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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The original should and the endorsement should attached with this document are the part of this document.

G 319246

11-21 AM
Q 7320/13

State Sub-Register
Howrah
11.04.13

11.1 APR 2013

DEED OF SALE

THIS DEED OF SALE is made on this 11th day of April, 2013 (Two Thousand Thirteen) BETWEEN M/S. K. K. INFRAPROMOTERS PRIVATE LIMITED, a Private Limited Company, registered under the Companies Act, 1956, PAN - AADCK8723E, having its registered office at 387, G. T. Road (South), P.S. Shibpur, District Howrah, represented by its Director SRI TAPAS KUMAR CHATTERJEE, son of Late Tarak Nath Chatterjee, by faith Hindu, by occupation Business, residing at 95/2/1, Abinash Banerjee Lane, P.S. Shibpur, District Howrah, PIN - 711 102, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to

Contd.....

क्रमांक नं. 152 तारीख 08/04/13
देवदार भाषा AAR ESS HOMES PVT. LTD.
ठिकाना 15, Rameswari Malia 1st Bye Lane, P.S. 2nd Dist. Howrah.
मूल्य 10776

Sudhakar

Sudhakar

Sudhakar
रजिस्ट्रार कार्यालय
होवरा जिल्ला
दस्तावेज विभाग



District Sub-Registrar
Howrah

Laxmi Narayan Singh
S/o Kung Bihari Singh
126/2 G.T. Road, Konnager | 1 APR 2013
Distt - Hooghly.
P.S. - Konnager
Service.

mean and include its successors-in-interest, executors, legal representatives and assigns) of the ONE PART.

A N D

AAR ESS HOMES PVT. LTD., a Private Limited Company, registered under the Companies Act, 1956, PAN - AACCA2602B, having its registered office at 16, Rameswar Malia 1st Bye Lane, P.S. & District Howrah, PIN - 711 101, represented by its Director SRI RAMAN KUMAR AGARWAL, son of Sri Satya Narayan Bidawatka, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, executors, legal representatives and assigns) of the OTHER PART.

WHEREAS the Vendor is sole and absolute owner of All That total 65 (Sixty Five) Decimals bastu land together with 4000 sq. feet C. I. shed structures standing thereon i.e. 11 Decimals land in R.S. Dag No. 388 & L.R. Dag No. 655; 1 Decimal in R.S. Dag No. 700 & L.R. Dag No. 659; 7 Decimals land in R.S. Dag No. 703 & L.R. Dag No. 658 and 46 Decimals land in R.S. Dag No. 704 & L.R. Dag No. 669 and the Vendor is also sole and absolute owner of All That 5 Decimals Doba, at R.S. Dag No. 709 & L.R. Dag No. 657, all under present L.R. Khatian No.1594 within Mouza Mirjapur, J.L. No. 26, P.S. Sankrail, District Howrah, more fully described in the schedule hereunder;

AND WHEREAS the said properties originally belonged to Sri Ankit Bhartia, Sri Ramesh Bhartia and Smt. Rinku Bhartia, all of P-24, C.I.T. Road, Scheme - VII, Kolkata - 700 054. Out of which by a registered Deed of Sale, dated 14.02.1992 they jointly purchased said 46 Decimals or 1 Bigha 7 Cottahs 12 Chittaks 11 Sq. feet land, situated at R.S. Dag No. 704 & L.R. Dag No. 669, under R.S. Khatian No. 592, Mouza Mirjapur, J. L. No. 26, P.S. Sankrail, District Howrah from the then owners Sri Ajit Kumar Mallick & others. The said Deed of Sale was registered in the office of Additional District Sub-Registrar, Ranihati, vide Book No. 1, Volume No. 7, Pages 351 to 358, Being No. 502, for the year 1992;

AND WHEREAS said Ankit Bhartia & two others by another Deed of Sale, dated 14.10.1991 jointly purchased 11 Decimals or 6 Cottahs 5 Chittaks 40 sq. feet land in R.S. Dag No. 388 & L.R. Dg No. 655, under R.S. Khatian No. 312; 1 Decimal or 9 Chittaks 3 Sq. Feet land in R.S. Dag No. 700 & L.R. Dag No. 659, under R.S. Khatian No. 233 and 7 Decimals or 4 Cottahs 6 Chittaks land in R.S. Dag No. 703 & L.R. Dag No. 658, under R.S. Khatian No. 233 i.e. in total 19 Decimals or 11 Cottahs 43 sq. feet land, all of Mouza Mirzapur, J.L. No. 26, P.S. Sankrail, District Howrah, from the then owners of the said property namely Biswanath Mallick & others. Said Deed of Sale was registered in the office District Sub-Registrar, Howrah, Vide Book No. 1, Volume No. , Pages 133 to 143, being No. 5567, for the year 1991;



District Sub-Registrar
Howrah

11 APR 2013

AND WHEREAS said Ankit Bhartia & two others by another Deed of Sale, dated 14.02.1992 purchased 5 Decimals Doba in R.S. Dag No. 709 & L.R. Dag No. 657, under R.S. Khatian No. 597, within Mouza Mirjapur, J.L. No. 26, P.S. Sankrail, District Howrah from the then owners of the said property namely Naresh Chandra Ghosh. Said Deed of Sale was registered in the office of Additional District Sub-Registrar Ranihati, vide Book No. 1, Volume No. 7, Pages 359 to 366, being No. 504, for the year 1992;

AND WHEREAS said Ankit Bhartia, Ramesh Bhartia and Smt. Rinku Bhartia being joint owner of the aforesaid property measuring in total 70 Decimals or 1 Bigha 19 Cottahs 1 Chittaks 9 Sq. feet in the manner aforesaid mutated their names in the Record of Rights of Govt. of West Bengal in three separate Khatian Nos. 766, 767 & 768;

AND WHEREAS said Ankit Bhartia, Ramesh Bhartia and Smt. Rinku Bhartia while thus seized and possessed of the said properties as joint and exclusive owners thereof by a registered Deed of Sale, dated 13.04.2006 sold the said properties, measuring in total 70 Decimals, morefully described in the schedule hereunder to one Veena Pani Trade Link Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its registered Office at 9, Dacres Lane, Kolkata - 700 069. Said Deed of Sale was registered in the office of District Sub-Registrar, Howrah, vide Book No. 1, Volume No. 116, Pages 260 to 272, Being No. 4179, for the year 2006.

AND WHEREAS said Veena Pani Trade Link Pvt. Ltd. also while thus seized and possessed of the said properties, more fully described in the schedule hereunder, thereby mutating its name in the Record of Rights of Govt. of West Bengal and also converting the same as bastu and constructing in a portion thereon by a registered Deed of Indenture, dated 18.07.2011 sold 65 (Sixty Five) Decimals land, i.e. 11 Decimals in R.S. Dag No. 388 & L.R. Dag No. 655; 1 Decimal in R.S. Dag No. 700 & L.R. Dag No. 659; 7 Decimals land in R.S. Dag No. 703 & L.R. Dag No. 658 and 46 Decimals land in R.S. Dag No. 704 & L.R. Dag No. 669, all under L.R. Khatian No. 766, 767 & 768 of Mouza Mirjapur, J.L. No. 26, P.S. Sankrail, District Howrah to the Vendor herein. Said Deed of Indenture was registered in the office of District Sub-Registrar, Howrah vide Book No. 1, C.D. Volume No. 15, Pages 1304 to 1325, being No. 05804, for the year 2011;

AND WHEREAS similarly said Veena Pani Trade Link Pvt. Ltd. by a registered Deed of Indenture, dated 18.07.2011 sold the said 5 Decimals Doba, situated at R.S. Dag No. 709 & L.R. Dag No. 657, under old Khatian Nos. 766, 767 & 768 and present Khatian No. 1324, within Mouza Mirjapur, J.L. No. 26, P.S. Sankrail, District Howrah to the Vendor herein. The said Deed of Indenture was registered in the office of District Howrah vide Book No. 1, C.D. Volume No. 15, pages 1286 to 1303, being No. 05803, for the year 2011;

AND WHEREAS after purchase the said properties, morefully described in the schedule written hereunder, the Vendor mutated its name in the

Record of Rights of Govt. of West Bengal and also constructed some additional C. I. shed structures on the said property and also amalgamated said bastu lands as a single plot of land and obtained sanction of building plan from Howrah Zila Parishad, vide Plan No. 545/ep/1-3-2012 and accordingly enjoying the said properties, more fully described in the schedule written hereunder, free from all encumbrances;

AND WHEREAS the Vendor now declared to sell its said properties, more fully described in the schedule written hereunder and the purchaser herein being informed the same offered a sum of Rs. 3,36,54,000/- (Rupees Three Crore Thirty Six Lac Fifty Four Thousand) only to purchase the said properties. The Vendor accepted such proposal of the purchaser and has agreed to sell its said properties, more fully described in the schedule written hereunder, at the same price.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and consideration of the sum of Rs. 3,36,54,000/- (Rupees Three Crore Thirty Six Lac Fifty Four Thousand) only paid by the Purchaser to the Vendor as per memo of consideration hereunder written, the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchaser, its successors-in-interest, executors, administrators, legal representatives and assigns and also the said property the Vendor do by these presents indefeasibly grant,

sell, convey and transfer, assign and assure unto the purchaser, its successors-in-interest, executors, administrators, legal representatives and assigns free from all encumbrances, attachment and other defects in title ALL THAT total 65 (Sixty Five) Decimals rayati bastu land, together with 4000 sq. feet C. I. shed structures standing thereon i.e. 11 Decimal land in R.S. Dag No. 388 & L.R. Dag No. 655; 1 Decimal in R.S. Dag No. 700 & L.R. Dag No. 659; 7 Decimal land in R.S. Dag No. 703 & L.R. Dag No. 658 and 46 Decimals land in R.S. Dag No. 704 & L.R. Dag No. 669 and All That 5 Decimals Doba in R.S. Dag No. 709 & L.R. Dag No. 657, all under present L.R. Khatian No.1594 within Mouza Mirjapur, J.L. No. 26, P.S. Sankrail, District Howrah, more fully described in the schedule hereunder or HOWSOEVER otherwise the said properties now or heretofore were or was situate, butted, bounded, called, known, numbered, distinguished TOGETHER WITH all benefit and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said properties or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used occupied or enjoyed or reputed to belong or be appurtenant thereto. AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and/or every part thereof together furthermore all the estate, right, title, inheritance, use, trust, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said properties or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any way relate to the said properties or any part thereof and which now are or

hereafter shall or may be in custody, power or possession of the Vendor or its Successors-in-interest, executors, administrators, legal representatives and assigns or any persons from whom the Vendor can or may procure the same without any suit or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said properties and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of purchaser, its Successors-in-interest, executors, administrators, legal representatives and assigns forever freed and discharged from or otherwise by the Vendor and sufficiently indemnified of and against all encumbrances, claims, lien etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor do hereby for itself, its Successors-in-interest, executors, administrators, legal representatives and assigns covenant with the purchaser, its successors-in-interest, executors, administrators, legal representatives and assigns THAT notwithstanding any act, deed or thing whatsoever by the Vendor or by any of its predecessors and ancestor in title done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said properties hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the purchaser, its successors-in-interest, executors, administrators, legal representatives and assigns in the manner aforesaid AND THAT the purchaser, its Successors-in-interest, executors, administrators, legal representatives and assigns

representatives and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said properties and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust from her or from or under any of its ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save identified of from and against all and all manner of claims,, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said properties or any part thereof from under or in trust for the Vendor or from or under any of its predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the purchaser, its successors-in-interest, executors, administrators, legal representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said properties and every part thereof unto and to the use of the purchaser, its successors-in-interest, executors, administrators, legal representatives and assigns according to the true intent and meaning

of these presents as shall or may be reasonably required AND FURTHER MORE that the Vendor and all its successors-in-interest, executors, administrators and legal representatives shall at all times hereafter indemnify and keep indemnified the purchaser, its successors-in-interest, executors, administrators, legal representatives and assigns from any loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereunder contained.

SCHEDULE

ALL THAT All That total 65 (Sixty Five) Decimal bastu land together with 4000 sq. feet C. I. shed structures standing thereon i.e. 11 Decimals land in R.S. Dag No. 388 & L.R. Dag No. 655; 1 Decimal land in R.S. Dag No. 700 & L.R. Dag No. 659; 7 Decimals land in R.S. Dag No. 703 & L.R. Dag No. 658 and 46 Decimals land in R.S. Dag No. 704 & L.R. Dag No. 669 and All That 5 Decimals Doba in R.S. Dag No. 709 & L.R. Dag No. 657, all under present L.R. Khatian No.1594 and R.S. Khatian Nos. 312, 233, 592 & 597, within Mouza Mirjapur, J.L. No. 26, P.S. Sankrail, District Howrah, within Mashila Gram Panchyaet, including all rights of user of the common passage and other easement rights attached thereto. All are lying contiguous to each other and as a single plot of land, more particularly shown and delineated by RED border in the plan annexed herewith, butted and bounded as follows:-

ON THE NORTH : Andul Road.

ON THE SOUTH : Dag No. 668 & Passage.

ON THE EAST : Dag Nos. 674, 673, 671, 670 & part of Dag No. 669.

ON THE WEST : Part of Dag Nos. 655, 658 & 659

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
10-04-13	214053	ICICI Bank (Chowrangee Branch)	Rs. 1,00,00,000/-
10-04-13	214054	"	Rs. 1,00,00,000/-
10-04-13	214055	"	<u>Rs. 1,36,54,000/-</u>
Total			<u>Rs. 3,36,54,000/-</u>

(Rupees Three Crore Thirty Six Lac Fifty Four Thousand) only.

IN WITNESS WHEREOF the parties have hereunto put their respective signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF:-

WITNESSES:

- 1) *Caxmi Narayan Singh*
126/2 G.T Road, Kowrah
Howrah - 126
- 2) *Sri Sanjay Kumar Pal.*
Advocate.
Howrah Judge's Court.
Howrah.

K. K. INFRA PROMOTERS PRIVATE LIMITED

Jitendra Kumar Chatterjee
SIGNATURE OF THE VENDOR. Director

LAB ESS HOMES (P) LTD

[Signature]
Director.

SIGNATURE OF THE PURCHASER.

Drafted by:-

Amalendu Maji
Advocate.

Judges' Court, Howrah.

Typed by:- *Soumya Choudhary*

**SALE DEED PLAN OF R.S. DAG NOS. 388,703,700,704 & 709
L.R DAG NOS. 655,658,659,669 & 657, PRESENT L.R. KH. NO.-
1594, AT MOUZA - MIRJAPUR, J.L NO.- 26,
P.S. SHANKRAIL, DIST. - HOWRAH.**



SCALE :- 1:650

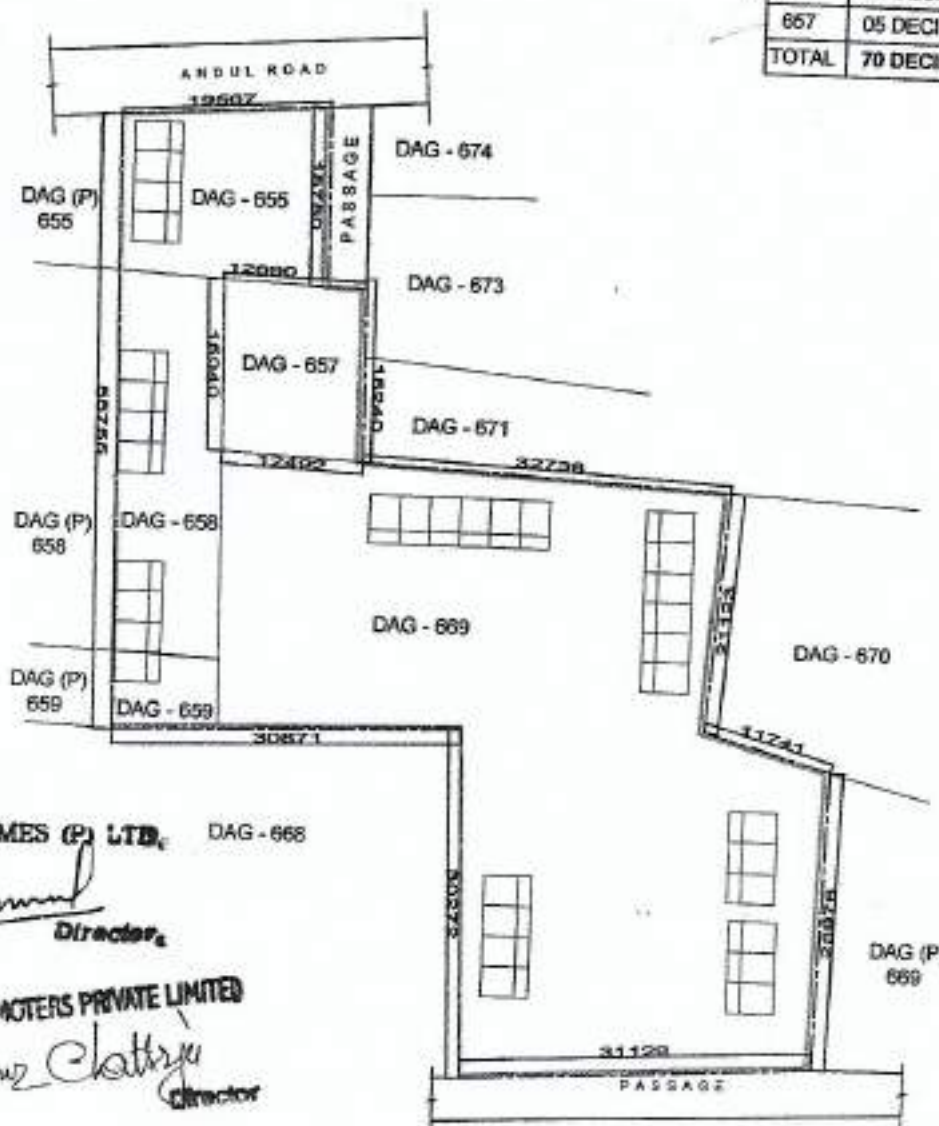
TOTAL AREA OF THE LAND : 70 DECIMALS.

SHOWN IN RED BORDER :

VENDOR: M/S. K. K. INFRAPROMOTERS PVT. LTD.

PURCHASER : AAR ESS HOMES PVT. LTD.

DAG	AREA
655	11 DECIMALS
658	07 DECIMALS
659	01 DECIMALS
669	46 DECIMALS
657	05 DECIMALS
TOTAL	70 DECIMALS



AAR ESS HOMES (P) LTD. DAG - 668
























[Signature]
Director

K. K. INFRAPROMOTERS PRIVATE LIMITED
[Signature]
Director

DRAWN BY: KAJAL SINGHA.

FORM FOR TEN FINGER IMPRESSION

Page No.....

Picture & Signature of Executants	Little	Ring	Middle (Right Hand)	Fore	Thumb
 <i>K. K. Chatterjee</i>					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
Signature of  <i>K. K. Chatterjee</i> (Removal of Seal)	Little	Ring	Middle (Right Hand)	Fore	Thumb
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
Signature of	Little	Ring	Middle (Right Hand)	Fore	Thumb
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. HOWRAH, District- Howrah
Signature / LTI Sheet of Serial No. 03875 / 2013, Deed No. (Book - I , 03472/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Tapas Kumar Chatterjee 95/2/1, Abinash Banerjee Lane, Howrah, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, Pin :-711102	 11/04/2013	 LTI 11/04/2013	 11/4/13

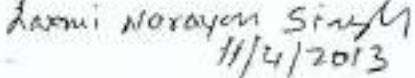
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Tapas Kumar Chatterjee Address -95/2/1, Abinash Banerjee Lane, Howrah, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, Pin :-711102	Self	 11/04/2013	 LTI 11/04/2013	
2	Raman Kumar Agarwal Address -16, Rameshwar malla 1st Bye Lane, Howrah, Thana:-Howrah, District:-Howrah, WEST BENGAL, India, Pin :-711101	Self	 11/04/2013	 LTI 11/04/2013	

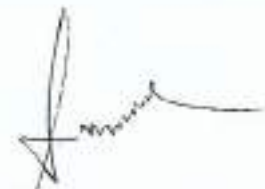
Name of Identifier of above Person(s)

Laxmi Narayan Singh
126/2, G. T. Road, Howrah, Thana:-Konnagar, P.O.
:-Konnagar, District:-Hooghly, WEST BENGAL, India,

Signature of Identifier with Date


11/4/2013





(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R. HOWRAH



Government Of West Bengal
Office Of the D.S.R. HOWRAH
District:-Howrah

Endorsement For Deed Number : I - 03472 of 2013
(Serial No. 03875 of 2013 and Query No. L000007320 of 2013)

On 11/04/2013

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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 28.00/-, on 11/04/2013

Amount by Draft

Rs. 370194/- is paid , by the draft number 854821, Draft Date 10/04/2013, Bank Name State Bank of India, JEEVAN DEEP, received on 11/04/2013

(Under Article : A(1) = 370183/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 11/04/2013)

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.-3,36,54,000/-

Certified that the required stamp duty of this document is Rs.- 2019250 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 2018260/- is paid , by the draft number 854820, Draft Date 10/04/2013, Bank : State Bank of India, JEEVAN DEEP, received on 11/04/2013

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

Presented for registration at 11.30 hrs on :11/04/2013, at the Office of the D.S.R. HOWRAH by Tapas Kumar Chatterjee ,Executant.

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

Execution is admitted on 11/04/2013 by

1. Tapas Kumar Chatterjee
Director, M/s. K. K. Infrapromoters Pvt. Ltd., (Pan - A A D C K 8723 E), 387, G. T. Road (South), Howrah, Thana-Howrah, District:-Howrah, WEST BENGAL, India, .
. By Profession - Business
2. Ramani Kumar Agarwal
Director, Gar Ess Homes Pvt. Ltd., (Pan- A A C C A 2602 B), 16, Rameshwar malia 1st Bye Lane, Howrah, Thana-Howrah, District:-Howrah, WEST BENGAL, India, .
. By Profession - Business



(Satiprasad Bandopadhyay)
DISTRICT SUB-REGISTRAR OF HOWRAH