BJA-281 Dead-7135/2009



পশ্চিমবুজ पश्चिम बंगाल WEST BENGAL

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Under Article G (a) & G (b)

Value of Stamp

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Copy Prepared Stamp

Sealed and Delivered to School

As per Order No.

Record Resper
Register of Assurances-II
Kolkata

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ADDL. REGISTRAR OF ASSURANCES -

KOLKATA

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Add......

KOUSHIK BISWAS

SOUMITRA CHANDA Licensed Stamp Vendor 8/2, K. S. Roy Road, Kol-





91 - 7. 0) 10 - 78080/2

SALE DEED

THIS SALE DEED IS made this oq day of Suly , Two

BETWEEN



Tarak Nath oas



FOR VEDIC DIAMOND IT-LINKS PVT. LTD. Tanay Nath Day Authorised Signatory



Mes nay bered - PANSES SAD באינוסו: מוש פיותי علمه فدمعة - ناماد com - 5: 58 0122141 (01201 - 25/2 2011



ASTAPADA BISWAS son of Sudarshan Biswas, by faith Hindu, residing at Village Chandpur, P.S. Rajarhat, District North 24 Parganas, hereinafter referred to as "THE VENDOR" (which expression shall unless excluded 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 VEDIC DIAMOND IT-LINKS PVT. LTD. a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 68/2, Harish Mukherjee Road, Kolkata- 700 025, 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 Sudarshan Biswas, son of Late Mahendra Chandra alias Mahendra Biswas, has been shown as a holding of L.R. Dag No. 80, 81, 94, 98, 104, 117, 139, 148, 149, 198, 202, 103 & 52, along with other plots of land, under L.R. Khatian No. 589, classified as Sali land, under Chandpur Gram Panchayat, P.S. Rajarhat District North 24 Parganas, where L. R. Dag no. 80 has been shown as undivided 1667 shares i.e. measuring an area 1.8337(2) Decimals (Sataks) out of 11 Decimals (Sataks), L. R. Dag no. 81 has been shown as undivided 2083 shares i.e. measuring an area 3.3328 (4) Decimals (Sataks) out of 16 Decimals (Sataks), L. R. Dag no. 94 has been shown as undivided 1667 shares i.e. measuring an area 3.6674 (4) Decimals (Sataks) out of 22 Decimals (Sataks), L. R. Dag no. 98 has been shown as undivided 1667 shares i.e. measuring an area 4.0008 (4) Decimals (Sataks) out of 24 Decimals (Sataks), L. R. Dag no. 104 has been shown as undivided 1667 shares i.e. measuring an area 9.3352 (9) Decimals (Sataks) out of 56 Decimals (Sataks), L. R. Dag no. 117 has been shown as undivided 1667 shares i.e. measuring an area 3.0006 (3) Decimals (Sataks) out of 18 Decimals (Sataks), L. R. Dag no. 139 has been shown as undivided 833 shares i.e. measuring an area 0.5831 (1) Decimals (Sataks) out of 7 Decimals (Sataks), L. R. Dag no. 148 has been shown as undivided 2083 shares i.e. measuring an area 2.083 (1) Decimals (Sataks) out of 10 Decimals (Sataks), L. R. Dag no. 149 has been shown as undivided 1667 shares i.e. measuring an area 1.8337 (2) Decimals (Sataks) out of 11 Decimals (Sataks), L. R. Dag no. 198 has been shown as undivided 1667 shares i.e. measuring an area 2.5005 (2) Decimals (Sataks) out of 15 Decimals (Sataks), L. R. Dag no. 202 has been shown as undivided 416 shares i.e. measuring an area 1.04 (1) Decimals (Sataks) out of 25 Decimals (Sataks), L. R. Dag no. 103 has been shown as undivided 2083 shares i.e. measuring an area 12.7063 (13) Decimals (Sataks) out of 61 Decimals (Sataks) and L. R. Dag no. 52 has been shown as undivided 1667 shares i.e. measuring an area 3.5007 (4) Decimals (Sataks) out of 21 Decimals (Sataks) of Sali and Danga land.

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AND WHEREAS said Sudarshan Biswas, son of Late Mahendra Chandra alias. Mahendra Biswas died intestate leaving behind him surviving his sons and daughter namely Harisadhan Biswas, Astopada Biswas and Kalpana Biswas (Mondal) respectively as his legal heirs and successors and thus said Harisadhan Biswas, Astopada Biswas and Kalpana Biswas (Mondal) became joint owners of the said land accordingly each of them became the owner of 1/3rd share of land in L.R. Dag No. 80, 81, 94, 98, 104, 117, 139, 148, 149, 198, 202, 103 & 52, along with other plots of land, under L.R. Khatian No. 589, of Mouza-Bajetaraf.

AND WHEREAS the Vendor herein has already sold, transferred and conveyed a part of land in Dag no. 103 and 52 by two separate registered Deeds of Sale being nos. 4060 for the year 1995 and 4278 for the year 1997 to Third Party and still remaining the owner of land measuring an area of 2.74 Decimals (Sataks) in Dag no. 103 and 0.26 Decimals (Sataks) in Dag no. 52.

AND WHEREAS in the manner aforesaid the vendor herein is the Owner of ALL THAT piece or parcel of lands containing by measurement an area of 14.05 Decimals (Sataks) be the same little more or less out of 297 Decimal (Satak) lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag No. 80, 81, 94, 98, 104, 117, 139, 148, 149, 198, 202, 103 & 52, along with other plots of land, under L.R. Khatian No. 589, classified as Sali land, under Chandpur Gram Panchayat, P.S. Rajarhat District North 24 Parganas herein after called the SCHEDULE land and is 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 since then the Vendor herein has been in exclusive khas, physical possession and enjoyed the said land without any hindrance or interference by any body and paying Govt. rent for his aforesaid land.

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 Land 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 ALL THAT piece or parcel of undivided share or portion of lands containing by measurement an area of 14.05 Decimal (Satak) be the same little more or less out of 297 Decimal (Satak) lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag No. 80, 81, 94, 98, 104, 117, 139, 148, 149, 198, 202, 103 & 52, along with other plots of land, under L.R. Khatian No. 589, classified as Sali land, under Chandpur Gram Panchayat, P.S. Rajarhat District North 24 Parganas purchase being the SCHEDULE land hereunder written at or for a total consideration of Rs. 16,60,455/- (Rupees Sixteen Lac Sixty Thousand Four Hundred and Fifty Five) only, the said Schedule land 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. 16,60,455/- (Rupees Sixteen Lac Sixty Thousand Four Hundred and Fifty Five) 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 each of them 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 land 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 land OR HOWSOEVER OTHERWISE the said land 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 land 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 Vendor at law and in equity into, upon, over and concerning the said land 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 land 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 Vendor 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 land 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 Owner/Vendor or her/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 land 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 act, deed, matter or thing whatsoever by the Vendor or her/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 land 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 land 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 land 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 her/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 Owner/Vendor, his/her ancestors or predecessors-in-title AND FURTHER the Owner/Vendor covenant with the Purchaser,

its successors, successors-in-interest and assigns that the said land 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 Owner/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 land 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 land hereby conveyed AND FURTHER the Vendor inconsideration of the Purchaser having purchased the said land 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 land, 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 land 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 in themselves good right, full power and absolute authority to convey the said land 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 land for their own use and benefits.
- That the Purchaser shall hold the said land 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 land 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 land, 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 land and in all manner absolutely free from all encumbrances.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of undivided share or portion of land containing by measurement an area of 14.05 Decimals (Sataks) be the same little more or less out of 297 Decimals (Sataks) lying and situated at Mouza Bajetaraf, J.L. no. 50, R.S. & L.R. Dag Nos. 80, 81, 94, 98, 104, 117, 139, 148, 149, 198, 202, 103 & 52, under L.R. Khatian Nos. 589, classified as Sali (Paddy) Land, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas.

[The detail of land measuring an area of 0.61 Decimal (Satak) out of 11 Decimal (Satak) in L.R. Dag No. 80,

The detail of land measuring an area of 1.11 Decimal (Satak) out of 16 Decimal (Satak) in L.R. Dag No. 81,

The detail of land measuring an area of 1.22 Decimal (Satak) out of 22 Decimal (Satak) in L.R. Dag No. 94,

The detail of land measuring an area of 1.33 Decimal (Satak) out of 24 Decimal (Satak) in L.R. Dag No. 98,

The detail of land measuring an area of 3,11 Decimal (Satak) out of 56 Decimal (Satak) in L.R. Dag No. 104,

The detail of land measuring an area of 1 Decimal (Satak) out of 18 Decimal (Satak) in L.R. Dag No. 117,

The detail of land measuring an area of 0.19 Decimal (Satak) out of 7 Decimal (Satak) in L.R. Dag No. 139,

The detail of land measuring an area of 0.69 Decimal (Satak) out of 10 Decimal (Satak) in L.R. Dag No. 148,

The detail of land measuring an area of 0.61 Decimal (Satak) out of 11 Decimal (Satak) in L.R. Dag No. 149,

The detail of land measuring an area of 0.83 Decimal (Satak) out of 15 Decimal (Satak) in L.R. Dag No. 198,

The detail of land measuring an area of 0.35 Decimal (Satak) out of 25 Decimal (Satak) in L.R. Dag No. 202,

The detail of land measuring an area of 2.74 Decimal (Satak) out of 61 Decimal (Satak) in L.R. Dag No. 103 and

The detail of land measuring an area of 0.26 Decimal (Satak) out of 21 Decimal (Satak) in L.R. Dag No. 52.

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. Biswasit Riswof vii - Buse tanof Razehat

2. Har le Jian Prisurs vill. - Baje tarat P.O. Shi khar Pur P.S. - Rajar Lat Dist. Nort 24 Pargana. VENDOR VENDOR

SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of

WITNESSES:

1. Bizwasiet Bizwas

2. Have lachan Bisans

For VEDIC DIAMOND IT-LINKS FVI.C.J.

Tanak Nath Day

Authorised Signatory

PURCHASER

Read over and explained in Bengali to the Executant and Drafted by me ..

Deboluld Holder Advocate High Gwi, al author

RECEIPT

Received a sum of Rs. 16,60,455/- (Rupees Sixteen Lac Sixty Thousand Four Hundred and Fifty Five) 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 Pay Order No 0/0780 Drawn on Contral same Date 9.7 2009 Park Street Boand	Rs. 16,00,000.00
By Cash	Rs. 60,455.00
Total	Rs. 16,60,455.00
[Rupees Sixteen Lac Sixty Thousand Four Hundred and Fifty Five Only]. ;	

Witnesses :-

1. Bisustick Bisury

KHO JUE BA

VENDOR

2. Have Sachan Prisary

Government Of West Bengal Office of the A. R. A. - II KOLKATA 5 & 6, Govt Place (North) , KOLKATA

Endorsement For deed Number :I-07135 of :2009 (Serial No. 04932, 2009)

On 09/07/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 18.00 hrs on :09/07/2009, at the Private residence by Tarak Nath Das, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 09/07/2009 by

- 1. Astapada Biswas, son of Sudarshan Biswas ,Vill- Chandpur North 24 Pgs ,Thana Rajarhat, By caste Hindu,by Profession :Others
- Tarak Nath Das, Authorised Signatory, Vedic Diamond I T- Links Pvt. Ltd, 68/2, Harish Mukherjee Road, Kolkata -25, profession: Service

Identified By Safik Baidya, son of Akbar Baidya Vill-Lauhati North 24 Pgs Thana: Rajarhat, by caste Muslim, By Profession : Business.

Name of the Registering officer :Tarak Baran Mukherjee Designation :ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA

On 10/07/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article: A(1) = 18260/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on:10/07/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-1660455/-

Certified that the required stamp duty of this document is Rs 83033 /- and the Stamp duty paid as: Impresive Rs-5000

Deficit stamp duty

[Tarek Baran Mukherjee]
ADDITIONAL REGISTRAR OF ASSURANCES-II OF

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF

Govt. of West Bengal 197709

Page: 1 of 2

Government Of West Bengal Office of the A. R. A. - II KOLKATA 5 & 6, Govt Place (North) , KOLKATA

5 & 6, Govt Place (North) , KOLKATA Endorsement For deed Number :1-07135 of :2009 (Serial No. 04932, 2009)

Deficit stamp duty Rs 78060/- is paid, by the draft number 686894, Draft Date 09/07/2009 Bank Name State Bank Of India, KOLKATA, received on :10/07/2009.

Name of the Registering officer :Tarak Baran Mukherjee Designation :ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA



CARDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF

KOLKATA

Govt. of West Bengal

10.7.09

Page: 2 of 2

SPECIMEN FORM FOR TEN FINGERPRINTS

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 15 Page from 8256 to 8269 being No 07135 for the year 2009.



(Tarak Baran Mukherjee) 15-July 2009 ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA Office of the A. R. A. - II KOLKATA West Bengal

CERTIFIED TO BE A TRUE COPY

Digitally signed by ANUP KUMAR MANDAL Date: 2016.02.01 12:47:02 +05:30 Reason: Digitally e-Signing the Completion Certificate of the Deed.

ADDL. REGISTRAR OF ASSURANCES-D

7-3-18-