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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 769181

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

M.V. 42, 75, 758

Add. District Sub-Registrar
Bichannagar, (Salt Lake City)

2 DEC 2013

DEED OF SALE

THIS DEED OF SALE is made on this **29th day of November, Two Thousand and Thirteen** in the Christian Era,

BETWEEN

(1) **SRI GOPAL NANDI** son of Prafulla Nandi, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Kali Park, Bablatala, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700136 in the District of North 24 - Parganas, (2) **SMT. LOPA CHAKRABORTY** wife of Mithun Chakraborty, by faith - Hindu, by Occupation - House wife, by Nationality - Indian, residing at

7328/13
29/11/13
6p.m
verified

28/11/13 500h
ক্রেতার নাম Somenath Nirman Pvt. Ltd.
সং 17 Shreyas, Vastha Park
স্টাম্প ভেডার স্বাক্ষর
বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. জায় ৯
মোট স্টাম্প ক্রয় তার 13/11/13
সালান নং 100000 মোট কত টাকা খরিদ

টেকারী বাবাকপুর ভেডার মিতা দ্বারা

13 NOV 2013
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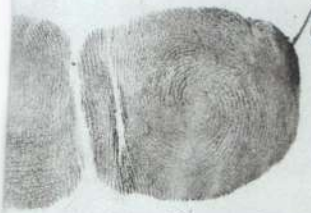
Bmondal



v. e. T. 9.
2497

SOMENATH NIRMAN PVT. LTD.

Bmondal
Director



v. e. T. 9.
2498

Gent Mohab



v. e. T. 9.
2499

Lopa Chakravarty



v. e. T. 9.
2500

Tanya Nandi

Add. District Sub-Registrar
Bidhannagar, (Salt Lake City)

29 NOV 2013

P. T. O.

(2)

Anandalok, 2nd Lane, Bablatala, P.O. Gopalpur, P.S. Airport, Kolkata - 700236, (3) **PRIYA NANDI** daughter of Sri Gopal Nandi, by faith - Hindu, by Occupation - Student, by Nationality - Indian, residing at Kali Park, Bablatala, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700136 in the District of North 24 - Parganas, (4) **KOYEL NANDI** daughter of Sri Gopal Nandi, by faith - Hindu, by Occupation - Student, by Nationality - Indian, residing at Kali Park, Bablatala, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700136 in the District of North 24 - Parganas, hereinafter jointly called and referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, successors, nominees, legal representatives, administrators and assigns) of the **ONE PART**.

A N D

SOMENATH NIRMAN PRIVATE LIMITED, a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, Kolkata - 700102 and represented by its Director : **SRI BIKASH MONDAL** son of Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its successor-in-office and assigns) of the **OTHER PART**

WHEREAS, one Panchu Mondal was the recorded owner of All That Rayata Dakhali Swatya Sali land measuring 19 decimals comprised in C. S. Khatian No. 1575, R. S. Khatian No. 1680 appertaining to Mouza - Gopalpur within Police Station - Airport in the District of North 24 - Parganas and who used to enjoy the same by paying requisite taxes and other outgoings to the Competent Authorities regularly.

AND WHEREAS, while in absolute possession of the aforesaid landed property, the said Panchu Mondal died intestate leaving behind him surviving his 7 (seven) sons namely Unnat Ali Mondal, Sukur Ali Mondal, Hossain Ali Mondal, Tabbat Ali, Ambar Ali,

Akbar Ali and Gorai and 4 (four) daughters namely Amena Bibi, Anarzan, Sumsunnecha and Ramicha Bibi and 2 (two) wives namely Golzan Bibi and Sokarzan Bibi as his heirs and successors and they jointly inherited the aforesaid landed property in equal shares.

AND WHEREAS, the said Unnat Ali Mondal purchased the un-divided share of the aforesaid land from Golzan Bibi and Sokarzan Bibi by virtue of a registered Saf Bikray Kobala dated 25th May 1959 vide Book No. 1, Deed No. 4177 for the year 1959 and purchased the un-divided share of the aforesaid land from Hossain Ali and Ambar Ali Mondal by virtue of a registered Saf Bikray Kobala dated 20th June, 1959 vide Book No. 1, Deed No. 4954 for the year 1959 and purchased the un-divided share of the aforesaid land from Sukar Ali Mondal by virtue of a registered Saf Bikray Kobala dated 10th April, 1962, vide Book No. 1, Deed No. 2970 for the year 1962 and purchased the un-divided share of the aforesaid land from Sumsunnecha Bibi (her father's share) and Md. Subid Ali & Md. Abed Ali (right, title and interest of their purchase right) and Golzan Bibi (her husband's share) by virtue of a registered Saf Bikray Kobala dated 26th August, 1968, vide Book No. 1, Deed No. 6900 for the year 1968, against valuable consideration recorded therein.

AND WHEREAS, by virtue of the aforesaid law of inheritance and outright purchase the said Unnat Ali Mondal became the owner of All That Rayata Dakhali Swatya Sali land measuring 15.30 Satak equivalent to 9 Cottahs 4 Chittacks and 16 Sq. Ft., a little more or less. Thereafter, he made a mutual partition with the other two co-sharers Tabbat Ali and Akbar Ali and demarcated his own share separately and enjoyed the same as sole owner and paid requisite taxes to the Competent Authorities regularly.

AND WHEREAS, while in absolute possession of the aforesaid landed property the said Unnat Ali Mondal sold, conveyed and transferred ALL THAT Rayata Dakhali Swatya Sali land measuring 15.30 Satak equivalent to 9 cottahs 4 Chittacks and 16 Sq. Ft., a

little more or less, to **Sri Ganapati Ghosh** son of Late Satya Charan Ghosh by virtue of a Deed of Sale dated 19th March, 1971 registered in the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. I, Being (Deed) No. 1515 for the year 1971, free from all encumbrances and against valuable consideration.

AND WHEREAS, by virtue of the aforesaid outright purchase the said Sri Sri Ganapati Ghosh son of Late Satya Charan Ghosh became the sole owner of ALL THAT Rayata Dakhali Swatya Sali land measuring 15.30 Satak equivalent to 9 cottahs 4 Chittacks and 16 Sq. Ft., a little more or less, appertaining to Mouza – Gopalpur, J.L. No. 2, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Khatian No. 1575, R. S. Khatian No. 1680, C. S. Dag No. 3830 corresponding to R. S. Dag No. 2844 within Police Station – Airport, within the local jurisdiction of Rajarhat Gopalpur Municipality, Ward No. 05 within Registration Jurisdiction of Additional District Sub-Registrar, Bidhannagar (Salt Lake City) in the District of North 24 – Parganas, free from all encumbrances.

AND WHEREAS, while in absolute possession of the aforesaid landed property the said Sri Ganapati Ghosh sold, conveyed and transferred ALL THAT Rayata Dakhali Swatya Sali land measuring 2 cottahs 3 Chittacks and 16 Sq. Ft., a little more or less, out of 9 cottahs 4 Chittacks and 16 Sq. Ft., to **Smt. Maya Nandi** wife of Sri Gopal Nandi by virtue of a Deed of Sale dated 13th August, 2002 registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. I, Being (Deed) No. 00272 for the year 2002, free from all encumbrances and against valuable consideration.

AND WHEREAS, while in absolute possession of the aforesaid landed property the said **Maya Nandi** governed by Dayabhaga School of Hindu Law died intestate on 28-08-201 leaving behind her surviving husband Sri Gopal Nandi, four daughters namely

Lopa Chakraborty, Gopa Majumdar, Priya Nandi and Koyel Nandi as her only legal heirs and successors by operation of Hindu Succession Act, 1956 and by virtue of Law of Inheritance and devolution of property the aforesaid legal heirs of the deceased owner Maya Nandi enjoyed the aforesaid property in equal shares by recording their names in B.L. & L.R.O Records vide L.R. Khatian No. 10581 in the name of Gopal Nandi, L.R. Khatian No. 10579 in the name of Lopa Chakraborty, L.R. Khatian No. 10580 in the name of Gopa Majumdar, L.R. Khatian No. 10582 in the name of Priya Nandi and L.R. Khatian No. 10583 in the name of Koyel Nandi.

AND WHEREAS, one Abdul Zalil was the recorded owner of All that Dakhali Swatya Sali land measuring 70 decimals more or less appertaining to Mouza – Gopalpur, J.L. No. 2, R. S. No. 140, Touzi No. 2998, comprised in C. S. Dag No. 176, C. S. Dag Nos. 7009, 3813, 3816 and 3810 within P.S. Airport in the District of North 24 – Parganas, free from all encumbrances.

AND WHEREAS, while in absolute possession of the aforesaid landed property the said Abdul Zalil made a registered Achiyatnama (Will) dated 25th February, 1926 registered in the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. III, Being No. 2 for the year 1926 in favour of his 3 (three) daughters namely Kamaranunnecha Bibi, Arikanunnecha Bibi and Kasidunnecha Bibi and consequent upon death of the said Abdul Zalil his aforesaid 3 (three) daughters in terms of the said Achiyatnama dated 25th February, 1926 became the owners of the aforesaid landed property in the following manner:

Recorded in R. S. Khatian Nos. 2586, 2587 & 2588 and comprised in R. S. Dag No. 2832 land measuring 01 decimals, in R. S. Dag No. 4205 land measuring 04 decimals, in R. S. Dag No. 2629 land measuring 08 decimals, in R. S. Dag No. 2832 land measuring 10 decimals, in R. S. Dag No. 2826 land measuring 13 decimals and totaling an area of 35 decimals, a little more or less, free from all encumbrances.

AND WHEREAS, one Sri Khagendra Nath Basu by virtue of a Deed of Sale dated 30th May, 1960, registered in the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 72, Page 101 to 105, Being No. 4832 for the year 1960 purchased All That land and enjoyed the same peacefully and free from all encumbrances.

AND WHEREAS, one Sri Paresh Chandra Maitra by virtue of a Deed of Sale dated 21st September, 1962, registered in the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. 117, Page 7 to 10, Being No. 7897 for the year 1962 purchased All That land and enjoyed the same peacefully and free from all encumbrances.

AND WHEREAS, one Sri Sujit Bhattacharjee by virtue of a Deed of Sale dated 12th December, 1990, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. I, Being No. 7953 for the year 1990 purchased All That Sali land measuring 21 decimals more or less (land measuring 08 decimals out of 13 decimals comprised in C. S. Khatian No. 176, R. S. Khatian No. 2586, C. S. Dag No. 3890 and R. S. Dag No. 2826, land measuring 03 decimals out of 08 decimals, comprised in R.S. Khatian No. 2588, C. S. Dag No. 3813, R. S. Dag No. 2829 and land measuring 10 decimals comprised in C. S. Dag No. 3816, R. S. Dag No. 2832) appertaining to Mouza – Gopalpur, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within Police Station – Airport in the District of North 24 – Parganas from Sri Paresh Chandra Maitra and another against valuable consideration recorded therein.

AND WHEREAS, one Sri Kanchan Mitra by virtue of a Deed of Sale dated 20th February, 1991, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 22, Page 475 to 482, Being No. 1199 for the year 1991 purchased All That Sali land measuring 21 decimals more or less (land measuring 08 decimals out of 13 decimals comprised in C. S. Khatian No. 176, R. S. Khatian No. 2586, C. S. Dag

No. 3890 and R. S. Dag No. 2826, land measuring 03 decimals out of 08 decimals, comprised in R.S. Khatian No. 2588, C. S. Dag No. 3813, R. S. Dag No. 2829 and land measuring 10 decimals comprised in C. S. Dag No. 3816, R. S. Dag No. 2832) appertaining to Mouza – Gopalpur, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within Police Station – Airport in the District of North 24 – Parganas from Sri Sujit Bhattacharjee, against valuable consideration recorded therein.

AND WHEREAS, Smt. Jayasri Bhattacharjee by virtue of a Deed of Sale dated 12th September, 1995, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. I, Being No. 3617 for the year 1995 purchased All That Sali land measuring 03 decimals equivalent to 1 cottah 13 Chittacks 23 Sq. Ft., more or less out of 08 decimals, comprised in C. S. Khatian No. 176, R.S. Khatian No. 2588, C. S. Dag No. 3813, R. S. Dag No. 2829 appertaining to Mouza – Gopalpur, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within Police Station – Airport in the District of North 24 – Parganas from Sri Kanchan Mitra, against valuable consideration recorded therein.

AND WHEREAS, Koel Nandi daughter of Sri Gopal Nandi (being the Vendor No. 4 hereto) by virtue of a Deed of Sale dated 12th September, 1995, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. I, Being No. 3617 for the year 1995 purchased All That Sali land measuring 03 decimals equivalent to 1 Cottah 13 Chittacks 23 Sq. Ft., more or less out of 08 decimals, comprised in C. S. Khatian No. 176, R.S. Khatian No. 2588, C. S. Dag No. 3813, R. S. Dag No. 2829 appertaining to Mouza – Gopalpur, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within Police Station – Airport in the District of North 24 – Parganas from Smt. Jayasri Bhattacharjee, against valuable consideration recorded therein and the said

landed property is in absolute possession of the Vendor and L.R. Record has been made vide L.R. Khatian No. 10583 and the property is free from all encumbrances.

AND WHEREAS, one Smt. Sutapa Kumar wife of Amalendu Kumar purchased All That Sali land measuring an area of 3 Cottahs, a little more or less, out of 08 decimals, appertaining to Mouza – Gopalpur, J.L. No. 2, R. S. No. 140, Touzi No. 2998, C. S. Khatian No. 176, R. S. Khatian No. 2588, C. S. Dag No. 3813 corresponding to R. S. Dag No. 2829 within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality in the District of North 24 – Parganas, against valuable consideration recorded therein from Sri Paresh Chandra Mondal and Another (Facts have been described hereinabove) by virtue of Deed of Sale (Bengali Kobala) dated 12th December, 1990, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 185, Page 923 to 934, Being No. 7954 for the year 1990, free from all encumbrances.

AND WHEREAS, while in absolute possession of the aforesaid landed property, the said Sutapa Kumar governed by Dayabhaga School of Hindu Law died intestate leaving behind her surviving 3 (three) sons namely Sudipta Kumar, Sandip Kumar, Pradipta Kumar all sons of Amalendu Kumar and one daughter Aditi Chowdhury wife of Gopal Chowdhury and daughter of Amalendu Kumar as her only legal heirs and successors by operation of Hindu Succession Act, 1956 and by virtue of the said Law of Inheritance and devolution of property the aforesaid legal heirs of Sutapa Kumar, since deceased, inherited the aforesaid property in equal shares and enjoyed the said by paying requisite taxes to the Competent Authorities.

AND WHEREAS, while in joint possession of the aforesaid landed property the said Sudipta Kumar, Sandip Kumar, Pradipta Kumar and Aditi Chowdhury sold, conveyed and transferred All That Sali

land measuring an area of 1 Cottah 8 Chittacks, a little more or less, appertaining to Mouza – Gopalpur, J.L. No. 2, R. S. No. 140, Touzi No. 2998, C. S. Khatian No. 176, R. S. Khatian No. 2588, C. S. Dag No. 3813 corresponding to R. S. Dag No. 2829 within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality in the District of North 24 – Parganas, against valuable consideration recorded therein to Koyel Nandi daughter of Gopal Nandi by virtue of Deed of Sale (Bengali Kobala) dated 20-07-2006, registered in the office of the District Sub-Registrar – II, North 24 – Parganas, Barasat and recorded in Book No. 1, CD Volume No. 3, Page from 12639 to 12651 Being No. 03464 for the year 2009, free from all encumbrances and after purchase Koel Nandi had recorded her name in the Records of the B.L. & L.R.O. vide L.R. Khatian No.10583.

AND WHEREAS, while in joint possession of the aforesaid landed property the said Sudipta Kumar, Sandip Kumar, Pradipta Kumar and Aditi Chowdhury also sold, conveyed and transferred All That Sali land measuring an area of 1 Cottah 8 Chittacks, a little more or less out of 3 Cottahs, appertaining to Mouza – Gopalpur, J.L. No. 2, R. S. No. 140, Touzi No. 2998, C. S. Khatian No. 176, R. S. Khatian No. 2588, C. S. Dag No. 3813 corresponding to R. S. Dag No. 2829 within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality in the District of North 24 – Parganas, against valuable consideration recorded therein to Smt. Sonali Paul wife of Madhab Paul by virtue of Deed of Sale (Bengali Kobala) dated 20th July, 2006, registered in the office of the District Sub-Registrar – II, North 24 – Parganas, Barasat and recorded in Book No. 1, CD Volume No. 5, Page from 1912 to 1925 Being No. 1793 for the year 2010, free from all encumbrances.

AND WHEREAS, the said Sonali Paul while in absolute possession of her aforesaid landed property sold, conveyed and transferred All That Sali land measuring an area of 1 Cottah 8 Chittacks, a little more or less, appertaining to Mouza – Gopalpur, J.L. No. 2, R. S.

No. 140, Touzi No. 2998, C. S. Khatian No. 176, R. S. Khatian No. 2588, C. S. Dag No. 3813 corresponding to R. S. Dag No. 2829 within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality in the District of North 24 – Parganas, against valuable consideration recorded therein to Koyel Nandi and Priya Nandi Nandi, both daughters of Gopal Nandi by virtue of Deed of Sale (Bengali Kobala) dated 19th November, 2010, registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 18, Page from 3455 to 3466 Being No. 11337 for the year 2010, free from all encumbrances and after purchase they recorded their names in the Records of the B.L. & L.R.O. vide L.R. Khatian No. 10582 in the name of Priya Nandi and L.R. Khatian No. 10583 in the name of Koyel Nandi.

AND WHEREAS, by virtue of the aforesaid law of inheritance, devolution of property and out right purchase, the Vendors hereto have been enjoying their property having being mutated their names in the Records of the B.L. & L.R.O. in the following manner:

<u>Name</u>	<u>L.R. Kh.</u>	<u>R.S. Dag No.</u>	<u>Share</u>	<u>Area in Acre</u>
Gopal Nandi	10581	2844	0.0384	0.00
Lopa Chakraborty	10579	2844	0.0384	0.01
Priya Nandi	10582	2844	0.0384	0.01
	10582	2829	0.1546	0.02
Koyel Nandi	10583	2844	0.0384	0.01
	10583	2829	0.8454	0.06

Hence, Land in R. S. Dag No. 2844 stands 2.89 decimals
Land in R. S. Dag No. 2829 stands 8.00 decimals

Total Area of Sali land stands 10.89 decimals
equivalent to 6 Cottahs 9 Chittacks 27 Sq. Ft.

AND WHEREAS, with the intention to sell out the above mentioned property the Vendors hereto jointly decided to amalgamate their respective shares into two plots of land, getting

R. S. Dag No. 2844 for a plot measuring an area of 2.89 decimals from L.R. Khatian Nos. 10,581, 10579, 10582 and 10583 and R. S. Dag No. 2829 for another Plot of land measuring an area of 8.00 decimals from L.R. Khatian Nos. 10582 and 10583 appertaining to Mouza – Gopalpur, J.L. No. 2, R. S. No. 140, Touzi No. 2998, within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 in the District of North 24 – Parganas, free from all encumbrances.

AND WHEREAS, due to some lawful grounds they have jointly decided to sell, transfer and convey **ALL THAT** Sali land measuring an area of 10.89 decimals equivalent to 6 Cottahs 9 Chittacks 27 Sq. Ft., a little more or less, TOGETHER WITH all easement rights over the said plots of land divided into two plots, appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 in the District of North 24 – Parganas, free from all encumbrances, more fully and particularly described in the Schedules hereunder written and the Purchaser also desired to purchase the aforesaid property hereinafter referred to as the “Said Property” for a total consideration of **Rs. 39,60,000/= (Rupees thirty nine lakh sixty thousand)** only which is considered to be the valuable consideration at this time.

AND WHEREAS, the Vendors hereto have represented and declared to the Purchaser as follows: -

- i) That they are the absolute joint owners of the said property and no other person has any interest therein;
- ii) That the Vendors have not made any Agreement with any other person or persons.
- iii) That the Vendors hereto have good marketable title with the right to sell, transfer and convey of the Schedule Property.

- iv) That the said land has not been affected by any Notice or scheme of acquisition or requisition of the State Government and not affected by any proceedings under the Urban Land (Ceiling and Regulations) Act 1976 and not affected by any Proceeding either under the West Bengal Estates Acquisition Act, 1953 or under the West Bengal Land Reforms Act, 1955.
- v) That after purchasing the Schedule Property the Purchaser shall be entitled to mutata its name in the Records of the Local Municipal Authority/Panchayet as well as in the office of the B. L. & L. R. O., and shall enjoy the property without interruption or hindrances from the Vendors and/or their legal heirs and successors in any manner.
- vi) That the Vendors have not concealed and suppressed any material facts relating to the Schedule Property.
- vii) That the Vendors shall be liable to pay all outgoings to the Competent Authorities up to the date of handing over possession of the Schedule Property to the Purchaser.

AND WHEREAS, relying on the representation made by the Vendors, the Purchaser hereto has made full payment of consideration money to the Vendors against proper receipts which has been recorded in the Memo of Consideration furnished herein below and after acknowledging full consideration the Vendors hereto have agreed to execute Deed of Sale for more perfectly transferring the right, title and interest of the property in favour of the Purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said understanding and in consideration of a sum of **Rs. 39,60,000/= (Rupees thirty nine lakh sixty thousand)** only paid by the Purchaser to the Vendors towards the consideration price of **ALL THAT** Sali land measuring an area of 10.89 decimals equivalent to 6 Cottahs 9 Chittacks 27 Sq. Ft., a little more or less, TOGETHER WITH all easement rights over the said plots of land divided into two plots, [Plot No. A land measuring 2.89 decimals comprised in R. S. Dag No. 2844, L.R. Khatian Nos. 10,581, 10579, 10582 and 10583 and Plot No. B comprised in R. S. Dag No. 2829, L.R. Khatian Nos. 10582 and 10583, land measuring 8.00 decimals] appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 in the District of North 24 - Parganas, free from all encumbrances, and a site plan of the said land annexed hereto with bordered "RED" or howsoever otherwise the said land hereditaments messuages now is or are or hereto before was or were situated, butted, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, common fence, drains, ditches, trees, plants watercourses and all other former and ancient rights, liberties, benefits, privileges, advantages, easements appendages and appurtenances whatsoever to the said land hereditaments messuages belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, reminder or reminders and the rents issues and profits thereof and all the estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land every part thereof AND all the deeds, pattahs, muniments, writings, evidences or title whatsoever relating to or concerning the said land hereditaments messuages, trees, plants and every part thereof which now are or may hereafter be the custody, power, control or possession of the Vendors or any person or persons from whom the

said Vendors may be procured the same without any lawful action or suit TO HAVE AND TO HOLD the said land hereditaments messuages to be unto the said Purchaser absolutely forever free from all encumbrances and the Vendors do hereby covenant with the Purchaser that notwithstanding any act, thing, deed, matter whatsoever done, executed or knowingly suffered to the contrary the Vendors now have good right, full power absolute authority and indefeasible title to grant, transfer convey sell the said land hereby sold or expressed or intended so to be unto and to the use of the custody of the said Purchaser in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authority upon getting Purchaser's name mutated in the Municipality as well as in the other offices concerned in place of the Vendors and receive the rents, issues and profits thereof without any lawful eviction interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of his predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendors or person or persons lawfully or equitably claiming as aforesaid further the Vendors and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendors shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land hereditaments messuages to and unto the said Purchaser as shall or may be reasonably required, the VENDORS further declare that the land hereby sold has not been previously leased, mortgaged, sold or in any way transferred and there is no charge, liens, lispensens or any attachment. The said land is not the subject matter of any case, suit or proceedings pending before any Court of Law.

The Vendors having good and marketable title, free from all encumbrances delivers vacant and khas possession of the said land to the Purchaser. If any of the attachments, covenants made hereinbefore by the Vendors are found to be false or any fraud is detected hereafter the Vendors shall be liable for the same together with all compensation and consequences.

If any error or omission to these presents is detected afterwards, the Vendors shall be liable to rectify the same at the cost of the Purchaser.

THE VENDORS DO HEREY FURTHER COVENANT WITH THE PURCHASER AS FOLLOWS:

- (1) That notwithstanding any act deed matter or things whatsoever hereto before done committed or knowingly suffered by the Vendors to the contrary the Vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby sold, granted, transferred, conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent to **10.89 decimals** hereto and free from all encumbrances whatsoever.
- (2) That the Vendors have good right full power and absolute and indefeasible authority to sell, grant, transfer and convey the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
- (3) That it shall be lawful for the Purchaser at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said property and receive the rents issues and profits thereof without any eviction interruption disturbances claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully or equitably claiming any estate right title and

interest whatsoever in the said property from under or through or in trust for the Vendors and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges lispendens whatsoever made done executed or knowingly suffered by the Vendors.

- (4) That the Vendors and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do make acknowledge and execute or cause to be done made acknowledged and executed or caused to be done made acknowledged and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, granted, transferred conveyed assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT Sali land measuring an area of 10.89 decimals equivalent to **6 Cottahs 9 Chittacks 27 Sq. Ft.**, a little more or less, TOGETHER WITH all easement rights over the said plots of land divided into two plots, [**Plot No. A** land measuring 2.89 decimals comprised in R. S. Dag No. 2844, L.R. Khatian Nos. 10,581, 10579, 10582 and 10583 and **Plot No. B** comprised in R. S. Dag No. 2829, L.R. Khatian Nos. 10582 and 10583, land measuring 8.00 decimals] appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 in the District of North 24 - Parganas, free from all encumbrances and the said land is owned by the Vendors in the following manner:

<u>Name</u>	<u>L.R. Kh.</u>	<u>R.S. Dag No.</u>	<u>Share</u>	<u>Area in Acre</u>
Gopal Nandi	10581	2844	0.0384	0.00
Lopa Chakraborty	10579	2844	0.0384	0.01
Priya Nandi	10582	2844	0.0384	0.01
	10582	2829	0.1546	0.02
Koel Nandi	10583	2844	0.0384	0.01
	10583	2829	0.8454	0.06

Hence, Land in R. S. Dag No. 2844 stands 2.89 decimals
Land in R. S. Dag No. 2829 stands 8.00 decimals

Total Area of Sali land stands 10.89 decimals
equivalent to 6 Cottahs 9 Chittacks 27 Sq. Ft.

A Site Plan of the land demarcating Plot A and B marked with RED Border is annexed herewith which shall be treated as the part of this Deed.

BOUNDARIES OF PLOT NO. A

On the North: R. S. Dag No. 2844 (P),
On the South: R. S. Dag No. 2844 (P),
On the East: 10'-0" Wide Road,
On the West: R. S. Dag No. 2840 (P)

BOUNDARIES OF PLOT NO. B

On the North: R. S. Dag No. 2841,
On the South: R. S. Dag No. 2830,
On the East: R. S. Dag No. 2840,
On the West: R. S. Dag No. 2828.

IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hands the day, month and year first above written.

Signed and delivered by the Vendors at Kolkata in the presence of :

1. Gopal Mondal - ABRPN 9723B
2. Lepa Chakravarty. AMDPC 4368G
3. Priya Nandi Form 60
4. Keyal Nandi ANLPN 3989P

WITNESSES :

1. Binayit Paul
Anandalok 1st lane, Ballytala
Kolkata - 700136

VENDORS

2. Sarat Kumar Mondal
Krishnapur Purbafasa,
Kolkata - 700102

Signed and delivered by the Purchaser at Kolkata in the presence of :

WITNESSES

1. Binayit Paul

2. Sarat Kumar Mondal

SOMENATH NIRMAL PVT. LTD.

S. Mondal
Director

PURCHASER

PAN AATCS 4119C

MEMO OF CONSIDERATION

RECEIVED, of and from the within mentioned Purchaser the within mentioned sum of **Rs. 39,60,000/= (Rupees thirty nine lakh sixty thousand)** only being the full consideration money as per Memo. of Consideration given below:

1. By A/c Payee Cheque No. 38 2204
Dated drawn on Karnataka Bank Ltd.
Salt Lake City Branch. Rs. 2,64,700/-
2. By A/c Payee Cheque No. 38 2205
Dated drawn on Karnataka Bank Ltd.
Salt Lake City Branch. Rs. 4,50,000/-
3. By A/c Payee Cheque No. 38 2206
Dated drawn on Karnataka Bank Ltd.
Salt Lake City Branch. Rs. 2,63,267/-
4. By A/c Payee Cheque No. 38 2207
Dated drawn on Karnataka Bank Ltd.
Salt Lake City Branch. Rs. 4,75,000/-
5. By A/c Payee Cheque No. 38 2208
Dated drawn on Karnataka Bank Ltd.
Salt Lake City Branch. Rs. 4,75,000/-
6. By A/c Payee Cheque No. 38 2209
Dated drawn on Karnataka Bank Ltd.
Salt Lake City Branch. Rs. 4,75,000/-
7. By A/c Payee Cheque No. 38 2210
Dated drawn on Karnataka Bank Ltd.
Salt Lake City Branch. Rs. 8,17,333/-

8. By A/c Payee Cheque No. 38 22 11

Dated drawn on Karnataka Bank Ltd.

Salt Lake City Branch.

Rs. 4,75,000/-

9. By Cash

Rs. 2,64,700/-

Rs. 39,60,000/=

(Rupees thirty nine lakh sixty thousand only)

WITNESSES:

1. Biswajit Faehl

1. Govil Mondal

2. Sarat Kumar Mondal

2. Lopa Chakravorty

3. Anaya Mondal

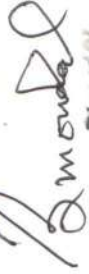
4. Keyel Mondal

VENDORS

Drafted by :


K. G. TRIPATHI
M. Com. LLB.
ADVOCATE HIGH COURT
CALCUTTA
9836041430 / 9007373125

SOMENATH NIRMAN PVT. LTD.


K. Mondal
Director


Keyel Mondal

B Mondal
Director

PREPARED A SITE PLAN OF A LAND AT MOUZA - GOPALPUR, J.L. NO. - 2 , R.S. NO. - 140 ,
TOUZI NO. - 2998 , R.S. DAG NO. - 2844 (PART), 2829 , R.S. KHATIAN NO.- 1680, 2588, L.R.
KHATIAN NO. - 10581, 10579, 10582, 10583 , P.S. - AIRPORT, DIST. - 24 PGNS (N), WARD NO. -5,
UNDER RAJARHAT GOPALPUR MUNICIPALITY.

Gopal Nandi



SOLD AREA :-

R.S. DAG NO.- 2844 (PLOT NO. - A)- 2.89 DEC.

R.S. DAG NO.- 2829 (PLOT NO. - B)- 8.00 DEC.

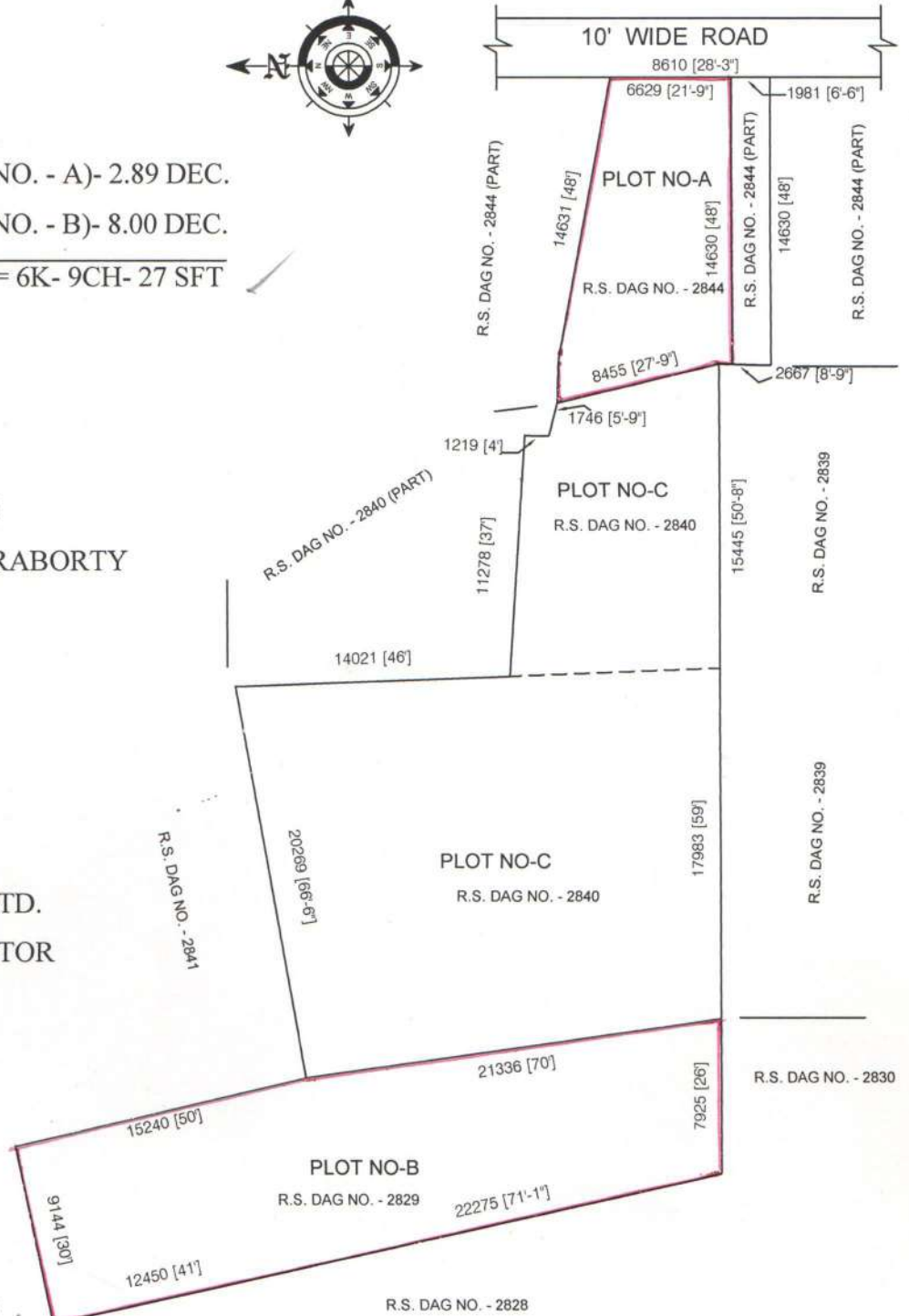
TOTAL AREA :- 10.89 DEC = 6K- 9CH- 27 SFT

NAME OF VENDOR :-

1. SRI GOPAL NANDI
2. SMT. LOPA CHAKRABORTY
3. PRIYA NANDI
4. KOYEL NANDI

NAME OF VENDEE :-


SOMENATH NIRMAN PVT. LTD.
REPRESENTED BY ITS DIRECTOR
BIKASH MONDAL



1. *Gopal Nandi*
2. *Lopa Chakravastey*
3. *Priya Nandi*
4. *Koyel Nandi*

B Mondal
Director











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

 <i>Gurdeep</i>	LH					
	RH					

ATTESTED :- *Gurdeep*

 <i>Lopa Chakravarty</i>	LH					
	RH					

ATTESTED :- *Lopa Chakravarty*

 <i>Triya Nandi</i>	LH					
	RH					

ATTESTED :- *Triya Nandi*


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

 Keyal Nandhi	LH					
	RH					

ATTESTED :- Keyal Nandhi

 SOMENATH NIRMAN PVT. LTD. Somnath Director	LH					
	RH					

ATTESTED :-

	LH					
	RH					

ATTESTED :-



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 03448 of 2013
(Serial No. 03647 of 2013 and Query No. 1504L000007328 of 2013)

On 29/11/2013

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

Presented for registration at 18.00 hrs on :29/11/2013, at the Private residence by Bikash Mondal ,Claimant.

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

Execution is admitted on 29/11/2013 by

1. Gopal Nandi, son of Prafulla Nandi , Kali Park, Bablatata,, Kolkata, Thana:-Airport, P.O. :-R -gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Business
2. Lopa Chakraborty, wife of Mithun Chakraborty , Anandalok, 2nd Lane , Bablatata,, Kolkata, Thana:-Airport, P.O. :-Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700236, By Caste Hindu, By Profession : House wife
3. Priya Nandi, daughter of Gopal Nandi , Kali Park, Bablatata,, Kolkata, Thana:-Airport, P.O. :-R-gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Student
4. Koyel Nandi, daughter of Gopal Nandi , Kali Park, Bablatata,, Kolkata, Thana:-Airport, P.O. :-R-gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Student

Identified By Biswajit Paul, son of Lt Nilkrishna Paul, Anadalok 1st Lane, Bablatata,, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste: Hindu, By Profession: Service.

5. Bikash Mondal
Director, Somenath Nirman Pvt Ltd, Krishnapur, Purbapara,, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102.
, By Profession : Others

Identified By Biswajit Paul, son of Lt Nilkrishna Paul, Anandalok 1st Lane, Bablatata, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste: Hindu, By Profession: Service.

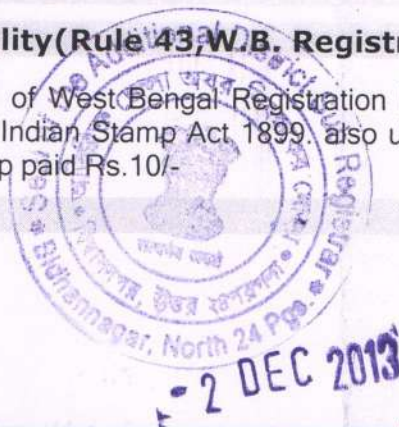
(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 02/12/2013

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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:



(Signature)
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 03448 of 2013
(Serial No. 03647 of 2013 and Query No. 1504L000007328 of 2013)

Amount by Draft

Rs. 47039/- is paid , by the draft number 757802, Draft Date 29/11/2013, Bank Name State Bank of India, Kestopur, received on 02/12/2013

(Under Article : A(1) = 47025/- ,E = 14/- on 02/12/2013)

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.-42,75,758/-

Certified that the required stamp duty of this document is Rs.- 299323 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49800/- is paid , by the draft number 757799, Draft Date 29/11/2013, Bank : State Bank of India, Kestopur, received on 02/12/2013
2. Rs. 49800/- is paid , by the draft number 757796, Draft Date 29/11/2013, Bank : State Bank of India, Kestopur, received on 02/12/2013
3. Rs. 49800/- is paid , by the draft number 757797, Draft Date 29/11/2013, Bank : State Bank of India, Kestopur, received on 02/12/2013
4. Rs. 49800/- is paid , by the draft number 757798, Draft Date 29/11/2013, Bank : State Bank of India, Kestopur, received on 02/12/2013
5. Rs. 49800/- is paid , by the draft number 757800, Draft Date 29/11/2013, Bank : State Bank of India, Kestopur, received on 02/12/2013
6. Rs. 49850/- is paid , by the draft number 757801, Draft Date 29/11/2013, Bank : State Bank of India, Kestopur, received on 02/12/2013

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

(Goutam Sinha Roy)


ADDITIONAL DISTRICT SUB-REGISTRAR

2 DEC 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 4693 to 4720
being No 03448 for the year 2013.




(Goutam Sinha Roy) 02-December-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal