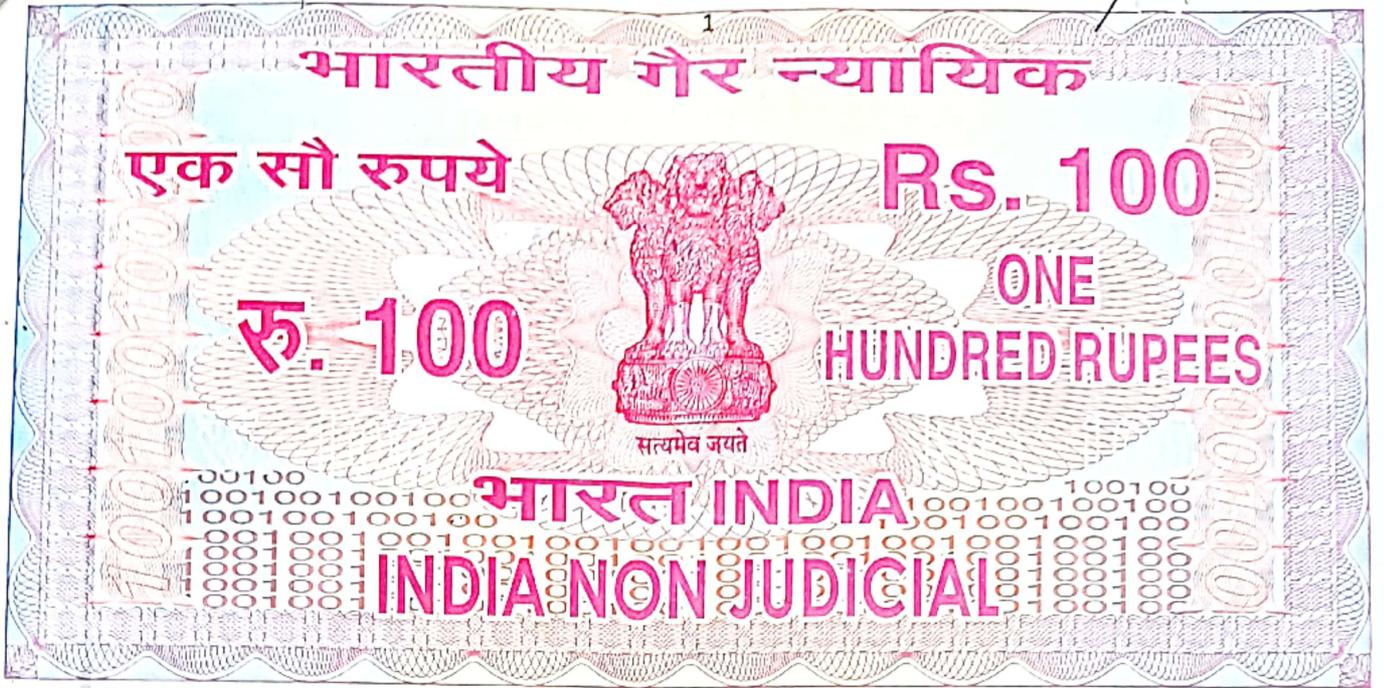


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 658429

30/05/18  
12:54  
0/799892/18  
MW = 120126/-

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III  
Alipore, South 24-parganas

30 MAY 2018

DEED OF SALE

THIS INDENTURE is made this the 30<sup>th</sup> day of May Two Thousand Eighteen (2018) BETWEEN

37200

Sl. No. ....  
 Name : **P. DAS**, Advocate  
 Address : High Court, Kolkata  
 Rs. ....  
 Kolkata Collectorate,  
 11, Natakhi Chas Rd., Amal Kr. Saha  
 Kolkata - 700016. Licensed Stamp  
 Date ..... Vendor.

25 MAY 2018



District Sub-Registrar-III  
 Alipore, South 24 Parganas

30 MAY 2018

Amal Saha  
 Alipore  
 6/27

SMT. DEBARATI NAG, (PAN-AAEPN6162A), wife of ~~Late~~ Santanu Nag, by faith Hindu, Indian, by occupation—Housewife, residing at 32, Maharaja Tagore Road, P.O. Dhakuria, P.S. Lake, Kolkata-700 031, hereinafter referred to as the 'VENDOR' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART:

AND

BSA INFOTECH PRIVATE LIMITED (PAN-AABCB0708J) a Private limited Company incorporated under Indian Companies Act., having its office at 2, Central Road, P.O -Jadavpur, P.S. Jadavpur, Kolkata-700032, represented by its one of the Director namely SRI RANA SAFUI (PAN-ABGPS2725P), son of Sri Bibhupada Safui, by faith Hindu, by occupation—Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, hereinafter referred to as the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-Office, executors, administrators, legal representatives and assign) of the OTHER PART:

WHEREAS One Smt. Malina Bala Pramanik, wife of Late Sadhan Chandra Pramanik was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel land measuring 4 Cottah 13 Chittak 43 sq.ft. be the same a little more or less, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10, 12, 13, R.S. No.2, comprised in Dag No.1871 appertaining to Khatian No.1748, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since

South 24-Parganas, more fully described in the Schedule hereunder written.

**AND WHEREAS** by a Deed of sale registered in the office of Dist. Sub-Registrar at Alipore and recorded in Book No. I, Volume No.108, page from 278 to 282, Deed No.5574 for the year 1973, the said Smt. Malina Bala Pramanik sold the said land measuring 4 Cottah 13 Chittak 43 sq.ft. be the same a little more or less, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10, 12 & 13, R.S. No.2, comprised in Dag No.1871, appertaining to Khatian No.1748, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of one Sri Nityananda Das of Baghajatin Pally, P.S. Jadavpur, Kolkata - 700 032 and Sri Kartick Chandra Paik of Kalikapur, P.S. Kasba, Kolkata-700 075.

**AND WHEREAS** the said Sri Nityananda Das & Sri Kartick Chandra Paik sold, transferred and conveyed the said land measuring 4 Cottah 13 Chittak 43 sq.ft. be the same a little more or less, including common passage area measuring 8 Chittak 12 sq.ft. i.e. net land measuring 4 Cottah 5 Chittak 31 sq.ft. by a Bengali deed of sale, dated 28.07.1976 registered in the office of Sub-Registrar at Alipore, recorded in Book No. I, Volume No. 61, page from 185 to 190, Deed No.2524 for the year 1976 unto and in favour of the uncle of the Vendor herein Sri Santa Jyoti Mitra son of Late Jyotish Chandra Mitra

**AND WHEREAS** the said Sri Santa Jyoti Mitra gifted, transferred and conveyed the said land measuring 4 Cottah 13 Chittak 43 sq.ft. be the same a little more or less, including common passage area measuring 8

Debarati N. J.

Chittak 12 sq.ft. i.e.net land measuring 4 Cottah 5 Chittak 31 sq.ft., more fully described in the Schedule hereunder written, by a Deed of Gift, dated 17.07.1992 registered in the office of A.D.S.R. at Sealdah and recorded in Book No.I, Volume No.32, page from 358 to 368, Deed No.1191 for the year 1992, unto and in favour of his niece, the Vendor herein Smt. Debarati Nag.

**AND WHEREAS** after such gift, the Vendor herein mutated her name in the office of the Kolkata Municipal Corporation and the said land has since been known and numbered as Municipal Premises No.868, Purbachal Main Road, Kolkata-700078, vide Assessee No.31-106-16-0868-4, upon payment of rents and taxes thereto.

**AND WHEREAS** thus the Vendor herein became the owner and title holder of the said net land measuring 4 Cottah 5 Chittak 31 sq.ft., be the same a little more or less with right of the said land in common passage, be the same a little more or less, together with tile shed temporary structure standing thereon and exercising the rights of ownership thereto and free from all encumbrances.

**AND WHEREAS** the Vendor herein for various reasons declared for absolute sale a portion of the said net land measuring 4 Cottah 5 Chittak 31 sq.ft., be the same a little more or less with right of the said land in common passage, together with tile shed temporary structure standing thereon, having its covered area 100 sq.ft. hereinafter for the sake of brevity referred to as SAID PROPERTY, more fully described in the Schedule hereunder written free from all encumbrances at total price or consideration of **Rs.1,20,00,000/-**(Rupees One Crore Twenty Lakhs) only and the Purchaser herein agreed to purchase the said land with temporary structure at the said consideration .

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs.1,20,00,000/-** (Rupees One Crore Twenty Lakhs) only well and truly paid by the Purchaser to the Vendor on or before the execution of the presents, that being the full consideration money (the receipt whereof the Vendor doth hereby admit and acknowledge the same as per memo of consideration hereunder written and of and from the payment of the same, the Vendor doth hereby acquit release and forever discharge the Purchaser and the said land hereby sold) The Vendor doth hereby grant transfer, convey, sell, assign and assure unto the Purchaser **ALL THAT** piece and parcel of net land measuring 4 Cottah 5 Chittak 31 sq.ft., be the same a little more or less, together with 100 sq.ft. tile shed temporary structure standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10, 11, 12, R.S. No.2, comprised in Dag No.1871, appertaining to Khatian No.1748, Municipal Premises No.868, Purbachal Main Road, Kolkata-700078, vide Assessee No.31-106-16-0868-4, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written and/or **HOWSOEVER OTHERWISE** the said property now is or are or heretofore was or were situated, butted, bounded, called known, numbered, described or distinguished **TOGETHER WITH** all paths, passages, ways, sewers, drains, ditches, hedges, bushes, water, water-courses and other and ancient right, light, liberty, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging to or in any wise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or

remainders and all the rents, issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land with structure and every part thereof AND all the deeds, pattah, muniments, writings, evidence of title whatsoever relating to or concerning the said property and every part thereto which now are or hereafter may be in the custody power, control or possession of the Vendor or any person or persons from whom the said Vendor may or procure the same without any action or suit **TO HAVE AND TO HOLD** the said property so to be unto the Purchaser absolutely forever and free from all encumbrances.

AND the Vendor doth hereby covenant with the Purchaser as follows:-

That Notwithstanding any act thing deed matters whatsoever made done executed or knowingly suffered to the contrary the Vendor hath good right full power, absolute authority AND indefeasible title to grant, transfer, convey, sell the said property hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and delivered vacant possession of the said property simultaneously with the execution of these presents.

AND the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property or every part thereof and pay the rents to the District Collector (B.L.R.O. concerned) and taxes to the Kolkata Municipal Corporation, upon getting his name mutated in the said authorities and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of her predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted exonerated, discharges, saved harmless and keep the Purchaser from or against all charges,

estates, encumbrances, created by the Vendor or any of her predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

**FURTHER** the Vendor and all person having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the cost and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said property to and unto the Purchaser as shall or may be reasonably required.

THE Vendor also declares that the land hereby sold has not been previously leased, mortgages sold nor in any way transferred and there is no charge, liens, lispendens, or any attachment. The said land has not been acquired nor requisitioned by the Govt. or any Public body for any scheme nor the same falls under any alignment. There is no case, suit or proceeding pending before any Court of Law against the said property. The Vendor sold the said land while having good and marketable title therein and free from all encumbrances.

If any of the statements or covenants made hereinbefore by the Vendor is found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same and the Vendor also undertakes to compensate any loss if sustained by the Purchaser due to same.

If any error or omission is transpired in this deed in future, the Vendor shall at the cost and request of the Purchaser do and execute or cause to

be done and executed any Supplementary Deed or Deed of Rectification/ Declaration in favour of the Purchaser.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring net land measuring **4(four) Cottah 5(five) Chittak 31(thirty one) sq.ft.**, be the same a little more or less, together with 100 sq.ft. tile shed temporary structure standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10, 12 & 13, R.S. No.2, comprised in R.S. Dag No.1871, appertaining to R.S. Khatian No.1748, **Municipal Premises No.868, Purbachal Main Road, Kolkata-700078**, vide Assessee No.31-106-16-0868-4, under P.S. formerly Tollygunge then Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, with right to use and enjoy the adjoining common passage for taking electric, tap water, drainage, sewerage etc. together with all easements rights and appurtenances thereto and the said land is clearly shown and delineated in the map or plan annexed hereto and depicted with Red border line therein, being butted and bounded as follows :-

On the North : 100 ft wide Price Anwar sha Road Connector, /

On the South : Land of Dag No.1831 & 1832,

On the East : Land of Dag No.1832,

On the West: 12'ft. wide Common Passage,

**IN WITNESSES WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and Seals on the day, month and year first above written.

**SIGNED & DELIVERED**

In presence of:-

1. *Abu Saifi*

2. *Pintu Sukho*  
*Udayapur*  
*Baruipur*

*Debarati Nag*  
\_\_\_\_\_  
VENDOR

BSA INFOTECH PVT. LTD.  
*[Signature]*  
Director

\_\_\_\_\_  
PURCHASER

**MEMO OF CONSIDERATION**

**RECEIVED** from the within named Purchaser the within mentioned sum of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakh) only being the full consideration money of the Schedule mentioned property, paid by the Purchaser in the manner as follows :-

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
009058	29.05.2018	HDFC-JADAVPUR	49,00,000/-
009059	29.05.2018	HDFC-JADAVPUR	49,00,000/-
009060	29.05.2018	HDFC-JADAVPUR	22,00,000/-
Total...			<b><u>Rs.1,20,00,000/-</u></b>

(Rupees One Crore Twenty Lakh) only

WITNESSES:-

1. *Alon Se...*
2. *Dinli...*

*Debarati Nag.*  
 \_\_\_\_\_  
 VENDOR

Drafted by:-  
*Alon Se...*  
 Advocate,  
 Alipore Police Court,  
 Kolkata -7000 27  
 F 460/95

210

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.. RANI SAFU .....

Signature.. Rani Safu .....

Thumb

1st finger

middle finger

ring finger

small finger

	left hand					
	right hand					

Name.. DEBARATI NAG .....

Signature.. Debarati Nag .....

Thumb

1st finger

middle finger

ring finger

small finger

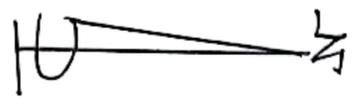
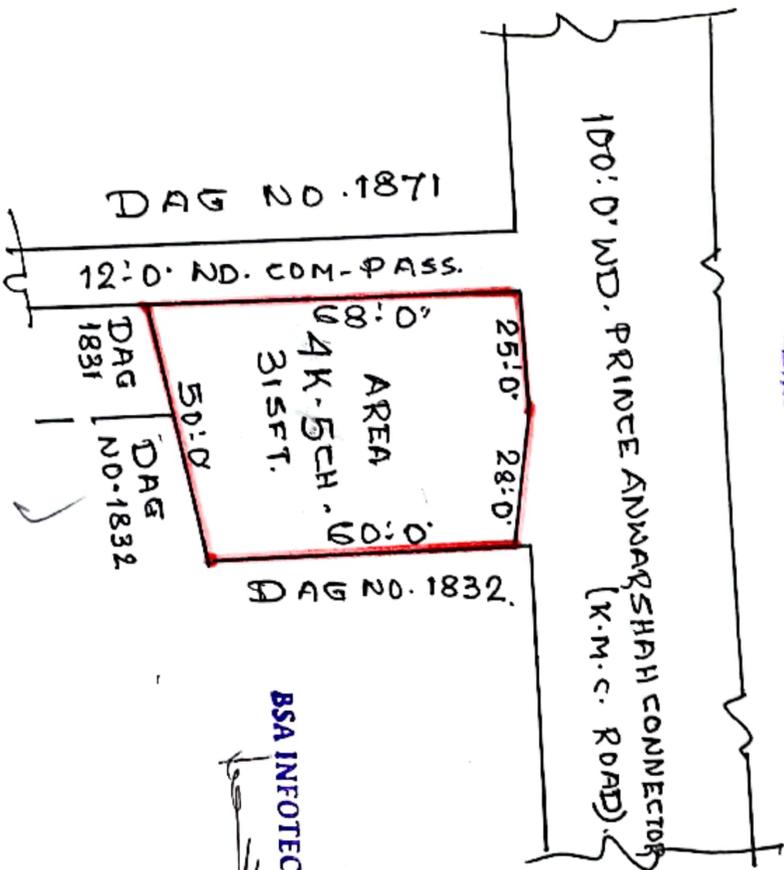
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	right hand					

Name.....

Signature.....

SITE PLAN OF LAND AT MOUZA. GARFA. J.L. NO. 19,  
 TOUZI NO. 10, 12 & 13, KHATIAN NO. 1748, DAG NO. 1871 (P)  
 BEING PREMISES NO. 868, PURBA CHAL MAIN ROAD,  
 KOLKATA. 700078, P. S. GARFA. K. M. C. WARD NO. 106,

AREA OF LAND. 4K-5 CH. 31 SFT.  
 SHOWN IN RED BORDER.



BSA INFOTECH PVT. LTD.  
 Director

*Subasati Mondal*

Subhasis Mondal  
 Director

BIJOS YAM O C

TRACE BY

Subhasis Mondal  
 CIVIL D.M. SHIP & SURVEYOR  
 S/L. No - 4926

Statement of Rectification under section 60 and Rule 62,  
Registered in Book - I  
Volume number 1603-2018, Page from 69520 to 69542  
being No 160302223 for the year 2018.



Digitally signed by ASISH GOSWAMI  
Date: 2018.05.30 14:41:12 +05:30  
Reason: Digital Signing of Deed.

(Asish Goswami) 30/05/2018 14:41:07  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal

(This document is digitally signed.)