

00321

R 00315/2015



certified that the document is admitted for registration. the signature sheets and the endorsement sheets attached with this document are part of this document T 205032

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Mouza: Sultanpur  
P.S.: Baruipur  
Mallickpur Gram Panchayat  
District – South 24 Parganas

*[Signature]*  
 District Sub-Registrar-IV  
 Registrar U/S 7(2) of  
 Registration Act 1908  
 Alipore, South 24 Parganas

15 JAN 2015

Sale Deed

THIS DEED OF SALE is made on this the 15<sup>th</sup> day of January, Two Thousand and Fifteen (2015) A.D.

**BETWEEN**

(1) SRI DIGBASAN BANERJEE [PAN – AEMPB4567K] (2) SRI DHURJOTI BANERJEE @ SRI DHURJYOTI BANERJEE [PAN – ADXPB0562G], both sons of Late Radharaman Banerjee, residing at No. 3, Suren Tagore Road, Police Station: Gariahat, Kolkata – 700 019 in the district of South 24 Parganas, West Bengal, India, both by religion-Hindu, both by occupation-Business, both by nationality-Indians, vendor No. 2 being represented by his duly constituted Attorney, said Digbasan Banerjee, the vendor no. 1 herein, hereinafter collectively called 'the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and/or assign) of the ONE PART

9, 662/15

71686

✓ 43/15

Pranab Bhattacharya

✓ L.T.S

106  
15/11/15

ASHOK KUMAR SINGH  
 NICCO HOUSE  
 6TH FLOOR CALCUTTA  
 ADVOCATE  
 HARE SIREET  
 - 700 00

NAME.....  
 ADDRESS.....  
 Rs.....

21 AUG 2014  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 22/2 D, Fern Road, Khet-1

21 AUG 2014

21 AUG 2014

ANGELICA REALTY PRIVATE LIMITED

Pranab Bhattacharya

Director / Authorised Signatory



102

Digbasan Dasgupta

District Sub-Registrar-IV  
 Registrar U/S 7(2) of  
 Registration Act 1908  
 Alipore, South 24 Parganas

15 JAN 2015

Identified by me.

Dibayendran Chakraborty  
 S/o Late B.C. Chakraborty

22/2D Fern Rd.

Kol-19

**AND**

**ANGELICA REALTY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 (CIN- U70102WB2014PTC199500 and PAN-AAMCA4153F), having its registered office at 36/1A, Elgin Road Kolkata-700020 Police Station Bhowanipore, represented by its authorized Signatory, Prakash Bhimrajka, son of Late Bajrang Lal Bhimrajka, of 36/1A, Elgin Road , P.S. - Bhawanipore, Kolkata – 700 020, hereinafter referred to as the **PURCHASER** (which expression shall mean and include its/their successors-in-interest/office, administrators and/or assigns) of the **OTHER PART**:

**THE PROPERTY**: Sali (Agricultural) Land admeasuring 10 decimals land being portion of R.S. /L.R. Plot No. 128/834 appertains to L.R. Khatian Nos. 238, 116 in Mouza – Sultanpur, J.L.No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas (herein after referred to as **the said landed property**, more particularly described in the Schedule below and herein intended to be sold).

**WHEREAS**:

- A. The vendors herein are the lawful recorded owners in respect of the said landed property, as acquired by purchase and/or inheritance from its erstwhile owners as described in the Schedule - "A" below.
- B. The vendors herein desire to sell the said landed property, at and for the consideration of Rs. 5,09,090/- (Rupees Five Lakhs Nine Thousands and Ninety only) free from all encumbrances;
- C. The vendors are the trustees of Mallabhum Human Resource Development Trust and the subject land is being used for carrying out objects of the aforesaid trust.
- D. In pursuance of the offer and acceptance and the Purchaser relying on the aforesaid representations, assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring 10 decimals at and for the said consideration of

Rs. 5,09,090/- (Rupees Five Lakhs Nine Thousands and Ninety only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;

- E. It has been agreed by and between the parties that the consideration herein settled shall be paid directly to the said Mallabhum Human Resource Development Trust and the vendors shall discharge the purchaser and the subject plot from making the consideration to the vendors.
- F. The Vendor nos. 2 & 3 by the General Power of Attorney jointly executed on 21.03.2012, registered in the office of A.D.S.R Alipore recorded in Book No. IV, CD Volume No. 2, Page from 4495 to 4506, being No. 00777 for the year 2012, duly nominated, constituted and appointed the vendor no. 1 to inter alia authorize and empower to execute and register the conveyance(s) in respect of the subject plots which such power is still operative and effective.
- G. The purchaser has this day paid the entire consideration as per memo below to the vendors in the manner aforesaid and now there is no impediment to execute and register the conveyance by the vendors in favour of the Purchaser, the vendors execute this Deed of Sale in the manner hereinafter appearing.

**NOW THIS DEED OF SALE WITNESSES** that in pursuance of the said agreement and in consideration of the sum of Rs. 5,09,090/- (Rupees Five Lakhs Nine Thousands and Ninety only) paid by the Purchaser by way of Demand Draft in favor of Mallabhum Human Resource Development Trust in the manner aforesaid, as agreed (the receipt whereof the Vendors do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendors do hereby forever release, discharge and acquit the Purchaser and each of them and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendors having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby jointly transfer, sell, convey, grant and

assign to and unto the Purchaser ALL THAT piece and parcel of Sali land admeasuring 10 decimals being the portion of R.S./L.R. Plot No. 128/834 appertains to L.R. Khatian Nos. 238,116 situate in Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas, shown within the red verge in the plan annexed hereto, together with all easement right, more particularly described in the Schedule hereunder written and herein referred to as the said landed property OR HOWSOEVER OTHERWISE the said Landed property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished FURTHER TOGETHER WITH all that hereditaments, messuages, benefits, right or easement and advantages AND ALL manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the Vendors into and upon the said Landed Property or any part thereof TOGETHER WITH all writings and evidences of title exclusively relating to the said Landed Property or any part thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure without any action or suit at law or in equity TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendors and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendors.

AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the

Vendors done or executed or suffered to the contrary the Vendors lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has not been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the Vendors have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendors and duly retained by the Vendors and that there is no previous agreement for sale executed by the Vendors in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendors from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendors has good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendors and all persons claiming from under or in trust of the Vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, dispendens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendors and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof

from through under or in trust of the Vendors or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendors do and execute and caused to be done and executed all such other and further assurances, acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER the Vendors do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendors is not free from all encumbrances as herein before stated the Vendors shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendors shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendors and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendors shall deliver all original documents of title and other related papers, parchas etc. in case any porcha or Deeds be related to other properties which are not conveyed by such seller/Vendors, then such seller/Vendors shall deliver a official certified true copy of the original parcha or deed issued by the authorities duly self attested. If the vendor is found to misuse any deeds/chain deeds of the aforesaid and thereby title of the aforesaid land is effected then vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any misuse of title deeds/chain deeds of title of the Vendor.

AND FURTHER it is agreed by and between the Vendors and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms and expressions 'the Vendors' and 'the Purchaser' shall mean and include their and each of their respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.

THE VENDORS FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:

- i. The Vendors shall render all assistance in mutating the name of the Purchaser as owner of the said landed property in the records of the B.L & L.R.O., Mallickpur Gram Panchayat and other concerned offices at the cost of purchaser.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The vendors have paid the property tax/rents upto the date of Deed of conveyance in respect of the said landed property.
- iv. The said Landed Property is not wet land property and now being used as sali or agricultural land and has no direct access to any road.
- v. There is no bargadar.
- vi. That the photographs and 10 fingers impression of the Vendors and Purchaser are attached herewith made an integral part of this Deed.

**THE SCHEDULE - "A" ABOVE REFERRED TO**  
**(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDORS)**

- A. One Chammad Ali Khan and Yusuf Ali Khan were the lawful and recorded owners of land admeasuring 10 decimals appertaining to R.S. /L.R. Dag No. 128/834, R.S. Khatian Nos. 238, 116 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas.
- B. The said Chammad Ali Khan and Yusuf Ali Khan while seized and possessed of the said landed property, through their constituted attorney Farid Khandakar registered on 23.02.2010 vide deed No. IV – 175/2010 sold, transferred, assured, assigned and conveyed their entire shares in total property equivalent to 10 decimals appertaining to R.S. /L.R. Dag No. 128/834 by the registered deed of sale and the deed of sale was registered with the office of DSR-IV South 24 Parganas and was recorded in Book No. I,

CD Volume No. 19 Pages 3202 to 3210 being No. 05781 for the year 2011 to Digbasan Banerjee and Dhurjoti Banerjee for the consideration mentioned therein absolutely forever and free from all encumbrances;

- C. Thus in the aforesaid manner, the said Digbasan Banerjee and Sri Dhurjoti Banerjee became the absolute owners of the land admeasuring 10 decimals of R.S. & L.R. Plot no. 128/834 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the district of South 24 Parganas and have good marketable title thereto;

**THE SCHEDULE "B" ABOVE REFERRED TO**  
**(THE SAID LANDED PROPERTY)**

**ALL THAT** sali land admeasuring 10 decimals being the demarcated part of R.S. /L.R. Dag No. 128/834, appertain to L. R. Khatian Nos. 238, 116 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas shown within the red verge in the plan annexed hereto, together with all easement right presently the subject dag is butted and bounded in the manner following:

On the North : By Dag No. 129 of Sultanpur Mouza;  
On the South : By Dag No. 128 of Sultanpur Mouza;  
On the East : By Dag No. 127 of Sultanpur Mouza;  
On the West : By Partly Dag No. 132 and 223 of Sultanpur Mouza

**OR HOWSOEVER OTHERWISE** the said landed property is butted, bounded, called, known, numbered, described and/or distinguished.

IN WITNESS WHEREOF the Vendors have executed and delivered this Deed of Sale on the day month and year first above written.

<p>EXECUTED AND DELIVERED by the within named parties at Kolkata in the presence of:</p> <ol style="list-style-type: none"><li>1. <i>Deeptayan Chatterjee</i> 6A/10 Shaktia Station Road, Kol-31</li><li>2. <i>Asun Ghosh</i> P.O. - Will - Mallikpur Kol - 145, P.S. - Baruipur Business.</li></ol>	<p><i>Digbasan Banerjee</i></p> <hr/> <p><b>VENDORS</b> <b>[DIGBASAN BANERJEE]</b> (For Self and the Constituted Attorney)</p>  <p>ANGELICA REALTY PRIVATE LIMITED <i>Pranab Bhunia</i> Director / Authorised Signatory</p> <p>ANLPR)</p> <p><b>PURCHASER</b></p>
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Drafted by me and prepared in my office:

*Ashok Kumar Singh*

**(ASHOK KUMAR SINGH)**  
Advocate  
High Court, Calcutta

**RECEIPT**

RECEIVED of and from the Purchaser the sum of Rs. 5,09,090/- (Rupees Five Lakhs Nine Thousands and Ninety only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

**MEMO**

SN	D.D. No.	Date	Bank and its address	In favour of	Amount (Rs.)
1.	541020	13/01/15	P & S Bank Chowringhee Kolkata	Mallabhum Human Resource Development Trust	5,09,090/-
2.					
<b>TOTAL</b>					5,09,090/-

Rupees Five Lakhs Nine Thousands and Ninety only

*Sigban Banjee*

(VENDORS)

(For Self and the  
Constituted Attorney)

**WITNESSES:**

1. *Deeptayan Chatterjee*  
64/10 Khakua Station Road  
Kolkata - 31
2. *Asim Bhosunia*  
PO, VIII - Mallikpur  
P.S - Barisipura  
Kot - 195

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# SITE PLAN

R.S.DAG NO: 128/834 KHATIAN NO:

MOUJA: SULTAPUR J.L NO-16

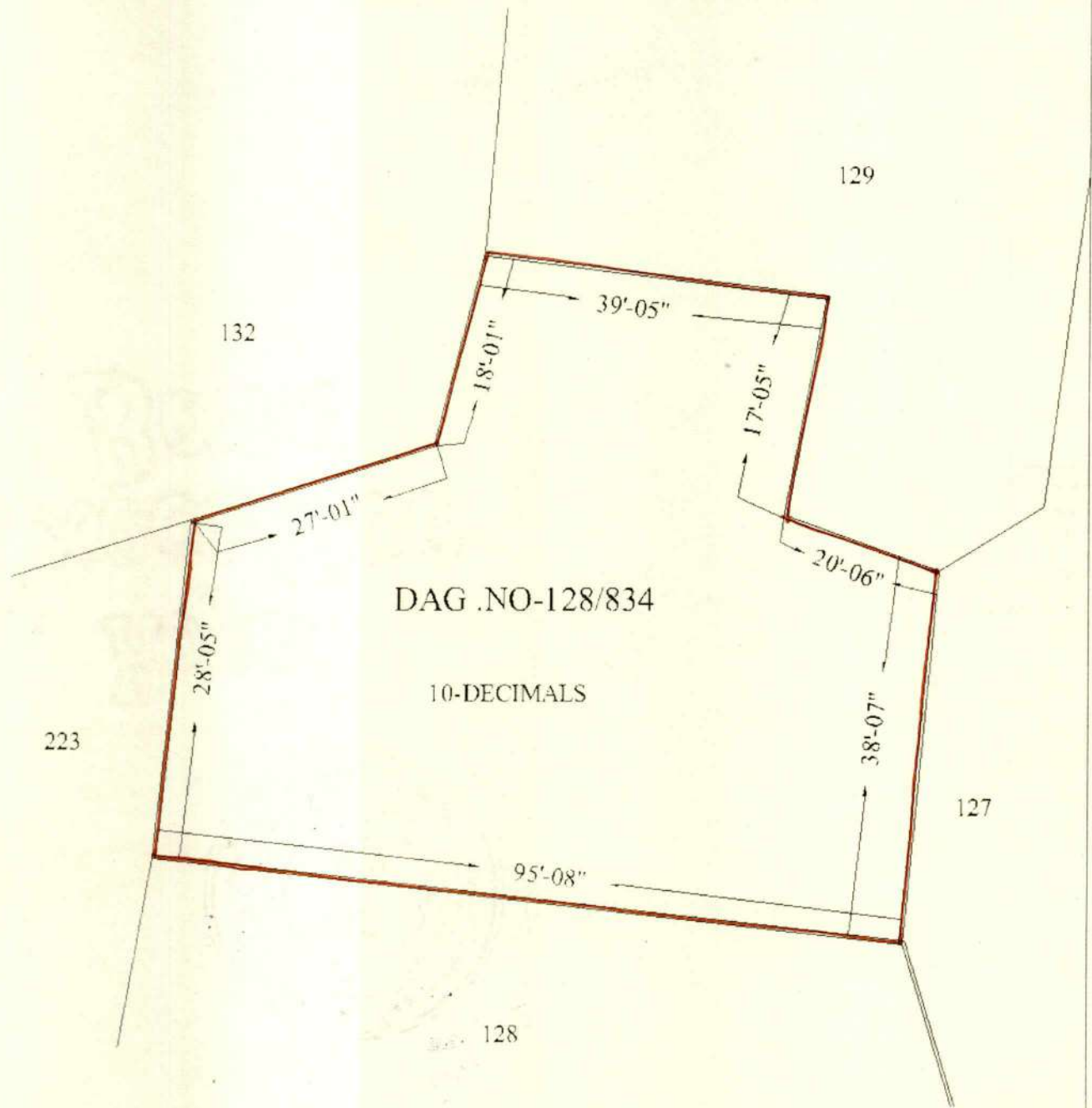
GRAM PANCHAYET: MULICKPUR

P.S. BARUTPUR DIST-24 PGNS(S)

EXTRACT FROM R.S. MOUJA MAP

TOTAL DAG AREA: 10 DECIMALS

AREA SOLD HEREIN : 10 DECIMALS (MORE OR LESS)



*Agbawan Banerjee*

SIGNATURE OF VENDORS

ANGELICA REALTY PRIVATE LIMITED

*Ramkrishna Bhattacharya*  
Director / Authorised Signatory

SIGNATURE OF PURCHASER

Photo &  
Signatures of  
the  
Executants  
/Presentants

**SPECIMEN FOR TEN FINGERPRINTS**



*Digbasan Banerjee*

*Digbasan Banerjee*



ANGELICA REALTY PRIVATE LIMITED  
*Kumar Sharma*  
Director / Authorised Signatory

Little	Ring	Middle	Index	Thumb
<b>(Left Hand)</b>				
Thumb	Index	Middle	Ring	Little
<b>(Right Hand)</b>				
Little	Ring	Middle	Index	Thumb
<b>(Left Hand)</b>				
Thumb	Index	Middle	Ring	Little
<b>(Right Hand)</b>				
Little	Ring	Middle	Index	Thumb
<b>(Left Hand)</b>				
Thumb	Index	Middle	Ring	Little
<b>(Right Hand)</b>				



Government Of West Bengal  
Office Of the D.S.R. - IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 00315 of 2015  
(Serial No. 00321 of 2015 and Query No. 1604L000000662 of 2015)

**On 15/01/2015**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16.22 hrs on :15/01/2015, at the Private residence by Prakash Bhimrajka ,Claimant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 15/01/2015 by

1. Digbasan Banerjee, son of Late Radharaman Banerjee , 3 Suren Tagore Rd, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Business
2. Prakash Bhimrajka  
Authorised Signetory, Angelica Realty Pvt Ltd, 36/1 A, Elgin Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.  
, By Profession : Others

Identified By Dibyendu Chakraborty, son of Late Bhupendra Chandra Chakraborty, 22/2 D, Fern Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste: Hindu, By Profession: ----.

**Executed by Attorney**

Execution by

1. Digbasan Banerjee, son of Late Radharaman Banerjee , 3 Suren Tagore Rd, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019 By Caste Hindu By Profession: Business,as the constituted attorney of Dhurjoti Banerjee alias Dhurjyoti Banerjee is admitted by him.  
Identified By Dibyendu Chakraborty, son of Late Bhupendra Chandra Chakraborty, 22/2 D, Fern Road, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste: Hindu, By Profession: ----.

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

**On 16/01/2015**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 6166/- is paid , by the draft number 522410, Draft Date 15/01/2015, Bank Name State Bank of India, Gokhale Road, received on 16/01/2015



( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 1 of 2



**Government Of West Bengal**  
**Office Of the D.S.R. - IV SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 00315 of 2015**  
**(Serial No. 00321 of 2015 and Query No. 1604L000000662 of 2015)**

( Under Article : A(1) = 6127/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 16/01/2015 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-5,57,580/-

Certified that the required stamp duty of this document is Rs.- 27889 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 27889/- is paid , by the draft number 522405, Draft Date 15/01/2015, Bank : State Bank of India, Gokhale Road, received on 16/01/2015

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

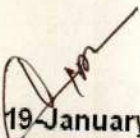


( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 3582 to 3597  
being No 00315 for the year 2015.



  
(Tridip Misra) 19 January-2015  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal