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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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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.

A.D.S.R. Bhargava
 S124 Parganas
 29/09/11

Paycom - 6945 f

29-9-2011

THIS DEED OF INDENTURE MADE this the 29 th
 day of September 2011 (Two thousand and Eleven)
BETWEEN

1. SUSHIL NASKAR @ SUSHIL KUMAR NASKAR, 2. BHIM NASKAR @ BHIM CHANDRA NASKAR, 3. MIHIR NASKAR @ MIHIR KUMAR NASKAR, all sons of Late Hajari Naskar @ Hazra Pada Naskar, all are by faith - Hindu, by occupation - Cultivation, all are residing at Village - Sukpukur, P. O. - Beonta, P.S.- K. L. C., Dist. - 24 Parganas (South) Nationality - Indian, hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, administrators, legal representatives, and assigns) of the **ONE PART.**

AND

M/S SWAPNABHUMI 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 1st 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.

AND WHEREAS Rishikesh Naskar and Sudhanshu Sekhar Naskar were the owner of the property and they sold and transfer the property in favour of Hazra Pada Naskar and others back in the year 7.02.1962 vide Deed No. - 869 with valuable consideration mentioned therein. And Whereas by virtue of the aforesaid purchased said Hazra Pada Naskar acquired and became lawful owner of the property, sold and transfer for ever in favour of Haran Chandra Naskar S/o - Sri Adhar Chandra Naskar back in the year 1972 and the said Deed of Sale was duly registered before the A. D. S. R. Bhangore and recorded as Book No. - 1, Volume No. - 87, Pages - 109 to 111 being Deed No. - 8350 for the year 1972 with valuable consideration mentioned therein. AND WHEREAS said Haran Chandra Naskar while being sized and possessed of the property by virtue of the aforesaid purchased he sold and transfered the schedule property to the Vendors namely Sushil Kumar Naskar, Bhim Chandra Naskar and Mihir Kumar Naskar, vide Deed No. - 3806 for the year 1998 and recorded as Book No. - 1, Volume No. - 28 for 88, ALL THAT land measuring total area 12 decimals more or less in R. S. & L. R. Plot No. 132 and other plots in R. S. Khatian No. - 58,

L. R. Khatian No. - 371, 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.

AND WHEREAS the Vendors 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 11.62 Decimals of Sali land comprised in L. R. and R.S. Dag No. 132, appertaining to R. S. Khatian No. - 58, L. R. Khatian No. - 371, 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. 5,80,000/- (Five Lac and Eighty Thousand) only AND WHEREAS the Purchaser herein has agreed with the Vendors 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 sum of Rs. 5,80,000/- (Five Lac and Eighty Thousand) only lawful money of the Union of India well and truly paid by the Purchaser to the

Vendors doth hereby 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 Vendors do hereby grant, transfer, convey assign and assure unto and in favour of the Purchaser ALL THAT demarcated plot of land measuring an area **11.62 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 vendors 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

TO HOLD the said property hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the 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 Vendors AND the Vendors 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.

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

I. THAT notwithstanding any act deed matter or thing whereby the vendors done or executed or knowingly suffered to the contrary the vendors herein are now lawfully and rightfully and absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the said property and every part and portion thereof hereby granted sold conveyed transferred assigned and assured unto and 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 Vendors have now full right power and absolute authority to grant sell, convey, transfer, assign and assure 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 Vendors herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendors.

IV. AND THAT the said property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances lien lis-pendens attachments made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendors.

V. AND FURTHER THAT the Vendors 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 Vendors 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 Vendors and all their successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, their heirs, and executors, administrators and assigns against all loss, damages costs charges and expenses, if any suffered by reason of any defect in the of the Vendors or any breach of the covenants hereunder contained.

Abul Khairul Karim
Sd/- (Signature)

5 2 SEP 2011

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 **11.62 Sataks/decimals** of Sali land out of 93 decimals of Sali land, comprised in R. S. & L. R. Dag No. **132**, appertaining to R. S. Khatian No. - **58**, L. R. Khatian No. - **371**, under 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 No. 1 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 Deed of Sale.

The said plot of land is butted and bounded in the manner following;

ON THE NORTH: R/S. Dag No - 129

ON THE SUOTH: R/S. Dag No - 142, 141

ON THE EAST: R/S. Dag No 132

ON THE WEST: R/S. Dag No - 132

IN WITNESSES WHEREOF the Vendors hereunto have set and subscribed their hands & seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

BY THE VENDORS IN THE PRESENCE

OF WITNESSES:

1. Abee Siddikemolliu
vic. Chariswan

1. মুজিবুল হক নসরত

2. Anwar Nuraf dar
with Anwariswan

2. তীম নসরত

3. মাহিবুল হক নসরত

SIGNATURE OF THE VENDORS

RECEIVED from the within purchaser the within mentioned sum of Rs. 5,80,000/- (Five Lac and Eighty Thousand) only being full and final consideration as per Memo below.

MEMO OF CONSIDERATION

By cash dated 23.08.2011 of Rs. **5,80,000/- (Five Lac and Eighty Thousand)** only.

WITNESSES:

1. Abu Siddik Molla
Vil. Churiswar

1. আবু সিদ্দিক মোল্লা

2. Anwar Nurat dar
Vil. Anokiswar

2. আনিস নূরাত দার

3. মিস্ত্রি গঙ্গুর

SIGNATURE OF THE VENDORS

Readover and explained in Bengali to the Vendors by me

Abu Siddik Molla

Drafted By:

Abdul Aleem Molla
Vil. Moliara

4. No. - B.G.R. - 64

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

Name SWAPNA BHUMI REALTY PRIVATE LTD
 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 তৌফিক নসর
 Signature _____



Left Hand

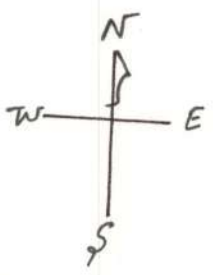
Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

SITE PLAN OF PORTION OF LAND OF
R.S. DAK NO- 132 2-R. KHATION NO- 371
MOUZA- SUKPUKURIA J. L. NO- 30
P. S- K. L. C- DIST: SOUTH 24 PARAGANAS

SCALE: 5' FT = 2" INCH

REFERENCE:

PURCHASE AREA MARKED WITH RED BORDER
PURCHASE AREA: 11.62 DECA (M/L)



- 1 সুকপিল নস্কর
- 2 তিম নস্কর
- 3 বিহির নস্কর

SIG OF VENDOR

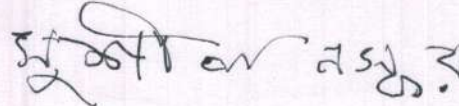
DRAWN BY
BARUN

SURVEYOR
BARUN MUKHERJEE
 Reg. No. S/1078-2000
BARUN MUKHERJEE



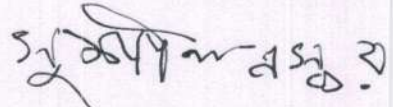


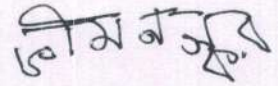


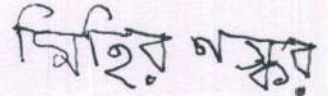
NAME OF PURCHASER

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. 03431 / 2011, Deed No. (Book - I , 03633/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sushil Naskar	 ২৯-০৯-১১

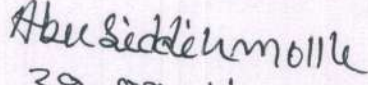
II . Signature of the person(s) admitting the Execution at Office.

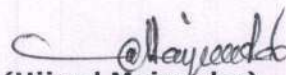
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sushil Naskar Address -Village:Sukpukur, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Beonta	Self		 LTI	
			29/09/2011	29/09/2011	
2	Bhim Naskar Address -Village:Sukpukur, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Beonta	Self		 LTI	
			29/09/2011	29/09/2011	
3	Mihir Naskar Address -Village:Sukpukur, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Beonta	Self		 LTI	
			29/09/2011	29/09/2011	

Name of Identifier of above Person(s)

Abu Siddik Molla
 Village:Chariswar, Thana:-Kolkata Leather Camp,
 District:-South 24-Parganas, WEST BENGAL, India,
 P.O. :-Paikan

Signature of Identifier with Date


 ২৯-০৯-১১


 (Ujjwal Majumdar)



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

Endorsement For Deed Number : I - 03633 of 2011
(Serial No. 03431 of 2011)

On

Payment of Fees:

On 29/09/2011

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. 0/-, on 29/09/2011

Amount by Draft

Rs. 6770/- is paid , by the draft number 701469, Draft Date 29/09/2011, Bank Name State Bank of India, GHATAKPUKUR, received on 29/09/2011

(Under Article : A(1) = 6763/- ,E = 7/- on 29/09/2011)

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.-614930/-

Certified that the required stamp duty of this document is Rs.- 30756 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 25760/- is paid, by the draft number 701468, Draft Date 29/09/2011, Bank Name State Bank of India, GHATAKPUKUR, received on 29/09/2011

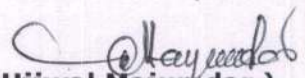
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.49 hrs on :29/09/2011, at the Office of the A. D. S. R. BHANGAR by Sushil Naskar Alias Sushil Kumar Naskar, one of the Executants.

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

Execution is admitted on 29/09/2011 by

1. Sushil Naskar Alias Sushil Kumar Naskar, son of Late Hajari Naskar , Village:Sukpukur, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Beonta , By Caste Hindu, By Profession : Cultivation


(Ujjwal Majumdar)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR



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

Endorsement For Deed Number : I - 03633 of 2011

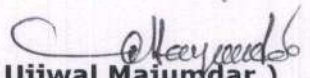
(Serial No. 03431 of 2011)

2. Bhim Naskar Alias Bhim Chandra Naskar, son of Late Hajari Naskar , Village:Sukpukur, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Beonta , By Caste Hindu, By Profession : Cultivation

3. Mihir Naskar Alias Mihir Kumar Naskar, son of Late Hajari Naskar , Village:Sukpukur, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Beonta , By Caste Hindu, By Profession : Cultivation

Identified By Abu Siddik Molla, son of Iran Ali Molla, Village:Chariswar, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Paikan , By Caste: Muslim, By Profession: Others.

(Ujjwal Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BHANGAR

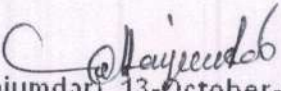

(Ujjwal Majumdar)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 2582 to 2600
being No 03633 for the year 2011.




(Ujjwal Majumdar) 13-October-2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
Office of the A. D. S. R. BHANGAR
West Bengal