

12

5232

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पांच हजार रुपये

FIVE THOUSAND RUPEES

भारत INDIA

पश्चिम बंगाल WEST BENGAL

8028

487882

Notarized 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)

02 JUN 2009

the s/o of...
Chakraborty

THIS DEED OF SALE made this 6th Day of May.

Two Thousand Nine (2009) BETWEEN SRI TAPAN

CHAKRABORTY s/o Sri Amulya Prasad Chakraborty, by faith

Hindu by occupation - Business residing at 39/A, Middle Road,

Kalianibas, P.O. Nona Chandanpukur, P.S. Titagarh. District 24 Pgs. (N), hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

A N D

GHOSH BROTHERS REALTORS PVT. LTD. A Private Limited Company incorporated under the Companies Act 1958, 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 PRATUL KUMAR GHOSH** s/o Sri Pranab Kumar Ghosh of Block - V, Flat No. 5A, SILVER SPRING, Kolkata - 700105.

WHEREAS One Jiban Krishna Manna was the absolute Owner of some landed property in Mouza Jafarpur, J.L. No. 9, R. S. Khatian No. 101, Hal 542 in R.S. Dag No. 645 Danga land measuring .09 decimal and R.S. Dag No. 646 Sali Land measuring .40 decimal, within the jurisdiction of Mohanpur Gram Panchyet, P. S. Titagarh, District 24 Pgs. (N) by virtue of Sale Deed dt. 15.4.1980 registered in the office of Sub-Registrar, Barrackpore and recorded in Book No. I, Being No. 1319 executed by one Keshab Chandra Mitra of Babanpur

and absolutely seized and possessed by mutating his name and by cultivating the land.

AND WHEREAS said Jiban Krishna Manna died intestate leaving behind wife Smt. Lakshmi Manna, six sons namely Tarak Chandra Manna, Bishnu Pada Manna, Nantu Manna, Santu Manna, Gour Chandra Manna, Sahadeb Manna and four daughters namely, Menaka Manna, Kajal Manna, Renuka Manna and Padma Manna as his heirs and legal representatives and the property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.

AND WHEREAS the said Smt. Lakshmi Manna died intestate leaving behind said six sons namely Tarak Chandra Manna Bishnu Pada Manna, Nantu Manna and Santu Manna and four daughter namely Menaka Manna, Kajal Manna, Renuka Manna and Padma Manna as her heirs and legal representatives and the undivided share of the property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.

AND WHEREAS all the sons and daughters of Late Jiban Krishna Manna mutually partitioned their said alongwith other properties and subsequently on 3.4.2002 the said Menaka Manna, Padma Manna alias Basu Roy, Kajal Manna Renuka Manna and Gour Chandra Manna, Sahadeb Manna jointly gifted their undivided share of the said property by way of gift deed registered in the office of Registrar

at Barrackpore on 3.4.2002 and recorded in Book No. I, Being No. 5728 for the year 2002.

AND WHEREAS by virtue of the said gift deed and by inheritance from the parents the said Bishnu Manna, Panda Manna, alias Basu Roy, Santu Manna, Nantu Manna and Tarak Manna, became the joint absolute Owners of the said property measuring .49 decimal in R.S. Dag No. 645, and 646 in Mouza - Jafarpur.

AND WHEREAS the said Bishnu Pada Manna, Santu Manna, Nantu Manna and Tarak Manna jointly sold their 0.49 decimal land to Sri Tapan Chakraborty, the Vendors herein by virtue of Sale Deed dated 21st September 2004 registered in the office of A.D.S.R. Barrackpur and recorded in Book No. I, Being No. 5728 for the year 2005.

AND WHEREAS after purchasing the same the Vendor Tapan Chakraborty is absolutely seized and possessed of the same by mutating their names in the record of the Mahanpur Gram Panchayet and by paying rents thereto.

AND WHEREAS due to financial needs the Vendor has announced to sell .25 decimal land out of his total land measuring 0.49 decimal and the Purchaser has agreed to purchase the same, free from all encumbrances, morefully described in the Schedule hereunder written at and for the total consideration of Rs.4,00,000/- (Rupees Four lakh) only and the Vendor has agreed to sell 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.4,00,000/- (Rupees Four Lakh) only paid by the Purchaser to the Vendor 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 Vendor 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 .25 decimal out of total land measuring .49 decimal more or less, situate, lying in Mouza – Jafarpur, J. L. No. 9, Dag No. 645 and 646 under Khatian No. 101, P. S. Titagarh, District North 24 Parganas North, more fully described in the SCHEDULE hereto and delineated on the Map or Plan annexed hereto 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, misusages,
benefits, rights and properties hereby rented, sold conveyed,
transferred, assigned and assure 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.

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, lispendens, uses, debutters, trusts, claim and demand of any and every nature whatsoever by or against the Vendor 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 Vendor has 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

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 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 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 s 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 Vendor.

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 her predecessors in title or any person lawfully or equitably claiming as aforesaid.

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 .25 decimal out of total land measuring more or less .49 decimals in Mouza - Jafarpur, J.L. No. 9, Touzi No..... R.S. Khatian No. 101, L.R. Khatian No. 542, R.S. Dag No. 645, L.R. Dag No. 154, R.S. Dag No. 646, L.R. Dag No. 1550, P.S. Titagarh, A.D.S.R. Barrackpur, District 24 Pgs. (N) together with easement rights within the jurisdiction of the Mahanpur Gram Panchayet together with easement rights clearly demarcated by RED Border in the Plan annexed hereto.

<u>R.S.Khatin No.</u>	<u>R.S.Dag No.</u>	<u>Nature of Land</u>	<u>Area of Land</u>
101	645	Danga	.04decimal
101	646	Sali	.21 decimal
Total Land:			.25 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 : Kanai Mondal's agricultural land

On the South : Kabita Chakraborty & Sujata Chakraborty's land

On the East : Gobardhan Bera's land.

On the West : Narayan Bera's agricultural land.

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. *Gunjan Chatterjee*
147/ Bundera Pura
Road, Alipore Nagar,
24, Pargana (IV)

১৫.০৭.১৯২৯

2. *অমিত চট্টোপাধ্যায়*
২৪ নং বন্দরা পুরা
২৪ পর্গানা (৪)

SIGNATURE OF THE VENDORS

Ghosh Brothers Realtors Pvt. Ltd.

Ratan K Ghosh
Director

Drafted by

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

SIGNATURE OF THE PURCHASER

RECEIVED from the withinnamed Purchaser
withinmentioned sum of Rs.4,00,000/-(Rupees
Four Lakh) only as full consideration
as per memo below

MEMO OF CONSIDERATION

<u>D/D No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount.</u>
----------------	-------------	--------------------------	----------------

Pay

D/D

Rs. 4,00,000/-

Witnesses :

1. *Gautam Chatterjee*

2. *Ganesh Chatterjee*

Prasanta Roy

SIGNATURE OF THE VENDORS

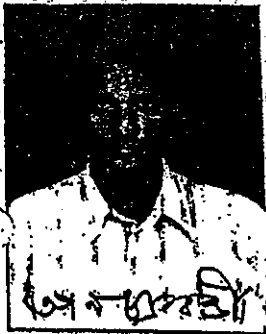
Printed by

Prasanta Roy
Prasanta Roy
Alipore Court
Kolkata - 27

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature

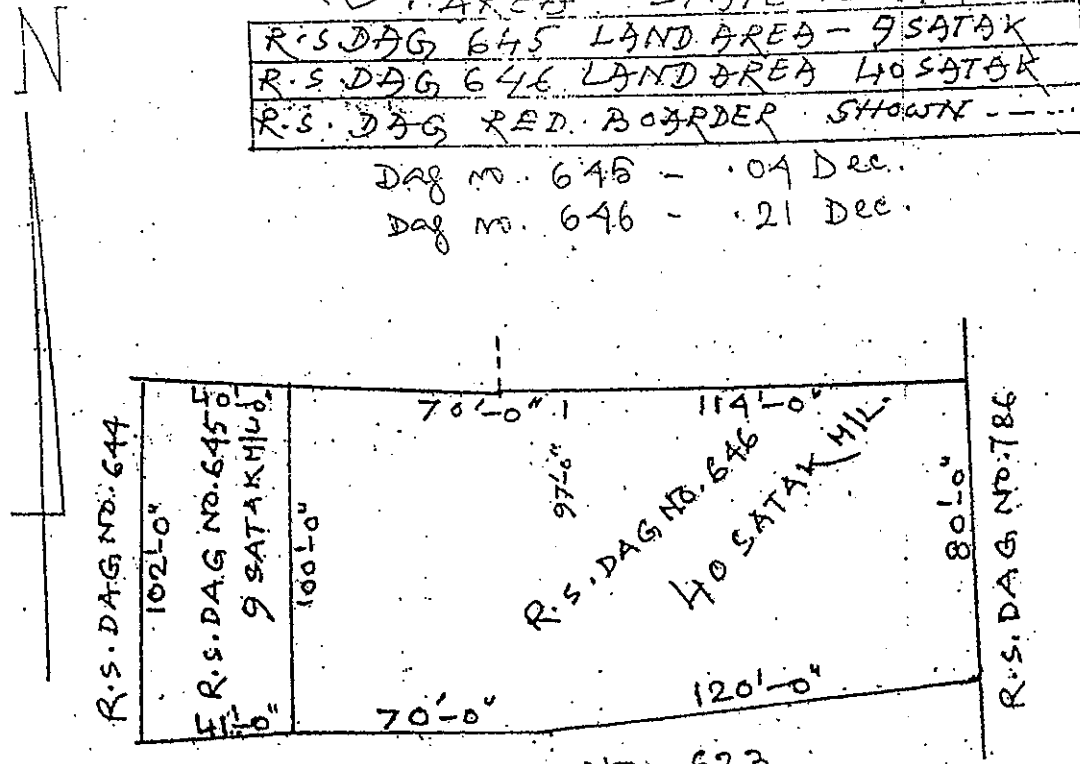
PHOTO	left hand					
	right hand					

SITE PLAN ON R. S. DAG NO. 645 AND 646
 UNDER KH. NO. 101 OF MOUZA - JAFFARPUR
 J.L. NO. 9, P.S. - T. BAGARH, DIST. - N/24 P.
 UNDER MOHAY PURGRAM PANCHAYET
 SCALE: 1" = 50' 0"

~ AREA STATEMENT ~

R.S. DAG 645 LAND AREA - 9 SATAK
R.S. DAG 646 LAND AREA 40 SATAK
R.S. DAG RED. BORDER SHOWN - - -

DAG NO. 645 - 04 Dec.
 DAG NO. 646 - 21 Dec.



VENDOR'S SIGNATURE

Ghosh Brothers Realtors Pvt. Ltd.

Pratul K Ghosh
 Director

Drawn by
[Signature]
 Dt. 13.1.2009

বন জমি

Government Of West Bengal
Office of the A. D. S. R. BARRACKPORE
BARRACKPORE
Endorsement For deed Number :I-05232 of :2009
(Serial No. 04707, 2009)

On 06/05/2009

Presentation(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 Executant.

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 - V, Flat No - 5a, Silver Spring, Kol - 700105, profession :Private Service
Identified By Goutam Chatterjee, son of Lt. Haripada Chatterjee 14, Banerjee Para Road Shyamnagar Dist: 24pargana North Thana: Jagaddal, by caste Hindu, By Profession :Others.
2. Tapan Chakraborty, son of Amulya Prasad Chakraborty, 39/a Middle Road P O N C Pukur 24 Parganas North Thana Titagar, By caste Hindu, by Profession :Business
Identified By Goutam Chatterjee, son of Lt H Chatterjee Shyamnagar 24 Parganas North Thana. Jagaddal: 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- 1657500/-

Certified that the required stamp duty of this document is Rs 82895 /- and the Stamp duty paid as Impresivo: Rs- 5000

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

On 02/06/2009

Certificate of Admissibility(Rule 43)

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



02 JUN 2009

Government Of West Bengal
Office of the A. D. S. R. BARRACKPORE
BARRACKPORE
Endorsement For deed Number :J-05232 of 2009
(Serial No 04707, 2009)

Admissible under rule 21 of West Bengal Registration Rule 1962 duly stamped under schedule 1A Article number 23 4.5 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) = 18227/- , E = 14/- on:02/06/2009

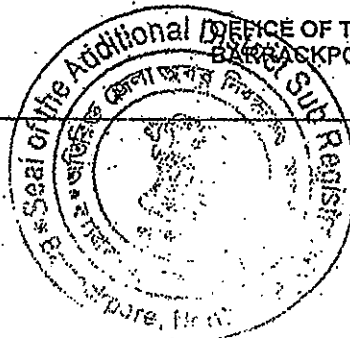
Deficit stamp duty

Deficit stamp duty 1. Rs 7500/- is paid, by the draft number 933886, Draft Date 25/05/2009 Bank Name STATE BANK OF INDIA, Narkeldanga, received on :02/06/2009. 2. Rs 70480/- is paid, by the draft number 221438, Draft Date 06/05/2009 Bank Name STATE BANK OF INDIA, B.d Salt Lake, received on :02/06/2009

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

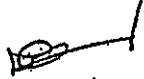


02 JUN 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 838 to 855
being No 05232 for the year 2009.




(Malay Bhushan Bhattacharyya) 04-June-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BARRACKPORE
West Bengal

18