

7363

AA-15

9

18/9/7

15



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 173881

Handwritten notes: ২২০০, ১১০ ১৬৪৫৭/০৭



Certified that the Document is a valid Registration. The Signature Sheet and endorsement sheets attached to this Document are the part of this Document.

Additional Registrar  
of Assurances II, Kolkata  
15.09.07

**SALE DEED**

THIS SALE DEED IS made this 14<sup>th</sup> day of September, Two Thousand and Nine

**BETWEEN**

894

Handwritten signature and date: 15/9/07

A. 220

49547

1-4 SEP 2009

No. .... Date .....  
Sold to *L. S. VENDOR*  
Address .....  
Rs. *200/-* 10, Old Post Office Street  
Bangalore 560002  
KARNATAKA INDIA

L. S. VENDOR  
HIGH COURT, CAL.

*Bidjunker*



3187C

For AAKANSHI AGENCY PVT. LTD.

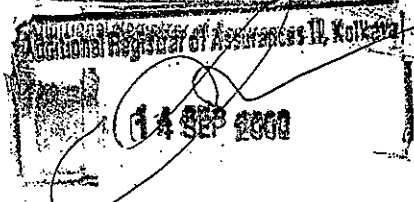
*Bidjunker*  
Director



3188C

*Azizul Bari*  
As Constituted Attorney of  
Shah Wali and Nazrul Islam Bari

*Dilip Sen*  
s/o late Gopal Sen  
Kaikhal, Chinnarore  
No-700136  
P.O. - Airport  
Burrum



(1) ISAHAK GAZI, And (2) NAJRUL ISLAM GAZI both son of Late Yousuf Gazi, by faith Muslim, by occupation Business; residing at Village Baligari, P.S. Rajarhat, District North 24 Parganas, hereinafter 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 heirs, executors, administrators, legal representatives and assigns) of the ONE PART. The Vendors herein are being represented by their Constituted Attorney namely Azizul Gazi, son of Jasimuddin Gazi, by way of registered Power of Attorney which was duly registered with the office of the District Registrar at Barasat and recorded in Book No. IV, Volume No. I, pages 1 to 7, Being No. 00123 for the year 2007 AND AAKANSHI AGENCY PVT. LTD., a Company incorporated under the Companies Act, 1956 and having its registered office at "Bikaner Building", 8/1, Lalbazer Street (1st floor), Kolkata - 700001, represented by its director BIDYUT DEY son of G.C.Dey, by faith - Hindu, residing at West Shanti Nagar, P.O - Anandanagar, Bally, Howrah, hereinafter called and referred to as "THE PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the SECOND PART.

**WHEREAS** in the Records of Right prepared under the West Bengal L.R. Act, one Sabejan Bibi, wife of Late Ismail Mondal, was shown as holding of L.R. Dag No. 752, along with other plots of land, under L.R. Khatian no. 505, Mouza Kalikapur, J.L. No. 40, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24 Parganas, where L.R. Dag no. 752 was shown as undivided 1250 Share, i.e., 1.12 (1) Decimals (Sataks) out of 9 Decimals (Sataks), of Sali land.

**AND WHEREAS** Sabejan Bibi died intestate leaving behind him surviving her daughter Khatonnessa Bibi and another one daughter and one son as her legal heirs and successor and thus they became the joint owners of the said land.

**AND WHEREAS** Khatonnessa Bibi became the owner of all that piece and parcel of land measuring an area of 0.28 Decimals (Sataks) out of 9

Additional Registrar of Assurances II, Kolkata  
14 SEP 2002



Decimals (Sataks) in L.R. Dag No. 752, under Khatian No. 505 of Mouza Kalikapur by way of inheritance which left by Sabejan Bibi.

**AND WHEREAS** in the Records of Right prepared under the West Bengal L. R. Act, one Khatonnessa Bibi, was shown as holding of L.R. Dag Nos. 749, 750 & 752, along with other plots of land, under L.R. Khatian no. 160, Mouza Kalikapur, J.L. No. 40, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24 Parganas, where L.R. Dag no. 749 was shown as undivided 1093 Share, i.e., 1.31 (1) Decimals (Sataks) out of 12 Decimals (Sataks), L.R. Dag no. 750 was shown as undivided 1093 Share, i.e., 1.20 (1) Decimals (Sataks) out of 11 Decimals (Sataks), L.R. Dag no. 752 was shown as undivided 1250 Share, i.e., 0.99 (1) Decimals (Sataks) out of 9 Decimals (Sataks), of Sali land.

**AND WHEREAS** said Khatonnessa Bibi died intestate leaving behind him surviving his two sons Isahak Gazi, Najrul Gazi and one daughter Sahida Bibi as her legal heirs and successors and thus they became the joint owners of the said land.

**AND WHEREAS** said Isahak Gazi, Najrul Gazi became the joint owners of all that piece and parcel of land measuring an area of 3.02 decimals (Sataks) out of 32 Decimals (sataks) in L.R. Dag Nos. 749, 750 & 752, under Khatian No. 505 & 160 of Mouza Kalikapur by way of inheritance which left by Khatonnessa Bibi.

**AND WHEREAS** in the manner aforesaid the vendors herein are the Owners of all that piece and parcel of land admeasuring 3.02 Decimals (Sataks) be the same a little more or less out of 32 Decimal (Satak) lying and situated in Mouza Kalikapur, J.L. No. 40, R.S. & L.R. Dag No. 749, 750 & 752, under L.R. Khatian Nos. 505 & 160, classified as Sali land, under Patharghata Gram Panchayet, within the Additional District Sub-Registration office at Bidhannagar, P.S. Rajarhat, District North 24 Parganas, hereinafter referred to the said land and is/are in the peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts

Additional Registrar of Assurances II, Kolkata

14 SEP 2009



and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

**AND WHEREAS** since then the Vendors herein have been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by any body and paying Govt. rent for their aforesaid property and no portion of the said land in any manner whatsoever is under and "BHAGCHASE". Moreover, the Schedule Land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

**AND WHEREAS** there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

**AND WHEREAS** the schedule lands are not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955).

**AND WHEREAS** the Vendors have not received any notice of acquisition or requisition of the Property described in the schedule below. Moreover, no notice has been published against the Vendors by the Public Demand and Recovery Act.

**AND WHEREAS** the Owners/Vendors herein have agreed to sell and the Purchaser has agreed to purchase of all that piece and parcel of land admeasuring 1.22 Decimals (Sataks) be the same a little more or less out of 32 Decimal (Satak) lying and situated in Mouza Kalikapur, J.L. No. 40, R.S. & L.R. Dag No. 749, 750 & 752; under L.R. Khatian Nos. 505 & 160, classified as Sali land, under Patharghata Gram Panchayet, within the Additional District Sub-Registration office at Bidhannagar, P.S. Rajarhat, District North 24 Parganas, being the **SCHEDULE** property hereunder written at or for a total consideration of Rs. 73,940/- (Rupees Seventy Three Thousand Nine Hundred and Forty) only, the said Schedule property is free from all encumbrances, attachments, liens and lispendens whatsoever on the terms and conditions mentioned hereinafter.

Additional Registrar of Assurances II, Kolkata  
*[Signature]*  
14 SEP 2009





**NOW THIS INDENTURE WITNESSETH** that in consideration of the sum of Rs. 73,940/- (Rupees Seventy Three Thousand Nine Hundred and Forty) only paid by the Purchaser herein to the Owners/Vendors herein at or before the execution these presents, the receipt whereof the Owners / Vendors herein and doth hereby admit and acknowledge by the Instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate discharge the Purchaser, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and assure forever to the Purchaser, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispendens, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT the SCHEDULED properties OR HOWSOEVER OTHERWISE** the said properties and lands and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished. All that the said property including liberties, privileges, with all using right and all rights of ingress and egress including all easement rights, title, interest, possession of the Vendors into and/or upon the said Schedule Property. **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever. **TO HAVE AND TO HOLD** the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispendens, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owners/Vendors or his ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owners/Vendors is/are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchaser absolutely and for ever free from all encumbrances charges attachments liens lispendens and adverse claim. **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owners/Vendors has/have good right, full power and absolute authority and indefeasible right, title and interest and well and

Additional Registrar of Assurances II, Kolkata  
14 SEP 2009



sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owners/Vendors or any person or persons lawfully and equitably claim under or in trust for the Owners/Vendors or his ancestors a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owners/Vendors, his/her/their ancestors or predecessors-in-title AND FURTHER the Owners/Vendors covenant with the Purchaser, its successors, successors-in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust AND the Owners/Vendors and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said properties unto and to the use of the Purchaser, its successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owners/Vendors shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed AND FURTHER the Vendor inconsideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendor as to protection and indemnity against any possible claim by any persons if he/she/they is/are discovered to be still alive or became the Owner of the schedule property, the Vendor do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchaser and its successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the

Additional Registrar of Assurances II, Kolkata  
1.1.2009



said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

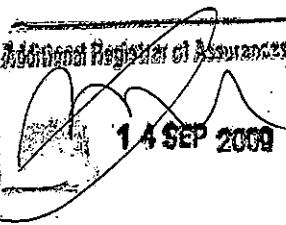
**AND THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER**  
as follows:

1. That the Vendors have good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser/s herein in the manner aforesaid.
2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and benefits.
3. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendor herein.
4. That Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.
5. The Vendors do hereby certify that the said properties, under SCHEDULE is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

**SCHEDULE ABOVE REFERRED TO**

All That piece and parcel of undivided share of land admeasuring 1.22 Decimals (Sataks) be the same a little more or less out of 32 Decimal (Satak) lying and situated in Mouza Kalikapur, J.L. No. 40, R.S. & L.R. Dag No. 749, 750

Additional Registrar of Assurances II, Kolkata



14 SEP 2009



& 752, under L.R. Khatian Nos. 505 & 160, classified as Sali land, under Patharghata Gram Panchayet, within the Additional District Sub-Registration office at Bidhannagar, P.S. Rajarhat, District North 24 Parganas.



Additional Registrar of Companies, Sakkarin  
14 SEP 2009





IN WITNESS WHEREOF the parties have subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the Vendor in the presence of

**WITNESSES:**

1. Dilip Sen  
Kairahali, Chinnamore  
KOL-700136  
P.S. - Airport

*Azizul Haque*  
As Constituted Attorney of  
Asahak Gazi and Nazmul Islam Gazi

2. ডেবদুল হালদার  
কলিকাতা  
কলিকাতা  
২৩০০০০

SIGNATURE OF THE VENDORS

**SIGNED, SEALED AND DELIVERED**

by the Purchaser in the presence of

**WITNESSES:**

1. Dilip Sen

2. ডেবদুল হালদার

FOR AAKANSHI AGENCY PVT LTD,

*Bidyut Deu*  
Director  
(BIDYUT DEY)

PURCHASER

Drafted and read over and  
explained in Bengali by me  
Debdul Halder  
Advocate,  
High Court, Calcutta



Additional Registrar of Assurances II, Kolkata

14 SEP 2009

RECEIPT

Received a sum Rs. 73,940/- (Rupees Seventy Three Thousand Nine Hundred and Forty) only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

MEMORANDUM OF CONSIDERATION

Date	Cheque/Cash	Bank	Amount (Rs.)
------	-------------	------	--------------

Total			Rs. 73,940.00
-------	--	--	---------------

(Rupees Seventy Three Thousand Nine Hundred and Forty) only

Witnesses :-

1. *Wazir Khan*

2. *Asim Khan*

*Azizul Haq*

*As Constituted Attorney of  
Isahak Gazi and Nazrul Islam Gazi*

SIGNATURE OF THE VENDORS

Additional Registrar of Assurance II, Kolkata

14 SEP 2009



**Government Of West Bengal**  
**Office of the A. R. A. - II KOLKATA**  
**5 & 6, Govt Place ( North) , KOLKATA**  
**Endorsement For deed Number :I-10147 of :2009**  
**(Serial No. 07363, 2009)**

On 14/09/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 19.20 hrs on :14/09/2009,at the Private residence by Bidyut Dey,Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 14/09/2009 by

1. Bidyut Dey,Director,Aakanshi Agency Pvt Ltd,8/1 Lalbazar St,Bikaner Build,Kolkata, profession :Business  
Identified By Dilip Sen, son of Late Gopal Sen Kaikhali Chiramore Kolkata 0 Thana: Airport, by caste Hindu,By Profession :Business

Executed by Attorney

1. Execution By Azizul Gazi, son of Jasimuddin Gazi ,8/1 Lalbazar St Kolkata.1st Floor ,Thana: 0 By caste Hindu,by Profession :Others,as the constituted attorney of 1. Isahak Gazi 2. Najrul Islam Gazi is admitted by him.  
Identified By Dilip Sen, son of Late Gopal Sen Kaikhali Chiramore Kolkata 0 Thana: Airport, by caste Hindu,By Profession :Business.

Name of the Registering officer :Tarak Baran Mukherjee  
Designation :ADDITIONAL REGISTRAR OF  
ASSURANCES-II OF KOLKATA

On 15/09/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A. Article number :23,5 of Indian Stamp Act 1899.

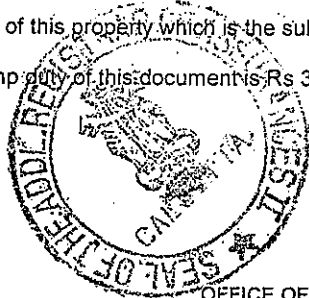
Payment of Fees:

Fee Paid in rupees under article : A(1) = 803/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on:15/09/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 73940/-

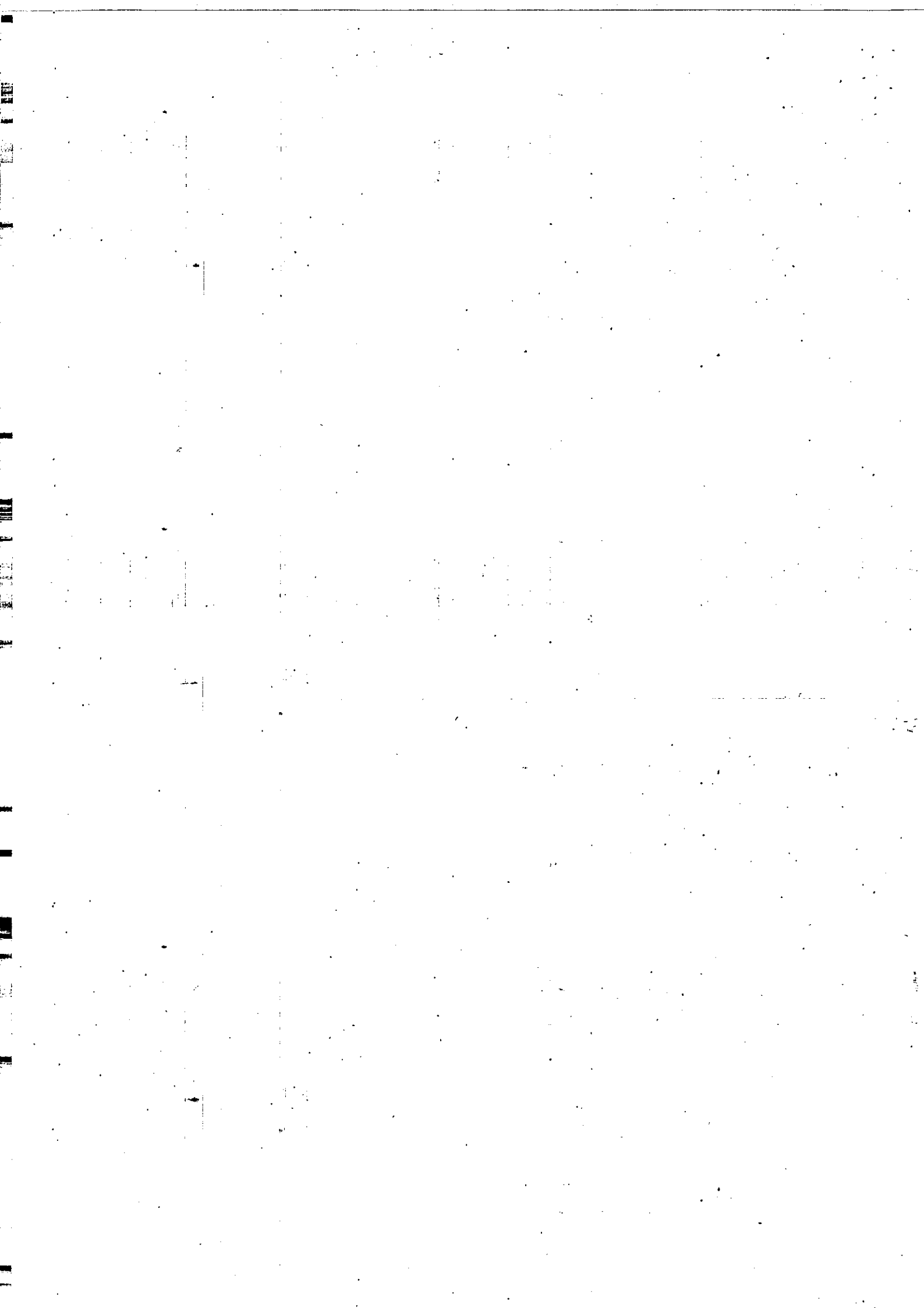
Certified that the required stamp duty of this document is Rs 3707 /- and the Stamp duty paid as: Impresive Rs- 50



[Tarak Baran Mukherjee]  
ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA

Govt. of West Bengal 15/9/09



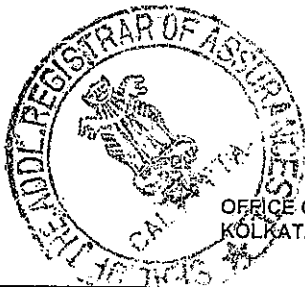
Government Of West Bengal  
Office of the A. R. A. - II KOLKATA  
5 & 6, Govt Place ( North ) ; KOLKATA  
Endorsement For deed Number :I-10147 of :2009  
(Serial No. 07363, 2009)

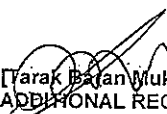
---

Deficit stamp duty

Deficit stamp duty Rs 3700/- is paid, by the draft number 694163, Draft Date 14/09/2009 Bank Name State Bank Of India, KOLKATA, received on :15/09/2009.

Name of the Registering officer :Tarak Baran Mukherjee  
Designation :ADDITIONAL REGISTRAR OF  
ASSURANCES-II OF KOLKATA

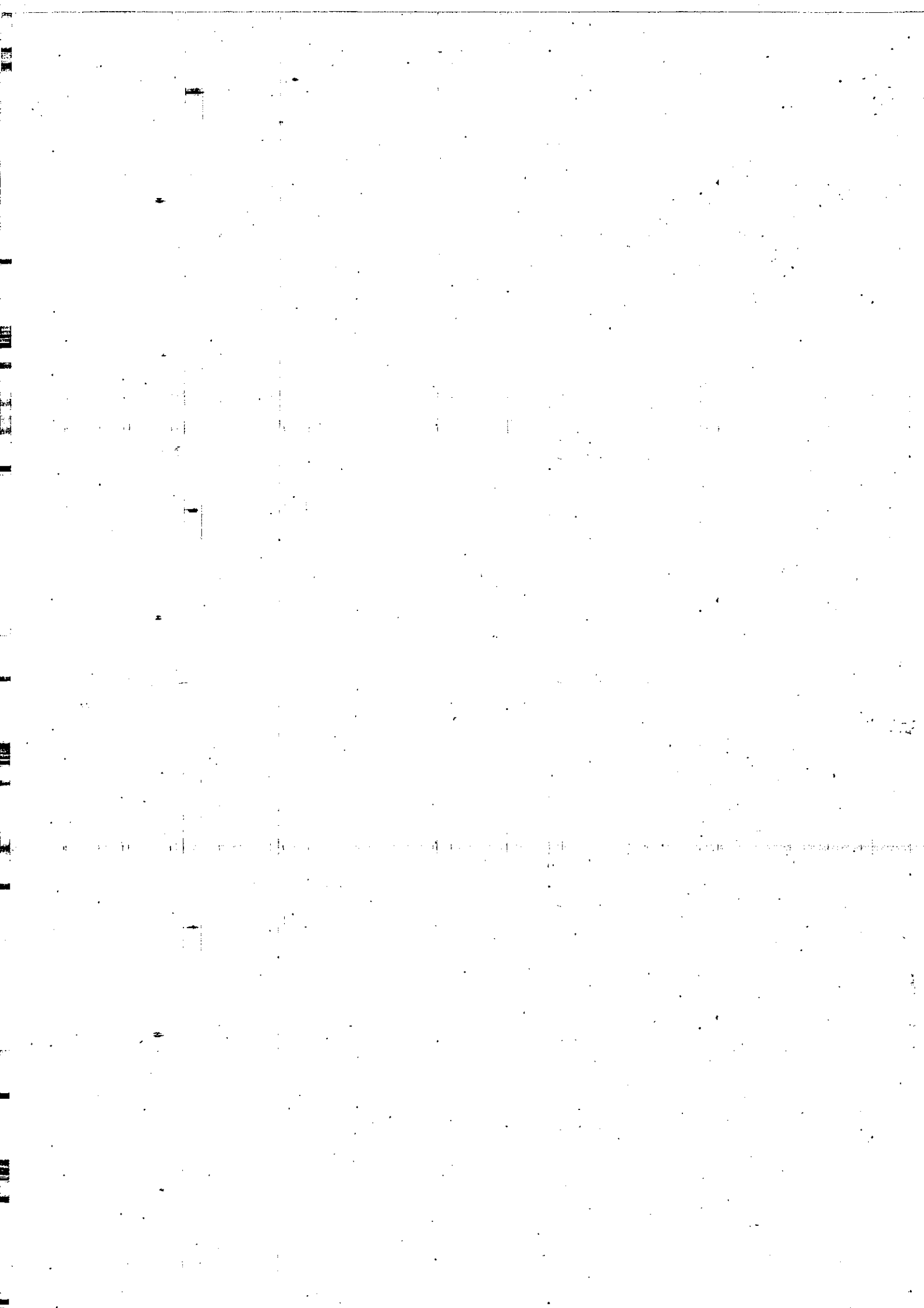


  
[Tarak Baran Mukherjee]  
ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA






















Govt. of West Bengal

15/9/09





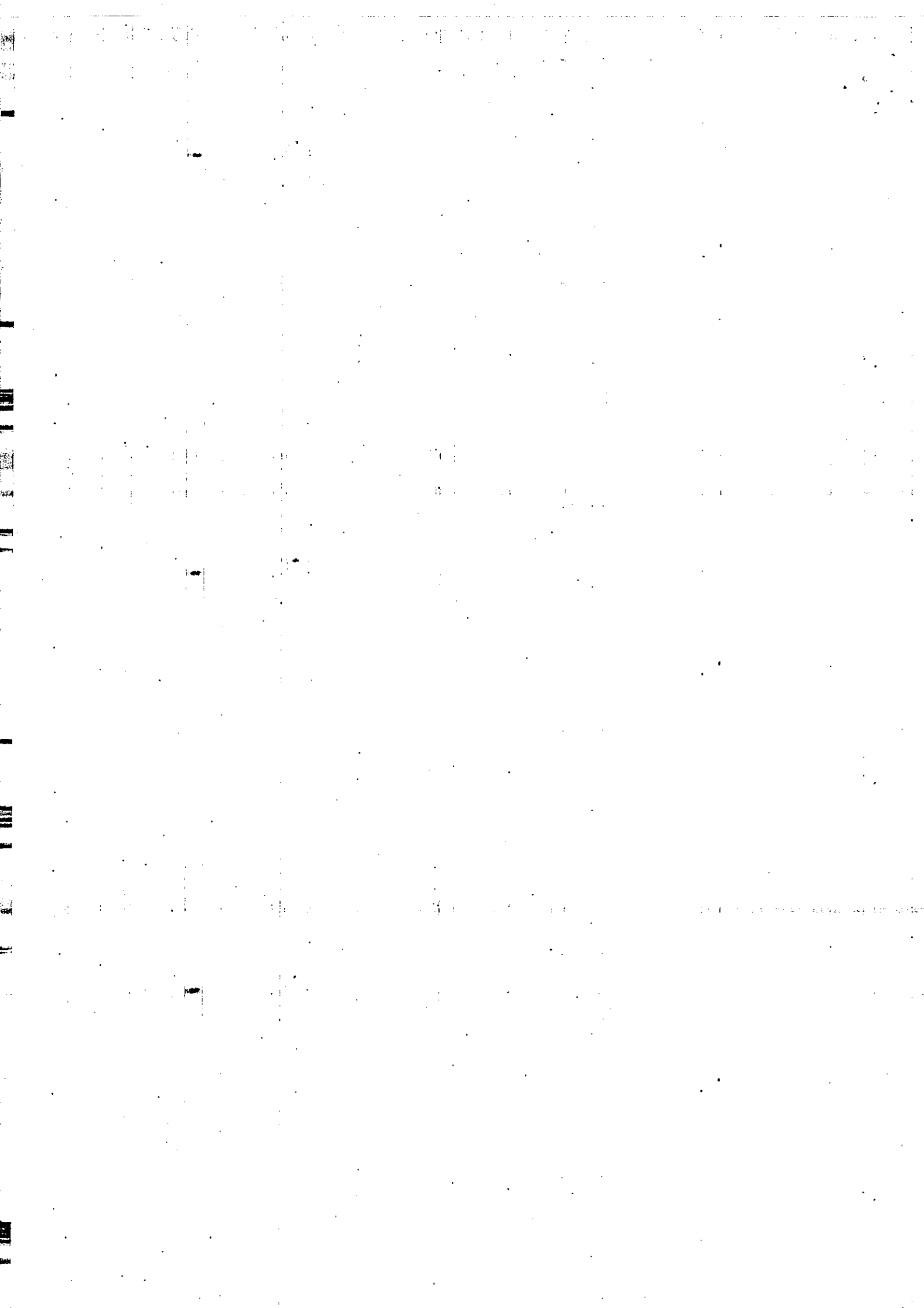
**SPECIMEN FORM FOR TEN FINGERPRINTS**

	<i>Richard</i>	 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)					
		 Thumb	 Fore	 Middle	 Ring	 Little	
		(Right Hand)					
		 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)					
 Thumb	 Fore	 Middle	 Ring	 Little			
(Right Hand)							
PHOTO							
		Little	Ring	Middle	Fore	Thumb	
	(Left Hand)						
	Thumb	Fore	Middle	Ring	Little		
	(Right Hand)						
PHOTO							
		Little	Ring	Middle	Fore	Thumb	
	(Left Hand)						
	Thumb	Fore	Middle	Ring	Little		
	(Right Hand)						



Additional Registrar of Companies II, Kolkata  
14 SEP 2009






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 21  
Page from 115 to 129  
being No 10147 for the year 2009.



  
(Tarak Baran Mukherjee) 22-September-2009  
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA  
Office of the A. R. A. - II KOLKATA  
West Bengal

