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204793/09

भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8065

487889

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.

[Handwritten signature]

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

THIS DEED OF SALE made this 6th Day of May,
Two Thousand Nine (2009) BETWEEN 1) SMT. KABITA
CHAKRABORTY w/o Sri Tapan Chakraborty by faith Hindu, by
occupation Service and 2) SMT. SUJATA CHAKRABORTY w/o Sri

Shibu Chakraborty, by faith Hindu, by occupation Housewife both residing at 39A, Middle Road, Kalianibas, P.O. Nona Chandanpur, P.S. Tiragarh, Dist 24 Prgs. (N), hereinafter called the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to 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 39A, Middle Road, Kalianibas P.S. Titagarh, 24 Pgs. (N) vide Regd. Power of Attorney dt. 28.2.2008 under Book No. IV, C.D. Volume No.1, Pages 2616 to 2624, Being No. 00250 for the year 2008.

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

WHEREAS One Bhupal Chandra Ghosh was the absolute Owner of some Sali Land measuring 1.01 decimal more or less lying and situated in Mouza Jafarpur, J.L. No. 9, R.S. No. 10, Pargana Kalikata,

Dag No. 623, Khatian No. 390 under Khatian No. 399, P.S. Titagarh, Dist. 24 Pgs. (N) and subsequently in 1947 registered Patta Deed in favour of Smt. Parul Bala Ghosh registered in the office of Sub-Registrar, Barrackpore and recorded in Deed No. 1061 for the year 1947 and since then absolutely seized and possessed of the said land measuring about 1.01 decimal.

AND WHEREAS said Smt. Parul Bala Ghosh sold her said property to Sk. Kashed Ali Sk. Rajjak Ali and Sk. Younus Ali by way of Sale Deed registered in the office of sub-registrar, Barrackpore, and recorded in Book No. I, Being No. 1426 for the year 1960.

AND WHEREAS by virtue of the said deed Sk. Kashed Ali, Sk. Rajjak Ali and Sk. Younus Ali became the joint absolute Owners of the said property and to enjoy the said property separately they mutually partitioned their said property in equal shares each having .33 decimal land and absolutely seized and possessed accordingly.

AND WHEREAS said Sk. Rajjak Ali sold his share of land measuring about .33 decimal one Marjina Bibi by virtue Sale Deed dated 10.05.88 registeed in the office of Sub-Registrar, at Barrackpore and recorded in Book No. I, being No. 3030 for the year 1988 and since then said Marjina Bibi absolutely seized and possessed of the said land.

AND WHEREAS said Younus Ali also sold his entire property measuring about .33 decimal more or less land to Sri Mihir Ghorui and Sri Ranjit Mallik by virtue of sale deed dated 02.12.1992

registered in the office of Sub-Registrar Barrackpore and recorded in Book No. I, Being No. 7549 for the year 1992 and since then said Sri Mihir Ghorui and Sri Ranjit Malik seized and possessed the said land absolutely.

AND WHEREAS said Sk. Kashed Ali, Marjina Bibi, Mihir Ghruui and Ranjit Mallick became the absolute Owners of 1.01 decimal Sali Land in Mouza - Jafarpur, J.L. No. 9, R. S. NMo.10, Touzi No. 173, Dag No. 623, Khatian No. 390 under Khatian No. 399, P.S. Tiragarh, District 24 Parganas (N) within Mohanpur Gram Panchayet.

AND WHEREAS due to their financial needs the said Sk. Kashed Ali, Marjina Bibi, Mihir Ghorui and Ranjit Malik jointly sold their said landed property to Smt. Kabita Chakraborty and Smt. Sujata Chakraborty, the Vendors herein by way of Sale Deed dated 30.6.2000 registered in the office of ADSR Barrackpore, 24 Parganas (N) and recorded in Book No. I, Being No. 5455, for the year 2000 at the consideration stated therein.

AND WHEREAS said Smt. Kabita Chakraborty and Smt. Sujata Chakraborty also purchased some Sali Land in Dag No. 628 measuring about .32 decimal and in Dag No. 631 measuring about .16 decimal under Khatian No. 106, in Mouza Jafarpur, R.S. No. 10, J.L. No. 9, Touzi No. 6, P.S. Titagarh, Dist 24 Pgs:(N) within Mohanpur Gram Panchayet from Sri Nandalal Bera, Narayan Chandra Bera, Smt. Kamala Bera (alias Kalpana Bera) Kumari Chaitali Bera and Anil Chandra Bera, all of village Koirapur, P. S.

Jagaddal Dist. 24 Pgs.(N) by virtue of Sale Deed dated 30.6.2000 registered in the offices ADSR, Barrackpore 24 Parganas (N) and recorded in Book No. I, Being No. 5434 for the year 2000 at the consideration mentioned therein.

AND WHEREAS said Kabita Chakraborty and Smt. Sujata Chakraborty, the Vendors herein further purchased a plot of Sali Land measuring about .31 decimal out of total land measuring .94 decimal in Dag No. 644, Khatian No. 135, Touzi No. 6, R.S. No. 10, J.L. No. 9, Mouza Jafarpur, P.S. Titararh A.D.S.R. Barrackpore, Dist. 24 Parganas (N) within Mohanpur Gram Panchayet from Sri Nandalal Bera, Narayan Chandra Bera, Smt. Kamala Bera (alias Kalpana Bera), Kumar Chaitali Bera and Anil Chandra Bera by and under a Sale deed registered in the office of A.D.S.R. Barrackpore 24 Parganas (N) and recorded in Book No. I, Being No. 7093 for the year 2000.

AND WHEREAS thus the Vendors herein said Smt. Kabita Chakraborty and Smt. Sujata Chakraborty jointly became the joint and absolute Owners of Sali Land measuring 1.01 decimal in Dag No. 623, .32 decimal in Dag No. 628, .16 decimal in Dag No. 631 and .31 decimal land in Dag No. 644, total land measuring 1.80 decimal and seized and possessed of the same.

AND WHEREAS due to being busy in in their profession the Vendors jointly executed a power of attorney in favour of Sri Tapan Chakraborty s/o Sri Amulva Prasad Chakraborty of 39A Middle

Road, Kalianibas, P.S. Titarah Dist 24 Pgs: (N) Registered in the office of A.D.S.R. Barrackpore and record in Book No. IV, CD Volume No. 1, Pages from 2616 to 2624, Being No. 00250, for the year 2008

AND WHEREAS due to financial need the Vendors have announced to sell .60 decimals land out of total land measuring 1.80 decimal land more or less and the Purchaser has offered the Vendors to purchase the said property morefully described in the Schedule hereunder written free from all encumbrances at and for the total consideration of Rs.10,27,667/- (Rupees Ten Lakh Twenty seven thousand six hundred sixty seven) only and the Vendors have agreed to sell their said property to the Purchase 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.10,27,667/- (Rupees Ten Lakh Twenty seven thousand six hundred sixty seven) 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, 60 decimals out of total land admeasuring 1.80 decimal more or less, situate, lying in Mouza - Jafarpur, Dag

Khatian No. 399, 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 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

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 DOETH 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 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 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, lispends, 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 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

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 60 decimal out of Total land measuring 1.80 decimals more or less lying and situated in Mouza - Jafarpur, Touzi No. 173, J.L. No. 9, R.S. No. 10, Dag Nos. 623, 628, 631 and 644 under Khatian No. 390 under Khatian No. 399 P.S. Titagarh, District 24 Pgs. (N) 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.Dag No.</u>	<u>Kh. No.</u>	<u>Nature of Land</u>	<u>Area of Land</u>
623	390 under		
	Khatian 399	Sali	.33 decimal
628	-do	Sali	.11 decimal
631	-do-	Sali	.05 decimal
644	-do	Sali	.11 decimal
<u>Total Land:</u>			<u>.60 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 : R.S. Dag no. 645, 646, 630, 629, 657, 1198, 1197, 1196, 655
On the South : R.S. Dag no. 625, 624, 622, 783, 632, 627, 629
On the East : R.S. Dag no. 786, 632, 625, 645
On the West : R.S. Dag no. 628, 629, 640, 632, 643.

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
Vill - Kayrapur
P.O. - Shyamnagar
24 Pgs (N)

স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত

2. Anand Mazumdar
Ambikapur
24 P.G. 3

SIGNATURE OF THE VENDORS

Ghosh Brothers Realtors Pvt. Ltd.

Pratul K Ghosh

Director

SIGNATURE OF THE PURCHASER

Drafted by

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

RECEIVED from the withinnamed Purchaser
withinmentioned sum of Rs.10,27,667/- (Rupees
Ten Lakh Twenty seven thousand six hundred sixty seven)
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>
By Drafts & Cash			Rs 10,27,667/-
			Rs 10,27,667/-

স্বাক্ষরিত প্রমাণ
স্বাক্ষরিত প্রমাণ
দলক প্রমাণ
শ্রী মোহন প্রমাণ

Witnesses :

1. Sreemanta Bera

SIGNATURE OF THE VENDORS

2. Annil Majumdar


Printed by :









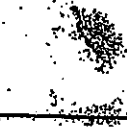
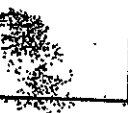
Prasanta Roy
Prasanta Roy
Alipore Court,
Kolkata - 27

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

Name

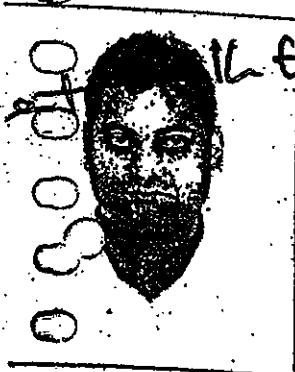
Signature





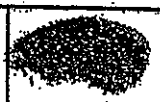







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left hand					
right hand					

Name W. N. 3123

Signature



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left hand					
right hand					

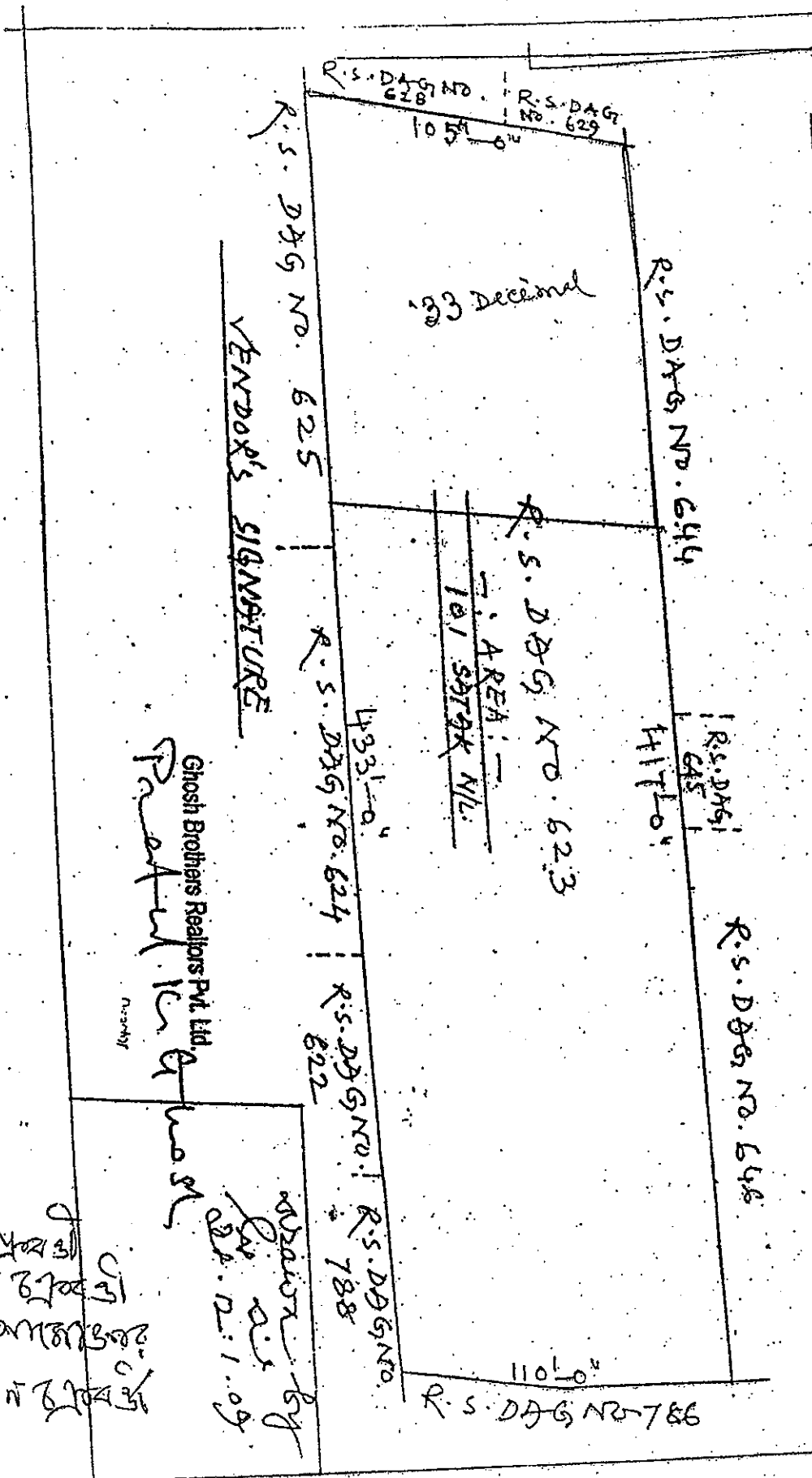
Name

Signature Pratik K Ghosh

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left hand					
right hand					

PHOTO

N
 SITE PLAN OF R.S. DAG NO. 623 UNDER KH. NO. 399
 OF MOUNTAIN - TITAGAR PUR. T. L. NO. 9.
 R.S. - TITAGAR KH. DIST - NORTH 24 PARGANAS. SCALE: 1" = 50' 0"
 UNDER MOUNTAIN PUR GRAM PANCHAYET.



VENDOR'S SIGNATURE

Ghosh Brothers Realtors Pvt. Ltd.
 Pradyumn Ghosh

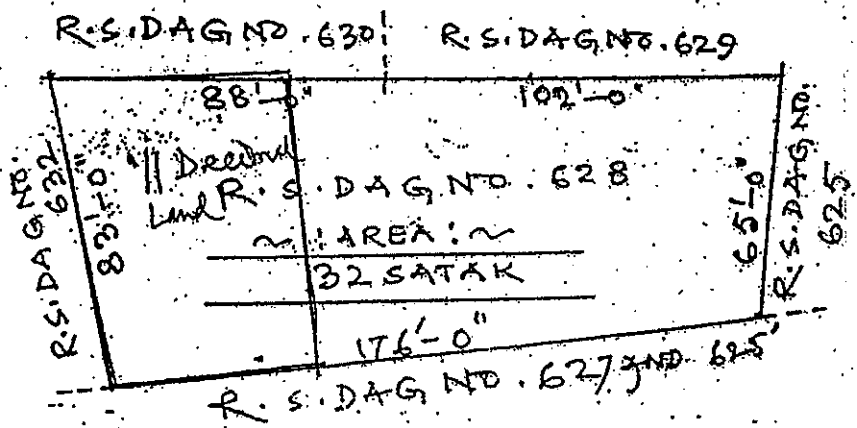
APPROVED BY
 22.12.11.09

15/12/11
 20/12/11
 22/12/11

SITE PLAN IN R.S. DAG NO. 628 UNDER
 KH. NO. 106 OF MOUZA - JAFFARPUR, J.L.
 NO. 9, P.S. - TITAGARH, DIST. - N/24 P.G.S.
 UNDER MOHANPUR GRAM PANCHAYET.
 SCALE 1" = 50'-0"

AREA STATEMENT

R.S. DAG RED BORDER SHOWN -
 R.S. DAG NO. 628 L. AREA - 32 SATAK
 AREA SOLD = 11 Deedml



VENDOR'S SIGNATURE

Ghosh Brothers Realtors Pvt. Ltd.

Pratim Ghosh
 Director

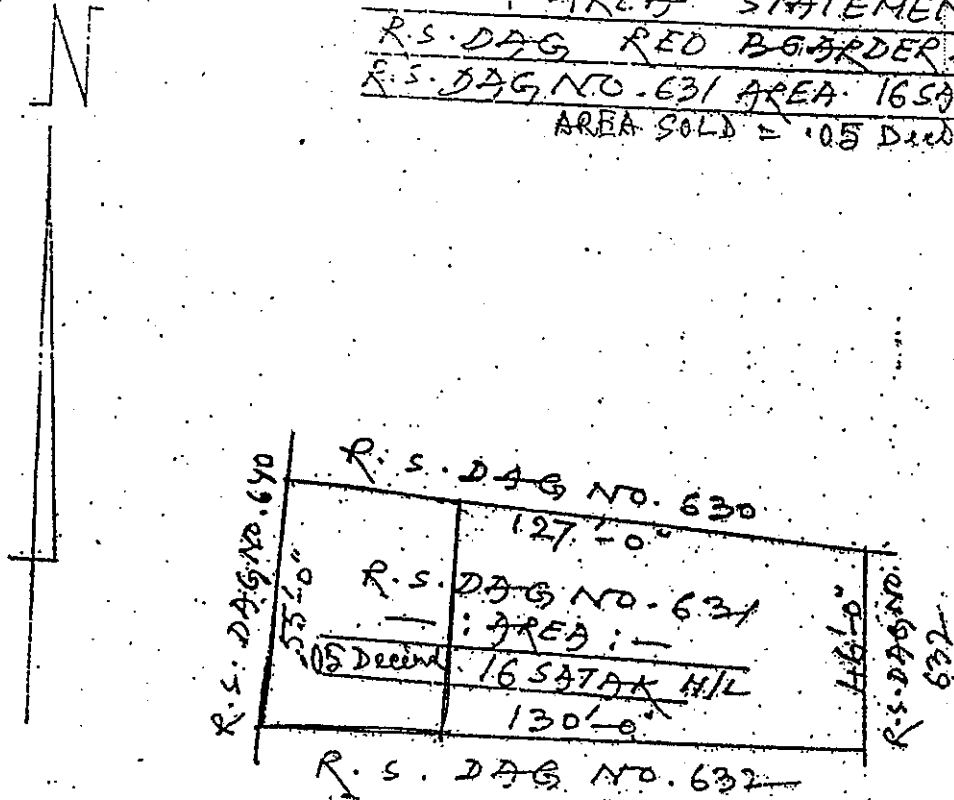
স্বাক্ষরিত হয়েছে
 স্বাক্ষরিত হয়েছে
 নামে অস্বাক্ষরিত
 শ্রী ৩ বন স্বাক্ষরিত

Drawn by
S. S. Ghosh
 21.12.1.2009

TITAN P.S. DAG NO. 631 UNDER KH.
 NO. 106 OF MOULTA-JAFFARPUR J.L. NO.
 9 P.S. - TITAN P.S., DIST. - MUTA PARGANAS
 UNDER MOHAN PUR GRAM PANCHAYET.
 SCALE: 1" = 40' 0"

— AREA STATEMENT: —

R.S. DAG RED BORDER SHOWN
 R.S. DAG NO. 631 AREA 16 SATAK M/L
 AREA SOLD = 0.05 Decimal



VENDOR'S SIGNATURE

Ghosh Brothers Realtors Pvt. Ltd.

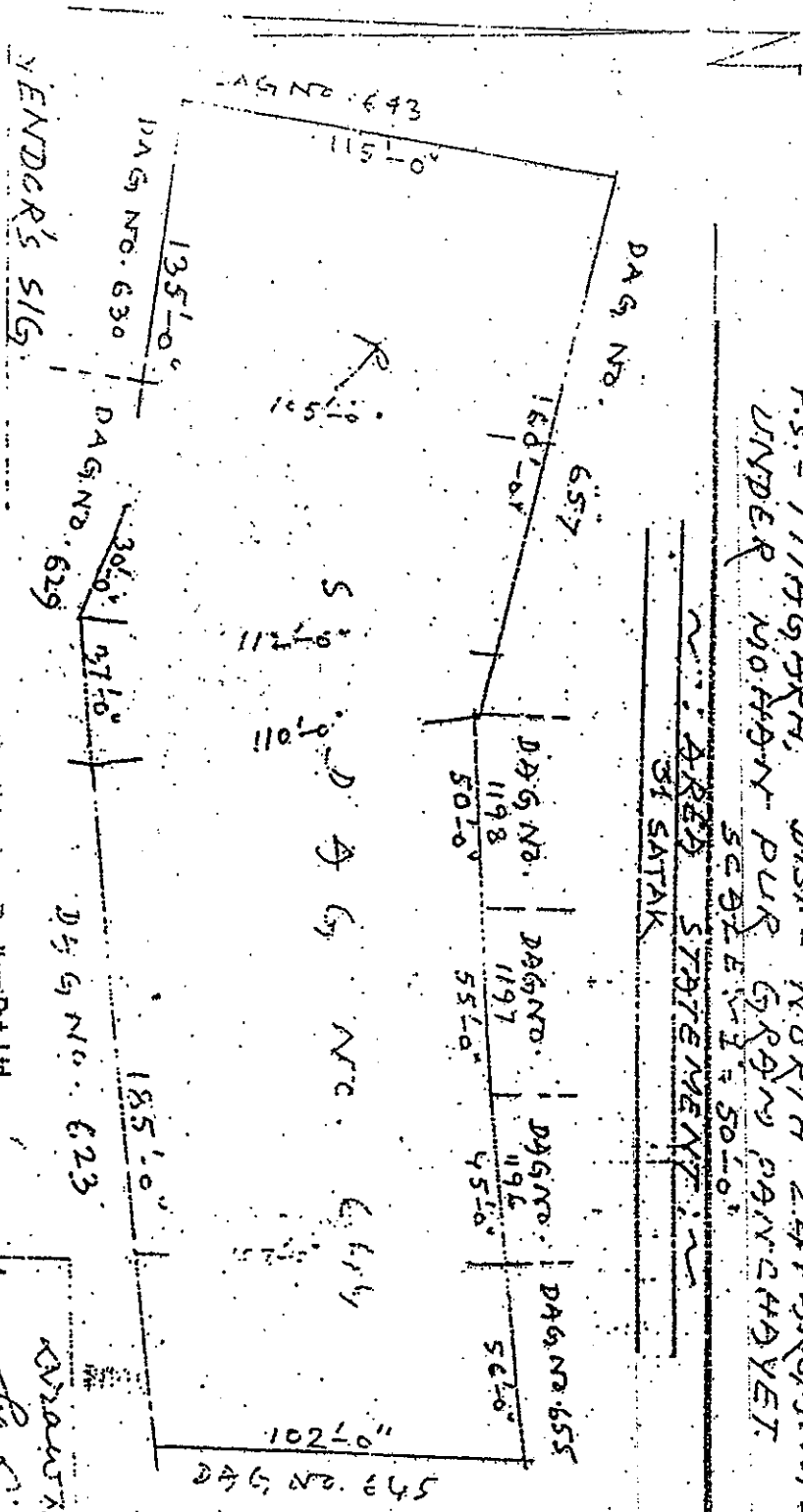
Pratul Ghosh
 Director

স্বাক্ষরিত
 স্বাক্ষরিত
 স্বাক্ষরিত
 স্বাক্ষরিত

Drawn by
[Signature]
 Dt. 12.1.09

SITE PLAN OF R.S. DAG NO. 644 UNDER KH. NO. 935
 OF MOUSA-THAFER PUR, J.L. NO. 9.
 -P.S.-TITHAGARH, DIST.-NORTH 24 PARAGANAS.
 UNDER MOHAN PUR GRAM PANCHAYET.
 SCALE 1" = 50'-0"

STATEMENT OF
 AREAS
 OF SATAK



Ghosh Director, Engineers Pvt. Ltd.
 P. Ghosh
 Director

REVISION BY
 P. Ghosh
 Dt. 15.1.09

REVISION BY
 P. Ghosh
 Dt. 15.1.09

Government Of West Bengal
Office of the A. D. S. R. BARRACKPORE
BARRACKPORE
Endorsement For deed Number :I-04793 of :2009
(Serial No: 04709, 2009)

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- 206265/-

Certified that the required stamp duty of this document is Rs 113333 /- and the Stamp duty paid as: Impresive Rs- 5000

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

Presented for registration at 19.30 hrs on :08/05/2009, at the Private residence by Pratul Kr Ghosh, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 08/05/2009 by

1. Pratul Kr Ghosh, Director, Ghosh Brothers Realtors Pvt Ltd, D-204 City Centre, Salt Lake, Kol 64, profession :Business

Identified By Goutam Chatterjee, son of Lt Hari Pada Chatterjee Banerjee Para 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 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 excess under article : A(1) = 24026/- F = 14/- on 20/05/2009

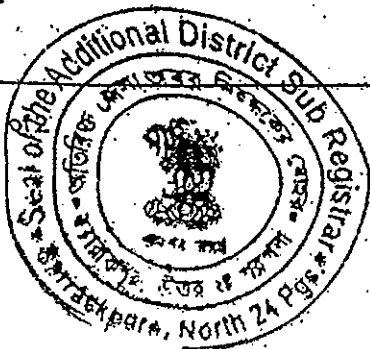
Deficit stamp duty

[Dinabandhu Roy]
ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BARRACKPORE

Govt. of West Bengal

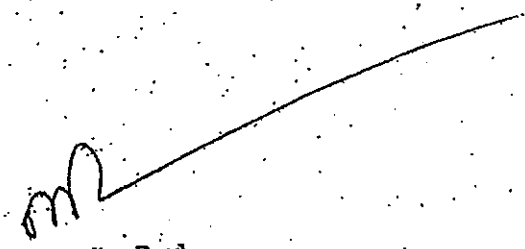
Page : 1



Office of the A. D. S. R. BARRACKPORE
BARRACKPORE
Endorsement For deed Number :I-04793 of :2009
(Serial No. 04709, 2009)

Stamp duty 1 Rs 107700/- is paid, by the draft number 221412. Draft Date 02/05/2009 Bank Name State Bank Of India, P. B. B Salt Lake Cal, received on :20/05/2009. 2.Rs 650/- is paid, by the draft number 484284. Draft Date 20/05/2009-Bank Name State Bank Of India, Gol Park Cal, received on 20/05/2009.

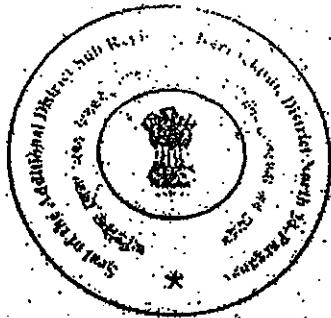
Name of the Registering officer :Malay Bhushan
Bhattacharyya
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR


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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 911 to 933
being No 04793 for the year 2009.



M

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

11