

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

certified that the document is admitted  
to registration. The signature sheet and  
the endorsement sheets attached with this  
document are the part of this document.

Q 6661

487881

Add. District Sub Registrar  
Barrackpore, 24 Pags. (N)

THIS DEED OF SALE made this ... 6th ... Day of ... May ...  
( 2009 ) BETWEEN 1) SK. ARMAN ALI s/o Late Sk. Ahmmad Ali  
by faith Muslim by occupation - Cultiation and 2) SK. ABBAS ALI  
s/o Late Sk. Ahmmad Ali, by faith Muslim by occupation -

Cultivation both residing at Village Babanpur, P.O. Bengal Enamel, P.S. Titagarh, District 24 Parganas (N), hereinafter called the **Vendors** ( which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**. Being represented by their constituted attorney **SRI TAPAN CHAKRABORTY** son of Sri Amulya Prasad Chakraborty of 39/A, Middle Road, Kalia Nibas, P.S. Titagarh, Dist : 24 Pgs. (N) by irtue of registered Power of Attorney vide Book No. IV, Being No. 489 for the year 2000 of A.D.S.R Barrackpore.

A N D

**GHOSH BROTHERS REALTORS PVT. LTD.** A Private Limited Company incorporated under the Companies Act 1956, having its Registered office at Block 'D' 2<sup>nd</sup> floor, D-204, City Centre. Salt Lake, Kolkata - 700064, hereinafter called the **PURCHASER** ( which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-office and assigns) of the **OTHER PART**, being represented by one of its Director **SRI PRATUL KUMAR GHOSH** s/o Sri Pranab Kumar Ghosh of Block - V, Flat No. 5A, SILVER SPRING, Kolkata - 700105.

**WHEREAS** one Sk. Ahmmad Ali was the absolute Owner of some landed property along with other properties in Mouza - Jaffarpur, J.L. No. 9, Khatian No. 156, R.S. Dag No. 630, C.S. No. 1564 measuring about .17 decimal danga land

AND WHEREAS after the death of said Sk. Ahmmad Ali his tow sons Sk. Abbhas Ali and Sk. Arman Ali as his heir and legal representatives became the joint absolute Owners of the said property measuring about .17 decimal danga land and absolutely seized and possessed of the same.

AND WHEREAS due to busy with their professions the said Abbhas Ali and Arman Ali jointly executed a Power of Attorney in favour of Sri Tapan Chakraorty son of Sri Amulya Prasad Chakraborty of 39/A, Middle Road, Kalia Nibas, P.

S. Titagarh, Dist 24 Pargaanas (N) by virtue of a registered Power of Attorney dated 9.11.2000 registered in the office of A.D.S.R. Barrackpore, 24 Pgs. (N) and recorded in Book No. IV, Being No. 489, for the year 2000.

AND WHEREAS due to being in need of money the Vendors, have announced to sell their said property measuring about .17 decimal and the Purchaser has offered to purchase the same at and for the total consideration of Rs. 10,91,665/- ( Rupees Ten Lakh Ninety One thousand Six hundred Sixty five ) only and the Vendors have agreed to sell the same to the Purchaser at the said consideration.

**NOW THIS INDENTURE WITNESSETH THAT :**

I. In pursuance of the said Agreement and in consideration of the said sum of Rs. 10,91,665/- ( Rupees Ten Lakh Ninety One thousand Six hundred Sixty five) only paid by the Purchaser to the Vendors on or before the execution of these presents (receipt whereof the vendors doth hereby as well as by the Receipt

and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said land) the Vendors doth hereby grant, sell, transfer, convey, assign and assure unto the Purchaser the said land i.e. ALL THAT the piece and parcel of land, admeasuring .17 decimal more or less, situate, lying in Mouza - Jafarpur, Dag No. 630, L.R. Dag No. 1563, 1564 under Khatian No. 156, 177, J. L. No. 9. P. S. Tatagarh, District North 24 Parganas(N), more fully described in the SCHEDULE hereto and delineated on the Map or Plan annexed herewith and bordered 'RED' thereon and hereinbefore as well as hereafter called the 'Said Land' or Howsoever other wise the said land now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished TOGETGHER WITH all areas, fences, passages, sewers, drains, water, water courses, trees, bushes hedges, crops, benefit advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said land or in anywise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel of member thereof or appurtenant thereto AND the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be AND all the estate,

right, title, interest, inheritance, use trust, property, claim and demand whatsoever both at law and in equity of the vendors into, upon or in respect of the said land or any part thereof AND all deeds, pattas, muniments, writings and evidences of title relating to the said land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said land and all and singular, the lands, hereditaments, messuages, benefits, rights and properties hereby rented, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispensens, charges, attachments, claimants, bargadars (share-croppers) requisitions, acquisitions, vesting and alignments whatsoever.

**II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS**

i) That notwithstanding any act, deed, matter or things whatsoever by the Vendor or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said land and all together properties, benefits and rights hereby granted, sold, conveyed,

transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.

ii) And that notwithstanding any act, deed, matter or things done as aforesaid, the Vendor who has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or 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.

iii) And That the said land and all other properties, rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or intended so to be and each of them are now free from all encumbrances, demands, claims, charges, liens, attachments, vest, leases, lispensens, uses, debutters or trust made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said land from under or in trust for the Vendors.

iv) And That the vendors have at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said land to the Purchaser and the Vendors have no claim of any nature whatsoever against the Purchaser.

v) And that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess,

use and enjoy the said land and every part thereof and receive the rents, issues and profits thereof and all other benefit rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendors.

vi) And That free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the cost and expenses of the vendors well and sufficiently entitled saved and indemnified of from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the vendors or any of their predecessors in title or any person lawfully or equitably claiming as aforesaid.

vii) And That the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, barges, vesting, attachments, lispensens, uses, debutters, trusts, claim and demand of any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said land or any part thereof.

viii) AND ALSO THAT the vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the

said land or any part thereof from under or in trust for the vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required.

ix) AND ALSO THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said land and other benefic and rights, hereby 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.

**SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of Danga Land Total measuring .17 decimals more or less lying and situated in Mouza - Jafarpur, Touzi No. ...., J.L. No. 9, R.S. No. - R.S. Dag Nos. 630, L.R. Dag No. 1563, 1564 under Khatian No. 156 and 177 P..S. Titagarh, District 24 Pgs. (N) within the jurisdiction of the Mohanpur Gram Panchayet together with easement rights clearly demarcated by RED Border in the Plan annexed hereto.



And the said property is butted and bounded as follows and the proportionate rent is payable to the Dist. Collector, 24 Pgs. (N)

On the North : R.S. Dag No. 644 and 643

On the South : R.S. Dag No. 632 and 628

On the East : R.S. Dag No. 629

On the West : Remaining Portion of R.S. Dag.No.630

IN WITNESSSSESS WHEREOF all the Parties hereto have subscribed their respective hands on the day month and year first above written.

**SIGNED SEALD AND DELIVERED**

At Barrackpore

In the presene of

1. *অক্ষয় কুমার*  
*২৪ বারাকপুর*  
*২৪ বারাকপুর ৬৩০*

*৬৩০ আক্ষয় কুমার*  
*৬৩০ আক্ষয় কুমার*  
*৬৩০ আক্ষয় কুমার*  
*৬৩০ আক্ষয় কুমার*

2. *গোবিন্দ চন্দ্র*  
*147/ Bunderji - Pura*  
*Road & Bagumbar*  
*24 Purgama (N)*

**SIGNATURE OF THE VENDORS**

Ghosh Brothers Realtors Pvt. Ltd.

*Pratul K Ghosh*

Director

**SIGNATURE OF THE PURCHASER**

Drafted by

*P. K. Chatterji*  
Advocate  
Alipore Court  
Kolkata - 27.

RECEIVED from the within named

Purchaser within mentioned sum of

Rs. 10,91,665/- (Rupees Ten

Lakh Ninety One thousand Six hundred

Sixty five) only as full consideration as per memo below :

MEMO OF CONSIDERATION

<u>D/D No.</u>	<u>Date</u>	<u>Bank &amp; Branch</u>	<u>Amount.</u>
Pay	27/2	Cash.	Rs. 10,91,665/-

বাকী বিবেচনা করে  
কাজে বিবেচনা করে  
এখন বিবেচনা  
কাজে বিবেচনা

SIG. OF VENDORS

Witnesses :

1. *Prasanta Roy*

2. *Prasanta Chatterjee*

Printed by :

*Prasanta Roy*  
Prasanta Roy  
Alipore Court,  
Kolkata - 27

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO <i>(Handwritten mark)</i>	left hand					
	right hand					

Name *(Handwritten signature)*

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO <i>(Portrait of a man)</i>	left hand					
	right hand					

Name .....

Signature *(Handwritten signature)*

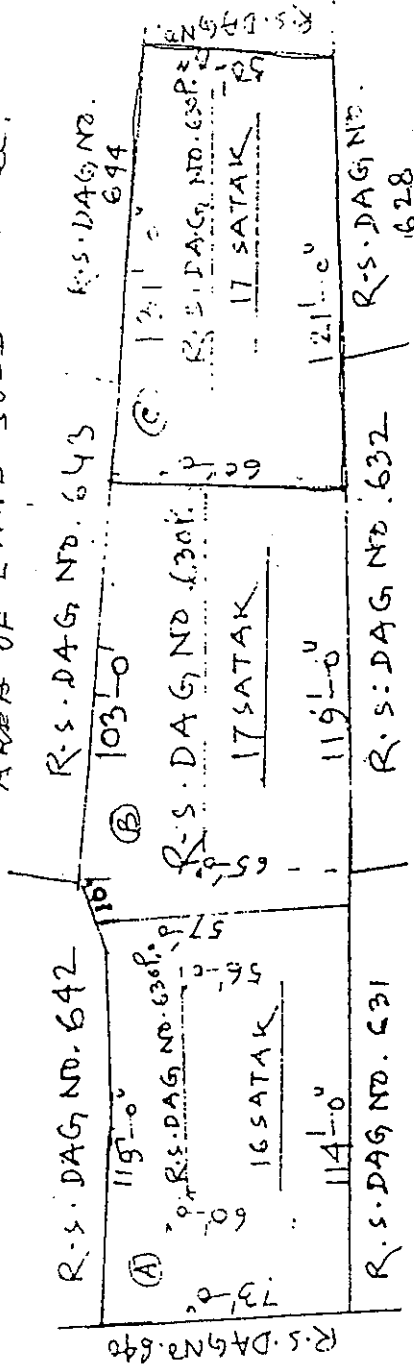
		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

SITE PLAN ON R.S. DAG. NO. 642 AND 643  
 UNDER L.R. KH. NO. 150 (NO. 17) OF MUMBAI CITY CORPORATION  
 J.L. NO. 9, P.S. TITAGARH, DIST. TORNA 24 PGS.  
 UNDER MOHANDPUR GRAM PANCHAYET, SCH. I

AREA STATEMENT  
 P(B) R.S. DAG. NO. 642 AREA - 17 SATAK 11  
 SOLD OF PLOT - (A) & (B) S.E.D. MARK  
 AREA OF LAND SOLD = 17 Dec.



VENDOR'S SIGNATURE

RECEIVED  
 MUMBAI  
 11/1/2009

Ghosh Brothers Realtors Pvt. Ltd.  
 Director

Author by  
 11/1/2009

Office of the Additional District Registrar  
BARRACKPORE  
Enforcement For deed Number D-04740 of 2009  
(Serial No. 04711, 2009)

On 06/05/2009

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

Presented for registration at 19:30 hrs on 06/05/2009 at the Private residence by Pratul Kumar Ghosh Claimant

Admission of Execution(Under Section 58)

Execution is admitted on 06/05/2009 by

1. Pratul Kumar Ghosh, Director, Ghosh Brothers Realtors Pvt. Ltd., Block D, City Centre, Salt Lake, Kolkata - 700064, profession : Private Service  
Identified By Ali Mohammad, son of Lt. S Ali Chapuria Dist -24 Pgs. (n) Thana: by caste Muslim. By Profession, Business

Executed by Attorney

1 Execution By Tapan Chakraborty, son of Amulya Prasad Chakraborty ,39/a, Middle Road Kalia Nibas Dist. -24 Pgs. (n) , Thana: Titagarh By caste Hindu, by Profession : Business, as the constituted attorney of 1. Sk. Arman Ali 2 Sk. Abbas Ali is admitted by him.  
Identified By Ali Mohammad, son of Lt. S Ali Chapuria Dist. -24 Pgs. (n) Thana: ., by caste Muslim. By Profession Business.

Name of the Registering officer : Malay Bhushan  
Bhattacharyya  
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/05/2009

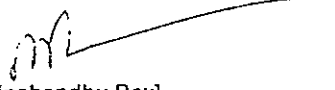
Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 127100/-

Certified that the required stamp duty of this document is Rs 56375 /- and the Stamp duty paid as: Impressive Rs- 5000

Name of the Registering officer : Malay Bhushan  
Bhattacharyya  
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR



  
[Dinabandhu Roy]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BARRACKPORE  
Govt. of West Bengal

Government of West Bengal  
Office of the A. D. S. R. BARRACKPORE,  
BARRACKPORE

Endorsement: For deed Number .I-04740 of :2009  
(Serial No. 04711, 2009)

On 20/05/2009

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 also under section 5 of West Bengal Land Reforms Act, 1955 Court fee stamp paid Rs 10/-

Payment of fees:

Fees paid in rupees under article A(1) = 12397/- , E = 14/- on:20/05/2009

Deficit stamp duty

Deficit stamp duty Rs 51400/- is paid, by the draft number 221417, Draft Date 02/05/2009 Bank Name State Bank Of India, P B B Salt Lake Cal, received on :20/05/2009.

Name of the Registering officer :Malay Bhushan  
Bhattacharyya  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR



[Dinabandhu Roy]  
ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BARRACKPORE

Govt. of West Bengal



Government  
Office of the A. D. S. R. BARRACKPORE  
BARRACKPORE  
Endorsement For deed Number 1-04740 of :2009  
(Serial No. 04711, 2009)

12/05/2009

1. Date of Admissibility(Rule 43)

admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23.5  
of Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act 1955 Court fee stamp paid Rs  
0

2. Amount of Fees:

paid in rupees under article A(1) = 12397/- , E = 14/- on:20/05/2009

3. Efficit stamp duty

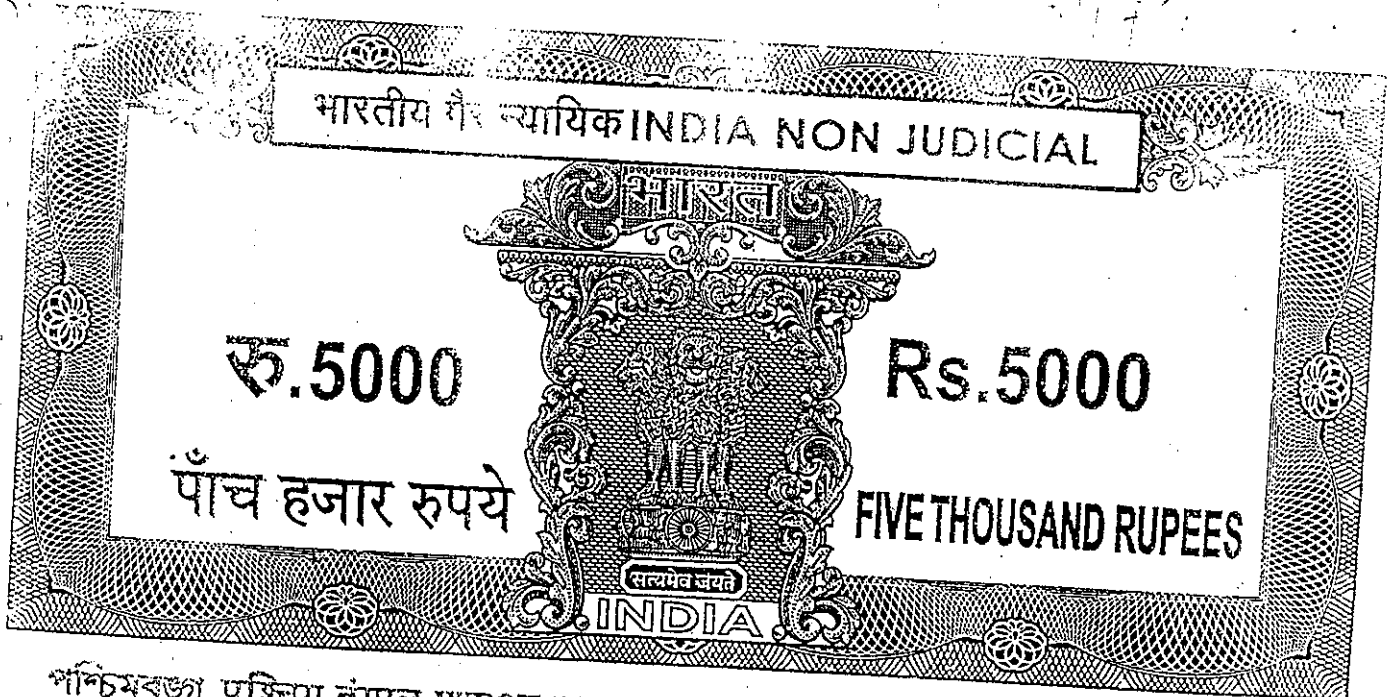
Efficit stamp duty Rs 51400/- is paid, by the draft number 221417, Draft Date 02/05/2009 Bank Name State Bank Of  
India P B B Salt Lake Cal, received on 20/05/2009.

Name of the Registering officer :Malay Bhushan  
Bhattacharyya  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

*DR*

[Dinabandhu Roy]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BARRACKPORE  
Govt. of West Bengal

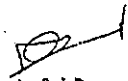




भारतीय नैऋत्यायिक पश्चिम बंगाल WEST BENGAL

6669 483368

It is hereby certified that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

  
Addl. District Sub Registrar  
Barrackpore, 24 Pags. (N)

*Samsul Haque*

THIS DEED OF SALE made this 6th Day of May  
Two Thusand Nine (2009) BETWEEN 1) SAMSUL HAQUE son  
of Late Israil residing at 2B, Shradhanjali Apartment, Uttarayan,  
Palta, P.O. Bengal Enamel, Dist. 24 Pgs. (N) PIN 743122, 2) SK.



*Samsul Hoque*

SAMSUZZAMAN s/o Late Israil residing at 147, S.B ROAD, p.o  
lachapur Nawabganj 24 Pgs. (N) 743144, 3) SAMSUNNAHAR  
KHATUN c/o Sk Md Ali residing at Vill. Salimabad, P. O.  
Jadalpur, District Burdwan - 713408, 4) SUFIYA RAHAMAN c/o  
Azighar Rahaman residing at Vill Chapahati, P. O. Simalgarh, P S.  
Pandua, Dist. Hooghly 712158 5) SK. SAHIDUL HOQUE s/o Late  
Israil residing at 147, S. B. Road, P.O lachapur, Nawabganj, Dist 24  
Parganas (N) 743144 and 6) SARIFA KHATUN  
(CHAKRABORTY) c/o Mrinal Chandraborty, residing at Ghosh  
Para Road, Uttarayan, Palta, P.O. Bengal Enamel Dist. 24 Pgs.(N)  
743122, hereinafter collectively called the VENDORS ( which  
expression shall unless excluded by or repugnant to the context be  
deemed to include their respective heirs executors, administrator,  
representatives and assigns ) of the ONE PART

A N D

GHOSH BROTHERS REALTORS PVT. LTD. A Private Limited  
Company incorporated under the Companies Act 1956, having its  
Registered office at Block 'D' 2<sup>nd</sup> floor. D-204. City Centre. Salt  
Lake, Kolkata - 700064, hereinafter called the PURCHASER ( which  
expression shall unless excluded by or repugnant to the context  
be deemed to include its successors-in-office and assigns) of the  
OTHER PART, being represented by one of its Director SRI

*Samsul Hqgn*  
PRATUL KUMAR GHOSH s/o Sri Pratap Kumar Ghosh of Block  
V Flat No. 5A, SILVER SPRING, Kolkata - 700105.

*Samsul Hqgn*  
WHEREAS Sk. Moktar Ali ~~Molla~~ was the absolute Owners of  
some landed property along with Sali land measuring .56 decimal in  
Dag No. 632 Khatian No.338, Pargana Kalikata in Touzi No. 173,  
R S. No. 10, J. L. No 9, Mouza Jafarpur, P. S. Titagarh, Dist. 24 Pgs.  
And absolutely seized and possessed by cultivating the same and also  
mutated his name in the record of the R.O.R. Govt. of West Bengal.

*Samsul Hqgn*  
AND WHEREAS said Sk. Moktar Ali ~~Molla~~ died interstate on  
leaving behind son Sk. Israil and Other daughters and sons and the  
property left by the deceased devolved upon them according to  
Muslim Succession Law.

*Samsul Hqgn*  
AND WHEREAS the heirs of Sk. Moktar Ali ~~Molla~~ already sold  
.46 decimal, Sali Land out of total land measuring .56 decimal and  
remaining portion of Sali Land measuring .10 decimal belonged to  
Sk. Israil and after his death on 10.4.05 his wife Sirijan Begum and  
the Vendors herein as his heirs and legal representatives and after the  
death of Sirijan Begum on 24.8.08 the Vendors became the joint  
absolute Owners of the said landed property measuring about .10  
decimal in Mouza Jafarpur, J. L. No. 9, Touzi No. 173, Pargana  
Kalikata, R. S. No. 10, R.S. Dag No. 632 under Khatian No. 338, P.S.  
Titagarh, Dist 24 Pgs. (N) within the jurisdiction of the Mohaupur  
Gram Panchayet and absolutely seized and possessed of the same

AND WHEREAS due to some financial needs the Vendors have announced to sell their said property measuring about 10 decimal in Mouza Jafarpur, R S Dag No 632, Khatian No 338, P S Titagarh, Dist. 24 Pgs (N), morefully described in Schedule hereunder written and the Purchaser has offered to purchase the same free from all encumbrances at and for the total consideration of Rs.2,60,606/- ( Rupees Two lakhs Sixty Thousand Six Hundred Six) only and the Vendors have agreed to sell their said land to the purchaser at the said consideration.

**NOW THIS INDENTURE WITNESSETH THAT :**

I. In pursuance of the said Agreement and in consideration of the said sum of Rs.2,60,606/- ( Rupees Two lakh Sixty Thousand Six Hundred Six) only paid by the Purchaser to the Vendors on or before the execution of these presents (receipt whereof the vendors doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge the Purchaser and the said land) the Vendors doth hereby grant, sell, transfer, convey, assign and assure unto the Purchaser the said land i.e. ALL THAT the piece and parcel of land, admeasuring .10 decimal more or less, situate, lying in Mouza Jafarpur, R. S. Dag No. 632 under Khatian No 338, J.L. No. 9, R. S. No. 10, Touzi No. 173, P S. Titagarh, District North 24 Parganas. more fully described in the SCHEDULE hereto and delineated on the Map or Plan annexed herewith and bordered 'RED' thereon and herebefore

as well as hereafter called the "Said Land" or Howsoever other wise the said land now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH all areas, fences, passages, sewers, drains, water, water courses, trees, bushes hedges, crops, benefit advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said land or in anywise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel of member thereof or appurtenant thereto AND the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be AND all the estate, right, title, interest, inheritance, use trust, property, claim and demand whatsoever both at law and in equity of the vendors into, upon or in respect of the said land or any part thereof AND all deeds, pattas, muniments, writings and evidences of title relating to the said land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said land and all and singular, the lands, hereditaments, messuages,

benefits, rights and properties hereby canted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, dispendens, charges, attachments, claimants, bargadars (share-croppers) requisitions, acquisitions, vesting and alignments whatsoever.

**II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS**

i) That notwithstanding any act, deed, matter or things whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the vendor are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said land and all together properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.

ii) And that notwithstanding any act, deed, matter or things done as aforesaid, the Vendors those who have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the aid land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or 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

iii) And That the said land and all other properties, rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or intended so to be and each of them are now free from all encumbrances, demands, claims, charges, liens, attachments, vest, leases, lispensens, uses, debutters or trust made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the said land from under or in trust for the Vendors.

iv) And That the vendors have at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said land to the Purchaser and the Vendors have no claim of any nature whatsoever against the Purchaser.

v) And that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said land and every part thereof and receive the rents, issues and profits thereof and all other benefit rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the vendors or any person or

persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendors.

vi) And That free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the cost and expenses of the vendor well and sufficiently entitled saved and indemnified of from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the vendors or any of their predecessors in title or any person lawfully or equitably claiming as aforesaid.

vii) And That the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, barges, vesting, attachments, dispendens, uses, debutters, trusts, claim and demand of any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said land or any part thereof.

viii) AND ALSO THAT the vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said land or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further and more

perfectly conveying and assuring the said land and every part thereof and other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required.

ix) AND ALSO THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said land and other benefits and rights, hereby 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.

**SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of Sali Land measuring .10 decimals in Mouza -- Jafarpur, J.L. No. 9, Touzi No. 173, R.S. No. 10, R. S. Dag No.632 under R.S. Khatian No. 338 P.S. Titagarh, District 24 Pgs. (N) within the jurisdiction of the Mohanpur Gram Panchayet together with easement rights clearly demarcated by RED Border in the Plan annexed hereto.

<u>R.S.Dag No.</u>	<u>Kh. No.</u>	<u>Nature of Land</u>	<u>Area of Land</u>
--------------------	----------------	-----------------------	---------------------

632	338	Sali	.10 decimal
-----	-----	------	-------------

And the said property is butted and bounded as follows and the proportionate rent is payable to the Dist. Collector, 24 Pgs. (N)

On the North      R.S. Dag No. 631

On the South      R.S. Dag No 635



On the East Portion of K. S. Dag No. 632

On the West R. S. Dag No 640

IN WITNESSSSESS WHEREOF all the Parties hereto have  
subscribed their respective hands on the day month and year first  
above written.

**SIGNED SEALD AND DELIVERED**

At Barrackpore

In the presene of

1. *Ujjwal Chatterjee*  
147/ Bannerman Para  
Road Shyam nagar  
24. P.W. (M)

*Samis Bismas*  
2. *Palla Para*  
*Shyamnagar*  
24 P.W. (M)  
Drafted by

*P. R. Chatterjee*  
Advocate  
Alipore Court  
Kolkata - 27.

*Sarvesh Hoque*

*S. Samyannan*

*সর্বেশ হুগু*

*স. সাময়ানন*

*SR. Sahidul Hoque*

*Sarifa Khatun (Chakraborty)*

**SIGNATURE OF THE VENDORS**

Ghosh Brothers Realtors Pvt. Ltd.

*Pratul K. Ghosh*

Director

**SIGNATURE OF THE PURCHASER**

RECEIVED from the withinmentioned

Purchaser withinmentioned sum of Rs.2,60,606/-

(Rupees Two lakh Sixty Thousand Six Hundred Six) only

as full consideration as per memo below :

MEMO OF CONSIDERATION

<u>D/D No.</u>	<u>Date</u>	<u>Bank &amp; Branch</u>	<u>Amount.</u>
By Cash	-	Rs 2,60,606/-	
		<u>Rs 2,60,606/-</u>	

Witnesses :

1. *Prasanta Chatterjee*

2. *Sami Bismay*

- *Sarrosul Hoque.*

- *Sr. Ganggaman*

- *সরসুল হুগু*

- *শ্রী গঙ্গামান*

- *Sr. Sahidul Hoque*

- *Sarifa Khafun (Chakraborty)*

SIGNATURE OF THE VENDORS

Printed by

*Prasanta Roy*  
Prasanta Roy  
Alipore Court  
Kolkata - 27

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO




Name .....

Signature

*Jansel Stogue*

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger



left hand					
right hand					

Name .....

Signature

*S. Sanyal*

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger



left hand					
right hand					

Name .....

Signature

*Arshdeep Singh*

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

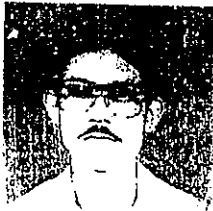





left hand					
right hand					


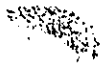


Name .....

Signature












*Arshdeep Singh*

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO  SK. T. Hoque					
					

Name .....  
 Signature *SK. Sahidul Hoque*

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO  <i>Sarifa Khatun</i>	left hand				
	right hand				

Name *Sarifa Khatun*  
 Signature *Sarifa Khatun*

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger	
PHOTO  <i>P. K. Ghosh</i>	left hand					
	right hand					

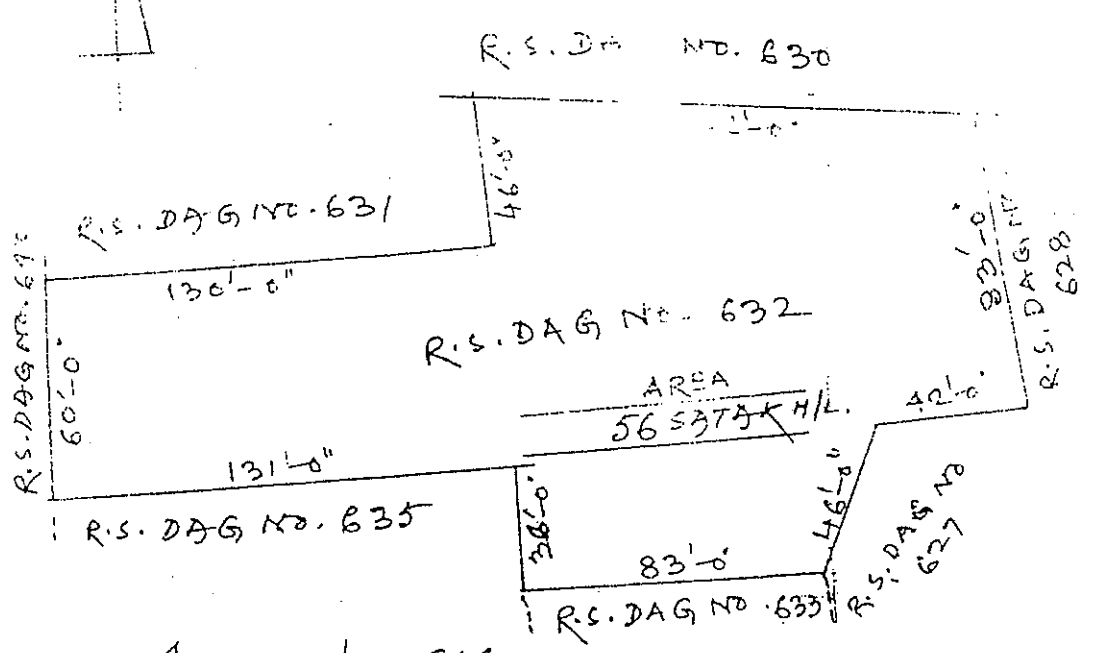
Name .....  
 Signature *Preetul Kr Ghosh*

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name .....  
 Signature .....

SITE PLAN ON R.S. DAG NO. 632 UNDER  
 KH. NO. 33B OF MOUZA - TAFFAR PUR J.L. NO. 9  
 P.S. - TITAGARH, DIST. - NITARPARGANAS.  
 UNDER MOHANPUR GRAM PANCHAYET.  
 SCALE 1" = 50' 0"

AREA STATEMENT  
 LAND AREA - 56 SATAK H/L.  
 AREA OF LAND SOLD = 1.10 DEC.



VENDOR'S SIG.

1. Saamsul Hoque
2. Sk. Saamganon

Ghosh Brothers Realtors Pvt. Ltd.

Pratul Ka Ghosh  
 Director

মহানপুর গ্রাম পঞ্চায়ত  
 সর্জিতা কুমার  
 SK. Sahidul Hoque  
 Sarifa Khatun (Chakrabarty)

১২/১২/১৯৯৯

Government of West Bengal  
Office of the A. D. S. R. BARRACKPORE  
BARRACKPORE  
Endorsement For deed Number :I-04741 of :2009  
(Serial No. 04713, 2009)

Name of the Registering officer :Malay Bhushan  
Bhattacharyya  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

20/05/2009

Certificate of Admissibility(Rule 43)

Stamp duty under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 207  
Stamp Act, 1899 also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs  
2000/-

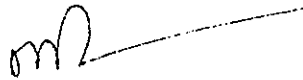
Payment of Fees:

Fee Paid in rupees under article A(1) = 7282/- ,E = 14/- on:20/05/2009

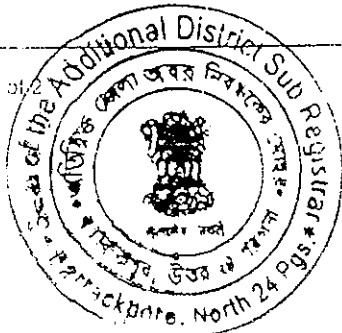
Stamp duty

Stamp duty Rs 28200/- is paid, by the draft number 221403, Draft Date 02/05/2009 Bank Name State Bank Of  
India, T B B Salt Lake Cal. received on :20/05/2009

Name of the Registering officer :Malay Bhushan  
Bhattacharyya  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR



[Dinabandhu Roy]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BARRACKPORE  
Govt. of West Bengal



OFFICE OF THE A. D. S. BARRACKPORE  
Endorsement For deed Number 1741 of :2009  
(Serial No. 042 / 09)

06/05/2009

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

presented for registration at 19:40 hrs on 06/05/2009, at the Private residence by Pratul Kumar Ghosh Clerk

Commission of Execution(Under Section 58)

Execution is admitted on 06/05/2009 by

1. Samirul Hoque, son of Lt Israil, Uttarayan, Palta Po- Bengal Enamel Dist -24 Pgs (n) Thana No. 713127 By caste Muslim, by Profession Others
  2. Sk Samisuzzaman, son of Lt Israil, 147 S B Road Po- Ichapur Nawabgunj Dist -24 Pgs (n) Thana Noapara By caste Muslim, by Profession Others
  3. Samisunnahar Khatun, wife of Sk. Md Ali, Salimabadi Po- Jadalpur Dist Burdwan Thana, Pin 713408 By caste Muslim, by Profession House wife
  4. Sufiyah Rahaman, wife of Azighar Rahaman, Chapanati Po- Simgarh Dist Hooghly, Thana Pandey By caste Muslim, by Profession House wife
  5. Sk Sahidul Hoque, son of Lt Israil, 147, S B Road Po- Ichapur Nawabgunj Dist -24 Pgs (n) Thana Noapara By caste Muslim, by Profession :Others
  6. Sanifa Khatun ( Chakraborty ) wife of Mrinal Chakraborty, Ghosh Para Road Po- Bengal Enamel Dist -24 Pgs (n) Thana By caste Hindu, by Profession :House wife
  7. Pratul Kumar Ghosh, Director, Ghosh Brothers Relators Pvt Ltd., Block- D, City Centre, Salt Lake Kolkata 700064 profession Private Service
- attested By Goutam Chatterjee, son of Lt. H P Chatterjee 147, B. P Road Shyam Nagar Dist -24 Pgs (n) Thana Bagdai by caste Hindu, By Profession Business.

Name of the Registering officer Malay Bhushan  
Bhattacharyya  
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

In 08/05/2009

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. 663000/-

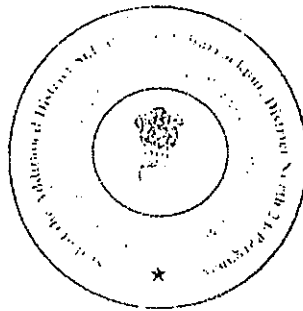
Certified that the required stamp duty of this document is Rs 33170/- and the Stamp duty paid as Impresive Rs. 5000/-

[Dinabandhu Roy]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BARRACKPORE  
Govt. of West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CE volume number 21  
Page from 75 to 813  
being No 9441 for the year 2009



*mm* →

(Dinabandhu Roy) 06-July-2009  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BARRACKPORE  
West Bengal