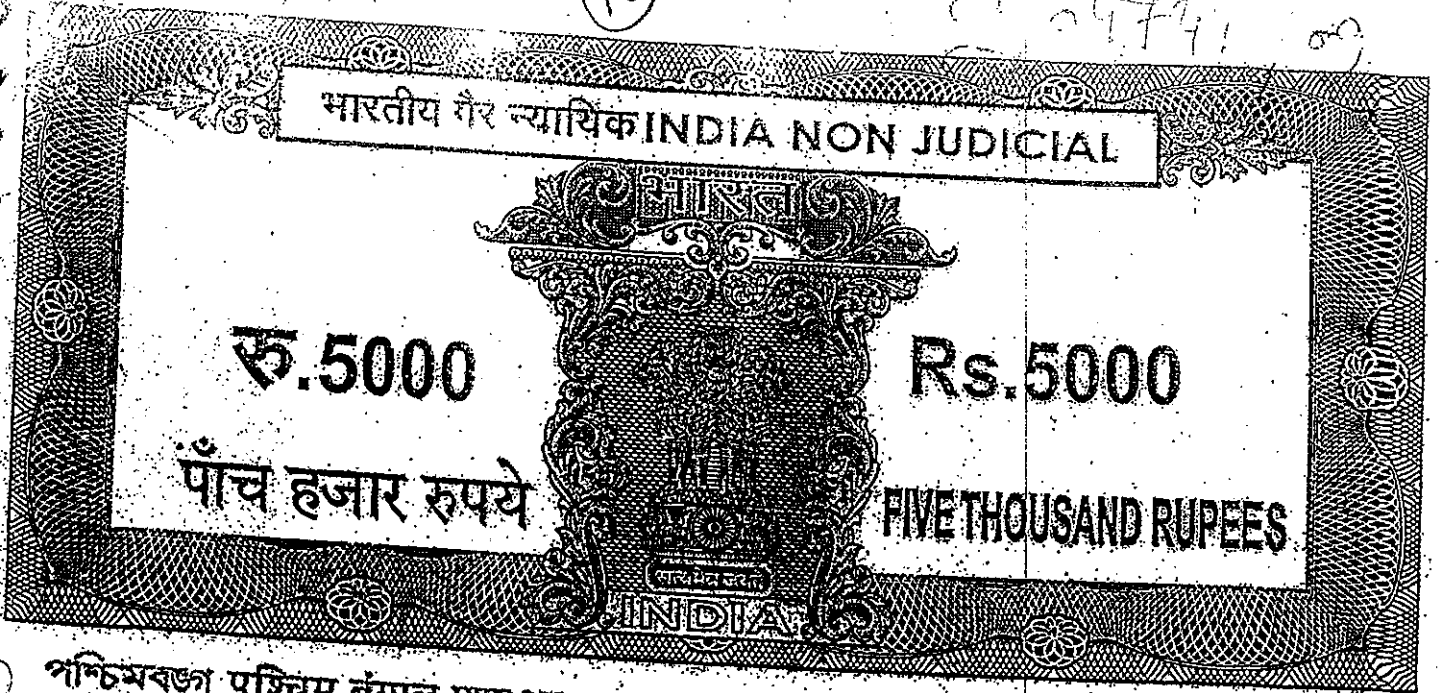


77/20 (10)

24741



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

6669 483368

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

[Signature]
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 Pags. (N) PIN 743122, 2) SK.

Samsul Hoque,

SAMSUZZAMAN s/o Late Israil residing at 147, S.B ROAD, p.o. Ichapur Nawabgunj 24 Pgs. (N) 743144, 3) SAMSUNNAHAR KHATUN c/o Sk. Md. Ali residing at Vill. Salimabad, P. O. Jadapur, 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. Iachapur, 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' 2nd 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 Haque

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

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 Haque

AND WHEREAS said Sk. Moktar Ali Molla died intestate 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.

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 Mohanpur
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 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 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 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 VENDOR DOTH 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, lispens, uses, debutters, trusts, claim and demand of any and every nature whatsoever by or against the Vendors or any person lawfully of 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 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 Sali Land measuring 10 decimals in Mouza - Jafarpur, J.L. No. 9, Totuzi 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 Mohianpur Gram Panchayet together with easement rights clearly demarcated by RED Border in the Plan annexed hereto.

R.S.Dag No. Kh. No: Nature of Land Area of Land

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 R S. Dag No. 632

On the West : R. S. Dag No. 640.

IN WITNESS 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. *guntin chakraborty*
147/ Bundera Para
Road. Shyam nagar
24 - Purban (N)

2. *Samin Biswas*
Palla Para
Shyam nagar
Drafted by *24 Pgs (N)*

P. R. Chatterji
Advocate
Alipore Court
Kolkata - 27.

Sarvesh Hoque
S. Sanyal

AMT...

...

SA. Sahidul Hoque
Sarifa Ratan (Chakraborty)
SIGNATURE OF THE VENDORS

Ghosh Brothers Realtors Pvt. Ltd.

Pratul K. Ghosh
Director

SIGNATURE OF THE PURCHASER

RECEIVED from the withinnamed

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

D/D No. Date Bank & Branch Amount.

By Cash

Rs 2,60,606/-

Rs 2,60,606/-

Witnesses :

1. *Sanjay Chatterjee*

2. *Sami Biswas*

- *Samsul Hoque*

- *S. Sanjayam*

- *S. Sanjayam*


- *S. Sanjayam*

- *Sr. Sahidul Hoque*


- *Sarifa Khafim (Chakraborty)*

SIGNATURE OF THE VENDORS


Printed by
Prasanta Roy
Prasanta Roy
Alipore Court
Kolkata - 27

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHO1 					


Name
Signature James Stogue

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand				
	right hand				


Name
Signature S. Srinivasan

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand				
	right hand				

Name
Signature Aravindhan


	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand				
	right hand				

Name
Signature Aravindhan

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHO  SK Sahidul Hoque	left hand					
	right hand					

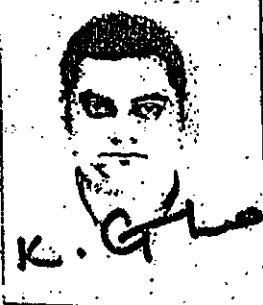
Name

Signature *SK Sahidul Hoque*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name *(Chakraborty)*

Signature *Sarifa Khatun*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 P. K. Ghosh	left hand					
	right hand					

Name

Signature *Preetul Kr Ghosh*

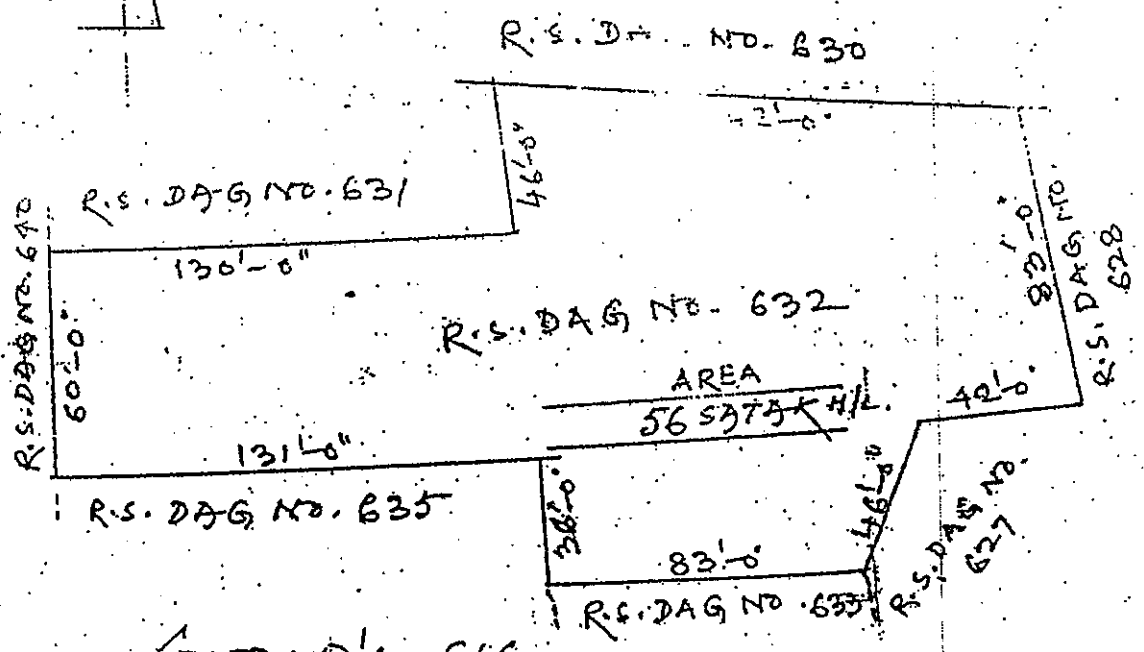
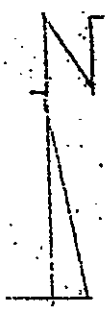
		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

SITE PLAN ON R.S. DAG NO. 632 UNDER
KH. NO. 338 OF MOUZA - JAFFAR PUR J.L. NO. 9
P.S. - TITAGARH, DIST. - NETAJI PARGANAS.
UNDER MOHANPUR GRAM PANCHAYET.
SCALE: 1" = 50'-0"

AREA STATEMENT
LAND AREA - 56 SATHK H/L.
AREA OF LAND SOLD = 10 Dec.



VENDOR'S SIG.

- 1. Samsul Hoque
- 2. S. Sanyal

মহোদয় শ্রী ১২৪ স্ট্রাফ
শ্রী ১২৪ স্ট্রাফ
Sir. Sahidul Hoque
Sarifa Khatun (Chakraborty)

Ghosh Brothers Realtors Pvt. Ltd.

Pratul K Ghosh
Director

Witness
S. Sanyal
24.18.1.09

Government of West Bengal
Office of the A. D. S. R. BARRACKPORE
BARRACKPORE
Endorsement For deed Number :-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)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5
of Act: Stamp Act 1899; also under section 5 of West Bengal Land Reforms Act 1955; Court fee stamp paid Rs.
10 00/-

Payment of Fees:

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

Draft stamp duty

Draft stamp duty Rs.28200/- is paid, by the draft number 221403, 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



Office of the A. D. S. BARRACKPORE
BARRACKPORE
Endorsement For deed Number 04741 of :2009
(Serial No. 04710 :009)

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, Claimant

Commission of Execution(Under Section 58)

Execution is admitted on 06/05/2009 by

1. Samsul Hoque, son of Lt. Israil, Uttarayan, Palta Po- Bengal Enamel Dist. -24 Pgs. (n) Thana Pin 743122, By caste Muslim, by Profession :Others
2. Sk Samsuzzaman, son of Lt. Israil, 147, S B Road Po- Ichapur Nawabgunj Dist. -24 Pgs. (n) Thana Noapara- By caste Muslim, by Profession :Others
3. Samsunnahar Khatun, wife of Sk. Md. Ali, Salimabad Po- Jadalpur Dist. - Burdwan Thana, Pin 713408, By caste Muslim, by Profession :House wife
4. Sufiya Rahman, wife of Azighar Rahman, Chapamati Po- Simalgarh Dist. - Hooghly Thana Pandua 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. Sarifa 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

Sanctified By Goutam Chatterjee, son of Lt. H. P Chatterjee, 147, B. P Road Shyam Nagar Dist. -24 Pgs. (n) Thana: Bagaddal. by caste Hindu, 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-663000/-

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

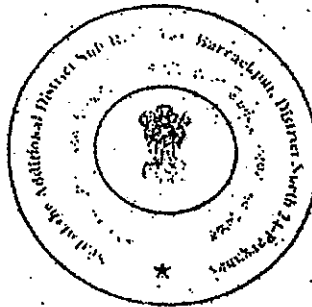

[Dinabandhu Roy]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BARRACKPORE
Govt. of West Bengal

Page



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 795 to 813
being No 04741 for the year 2009.



DR →

(Dinabandhu Roy) 08-July-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R: BARRACKPORE
West Bengal

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