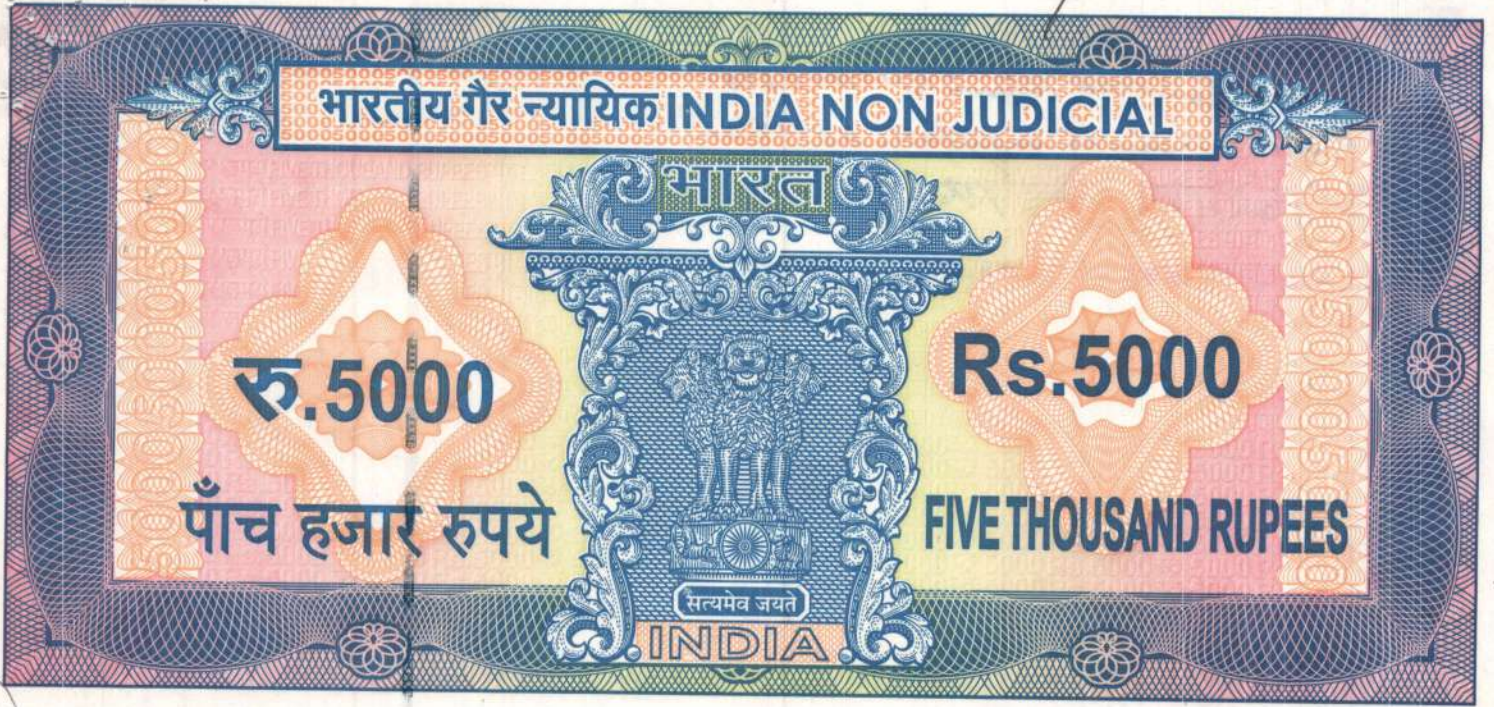


1110

L 1219/4



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 050059

15/03/11  
 Sale  
 2385  
 2392061  
 St - 5000/-  
 BD - 24630/-  
 4 45000/-  
 4 45000/-



The document is admitted for registration  
 The signature sheet and the endorsement sheet  
 attached with the document are to be treated  
 as parts of the document.

*(Signature)*  
 A.D.S.R. Bhargore  
 SI24 Parganas  
 15/03/11

Byear - 26494-00  
 St - 10.00  
 15 - 3 - 4

15 MAR 2011  
 Registrar of Parganas, West Bengal, Bhargore

-1:-

**THIS DEED OF SALE MADE** this the 15th day of March

2011(Two Thousand and Eleven) **BETWEEN**

-:2:-

**MULLUKCHAND NASKAR** son of late Shashibhushan Naskar, by faith-Hindu, by occupation - cultivation, Nationality - Indian, residing at village :- Krolberia, P.O. - Beonta, P.S. - K.L.C. District :- South 24 Parganas hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, successors, administrators, legal representatives, and assigns) of the **ONE PART**

**AND**

**M/S SWAPNA BHUMI REALTORS Ltd.** A Company registered under the Companies Act, 1956, having its office at H/D 31 S. L. Sarani Baguihati, Kolkata-700059 and corporate office at AD-76 1<sup>st</sup> floor, Sector-1, Salt Lake city, Kolkata-700064 represented by its Director **AMIT BANERJEE** son of late Gangadhar Banerjee residing at Agarpara North Station Road, near Kutir Silpa Bari, P.O.-Agarpara, P.S.-Khardah, Kol-109 , hereinafter called and referred to as the **PURCHASER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the **OTHER PART**.

-:3:-

WHEREAS at all material times and for intents and purposes Bhuthnath Mondal son of - Ramsadhan @ Ramprashad Mondal was the sole and absolute owner in respect of ALL THAT land comprised in R. S. Dag No. 132 appertaining to R. S. Khatian No. - 58, K. B. Khatian No. - 41, in Mouza - Sukpukuria, J. L. No. 30, and other plots, Parganas Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas now 24 Parganas (S).

AND WHEREAS said Bhuthnath Mondal while being sized and possessed of the property they sold, conveyed and transferred the said landed property and other properties unto and in favour of **MULLUKCHAND NASKAR** - Vendor herein, by and under one Deed of Sale which was registered on 03.06.1960 vide Deed No. - 7103, duly registered in the office of the sub registrar at Bhangore 24 Parganas(s) and recorded in Book No. 1, Volume No. 63, Pages 164 to 167, Being No. 7103 for the year 1960, ALL THAT land measuring total area 89.50 decimals more or less in R. S. & L. R. Plot No. 132, and other plots, in R. S. Khatian No. - 58, under Mouza - Sukpukuria, J. L. No. - 30, under police station Bhangore now Kolkata Leather Complex District 24 Parganas (s), with the valuable consideration therein mentioned.

-:4:-

or less comprised in R. S. and L. R. Dag No. 132, R. S. Khatian No. 58, at Mouza - Sukpukuria, J. L. No. - 30, under police station Bhangore now K. L. C. 24 Parganas(s) and while being seized and possessed of the aforesaid property or properties said **MULLUKCHAND NASKAR**, his name has been recorded in the latest Settlement Operation as such lawful owner thereof.

AND WHEREAS the Vendor hereto in urgent need of money and for other lawful reasons offered to sell, transfer and convey ALL THAT demarcated plot of land measuring an area 46.50 Decimals of Sali land comprised in L. R. Dag No. 132, appertaining to L. R. Khatian No. - 260, R. S. Khatian No. - 58, in Mouza - Sukpukuria, J. L. No. - 30 under Police Station Bhangore now K. L. C., District 24 Parganas (S) morefully mentioned in the schedule hereunder written (hereinafter for the sake of brevity referred to as "the said property") at or for the total price and/or consideration of Rs. 16,07,000/- (sixteen lac and seven thousand) only AND WHEREAS the Purchaser herein has agreed with the Vendor herein for absolute purchase of the said plot of land fully mentioned and described in the schedule hereunder written at or for above mentioned consideration, free from all encumbrances and attachments whatsoever.

NOW THIS DEED OF SALE WITNESSETH THAT in consideration of total

-:5:-

admit and acknowledge as per Memo of consideration hereunder written and to have been received and of and from the same and every part thereof and doth hereby acquit, release and forever discharge the purchaser as well as the undivided share or interest into and over the property hereby conveyed ) the Vendor do hereby grant, transfer, convey assign and assure unto and in favour of the Purchaser ALL THAT demarcated plot of land measuring an area 46.50 Decimals/Sataks more or less morefully and elaborately described in the schedule hereunder together with all sorts of easement right over the ways paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages sewers advantages and appurtenances whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the said property which is now are or in the custody / possession and control of the vendor or which the vendor can procure without any suit or action AND all the estate right title interest property claim and demand whatsoever of the said vendor into or upon the said property and every

-:6:-

use of the purchaser herein absolutely and for ever SUBJECT HOWEVER to the purchaser making payment of the rents/ taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the Vendor AND the Vendor doth hereby further covenant with the purchaser herein that the said owner and all the persons claiming through under or in trust for the vendors shall and will from time to time and all materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

2. THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

I. THAT notwithstanding any act deed matter or thing whereby the vendor done or executed or knowingly suffered to the contrary the vendors herein are now

to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.

II. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendor have now full right power and absolute authority to grant sell, convey, transfer, assign and assure the said the said property and all other benefits and right hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.

III. AND THAT the purchaser herein shall and may from time to time and at material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.

-:8:-

attachments made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendor.

V. AND FURTHER THAT the Vendor and all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold, conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid as shall or may be reasonably required by the purchaser.

VI. AND FURTHERMORE THAT the Vendor and all his successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, his heirs, and executors, administrators and assigns



**THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

ALL THAT piece and parcel of demarcated plot of agricultural land (recorded as "Sali") measuring an area 46.50 Sataks/decimals of Sali land comprised in R. S. & L. R. Dag No. - 132 appertaining to R. S. Khatian No. 58, L. R. Khatian No. - 260, in Mouza - Sukpukuria, J. L. No. - 30, A. D. S. R. Office - Bhangore, under Police Station - Bhangore now Kolkata Leather Complex (K.L.C.) District 24 Parganas (S) at present within the limits of Beonta 1 No. Gram Panchayet TOGETHER WITH all sorts of easement right over the passage/road and other benefits, facilities and advantages attached therein or thereto more particularly shown and delineated in the site Map or Plan annexed hereto in RED border line thereon as part and parcel of this Sale Deed and the said plot of land is butted and bounded in the manner following;

ON THE NORTH: VILLAGE KANCHA ROAD

ON THE SOUTH: R.S-DAG-NO-141, 142

ON THE EAST: R.S-DAG NO-131, 133

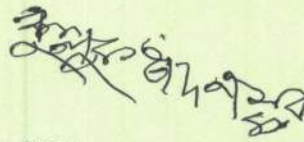
ON THE WEST: R.S-DAG NO-132

-:10:-

**BY THE VENDOR IN THE PRESENCE**

**OF WITNESSES:**

1. Sunil Narsari  
VILL- Bhajerhal-
2. Siddik Molla  
VILL: Chariswari



SIGNATURE OF THE VENDOR

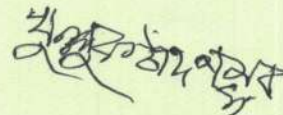
RECEIVED from the within purchaser the within mentioned sum of Rs.  
16,07,000/- (sixteen lac and seven thousand) only being full and final  
consideration as per Memo below

MEMO OF CONSIDERATION

By cash paid of Rs. 16,07,000/- (sixteen lac and seven thousand) only to day.

WITNESSES:

1. Sunil Narsari  
VILL- Bhajerhal-
2. Siddik Molla  
VILL- Chariswari



VENDOR

# SPECIMEN FOR FINGER PRINT



**Left Hand**

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

**Right Hand**

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

SWAPNA BHUMI REALTORS LTD.  
 Name AMIT BANERJEE  
 Signature Director



**Left Hand**

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

**Right Hand**

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name \_\_\_\_\_  
 Signature



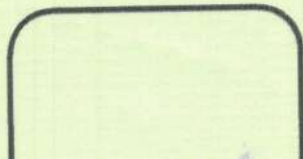
**Left Hand**

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

**Right Hand**

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name \_\_\_\_\_  
 Signature \_\_\_\_\_



**Left Hand**

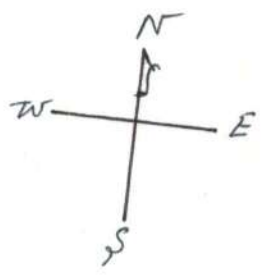
Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

SITE PLAN OF PORTION OF LAND OF R.S. DAK  
NO-132 R.S. KHATION NO, 58 L.R. KHATION NO,  
260 MOUZA-SUKBUKURIA J.L. NO-30  
P.S. K.L.C. DIST-SOUTH 24 PARANAS

SCALE=50' FT=1" INCH

REFERENCE;

PURCHASE AREA MARKED WITH RED BORDER ■  
PURCHASE AREA= 46.5 DECA (M/L)



*[Handwritten signature]*

SIG OF VENDOR

NAME OF PURCHASER

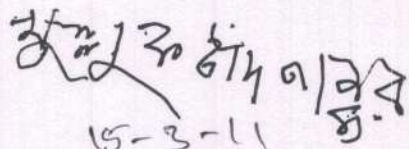
DRAWN BY  
BARUN

SURVEYOR

Reg. No. S/1078-2000

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. BHANGAR, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01110 / 2011, Deed No. (Book - I , 01219/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Mullukchand Naskar	 15-3-11

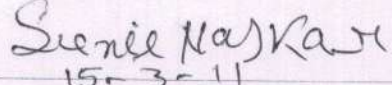
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mullukchand Naskar Address -Village:Krolberia, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Beonta	Self		15/03/2011	 15-3-11

**Name of Identifier of above Person(s)**

Sunil Naskar  
 Village:Bhojerhat, Thana:-Kolkata Leather Camp,  
 District:-South 24-Parganas, WEST BENGAL, India,  
 P.O. :-Bhojerhat

**Signature of Identifier with Date**

  
 15-3-11



**Government Of West Bengal**  
**Office Of the A. D. S. R. BHANGAR**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 01219 of 2011**  
**(Serial No. 01110 of 2011)**

**On**

**Payment of Fees:**

**On 15/03/2011**

**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 : 23,5 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:**

Amount By Cash

Rs. 26319/-, on 15/03/2011

( Under Article : A(1) = 26312/- ,E = 7/- on 15/03/2011 )

**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.-2392061/-

Certified that the required stamp duty of this document is Rs.- 119613 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty


1. Rs. 24630/- is paid, by the draft number 330894, Draft Date 14/03/2011, Bank Name State Bank of India, GHATAKPUKUR, received on 15/03/2011
2. Rs. 45000/- is paid, by the draft number 330893, Draft Date 14/03/2011, Bank Name State Bank of India, GHATAKPUKUR, received on 15/03/2011
3. Rs. 45000/- is paid, by the draft number 330892, Draft Date 14/03/2011, Bank Name State Bank of India, GHATAKPUKUR, received on 15/03/2011

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

Presented for registration at 13.47 hrs on :15/03/2011, at the Office of the A. D. S. R. BHANGAR by Mullukchand Naskar ,Executant.

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

Execution is admitted on 15/03/2011 by

  
( Ujjwal Majumdar )

**ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR**



**Government Of West Bengal**  
**Office Of the A. D. S. R. BHANGAR**  
**District:-South 24-Parganas**

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**Endorsement For Deed Number : I - 01219 of 2011**

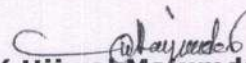
**(Serial No. 01110 of 2011)**

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1. Mullukchand Naskar, son of Lt Shashibhushan Naskar , Village:Krolberia, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Beonta , By Caste Hindu, By Profession : Cultivation

Identified By Sunil Naskar, son of Mullukchand Naskar, Village:Bhojerhat, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Bhojerhat , By Caste: Hindu, By Profession: Others.

( Ujjwal Majumdar )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BHANGAR

  
( Ujjwal Majumdar )

**ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 2426 to 2442  
being No 01219 for the year 2011.



*Ujjwal Majumdar*  
(Ujjwal Majumdar) 15-March-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR  
Office of the A. D. S. R. BHANGAR  
West Bengal