Rupees Five Lakh Eighty Four Thousand Two Hundred Ninety Eight only

SPECIMEN FORM FOR TEN FINGERPRINTS



Abdullah Muntal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Bayana Mann Muntal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Rehana Bibi

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Nayan Hossain Muntal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



Abul Kalam Hudaib

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Amir Ibrahim

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Masiz Seckaz

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Jimmy Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 12761 to 12789
being No 02734 for the year 2013.



(Ashim Kumar Ghosh) 28-March-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal