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NAME.....
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 Rs.....

21 AUG 2014

SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 203, H. S. Roy Road, Kolkata

ASHOK KUMAR SINGH
 ADVOCATE
 2 HARE STREET
 CALCUTTA - 700 001

NICCO HOUSING SOCIETY
 5TH FLOOR

21 AUG 2014

21 AUG 2014

Mou Infrans

140



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

16 JAN 2015

Malikhan Human Resource Development Trust

Dibyansu Banerjee
Chairman

Identified by me.

Dibyansu Chakrabarti
S/O Late B. C. Chakrabarti.

2225 Fern Rd.

Kol - 19.

AND

ALOKE KUMAR SINGHANIA, son of Keshar Deo Singhania (PAN-ALPPS2752R), by faith Hindu, by occupation-Business, residing at Block -B, Harbour Heights, 35/1, Diamond Harbour Road, Kolkata-700027, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective successors-in-interest and/or assign) of the **OTHER PART**:

THE PROPERTY: Sali (Agricultural) Land admeasuring 20 decimals out of 59 decimals land being portion of R.S. /L.R. Plot No. 220 appertains to L.R. Khatian No. 798 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 vendor herein is the lawful recorded owner in respect of the said landed property, as acquired by purchase from its erstwhile owners as described in the Schedule - "A" below.
- B. The vendor herein desire to sell the said landed property, at and for the consideration of Rs. 11,15,160/- (Rupees Eleven Lakhs Fifteen Thousand One Hundred Sixty only) free from all encumbrances;
- C. That the aforesaid immoveable property has remained unutilized for a considerable period of time because the same is landlocked and no improvement could be done. The said property may not be of much utility to the Trust unless the same is sold at the best available market price.
- D. Mr. Alope Kumar Singhania and no other buyer has shown their interest to purchase the said property inasmuch as they have started their development project around the said property, at the

consideration of Rs. 11,15,160/- (Rupees Eleven Lakhs Fifteen Thousand One Hundred Sixty only).

- E. Having consider the offer the Board unanimously resolved that the said landed property of the Trust situate at Mouza Sultanpur, P.S. Baruipur, District South 24 Parganas being R.S./L.R Dag No. 220 admeasuring 20 decimals out of 59 decimals shall be sold, transferred and/or absolutely conveyed to and in favour of Alope Kumar Singhania at a sum of Rs. 11,15,160/- (Rupees Eleven Lakhs Fifteen Thousand One Hundred Sixty only). It is further resolved that such consideration money shall be utilized for the purpose of achieving the objects of the Trust.
- F. It is further unanimously resolved that the following two trustees together shall execute and register necessary conveyances in respect of the said property by putting the common seal and their signatures in the sale deeds in favour of Alope Kumar Singhania and receive the consideration for the same and discharge the said Alope Kumar Singhania.
- G. By Resolution dated 29.05.2014 in the meeting of Trust it has been unanimously resolved that the trust property "herein intended to be sold" to the Purchaser herein and it has further resolved that the (1) Digbasan Banerjee (2) Lopa Chatterjee, shall jointly execute and register the sale deeds to the purchaser herein and receive the aforesaid consideration and issue valid receipts and discharge the purchaser/s in the matter herein intended.
- H. 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 20 decimals out of 59 decimals at and for the said consideration of Rs. 11,15,160/- (Rupees Eleven Lakhs Fifteen Thousand One Hundred Sixty only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;
- I. 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. 10,18,180/- (Rupees Ten Lakhs Eighteen Thousand One Hundred Eighty only) paid by the Purchaser by way of Demand Draft in favor of vendor in the manner aforesaid, as agreed (the receipt whereof the Vendor do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendor 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 Vendor 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 20 decimals out of 59 decimals being the portion of R.S./L.R. Plot No. 220 appertains to L.R. Khatian No. 798 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 Vendor.

AND THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to the contrary the Vendor 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 Vendor have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendor and duly retained by the Vendor and that there is no previous agreement for sale executed by the Vendor 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 Vendor 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 Vendor 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 Vendor well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendor 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 Vendor 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 Vendor do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendor is not free from all encumbrances as herein before stated the Vendor shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the 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 defect of title of the Vendor and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendor 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/Vendor, then such seller/Vendor 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 Vendor 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 Vendor' 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 VENDOR FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:

- i. The Vendor 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 vendor has 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 Moni Mohan Dutta, was the recorded owner as of the land admeasuring 59 decimals in R.S. /L.R. Dag No. 220, 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. While seized and possessed of the said landed property said Moni Mohan Dutta died intestate leaving behind his two sons namely Narsingha Dutta and Nader Chand Dutta and one daughter namely Parul Bala Dey and none else as his heirs and legal representatives and they inherited the estate of the said Moni Mohan Dutta, deceased as par Hindu Law of Inheritance;
- C. The said Nader Chand Dutta, Narsingha Dutta and Parul Bala Dey became the joint owners of Sali Land admeasuring 19.6647 decimals (recorded as 20 decimals as rounded off figure), 19.6647 decimals (recorded as 19 decimals as rounded off figure) and 19.6647 decimals (recorded as 20 decimals as rounded off figure) respectively in respect of Dag No. 220 of the said Sultanpur mouza and the said Nader Chand Dutta and Narsingha Dutta got their names mutated in the records of L.R.R.O.R. being No. 324 and 353 in respect of their shares in the said landed property.
- D. While seized and possessed of the said Landed property said Parul Bala Dey died intestate leaving behind her five sons namely Balai Chand Dey, Prem Chand Dey, Madan Chand Dey, Gora Chand Dey and Gopal Chand Dey and one daughter namely Reba Dey and none else as her heirs and legal representatives and they inherited the estate of the said Parul Bala Dey, deceased as par Hindu Law of Inheritance;
- E. While seized and possessed of the said Landed Property said Gora Chand Dey died intestate leaving behind his wife Sabita Dey and none else as his heir and legal representative and she inherited the estate of the said Gora Chand Dey, deceased as par Hindu Law of Inheritance;
- F. While seized and possessed of the said Landed Property said Gopal Chand Dey died unmarried leaving behind his 3 brothers namely Balai Chand Dey, Prem Chand Dey, Madan Chand Dey and one sister Reba Dey and none else as his heirs and legal representatives and they inherited the estate of the said Gopal Chand Dey, deceased as par Hindu Law of Inheritance;

G. The said Balai Chand Dey, Prem Chand Dey, Madan Chand Dey, Reba Dey and Sabita Dey while seized and possessed of the aforesaid landed property, sold, transferred and conveyed their right, title and interest in the said plot of land by virtue of a Deed of Sale dated 03.04.2009 which was registered in the Office of ADSR Baruipur and was recorded in Book No. 1, Volume No. 8 Pages 2600 to 2616 being No. 2432 for the year 2009 all that Sali land measuring 20 decimals out of 59 decimals appertaining to L.R. Dag No. 220, of the said Sultanpur Mouja J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the District of South 24 Parganas to Mallabhum Human Resource Development Trust for the consideration mentioned therein absolutely forever and free from all encumbrances encumbrances and the owner got its name mutated in the L. R. Record-of-rights being No.798 respectively in respect of its share being 0.3333 part of 10000 in the said plot;

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

ALL THAT sali land admeasuring 20 decimals out of 59 decimals being the demarcated part of R.S. /L.R. Dag No. 220, appertain to L. R. Khatian No. 798, 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. 128/834 & 127 of Sultanpur Mouza;
On the South : By Dag No. 218 of Sultanpur Mouza;
On the East : By Dag No. 224 & 219 of Sultanpur Mouza;
On the West : By Partly Dag No. 200, 201 and 221 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.

EXECUTED AND DELIVERED by
the within named parties at
Kolkata in the presence of:

1. *Rupa Chatterjee*
64/10 Dhakuria Station Road
Kol- 31

2. *Deepayan Chatterjee*
64/10 Dhakuria Station Road.
Kolkata- 31

Mallabhum Human Resource Development Trust

Dybasan Barua
Chairman

VENDOR

Mou Singhani
PURCHASER

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. 11, 15,160/- (Rupees Eleven Lakhs Fifteen Thousand One Hundred Sixty only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO OF CONSIDERATION

SN	D.D. No.	Date	Bank and its address	In favour of	Amount (Rs.)
1.	320946	15/1/15	HDFC Bank Ltd STEPHEN HOUSE	Mallabhum Human Resource Development Trust	11,15,160/-
2.					
TOTAL					11,15,160/-

Rupees Eleven Lakhs Fifteen Thousand One Hundred Sixty only

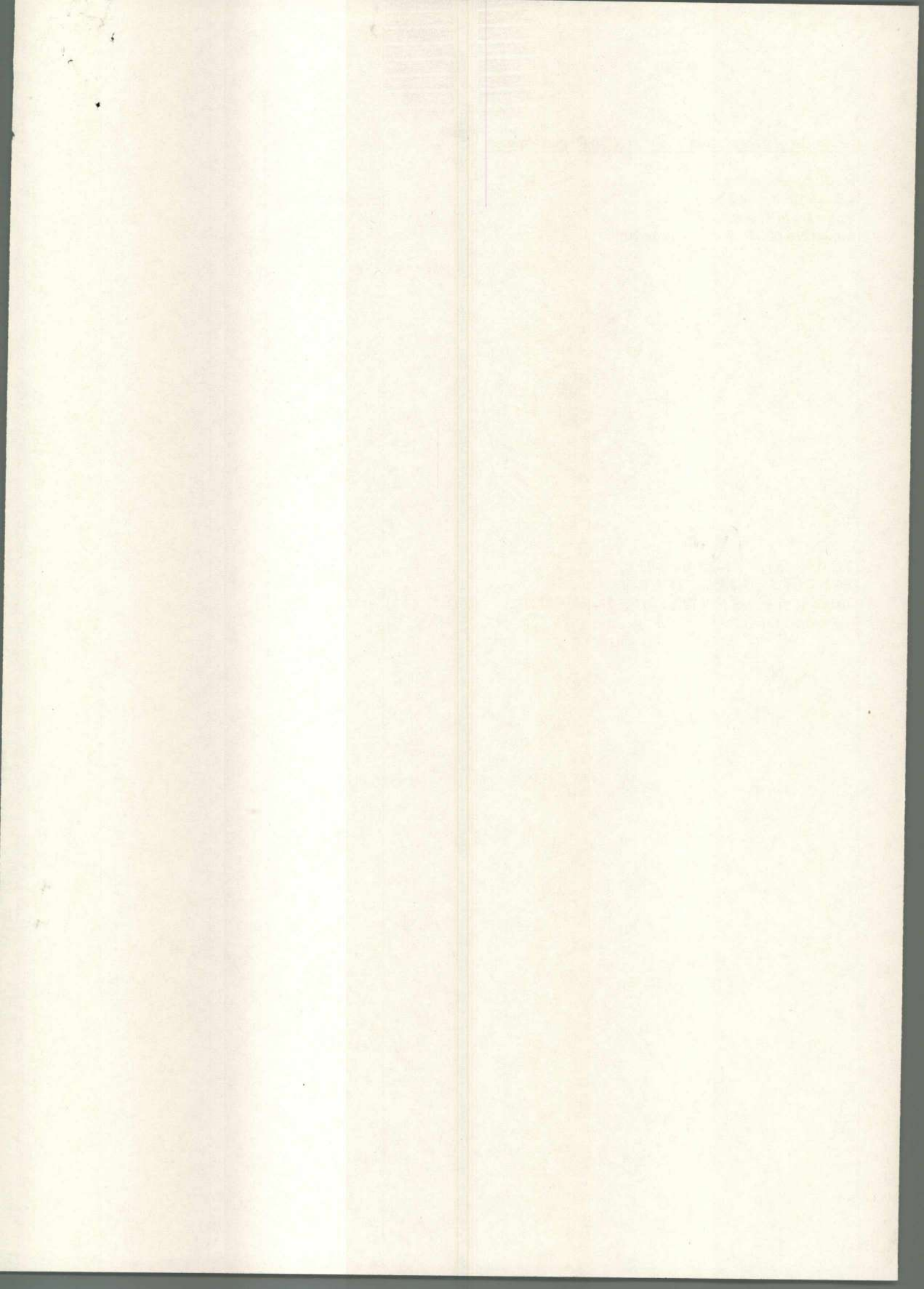
Mallabhum Human Resource Development Trust

Digbaran Banerjee
Chairman

(VENDOR)

WITNESSES:

1. *Lopa Chatterji*
64/10 Dhakuria Station Road
Kol-31
2. *Deepayan Chatterjee*
64/10 Dhakuria Station Road.
Kol-31.

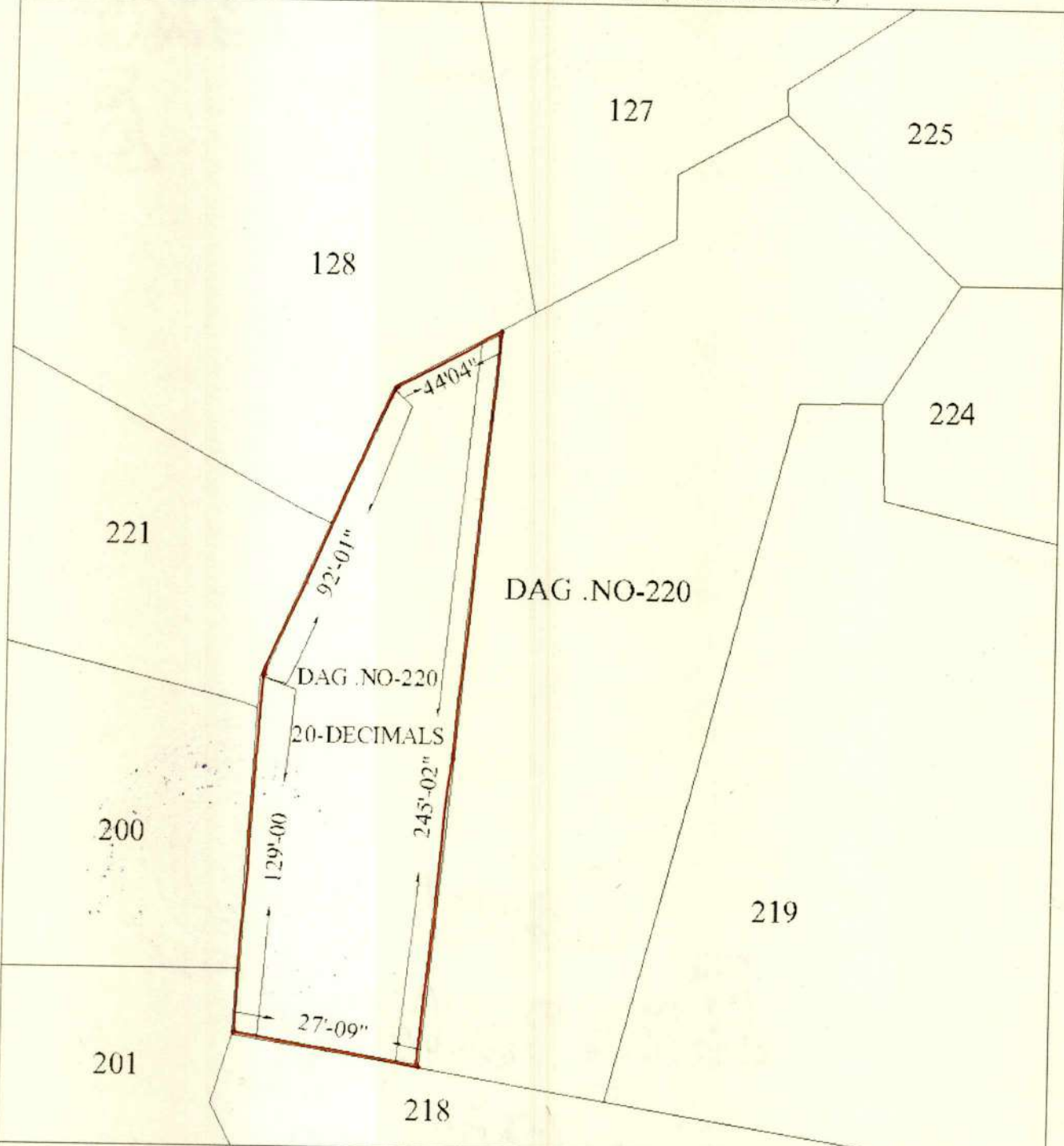


SITE PLAN

R.S.DAG NO:220 KHATIAN NO:
GRAM PANCHAYET: MULLICKPUR
EXTRACT FROM R.S. MOUJA MAP

MOUJA:SULTAPUR J.L NO-16
P.S:BARUIPUR DIST-24 PGNS(S)
TOTAL DAG AREA:59 DECIMALS

AREA SOLD HEREIN :20 DECIMALS(MORE OR LESS)



Mallabhum Human Resource Development Trust

Digbasan Borge

Chairman

SIGNATURE OF VENDORS

Mouu Singhain

SIGNATURE OF PURCHSAER

Photo &
Signatures of
the
Executants

SPECIMEN FOR TEN FINGERPRINTS



Digbanan Baniya

Mallabhum Human Resource Development Trust

Digbanan Baniya
17/02

malhrd

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Thumb	Index	Middle (Right Hand)	Ring	Little



Manu Singhania

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Thumb	Index	Middle (Right Hand)	Ring	Little

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Thumb	Index	Middle (Right Hand)	Ring	Little

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201415-001572427-1

Payment Mode Online Payment

GRN Date: 15/01/2015 11:03:44

Bank : HDFC Bank

BRN : 137149715

BRN Date: 15/01/2015 11:17:26

DEPOSITOR'S DETAILS

Id No. : 1604L000000663/1/2015

[Query No./Query Year]

Name : ALOKE KUMAR SINGHANIA

Contact No. : Mobile No. : +91 9433080062

E-mail : alokesinghania1960@gmail.com

Address : 35/1, D.H. Road, Block-B, 2nd Floor, Kolâ27

Applicant Name : Alope Kr Singhania

Office Name : D.S.R. - IV SOUTH 24-PARGANAS, South 24-Parganas

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1604L000000663/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	55768
2	1604L000000663/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	12304

Total

68072

In Words : Rupees Sixty Eight Thousand Seventy Two only



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

Endorsement For Deed Number : I - 00362 of 2015
(Serial No. 00388 of 2015 and Query No. 1604L000000663 of 2015)

On 16/01/2015

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

Presented for registration at 19.00 hrs on :16/01/2015, at the Private residence by Alope Kumar Singhania ,Claimant.

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

Execution is admitted on 16/01/2015 by

1. Digbasan Banerjee
Trustees Chairman, Malla Bhum Human Resource Development Trust, 266 B Rash Behari Avenue,
Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : Business
2. Alope Kumar Singhania, son of Keshar Deo Singhania , Block B Harbour Heights 35/1 Diamond
Harbour Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste Hindu, By
Profession : Business
Identified By Dibyendu Chakraborty, son of Late B C Chakraborty, 22/2d Fern Rd, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste: Hindu, By Profession: Others.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 19/01/2015

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.

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),
Finance Department, Govt. of WB**

Registration Fees Rs. 12,304/- paid online on 14/01/2015 9:47PM with Govt. Ref. No.
192014150015724271 on 14/01/2015 9:33PM, Bank: HDFC Bank, Bank Ref. No. 137149715 on
14/01/2015 9:47PM, Head of Account: 0030-03-104-001-16, Query No:1604L000000663/2015

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.-11,15,160/-

Certified that the required stamp duty of this document is Rs. 55768 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance
Department, Govt. of WB**



(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 - 00362 of 2015
(Serial No. 00388 of 2015 and Query No. 1604L000000663 of 2015)

Stamp duty Rs. 55,768/- paid online on 14/01/2015 9:47PM with Govt. Ref. No. 192014150015724271 on 14/01/2015 9:33PM, Bank: HDFC Bank, Bank Ref. No. 137149715 on 14/01/2015 9:47PM, Head of Account: 0030-02-103-003-02, Query No:1604L000000663/2015

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



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