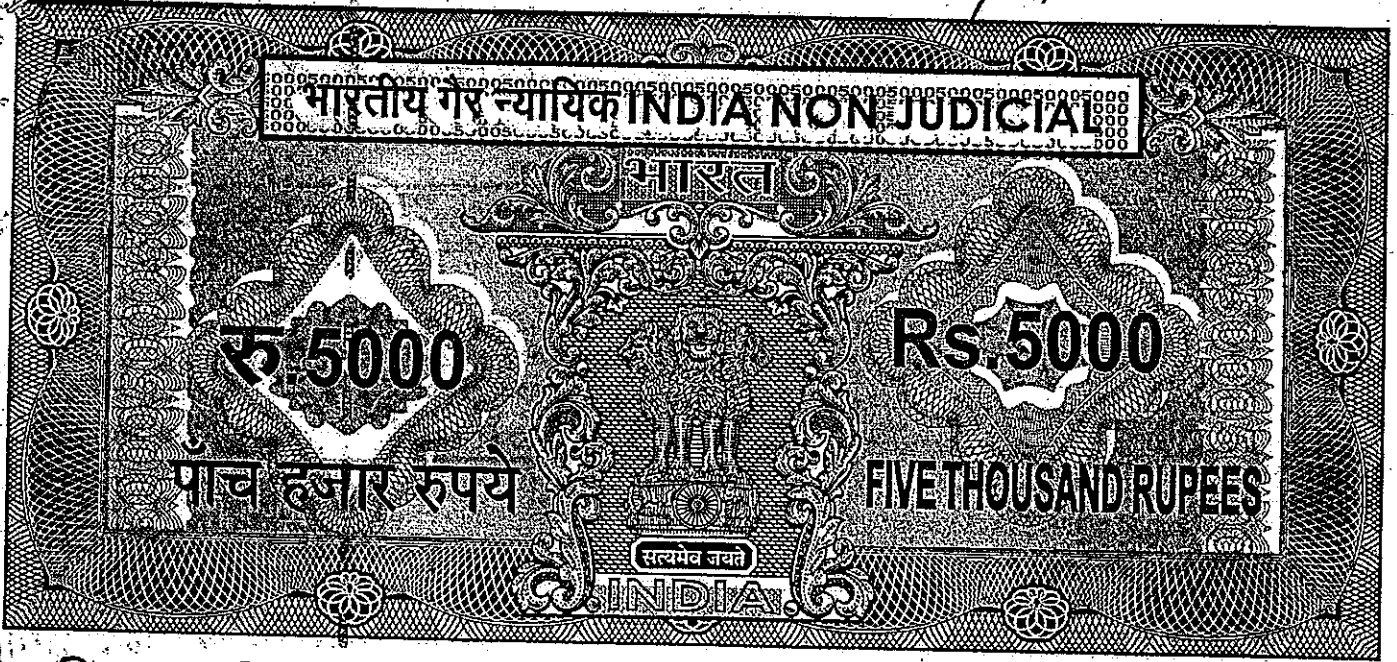


791

I 888/4



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 005706

23/8/11  
 2385  
 77500/-  
 1 - 5000/-  
 D - 33700/-

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*  
 A.D.S.R. Bhargava  
 S/24 Parganas  
 27/02/11

year - 8729-00

in 10.00

3-2-2011

THIS DEED OF SALE MADE this the 23rd day of Feb 2011

(Two thousand and Eleven) BETWEEN

274

[92737]

NAME: Suranjan Mukherjee  
 ADD/ADV: Room No. 108  
 RS: 100/-

31 JAN 2011

SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 3, K. S. Roy Road, Kolkata

10107

SMT

10/8

31 JAN 2011



AS Topada NASKA

Abu Siddik Kamolli

Addl. District Sub-Registrar  
Bhanga, 24 Pgs.(S)

23 FEB 2011

Abu Siddik Kamolli

C/o. From Abu Siddik Kamolli

X/R. Choudhury

P.O. Bankura

P.S. K. K. C

**ASTOPADA NASKAR** son of late Srikrishna Naskar by faith- Hindu, by occupation - cultivation, Nationality - Indian, residing at village :- Sukpukur, P.O. - Beonta, P.S. - K.L.C. District :- South 24 Parganas (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**

**A.N.D.**

**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**.

*Devi*  
*821*

WHEREAS at all material times and for intents and purposes Hritikess Naskar and Sudhansu Sekhar Naskar both sons of - Bipinbihari Naskar were 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 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 Hritikess Naskar and Sudhansu Sekhar Naskar 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 Hazra Pada Naskar and Sri Astopada Naskar - Vendor herein, by and under one Deed of Sale which was registered on 30.02.1962 vide Deed No. - 869, duly registered in the office of the sub registrar at Bhangore 24 Parganas(s) and recorded in Book No. 1, Volume No. 14, Pages 44 to 46, Being No. 869 for the year 1962, ALL THAT land measuring total area 45.25 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.

AND WHEREAS by virtue of aforesaid purchased said **ASTOPADA NASKAR** acquired and became the absolute and lawful owner in respect of said plot of land and consisting a total land area of 11 decimals of Sali land out of

*D. J. A. S.*

23.25 decimals more 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 **ASTOPADA 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 11 Decimals of Sali land comprised in L. R. Dag No. 132, appertaining to L. R. Khatian No. - 13, 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. ~~3,77,500/-~~ <sup>Seven</sup> (five lac seventy seven thousand and five hundred) 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 sum of Rs. ~~3,77,500/-~~ <sup>Seven</sup> (five lac seventy seven thousand and five hundred) only lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of consideration

ASTOPADANASKAR

Abu Siddik Monnu



ASTOPADANASKAR

Abu Siddik Monnu

D. S. D. S.

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 ~~ALL THAT~~ ~~demarcated~~ ~~plot of land~~ ~~measuring an~~ area 11 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 part or portion thereof TO HAVE AND 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

*D. S. ...*

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 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.

*D-21*  
*PH*

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.

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

*D. J. [Signature]*



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 against all loss, damages costs charges and expenses, if any suffered by reason of any defect in the of the Vendor or any breach of the covenants hereunder contained.

*[Handwritten signature]*

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 Sataks/decimals of Sali land out of 23.25 decimals of Sali land comprised in R. S. & L. R. Dag No. - 132 appertaining to R. S. Khatian No. 58, L. R. Khatian No. - 13, 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 Indenture and the said plot of land is butted and bounded in the manner following;

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

ON THE NORTH: R.S. Dag No. 127

ON THE SOUTH: R.S. Dag No. 145

ON THE EAST: R.S. Dag No. 133

ON THE WEST: R.S. Dag No. 183

IN WITNESSES WHEREOF the Vendor hereunto has set and subscribed his hands & seal on the day, month and year first above written.

*[Handwritten signature]*

SIGNED, SEALED & DELIVERED  
BY THE VENDOR IN THE PRESENCE  
OF WITNESSES:

1. Abu Siddik Mollu  
VII. Chuli swara  
P.S. K.H. E-24 (S)
2. Himansu Naskar  
VII-SUKPUR  
P.S. W.L.C

ASTO PADA NGS KAR  
ALIS. Abu Siddik Mollu



SIGNATURE OF THE VENDOR

ASTO PADA NASKAR  
Abu Siddik Mollu

RECEIVED from the within purchaser the within mentioned sum of Rs.  
<sup>Seven</sup> 7,77,500/- (five lac seventy seven thousand and five hundred) only being full and  
final consideration as per Memo below



D. J. N.  
A. N.

MEMO OF CONSIDERATION

By cash paid of Rs. <sup>Seven</sup> 7,77,500/- (Five lac seventy seven thousand and five hundred) only to day.

WITNESSES:

① Abusiddikmolla  
VII - CHEVISWARA  
PS. K. H. C. 24 (S)

② Himanshu Naskar  
VII - SUPPURWA

Drafted By

Debasis Kumar Das

Advocate

N.O. No. 1107/99

Alipore Judges Court, Kolkata 700027

Computer Print

Sanjit Kumar

ASTOPADA NASKAR  
Abusiddik

ASTOPADA NASKAR  
VENDOR

By the pen of

Abusiddikmolla

Reader, explained in Bengali  
to the vendor by me

Abusiddikmolla

# SPECIMEN FOR FINGER PRINT



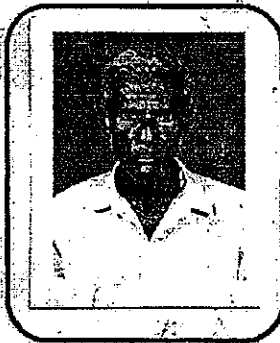
Left Hand

Right Hand

Name SWAPNA BHUMI REALTORS LTD.  
AMIT BHASKAR

Signature [Signature]  
Director

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



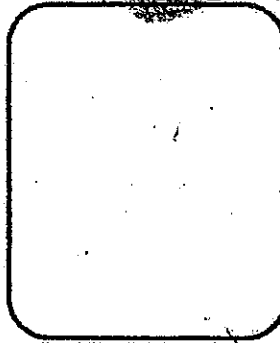
Left Hand

Right Hand

Name AS 78 2302 NASKAR

Signature [Signature]

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

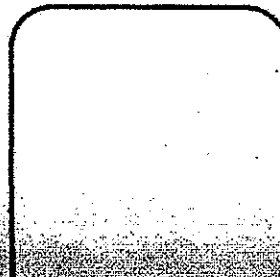


Left Hand

Right Hand

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

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



Left Hand

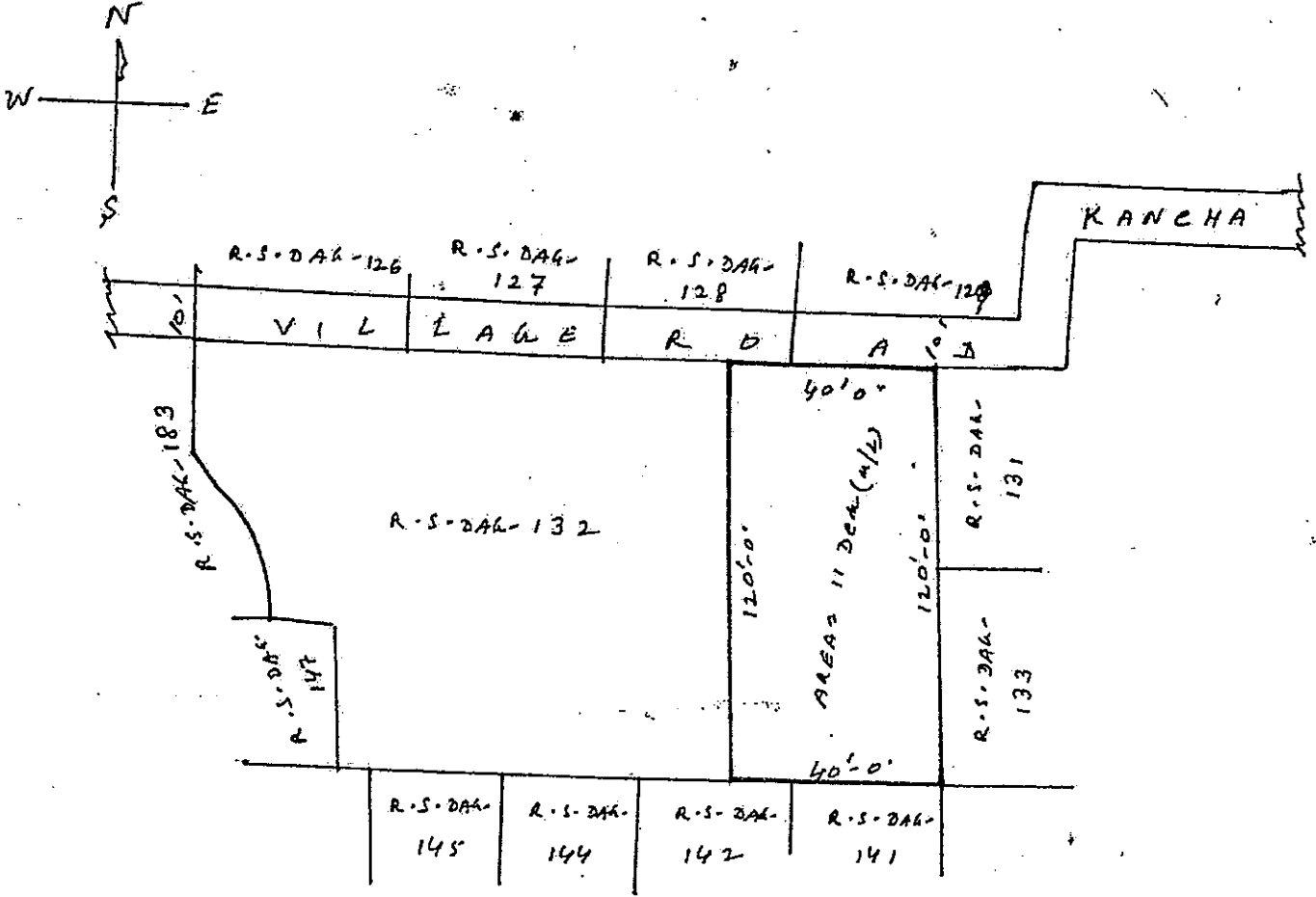
Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

SITE PLAN OF PORTION OF LAND OF R.S. DAK  
NO. 132 L.R. KHATABAN NO. 13  
M. V. 2A - SUK PUK RIA Z. Z. NO. 30  
P. S. K. I. C. DIST. SOUTH 24 PARAGANAS.


SCALE: 30' FT = 1" INCH

REFERENCE:

PURCHASE AREA MARKED WITH RED BORDER  
PURCHASE AREA = 11 DECA (M/2)



ASTOPADANAS KAPR

Abu Siddiq M...  
  
 SIG. OF VENDO.

ME OF PURCHASER

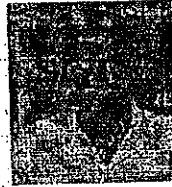

DRAWN BY  
 BARUN  
 SURVEYOR  
 Reg. No. S/1078-200  
 BARUN MUKHER JE  
 Vill. - Kharamba  
 P. S. Bhangar  
 24 Paraganas (S)

**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. 00791 / 2011, Deed No. (Book - I , 00868/2011).**

**I . Signature of the Presentant**

Name of the Presentant	Signature with date
Astopada Naskar	ASTOPADA NASKAR Abu Siddik Molla 23/2/11

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Astopada Naskar Address -Village: Sukpukur, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Beonta	Self		 LTI	ASTOPADA NASKAR Abu Siddik Molla
			23/02/2011	23/02/2011	

**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**

Abu Siddik Molla  
 23/2/11



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

Endorsement For Deed Number : I - 00868 of 2011  
(Serial No. 00791 of 2011)

On:

Payment of Fees:

On 23/02/2011

**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. 8554/-, on 23/02/2011

( Under Article : A(1) = 8547/- , E = 7/- on 23/02/2011 )

**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.-777500/-

Certified that the required stamp duty of this document is Rs.- 38885 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 33900/- is paid, by the draft number 330487, Draft Date 23/02/2011, Bank Name State Bank of India, GHATAKPUKUR, received on 23/02/2011

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

Presented for registration at 13.54 hrs on 23/02/2011, at the Office of the A. D. S. R. BHANGAR by Astopada Naskar, Executant.

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

Execution is admitted on 23/02/2011 by

1. Astopada Naskar, son of Late Srikrishna 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 Iman 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

23/02/2011 15:04:00

Endorsement Page 1 of 2





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 - 00868 of 2011  
(Serial No. 00791 of 2011)

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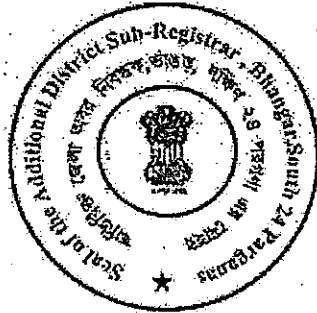
(Ujjwal Majumdar)  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BHANGAR

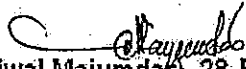
  
(Ujjwal Majumdar)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book -1  
CD Volume number 3  
Page from 2592 to 2609  
being No-00868 for the year 2011.



  
(Ujjwal Majumdar) 28-February-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR  
Office of the A. D. S. R. BHANGAR  
West Bengal