

(7) (18)

I 04734

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



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.

9063

483367

Adtl. District Sub Registrar
Dist. 24 Parga. (N)

20 MAY 2009

THIS DEED OF SALE made this 2nd.... day of May.... Two
Thousand (2009) BETWEEN SK. HYDER ALI son of Sk.
Ahammad Ali residing at Vill. Babanpur, P.S Titagarh, Dist. 24
Parganas (North), 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 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 SANJIB BASU** s/o Sri Salil Kumar Basu of 25/2A/1, Jheel Road, P.S. Kasba, Kolkata - 700031.

WHEREAS the Vendor is the absolute owner of Danga Land measuring .08 decimal in Mouza Jafarpur, J. L. No. 9, R.S. No. 10, Khatian No. 173 R.S. Dag No. 630, L.R. Dag No. 1564, under L.R. Khatian No. 1995, P S. Titagarh, S.R.O. Barrackpore, District 24 Parganas (N), within the jurisdiction of Mohanpur Gram Panchayet morefully described in Schedule hereunder written by virtue of

inheritance from his father and absolutely seized and possessed of the same

AND WHEREAS the Vendor announced to sell his said land and the purchaser has offered the Vendor to Purchase the said entire Danga Land measuring .08 decimal at and for the total consideration of Rs.2,08,485/- (Rupees Two Lakh Eight Thousand Four Hundred Eighty five) only and the Vendor has agreed to sell his said property free from all encumbrances at the said consideration to the Purchaser.

NOW THIS INDENTURE WITNESSETH THAT :

I. In pursuance of the said Agreement and in consideration of the said sum of Rs.2,08,485/- (Rupees Two Lakh Eight Thousand Four Hundred Eighty five) only paid by the Purchaser to the Vendor on or before the execution of these presents (receipt whereof the vendor 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 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 land, admeasuring .08 decimal more or less, situate, lying in Mouza - Jafarpur, R. S. Dag No. 630 under Khatian No. 173, J. L. No. 9. R. S. No. 10, 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

otherwise 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, 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 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 Vendor.

iv) And That the vendor 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 Vendor 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 vendor 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 Vendor 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 vendor 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.

(x) 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 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 Damga Land measuring .08 decimals in Mouza - Jafarpur, J.L. No. 9, , R.S. No. 10, R. S. Dag No. 630 under Khatian No. 173, , P.S. Titagarhi, 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>Kht. No.</u>	<u>Nature of Land</u>	<u>Area of Land</u>
630	173	Danga	.08 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. 642

On the South : R.S. Dag No. 631

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

On the West : 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.

2.

31/05/2022/1702/60000
SIGNATURE OF THE VENDOR

Drafted by

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

Ghosh Brothers Realtors Pvt. Ltd.

Sourjit Bose
Director

SIGNATURE OF THE PURCHASER


Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature




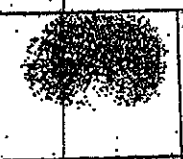






Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *(Signature)*

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name



Signature *(Signature)*

Thumb 1st finger Middle Finger Ring Finger Small Finger





PHOTO	left hand					
	right hand					

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. BARRACKPORE, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 05073 / 2009, Deed No. (Book - I , 04734/2009)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sanjib Basu	 20/05/2009	 LTI 20/05/2009	<i>Sanjib Basu</i> 20/05/2009

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Hyder Ali Address -Bahdipur Dist- 24 Pgs(n)	Self	 20/05/2009	 LTI 20/05/2009	<i>Hyder Ali</i> 20/05/2009
2	Sanjib Basu Address -25/2a/1, Jheel Road Kolkata-700031	Self	 20/05/2009	 LTI 20/05/2009	<i>Sanjib Basu</i> 20/05/2009

Name of Identifier of above Person(s)
 Goutam Chatterjee
 S-Jagaddal, 147, Banerjee Para Road Shyamnagar
 Dist- 24 Pgs(n)

Signature of Identifier with Date

Goutam Chatterjee
20/05/09



(Malay Bhushan Bhattacharyya)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BARRACKPORE

Government Of West Bengal
Office of the A. D. S. R. BARRACKPORE
BARRACKPORE
Endorsement For deed Number :I-04734 of :2009
(Serial No. 05073, 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 00/-

Payment of Fees:

Fee Paid in rupees under article . A(1) = 5830/- .E = 14/- on:20/05/2009

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- 530400/-

Certified that the required stamp duty of this document is Rs 26540 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 21570/- is paid, by the draft number 221406, Draft Date 02/05/2009 Bank Name State Bank Of India, P B B Salt Lake Cal, received on :20/05/2009.

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

Presented for registration at 11.10 hrs -on :20/05/2009, at the Office of the A. D. S. R. BARRACKPORE by Sanjib Basu.Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 20/05/2009 by

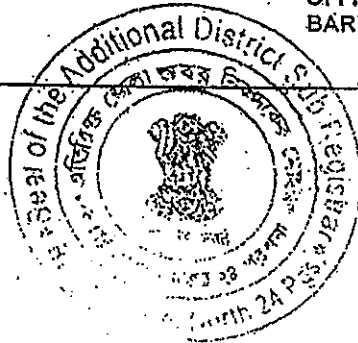
1. Hyder Ali, son of Sk. Ahammad Ali ,Bāndipur Dist- 24 Pgs(n), Thana Titagarh, By caste Muslim, by Profession Business
2. Sanjib Basu, Director, Ghosh Bros. Relators Pvt. Ltd, Block-d. 2nd Floor, City Center, Salt Lake, Kolkata-700064, profession :Business

Identified By Goutam Chatterjee, son of Late I Chatterjee 147, Banerjee Para Road, Shyamnagar Dist- 24 Pgs(n) Thana Jagaddal, by caste Hindu, By Profession :Business.

[Malay Bhushan Bhattacharyya]
ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BARRACKPORE

Govt. of West Bengal



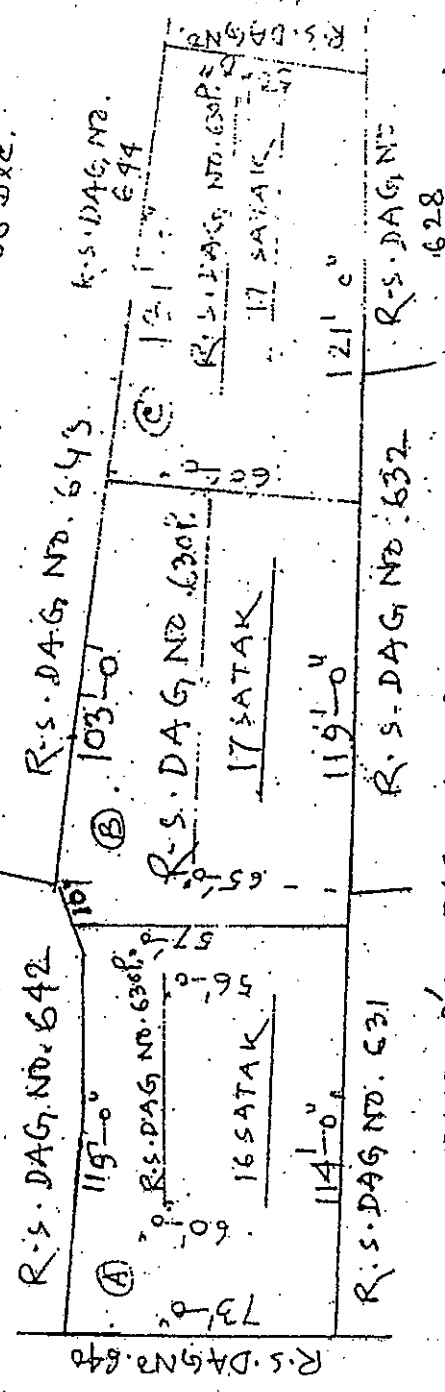
20 MAY 2009



N
 SITE PLAN ON R.S. DAG. NO. 642 AND R.S. DAG. NO. 643
 UNDER L.R. KH. NO. 15C AND 177 OF MOWLA JAFFAR
 J.L. NO. 9, P.S. TITAGARHI, DIST. MIRAJI, ZIL. RAJSHI
 UNDER MOHANPUR GRAM PANCHAYET. SCALE: 1:500

D.E.D. STATEMENT

R.S. DAG. NO. 642 AREA - 17 SAIK 1111
 SOLD OF PLOT - (B) XED N.H.R.
 AREA OF LAND SOLD - 5.08 DEC.



VENDOR'S SIGNATURE

CSHET 374127 GARD
 Ghosh Brothers Realtors Pvt. Ltd. Director
 14-1-2005

Ghosh Brothers Realtors Pvt. Ltd.

Sanyal Bevar
 Director

RECEIVED from the withinnamed

Purchaser withinmentioned sum of Rs.2,08,485

(Rupees Two Lakh Eight Thousand Four Hundred

Eighty five) 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	Cash	Rs. <u>2,08,485/-</u>

Witnesses :

1. *Ngautin Chatteroj*

2.

(Signature)

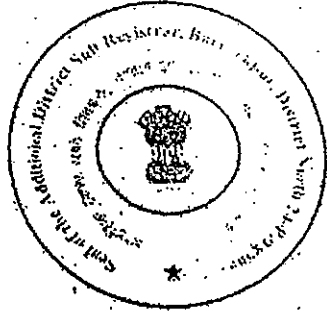
SIGNATURE OF THE VENDOR

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 16
Page from 2545 to 2560
being No 04734 for the year 2009.



(Malay Bhushan Bhattacharyya) 21-May-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BARRACKPORE
West Bengal

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