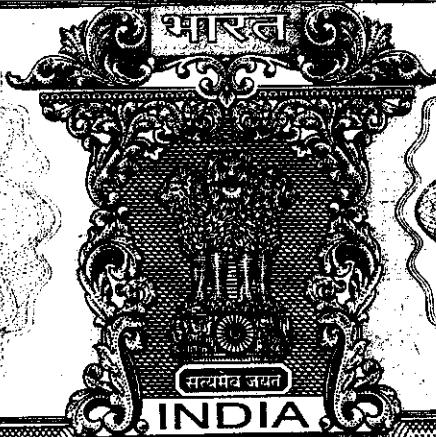


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# भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
RS.50

## INDIA NON-JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

34,36,360

922468

M.P. Comm 3812 dt 22/10/08

Asst. District Sur-Regist  
Maidan, Nager & Salt Lake

*[Handwritten signature]*  
2008  
561

22/10/08

22 OCT 2008

**THIS DEED OF SALE** is made on this 22<sup>nd</sup> day of **OCTOBER, 2008.**

### BETWEEN

**SRI GOUR CHANDRA GHOSH** son of Late Surendra Nath Ghosh, by Caste-Hindu, by occupation Business, residing at Village Basina, Post Office - R-Bishnupur, Dist - 24-Parganas(N) hereinafter called the **VENDOR NO. 1.** (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, successors, executors, administrators and representatives) of the **ONE PART.**

**ORCHID DEVELOPERS PVT. LTD**

*[Handwritten signature]*

*[Handwritten signature]*  
**DIRECTOR**

*[Handwritten signature]*

*[Handwritten signature]*

**DIRECTOR**

86996

21 OCT 2008

10, Kaval. Poo  
10, old Post Office Str.  
K91-1

*[Handwritten signature]*

*[Handwritten text]*

VIC

8480

*[Handwritten text]*

VIC  
8488

DEVELOPERS PVT. LTD.

*[Handwritten signature]*  
DIRECTOR

Identified by me.

Ruma Chakraborty  
Advocate

10, old post office street  
Room no. 20 D... K91-1



*[Handwritten signature]*  
Additional District Sub Registrar  
Bichamungwa

22 OCT 2008

6007

AND

**SRI GOUTAM GHOSH**, son of Late Sadhan Ghosh, by Caste Hindu, by occupation- Business, residing at Village Basina, Post R-Bishnupur, P.S. Rajarhat, North 24-Parganas, hereinafter called the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, successors, executors, administrators and representative) of the **SECOND PART**.

AND

**ORCHID DEVELOPERS (PVT.) LTD**, A body corporate, registered under the Companies Act, 1956, having its registered office at 9-12, Lalbazar Street, 3<sup>RD</sup> Floor, Block C, Kolkata-700 001 represented by its **AUTHORISED SIGNATORY** hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include his successor/successors in interest in the business or assigns) of the **OTHER PART**.

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S. K. Kapur

DIRECTOR

ORCHID DEVELOPERS PVT. LTD

WHEREAS the Vendor decided to sell the Property and the Purchaser shall Purchase the Property vividly mentioned in the Schedule below measuring about 42.50 Satak of Sali Land hereto and hereafter referred to as the said Property as an absolute estate in fee simple or an estate equivalent thereto free from all encumbrances attachment or other defects in title.

AND WHEREAS one late Surendra Nath Ghosh, was the Owner of some property in Khatian .No.: 1293, Dag No.: 637, along with other property in Mouza - Basina. During his acquisition and control over the land he expired leaving behind his legal heirs his Two(2) sons (1) Nitai Ch. Ghosh, and (2) Gour Ch. Ghosh, and Four(4) daughters (1) Smt. Saraswati Ghosh, (2) Smt. Arati Ghosh, (3) Smt. Bhagabati Ghosh, and (4) Smt. Sandhaya Ghosh, each are the legal heirs as mentioned hereinabove of Late Surendra Nath Ghosh, The vendor sri Gour Chandra Ghosh by inheritance become owner and occupier of 1/6<sup>th</sup> Share of the property left by the said deceased Surendra Nath Ghosh.

3

ORCHID DEVELOPERS PVT. LTD

S. Kapoor  
DIRECTOR

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AND WHEREAS Two of the legal heirs of Late Surendra Nath Ghosh, namely (1) Smt. Bhagabati Ghosh, and (2) Sandhya Ghosh, sold their 2/6<sup>th</sup> share of the undivided property which they acquired on ancestral basis measuring 30(thirty) Satak in Dag No.637, therefore they jointly sold 10 Satak land to the Vendor, i.e., Gour Ch. Ghosh, under Deed No. 5765 of Dtd. 21.01.1998. The said Sale Deed recorded is under Book No. 1, Vol. 176, Pages - 355 to 365, Deed No. 5765 for the year - 1998, in the office of the D.R. Barasat.

AND WHEREAS the said Gour Ch. Ghosh, is the Owner & Occupier his 1/6<sup>th</sup> share of the property of 30 Satak, measuring his share 5(Five) Satak. Hence, Gour Ch. Ghosh, after purchase of 10 Satak by Deed No. 5765, as above, and his 5 Satak totaling 15 Satak become the Owner & Occupier in Dag No. 637, in Mouza - Basina.

AND WHEREAS One Rajib Das, purchased Vide Deed No. 6482, One property measuring .08.50 Satak, in Old Dag No.: 585, present Dag No.: 640, from Smt. Nirabala Dasi, Harabala Dasi and Durlab Chandra Ruidas, in the year - 1992. The said Sale Deed was registered in the Office of A.D.S.R. Bidhannagar (Salt Lake City), Vide

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S. K. Majumdar

DIRECTOR

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Book No. 1, Vol. 143, Pages - 147 to 152, being No. 6482, from the year 1992, the property is within Mouza - Basina .

AND WHEREAS the said Rajib Das, sold the said property as above measuring : 8.50 Satak to one Mohan Das, Vide Deed No.: 6555, and the said Deed recorded in the Office of the A.D.S.R. Bidhan nagar (Salt Lake City), in Book No. 1, Vol. 139, Pages 167 to 172, Being No.: 6555, for the year 1993.

AND WHEREAS the said Mohan Das, as mentioned hereinabove sold his entire purchased property of 8.50 Satak, to Nitai Ch. Ghosh and Gour Ch. Ghosh, the Vendor to this deed vide Deed No. 2957 of 11.05.2001, and the said Deed recorded in the Office of A.D.S.R., Bidhan Nagar (Salt Lake City), Vide Book No. 1, Vol. 57, Pages 42 to 47, bearing No. 2957, for the year 2001. After purchase of 08.50 Satak as above Gour Ch. Ghosh, the Vendor to the Deed, and Nitai Ch. Ghosh, became absolute Owner and occupier of  $\frac{1}{2}$  of 08.50 Satak i.e., 4.25 each and recorded his name in the L.R Record of Rights.

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S. Kaptwal

DIRECTOR

RVC 6/9/01/3

AND WHEREAS one Smt. Joygencha Bibi, sold her Sali Land, measuring 25 Satak, in Mouza - Basina, Touzi No.: 31, within Old Dag No.: 590, presently Dag No. 949, to One Rekha Rani Laha, in year 1962, Vide Deed No.: 3748, the said Deed recorded in Cossipore, dumdum, Sub-Registry Office.

AND WHEREAS the said Rekha Rani Laha, after purchase of the property as mentioned hereinabove became absolute Owner & Occupier of the property. Subsequently, she sold the said land of 25 Satak to 1) Kali Charan Ruidas, 2) Shayama Ch. Ruidas, and 3) Tarapada Ruidas, on 16.08.1991, Vide Deed No.: 7471 of 1991. The Sale Deed recorded in the office of the A.D.S.R., Cossipore, Dumdum, Sub-Registry Office, Vide Book No.1, Vol. 135, Page - 139 to 144, being No.: 7471, for the year 1991.

AND WHEREAS the said Kali Charan Ruidas, Shyama Ruidas, and Tarapada Ruidas, sold  $\frac{1}{2}$  of their purchased property of 25 Satak, i.e, 12.50 Satak Land, of Sali Land, jointly having equal share to the Vendor to this Deed Gour Ch. Ghosh and Nitai Ch. Ghosh, vide Deed

RSV 5945

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S. Kishor

DIRECTOR

No.: 9571 of 04.11.1992. The said Deed recorded in the office of A.D.S.R. Bidhan Nagar, (Salt Lake City), Vide Book No. 1, Vol. 208, Page : 313 to 318, being No.: 9571, for the year 1992. Thus the Vendor became Owner & Occupier of  $\frac{1}{2}$  of 12.50 , i.e., 6.25 Satak.

AND WHEREAS the Vendor to this Deed also purchased further 1 Satak of Sali Land, in Dag No.: 944, and recorded his name in the L.R. Record of Rights.

AND WHEREAS one Sambhu Nath Das, purchased 16 Satak of Land from one Pravash Ch. Mondal, on 28.02,1990. The Land was within the Kh.No. 635, Old Dag No.: 584, New Dag No.: 641, within A.D.S.R., COSSIPORE, Dumdum, Sub-Registry Office. The said purchased Deed as above dated 28.02.1990, was recorded in Book No.:1, Deed No.: 1380. The said Sambhu Nath Das , recorded his name under Kh.No.: 1008, in Govt. Records. During his sole possession of Land, he sold land measuring 6K. 12 Ch. 40 Sq.ft. Marked Plot - 'A', to one Smt. Soma Chowdhury, on 26.06.2000, Vide

01/11/92

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S. Kapur

DIRECTOR



Deed No.: 4038, and Register in the Office of A.D.S.R., Bidhan Nagar,  
Salt Lake City.

AND WHEREAS the said Smt. Soma Chowdhury, on 24.11.2006  
sold her purchased property as above of 6K, 12 Ch. 40 Sq.ft. to Gour  
Ch. Ghosh, the Vendor to this Deed. The Sale Deed was registered in  
the office of A.D.S.R., Bidhan Nagar, Salt Lake City, Vide Book No.1,  
Vol. No. 656, Page : 16 to 31, being No.: 10903, of 2006. The said  
Gour Ch. Ghosh, recorded his name in new Kh.No.: 1294, Dag No.:  
641, in Govt. Records and enjoying the property under his control.

WHEREAS by registered deed of sale being deed No. 10905 of 2006  
registered before A.D.S.R, Bidhannagar, salt Lake city the present  
VENDOR also purchased 2 Cottah 14 Chatak land from Smt Anindita  
Ghosh in Dag No. 641 Khatian No. 1008 .Therefore by purchase the  
vendor became the owner of entire 16 satak land in Dag 641 and  
recorded his name in the L.R Record of Rights.

AND WHEREAS One Ganesh Das, purchased on 05.07.1972, Vide  
Deed No.: 4408, Property measuring - 9.55 Satak, out of 19 Satak,  
and some other property registered in the office of Cossipore

Dumdum Sub-Registry Office, Vide Book No.1, Vol No.: 69, Page : 206 to 208, being No.: 4408, for the year 1972, from one Durlav Ch. Ruidas. The Property recorded in old Dag No.: 595, present Dag No.: 952, in Mouza - Basina, Touzi No.: 37, J.L.No.: 31, Old Kh.No.: 136.

AND WHEREAS the Ganesh Das, sold his purchased 9.55 Satak Land, i.e., 5K. 12 ch. Land, out of 19 Satak of Land to Totan Ghosh and Gour Ch. Ghosh, Vide No.04164, and Registered on 23.05.2005, in the office of ADSR, Bidhan Nagar, Salt Lake City, Vide Book No.:1, Vol. 253, Page : 284 to 294, being No.: 04164, for the year 2005. thus on purchase Gour Ch. Ghosh, became Owner of  $\frac{1}{2}$  of 9.50 Satak Land, i.e., 2K. 14Ch. Of Land or 4.75 satak land.

AND WHEREAS Gour Ch. Ghosh, became absolute Owner & Occupier of the property from above stated Dag Nos., measuring as follows :-

Dag No.	: 637	10.00 Satak + Self 5 Satak = 15 Satak.
"	: 640	04.25 Satak

"	: 949	06.25 Satak
"	: 944	01.00 Satak
"	: 641	16.00 Satak
"	: 952	04.75 Satak or 2 K. 14 Ch.

.....  
Total = 47.25 Satak.  
.....

AND WHEREAS under this deed of sale the Vendor decided to sale his entire 47.25 satak lands under Dag no 637,640,949,944,641,952, morefully described in the schedule hereunder.

AND WHEREAS the confirming party referred hereinabove once upon a time made one agreement with the vendor for the purchase of the property. By this deed The Confirming party relinquished his claim as regards the property as he or anybody claiming through him has got no demand whatsoever from the vendor as per the agreement stated hereinabove.

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*S. K. Kapoor*

DIRECTOR

AND WHEREAS the Vendor therefore as a result of the received land by purchase and inheritance is the sole and absolute owner of the said property morefully and particularly described in the Schedule hereunder written and delineated in the plan annexed hereto with RED borders forming a part and parcel of the indenture.

AND WHEREAS the confirming party referred hereinabove once upon a time made one agreement with the vendor for the purchase of the property. By this deed The Confirming party relinquished his claim as regards the property as he or anybody claiming through him has got no demand whatsoever from the vendor as per the agreement stated hereinabove.

AND WHEREAS the Vendor being in urgent need of money approached the Purchaser and offered to sell transfer convey assign and assure **ALL THAT** their respective properties as described in the schedule hereunder written to the purchaser and the purchaser relying on the papers and other representations assurances declarations and confirmations made and/or given by the Vendor and

believing the same to be true and correct and acting on faith thereof, to acquire the said property from the Vendor respectively absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with 'Khas' peaceful vacant possession of the said property for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.

AND WHEREAS the Purchaser has at or before execution of this deed of sale to the Vendors respectively paid the entire amounts of the mutually agreed consideration mentioned in detail in the memo of consideration appended in the deed and has called upon the Vendors to grant this conveyance in favour of the Purchaser.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs. 1429313/-**

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ORCHID DEVELOPERS PVT. LTD

*S. Kapur*

DIRECTOR

*CSA H*

( Rupees Fourteen Lacs twenty Nine Thousand Three Hundred Thirteen) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof , the receipt whereof the Vendors doth hereby grant as also by the receipt and memo of consideration hereunder written admit and acknowledged and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the Vendors property and all benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to, the Vendor doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchaser the Vendor' property, being **ALL THOSE** the various pieces and parcels of land fully described in the schedule hereunder written with all respective ownership sell rights, title and interest of the Vendor to own ,hold, possess use and enjoy the same **TOGETHWERWITH** all ownership, share, rights, title and interest, benefits whatsoever or howsoever of the Vendor and in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to them said properties and each of them and/or

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S. Rajakumar

DIRECTOR

ORCHID DEVELOPERS PVT. LTD

meant for beneficial use and enjoyment of the said properties and each of them **TOGETHER WITH** all and singular intangible assets, edifices, fixtures, gates, courts, courtyards, ways, paths, passages, fences, hedges, ditches, trees, walls, water, water courses, lights and all manner of former and other rights, liberties, benefits, privileges, easements, quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are heretofore were or was held used, occupied or enjoyed therewith **TOGETHER WITH** all legal incidence thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other easement right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors and each of them into out of or upon the properties benefits advantages and right hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Properties and each of them or any part

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ORCHID DEVELOPERS PVT. LTD

*S. Kejwal*

DIRECTOR

*RSB 5/9/13*

thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any of them or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter cements, trusts, uses, debutters, tenancies, leases, occupancy, acquisitions, requisitions alignments claims demands and liabilities whatsoever or howsoever.

**II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER** as follows :-

- i) **THAT** notwithstanding any act deed matter or thing by the Vendor or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendor are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby respectively

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15 ORCHID DEVELOPERS PVT. LTD

*(Handwritten signature)*

DIRECTOR



granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same.

- ii) **AND NOW** the Vendor has not at any time done or executed or knowingly suffered or bear party or privy to any act, deed matter or thing whereby the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title.
- iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has in themselves good right full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all the properties benefits and rights hereby respectively granted sold, conveyed, transferred, assigned and assured or

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16 ORCHID DEVELOPERS PVT. LTD

S. K. Kishore

DIRECTOR

expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents.

- iv) **AND THAT** the properties benefits, advantages and rights hereby respectively granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be new are free from all encumbrances mortgages, charges, liens, lispendens, attachments, trusts, uses, debutters, tenancies, leases, occupancy rights, restrictions, restrictive covenants, bargardars, bhagchasis, acquisitions, requisitions, alignments, claims, demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any of them or any person or persons having or lawfully rightfully or equitably claiming.
- v) Any estate or interest therein through under or in trust for the Vendor or any of them or the Vendor respective predecessors-in-title.

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S. Kapoor

DIRECTOR

DIRECTOR

*S. K. ...*

*18 APR 1959*

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AND THAT the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby respectively granted sold, conveyed, transferred, assigned and assured or expressed or intended sold to be and receive the rents issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any of them or any person or persons having of lawfully rightfully or equitably claiming as aforesaid and free and clear and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against as manner of former and other estate, right, title, interest charges, mortgages, leases, tenancies, encumbrances, restrictions restrictive covenants, liens, attachments, lispendence uses debtors, trusts, bargadar, bhagchasis, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever

(vi)

created by the Vendor or any of them or any person or persons claiming as aforesaid.

vii) **AND THAT** the Vendor and all person or persons having or lawfully, rightfully or equitable claiming any estate or interest in the properties benefits and rights hereby respectively granted sold, conveyed, transferred, assignment and assured or expressed or intended so to be through under or in trust for the Vendor or the Vendor' respective predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties, benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

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S. Kapoor

DIRECTOR

viii) **AND THAT** the Vendor shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and experiences of the Purchaser produce or cause to be produced to the Purchaser or its agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said properties, including the parcha and those hereinbefore reited, which have not been expressly delivered by the vendor to the Purchaser and will permit such document-of-title to the examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser and will at all times hereafter keep such documents-of-title safe unobliterated and uncancelled.

ix) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the

Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands, and consequences if any suffered by the Purchaser or the Purchaser's successor or successors in title or interest by reason of any defect in the title of the Vendor to the said properties or by reason of any offence representations declarations and assurances made and/or given by the Vendor respectively to the purchaser being found to be untrue, incorrect, false or misleading.

**III. AND THE VENDOR DO HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:-**

- i) **THAT** the Vendor in and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the their respective properties for the period upto the date hereof, whether demand or not till date by the authorities concerned and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor

shall indemnify and kept saved harmless and indemnified the Purchaser in respect thereof as also for all losses, damages, claims, demands, consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof.

- ii) **AND THAT** the respective Properties of the Vendor are under her own direct cultivation and that there is no Bargadar or Bhag Chasi in the said properties of any of them or any part thereof.
- iii) **AND THAT** the Vendor had first offered the said properties to all other contiguous land owners of the said plot and that upon their refusal to purchase the same, the Vendors herein has approached and negotiated with the Purchaser herein for the sale and transfer of the said properties to the Purchaser. The Vendor does hereby further agree, covenant and undertake to indemnify to keep saved harmless and indemnified the Purchaser herein against all claims, demands, injury, loss or any other harmless action

against the Purchaser by any person claiming any right on the said properties or any of them.

- iv) **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said properties hereby sold and conveyed.

**THE SCHEDULE ABOVE REFERRED TO**

**AND THAT** the various pieces or parcel of sali land below measuring 1. 15 satak in R.S & L.R dag no.637 , 2. 4.25 satak in R.S and L.R Dag No. 640, 3. 16 satak land in R.S and L.R Dag no. 641 Khatin no.1008 4. 01 satak in R.S and L.R Dag no. 944, 5. 6.25 satak in R.S and L.R Dag no. 949, 6. 4.75 satak in R.S and L.R Dag No. 952 all are in **L.R Khatian No.1294** at mouza basina J.L no.31 p.s Rajarhat,Dist-N-Parganas, under Rajarhat-

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ORCHID DEVELOPERS PVT. LTD.

S. Kojwal  
DIRECTOR

6/10/2017



Bishnupur No.2 Gram panchayet , the map attached to this deed shall be treated as a part of this deed..

By this Deed a total of **47.25** Satak equivalent to **28 catta 9 chatta 20 sq ft** more or less **20582** sq ft of land comprised in Dags as hereinabove stated is being conveyed.:

IN WITNESS WHEREOF the vendor has set and subscribed his signature on the day, month and year first above written in presence of:

**WITNESSES:**

1. *Anwar Ghosh*  
*Chota chandpur*  
*Rajarhat*
- 2.

*S. Raju*  
**SIGNATURE OF THE VENDOR**  
ORCHID DEVELOPERS PVT. LTD

*S. Raju*  
**DIRECTOR**

**SIGNATURE OF THE PURCHASER**

*Ganesh Chandra*

**SIGNATURE OF THE CONFIRMING PARTY**

*S. Raju*

**MEMO OF CONSIDERATION**

**RECEIVED** from the within named Purchaser the within stated amount of **Rs. 1429313/- ( Rupees Fourteen Lacs twenty Nine Thousand Three Hundred Thirteen) only** being the full consideration money of the sale of the aforesaid land, vide :-

**PAY ORDER NO.**

- ① 299667 dated 23.9.2008 of Rs. 11,000/-
- ② 613123 dated 21.10.2008 of 3,29,313/-

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**SIGNATURE OF THE VENDOR**












**WITNESSES:**

1. *Anur Ghosh*  
*Choto Chandpur*  
*Rajarhat*
2. *Amarash Ghosh*  
*Choto Chandpur / Rajarhat*












AGENT OF THE  
AGENT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908












N.B. - LH BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 <i>ಶ್ರೀ ಬಿ.ಎಸ್.ಎಸ್</i>	LH.					
	RH.					

ATTESTED :-




 <i>S. Rajinal</i>	LH.					
	RH.					

ATTESTED :-

 <i>ಶ್ರೀ ಶಂಕರ</i>	LH.					
	RH.					

ATTESTED :- *ಶ್ರೀ ಶಂಕರ*


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

Admission of Execution By	Status	Photo	Finger Print	Signature
Goutam Ghosh Address -Basina R -bishnupur N 24 Pgs	Confirming Party	 24/10/2008	 LTI 24/10/2008	

Name of Identifier of above Person(s)

Ruma Chakraborty  
PS-,10 Old Post Office

Signature of Identifier with Date

  
Ruma Chakraborty

Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For Deed Number :I-12882 of :2008  
(Serial No. 10483, 2008)

08

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

Presented for registration at 15.14 hrs on :22/10/2008, at the Private residence by Gour Chandra Ghosh, one of the executants.

Admission of Execution(Under Section 58)

Execution is admitted on 22/10/2008 by

1. Gour Chandra Ghosh, son of Lt Surendra Nath Ghosh, Basina R -bishnupur N 24 Pgs, Thana .. By caste Hindu, by Profession :Business
  2. S Kejriwal, Director, Orchid Developers Pvt Ltd, 9-12 Lalbazar St, Kol-1, Kol-1, profession :Service
- Identified By Ruma Chakraborty, son of .. 10 Old Post Office Thana: .. by caste Hindu, By Profession :Advocate.

Name of the Registering officer :Abhijit Kumar Das  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 23/10/2008

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- 3436360/-

Certified that the required stamp duty of this document is Rs 206182 /- and the Stamp duty paid as: Impressive Rs- 50

Name of the Registering officer :Abhijit Kumar Das  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/10/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

[Abhijit Kumar Das]

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR

Govt. of West Bengal

**BIDHAN NAGAR**  
Endorsement For deed Number :I-12882 of :2008  
(Serial No. 10483, 2008)


Order article : A(1) = 37796/- on:24/10/2008

*At*  
duty 1.Rs 6568/- is paid, by the draft number 109261, Draft Date 22/10/2008 Bank Name STATE BANK  
Calcutta, received on :24/10/2008. 2.Rs 199614/- is paid, by the draft number 108208, Draft Date 26/09/2008  
the STATE BANK OF INDIA, Calcutta, received on :24/10/2008.

**Condition of Execution(Under Section 58)**

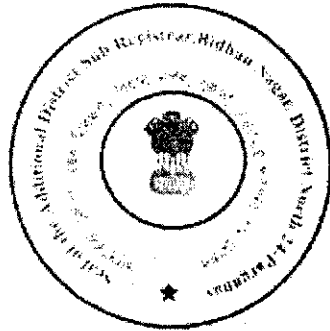
Execution is admitted on 24/10/2008 by  
1. Goutam Ghosh, son of Lt Sadhan Ghosh, Basina R -bishnupur N 24 Pgs, Thana ., By caste Hindu, by  
Profession :Business  
Identified By Ruma Chakraborty, son of . . . 10 Old Post Office Thana: ., by caste Hindu, By Profession :Advocate.

Name of the Registering officer : **Abhijit Kumar Das**  
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

  
[Abhijit Kumar Das]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR  
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 12  
Page from 9552 to 9585  
being No 12882 for the year 2008.



C

(Abhijit Kumar Das) 27-October-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal