

*S.K. Sarkar*

BTA 280

Decd-7142/2009

ARA-II



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

7-3-18

20AB 619189

Serial No. 1092 of 2018  
 BK No. .... Vol. No. .... Pages to  
 Being No. 7142 Year 2009  
 Cartridge Paper Issued.....  
 Copying Fee Ordinary.....  
 Copying Fee Urgent.....  
 Tracing Charge for Map or Plan.....  
 Xeroxing Charges.....

4 = 0  
 10 = 0  
 10 = 0  
 105 = 0  
 -----  
 129 = 0

Under Article P (1) & P (2) .....  
 Under Article G (a) & G (b) .....  
 Value of Stamp.....  
 Value of Court Fee.....  
 Value of Cartridge Paper.....  
 Cost of Map of Field.....  
 Cost of Xeroxing.....  
 Total Cost of Copy.....  
 Copy Prepared Signed.....  
 Sealed and Delivered to J.K. Sarkar  
 As per Order No. ....

*J.K. Sarkar*  
 Record Keeper  
 Registrar of Assurances-II  
 Kolkata

*Arin*  
 ADDL. REGISTRAR OF ASSURANCES-II  
 KOLKATA

7-3-18

7-3-18

93520

07 MAR 2018

Sl. No.....Date.....

Name.....

Add.....

AMT.....

*[Handwritten signature]*

**KOUSHIK BISWAS**  
ADVOCATE  
SEALDAH CIVIL COURT, KOLKATA - 700 014

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



*[Handwritten signature]*

AMT.....

*[Handwritten mark]*



04939/2009

7142



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

475595



11222/09

9.7.09

B/D-81570/0

Notarially attested that the document is admitted to registration...

10.7.09

**SALE DEED**

THIS SALE DEED IS made this 9<sup>th</sup> day of July, Two Thousand and Nine

**BETWEEN**



28/88

08 JUL 2009

~~SATED~~  
~~S. J. Chaudhary & V.~~  
~~5000/-~~  
~~5000/-~~  
~~5000/-~~

Tarak Nath Das.



2080

For VEDIC DIAMOND IT-LINKS PVT. LTD.

Tarak Nath Das

Authorised Signatory



2093

राजेश कुमार

Bibher Biswan  
 S/o Hari Sathen Biswan  
 Vill- Bargaon  
 PO- Sekhampur  
 P.S. Khatwara  
 (Nypsi  
 Business

08 JUL 2009





KALPANA MANDAL, wife of Gostapada Mandal and daughter of Late Sudarshan Biswas, wife of Goshat by Faith Hindu, by Nationality – Indian, by Occupation – Housewife, residing at Village Abad & Naskarpara, D. Panchuriya, P.S. Bhangore, District South 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 her heirs, executors, administrators, legal representatives and assigns) of the FIRST 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 AND.

WHEREAS in the Records of Right prepared under the Government of West Bengal L. R. Act, one Kalpana Mondal, wife of Gostapada Biswas and daughter of Late Sudarshan Biswas has been shown as a holding of L.R. Dag No. 86, 87, 88, 93, 94, 98, 103, 104, 107 & 108 along with other plots of land, under L.R. Khatian No. 1229, classified as Sali land, under Chandpur Gram Panchayat, P.S. Rajarhat District North 24 Parganas, where L. R. Dag no. 86 has been shown as undivided 0692 shares i.e. measuring an area 0.69 (1) Decimals (Sataks) out of 10 Decimals (Sataks), L. R. Dag no. 87 has been shown as undivided 0555 shares i.e. measuring an area 0.61 (00) Decimals (Sataks) out of 11 Decimals (Sataks), L. R. Dag no. 88 has been shown as undivided 0556 shares i.e. measuring an area 1.28 (00) Decimals (Sataks) out of 23 Decimals (Sataks), L. R. Dag no. 93 has been shown as undivided 0695 shares i.e. measuring an area 1.46 (2) Decimals (Sataks) out of 21 Decimals (Sataks), L. R. Dag no. 94 has been shown as undivided 0556 shares i.e. measuring an area 1.22 (1) Decimals (Sataks) out of 22 Decimals (Sataks), L. R. Dag no. 98 has been shown as undivided 0555 shares i.e. measuring an area 1.33 (1) Decimals (Sataks) out of 24 Decimals (Sataks), L. R. Dag no. 103 has been shown as undivided 0695 shares i.e. measuring an area 4.24 (4) Decimals (Sataks) out of 61 Decimals (Sataks), L. R. Dag no. 104 has been shown as undivided 0555 shares i.e. measuring an area 3.11 (3) Decimals (Sataks) out of 56 Decimals (Sataks), L. R. Dag no. 107 has been shown as undivided 2143 shares i.e. measuring an area 8.79 (9) Decimals (Sataks) out of 41 Decimals (Sataks) and L. R. Dag no. 108 has been shown as undivided 1666 shares i.e. measuring an area 6.66 (7) Decimals (Sataks) out of 40 Decimals (Sataks) of Sali and Danga land.





**AND WHEREAS** in the manner aforesaid the vendor herein is the Owner of ALL THAT piece or parcel of undivided share of Land admeasuring 29.39 Decimal (Satak) be the same little more or less out of 309 Decimal (Satak), lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag No. 86, 87, 88, 93, 94, 98, 103, 104, 107 & 108 along with others, under L.R. Khatian No. 1229, classified as Sali land, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, 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, lispenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever morefully and particularly described in the **First Schedule Land** hereunder written.

**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/her aforesaid Land 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 schedule lands are 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. Moreover, no notice has been published against the Vendor by the Public Demand and Recovery Act.

**AND WHEREAS** the owner herein entered into a Development Agreement on the above land with Vedic Village Developer Pvt.Ltd. in the year 2006.

**AND WHEREAS** the Owner/Vendor herein has agreed to sell and the Purchaser has agreed to purchase of ALL THAT piece or parcel of undivided share of land admeasuring 14.695 Decimal (Satak) be the same a little more



or less being the undivided 1/2 (half) share or portion of land out of 29.39 Decimals (Sataks) which arising out of 309 Decimal (Satak), lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag No. 86, 87, 88, 93, 94, 98, 103, 104, 107 & 108 along with others, under L.R. Khatian No. 1229, classified as Sali land, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, being the **SECOND SCHEDULE** Land hereunder written at or for a total consideration of Rs. 17,36,682/- (Rupees Seventeen Lac Thirty Six Thousand Six Hundred and Eighty Two) only, the said Schedule Land 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. 17,36,682/- (Rupees Seventeen Lac Thirty Six Thousand Six Hundred and Eighty Two) 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 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, lispensens, 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. **All that** the said Land including liberties, privileges, with all using right and all rights of ingress and egress including all easement rights, title, interest, possession of the Vendor into and/or upon the said Schedule Land. **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. **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, 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 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 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 his/her 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, 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 **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 is 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 DOETH HEREBY COVENANT WITH THE PURCHASER**  
as follows:

1. That the Vendor has good right, full power and absolute authority to convey the said Land unto and to the use and benefit of the Purchaser 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.
3. 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.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

(The Entire Land)

ALL THAT piece or parcel of undivided share of land admeasuring 29.39 Decimal (Satak) be the same a little more or less out of 309 Decimal (Satak), lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag No. 86, 87, 88, 93, 94, 98, 103, 104, 107 & 108 along with others, under L.R. Khatian No. 1229, classified as Sali land, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas.



[The land measuring an area of 0.69 Decimal (Sataks) out of 10 Decimals (Sataks) in R.S. & L.R. Dag No. 86,

The land measuring an area of 0.61 Decimal (Sataks) out of 11 Decimal (Satak) in R.S. & L.R. Dag no. 87,

The land measuring an area of 1.28 Decimal (Sataks) out of 23 Decimal (Satak) in R.S. & L.R. Dag no. 88,

The land measuring an area of 1.46 Decimal (Sataks) out of 21 Decimal (Satak) in R.S. & L.R. Dag no. 93,

The land measuring an area of 1.22 Decimal (Sataks) out of 22 Decimal (Satak) in R.S. & L.R. Dag no. 94,

The land measuring an area of 1.33 Decimal (Sataks) out of 24 Decimal (Satak) in R.S. & L.R. Dag no. 98,

The land measuring an area of 4.24 Decimal (Sataks) out of 61 Decimal (Satak) in R.S. & L.R. Dag no. 103,

The land measuring an area of 3.11 Decimal (Sataks) out of 56 Decimal (Satak) in R.S. & L.R. Dag no. 104,

The land measuring an area of 8.79 Decimal (Sataks) out of 41 Decimal (Satak) in R.S. & L.R. Dag no. 107 and

The land measuring an area of 6.66 Decimal (Sataks) out of 40 Decimal (Satak) in R.S. & L.R. Dag no. 108].

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(Sold Area)

ALL THAT piece or parcel of undivided share of land admeasuring 14.695 Decimal (Satak) be the same a little more or less being the undivided 1/2 (half) share or portion of land out of 29.39 Decimals (Sataks) which arising out of 309 Decimal (Satak), lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag No. 86, 87, 88, 93, 94, 98, 103, 104, 107 & 108 along with others, under L.R. Khatian No. 1229, classified as Sali land, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas.



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. *Bihari Biswas*  
vill- Bajekher  
P.O. - Sekherpur
2. *P.S. - Rajmuri.*  
*(W) ypsi*

*Binosh Biswas*  
vill- Bajekher  
P.O. - Sekherpur  
P.S. - Rajmuri  
24/7/21

*(Signature)*  
\_\_\_\_\_  
VENDOR

**SIGNED, SEALED AND DELIVERED**

by the Purchaser in the presence of

**WITNESSES:**

1. *Bihari Biswas*

2.

*Binosh Biswas*

For VEDIC DIAMOND IT-LINKS PVT. LTD.

*Tarak Nath OGD.*

Authorised Signatory

\_\_\_\_\_  
PURCHASER

Read over and explained in Bengali  
by me to the Executants.

Drafted by me

*Abdul Halder*  
Advocate,  
High Court Calcutta



RECEIPT

Received a sum of Rs. 17,36,682/- (Rupees Seventeen Lac Thirty Six Thousand Six Hundred and Eighty Two) 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.	, drawn on	, dated	Rs. 17,00,000.00
016785	Central Bank	27.2.2009	
By Cash	Perk Street Branch		Rs. 36,682.00
	Total		<u>Rs. 17,36,682.00</u>

(Rupees Seventeen Lac Thirty Six Thousand Six Hundred and Eighty Two) only

Witnesses :-

1. *Bithu Biswas*

2. *Bicol Biswas*

*Ranjit Singh*  
 \_\_\_\_\_  
 VENDOR

17.36.682  
 17/02/09



**Government Of West Bengal**  
**Office of the A. R. A. - II KOLKATA**  
**5 & 6, Govt Place ( North ) , KOLKATA**  
Endorsement For deed Number :-07142 of :2009  
(Serial No. 04939, 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. Kalpana Mandal, wife of Gostapada Mandal, Vill- Abad & Naskarpara, D. Panchuriya South 24 Pgs, Thana Bhangore, By caste Hindu, by Profession : House wife
2. Tarak Nath Das, Authorised Signatory, Vedic Diamond I T - Links Pvt. Ltd, 68/2, Harish Mukherjee Road, Kolkata - 25, profession : Service

Identified By Bibhas Biswas, son of Harisadhan Biswas Vill- Bajetaraf North 24 Pgs Thana: Rajarhat, by caste Hindu, 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) = 19096/- , E = 7/- , J = 55/- , M(a) = 25/- , M(b) = 4/- on: 10/07/2009

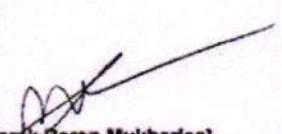
Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1736682/-

Certified that the required stamp duty of this document is Rs 86844 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty



  
[Tarak Baran Mukherjee]  
ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA

Govt. of West Bengal 10/7/09




**Government Of West Bengal**  
**Office of the A. R. A. - II KOLKATA**  
**5 & 6, Govt Place ( North ) , KOLKATA**  
Endorsement For deed Number :I-07142 of :2009  
(Serial No. 04939, 2009)

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Deficit stamp duty Rs 81870/- is paid, by the draft number 686877, Draft Date 08/07/2009 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

























  
[Tarak Baran Mukherjee]  
ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA

Govt. of West Bengal 10/7/09



SPECIMEN FORM FOR TEN FINGERPRINTS

	Tanay Nath Das							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
	P. K. Das							
		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)						



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 6489 to 6502  
being No 07142 for the year 2009.



(Tarak Baran Mukherjee) 14 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 12:47:35 +05:30  
Reason: Digitally e-Signing the Completion Certificate of the Deed.

CHECKED BY

Haradhan Das  
7-3-18

ADDL. REGISTRAR OF ASSURANCES-II  
KOLKATA

7-3-18