

77 (2) (3) T-06718/0

भारतीय नैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q 6670 483370

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.

Add. District Sub Registrar
Barrackpore, 24 Paga. (N)

20 MAY 2009

Handwritten notes:
Sri Anil Kumar Ghosh
Sri Provas

THIS DEED OF SALE made this 6th day of May Two Thousand Nine (2009) BETWEEN 1) SRI ANIL KUMAR GHOSH son of Late Gour Chandra Ghosh, by faith Hindu, by ocepation - Retired person and 2) SRI PROVASH

GHOSH son of Late Gour Chandra Ghosh, by faith Hindu, by occupation - Business, both residing at Jafarpur Kalitala, P.O Nonachandan Pukur, P. S. Titagarh, Dist 24 Pgs. (N) 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 Gour Chandra Ghosh was the absolute Owner of some landed property measuring about .07 decimal Sali land in Mouza - Jafarpur, J.L. No. 9, R. S. No. 10, Khatian No. 55, Pargana - Kalikata P. S. Titagarh, Dag No. 785, Dist. 24 Parganas along with many other property.

AND WHEREAS said Gour Chandra Ghosh died intestated leaving behind two sons namely Sri Anil Kumar Ghosh and Sri Pravash

Kumar Ghosh as his heirs and legal representatives and the properties left by the deceased devolved upon them in equal share according to Hindu Succession Law. And by which they mutated their names in the record of R.O.R. and absolutely seized and possessed of .07 decimal Sali Land by paying rent thereto.

AND WHEREAS due to financial need the Vendors Sri Anil Kumar Ghosh and Sri Pravash Ghosh jointly announced to sell their said Sali land measuring .07 decimal in Mouza - Jafarpur, J.L. No. 9, Khatian No. 55, R.S. No. 10, R. S Dag No. 785, P.S. Titagarh, Dist. 24 Pgs. (N), morefully described in the Schedule hereunder written and the Purchaser offered the Vendor to purchase the same at and for the total consideration of Rs.1,82,424/- (One Lakh Eighty two Thousand Four hundred twenty 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.1,82,424/- (One Lakh Eighty two Thousand Four hundred twenty 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 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 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. 785 under Khatiani No. 55, 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 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, lispensens, 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.
- 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 properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser

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, 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 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.

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 .07 decimals in Mouza - Jafarpur, J.L. No. 9, Touzi No. 173, R.S. No. 10, R. S. Dag No. 785 under R.S. Khatian No. 55 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>
785	55	Sali	.07 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. 783

PH



08(12363a)Pp

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger

Name

Signature *S. J. ...*



08(12363a)Pp

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

Name

Signature *Alex ...*



left hand Thumb

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

Name

Signature *Patrick K. ...*

Thumb 1st finger Middle Finger Ring Finger Small Finger

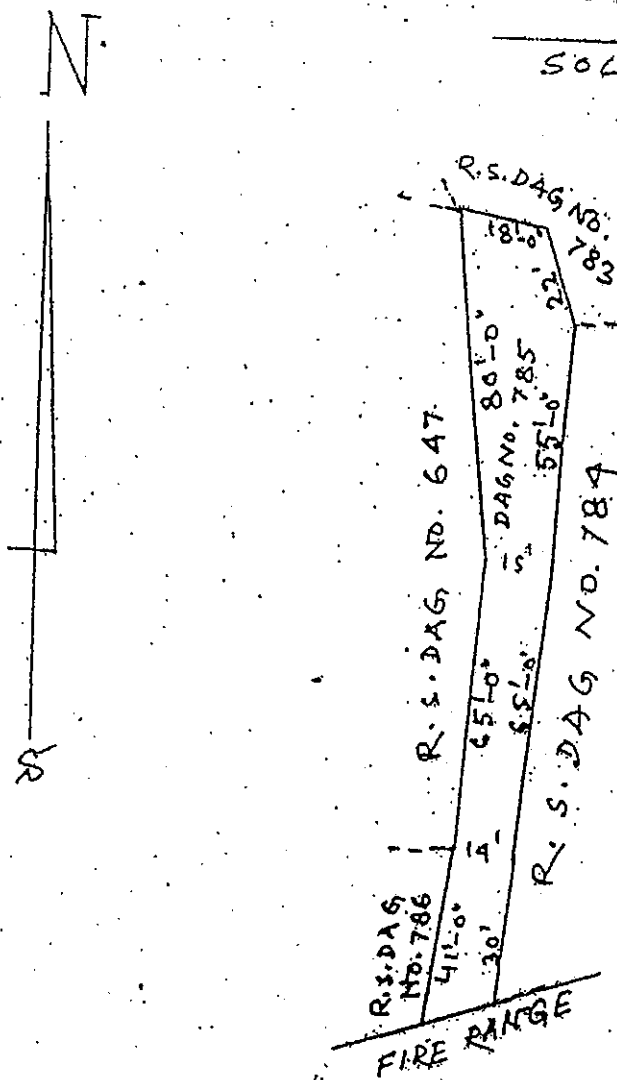
PHOTO	left hand					

SITE PLAN ON R.S. DAG NO 785 UNDER KH.
 NO. 935 OF MOUZA-JAFFAR PUR, J.L. NO. 9
 P.S. TITAGARH, DIST. - NITZA PARGANAS.
 UNDER MOHANPUR GRAMPANCHAYET.
 SCALE - 1" = 40'-0"

AREA STATEMENT
 SOLD AREA - 7 SATAK

KATAM CENT
 SYSTEMS

VENDOR'S SIGNATURE



Ghosh Brothers Realtors Pvt. Ltd.
 Pratul K Ghosh
 Director

Drawn by
 [Signature]
 Dd 16.2.2009

Government Of West Bengal
Office of the A. D. S. R. BARRACKPORE
BARRACKPORE

Endorsement For deed Number :I-04718 of :2009
(Serial No. 04700, 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. Anil Kumar Ghosh, son of Lt. Gour Chandra Ghosh, Jafarpur Kalitala P. O - Nona Chandan Pukur 24pgs(n) Thana Titagarh, By caste Hindu, by Profession :Retired Person.
2. Provash Ghosh, son of Lt. Gour Chandra Ghosh, Jafarpur Kalitala P. O - Nona Chandan Pukur 24pgs(n) Thana Titagarh, By caste Hindu, by Profession :Business
3. Pratul Kumar Ghosh, Director, Ghosh Brothers Realtors P V T L T D, Block - D, 2nd Floor, D - 204 City Centre, Salt Lake, Kol. - 700064, profession :Private Service

Identified By Goutam Chatterjee, son of Lt. Haripada Chatterjee 147banerjee Para Rd. Shyamnagar 24pgs(n) Thana: Jagatddal. 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- 515669/-

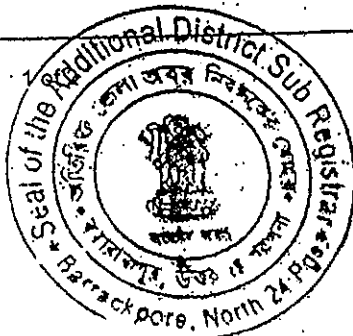
Certified that the required stamp duty of this document is Rs 25803 /- and the Stamp duty paid as: Impressive Rs- 5000

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

On 20/05/2009

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

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Government Of West Bengal
Office of the A. U. S. R. BARRACKPORE
BARRACKPORE
Endorsement For deed Number :I-04718 of :2009
(Serial No. 04700, 2009)

Certificate of Admissibility(Rule 43)

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) = 5665/- E = 14/- on 20/05/2009

Deficit stamp duty

Deficit stamp duty Rs 20840/- is paid, by the draft number 221409, Draft Date 02/05/2009 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

[Malay Bhushan Bhattacharyya]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BARRACKPORE

Govt. of West Bengal



RECEIVED from the withinnamed
Purchaser withinmentioned sum of Rs.1,82,424/-
(Rupees (One Lakh Eighty two thousand four
hundred twenty 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 1,82,424/-
			<u>Rs 1,82,424/-</u>

Witnesses :

1. *Uganku Chatterjee*

2. *Sami Biswas*

Krishna Kumar
20/05/18

SIGNATURE OF THE VENDORS

Printed by
Prasanta Roy
Prasanta Roy
Alipore Court
Kolkata - 27

On the South : Fire Range
On the East : R. S. Dag No. 784
On the West : R.S. Dag No. 786 and 647.

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. *1/2 Gunter - Chatterjee*
147/Banerjee Park
Road, Subramanian Nagar
24, Park Street (N)

✓ K. R. Ghosh (Director)
Director

2.

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

SIGNATURE OF THE VENDORS

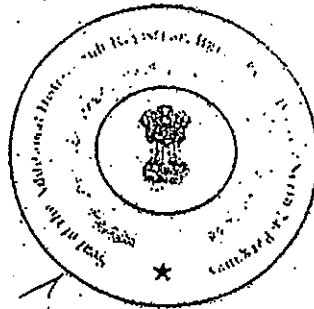
Ghosh Brothers Realtors Pvt. Ltd.

P. R. Ghosh
Director

SIGNATURE OF THE PURCHASER

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CC volume number 21
Page from 536 to 551
being No 04718 for the year 2009.



m

(Dinabandhu Roy) 06-July-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BARRACKPORE
West Bengal

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