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T-04719/09

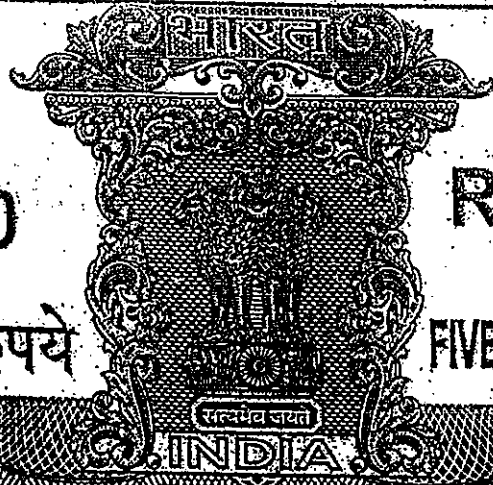
भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

8049

383535

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

Addl. District Sub Registrar  
Barrackport, 24 Pags. (4)

20 MAY 2009

THIS DEED OF SALE made this 20 Day of May

Two Thousand Nine (. 2009) BETWEEN 1) SRI NANDALAL

BERA, 2) SRI NARAYAN CHANDRA BERA, 3) SRI ANIL

CHANDRA BERA all by faith Hindu, all by occupation -

047/19/09

Cultivation all sons of Sri Akshoy Kumar Bera, 4) SMT. KAMALA BERA w/o Late Paresh Chandra Bera and 5) SMT. CHAITALI DAS w/o Sri Sukumar Das w/o Sri Sukumar Das all residing at Koirapur, P.S. Jagaddal, Dist. 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 representatives, administrators, 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 PRATUL KUMAR GHOSH s/o Sri Pranab Kumar Ghosh of Block - V, Flat No. 5A, SILVER SPRING, Kolkata - 700105.

WHEREAS one Sakiron Bibi w/o Nurul Huda was the absolute Owner of some Sali and Danga land measuring about 1.29 decimal in Mouza - Jaffarpur, Touzi No. 6, Khatian No. 135, Dag Nos. 532, 629, 644 by virtue of Registered Sale Deed executed by one Samsher

Ali and absolutely seized and possessed of the same by recording her name in the Settlement record.

AND WHEREAS said Sakiron Bibi sold her said property in Dag No. 532, measuring about .24 decimal, in Dag No. 629 measuring about .11 decimal and in Dag No. 644, .94 decimal, total measuring about 1.29 decimal land to Nandalal Bera, Naryan Chandra Bera, Paresh Chandra Bera, Anil Chandra Bera by virtue of Sale Deed dated 6<sup>th</sup> July 1964 registered in the office of A.D.S.R. Barrackpore, and recorded in Book No. 1, Being No. 3533 for the year 1964 and since then said Nandalal Bera, Narayan Chandra Bera, Paresh Chandra Bera and Anil Chandra Bera jointly seized and possessed of the same.

AND WHEREAS said Paresh Chandra Bera died intestate leaving behind wife Smt. Kamala Bera and daughter Smt. Chaitali Das as his herein and legal representatives and the undivided share of the property left by the deceased devolved upon them according to Hindu Succession Law.

AND WHEREAS due to actual financial needs the Vendors have announced to sell .37 decimal land out of their said property measuring about 1.29 decimal and the Purchaser has offered to purchase the same at and for the total consideration of Rs.9,64,243/- (Rupees Nine Lakh Sixty four thousand two hundred forty three )only and the Vendors have agreed to sell the same to the Purchaser at the said consideration.

NOW THIS INDENTURE WITNESSETH THAT :

In pursuance of the said Agreement and in consideration of the said sum of Rs.9,64,243/- (Rupees Nine Lakh Sixty four thousand two hundred forty three ) 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 Sali and Danga land, admeasuring .37 decimal more or less, out of total land measuring 1.29 decimal situate, lying in Mouza – Jafarpur, Dag No. 629, 644 under Khatian No. 135, R.S. No. 10, 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, lispendens, charges, attachments, claimants, bargadars (share-croppers) requisitions, acquisitions, vesting and alignments whatsoever.

II. THE VENDORS DO TH 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, 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 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 Sali and Danga Land measuring .37 decimals more or less out of total land measuring 1.29 decimal land lying and situated in Mouza - Jafarpur, Touzi No. 6, J.L. No. 9, R.S. No. 10, R.S. Dag Nos. 629, 644 under Khatian No. 135 P.S. Titagarh, District 24 Parganas ( North ) together with easement rights 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>
629	135	Danga	.06 decimal
644	135	Sali	.31 decimal
			<u>Total Land: .37 decimal</u>

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 :

On the South : R.S Dag No. 628

On the East : R. S.Dag No. 623

On the West : 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. Sreemanta Bera  
Kalyanpur, Shyamnagar  
29/12/21 (M)

2. Gautam Chatterjee  
147/1 Bannerghatta Pore  
Road, Shyamnagar  
24 - Paschim (M)

Drafted by

P. K. Chatterjee  
Advocate  
Alipore Court  
Kolkata - 27.

1. श्रीमन्त बरा

2. श्रीगणेश चट्टर्जी

3. श्रीगौतम चट्टर्जी

4.

L.S. of Kamala Bera  
of the part of Sreemanta Bera  
5-66591-7 9/21

**SIGNATURE OF THE VENDORS**

Ghosh Brothers Realtors Pvt. Ltd.

P. K. Ghosh  
Director

**SIGNATURE OF THE PURCHASER**

Office of the A. D. S. & BARRACKPORE  
BARRACKPORE  
Endorsement For deed.Number 4-04719 of :2009  
(Serial No. 04702 2009)

06/05/2009

Representation(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 Kr Ghosh,Claimant

Commission of Execution(Under Section 58)

Execution is admitted on 06/05/2009 by

1. Nanda Lal Bera, son of Akshoy Kr Bera ,Koirapur 24 Parganas North ,Thana Jagatdal, By caste Hindu,by Profession :Business
2. Narayan Ch Bera, son of Akshoy Kr Bera ,Koirapur 24 Parganas North ,Thana Jagatdal, By caste Hindu,by Profession :Business
3. Anil Ch Bera, son of Akshoy Kr Bera ,Koirapur 24 Parganas North ,Thana Jagatdal, By caste Hindu,by Profession :Cultivation
4. Kamala Bera, wife of Lt Parsh Ch Bera ,Koirapur 24 Parganas North ,Thana Jagatdal, By caste Hindu,by Profession :House wife
5. Chaitali Das, wife of Sukumar Das ,Koirapur 24 Parganas North ,Thana Jagatdal, By caste Hindu,by Profession :Cultivation
6. Pratul Kr Ghosh,Director,Ghosh Brothers Realtors Pvt.Ltd,D 204 City Centre Salt Lake,Kol. 64, profession :Business

Identified By Sreemanta Bera, son of B N Bera Shyamnagar 24 Parganas North Thana: Jagatdal, 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- 1508964/-

Certified that the required stamp duty of this document is Rs 75468 /- and the Stamp duty paid as: Impresive Rs- 5000

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

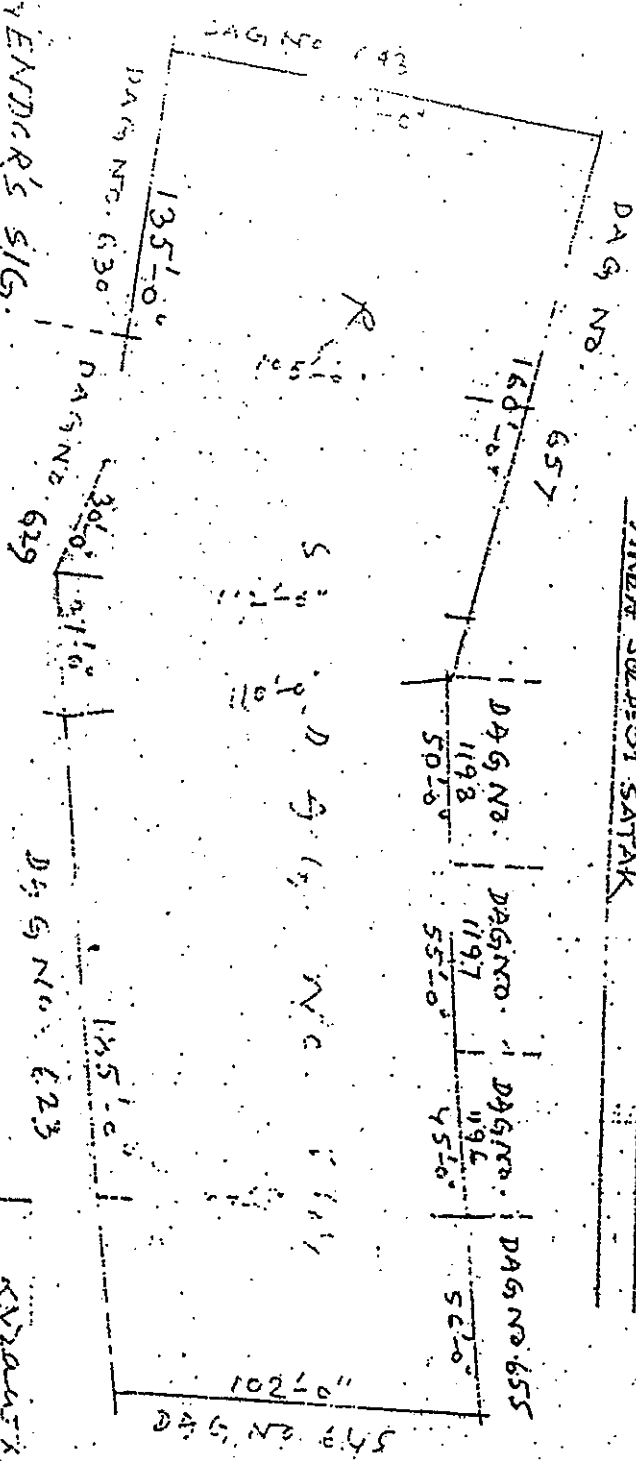
  
[Malay Bhushan Bhattacharyya]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BARRACKPORE  
Govt. of West Bengal



N

SITE PLAN ON P.S. DAG NO. 644 UNDER KH. NO. 935  
OF MOJBA - JAFAR PUR, J.L. NO. 9.  
P.S. - TITAGARH, DIST. - NORTH 24 PARGANAS.  
UNDER MOHAN PUR GRAM PANCHAYET  
SCALE 1" = 50' 0"

AREA SOLD: 51 SATAK  
STATEMENT IN



TENDER'S SIG.  
Shri ...  
Shri ...  
Shri ...

Ghosh Brothers Realtors Pvt. Ltd.  
Director

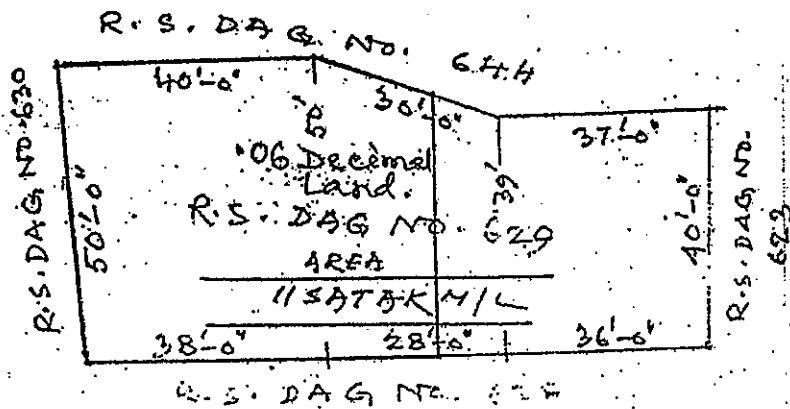
Kh. ...  
Dt. 15.1.19

K. P. S. of ...  
By the ... of ...  
Date: ...

SITE PLAN ON R.S. DAG NO. 629 UNDER  
 KH. NO. 135 OF MOUZ. JAFFARPUR, J.L. NO.  
 9. P.S. - TITAGARH, DIST. - N/29 PARGANAS  
 UNDER MOHAN PURGRAM PANCHAYET  
 SCALE: 1" = 30' 0"

AREA STATEMENT  
 TOTAL LAND AREA - 11 SATAK MIL  
 AREA OF LAND SOLD = .06 Decimal

N



VENDOR'S SIGNATURE

Signature in Bengali script:  
 কামলা দেবী  
 কামলা দেবী  
 কামলা দেবী

Ghosh Brothers Realtors Pvt. Ltd.

Signature of P. K. Ghosh  
 Director

Witness:  
 K. S. of Kamala Devi  
 by the Pan of Sreemanta Devi  
 কামলা দেবী

Drawn by  
 P. K.  
 Dt. 19.1.09

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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 16588/- , E = 14/- on:20/05/2009

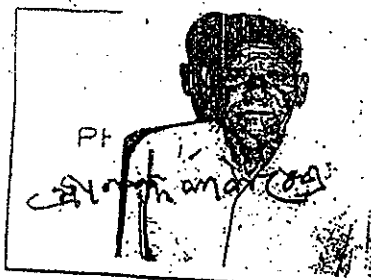


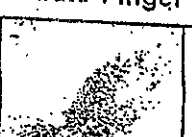







Deficit stamp duty

Deficit stamp duty Rs 74600/- is paid, by the draft number 221401; Draft Date 02/05/2009 Bank Name State Bank Of India, Pb B Salt Lake Cal, received on .20/05/2009.

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


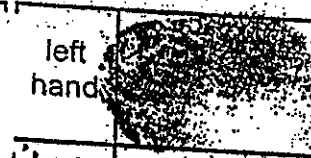

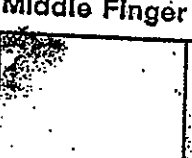


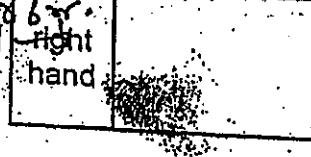



[Malay Bhushan Bhattacharyya]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BARRACKPORE  
Govt. of West Bengal



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


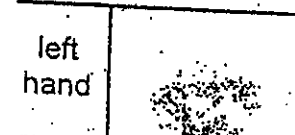
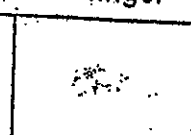

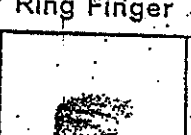
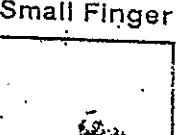
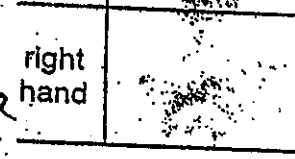



Name .....

Signature *சரண்முகேசன்*

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


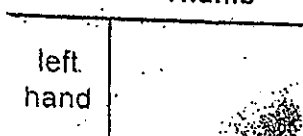
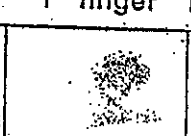



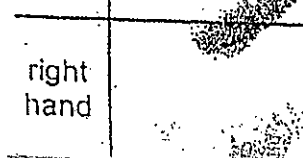

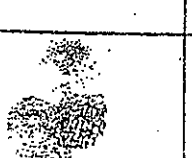
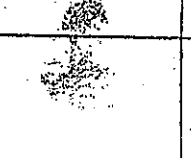
Name .....

Signature *சரண்முகேசன்*

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







Name *சரண்முகேசன்*

Signature *சரண்முகேசன்*

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



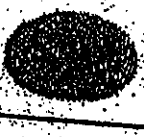



Name .....

Signature *L.D.S. of Kamala Peras*  
*of the pass of Sresmanal Peras*

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

Name .....

Signature *Prakash Kumar*

<i>Prakash Kumar</i> 	left hand	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	right hand					

Name .....

Signature *Prakash Kumar*

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

Name .....

Signature .....

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

Name .....

Signature .....



RECEIVED from the withinnamed Purchaser  
withinmentioned sum of Rs.9,64,243/- (Rupees  
Nine Lakh Sixty four thousand two hundred  
forty three ) 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>
Copy	Cash		Rs. 9,64,243/-

Witnesses :

1. Sreemanta Bera

2. Gautam Chatterjee

1. श्रीमंत मार बेरा

2. श्रीगणेशचंद्र बेरा

3. श्री अशोक बेरा

4.

K. P. S. of Kamala Bera  
of the part of Sreemanta Bera

5. बरतन १५५

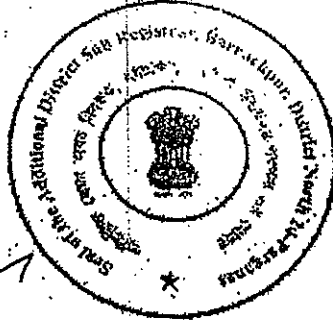
SIGNATURE OF THE VENDORS

Printed by :

Prasanta Roy  
Prasanta Roy  
Alipore Court,  
Kolkata - 27

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 21  
Page from 552 to 571  
being No 04719 for the year 2009.



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

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