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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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JK No. 1 Page No. 8  
 Serial No. 776  
 Date 142.50  
 11.50  
 For the purpose of the Plan  
 Special Case

Under Article 1 (1) of (2)  
 Under Article 1 (1) of (3)  
 Value of ...  
 Value of ...  
 Value of ...  
 Cost of ...  
 Total Cost ...  
 Copy ...  
 Issued and ...  
 as per Order no. 1550 \* 4/4109  
 S. B. ...  
 1550 \* 4/4109

484, Registrar of Assurances  
 Kolkata  
 4/4109

Accura Keeper  
 Registrar of Assurances  
 Kolkata

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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REG. Registrar of Assurances  
 Kolkata.  
 28-1-07

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Done on  
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**SALE DEED**

THIS SALE DEED IS made this 13<sup>th</sup> day of July, Two Thousand and Seven **BETWEEN SANKAR BISWAS**, son of Late Bankim Biswas, aged about 64 years, by faith Hindu, residing at Village Paschim Para, P.O. Chandpur, P.S. Rajarhat, District North 24 Parganas, hereinafter referred to as "**THE VENDOR**" (which expression shall unless excluded

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 Binao Kumar Sharma  
 No 10, 0.4.0. 05. Kal.  
 Binao Kumar Sharma  
 Date: \_\_\_\_\_  
 T. Chandrasekhar  
 ADVOCATE  
 10, 1st Post Office Street  
 Room No. 21, 1st Floor  
 COLOMBO - 700 001  
 L. S. VEDOR  
 HIGH COURT - CAL

2008  
 1908-c  
 FOR SIGNATURE  
 Binao Kumar Sharma

13.7.07

Binao Kumar Sharma  
 Authorized signatory for  
 Sterling Towers @ No.  
 office at 70, Prolonged street  
 Kal-71. + Sankar Binao  
 to note Bannin Binao  
 at the Pachinbar, Co.  
 Cherpuzh Er. Kijankat  
 dist note 24. P.V.

2008  
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 - S. K. S. S. S.

Handwritten notes in Malayalam script, including names like 'K. S. S. S.' and 'S. K. S. S.'

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by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND STERLING TOWERS PRIVATE LIMITED**, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 7B, Pretoria Street, Kolkata 700 071, hereinafter referred to as "**THE PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART**.

**WHEREAS** the said Sankar Biswas son of Late Bankim Chandra Biswas owned and in Khas possession All That piece of parcel of undivided share or portion of land containing by measuring an area of 55.67 Decimals (Satak) be the same a little more or less lying and situated in Mouza Bajetaraf, J.L. no. 50, under Chandpur Gram Panchayat, P.S. Rajarhat District North 24 Parganas, L.R. Dag No. 2,3,4,11,12,13,16,21, 28,48,49, 50,52,53,54,60,61,62,66,67,70,75,76,80,81,86,87,88,93,94,98,103,104, 113,117,118,121,122,127,128,129,131,139,148,149,161,198,202,204,2 13,216,227,231,495,506,512,521,522,561,564,566,571,572,573,593,59 4,599,600,604,620,630,680,682,684,685,716,719,783,7/1228. L.R. Khatian No. 337 classified as Sali and Danga Land.

**AND WHEREAS** in the Records of Right prepared under the West Bengal L. R. Act, one Bankim Chandra Biswas son of Late Bihari Lal Biswas, was shown as a holding of L.R. Dag No. 2,3,4,11,12,13,16,21,28,48,49,50,52,53,54,60,61,62,66,67,70,75,76,80, 81,86,87,88,93,94,98,103,104,113,117,118,121,122,127,128,129,131,1 39,148,149,161,198,202,204,213,216,227,231,495,506,512,521,522,56 1,564,566,571,572,573,593,594,599,600,604,620,630,680,682,684,685, 716,719,783,7/1228, L.R. Khatian No. 337, Mouza Bajetaraf, J.L. no. 50, Chandpur Gram Panchayat, P.S. Rajarhat District North 24 Parganas, where L. R. Dag no. 2 has been shown 1667 shares i.e. measuring an area 3.83 Decimal (Sataks) out of 23 Decimal (Satak), L. R. Dag no. 3 has been shown 1667 shares i.e. measuring an area 2 Decimal (Sataks) out of 12 Decimal (Satak), L. R. Dag no. 4 has been shown 2000 shares i.e.



measuring an area 2.60 Decimal (Sataks) out of 13 Decimal (Satak), L. R. Dag no. 11 has been shown 1667 shares i.e. measuring an area 4 Decimal (Sataks) out of 24 Decimal (Satak), L. R. Dag no. 12 has been shown 1667 shares i.e. measuring an area 7.17 (7) Decimal (Sataks) out of 43 Decimal (Satak), L. R. Dag no. 13 has been shown 1667 shares i.e. measuring an area 2.83(3) Decimal (Sataks) out of 17 Decimal (Satak), L. R. Dag no. 16 has been shown 200 shares i.e. measuring an area 3.40 (3) Decimal (Sataks) out of 17 Decimal (Satak), L. R. Dag no. 21 has been shown 209 shares i.e. measuring an area .38 (1) Decimal (Sataks) out of 18 Decimal (Satak), L. R. Dag no. 28 has been shown 1073 shares i.e. measuring an area .64 (1) Decimal (Sataks) out of 23 Decimal (Satak), L. R. Dag no. 48 has been shown 1667 shares i.e. measuring an area 2.33 (3) Decimal (Sataks) out of 14 Decimal (Satak), L. R. Dag no. 49 has been shown 1667 shares i.e. measuring an area 2.17 (2) Decimal (Sataks) out of 13 Decimal (Satak), L. R. Dag no. 50 has been shown 2000 shares i.e. measuring an area 2.6 (2) Decimal (Sataks) out of 13 Decimal (Satak), L. R. Dag no. 52 has been shown 1667 shares i.e. measuring an area 3.50 (3) Decimal (Sataks) out of 21 Decimal (Satak), L. R. Dag no. 53 has been shown 834 shares i.e. measuring an area 2.84 (3) Decimal (Sataks) out of 34 Decimal (Satak), L. R. Dag no. 54 has been shown 1667 shares i.e. measuring an area 2.33 (2) Decimal (Sataks) out of 14 Decimal (Satak), L. R. Dag no. 2 has been shown 2000 shares i.e. measuring an area 4.6 (5) Decimal (Sataks) out of 23 Decimal (Satak), L. R. Dag no. 61 has been shown 1667 shares i.e. measuring an area 5.37 (6) Decimal (Sataks) out of 34 Decimal (Satak), L. R. Dag no. 62 has been shown 1667 shares i.e. measuring an area 17 Decimal (Sataks) out of 102 Decimal (Satak), L. R. Dag no. 66 has been shown 1667 shares i.e. measuring an area 1.5 (1) Decimal (Sataks) out of 9 Decimal (Satak), L. R. Dag no. 67 has been shown 834 shares i.e. measuring an area .83 (1) Decimal (Sataks) out of 10 Decimal (Satak), L. R. Dag no. 70 has been shown 1667 shares i.e. measuring an area 9.67 (9) Decimal (Sataks) out of 58 Decimal (Satak), L. R. Dag no. 75 has been shown 1667 shares i.e. measuring an area 1.67 (2) Decimal (Sataks) out of 10 Decimal (Satak), L. R. Dag no. 76 has been shown 834 shares i.e. measuring an area 1 Decimal (Sataks) out of 12 Decimal (Satak), L. R. Dag no. 80 has been shown 1667 shares i.e. measuring an area 1.83 (2) Decimal (Sataks) out of 11 Decimal (Satak),

L. R. Dag no. 81 has been shown 834 shares i.e. measuring an area 1.33 (1) Decimal (Sataks) out of 16 Decimal (Satak), L. R. Dag no. 86 has been shown 2000 shares i.e. measuring an area 2 Decimal (Sataks) out of 10 Decimal (Satak), L. R. Dag no. 87 has been shown 1667 shares i.e. measuring an area 1.83 (2) Decimal (Sataks) out of 11 Decimal (Satak), L. R. Dag no. 88 has been shown 1667 shares i.e. measuring an area 3.83 (3) Decimal (Sataks) out of 23 Decimal (Satak), L. R. Dag no. 2 has been shown 833 shares i.e. measuring an area 1.75 (2) Decimal (Sataks) out of 21 Decimal (Satak), L. R. Dag no. 94 has been shown 1667 shares i.e. measuring an area 3.67 (3) Decimal (Sataks) out of 22 Decimal (Satak), L. R. Dag no. 98 has been shown 1667 shares i.e. measuring an area 4 Decimal (Sataks) out of 24 Decimal (Satak), L. R. Dag no. 103 has been shown 834 shares i.e. measuring an area 5.09 (5) Decimal (Sataks) out of 61 Decimal (Satak), L. R. Dag no. 104 has been shown 1667 shares i.e. measuring an area 9.34 (9) Decimal (Sataks) out of 56 Decimal (Satak), L. R. Dag no. 113 has been shown 1667 shares i.e. measuring an area 3 Decimal (Sataks) out of 18 Decimal (Satak), L. R. Dag no. 117 has been shown 1667 shares i.e. measuring an area 3 Decimal (Sataks) out of 18 Decimal (Satak), L. R. Dag no. 118 has been shown 834 shares i.e. measuring an area 1.08 (1) Decimal (Sataks) out of 13 Decimal (Satak), L. R. Dag no. 121 has been shown 917 shares i.e. measuring an area 2.75 (3) Decimal (Sataks) out of 30 Decimal (Satak), L. R. Dag no. 122 has been shown 834 shares i.e. measuring an area 5.42 (5) Decimal (Sataks) out of 65 Decimal (Satak), L. R. Dag no. 127 has been shown 1667 shares i.e. measuring an area 4.83 (5) Decimal (Sataks) out of 29 Decimal (Satak), L. R. Dag no. 128 has been shown 1667 shares i.e. measuring an area 3.17 (3) Decimal (Sataks) out of 19 Decimal (Satak), L. R. Dag no. 129 has been shown 834 shares i.e. measuring an area 2.25 (2) Decimal (Sataks) out of 27 Decimal (Satak), L. R. Dag no. 131 has been shown 1667 shares i.e. measuring an area .67 (0) Decimal (Sataks) out of 4 Decimal (Satak), L. R. Dag no. 139 has been shown 833 shares i.e. measuring an area .58 (1) Decimal (Sataks) out of 7 Decimal (Satak), L. R. Dag no. 148 has been shown 834 shares i.e. measuring an area .83 (1) Decimal (Sataks) out of 10 Decimal (Satak), L. R. Dag no. 149 has been shown 1667 shares i.e. measuring an area 1.83 (2) Decimal (Sataks) out of 11 Decimal (Satak), L. R. Dag no. 161

has been shown 417 shares i.e. measuring an area 6.34(6) Decimal (Sataks) out of 152 Decimal (Satak), L. R. Dag no. 198 has been shown 1667 shares i.e. measuring an area 2.50 (3) Decimal (Sataks) out of 15 Decimal (Satak), L. R. Dag no. 202 has been shown 417 shares i.e. measuring an area 1.04 (1) Decimal (Sataks) out of 25 Decimal (Satak), L. R. Dag no. 204 has been shown 1667 shares i.e. measuring an area 5.33 (5) Decimal (Sataks) out of 32 Decimal (Satak), L. R. Dag no. 213 has been shown 1667 shares i.e. measuring an area 2.17 (2) Decimal (Sataks) out of 13 Decimal (Satak), L. R. Dag no. 216 has been shown 834 shares i.e. measuring an area .83 (1) Decimal (Sataks) out of 10 Decimal (Satak), L. R. Dag no. 227 has been shown 1667 shares i.e. measuring an area 4 Decimal (Sataks) out of 24 Decimal (Satak), L. R. Dag no. 231 has been shown 1667 shares i.e. measuring an area 1.17 (1) Decimal (Sataks) out of 7 Decimal (Satak), L. R. Dag no. 495 has been shown 1667 shares i.e. measuring an area 1 Decimal (Sataks) out of 6 Decimal (Satak), L. R. Dag no. 506 has been shown 1667 shares i.e. measuring an area 2.83 (3) Decimal (Sataks) out of 17 Decimal (Satak), L. R. Dag no. 512 has been shown 833 shares i.e. measuring an area .92 (1) Decimal (Sataks) out of 11 Decimal (Satak), L. R. Dag no. 521 has been shown 1667 shares i.e. measuring an area 1 Decimal (Sataks) out of 6 Decimal (Satak), L. R. Dag no. 522 has been shown 1667 shares i.e. measuring an area .83 (1) Decimal (Sataks) out of 5 Decimal (Satak), L. R. Dag no. 561 has been shown 1667 shares i.e. measuring an area 16.50 (17) Decimal (Sataks) out of 99 Decimal (Satak), L. R. Dag no. 564 has been shown 834 shares i.e. measuring an area 2.09 (2) Decimal (Sataks) out of 25 Decimal (Satak), L. R. Dag no. 566 has been shown 1667 shares i.e. measuring an area 4 Decimal (Sataks) out of 24 Decimal (Satak), L. R. Dag no. 571 has been shown 5000 shares i.e. measuring an area 7 Decimal (Sataks) out of 14 Decimal (Satak), L. R. Dag no. 572 has been shown 833 shares i.e. measuring an area 1.25 (1) Decimal (Sataks) out of 15 Decimal (Satak), L. R. Dag no. 573 has been shown 834 shares i.e. measuring an area .75 (1) Decimal (Sataks) out of 9 Decimal (Satak), L. R. Dag no. 593 has been shown 1667 shares i.e. measuring an area 10 Decimal (Sataks) out of 60 Decimal (Satak), L. R. Dag no. 594 has been shown 1667 shares i.e. measuring an area 6.17 (6) Decimal (Sataks) out of 37 Decimal (Satak), L. R. Dag no. 599 has been

shown 834 shares i.e. measuring an area 3.42 (4) Decimal (Sataks) out of 41 Decimal (Satak), L. R. Dag no. 600 has been shown 1667 shares i.e. measuring an area 6 Decimal (Sataks) out of 36 Decimal (Satak), L. R. Dag no. 604 has been shown 834 shares i.e. measuring an area 2.50 (3) Decimal (Sataks) out of 30 Decimal (Satak), L. R. Dag no. 620 has been shown 834 shares i.e. measuring an area 3.42 (4) Decimal (Sataks) out of 41 Decimal (Satak), L. R. Dag no. 630 has been shown 834 shares i.e. measuring an area 2.84 (3) Decimal (Sataks) out of 34 Decimal (Satak), L. R. Dag no. 680 has been shown 834 shares i.e. measuring an area 4.50 (4) Decimal (Sataks) out of 54 Decimal (Satak), L. R. Dag no. 682 has been shown 1667 shares i.e. measuring an area 1.50 (1) Decimal (Sataks) out of 9 Decimal (Satak), L. R. Dag no. 684 has been shown 1667 shares i.e. measuring an area 3.67 (4) Decimal (Sataks) out of 22 Decimal (Satak), L. R. Dag no. 685 has been shown 1667 shares i.e. measuring an area 1.83 (2) Decimal (Sataks) out of 11 Decimal (Satak), L. R. Dag no. 716 has been shown 1667 shares i.e. measuring an area 4.17 (4) Decimal (Sataks) out of 25 Decimal (Satak), L. R. Dag no. 719 has been shown 1667 shares i.e. measuring an area 2.33 (3) Decimal (Sataks) out of 14 Decimal (Satak), L. R. Dag no. 783 has been shown 1667 shares i.e. measuring an area 8.50 (9) Decimal (Sataks) out of 51 Decimal (Satak) and L. R. Dag no. 7/1228 has been shown 1000 shares i.e. measuring an area 4.80 (5) Decimal (Sataks) out of 48 Decimal (Satak),

**AND WHEREAS** the said Bankim Chandra Biswas, son of Late Niharilal Biswas died intestate leaving behind him his 4 sons & one daughter as his legal heirs and representatives and as such each of them having  $1/5^{\text{th}}$  shares of the estate left by Bankim Chandra Biswas since deceased.

**AND WHEREAS** in the manner aforesaid the said Sankar Chandra Biswas the vendor herein is the Owner of all that piece and parcel of land admeasuring 55.67 Decimals (Satak) out of 228.85 Decimal (Satak) which arising total area of land 2068 Decimal (Satak) be the same a little more or less lying and situated in Mouza Bajetaraf, J.L. no. 50, L.R. Dag Nos.2,3,4,11,12,13,16,21,28,48,49,50,52,53,54,60,61,62,66,67,70,75,76



,80,81,86,87,88,93,94,98,103,104,113,117,118,121,122,127,128,129,131,139,148,149,161,198,202,204,213,216,227,231,495,506,512,521,522,561,564,566,571,572,573,593,594,599,600,604,620,630,680,682,684,685,716,719,783,7/1228, L.R. Khatian No. 337, under Rajarhat Gram Panchayet, P.S. Rajarhat, District North 24 Parganas, classified as Sali (Paddy), and Danga land are in the peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

**AND WHEREAS** the Vendor herein has duly been recorded his name in the book of Chandpur Gram Panchayat as well as recorded his name in the records of right of the Block Land & Land Reforms Office and as such the Vendor herein became the Owner of the said property as per law of land.

**AND WHEREAS** since then the Vendor herein has been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by any body and paying Govt. rent for his aforesaid property.

**AND WHEREAS** the entire schedule land is in the khas possession of the Vendor and no portion in any manner whatsoever is under and "BHAGCHASE".

**AND WHEREAS** the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

**AND WHEREAS** there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

**AND WHEREAS** the land was never subject any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

**AND WHEREAS** the schedule land is not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955).

**AND WHEREAS** the Vendor has not received any notice of acquisition or requisition of the Property described in the schedule below.

**AND WHEREAS** no notice issued under the Public Demand and Recovery Act nor has been served on the Vendor nor any such notice has been published.

**AND WHEREAS** the Owner/Vendor herein has agreed to sell and the Purchaser has agreed to purchase ALL THAT piece or parcel undivided share or portion of land containing by measurement an area of 18.556 Decimals (Satak) equal to 11 Cottahs 3 Chittacks and 27.94 Sq.ft. out of 55.67 Decimal (Satak) which arising of land 228.85 Decimal (Satak) and which is total area of land 2068 decimal (Satak) be the same a little more or less lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag Nos.2,3,4,11,12,13,16,21,28,48,49,50,52,53,54,60,61,62,66,67, 70,75,76,80,81,86,87,88,93,94,98,103,104,113,117,118,121,122,127,128,129,131,139,148,149,161,198,202,204,213,216,227,231,495,506,512, 521,522,561,564,566,571,572,573,593,594,599,600,604,620,630,680,682,684,685,716,719,783,7/1228, under L.R. Khatian No. 337, classified as Sali (Paddy) and Danga land, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, being the **SCHEDULE** property hereunder written at or for a total consideration of Rs. 19,06,301.47/- (Rupees Nineteen Lac Six Thousand Three Hundred one and paise Forty Seven) only, the said Schedule property is free from all encumbrances,

attachments, liens and lispendens whatsoever on the terms and conditions mentioned hereinafter.

**NOW THIS INDENTURE WITNESSETH** that in consideration of the sum of Rs. 19,67,939/- (Rupees Nineteen Lac Sixty Seven Thousand Nine Hundred and Thirty Nine) only paid by the Purchaser herein to the Owner/Vendor herein at or before the execution these presents, the receipt whereof the Owner/Vendor herein and doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate discharge the Purchaser, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and assure forever to the Purchaser, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispendenses, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT the SCHEDULED properties OR HOWSOEVER OTHERWISE** the said properties and lands and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished **TOGETHER WITH** all the yards, areas, house, out house, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments appendages and appurtenances **WHATSOEVER** to the said properties and land or any part thereof belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenances thereto and all the estates, interests, claims and demands whatsoever of the Vendors at law and in equity into, upon, over and concerning the said properties or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said properties hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Vendors or any other person and persons from whom he may procure the same without

any action or suit and **TO HAVE AND TO HOLD** the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispensens, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owner/Vendor or his ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owner/Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchaser absolutely and for ever free from all encumbrances charges attachments liens lispensens and adverse claim **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Vendor or his ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be for a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owner/Vendor has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owner/Vendor or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor or his ancestors a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispensens, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor, his ancestors or predecessors-in-title **AND FURTHER** the Owner/Vendor covenant with the Purchaser, its successors, successors-



in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust or the Kolkata Municipal Corporation AND the Owners/Vendor and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said properties unto and to the use of the Purchaser, its successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owner/Vendor shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed AND FURTHER the Vendor inconsideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendor as to protection and indemnity against any possible claim by any persons if he/she/they is/are discovered to be still alive or became the Owner of the schedule property, the Vendor do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchaser and its successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

**AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

1. That the Vendor has good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser/s herein in the manner aforesaid.
2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and benefits.

3. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendor herein.

4. That Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.

5. The Vendor do hereby certify that the said properties, under SCHEDULE is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

**SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of the undivided share or portion of land containing by measurement an area of 18.556 Decimals (Satak) equal to 11 Cottahs 3 Chittacks and 27.94 Sq.ft. out of 55.67 Decimal (Satak) which arising out of land 228.85 Decimal (Satak) and which comes total area of land 2068 decimal (Satak) be the same a little more or less lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag Nos.2,3,4,11,12,13,16,21,28,48,49,50,52,53,54,60,61,62,66,67,70,75,76,80,81,86,87,88,93,94,98,103,104,113,117,118,121,122,127,128,129,131,139,148,149,161,198,202,204,213,216,227,231,495,506,512,521,522,561,564,566,571,572,573,593,594,599,600,604,620,630,680,682,684,685,716,719,783,7/1228, under L.R. Khatian No. 337 under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, classified as Sali (Paddy) and Danga Land, number of Dags, Khatian and other particulars of the said 45.77 Decimals (Satak) of land are as follows :-

Khatian No.337							
Dag No.	Class	Total Area in Dag	Share	Holding (Acre)	Area/ Share (satak)	Sankar Ch. Biswas (1/5)	
2	Sali	23	1667	0.04	3.83	0.008	0.77

3	Sali	12	3667	0.02	4.40	0.004	0.88
4	Sali	13	2000	0.03	2.60	0.006	0.52
11	Sali	24	1667	0.04	4.00	0.008	0.80
12	Sali	43	1667	0.07	7.17	0.014	1.43
13	Sali	17	1667	0.03	2.83	0.006	0.57
16	Sali	17	2000	0.03	3.40	0.006	0.68
21	Sali	18	209	0.01	0.38	0.002	0.08
28	Sali	6	1073	0.01	0.64	0.002	0.13
48	Sali	14	1667	0.03	2.33	0.006	0.47
49	Sali	13	1667	0.02	2.17	0.004	0.43
50	Sali	13	2000	0.02	2.60	0.004	0.52
52	Sali	21	1667	0.03	3.50	0.006	0.70
53	Sali	34	834	0.03	2.84	0.006	0.57
54	Sali	14	1667	0.02	2.33	0.004	0.47
60	Sali	23	2000	0.05	4.60	0.01	0.92
61	Sali	34	1667	0.06	5.67	0.012	1.13
62	Sali	102	1667	0.17	17.00	0.034	3.40
66	Sali	9	1667	0.01	1.50	0.002	0.30
67	Sali	10	834	0.01	0.83	0.002	0.17
70	Sali	58	1667	0.09	9.67	0.018	1.93
75	Sali	10	1667	0.02	1.67	0.004	0.33
76	Sali	12	834	0.01	1.00	0.002	0.20
80	Sali	11	1667	0.02	1.83	0.004	0.37
81	Sali	16	834	0.01	1.33	0.002	0.27
86	Sali	10	2000	0.02	2.00	0.004	0.40
87	Sali	11	1667	0.02	1.83	0.004	0.37
88	Sali	23	1667	0.03	3.83	0.006	0.77
93	Sali	21	833	0.02	1.75	0.004	0.35
94	Sali	22	1667	0.03	3.67	0.006	0.73
98	Sali	24	1667	0.04	4.00	0.008	0.80
103	Sali	61	834	0.05	5.09	0.01	1.02
104	Sali	56	1667	0.09	9.34	0.018	1.87
113	Sali	18	1667	0.03	3.00	0.006	0.60
117	Sali	18	1667	0.03	3.00	0.006	0.60
118	Sali	13	834	0.01	1.08	0.002	0.22
121	Sali	30	917	0.03	2.75	0.006	0.55
122	Sali	65	834	0.05	5.42	0.01	1.08
127	Sali	29	1667	0.05	4.83	0.01	0.97
128	Sali	19	1667	0.03	3.17	0.006	0.63
129	Sali	27	834	0.02	2.25	0.004	0.45
131	Dangha	4	1667	0.00	0.67	0.00	0.13

139	Dangha	7	833	0.01	0.58	0.002	0.12
148	Dangha	10	834	0.01	0.83	0.002	0.17
149	Dangha	11	1667	0.02	1.83	0.004	0.37
161	Dangha	152	417	0.06	6.34	0.012	1.27
198	Sali	15	1667	0.03	2.50	0.006	0.50
202	Dangha	25	417	0.01	1.04	0.002	0.21
204	Sali	32	1667	0.05	5.33	0.01	1.07
213	Dangha	13	1667	0.02	2.17	0.004	0.43
216	Dangha	10	834	0.01	0.83	0.002	0.17
227	Sali	24	1667	0.04	4.00	0.008	0.80
231	Sali	7	1667	0.01	1.17	0.002	0.23
495	Sali	6	1667	0.01	1.00	0.002	0.20
506	Sali	17	1667	0.03	2.83	0.006	0.57
512	Sali	11	833	0.01	0.92	0.002	0.18
521	Danga	6	1667	0.01	1.00	0.002	0.20
522	Danga	5	1667	0.01	0.83	0.002	0.17
561	Sali	99	1667	0.17	16.50	0.034	3.30
564	Sali	25	834	0.02	2.09	0.004	0.42
566	Sali	24	1667	0.04	4.00	0.008	0.80
571	Sali	14	8000	0.07	7.00	0.014	1.40
572	Sali	15	833	0.01	1.25	0.002	0.25
573	Sali	9	834	0.01	0.75	0.002	0.15
593	Sali	60	1667	0.1	10.00	0.02	2.00
594	Sali	37	1667	0.06	6.17	0.012	1.23
599	Sali	41	834	0.04	3.42	0.008	0.68
600	Sali	36	1667	0.06	6.00	0.012	1.20
604	Sali	30	834	0.03	2.50	0.006	0.50
620	Sali	41	834	0.04	3.42	0.008	0.68
630	Sali	34	834	0.03	2.84	0.006	0.57
680	Sali	54	834	0.04	4.50	0.008	0.90
682	Sali	9	1667	0.01	1.50	0.002	0.30
684	Sali	22	1667	0.04	3.67	0.008	0.73
685	Sali	11	1667	0.02	1.83	0.004	0.37
716	Dangha	25	1667	0.04	4.17	0.008	0.83
719	Dangha	14	1667	0.03	2.33	0.006	0.47
783	Sali	51	1667	0.09	8.50	0.018	1.70
7/1228	Bill	48	1000	0.05	4.80	0.01	0.96
<b>Total</b>		<b>2068</b>		<b>2.28</b>	<b>228.85</b>	<b>0.55</b>	<b>55.67</b>



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

**SIGNED, SEALED AND DELIVERED.**

by the Vendors in the presence of

**WITNESSES:**

- 1. Md. Sirajul Molla  
V + P. Chandpur  
P.S. Rajshahi.  
Dist. 24 Pgs (N.)  
Vol. 335

*[Handwritten signature]*

VENDOR

- 2. *Kadumath Biswas*  
Vill. Baidyatal - P.O. Sekhar M -  
P.S. Rajshahi - 29 P.

**SIGNED, SEALED AND DELIVERED**

by the Purchaser in the presence of

**WITNESSES:**

- 1. Md. Sirajul Molla.

For STERLING TOWERS (P) LTD

*[Handwritten signature]*

Authorized Signatory

PURCHASER

- 2. *Kadumath Biswas*

Read over, explained in Bengali  
& Drafted by me

*[Signature]*  
Advocate, High Court  
Calcutta -

**RECEIPT**

Received a sum of Rs. 19,06,301.47/- (Rupees Nineteen Lac Six Thousand Three Hundred one and paise Forty Seven) only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

**MEMORANDUM OF CONSIDERATION**

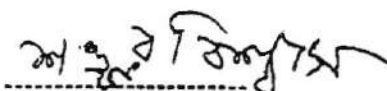
By Cash

Rs. 19,06,301.47/-

(Rupees Nineteen Lac Six Thousand Three Hundred one and paise Forty Seven)

































Witnesses :-

1.

  
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VENDOR

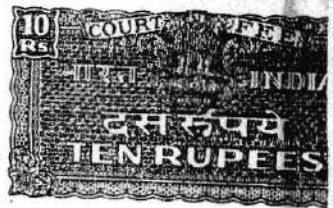
2. *Kashinath Pissoral*

**SPECIMEN FORM FOR TEN FINGERPRINTS**

	<i>NSI for I.P.R. Me</i>						
		(Left Hand)					
							
		(Right Hand)					
	<i>Prasad Kumar Gowda</i>						
		(Left Hand)					
							
		(Right Hand)					
PHOTO							
	(Left Hand)						
							
	(Right Hand)						
PHOTO							
	(Left Hand)						
							
	(Right Hand)						







I/we Sterling Towers Private Limited  
 consisting of  
 residing at 7B, Pretoria Street, Kolkata - 700071  
 do hereby affirm and declare as follows:-

1. That I am the absolute Owner of the plot of land described in the Schedule below:
  - a) by way of transfer by sale/gift/will made on 13-07-2007  
 by ARA-II, Kolkata on execution of the Deed No-776  
 dated .....
  - b) By the way of Exchange made on ..... by .....
  - c) by way of inheritance being the legal heir of Purchase  
 from whom it is so inherited on ..... due to .....
2. That I have been in possession of the said plot of land since ..... uninterruptedly and it is free from all encumbrances.
3. That the said plot of land is neither vested nor acquired by the Government and there is no proceeding initiated in respect of the said plot of land its vesting or acquisition till date.
4. That the said plot of land is not involved in any Court Case.
5. That I shall apply for long term settlement of the said plot of land on such terms and conditions and on payment of such terms and rent as the State Government may fix in this regard, if the said plot of land is found to have already been vested in the State at any point of time. In case of failure to do so, I shall forthwith make over vacant and peaceable possession of the said plot of land to the State Government.
6. That I shall make over possession of said plot of land to the State Government without any claim, if the said plot of land is found to have already been acquired by the State Government at any point of time.
7. That I shall pay regularly the land revenue in respect of the said plot of land as may be fixed by the State Government in accordance with the provision of the West Bengal Land Reforms Act, 1955 as amended from time to time.
8. That I shall abide by all the terms and conditions as may be fixed by the State Government from time to time for holding the said plot of land as per provision of the any law for the time being in force.
9. The Statements made here in above are true to the best of my information, knowledge and belief and nothing material has been concealed therein.

Description of the Plot of Land

District	Police Station	Mauza with J.L. No.	L.R. Khata No.	R. S. Plot No.	Total Area	Area Owned	Classification
North 24 Parganas	Rajshahi	<u>Bajetarak</u> J.L. No - 50	337	2, 3, 4, 11, 12, 15, 16, 21, 28, 48, 49, 54, 52, 53, 54, 69, 61, 62, 66, 67, 70, 75, 76, 80, 81, 86, 87, 88, 93, 94, 98, 103, 104, 113, 117, 118, 121, 122, 127, 128, 129, 131, 139, 148, 149, 161	2088 Satak	18.556 Satak	Sali and Danga

198, 202, 207, 213, 216, 227, 231, 495, 506, 512, 521, 522, 561, 564, 566, 573, 593, 594, 5, 604, 620, 682, 684, 71

Full Signature of the Declarant  
Sterling Towers Pvt. Ltd.

*(Signature)*  
 Director