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भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 124848

VC No: 573/18

certified that the documents admitted for registration. The signature sheet and the endorsement sheets attached with the this document are the part of this document

Ar. 4.18
Addl District Sub Registrar
Barrackpore, 24 Pgs (N)

24 APR 2018

DEED OF SALE

THIS DEED OF SALE is made on this day of 23th, April, 2018 BY AND BETWEEN:-

LILA PAI. [PAN NO-BTFPP8645F] wife of Late Sumit Kumar PAL daughter of late Amulya Charan Ghosh, by faith Hindu, by nationality Indian, by occupation Housewife, residing at 12, Station Road Bye Lane, Bhadreswar, P.O & P.O- Bhadreswar Dist-Hooghly, Pin Code-712124 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, assigns and/or nominees) of the **ONE PART**.

AND

EASTERN DEVCON LIMITED [PAN No-AADCE4093K] having its office at 548, S.N Banerjee Road, Monirampur Mistri Ghat, P.S-Barrackpore, Dist-North 24 Parganas, Kolkata-700 120 **represented by its Director ARUP SINGHA ROY[PAN No-ALOPS2386L]** son of **Late Shakti Prasad Singha Roy**, by faith Hindu, by nationality Indian, by occupation Business, residing at 548, S.N Banerjee Road, Monirampur Mistri Ghat, P.S-Barrackpore, Dist-North 24 Parganas, Kolkata-700 120, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director or Directors, Authorised Signatory or Authorised Signatories, legal representatives, administrators, assigns and/or nominees) of the **OTHER PART**.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-**1) SUBJECT MATTER OF THIS DEED OF SALE:**

1.1 - Said Property :- ALL THAT the **17.25%** undivided share of a plot of **Bastu** land measuring about **15** Decimals which is equivalent to an area of **02.5875 Decimals** more or less a little bit including one kancha structure measuring **about 100 Sq.ft** comprised in the **R.S Dag No-170** in the Mod Khatian No-2803 corresponding to the R.S Khatian No-4476, 4475, 4474 at Mouza- Chanak, J.L No-04, P.S-Titagarh, within the Ward No-21, Holding No-19/A, S.N Banerjee Road within the Jurisdiction of the Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND TOGETHER WITH** its' all easement rights (**Said Property**).

2) BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS:-

2.1- REPRESENTATIONS AND WARRANTIES REGARDING TITLE:- The Vendor has made the following representations and given the following warranties to the Purchaser regarding title.

2.1.(a)-PARTITION :- That one Anil Kumar Ghosh son of late Amulya Charan Ghosh, while alive has filed one Partition suit against Lalit Mohan Ghosh and others amongst who Kamala Bala Ghosh mother of said Anil Kumar Ghosh was the Defendant No-9 before the Learned 9th Assistant District Judge at Alipore for seeking partition of various landed properties including the land comprised in the R.S Dag No-170 at Mouza-Chanak, J.L No-04, P.S-Titagarh, Dist-North 24 Parganas (24 Parganas). The said suit was registered vide T.S No-125 of 1961. That in that suit said Kamala Bala Ghosh the Defendant No-9 on her death in the year 1984, name of Debi Prasad Ghosh, Sunil Kumar Ghosh, Samir Kumar Ghosh alias Sukumar Ghosh together with Anil Kumar Ghosh being sons of deceased Kamala Bala Ghosh and Menoka Ghosh, Lila Pal herein the **VENDOR** and Sandhya Coomer being daughters of deceased Kamala Bala Ghosh were added as the Defendants. That said suit was decreed by the learned court considering the award given by the arbitrators on 20th day of December, 1967 and accordingly said Anil Kumar Ghosh, Debi Prasad Ghosh, Sunil Kumar Ghosh, Samir Kumar Ghosh alias Sukumar Ghosh, Menoka Ghosh, Lila Pal herein the **VENDOR** and Sandhya

Coomer under the head of Group-I have become the absolute joint owners of the landed properties including the land comprised in the R.S Dag No-170 at Mouza-Chanak, J.L No-04, P.S-Titagarh, Dist-North 24 Parganas, **AND**

(b). That in consequence to the aforesaid decree of partition passed by the 9th Assistant District Judge, Alipore, said Anil Kumar Ghosh, Debi Prasad Ghosh, Sunil Kumar Ghosh, Samir Kumar Ghosh alias Sukumar Ghosh, Menoka Ghosh, Lila Pal herein the **VENDOR** and Sandhya Coomer all have become the absolute joint owners, possessors, occupiers of the landed property including the landed property in R.S Dag No-170 at Mouza-Chanak, J.L No-04, P.S-Titagarh, Dist-North 24 Parganas absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever, **AND**

(c). JOINT SALE BY ANIL KUMAR GHOSH, DEBI PRASAD GHOSH, SUNIL KUMAR GHOSH, SAMIR KUMAR GHOSH ALIAS SUKUMAR GHOSH, MENOKA GHOSH, LILA PAL HEREIN THE VENDOR AND SANDHYA COOMER TO THE BARRACKPORE MUNICIPALITY:- That said Anil Kumar Ghosh, Debi Prasad Ghosh, Sunil Kumar Ghosh, Samir Kumar Ghosh alias Sukumar Ghosh, Menoka Ghosh, Lila Pal herein the Vendor and Sandhya Coomer separately and jointly by several registered deed of sale within the year 1988 sold to the Barrackpore Municipality all together 26.72 Decimals more or less or little bit land comprised in the R.S Dag No-170 at Mouza-Chanak, J.L No-04, P.S-Titagarh, Dist-North 24 Parganas and remaining more or less 15 Decimals of land in the said R.S Dag No-170 belonged to the absolute joint ownership of Anil Kumar Ghosh, Debi Prasad Ghosh, Sunil Kumar Ghosh, Samir Kumar Ghosh alias Sukumar Ghosh, Menoka Ghosh, Lila Pal herein the **VENDOR** and Sandhya Coomer, free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever, **AND**

(d). MUTATION:- That said Anil Kumar Ghosh, Debi Prasad Ghosh, Sunil Kumar Ghosh, Samir Kumar Ghosh alias Sukumar Ghosh, Menoka Ghosh, Lila Pal herein the **VENDOR** and Sandhya Coomer have duly mutated their names in the R.O.R of the Government of West Bengal at B.L.& L.R.O , Barrackpore-II, North 24 Parganas in the Mod Khatian No-2803 corresponding to the R.S Khatian No-4476, 4475 & 4474 in respect of the aforesaid plot of land measuring about 15 Decimals in the aforesaid R.S Dag No-170, **AND**

(e). ABSOLUTE JOINT OWNERSHIP OF ANIL KUMAR GHOSH, DEBI PRASAD GHOSH, SUNIL KUMAR GHOSH, SAMIR KUMAR GHOSH ALIAS SUKUMAR GHOSH, MENOKA GHOSH, LILA PAL HEREIN THE VENDOR AND SANDHYA COOMER:- That in the aforesaid manner and taking into consideration of aforesaid sale to the Barrackpore Municipality, said Anil Kumar Ghosh, Debi Prasad Ghosh, Sunil Kumar Ghosh, , Menoka Ghosh, Lila Pal herein the **VENDOR** and Sandhya Ghosh each are then become the owner of 12.32% share and said Samir Kumar Ghosh alias Sukumar Ghosh is then become the owner of 26.08% share over the aforesaid 15 decimals of land in the R.S Dag No-170 and have been jointly possessing the same absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever, **AND**

(f). **DEMISE OF ANIL KUMAR GHOSH :-** That subsequently said Anil Kumar Ghosh has died unmarried intestate on 08/02/2000 leaving behind him his three brothers namely Debi Prasad Ghosh, Sunil Kumar Ghosh and Samir Kumar Ghosh alias Sukumar Ghosh and three sisters namely Menoka Ghosh, Lila Pal herein the **VENDOR** and Sandhya Ghosh as his only surviving legal heirs and successors who have inherited the aforesaid share of deceased Anil Kumar Ghosh as per the Law of Hindu Succession and Inheritance, **AND**

(g). **DEMISE OF DEBI PRASAD GHOSH:-** That subsequently said Debi Prasad Ghosh has died unmarried intestate on 17/12/2000 leaving behind him his two brothers namely Sunil Kumar Ghosh and Samir Kumar Ghosh alias Sukumar Ghosh and three sisters namely Menoka Ghosh, Lila Pal herein the **VENDOR** and Sandhya Coomer as his only surviving legal heirs and successors who have inherited the aforesaid share of deceased Debi Prasad Ghosh as per the Hindu Law of Succession and inheritance, **AND**

(h). **ABSOLUTE JOINT OWNERSHIP OF SUNIL KUMAR GHOSH, SAMIR KUMAR GHOSH ALIAS SUKUMAR GHOSH, MENOKA GHOSH, LILA PAL HEREIN THE VENDOR AND SANDHYA COOMER:-** That in the aforesaid manner and procedure said Sunil Kumar Ghosh, Samir Kumar Ghosh alias Sukumar Ghosh, Menoka Ghosh, Lila Pal herein the **VENDOR** and Sandhya Coomer have jointly become the absolute owner, possessor and occupier of ALL THAT a plot of land measuring about 15 Decimals comprised in the R.S Dag No-170 in the Mod Khatian No-2803 in the R.S Khatian No-4476, 4475 & 4474 at Mouza-Chanak, J.L No-04, P.S-Titagarh, Dist-North 24 Parganas where said Sunil Kumar Ghosh, Menoka Ghosh, Lila Pal herein the **VENDOR** and Sandhya Coomer each have 17.25% undivided share and said Samir Kumar Ghosh alias Sukumar Ghosh has 31% undivided share over the aforesaid plot of land, **AND**

(i). **DEMISE OF SUNIL KUMAR GHOSH:-** That subsequently said Sunil Kumar Ghosh has died intestate on 21/10/2005 leaving behind him his only wife namely Sikha Ghosh as his only surviving legal heirs and successors who has inherited the aforesaid share of deceased Sunil Kumar Ghosh as per the Hindu Law of Succession and Inheritance, **AND**

(j). **CONVERSION :-** That the entire 15 Decimals (approx) of land in the said R.S Dag No-170 was recorded as Pukur in the R.O.R and that said Sikha Ghosh, Menoka Ghosh, Samir Kumar Ghosh alias Sukumar Ghosh, Lila Pal herein the **VENDOR** and Sandhya Coomer have jointly applied before the learned A.D.M & D.L & L.R.O , North 24 Parganas for conversion of the said land from Pukur to Bastu and the Learned A.D.M & D.L & L.R.O has pleased allow the conversion as prayed for on 01/08/2014 vide a conversion case being Number W-04/2013 of A.D.M & D.L & L.R.O, North 24 Parganas and that the entire land measuring about 15 Decimals in the said R.S Dag No-170 has duly been converted into Bastu from Pukur, **AND**

(k). **DEMISE OF MENOKA GHOSH :-** That subsequently said Menoka Ghosh has died intestate on 18/03/2016 leaving behind her three sons namely Subrata Ghosh, Debabrata Ghosh and Dilip Ghosh and three daughters namely

Gouri Ghosh, Ratna Ghosh and Swapana Ghosh as her only surviving legal heirs and successors who have inherited the share of deceased Menoka Ghosh as per the Law of Hindu Succession and Inheritance, **AND**

(l). ABSOLUTE JOINT OWNERSHIP OF SIKHA GHOSH, SAMIR KUMAR GHOSH, SUBRATA GHOSH, DEBABRATA GHOSH, DILIP GHOSH, GOURI GHOSH, RATNA GHOSH, SWAPNA GHOSH, LILA PAL HEREIN THE VENDOR AND SANDHYA GHOSH:- That in the aforesaid manner and procedure said Sikha Ghosh, Samir Kumar Ghosh alias Sukumar Ghosh, Subrata Ghosh, Debabrata Ghosh, Dilip Ghosh, Ratna Ghosh, Swapna Ghosh, Lila Pal herein the VENDOR and Sandhya Ghosh have jointly as per their respective share owned, seized and possessed of ALL THAT the aforesaid plot of Bastu land measuring about 15 decimals including several kancha structures, comprised in the R.S Dag No-170 in the Mod Khatian No-2803 corresponding to the R.S Khatian No-4476, 4475 & 4474 at Mouza-Chanak, J.L No-04, P.S-Titagarh, within the Ward No-21, Holding No-19/A, S.N Banerjee Road, within the jurisdiction of the Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 absolutely and forever free from all encumbrances. That said Sikha Ghosh, Lila Pal herein the VENDOR and Sandhya Ghosh each has 17.25% undivided share and said Samir Kumar Ghosh alias Sukumar Ghosh has 31% undivided share and Subrata Ghosh, Debabrata Ghosh, Dilip Ghosh, Gouri Ghosh, Ratna Ghosh and Swapna Ghosh each has 02.875% undivided share over the said plot of land in said R.S Dag No-170, **AND**

(m). DEMISE OF SUBRATA GHOSH:- That subsequently said Subrata Ghosh has died on 01/03/2017 Intestate leaving behind him his one wife namely Kakali Ghosh and a daughter namely Sumona Ghosh as his only surviving legal heirs and successors who have inherited the share of deceased Subrata Ghosh as per the Hindu Law of Succession and Inheritance and that Kakali Ghosh and Sumona Ghosh each has owned 01.4375% undivided share over the aforesaid entire 15 Decimals (approx) of land in R.S Dag No-170, **AND**

(n). ABSOLUTE OWNERSHIP OF LILA PAL HEREIN THE VENDOR :- That in the aforesaid manner and procedure said Lila Pal herein the VENDOR has become the absolute owner of ALL THAT the "Said Property" being the 17.25% undivided share of a plot of Bastu land measuring about 15 Decimals which is equivalent to an area of 02.5875 Decimals more or less a little bit including one kancha structure measuring about 100 Sq.ft comprised in the R.S Dag No-170 in the Mod Khatian No-2803 corresponding to the R.S Khatian No-4476, 4475, 4474 at Mouza- Chanak, J.L No-04, P.S-Titagarh, within the Ward No-21, Holding No-19/A, S.N Banerjee Road within the Jurisdiction of the Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 which is morefully written and described in the Schedule hereunder written and hereinafter referred to as the "Said Property" and has been possessing the same jointly with her other co-shares absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever, **AND**

(o) DESIRE OF THE VENDOR HEREIN TO SALE THE SAID PROPERTY :- The VENDOR herein due to her urgent need of money has made an offer to the PURCHASER herein to sale her "Said Property" at or for a consolidated consideration of **Rs. 33,20,000./-(Rupees Thirty Three Lakhs Twenty Thousand) only** and the said

offer has duly been accepted in to by the **PURCHASER** herein and that the **PURCHASER** has agreed to purchase the "Said Property" at or for the said consolidated consideration of the **VENDOR**.

2.2]- TRUE AND CORRECT REPRESENTATION-: The **VENDOR** is the absolute and undisputed owner of the "**Said Property**". Such ownership having been acquired in the manner stated herein above , the contents of which are all true and correct.

3). REPRESENTATION, WARRANTY AND COVENANTS REGARDING ENCUMBRANCES AS FOLLOWS-:The **VENDOR** herein represents, warrants and covenants regarding encumbrances as follows-:

3.1.- NO ACQUISITION AND REQUISITION-: The **VENDOR** has not received any notice from any authority for acquisition and requisition or vesting of the "said property" and declare that the "said property" is not affected by any scheme of the local municipality or Government or any statutory body.

3.2- NO ENCUMBRANCE BY THE ACT OF THE VENDOR-: The **VENDOR** has not at any time done or executed or knowingly suffered or been party to any act, deed, thing and matter including the grant of right of easements , whereby the "said property" or any part thereof can or may be impeached, encumbered, or affected in title.

3.3- RIGHT, POWER AND AUTHORITY TO SELL-: The **VENDOR** has got right, full power , absolute authority and indefeasible title to grant, sale, convey and transfer and assign and assure the "said property" to the purchaser.

3.4- NO DUES-: No tax in respect of the said property is due to the local authority and/or any other authority or authorities and no certificate case is pending for realization of any rent or taxes from the Vendor.

3.5- NO RIGHT OF PRE-EMPTION-: No person or persons whatsoever have /had/has any right of pre-emption over and in respect of the "said property" or any part thereof.

3.6- NO MORTGAGE-: No mortgage or charge or lien has been created by the **VENDOR** by depositing the title deed or otherwise over and in respect of the "**Said Property**" or any part thereof .

3.7- FREE FROM ALL ENCUMBRANCES-: The "**Said Property**" is now free from all encumbrances, charges, lien, lispendence, attachments, use, trusts, prohibition, Income tax attachments, financial institution charges, statutory prohibition, acquisitions, requisitions, vesting, liabilities, claims and or demands whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully , rightfully or equitably claiming any estate or interests therein through, under or in trust for the **VENDOR** and the predecessors in title and the title of the **VENDOR** to the said property is free, clear and marketable.

3.8- NO PERSONAL GUARANTEE-: The "**Said Property**" is not affected by or subject to any personal guarantee for securing any financial accommodation.

3.9- NO BAR BY COURT ORDER OR STATUTORY AUTHORITY:- There is no order of court or any other statutory authority prohibiting the owner from selling, transferring and / or alienating the "**Said Property**" or any part thereof.

4. BASIC UNDERSTANDING :-

4.1- AGREEMENT TO SELL AND PURCHASE:- The **VENDOR** has agreed to sell and the **PURCHASER** based on the representations, warranties, and covenants mentioned in **clause 2 & 3** and its sub clauses above (collectively representations) has agreed to purchase the "**Said Property**" at or for the consideration which is more fully written and described in the aforesaid clauses and appearing specifically in the following clause of 4.2.

4.2- CONSIDERATION:- The aforesaid transfer is being made at or for a consolidated consideration of **Rs. 33,20,000/- (Rupees Thirty Three Lakhs Twenty Thousand) only** which the **PURCHASER** herein has paid to the **VENDOR** as per the memo appearing hereunder.

5. TRANSFER :-

5.1- HEREBY MADE:- The **VENDOR** herein hereby sells, conveys and transfers and delivers vacant possession to the **PURCHASER** herein the entirety of her right, title and interest and possession of whatsoever or howsoever nature in the "**Said Property**" being the **17.25%** undivided share over 15 Decimals of Bastu land which is equivalent to an area of **02.5875** Decimals of Bastu Land including a kancha structure of 100 sq.ft comprised in the R.S Dag No-170, in the Mod Khatian No-2803 corresponding to the R.S Khatian No-4476, 4475 & 4474 at Mouza-Chanak, J.L No-04, P.S-Titagarh, within the Ward No-21, Holding No-19/A, S.N Banerjee Road, within the Jurisdiction of the Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700120 **AND TOGETHER WITH** its' all easement rights more fully described in the Schedule hereunder written.

6. TERMS OF TRANSFER:-

6.1- SALIENT TERMS:- The transfer being effected by this conveyance is:-

6.2- SALE :- A sale within the meaning of the **Transfer of Properties Act, 1882 as amended up to date.**

6.3- ABSOLUTE :- Absolute, irreversible and perpetual.

6.4- FREE FROM ENCUMBRANCES:- Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, impedances, uses, trusts, prohibition, income tax attachments, financial institution charges, reversionary rights, statutory prohibition, acquisitions and requisitions, vesting and liabilities whatsoever.

6.5- TOGETHER WITH ALL OTHER APPURTENANCES:- Together with all other rights the **VENDOR** has in the "**Said Property**" and all other appurtenances including but not limited to customary and other rights of easements for

beneficial use of the "**Said Property**" which includes all unrecorded/non mutated land acquired by the Vendor as mentioned in the various sub clauses of **clause-2 & 3**.

6.6- SUBJECT TO -: The transfer being effected by this conveyance is subject to:-

6.6.a- INDEMNIFICATION-: Indemnification by the **VENDOR** about the correctness of her title and authority to sell and delivery of possession and his conveyance is being accepted by the purchaser on such express indemnification by the Vendor about the correctness of the her title and the representation and the authority to sell and delivery of possession which if found defective or untrue or disputed at any time, the **VENDOR** shall at her risk and responsibility forthwith take all necessary steps to remove and /or rectify otherwise indemnify the Purchaser herein as per its demand.

6.6.b- TRANSFER OF PROPERTY ACT-: All obligations and duties of the **VENDOR** and **PURCHASER** as provided under the **Transfer of Property Act, 1882** save as contracted to the contrary hereunder to be followed.

6.7- DELIVERY OF POSSESSION-: Khas, vacant and peaceful possession of the "**Said Property**" has been handed over by the **VENDOR** to the **PURCHASER** which the purchaser admits, acknowledges, confirms and accepts.

6.8- HOLDING POSSESSION-: The **VENDOR** hereby covenants that the purchaser and its heirs, executors, administrators, representatives and assigns, shall and may from time to time and all time hereafter peaceably and quietly enter into hold, possess, use and enjoy the "**Said Property**" and every part thereof and receives rents issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed and transferred, assigned and assured or expressed or intended so to be unto and to the purchaser, without any lawful eviction, hindrance, interruptions, disturbances, claim or demands whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from or under or in trust from the **VENDOR**.

6.9- INDEMNITY-: The **VENDOR** hereby covenants that the vendor or any person claiming under him in law, trust and equity, shall at all time hereafter, indemnify and keep indemnified the purchaser and its executors, administrators, representatives and assigns, and /or its successors in interest of, from and against any loss damage, costs, charges and expenses which may be suffered by the purchaser and its executors, administrators, representatives and assigns, and /or its successors in interest by reason any defect in title of the vendor or any of the representations found to be untrue.

6.12- NO OBJECTION FOR MUTATION-: The **VENDOR** declares that the **PURCHASER** can fully be entitled to mutate its name in all record of the concerned authority including **Local authority** and to pay tax or taxes, rent or rents and all other impositions in its own name in respect of the "**said property**".



6.13- NO OBJECTION FOR OBTAINING ELECTRICITY:- The **VENDOR** declares that the **PURCHASER** can fully be entitled to obtain electric connection from the concern department in its name at the Said Property and to pay the charges accordingly.

6.14- KNOWLEDGE AND CONSENT -: That the **VENDOR** herein has got full and absolute knowledge that the **PURCHASER** herein has also purchased rest part of the land in R.S Dag No-170 from her respective co sharers and also purchasing the Said property from the vendor herein and thus the **VENDOR** herein admit, acknowledge and confirm her share and share of rest of her co sharers transferred to the **PURCHASER** herein as their full and finale share over the 15 decimals of land and also admit, acknowledge and confirm and declare that if physical possession of the said plot is found to be increased in that case the **VENDOR** herein shall not have any claim and/or demands whatsoever and such excess portion shall always be treated to be the absolute property of the **PURCHASER** herein and shall be treated to be transferred by this deed of conveyance in favour of the **PURCHASER**.

THE SCHEDULE ABOVE REFERRED TO

(Subject matter of sale)

ALL THAT the **17.25%** undivided share of a plot of Bastu land measuring about **15 Decimals** which is equivalent to an area of **02.5875 Decimals** more or less a little bit including one kancha structure measuring about 100 Sq.ft comprised in the **R.S Dag No-170** in the Mod Khatian No-2803 corresponding to the R.S Khatian No-4476, 4475, 4474 at Mouza- Chanak, J.L No-04, P.S-Titagarh, within the Ward No-21, Holding No-19/A, S.N Banerjee Road within the Jurisdiction of the Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND TOGETHER WITH** its' all easement rights.

The entire plot of 15 Decimals (approx) of land in R.S Dag No-170 is butted and bounded as follows:-

BY THE NORTH: Ashadip Building.

BY THE SOUTH: Others Landed Property.

BY THE EAST : 30' Pipe Lane Road.

BY THE WEST : 12' Municipal Road.

m

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands, seals and signatures on the day month year as above written in presence of the following witnesses.

SIGNED, SEALED AND DELIVERED

By the parties at Bhadreswar

Pin - 712124...in presence of:

1. Sahajamal Khan
Muruguch
P.S. - Ghali
Kol - 700110

J. R. Pal

SIGNATURE OF THE VENDOR.

2. Subhendulal
12, Station road bye lane
P.O + P.S - Bhadreswar
D.S - Hootuly
PIN - 712124

For EASTERN DEVCON LIMITED

Asif Saifuddin

Director

SIGNATURE OF THE PURCHASER

DRAFTED & PREPARED BY ME IN MY OFFICE

SK. MEHBUBAR RAHMAN

(ADVOCATE)

EN.No. F-2445/2463/02

ATGHARA, NEW TOWN METRO PLAZA
CHINER PARK, KOLKATA 700136

MEMO OF COSIDERATION

The VENDOR herein each has received the aforesaid consolidated consideration amounting to **Rs. 33,20,000/-** (Rupees Thirty Three Lakhs Twenty Thousand) only from the PURCHASER herein as per the following memo and doth hereby signing this memo on the day month and year as above written in presence of the following witnesses

MEMO

SIGNED, SEALED AND DELIVERED

By the parties at BhadreswarPin- 712124.....in presence of:

1. Sahyamal
 Manager
 P.S. - Ghalia
 Kol- 720110

Lila pal

SIGNATURE OF THE VENDOR

2. Subhendu Pal
 12, station road byelane
 P.O + P.S - Bhadradeswar
 D.D - Hooghly
 PIN - 712124

A SITE PLAN SHOWING LAND AT CHIRIAMORE , PIPE LINE , MOUZA - CHANAK , PS. - TITAGARH, UNDER R.S. DAG NO. - 170, MOD KHATIAN NO.- 2803, & R.S. KHATIAN NO.- 4476, 4475 , 4474, J.L. NO.- 04, HOLDING NO. - 19/A, IN WARD NO.- 21, S.N.BANERJEE ROAD , UNDER BARRACKPORE MUNICIPALITY , DIST - NORTH 24 PARGANAS.

AREA STATEMENT :-



TOTAL LAND AREA :- 9 K -0 CH.- 0 SFT. OR 15 DEC.
SOLD PORTION = 2.5875 DEC. (M/L) OUT OF 15 DEC.
PORTION SHOWN IN RED COLOUR.



Suba Pal

For EASTERN DEVCON LIMITED

Arup Sengupta
 Director

Sushanta Mukherjee
 Approved Planner & Estimator
 Licence No.-Pc/2398/Ld
 North Barrackpur Municipality












SIGNATURE OF THE VENDOR(S)

SIGNATURE OF THE VENDEE(S)



SIGNATURE OF THE L.R.C. (ENCL)

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

| | | | | | | |
|--|----|---|---|---|---|---|
|  <i>Sula Pal</i> | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED :- *Sula Pal*

| | | | | | | |
|---|----|---|---|--|---|---|
|  <i>Arup Sinha Roy</i> | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED :- *Arup Sinha Roy*
For EASTERN DEVCON LIMITED
Director

| | | | | | | |
|-------|----|--|--|--|--|--|
| PHOTO | LH | | | | | |
| | RH | | | | | |

ATTESTED :-



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: 2189/69440/73414

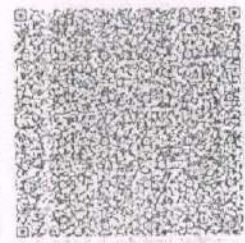
To
 Lila Pal
 D/O: Amulya Charan Ghosh
 12 STATION ROAD
 BYE LANE
 Shadreswar M
 Shadreswar
 Hooghly West Bengal - 712124
 9433346182

Download Date: 22/02/2018

Generation Date: 17/03/2018

Signature valid

Digital Signature
 Unique Identification Authority of India
 Date: 2018.03.17 11:27:19
 IST



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

8698 6017 0452

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Lila Pal
 Date of Birth/DOB: 04/07/1936
 Female/FEMALE

8698 6017 0452

मेरा आधार, मेरी पहचान



- ध्यान
- आधार पहचान का इस्तेमाल है, नागरिकता का नहीं।
 - पहचान का त्रुटिपूर्ण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address:
 D/O: Amulya Charan Ghosh, 12 STATION
 ROAD, BYE LANE, Bhadreswar M, Hooghly,
 West Bengal - 712124



8698 6017 0452

मेरा आधार, मेरी पहचान

Lila pal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LILA PAL

AMULYA CHARAN GHOSH

04/07/1936
Permanent Account Number

BTFPP8645F

Lila Pal
Signature



03112011

Lila Pal

आयकर विभाग

INCOME TAX DEPARTMENT

EASTERN DEVCON LIMITED



भारत सरकार

GOVT. OF INDIA



24/05/2013

Permanent Account Number

AAECE4093K

Signature

For EASTERN DEVCON LIMITED
Signature of Director



भारत सरकार

GOVERNMENT OF INDIA



अरुप सिंह राय

Arup Singha Roy

जन्मतिथि/ DOB: 12/05/1972

पुरुष / MALE



2946 8393 1640

आधार - साधारण मानुषेर अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Date: 12/01/2017

ठिकाना:

एस/ओ: शक्ति प्रसाद सिंह राय,
548, एस एन बानर्जी रोड,
बी ०एमआई एम ए क्लब,
मनिरामपुर, नर्थ बार्साकपुर
(एम), उत्तर २४ पारगना,
पश्चिम बंग - 700120

Address

S/O: Sakti Prasad Singha
Roy, 548, S N BANERJEE
ROAD, B Y M A CLUB,
MONIRAMPURE, North
Bardackpore (m), North 24
Parganas,
West Bengal - 700120

2946 8393 1640



1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No 1947,
Bengaluru-560 001

Arup Singha Roy






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARRACKPORE, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15050000628350/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|---|---|---|
| 1 | LILA PAL 12, STATION ROAD BYE LANE, BHADRESHAR, P.O:- BHADRESHAR, P.S:- Bhadreswar, District:- Hooghly, West Bengal, India, PIN - 712124 | Seller |  |  | <i>Lila Pal</i> 23/04/2018 |
| 2 | ARUP SINGHA ROY 548, S.N. BANERJEE ROAD. MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN - 700120 | Representative of Buyer [EASTERN DEVCON LIMITED] |  |  | For EASTERN DEVCON LIMITED Arup Singha Roy Director |
| Sl No. | Name and Address of identifier | Identifier of | | Signature with date | |
| 1 | SAHAJAMAL KHAN Son of M KHAN MURAGACHA, P.O:- JUGBERIA, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700110 | LILA PAL, ARUP SINGHA ROY | | <i>Sahajamal Khan</i> 23/04/18 | |

(Asis Kumar Dutta)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BARRACKPORE
North 24-Parganas, West
Bengal

INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE

No. **WB-2320140203950** Issue Dt. **24-07-2014**

Name **SAHAJAMAL KHAN**
S/D/W of **MUSARAF KHAN**
Blood Gr. **U** D.O.B. **28-07-1987**
Address **MURAGACHA UTTRA JOGENDRA NAGAR**
PO-JUGBERIA, PS-GHOLA
KOLKATA
700110



Authorisation to drive the following vehicle class throughout India

| Valid To | Vehicle Class | Issue Dt. |
|----------------|---------------|------------|
| N.T | MCWG | 24-07-2014 |
| Trans. | | |
| Bridge Details | | |
| Number | | |
| Date of Issue | | |
| Valid To | | |

Sahajamal Khan
Holder's Signature

GH
Licencing Authority
Barrackpore

Sahajamal Khan



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/20/134/075598

পরিচয় পত্র



Elector's Name : SHEIKH APCHAR
নির্বাচকের নাম : শেখ আপচার
Father/Mother/
Husband's Name : MOHAR
পিতা/মাতা/স্বামীর নাম : মোহর
Sex : M
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 25
১.১.১৯৯৫-এ বয়স : ২৫

Address PART NO : 26
MOHONPUR
NORTH 24 - PARGANAS

ঠিকানা পার্ট নং: ২৬
মোহনপুর
উত্তর ২৪ - পরগনা

Facsimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক

For **KHARDAHA** Assembly Constituency
খড়দহ বিধানসভা নির্বাচন ক্ষেত্র

Place : BARRACKPUR

স্থান : ব্যারাকপুর

Date : 07/03/95

তারিখ : ০৭/০৩/৯৫

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-022617194-1 Payment Mode Online Payment
GRN Date: 24/04/2018 09:44:11 Bank : BANK OF INDIA
BRN : 62063735 BRN Date: 24/04/2018 09:45:09

DEPOSITOR'S DETAILS

Id No. : 15050000628350/5/2018
[Query No./Query Year]

Name : EASTERN DEVCON LIMITED
Contact No. : Mobile No. : +91 9564927810
E-mail : easterndevcon@gmail.com
Address : BARRACKPORE KOLKATA 700120
Applicant Name : Mr SK MEHBUBAR RAHMAN
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 15050000628350/5/2018 | Property Registration- Stamp duty | 0030-02-103-003-02 | 199411 |
| 2 | 15050000628350/5/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 33246 |

In Words : Rupees Two Lakh Thirty Two Thousand Six Hundred Fifty Seven only

Total

232657

Major Information of the Deed

| | | | |
|---|---|---|------------|
| Deed No : | I-1505-01911/2018 | Date of Registration | 24/04/2018 |
| Query No / Year | 1505-0000628350/2018 | Office where deed is registered | |
| Query Date | 18/04/2018 6:15:22 PM | A.D.S.R. BARRACKPORE, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | SK MEHBUBAR RAHMAN KAIKHALI, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700052, Mobile No. : 8697557959, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 33,20,000/- | Rs. 33,23,181/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 1,99,461/- (Article:23) | Rs. 33,246/- (Article:A(1), E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: North 24-Parganas, P.S:- Titagarh, Municipality: BARRACKPORE, Road: S.N. BANERJEE ROAD, Mouza: Chanak

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|---------|------------------|-------------------------|-----------------------|---|
| L1 | RS-170 | RS-4476 | Bastu | Bastu | 2.5875 Dec | 32,93,000/- | 32,93,181/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 2.5875Dec | 32,93,000 /- | 32,93,181 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 27,000/- | 30,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 27,000 /- | 30,000 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | LILA PAL (Presentant) Wife of Mr SUMIT KUMAR PAL 12, STATION ROAD BYE LANE, BHADRESHAR, P.O:- BHADRESHAR, P.S:- Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BTFPP8645F, Status :Individual, Executed by: Self, Date of Execution: 23/04/2018 , Admitted by: Self, Date of Admission: 23/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/04/2018 , Admitted by: Self, Date of Admission: 23/04/2018 ,Place : Pvt. Residence |

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | EASTERN DEVCON LIMITED 548, S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120 , PAN No.:: AADCE4093K, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | ARUP SINGHA ROY Son of Late SHAKTI PRASAD SINGHA ROY 548, S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALOPS2386L Status : Representative, Representative of : EASTERN DEVCON LIMITED (as DIRECTOR) |

Identifier Details :

| Name & address | |
|--|--|
| SAHAJAMAL KHAN Son of M KHAN MURAGACHA, P.O:- JUGBERIA, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700110, Sex: Male, By Caste: Muslim, Occupation: Law Clerk, Citizen of: India, , Identifier Of LILA PAL, ARUP SINGHA ROY | |
| | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|----------|-----------------------------------|
| 1 | LILA PAL | EASTERN DEVCON LIMITED-2.5875,Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|----------|---|
| 1 | LILA PAL | EASTERN DEVCON LIMITED-100.00000000 Sq Ft |

Endorsement For Deed Number : I - 150501911 / 2018

Major Information of the Deed :- I-1505-01911/2018-24/04/2018

On 19-04-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 33,23,181/-



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE

North 24-Parganas, West Bengal

On 23-04-2018

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

Presented for registration at 16:30 hrs on 23-04-2018, at the Private residence by LILA PAL ,Executant.

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

Execution is admitted on 23/04/2018 by LILA PAL, Wife of Mr SUMIT KUMAR PAL, 12, STATION ROAD BYE LANE, BHADRESHAR, P.O: BHADRESHAR, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by Profession House wife

Indetified by SAHAJAMAL KHAN, , , Son of M KHAN, MURAGACHA, P.O: JUGBERIA, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 23-04-2018 by ARUP SINGHA ROY, DIRECTOR, EASTERN DEVCON LIMITED (Public Limited Company), 548, S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120

Indetified by SAHAJAMAL KHAN, , , Son of M KHAN, MURAGACHA, P.O: JUGBERIA, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Muslim, by profession Law Clerk



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE

North 24-Parganas, West Bengal

On 24-04-2018

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 33,246/- (A(1) = Rs 33,232/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 33,246/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/04/2018 9:45AM with Govt. Ref. No: 192018190226171941 on 24-04-2018, Amount Rs: 33,246/-, Bank: BANK OF INDIA (BKID0004000), Ref. No. 62063735 on 24-04-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,99,411/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 1,99,411/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 703, Amount: Rs.50/-, Date of Purchase: 06/03/2018, Vendor name: S Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/04/2018 9:45AM with Govt. Ref. No: 192018190226171941 on 24-04-2018, Amount Rs: 1,99,411/-, Bank: BANK OF INDIA (BKID0004000), Ref. No. 62063735 on 24-04-2018, Head of Account 0030-02-103-003-02



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2018, Page from 51596 to 51622
being No 150501911 for the year 2018.



Digitally signed by ASIS KUMAR DUTTA
Date: 2018.04.26 15:37:53 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 4/26/2018 3:37:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)