

170



पश्चिम बंगाल WEST BENGAL PW + PW = 4-00 70AA 295488

14515/3871

5.50 = 117 50

17-12-13

4704/07

300 = 9.50

122-00

PW + PW 4.00  
 PW + PW 117.50  
 Stamp 9.50  
 PW 10  
 C.F. 10  
 E.F. 146

One hundred forty  
Rupees only

14515 / 3871 / 17-12-13  
 2

17/12/13



71512  
 Address: Barasat  
 No. 5000  
 Calcutta Collectorate,  
 (1), Netaji Subhas Rd. Calcutta

Sarkar (Adv)



21 JUL 2006

... for Registration of ...  
 on the ... day of ...  
 of the ...  
 Office at Barasat by M. Rani Saha

Mita Rani Saha  
 P.S. ...  
 District - North 24 Parganas  
 by ...  
 ...

Mita Rani Saha

Registrar (M.T.)  
 North 24 Parganas  
 (W.B.)  
 27.7.06

Mita Rani Saha

Hari Bhushan Saha  
 510, Late Chuni Lal Saha  
 58, N. K. Chatterjee Street,  
 Belghoria,  
 Kolkata - 700 066.  
 Services

Hari Bhushan Saha  
 ...  
 District - North 24 Parganas  
 ...  
 Services

Registrar (M.T.)  
 North 24 Parganas  
 (W.B.)  
 27.7.06

17.6.07  
16.5.07  
:- 2 :-  
17.6.07

residing at No. 5 Nilkantha Chatterjee Lane, Kolkata - 700 056, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, representatives, nominees and assigns) of the FIRST PART.

AND

- 1) FALCON TIE - UP PVT. LTD.,
- 2) SADBHAWNA DEALERS PVT. LTD.,
- 3) SAMBODHAN ADVISORY PVT. LTD.,
- 4) SHIVGANGA VANIJYA PVT. LTD.,
- 5) SAHANSIL TRADELINK PVT. LTD.,
- 6) BRIJWASI SUPPLIERS PVT. LTD.,
- 7) UNNATI SUPPLIERS PVT. LTD.,
- 8) NISHAKAR MARKETING PVT. LTD.,
- 9) BRIJWASI MARKETING PVT. LTD.,
- 10) SAHANBHUTI DEALER PVT. LTD.,
- 11) SURAKSHIT SUPPLIERS PVT. LTD.,
- 12) UNNATI VYAPAAR PVT. LTD.,
- 13) SUGANDH MERCANTILE PVT. LTD.,
- 14) SHIVDHARA AGENCY PVT. LTD.,
- 15) TROPEX MERCANTILE PVT. LTD.,
- 16) CONCORD VYAPAAR PVT. LTD.,
- 17) WONDER DISTRIBUTOR PVT. LTD.,
- 18) PANGHAT MERCANTILE PVT. LTD.,
- 19) CHIRAG VINIMAY PVT. LTD.,
- 20) ALISHAN DEALER PVT. LTD.,
- 21) EVERLIKE BARTER PVT. LTD.,
- 22) GOODHOPE COMMERCIAL PVT. LTD.,
- 23) TRIMUDRA VANIJYA PVT. LTD.,
- 24) SNEHIL MERCANTILE PVT. LTD.,
- 25) SAGUN MARKETING PVT. LTD.,
- 26) APNAPAN MERCHANDISE PVT. LTD.,
- 27) SAHANSIL AGENCIES PVT. LTD.,
- 28) SATYAM DEALERS PVT. LTD.,
- 29) SUNDRAM VANIJYA PVT. LTD.,
- 30) MANOBAL MARKETING PVT. LTD.,
- 31) CHAMPAK VYAPAR PVT. LTD.,
- 32) DESIRE TRADERS

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PVT. LTD., 33) MAINA VINIMAY PVT. LTD., 34) PORTABLE DEALING PVT. LTD., 35) PRITAM DEALING PVT. LTD., 36) PURNIMA VYAPAAR PVT. LTD., 37) SURFACE VYAPAAR PVT. LTD., 38) VEDANT COMMERCIAL PVT. LTD., 39) MATAJI MERCHANTS PVT. LTD., 40) ECO VANIJYA PVT. LTD., 41) PARADISE SUPPLIERS PVT. LTD., 42) CHARMS MERCHANTS PVT. LTD., all are Private Limited company incorporated

within the provisions of the Companies Act, 1956, all having its office at 8/1 Lalbazar Street, Kolkata - 700 001, <sup>Represented by its Director namely Kamal Kumar Das</sup> hereinafter referred to as the party of the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, executors, administrators, representatives, nominees and assigns) of the

**SECOND PART.**

**WHEREAS** one Satish Chandra Ganguly of Kalipark, Gopalpur, P.S. - Rajarhat, by virtue of purchase from Sri Balaram Roy and Jagannath Roy became the absolute owner and possessor in respect of land measuring more or less 46 Satak of Sali land in Mouza - Salua, J.L. No. 3, Re.Su. No. 109, P.S. - Dum Dum Airport, District - North 24 Parganas being C.S. Dag No. 458, R.S. Dag No. 521, under R.S. Khatian No. 153 and the said Deed was registered on 28/05/1974 before the Office of S.R. Cossipore and recorded in Book No. I, Volume No. 79, Pages from 135 to 138, Deed No. 4376 of 1974.

**AND WHEREAS** the present Vendor purchased more or less 3

MILTA RANI SAHA

Cottahs of land out of the said property from the said Satish Chandra Ganguly by virtue of registered Deed of Kobala dated 14/02/1984 at valuable consideration of Rs. 4,500/-, registered before the Office of Sub-Registrar Bidhan Nagar (Salt Lake City) and recorded as Deed No. 9 for the year 1984.

**AND WHEREAS** by virtue of purchase, the present vendor became the absolute owner and possessor in respect of aforesaid land.

**AND WHEREAS** the present vendor due to paucity of fund, intended to sell out the said demarcated and measuring more or less 3 Cottahs in Mouza - Salua, J.L. No. 3, Re.Su. No. 109, P.S. - Dum Dum Airport, District - North 24 Parganas being C.S. Dag No. 458, R.S. Dag No. 521, under R.S. Khatian No. 153, Touzi No. 125, B/1, within Ward No. .... of Rajarhat Gopalpur Municipality, under A.D.S.R.O. Bidhan Nagar in the Dist. North 24 Parganas, shown in the map annexed herewith which is more fully described in the Schedule hereinunder written at a consideration of Rs. 1,20,000.00 (Rupees One Lakh and Twenty Thousand) only per cottah and accordingly the Purchasers herein is agreed to purchase the same at the said consideration.

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said proposal as well as acceptance of the said proposal a sum of Rs. 1,20,000.00 (Rupees One Lakh and Twenty Thousand) only per Cottah i.e. total consideration of Rs. 3,60,000/- (Rupees Three Lacs and Sixty Thousand) only to the Vendor paid by the Purchasers as per memo written herein under at or

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immediately before the execution of these presents the receipt whereof the vendor hereby admit and acknowledge and on and from the same and every part thereof acquit, release and discharge the Purchasers, its executors administrators, representatives, directors and assigns and every one of them and the vendor as beneficial owner and the these presence indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchasers its executors, administrators, representatives, directors and assigns and every one of them free from all encumbrances, charges, liens, lispendencies ALL THAT piece or parcel of demarcated, Sali land measuring more or less 3 Cottahs in Mouza - - Salua, J.L. No. 3, Re.Su. No. 109, P.S. - Dum Dum Airport, District - North 24 Parganas being C.S. Dag No. 458, R.S. Dag No. 521, under R.S. Khatian No. 153, Touzi No. 125, B/1, within Ward No. .... of Rajarhat Gopalpur Municipality, under A.D.S.R.O. Bidhan Nagar in the Dist. North 24 Parganas, along with all rights, liberties, easement, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging and usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto and all deeds, writings and evidences of title which in anywise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power and possession of the vendor or her hirers, executors, administrators or representatives or any persons from whom she can or may procure the same without action or suit at law or in equity to enter into and have, hold, own, possess and enjoy the said property or every part thereof is hereby granted, sold, conveyed and transferred or expressed and intended so unto

Cont.....P/6

and to the use of Purchasers and its executors administrators, representatives, directors and assigns forever freed and discharged from or other wise by the vendor well and sufficiently indemnified of against all encumbrances, liens, claims whatsoever created or suffered by the vendor from to these presents.

**THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS :-**

1. That the schedule property is free from all encumbrances, attachments, liens, mortgages and the vendor has absolute right, title and interest in respect of the schedule property.
2. That no notice issued under the public demand recovery act. or have been served upon the vendor and even no such notice have been published against the vendor or the schedule property.
3. That the vendor has not yet received any notice of requisition and acquisition by the State of West Bengal, Union of India or any other statutory body or Govt. and Semi Govt. authority in respect of the schedule property written herein under.
4. It is hereby declared that the land is being used exclusively by the vendor written in the schedule herein under and the vendor is not the benamder of any one.
5. That the Vendor have not entered into any other agreement for Sale, development, let-out in respect of the aforesaid property with any third party except this Purchasers.

Cont.....P/7

6. That the vendor and her legal heirs from time to time shall be bound to execute necessary Deed of Rectification or other document / documents without any consideration in favour of the Purchasers or its legal heirs in respect of the schedule land for any defect, omission, error to be found later on in the present deed.

~~AND~~ the vendor deliver this day khas possession of the said land along with all easementary rights unto the Purchasers.

**SCHEDULE ABOVE REFERRED TO**

*(Description of land)*

**ALL THAT** piece or parcel of Sali land measuring more or less 3 Cottahs in Mouza - Salua, J.L. No. 3, Re.Su. No. 109, P.S. - Dum Dum Airport, District - North 24 Parganas being C.S. Dag No. 458, R.S. Dag No. 521, under R.S. Khatian No. 153, Touzi No. 125, B/1, within Ward No. .... of Rajarhat Gopalpur Municipality, under A.D.S.R.O. Bidhan Nagar in the Dist. North 24 Parganas, all easmentary rights, water lines, electricity, drainage system upon the said land and attached to the land.

Rent of the said land according to the determination of appropriate authority.

A map enclosed is the part of the indenture which is demarcated in RED Border, which is butted and bounded as follows :-



- On the North : Part of R.S. Dag No. 521 (Plot No. 4).  
On the South : Part of R.S. Dag No. 521 (Plot No. 6).  
On the East : Land of Nazibul Hudda.  
On the West : Common Passage.

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

**SIGNED SEALED AND DELIVERED** by the parties at Kolkata in the presence of :-

1. Hari Bhushan Saha  
58, N. K. Chatterjee Street,  
Belghoria,  
Kolkata - 700056.
2. Sanjay Kumar Sarkar  
Advocate at Jangal Court

.....Mr. Ravi Saha.....  
Signature of the Vendor

Drafted, Read Over and Explained by  
Sanjay Kumar Sarkar  
Sanjib Kumar Sarkar  
Advocate, Barasat.

Printed by :-

Sudipta Dey  
Sudipta Dey  
Barasat

EXECUTIVE FINGER PRINTS

NAME: Kamal Kumar A 20721

EXECUTIVE FINGER PRINTS

PHOTOGRAPH

Description -

Status -

Kamal Kumar A 20721

NAME:

EXECUTIVE FINGER PRINTS

PHOTOGRAPH

Description -

Status -

RIGHT HAND

NAME:

EXECUTIVE FINGER PRINTS

PHOTOGRAPH










Description -

Status -

RIGHT HAND

FORM FOR EXECUTION & FINGER PRINTS

NAME: \_\_\_\_\_

EXECUTION & SIGNATURE PHOTOGRAPH Description - Status -						
						

Mirza Ravi Saha

(RIGHT HAND)

NAME: \_\_\_\_\_

EXECUTION & SIGNATURE PHOTOGRAPH Description - Status -						

(RIGHT HAND)

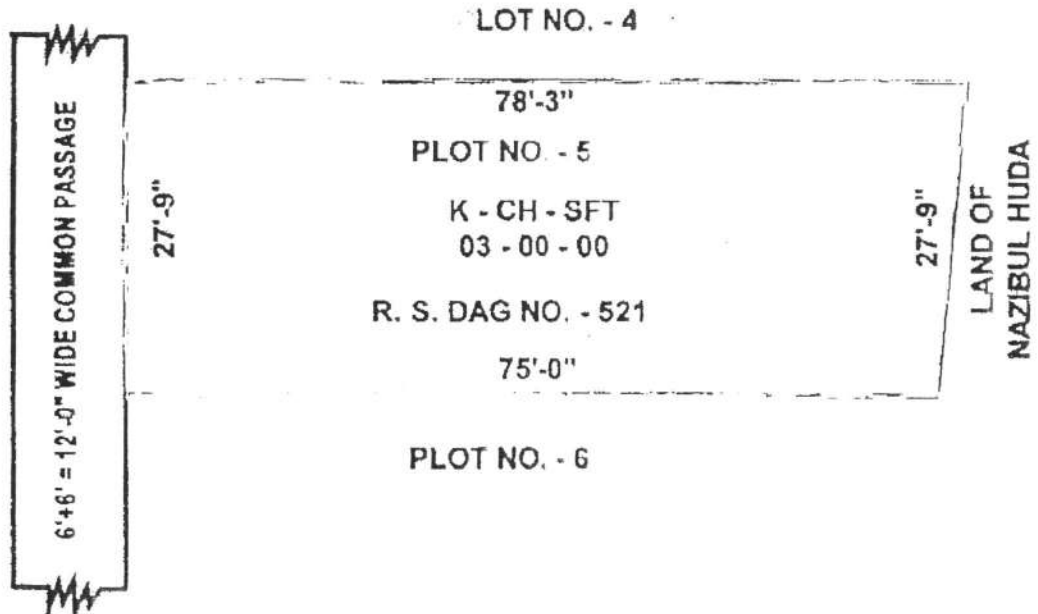
NAME: \_\_\_\_\_

EXECUTION & SIGNATURE PHOTOGRAPH Description - Status -						

RIGHT HAND

SITE PLAN OF C.S. DAG NO. - 458(P), R.S. DAG NO. - 521 (P), AT  
 MOUZA - SALUA, C. S. KHATIAN NO. - , R. S. KHATIAN NO. - 153,  
 L. R. KHATIAN NO. - , J.L. NO. - 3, R.S. NO. - 109, TOUZI  
 NO. - , P.S. - DUM DUM AIRPORT, DIST - NORTH 24 PARGANAS  
 SCALE - 1" = N.T.S.

VENDEE -



REFERENCE :

PLOT & COLOUR	C.S. DAG NO.	R.S. DAG NO.	AREA			
			ACRE	K.	CH.	SFT.
5	458 (P)	521 (P)		02	12	14
6' COM. PASS	458 (P)	521 (P)		00	03	31
TOTAL AREA MORE OR LESS				03	00	00

N.B. - AS PER RECORDED AREA

COPIED BY N. ISLAM

VENDOR'S SIGNATURE

-: 9 :-

**MEMO OF CONSIDERATION**

**RECEIVED** with thanks from the abovenamed Purchasers a total sum of Rs. 3,60,000.00 (Rupees Three Lacs and Sixty Thousand) only being the full and final consideration money of the aforesaid land and payment as per memo below.

**MEMO**

By Pay order being No 039587

Dated - 26-7-06  
Standard Chartered Bank  
Mumbai - Mira Ravi Saha

- - - - - Rs = 3,60,000/-

**WITNESSES :-**

1. Hari Bhushan Saha

2. Saugata Saha

Mira Ravi Saha  
Signature of the Vendor

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 5669 to 5683  
being No 04704 for the year 2007.



(X) 06-September-2007  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal



Certified to be a True Copy

  
District Sub Registrar - II  
North 24 Parganas, Barasat

17-12-13.

CHECKED BY