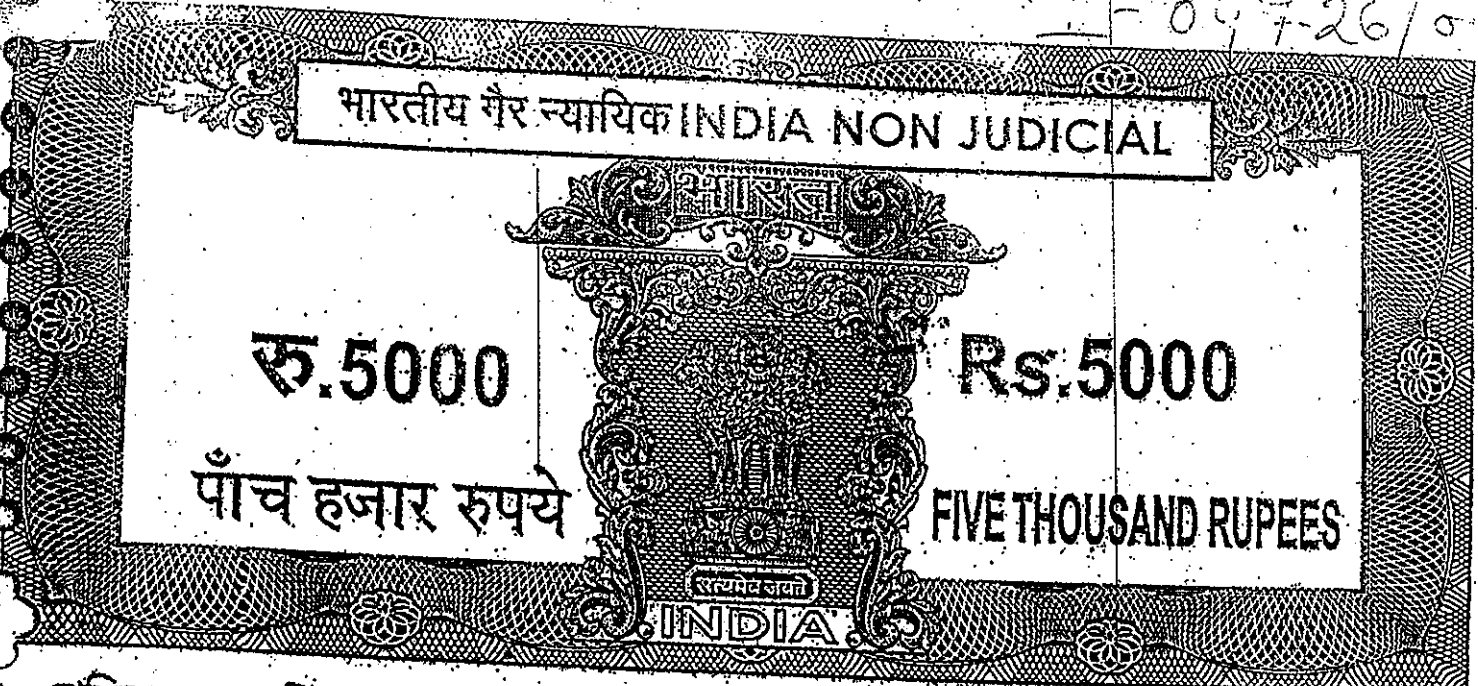


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047-26/0



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Q 8040 383533

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.

[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) RUSTAM ALI son of Late Abdul Gani, 2) MD. ASLAM ALI son of Late Abdul Gani and 3) MD. IMTEYAZ ALI son of Late Abdul Gani all residing at

30/1, Bhagwan Mondal Street, Kolkata - 700057; hereinafter 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 PRATUL KUMAR GHOSH s/o Sri Pranab Kumar Ghosh of Block - V, Flat No. 5A, SILVER SPRING, Kolkata - 700105.

WHEREAS one Moktar Ali Molla was the absolute Owner of land measuring about .56 decimal in Dag No. 632 Mouza - Jafarpur, R. S. No. 10, J.L. No. 9, Pargana - Kalikata, P. S Tollugunge, Dist 24 Parganas by virtue of registered Sale Deed No. 722 for the year 1983 and land measuring about 135 decimal in Dag No. 589 and 593 by ~~virtue of registered Sale Deed dt 12.12.38~~ Deed No. 1500 for the year 1938 by cultivating the land.

AND WHEREAS said Moktar Ali Molla died intestate leaving behind sons Md. Arobil and Md. Esrail and the property left by the deceased devolved upon them according to Sunni Muslim Law.

AND WHEREAS the said Md. Arobil on 30.10.72 sold his share of property measuring about .25 decimal to Mosammat Khodeja Begum, Sk. Israil, Sk. Mojahar Ali, Md. Mojatna Haque, Md. Mokaddesh and Md. Mojafar Ali by way of Sale Deed Registered in the office of Sub-Registry at Barrackpore and recorded in Book No. I, Being No. 4345 for the year 1972 and by which said Mosammat Khodeja Begum and Others became the joint absolute Owners of 1.35 decimal land in three Dag Nos. 632, 589 and 593 and seized and possessed by cultivating the same.

AND WHEREAS the said Md. Mojammel Haque, Md. Mokadeesh, Md. Mojaffar Ali all sons of Momir Ali Molla, Jobeda Begum, Mojida Begum w/o Sk. Abu and Hodeza Begum jointly sold their said landed property measuring about 1.35 decimal in Mouza - Jafarpur, P.S. Titagarh, Pargana Kalikata, Touzi No. 173, R.S. No.10, J.L. No. 9, in Dag No. 632 Sali land measuring .46 decimal in R. S. Khatian No. 248 under Khatian No. 227 R.S. Dag No. 589 measuring about .26 decimal Sali land and in R.S. Dag No. 593 measuring about .74 decimal Sali Land total measuring 1.35 decimal to Abdul Gani by virtue of Sale Deed registered in the office of D.S.R. AT Barasat on 8.11.95 and recorded in Book No. I, Being No. for the year

AND WHEREAS after purchasing the same said Abdul Gani died intestate leaving behind three sons named Md. Rustom Ali, Md. Aslam Ali and Md. Imteyaz Ali, the Vendors herein and the property left by the deceased devolved upon them according to Muslim Succession Law and since then they have been enjoying absolutely by paying rents thereto.

AND WHEREAS the Vendors have announced to Sell .23 decimal Sali Land out of their said land measuring 135 decimals in Mouza - Jafarpur, Touzi No. 173, R.S. No. 10, J.L. No. 9, Pargana Kalikata, P. S. Titagarh, A.D.S.R.O Barrackpore, District 24 Pgs. (N) within the jurisdiction of Mohanpur Gram Panchayet and the Purchaser has offered the Vendors to purchase the same. Morefully described in Schedule hereunder written and free from all encumbrances at and for the total consideration of Rs.5,99,394/- (Rupees Five Lakh Ninety Nine thousand three hundred ninety four) only and the Vendors have agreed to sell the same 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.5,99,394/- (Rupees Five Lakh Ninety Nine thousand three hundred ninety four) 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

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 46 decimal more or less, situate, lying in Mouza - Jafarpur, R. S.

Dag No. 632 under Khatian No. 338, J.L. No. 9, 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 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, dispendens, 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.

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, 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 vendor

ii) And that notwithstanding any act, deed, matter or things done as aforesaid, the Vendors 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 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

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 23 decimals out of total measuring 135 decimals in Mouza - Jafarpur, J.L. No. 9, Touzi 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 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>
632.	338	Sali	23 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. 630 and 631.

On the South : R.S. Dag No. 627, 633, 635

On the East : R. S. Dag No. 628

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

IN WITNESSESS. 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. Suresh Chandra Bera
Kalyanpur, Shyamnagar
24 Pgs (N)

Md. Rusul Alam

2. Kashi Nath Bera

Kalyanpur - Shyamnagar Md Aslam Ali

Drafted by

P. K. Chatterjee

Advocate

Alipore Court

Kolkata - 27.


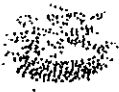







Md. Imtiaz Ali

SIGNATURE OF THE VENDORS




Ghosh Brothers Realtors Pvt. Ltd.

P. K. Ghosh
Director





SIGNATURE OF THE PURCHASER

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










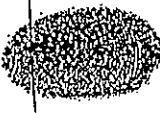

Name M. A. R. Us. Tamam
 Signature

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

Name M. A. Aslam
 Signature

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

Name M. A. Us. Tamam
 Signature

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

Name
 Signature Pratul M. Ghosh

Gov. ment Of West Bengal
Office of the A. D. S. R. BARRACKPORE
BARRACKPORE
Endorsement For deed Number :I-04726 of :2009
(Serial No. 04712, 2009)

On 06/05/2009

Registration(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.

Admission of Execution(Under Section 58)

Execution is admitted on 06/05/2009 by

1. Rustam Ali, son of Lt. Abdul Gani, 30/1 Bhagwan Mondal Street Kolkata, Thana, Pin 700057, By caste Muslim, by Profession Cultivation
 2. Md. Aslam Ali son of Lt. Abdul Gani, 30/1, Bhagwan Mondal Street Kolkata, Thana, Pin 700057, By caste Muslim, by Profession Cultivation.
 3. Md. Imteyaz Ali son of Lt. Abdul Gani, 30/1, Bhagwan Mondal Street Kolkata, Thana, Pin-700057, By caste Muslim, by Profession Others
 4. Pratul Kumar Ghosh, Director, Ghosh Brothers Relators Pvt. Ltd, Block 'D' 2 Nd Floor, d - 204, City Centre, Salt Lake, Kolkata - 700064, profession :Private Service
- Witnessed By Sree Manta Bera, son of ... Kagrapur Shyamnagar Dist. -24 Pgs. (n) Thana: ... by caste Hindu, By Profession Others.

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- 24900/-

Certified that the required stamp duty of this document is Rs 76265/- and the Stamp duty paid as Impressive Rs- 5000.

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

DR
[Dinabandhu Roy]

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BARRACKPORE
Govt. of West Bengal



Government Of West Bengal
Office of the A. D. S. R. BARRACKPORE
BARRACKPORE
Endorsement For deed Number :I-04726 of :2009
(Serial No. 04712, 2009)

20/05/2009

Certificate of Admissibility(Rule 43)

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

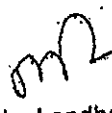
Payment of Fees:

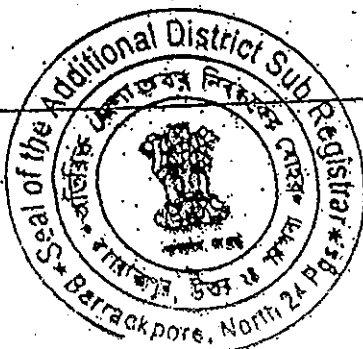
Fee Paid in rupees under article : A(1) = 16764/- E = 14/- on:20/05/2009

Deficit stamp duty

Deficit stamp duty Rs 71275/- is paid, by the draft number 221436. Draft Date 06/05/2009 Bank Name State Bank Of
India P B B Salt Lake Cal. received on :20/05/2009

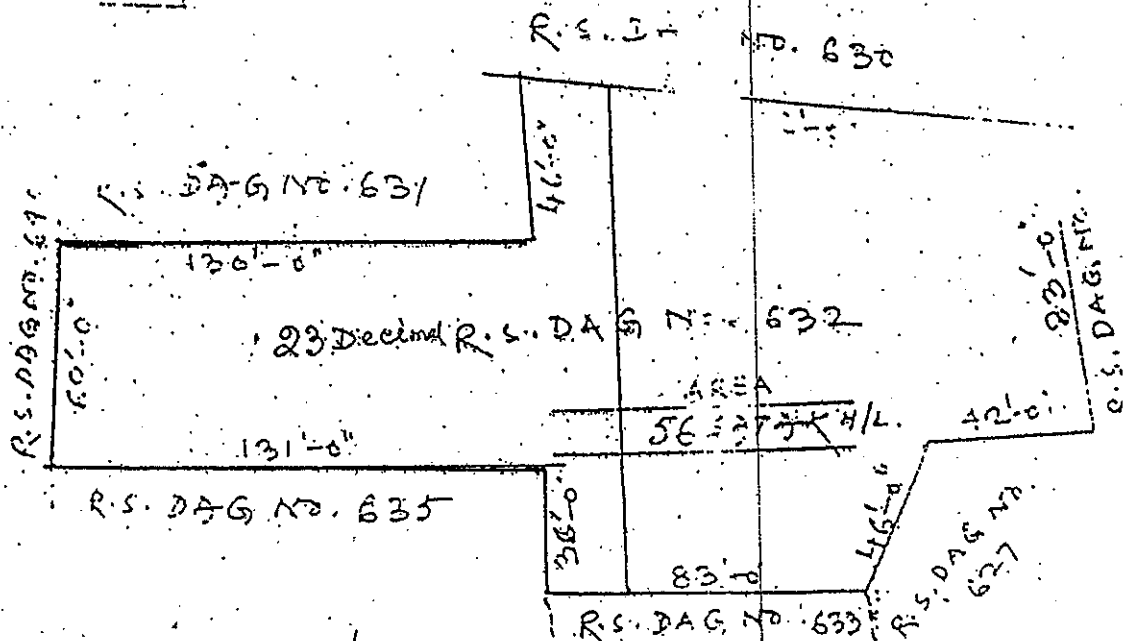
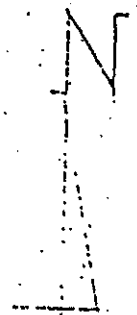
Name of the Registering officer :Malay Bhushan
Bhattacharyya
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR


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



SITE PLAN ON R.S. DAG NO. 632 UNDER
 KH. NO. 338 OF MOUZA - TAFFAR PUR J.L.N.
 P.S. - TITAGARH, DIST. - NITARA PARAGANAS
 UNDER MOHANPUR GRAM PANCHAYET
 SCALE = 50'-0"

AREA STATEMENT	
TOTAL LAND AREA	56 SATTAR H/L.
AREA OF LAND SOLD	23 DECIMAL



SELLER'S SIGN

Md. Rustom Ali
 Md. Anwar Ali
 Md. Aslam Ali

Ghosh Brothers Realtors Pvt

Pratul K.

[Handwritten notes and signatures]

RECEIVED from the withinnamed Purchaser
with in mentioned sum of Rs.5,99,394/- (Rupees
Five Lakh Ninety Nine thousand three hundred
ninety four) 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 5,99,394/-
			<u>Rs 5,99,394/-</u>

Witnesses :

1. Sreemanta Bera

2. Kaminath Bera

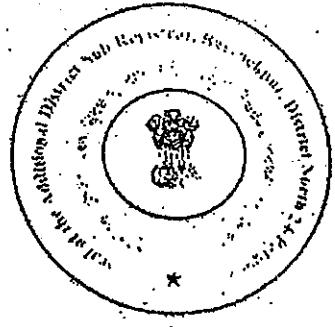
Md. Rus tan Ali
Md. Aslam Ali
Md. Anis ul Zaki

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 744 to 761
being No 04726 for the year 2009.



m

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

(10)