

106 (19) I 04724/09
भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

6663

487888

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.

47/c 58/10 (cont)
20
Addl. District Sub Registrar
Barrackpore, 24 Pags. (N)

20 MAY 2009

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

Two Thousand Nine (2009) BETWEEN 1) SRI MAHADEB MANNA son of Sri Sital Chandra Manna, by faith Hindu, by occupation - Cultivation, 2) SRI NETAI CHANDRA MANNA son

of Sri Sital Chandra Manna by faith Hindu, by occupation --
Cultivation and 3) RABIN MANNA s/o Sri Sital Chandra Manna by
faith Hindu, by occupation - Cultivation all residing at Vill.
Babanpur, P.S. Titagarh, Dist. 24 Pgs. (N) hereinafter jointly 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.

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
- 5, Flat No. 5A, SILVER SPRING, Kolkata - 700105.

WHEREAS One Smt. Latika Rani Ray w/o Sri Biswanath Roy was
the absolute Owner of some landed property in Mouza - Jafarpur,
Khatian No. 335, Dag No. 640 P. S. Titagarh, Dist. 24 Parganas (N)
measuring about .48 decimal and in Dag No. 641 measuring about
.39 decimal Sali land total measuring about .87 decimal Sali Land by

virtue of a Sale Deed dated 21.6.66 executed by Sk. Umbar Ali s/o Late Sk. Delbar registered in the office of Sub-Registrar Barrackpore and recorded in Book No. 1, Being No. 3274, for the year 1966.

AND WHEREAS said Smt. Latika Rani Ray sold .29 decimal Sali land out of her total land measuring .87 decimal to Sri Mahadeb Manna, Netai Chandra Manna and Rabin Manna by way of Sale Deed registered in the office of Sub-Registrar at Barrackpore and recorded in Book No. 1, Vol. No. 74, Pages 63 to 65, Being No. 4777 for the year 1975.

AND WHEREAS by virtue of the said Sale Deed Mahadeb Manna, Netai Chandra Manna, Rabin Manna, the Vendors herein are absolutely seized and possessed of the said Sali Land measuring .29 decimal by recording their individual names in the R.O.R. and since then they have been enjoying and possessing the same by paying rents and taxes thereto.

AND WHEREAS due to financial needs the Vendors have announced to sell their said land measuring about .29 decimal free from all encumbrances, morefully described in the Schedule hereunder written, and the Purchaser has offered the Vendors to purchase the said land at and for the total consideration of Rs 18,00,000/- (Rupees- Eighteen Lakh) only and the Vendors have agreed to sell their said property to the Purchaser at the said consideration.

NOW THIS DEED WITNESSETH THAT :

In pursuance of the said Agreement and in consideration of the said sum of Rs.18,00,000/- (Rupees Eighteen Lakh) only paid by the Purchaser to the Vendors on or before the execution of these presents (the 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 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 .29 decimal more or less, situate, lying in Mouza - Jafarpur, J.L. No. 9, Dag No. 640 and 641 under Khatgian No. 335, P.S. Titagarh, District North 24 Parganas more fully described in the SCHEDULE herewith and delineated in 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

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, free from all encumbrances, trusts, liens, lispensens, 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 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, lispendens, 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 Land Total measuring .29 decimals in Mouza - Jafarpur, J.L. No. 9, Touzi No. 173, R.S. No. 10, Dag Nos. 640 & 641, under Khatian No. 335 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. And the said property is butted and bounded as follows, and the proportionate rent is payable to the Dist. Collector, 24 Pgs. (N).

| <u>R.S. Dag No.</u> | <u>Kh. No.</u> | <u>Nature of Land</u> | <u>Area of Land</u> |
|---------------------|----------------|-----------------------|---------------------|
| 640 | 335 | Sali | .16 decimal |
| 641 | 335 | Sali | .13 decimal |
| <u>Total Land:</u> | | | <u>.29 decimal</u> |

On the North : Jiban Chandra Mana's land.

On the South : Nemaï Mondal's land

On the East : Nanda Bera

On the West : Rahamat Ali.

IN WITNESS 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. *John Das Ghosh*
Chandernagar, Barrackpore

2. *Chandernagar, Barrackpore*
28 M. (J.)

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

1. *[Signature]*

2. *[Signature]*

3. *[Signature]*

SIGNATURE OF THE VENDORS

Ghosh Brothers Realtors Pvt. Ltd.

Pratul K Ghosh

Director

SIGNATURE OF THE PURCHASER

RECEIVED from the withinnamed
 Purchaser withinmentioned sum of Rs.18,00,000/-
 (Rupees Eighteen 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> |
|----------------|-------------|---------------------------------------|------------------------|
| 722751 | 4.5.09 | Andhra Bank Kankhali Br. A/c-52 | Rs. 6,00,000/- |
| 722752 | 4.5.09 | - do - | Rs. 6,00,000/- |
| 722753 | 4.5.09 | - do - | Rs. 6,00,000/- |
| Total. | | | <u>Rs. 18,00,000/-</u> |

Witnesses :

1. *[Signature]*
 Charan Dasgupta,

2. *[Signature]*
 N. K. Dasgupta












1. *[Signature]*

2. *[Signature]*

3. *[Signature]*












SIGNATURE OF THE VENDORS

Printed by
 Pransanta Roy
 Alipore Cort
 Kolkata- 700027

| | | | | | |
|---|---|--|---|---|---|
|  P ३२२ | Thumb | 1 st finger | Middle Finger | Ring Finger | Small |
| |  |  |  |  |  |
| |  |  |  |  |  |












Name

Signature ३२२ ५५३५५

| | | | | | | |
|---|------------|--|---|--|--|---|
|  ३२२ ३००० | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small |
| | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

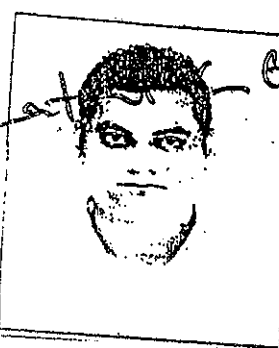
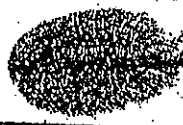

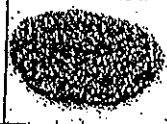





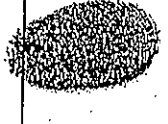

Name

Signature ३२२ ३०००

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

Name

Signature १५६०५२ ५५५५५

| | | | | | | |
|--|-----------|---|--|---|---|---|
|  Prast | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Fir |
| | left and |  |  |  |  |  |
| | right and |  |  |  |  |  |

Name

Signature Prast १५६०५२ ५५५५५

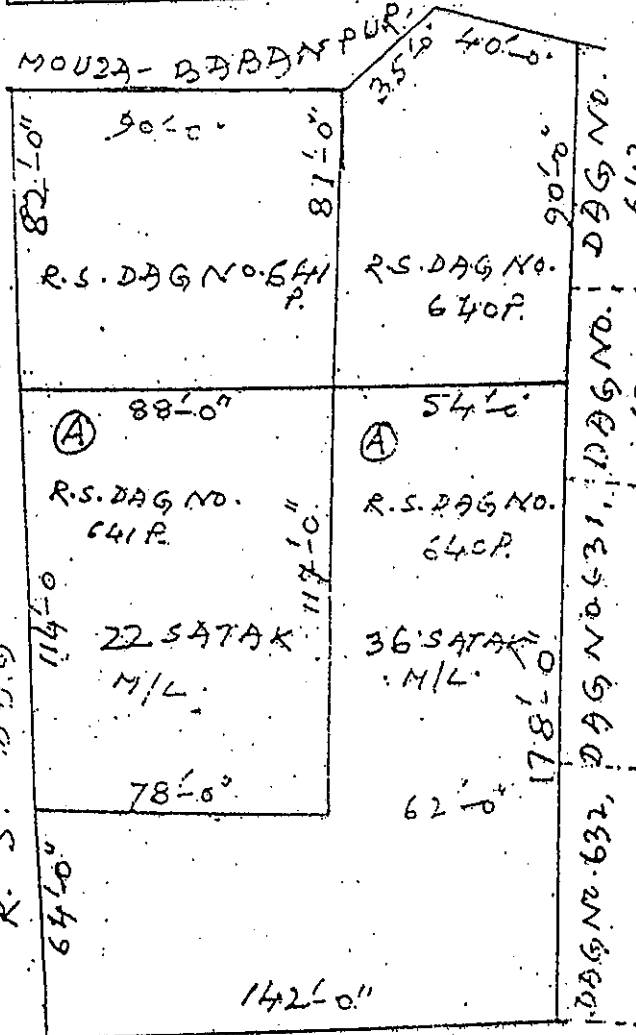
PLAN OF R.S. D.A.G. NO. 640, 641 UNDER
 KH. NO. OF MOUZA BABBANPUR PUR. T. L. NO.
 P. S. - TITAGARH, DIST. - N/24 PARAGANAS.
 UNDER MOHANPUR SK. M. PANCHAYET.
 SCALE 1" = 50'

AREA STATEMENT

| SOLD AREA | DAG NO. | AREA |
|-----------|---------|----------|
| A | 640 P. | 36 SATAK |
| | 641 P. | 22 SATAK |
| TOTAL | | 58 SATAK |

AREA OF LAND SOLD
 = DAG NO. 640 = 16 Dec
 = DAG NO. 641 = 13 Dec
 = 29 Dec

N



VENDOR'S SIG.

21/12/20

21/12/20

21/12/20

R.S. DAG NO. 639



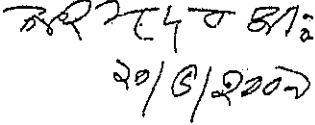
Drawn by
 G. K.
 Ghosh

Ghosh Brothers Realtors Pvt. Ltd.

Pratul K Ghosh

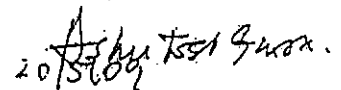
Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. BARRACKPORE, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 04706 / 2009, Deed No. (Book - I , 04724/2009)

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

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|--|--|---|
| 1 | Mahadeb Manna Address -Babanpur,dist - North 24 Parganas | Self |  |  LTI |  |
| | | | 20/05/2009 | 20/05/2009 | |

Name of Identifier of above Person(s)
 Ashutosh.Ghosh.
 PS-Titagarh,57 Barasat Road:N.c Pukur Dist - 24
 Parganas:North

Signature of Identifier with Date


 20/5/09



(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-04724 of :2009
(Serial No. 04706. 2009)

On 06/05/2009

Presentation(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 Kumar Ghosh, Claimant

Admission of Execution(Under Section 58)

Execution is admitted on 06/05/2009 by

1. Netai Chandra Manna, son of Sital Chandra Manna, Babanpur, dist - North 24 Parganas, Thana Titagarh, caste Hindu, by Profession : Cultivation
2. Rabin Manna, son of Sital Chandra Manna, Babanpur, dist - North 24 Parganas, Thana Titagarh, By caste Hindu, by Profession : Cultivation
3. Pratul Kumar Ghosh, Director, Ghosh Brothers Realtors, Block - D, city Centre, Salt Lake, Kol - 64, profession : Private Service

Identified By Ashutosh Ghosh, son of Parshunath Ghosh, 57 Barasat Road N.c Pukur Dist - 24 Parganas North Thana Titagarh, 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- 1993400/-

Certified that the required stamp duty of this document is Rs 99690 /- and the Stamp duty paid as: Impressive Rs- 500/-

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

On 20/05/2009

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

20 MAY 2009

Government Of West Bengal
Office of the A. D. S. R. BARRACKPORE
BARRACKPORE
Endorsement For deed Number :I-04724 of :2009
(Serial No. 04706, 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) = 21923/- , E = 14/- on:20/05/2009

Deficit stamp duty

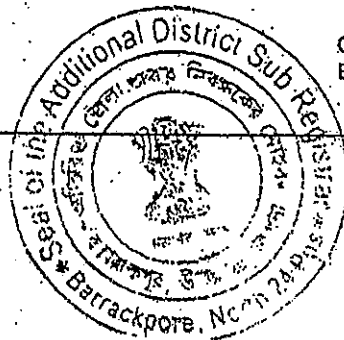
Deficit stamp duty Rs 94720/- is paid, by the draft number 221410, Draft Date 02/05/2009 Bank Name State Bank Of India, P B B Salt Lake Cal, received on :20/05/2009.

Admission of Execution(Under Section 58)

Execution is admitted on 20/05/2009 by
1. Mahadeb Manna, son of Sital Chandra Manna, Babanpur, dist - North 24 Parganas, Thana Titagarh, By c
Hindu, by Profession : Cultivation
Identified By Ashutosh Ghosh, son of Parshunath Ghosh 57 Barasat Road N c Pukur Dist - 24 Parganas North Thar
Titagarh, by caste Hindu, By Profession : Others.

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




20 MAY 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 2410 to 2427
being No 04724 for the year 2009.




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

