

5932/08

BTA-187

# भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY RUPEES

## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

06AA 813396

1869 or 25/4/09

SK No. I Vol. No. 708  
 Sery. No. 5932  
 Tax 11.00  
 Fee 12.00  
 Copy 12.25  
 Grading 12.25  
 Stamp 12.25

SL NO: 285

Under Article 11 & 12

Under Article 13 & 14

Value of Stamp

Value of Fee

Value of Copy

Cost of Stamp

Cost of Fee

Total Cost

Copy Price

Sealed and Delivered

as per Order No.

1. ✓  
 30.00  
 12.00  
 12.25  
 54.25  
 12.25  
66.50  
 S. R. Phosur B  
 1869 or 25/4/09

Regd. Registrar of Assurances  
 Kolkata  
 30/4/09

S. J.  
 30/4/09  
 Accord Keeper  
 Registrar of Assurances  
 Kolkata

80/1012

23 APR 2009

6160

DATED

TO

20/-

NR

By [Signature]

Handwritten notes in purple ink, including "20/-" and other illegible text.



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06204/8

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5932

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

231443



Under section 4 of the Indian Stamp Act, 1899  
and the Indian Stamp Act, 1903  
or also as provided by W. Bengal  
Stamp Amendment Act, 1938,  
Schedule IA No. 231443  
Paid at office &

5000

Stamp Fee  
Rs. 6.46380/- has been paid  
which amount is Rs. 41

A 26499  
E 7  
S 55  
M 25  
M 4  
26590

*[Signature]*

Addl. Registrar of Assurances  
Kolkata

1184 80

206

SALE DEED

THIS SALE DEED IS made this 20th Day of JUNE, Two  
Thousand and Eight.

BETWEEN

A. 26499  
E 7  
S 55  
M 25  
M 4  
26590

*[Signature]*  
25

Sunder  
2409093



Sl. No. 44703  
 Name :  
 Address : A. K. Chowdhary & Co. Advocates  
 10, Old Post Office Street,  
 Kolkata - 700 001  
 Date: 19 JUN 2008

G-10 P.m  
 Tarak Nath Das, one  
 of the Executants



TARAK NATH DAS



2205

FOR CYBERWOOD MERCHANDISE PVT. LTD.

TARAK NATH DAS -  
 Authorized Signatory

Tarak Nath Das is authorized Signatory  
 for Cyberwood Merchandise Pvt Ltd  
 having its Regd. Office at CB-230, Salt Lake  
 City, W-64

Rathindranath Biswas and Bhimsen Biswas  
 both s/o of Bankim Chandra Biswas, both by  
 faith - Hindus, both of vill - Bajetara, P.S.  
 Shikharpara, P.S. Rajshahi, Dist - 24 (S.W.)  
 P.T.O.



2204

Rathindranath Biswas



2206

Bhimsen Biswas



B. Choudhury  
 870 Pankaj Choudhury  
 Vill - P.O. - Shikharpara  
 P.S. Rajshahi  
 Dist - 24 (S.W.)  
 Bihar

Borim Choudhury P.T.O.





(1) RATHINDRA NATH BISWAS (2) BHIMSEN BISWAS, both the sons of Late Bankim Chandra Biswas, both by faith Hindu, both by Nationality Indian, both are residing at Village Bajetaraf, Shikharpur, Chandpur, P.S. Rajarhat, District North 24 Parganas, (3) TAPASI BISWAS (4) DEBABRATA BISWAS (5) MAMTA BISWAS all 3 to 5 son and daughters of Gajen Biswas, by faith Hindu, by Nationality Indian, both are residing at Village Chandpur, P.S. Rajarhat, District North 24 Parganas, hereinafter referred to as "THE VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART AND CYBERWOOD MERCHANDISE PVT LTD, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at CB-230, Salt Lake City, Kolkata 700 064, 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** in the Records of Right prepared under the Government of West Bengal L. R. Act, one Bankim Chandra Biswas son of Late Bihari Lal Biswas was recorded as holding of L.R. Dag No. 2, 3, 4, 11, 12, 13, 16, 21, 28, 48, 49, 50, 52, 53, 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, 167, 198, 202, 204, 213, 216, 227, 231, 495, 506, 512, 514, 515, 516, 517, 521, 522, 549, 551, 552, 556, 557, 561, 564, 566, 571, 572, 573, 588, 593, 594, 599, 600, 604, 620, 627, 630, 631, 680, 682, 684, 685, 716, 719, 729, 731, 783, 872 & 7/1228, under L.R. Khatian No. 337, Mouza Bajetaraf, J.L. no. 50, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, where L.R. Dag no. 2 has been shown as 1667 Share i.e. 3.834 (4) Decimal (Satak) out of 23 Decimal (Satak), L.R. Dag no. 3 has been shown as 1667 Share i.e. 2 Decimal (Satak) out of 12 Decimal (Satak), L.R. Dag no. 4 has been shown as 2000 Share i.e. 2.6 Decimal (Satak) out of 13 Decimal (Satak), L.R. Dag no. 11 has been shown as 1667 Share i.e. 4 Decimal (Satak) out of 24 Decimal (Satak), L.R. Dag no. 12 has been shown as 1667 Share i.e. 7.168 Decimal (Satak) out of 43 Decimal (Satak), L.R. Dag no. 13 has been shown as 1667 Share i.e. 2.833 (3) Decimal (Satak) out of 17 Decimal (Satak), L.R. Dag no. 16 has been shown as 2000 Share i.e. 3.400 (3) Decimal (Satak) out of 17 Decimal (Satak), L.R. Dag no. 21 has been shown as 209 Share i.e. 0.376 (1) Decimal (Satak) out of 18 Decimal (Satak), L.R. Dag no. 28 has been shown as 1073 Share i.e. 0.643 (1) Decimal (Satak) out of 6 Decimal (Satak), L.R. Dag no.





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Debabrata Biswas for self-  
and Constituted attorney  
of Manate Biswas.

By F

Tapani Biswas & Gayen Biswas  
Debabrata Biswas & Gayen Biswas  
for self and also as constituted  
attorney for Manate Biswas  
all in family Hindu and all  
of vill. Chandpur, P.S. Jagarhat  
Dist - 24 P.S (W)

Barun Choudhury  
H/o Prantik Choudhury  
Vill. P.O. Shikharpur  
P.S. Jagarhat  
P.S. 24 P.O.S (N)  
Barney



*[Signature]*  
REGISTRAR OF ASSURANCES  
Barney



48 has been shown as 1667 Share i.e. 2.333 (3) Decimal (Satak) out of 14 Decimal (Satak), L.R. Dag no. 49 has been shown as 1667 Share i.e. 2.167 (2) Decimal (Satak) out of 13 Decimal (Satak), L.R. Dag no. 50 has been shown as 2000 Share i.e. 2.6 (2) Decimal (Satak) out of 13 Decimal (Satak), L.R. Dag no. 52 has been shown as 1667 Share i.e. 3.5 (3) Decimal (Satak) out of 21 Decimal (Satak), L.R. Dag no. 53 has been shown as 834 Share i.e. 2.835 (3) Decimal (Satak) out of 34 Decimal (Satak), L.R. Dag no. 60 has been shown as 2000 Share i.e. 4.6 (5) Decimal (Satak) out of 23 Decimal (Satak), L.R. Dag no. 61 has been shown as 1667 Share i.e. 5.667 (6) Decimal (Satak) out of 34 Decimal (Satak), L.R. Dag no. 62 has been shown as 1667 Share i.e. 17.003 (17) Decimal (Satak) out of 102 Decimal (Satak), L.R. Dag no. 66 has been shown as 1667 Share i.e. 1.5 (1) Decimal (Satak) out of 9 Decimal (Satak), L.R. Dag no. 67 has been shown as 834 Share i.e. 0.834 (1) Decimal (Satak) out of 10 Decimal (Satak), L.R. Dag no. 70 has been shown as 1667 Share i.e. 9.668 (9) Decimal (Satak) out of 58 Decimal (Satak), L.R. Dag no. 75 has been shown as 1667 Share i.e. 1.667 (2) Decimal (Satak) out of 10 Decimal (Satak), L.R. Dag no. 76 has been shown as 834 Share i.e. 1 Decimal (Satak) out of 12 Decimal (Satak), L.R. Dag no. 80 has been shown as 1667 Share i.e. 1.833 (2) Decimal (Satak) out of 11 Decimal (Satak), L.R. Dag no. 81 has been shown as 834 Share i.e. 1.334 (1) Decimal (Satak) out of 16 Decimal (Satak), L.R. Dag no. 86 has been shown as 2000 Share i.e. 2 Decimal (Satak) out of 10 Decimal (Satak), L.R. Dag no. 87 has been shown as 1667 Share i.e. 1.833 (2) Decimal (Satak) out of 11 Decimal (Satak), L.R. Dag no. 88 has been shown as 1667 Share i.e. 3.834 (3) Decimal (Satak) out of 23 Decimal (Satak), L.R. Dag no. 93 has been shown as 834 Share i.e. 1.751 (2) Decimal (Satak) out of 21 Decimal (Satak), L.R. Dag no. 103 has been shown as 834 Share i.e. 5.087 (5) Decimal (Satak) out of 61 Decimal (Satak), L.R. Dag no. 104 has been shown as 1667 Share i.e. 9.335 (9) Decimal (Satak) out of 56 Decimal (Satak), L.R. Dag no. 113 has been shown as 1667 Share i.e. 3 Decimal (Satak) out of 18 Decimal (Satak), L.R. Dag no. 117 has been shown as 1667 Share i.e. 3 Decimal (Satak) out of 18 Decimal (Satak), L.R. Dag no. 118 has been shown as 834 Share i.e. 1.084 (1) Decimal (Satak) out of 13 Decimal (Satak), L.R. Dag no. 121 has been shown as 917 Share i.e. 2.751 (3) Decimal (Satak) out of 30 Decimal (Satak), L.R. Dag no. 122 has been shown as 834 Share i.e. 5.421 (5) Decimal (Satak) out of 65 Decimal (Satak), L.R. Dag no. 127 has been shown as 1667 Share i.e. 4.834 (5) Decimal (Satak) out of 29 Decimal (Satak), L.R. Dag no. 128 has been shown as 1667 Share i.e. 3.167 (3) Decimal (Satak) out of 19 Decimal (Satak), L.R. Dag no. 129 has been shown as 834 Share i.e. 2.251 (2) Decimal (Satak) out of 27 Decimal



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Debabrata Biswas for self  
and Constituted attorney  
+ Manate Biswas.

By E

Tapani Biswas & Gayen Biswas  
Debabrata Biswas & Gayen Biswas  
for self and also as constituted  
attorney for Manate Biswas  
all by joint hands and all  
of vill - Chandpur, P.S. Jayant  
Dist - 24 P.S. (W)

Borun Chowdhury  
Ho Pankaj Choudhury  
vill. P.O. Shikharpur  
P.S. Rajnand  
P.S. 24 P.O.S. (N)  
Borjey



*[Signature]*  
REGISTRAR OF ASSURANCES  
CHANDPUR



(Satak), L.R. Dag no. 131 has been shown as 1667 Share i.e. 0.666 Decimal (Satak) out of 4 Decimal (Satak), L.R. Dag no. 139 has been shown as 833 Share i.e. 0.583 (1) Decimal (Satak) out of 7 Decimal (Satak), L.R. Dag no. 148 has been shown as 834 Share i.e. 0.834 (1) Decimal (Satak) out of 10 Decimal (Satak), L.R. Dag no. 149 has been shown as 1667 Share i.e. 1.833 (2) Decimal (Satak) out of 11 Decimal (Satak), L.R. Dag no. 161 has been shown as 417 Share i.e. 6.338 (6) Decimal (Satak) out of 152 Decimal (Satak), L.R. Dag no. 167 has been shown as 417 Share i.e. 1.084 (1) Decimal (Satak) out of 26 Decimal (Satak), L.R. Dag no. 198 has been shown as 1667 Share i.e. 2.5 (3) Decimal (Satak) out of 15 Decimal (Satak), L.R. Dag no. 202 has been shown as 417 Share i.e. 1.042 (1) Decimal (Satak) out of 25 Decimal (Satak), L.R. Dag no. 204 has been shown as 1667 Share i.e. 5.334 (5) Decimal (Satak) out of 32 Decimal (Satak), L.R. Dag no. 213 has been shown as 1667 Share i.e. 2.167 (2) Decimal (Satak) out of 13 Decimal (Satak), L.R. Dag no. 216 has been shown as 834 Share i.e. 0.834 Decimal (Satak) out of 10 Decimal (Satak), L.R. Dag no. 227 has been shown as 1667 Share i.e. 4 Decimal (Satak) out of 24 Decimal (Satak), L.R. Dag no. 231 has been shown as 1667 Share i.e. 1.166 (1) Decimal (Satak) out of 7 Decimal (Satak), L.R. Dag no. 495 has been shown as 1667 Share i.e. 1 Decimal (Satak) out of 6 Decimal (Satak), L.R. Dag no. 506 has been shown as 1667 Share i.e. 2.833 (3) Decimal (Satak) out of 17 Decimal (Satak), L.R. Dag no. 512 has been shown as 833 Share i.e. 0.916 (1) Decimal (Satak) out of 11 Decimal (Satak), L.R. Dag no. 514 has been shown as 1667 Share i.e. 0.497 Decimal (Satak) out of 13 Decimal (Satak), L.R. Dag no. 515 has been shown as 1667 Share i.e. 1 Decimal (Satak) out of 6 Decimal (Satak), L.R. Dag no. 516 has been shown as 1667 Share i.e. 1.5 (1) Decimal (Satak) out of 9 Decimal (Satak), L.R. Dag no. 517 has been shown as 403 Share i.e. 0.564 (1) Decimal (Satak) out of 14 Decimal (Satak), L.R. Dag no. 521 has been shown as 1667 Share i.e. 1 Decimal (Satak) out of 6 Decimal (Satak), L.R. Dag no. 522 has been shown as 1667 Share i.e. 0.833 (1) Decimal (Satak) out of 5 Decimal (Satak), L.R. Dag no. 549 has been shown as 1667 Share i.e. 1.166 (1) Decimal (Satak) out of 7 Decimal (Satak), L.R. Dag no. 551 has been shown as 1667 Share i.e. 1.5 (2) Decimal (Satak) out of 9 Decimal (Satak), L.R. Dag no. 552 has been shown as 1667 Share i.e. 0.833 (1) Decimal (Satak) out of 5 Decimal (Satak), L.R. Dag no. 556 has been shown as 834 Share i.e. 1.668 (2) Decimal (Satak) out of 20 Decimal (Satak), L.R. Dag no. 557 has been shown as 1667 Share i.e. 3.5 (3) Decimal (Satak) out of 21 Decimal (Satak), L.R. Dag no. 561 has been shown as 1667 Share i.e. 8.003 Decimal (Satak) out of 99 Decimal (Satak), L.R. Dag no. 564 has been shown as 834 Share i.e. 2.085 (2) Decimal (Satak) out of 25 Decimal (Satak), L.R.



Dag no. 566 has been shown as 1667 Share i.e. 4 Decimal (Satak) out of 24 Decimal (Satak), L.R. Dag no. 571 has been shown as 5000 Share i.e. 7 Decimal (Satak) out of 14 Decimal (Satak), L.R. Dag no. 572 has been shown as 833 Share i.e. 1.249 (1) Decimal (Satak) out of 15 Decimal (Satak), L.R. Dag no. 573 has been shown as 834 Share i.e. 0.750 (1) Decimal (Satak) out of 9 Decimal (Satak), L.R. Dag no. 593 has been shown as 1667 Share i.e. 10.002 (10) Decimal (Satak) out of 60 Decimal (Satak), L.R. Dag no. 594 has been shown as 1667 Share i.e. 6.167 (6) Decimal (Satak) out of 37 Decimal (Satak), L.R. Dag no. 599 has been shown as 834 Share i.e. 3.419 (4) Decimal (Satak) out of 41 Decimal (Satak), L.R. Dag no. 600 has been shown as 1667 Share i.e. 6 Decimal (Satak) out of 36 Decimal (Satak), L.R. Dag no. 604 has been shown as 834 Share i.e. 2.502 (3) Decimal (Satak) out of 30 Decimal (Satak), L.R. Dag no. 620 has been shown as 834 Share i.e. 3.419 (4) Decimal (Satak) out of 41 Decimal (Satak), L.R. Dag no. 627 has been shown as 5000 Share i.e. 13 Decimal (Satak) out of 26 Decimal (Satak), L.R. Dag no. 630 has been shown as 833 Share i.e. 2.832 (3) Decimal (Satak) out of 34 Decimal (Satak), L.R. Dag no. 631 has been shown as 5000 Share i.e. 5 Decimal (Satak) out of 10 Decimal (Satak), L.R. Dag no. 680 has been shown as 834 Share i.e. 1.503 Decimal (Satak) out of 54 Decimal (Satak), L.R. Dag no. 682 has been shown as 1667 Share i.e. 0.5 Decimal (Satak) out of 9 Decimal (Satak), L.R. Dag no. 684 has been shown as 1667 Share i.e. 3.667 (4) Decimal (Satak) out of 22 Decimal (Satak), L.R. Dag no. 685 has been shown as 1667 Share i.e. 1.833 (2) Decimal (Satak) out of 11 Decimal (Satak), L.R. Dag no. 716 has been shown as 1667 Share i.e. 4.167 (4) Decimal (Satak) out of 25 Decimal (Satak), L.R. Dag no. 719 has been shown as 1667 Share i.e. 2.333 (3) Decimal (Satak) out of 14 Decimal (Satak), L.R. Dag no. 729 has been shown as 1667 Share i.e. 0.666 Decimal (Satak) out of 7 Decimal (Satak), L.R. Dag no. 731 has been shown as 1667 Share i.e. 0.666 Decimal (Satak) out of 7 Decimal (Satak), L.R. Dag no. 783 has been shown as 1667 Share i.e. 8.501(9) Decimal (Satak) out of 51 Decimal (Satak), and L.R. Dag no. 7/1228 has been shown as 1000 Share i.e. 4.8 (5) Decimal (Satak) out of 48 Decimal (Satak) of Sali land.

**AND WHEREAS** the said Bankim Chandra Biswas, son of Late Bihari Lal Biswas and his wife Gourirani Biswas died intestate leaving behind their four sons and one daughter namely Rathindranath Biswas, Bhimsen Biswas, Sankar Biswas, Gajen Biswas and Kaushalya Biswas as their legal heirs and representatives. And thus they became the joint owners of the estate left by said Bankim Chandra Biswas and his wife Gourirani Biswas.



**AND WHEREAS** the said Gajen Biswas son of Late Bankim Chandra Biswas died intestate leaving behind his widow namely Tapashi Biswas and one son and one daughter namely Debabrata Biswas and Mamata Biswas respectively. And thus they became the joint owners of the estate left by said Gajen Biswas since deceased.

**AND WHEREAS** accordingly the vender No. 1 and 2 became the owner of land measuring 56.9996 Decimal (Satak) each and 3 to 5 jointly became the owners of 56.9996 Decimal (Satak) in Dag No. 2, 3, 4, 11, 12, 13, 16, 21, 28, 48, 49, 50, 52, 53, 60, 61, 62, 66, 67, 70, 75, 76, 80, 81, 86, 87, 88, 93, 103, 104, 113, 117, 118, 121, 122, 127, 128, 129, 131, 139, 148, 149, 161, 167, 198, 202, 204, 213, 216, 227, 231, 495, 506, 512, 514, 515, 516, 517, 521, 522, 549, 551, 552, 556, 557, 561, 564, 566, 571, 572, 573, 593, 594, 599, 600, 604, 620, 627, 630, 631, 680, 682, 684, 685, 716, 719, 729, 731, 783 & 7/1228, under L.R. Khatian No. 337, Mouza Bajetaraf, J.L. no. 50, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas.

**AND WHEREAS** in the manner aforesaid the Vendors herein are the Owners of ALL THAT piece or parcel of lands containing by measurement an area of 170.9988 Decimal (Satak) be the same little more or less out of 2185 Decimal (Satak) lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag No. 2, 3, 4, 11, 12, 13, 16, 21, 28, 48, 49, 50, 52, 53, 60, 61, 62, 66, 67, 70, 75, 76, 80, 81, 86, 87, 88, 93, 103, 104, 113, 117, 118, 121, 122, 127, 128, 129, 131, 139, 148, 149, 161, 167, 198, 202, 204, 213, 216, 227, 231, 495, 506, 512, 514, 515, 516, 517, 521, 522, 549, 551, 552, 556, 557, 561, 564, 566, 571, 572, 573, 593, 594, 599, 600, 604, 620, 627, 630, 631, 680, 682, 684, 685, 716, 719, 729, 731, 783 & 7/1228, under L.R. Khatian No. 337, Mouza Bajetaraf, J.L. no. 50, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, herein after called the **FIRST SCHEDULE** properties and 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, lispenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

**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 her aforesaid property and no portion of the said land in any manner whatsoever is under and "BHAGCHASE". Moreover the 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 Owners/Vendors herein has agreed to sell and the Purchaser has agreed to purchase ALL THAT piece and parcel of undivided share of land admeasuring 13.0542 Decimal (Satak) be the same little more or less out of 178 Decimal (Satak) which are the part of first schedule properties lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag No. 88, 93, 103, 104, 118 and 131 under L.R. Khatian No. 337, Mouza Bajetaraf, J.L. no. 50, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, being the **SECOND SCHEDULE** properties hereunder written at or for a total consideration of Rs. 24,09,093/- (Rupees Twenty Four Lac Nine Thousand and Ninety Three) only, the said Schedule property is free from all encumbrances, attachments, liens and lispensens whatsoever on the terms and conditions mentioned hereinafter.

**NOW THIS INDENTURE WITNESSETH** that in consideration of the sum of Rs. 24,09,093/- (Rupees Twenty Four Lac Nine Thousand and Ninety Three) 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, lispensens, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT the SECOND 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 **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, lispendens, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owners/Vendors or their ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owners/Vendors are 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 lispendens and adverse claim **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owners/Vendors have 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 Owners/Vendors 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, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owners/Vendors, their ancestors or predecessors-in-title **AND FURTHER** the Owners/Vendors 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 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 Owners/Vendors 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 VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

1. That the Vendors have in themselves 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 Vendors herein.
4. That Vendors 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 Vendors 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.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

(Entire Property)

ALL THAT piece or parcel of land admeasuring 170.9988 Decimal (Satak) be the same little more or less out of 2185 Decimal (Satak) lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag No. 2, 3, 4, 11, 12, 13, 16, 21, 28, 48, 49, 50, 52, 53, 60, 61, 62, 66, 67, 70, 75, 76, 80, 81, 86, 87, 88, 93, 103, 104, 113, 117, 118, 121, 122, 127, 128, 129, 131, 139, 148, 149, 161, 167, 198, 202, 204, 213, 216, 227, 231, 495, 506, 512, 514, 515, 516, 517, 521, 522, 549, 551, 552, 556, 557, 561, 564, 566, 571, 572, 573, 593, 594, 599, 600, 604, 620, 627, 630, 631, 680, 682, 684, 685, 716, 719, 729, 731, 783 & 7/1228, under L.R. Khatian No. 337, Mouza Bajetaraf, J.L. no. 50, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(Sold Area)

ALL THAT piece and parcel of undivided share of land admeasuring 13.0542 Decimal (Satak) be the same little more or less out of 178 Decimal (Satak) which are the part of first schedule properties lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag No. 88, 93, 103, 104, 118 and 131 under L.R. Khatian No. 337, Mouza Bajetaraf, J.L. no. 50, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas.

[The land measuring an area 2.3004 Decimal (Satak) out of 23 Decimal (Satak) in Dag No. 88, land measuring 1.0506 Decimal (Satak) out of 21 Decimal (Satak) in Dag No. 93, land measuring 3.0522 Decimal (Satak) out of 61 Decimal (Satak) in Dag No. 103, land measuring 5.601 Decimal (Satak) out of 56 Decimal (Satak) in Dag No. 104, land measuring 0.6504 Decimal (Satak) out of 13 Decimal (Satak) in Dag No. 118, land measuring 0.3996 Decimal (Satak) out of 4 Decimal (Satak) in Dag No. 131].



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 Vendor in the presence of

WITNESSES:

1. Boman chowdhury  
Vil. P.O. - Shekharpur  
P.S. - Rajhat, Dist.  
D. ST. 24 P. G. S (N)

২. জৈতলা রায়  
স্বাম. নাম বিষ্ণু  
বাল - মধ্য কাল  
স্বাম - ৪৩০ ২৬ নং

① Radhendra Nath Biswas

② Bhimsen Biswas.

③ জৈতলা রায়

④ Karmala Biswas for self and constituted attorney of Karmala Biswas.

VENDOR

SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of

WITNESSES:

1. Boman chowdhury

২. জৈতলা রায়

FOR CYBERWORLD MERCHA DIRE  
PVT. LTD.

Tarak Nath Das  
Authorized Signatory

PURCHASER

Read over and explained in Bengali

by me to the Executants.

Arel

Drafted by me

Asup Kr. Das  
Advocate

High Court, Calcutta.



RECEIPT

Received a sum of Rs. 24,09,093/- (Rupees Twenty Four Lac Nine Thousand and Ninety Three) 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. 24,09,093/-

(Rupees Twenty Four Lac Nine Thousand and Ninety Three)

only.

## WITNESSES :-

1. Boyu Chowdhury













































- ① Rathanendra Biswas
- ② Bhimsen Bhabha
- ③ उत्तरेश्वर बिहारी
- ④ Debabrata Biswas for self and constituted attorney of Hamata Biswas

-----  
VENDOR

2. उत्तरेश्वर बिहारी



SPECIMEN FORM FOR TEN FINGERPRINTS

	TANAK NATH DAS							
		Little      Ring      Middle      Fore      Thumb	(Left Hand)					
								
		Thumb      Fore      Middle      Ring      Little	(Right Hand)					
	RAJIB DRASKER BISWAS							
		Little      Ring      Middle      Fore      Thumb	(Left Hand)					
								
		Thumb      Fore      Middle      Ring      Little	(Right Hand)					
	ABHINAV SENGUPTA							
		Little      Ring      Middle      Fore      Thumb	(Left Hand)					
								
		Thumb      Fore      Middle      Ring      Little	(Right Hand)					
	SIBELI KISHIN							
		Little      Ring      Middle      Fore      Thumb	(Left Hand)					
								
		Thumb      Fore      Middle      Ring      Little	(Right Hand)					



SPECIMEN FORM FOR TEN FINGERPRINTS



*Debabrat Biswas*

		Little	Ring	Middle	Fore	
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



Book No. \_\_\_\_\_  
Page No. \_\_\_\_\_  
Date \_\_\_\_\_

=====  
DATED THIS 20<sup>th</sup> DAY OF June, 2008  
=====

**BETWEEN**

RATHINDRA NATH BISWAS &  
ORS.

... THE VENDOR

AND

CYBERWOOD MERCHANDISE  
PVT. LTD.

.... THE PURCHASER



THE REGISTRAR OF ASSURANCE  
CALCUTTA

*Certified to be a True Copy*



**SALE DEED**



*Adv. Registrar of Assurances,  
Calcutta 20th 6/08*

**A.K. CHOWDHURY & CO.**

Advocates  
10, Old Post Office Street  
Kolkata - 700001

(1)

THE REGISTRAR OF ASSURANCE  
CALCUTTA