

4880/15 Baranipore-131

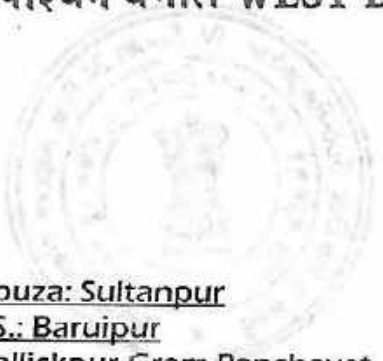
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21/5

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

certified that the document is submitted for registration. the signature sheets and the endorsement sheets attached with this document are part of this document. H 634998



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

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allopre, South 24 Parganas
21 MAY 2015

v/c no 932/5
N. 147804/15

SALE DEED

THIS DEED OF SALE is made on this the day of 21st May, Two thousand and Fifteen (2015) A.D.

BETWEEN

MALLA BHUM HUMAN RESOURCE DEVELOPMENT TRUST [PAN - AABTM1742L], a Registered Trust, having its registered office at 266B, Kash Behari Avenue, P.S. - Gariahat, Kolkata - 700 019, being represented by its trustees, (1) **SRI DIGBASAN BANERJEE**, [PAN - AEMPB4567K] son of Late Radharaman Banerjee, by faith - Hindu, by occupation - Business, by Nationality - Indian, (2) **LOPA CHATTERJEE** [PAN - AELPC1254K] wife of Sri Ashish Chatterjee, by faith - Hindu, by Nationality - Indian, by Occupation - Business, both residing at 3, Suren Tagore Road, Police Station: Gariahat,

112591

Ram Ramesh

No. _____ Date _____
 Sold to _____
 Address _____
 Rs. _____
ASHOK KUMAR SINGH
 ADVOCATE
 MORE STREET
 TA - 700 004

ANJUSHIL VERJEE
 L.S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001

25 MAR 2015

ANGELICA REALTY PRIVATE LIMITED

Ram Ramesh
Director / Authorized Signatory

1976
21/5/15

25 MAR 2015



Malabhum Human Resource Development Trust

Dibyendu Banerjee
Chairman

1975
21/5/15

[Signature]
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Dibyendu Chakrabarti
 Late Bhupendra Ch Chakrabarti
 22/2 D Fean Rd.
 Kolkata - 700019
 P.O + P.S - Ballygunge

Kolkata – 700 019 in the district of South 24 – Paragnas, hereinafter called 'the **VENDOR**' (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**

AND

ANGELICA REALTY PRIVATE LIMITED [PAN - AAMCA4153F], a Private Limited Company incorporated within the provisions of Companies Act, 1956 having its registered office at 36/1A, Elgin Road P.S. – Bhawanipore, Kolkata – 700 020 being represented by 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 7.305 decimals out of 17 decimals, being the undemarcated portion of R.S. /L.R. Dag No. 131 appertains to L.R. Khatian No. 688, 604 of 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 "B" 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.



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- B. The vendor herein desire to sell the said landed property, at and for the consideration of Rs. 4,07,312/- (Rupees Four Lacs Seven Thousand Three Hundred Twelve 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. M/s. Angelica Realty Private Limited 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. 4,07,312/- (Rupees Four Lacs Seven Thousand Three Hundred Twelve only).
- E. Having consider the offer the Board unanimously resolved that the said property of the Trust situate at Mouza Sultanpur, P.S. Baruipur, District South 24 Parganas, being R.S./L.R. Dag No. 131 admeasuring 7.305 decimals out of 17 decimals shall be sold, transferred and/or absolutely conveyed to and in favour of M/s. Angelica Realty Private Limited at a sum of Rs. 4,07,312/- (Rupees Four Lacs Seven Thousand Three Hundred Twelve only). It is further resolved that such consideration money shall be utilized for the purpose of achieving the objects of the Trust:
- F. 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



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aforesaid consideration and issue valid receipts and discharge the purchaser/s in the matter herein intended.

- G. On 29.05.2014 in the said meeting of the board of trustees 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 M/s. Angelica Realty Private Limited and receive the consideration for the same and discharge the said M/s. Angelica Realty Private Limited.
- 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 7.305 decimals out of 17 decimals at and for the said consideration of Rs. 4,07,312/- (Rupees Four Lacs Seven Thousand Three Hundred Twelve 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 vendor equally and now there is no impediment to execute and register the conveyance by the vendor in favour of the Purchaser, the vendor 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. 4,07,312/- (Rupees Four Lacs Seven Thousand Three Hundred Twelve only) paid by the Purchaser by way of Demand Draft in favor of vendors in the manner aforesaid, as agreed (the receipt whereof the Vendor do hereby and also by the memo



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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 and in equal share transfer, sell, convey, grant and assign to and unto the Purchaser **ALL THAT** piece and parcel of undemarcated Sali land admeasuring 7.305 decimals out of 17 decimals being the undemarcated portion of R.S./L.R. Dag No. 131 containing land admeasuring 17 decimals appertains to L.R. Khatian No. 688 & 604 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, more particularly described in the Schedule - "B" 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 Vendor 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



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hereafter shall or may be in the custody power or possession of the Vendor or which the Vendor 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 Vendor 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 Vendor 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



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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 Vendor 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, lispendens, 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 Vendor 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 does 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



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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 parcha 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 his 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 the purchaser.



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- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The vendor 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 Vendor 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 VENDOR)

- A. As per vendor's representation, part of the said landed property admeasuring 11.334 decimals out of 17 decimals of land originally belonged to Achiruddin Sardar who was recorded raiyat in the RS Parcha of the said Landed Property comprises R.S. /L.R. Dag No. 131, appertaining to R.S. Khatian No.150 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. As per vendor's representation, part of the said landed property admeasuring 5.666 decimals out of 17 decimals of land originally belonged to Golam Rabbani Daptari, Sahadat Ali Daptari alias Sahadali Daptari, and Marijan Bibi in equal share who were recorded as raiyat in the RS Parcha of the said Landed Property appertaining to R.S. /L.R. Dag No. 131, R.S. Khatian No.151 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas. The share of the aforesaid Golam Rabbani Daptari, Sahadat Ali Daptari alias Sahadali Daptari and Marijan Bibi was 1.888 decimals each being $1/3^{\text{rd}}$ share each out of 5.666 decimals.



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- C. While seized and possessed of 11.334 decimals out of the said Landed property said Achiruddin Sardar died intestate leaving behind his only son namely Saharuddin Sardar and none else as his heir and legal representatives and who inherited the estate of the said Achiruddin Sardar, deceased as par Mohammadan Law of Inheritance;
- D. While seized and possessed of 1.888 decimals out of the said Landed property said Golam Rabbani Daptari died intestate leaving behind his only son namely Mansur Ali Daptari and two daughters namely Jamila Khatun Bibi and Sayera Bibi and none else as his heirs and legal representatives and who inherited the estate of the said Golam Rabbani Daptari, deceased as par Mohammadan Law of Inheritance, son inherited 0.944 decimals and the each daughter inherited 0.472 decimals;
- E. While seized and possessed of 0.472 decimals out of the said landed property said Sayera Bibi died intestate leaving behind her only son namely Mannan Gazi and one daughter namely Noorjahan Bibi and none else as her heirs and legal representative and they inherited the share of their deceased mother.
- F. While seized and possessed of 0.472 decimals out of 1.888 decimals out of the said Landed property Said Jamila Khatun Bibi died as issueless and according to Mohammedan law the said share in the said landed property left by Jamila Khatun Bibi was inherited by her own brother Mansur Ali Daptari,
- G. The said Saharuddin Sardar while seized, possessed and/or sufficiently entitled to the aforesaid plot of land gifted his right, title and interest in the said plot of land, by virtue of a Deed of Gift dated 18.05.1977 which was registered in the Office of ADSR Baruipur and was recorded in Book No. 1, Volume No. 79 Pages 68 to 70 being No. 3842 for the year 1977 equivalent




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to 3.67 decimals out of out of 11 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 131, 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 in favor of Sahad Ali Daptari alias Sahadat Ali Daptari absolutely forever and free from all encumbrances and he duly accepted the said gift;

- H. The said Sahad Ali Daptari alias Sahadat Ali Daptari while seized and possessed of 5.559 decimals out of the aforesaid landed property, transferred his right, title and interest in the said plot of land by virtue of Deed of Hebanama dated 27.09.1993 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 66 Pages 427 to 432 being No. 5748 for the year 1993 all that the Sali land measuring 6 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 131, 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 in favor of Hamida Bibi, Saida Bibi, Sajeda Bibi, Farida Bibi and Sadeka Bibi, absolutely, forever and free from all encumbrances and he duly accepted the said gift;
- I. The said Hamida Bibi, Saida Bibi, Sajeda Bibi, Farida Bibi and Sadeka Bibi while seized and possessed of 5.559 decimals out of the aforesaid landed property, sold, transferred and conveyed their entire shares in total property equivalent to 6 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 131, of the said Sultanpur mouja by the registered deed of sale dated 18.05.1977 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 38 Pages 79 to 92 being No. 1627 for the year 2007 to Minu Mondal for the consideration mentioned therein absolutely for ever and free from all encumbrances;





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- J. The said Saharuddin Sardar while seized and possessed of 11.334 decimals out of the aforesaid landed property, gifted his share in the property equivalent to 7.33 decimals out of 11 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 131, of the said Sultanpur mouja by the registered deed of gift dated 18.05.1977 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 79 Pages 71 to 73 being No. 3843 for the year 1977 to Mansur Ali Daptari absolutely forever and free from all encumbrances and he duly accepted the said gift;
- K. The said Mansur Ali Daptari while seized and possessed of 8.746 decimals out of the aforesaid landed property, sold, transferred and conveyed his entire share in total property equivalent to 7 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 131, of the said Sultanpur mouza by the registered deed of sale dated 31.03.1978 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 30 Pages 68 to 69 being No. 1736 for the year 1978 to Tarmaddi Molla for the consideration mentioned therein free from all encumbrances and thus retained only 1.746 decimals in the said landed property;
- L. The said Tarmaddin Molla while seized and possessed of 7 decimals of land out of the aforesaid landed property, sold, transferred and conveyed his entire share in the Landed property equivalent to 7 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 131, of the said Sultanpur mouza by the registered deed of sale dated 31.03.1997 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 32 Pages 31 to 38 being No. 2210 for the year 1987 to Sanatan Dutta for the consideration mentioned therein absolutely for ever and free from all encumbrances;




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- M. The said Sanatan Dutta while seized and possessed of the said property died unmarried intestate on 05/08/2001 leaving behind his only brother Sri Gopal Dutta as his legal heir and representatives as per Hindu law;
- N. The Said Gopal Dutta, the legal heir of Sanatan Dutta, executed and registered a General Power of Attorney dated 07.01.2003 registered in the office of A.D.S.R, Baruipur and was recorded in Book No. – IV, Volume No. 1, Pages 77 to 82 being no. 7 for the year 2003 in favour of Sri Santanu Bhattacharya son of Santosh Kumar Bhattacharya to look after, execute and register the deeds in respect of his shares in the said landed property.
- O. The said Gopal Dutta, through his duly nominated and constituted Attorney, Sri Santanu Bhattacharya, sold, transferred and conveyed his right, title and interest in respect of his respective share in the said landed property admeasuring 7 decimals (wrongly written as 7.55 decimals) out of 17 decimals appertaining to R.S. /L.R. Dag No. 131, by the registered deed of dated 14.08.2014 registered in the office of ADSR Baruipur and was recorded in Book No. I, Volume No. 15 Pages 2249 to 2257 being No. 07575 for the year 2014 to Jamal Ali Sardar and Khalil Molla for the consideration mentioned therein absolutely forever and free from all encumbrances;
- P. The said Mansur Ali Daptari while seized and possessed of his share in the aforesaid landed property, sold, transferred and conveyed his share in the landed property equivalent to 7.33 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 131, of the said Sultanpur mouja by the registered deed of sale dated 21.05.2007 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 30 Pages 288 to 294 being No. 1294 for the year 2007 to Minu Mondal for the consideration mentioned therein free from all encumbrances;



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- Q. The said Minu Mondal while seized and possessed of the aforesaid landed property, sold, transferred and conveyed her entire share in total property equivalent to 13.33 decimals out of 17 decimals appertaining to R.S. /L.R. Dag No. 131 under Khatian Nos.604 & 688 of the said Sultanpur mouja by the registered deed of sale dated 02.09.2009 which was registered in the Office of ADSR Baruipur and was recorded in Book No. I, Volume No. 19 Pages 3329 to 3339 being No. 5996 for the year 2009 to Mallabhum Human Resource Development Trust, for the consideration mentioned therein free from all encumbrances. However the said Minu Mondal had acquired by the aforesaid two purchase measuring 7.305 decimals of land in the said landed property.
- R. Thus the vendor herein became absolute owner of the land admeasuring 7.305 decimals out of 17 decimals in the R.S. & L.R. Plot no. 131 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the district of South 24 Parganas.

THE SCHEDULE "B" ABOVE REFERRED TO

(THE SAID LANDED PROPERTY)

ALL THAT Sali land admeasuring 7.305 decimals out of 17 decimals in the R.S. /L.R. Dag No. 131, appertain to L. R. Khatian No. 688 & 604 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas, presently the subject plot is butted and bounded in the manner following:

- On the North : By Dag No. 126 of Sultanpur Mouza;
On the South : By Dag No. 132 of Sultanpur Mouza;
On the East : Partly by Dag No. 129 & 130 of Sultanpur Mouza;
On the West : By Dag No. 134 of Sultanpur Mouza;

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



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IN WITNESSES WHEREOF the Vendor and the purchaser 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> <p>1. <i>Lopa Chatterji</i> 64/10 Dhakuria Station Rd. Kol - 31.</p> <p>2. <i>Dipankar Das</i> 80/1, Durgam Chatterji K/2 - 700029</p>	<p>Maitabhum Human Resource Development Trust <i>Digbasan Banerjee</i> 1001 (10)</p> <hr/> <p>VENDOR</p> <p>ANGELICA REALTY PRIVATE LIMITED <i>Purna Bhattacharya</i> Director / Authorized Signatory 1001 (15)</p>
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Drafted by me and prepared in my office:

Ashok Kumar Singh

(ASHOK KUMAR SINGH)

Advocate

High Court Calcutta



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RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 4,07,312/- (Rupees Four Lacs Seven Thousand Three Hundred Twelve only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

SN	Demand Draft/Cash	Date	In favour of	Amount (Rs.)
1.	541291	21/05/15.	Mallabhum Human Resource Development Trust	4,07,312.00
TOTAL				4,07,312.00

Mallabhum Human Resource Development Trust

Digbasan Banjee
Chairman

ms' 201

VENDOR

WITNESSES:

1. Lopa Chatterjee
64/10 Dhakuria station Rd.
KOL-31.

2. *Dipankar Das*
Dipankar Das
KOL-29

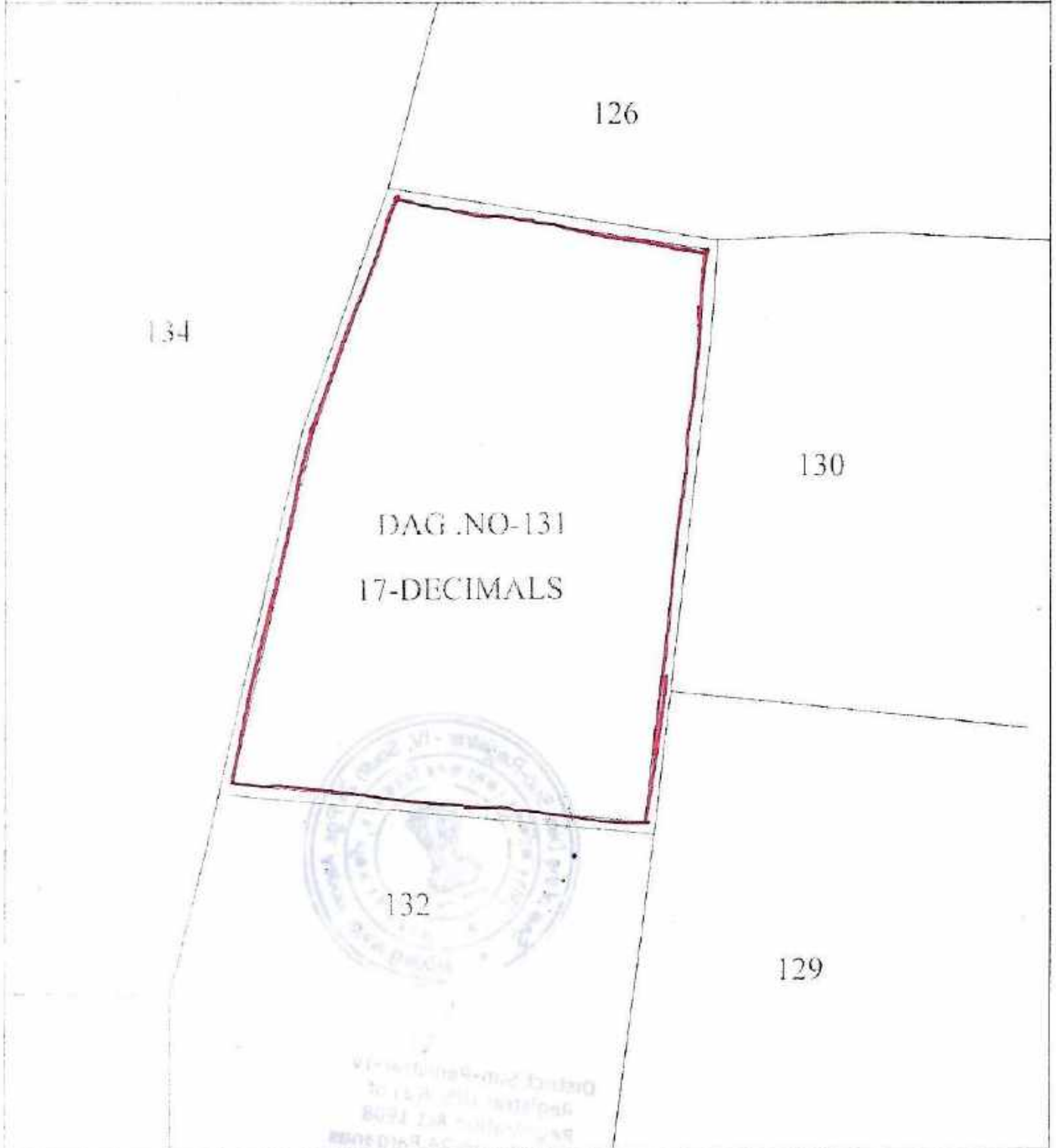


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SITE PLAN

POSTAGE NO:131	KHATA NO:	MOUZA:SULTANPUR J.L NO-16
GRAM PANCHAYAT: MULLICKPUR		P.S:BARUIPUR DIST-24 PGNS(S)
EXTRACT FROM R.S. MOUZA MAP		TOTAL DAG AREA:17 DECIMALS
AREA SOLD HEREIN :7.305 DECIMALS	(MORE OR LESS) (UNDEMARCATED)	



Mahabum Human Resource Development Trust

Dighasen Dasgupta

SIGNATURE OF VENDORS

ANGELICA REALTY PRIVATE LIMITED

Devi Sharma
Director / Authorised Signatory

SIGNATURE OF PURCHASER



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

21 MAY 2015

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Photo & Signatures of
the Executants
- Presentants

SPECIMEN FOR TEN FINGER PRINTS



Digbasan Banger
Human Resource Development Trust
Digbasan Banger
Chairman



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



ANBELCA REALTY PRIVATE LIMITED
Anil Bhatnagar
Director / Authorized Signatory



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Dibyendu Chakraborty
Dibyendu Chakraborty



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(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)

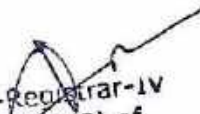


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(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
21 MAY 2015



Q-4158/05

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16040000147844/2015	Query Date	18/05/2015
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	ASHOK KUMAR SINGH		
Address	NICCO HOUSE, 2, HARE STREET, 6TH FLOOR, KOLKATA-700001, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
Other Details	Mobile No. : 9830530090		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details			
Set Forth value	Rs. 4,07,312/-	Total Market Value:	Rs. 4,07,312/-
Stampduty Payable	Rs. 20,366/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 4,509/-	Registration Fee Article:-	A(1), M(b), H
Expected date of the Presentation of Deed	22/05/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks			

Ravi Sharma

Digbaran Banerjee

Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, Thana: Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur	RS Plot No:- 131 , RS Khatian: No:- 688	7.305 Decima I	4,07,312/-	4,07,312/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

Seller Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
MALLA BHUM HUMAN RESOURCE DEVELOPMENT TRUST 266B, Rash Behari Avenue, P.S. – Gariahat, Kolkata, Post Office: Ballygunj, Gariahat, District:- South 24-Parganas, WEST BENGAL, India, PIN - 700019	Organizatio n	Executed by: Representative,	PAN No. AABTM1742L,

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr DIGBASAN BANERJEE, Authorised Representative Son of Mr Late Radharaman BANERJEE 3, Suren Tagore Road, Police Station: Gariahat, Post Office: Ballygunj, Gariahat, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700019	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEMPB4567K,		MALLA BHUM HUMAN RESOURCE DEVELOPMENT TRUST

Digbasan Banerjee

Ram Kumar

Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
ANGELICA REALTY PRIVATE LIMITED 36/1A, Elgin Road P.S. – Bhawanipore, Kolkata – 70, Post Office: Alipore, Bhawanipore, District:- South 24-Parganas, WEST BENGAL, India, PIN - 700020	Organization	Executed by: Representative,	PAN No. AAMCA4153F,

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr Prakash Bhimrajka, Authorised Representative Son of Mr Late Bajrang Lal Bhimrajka 36/1A, Elgin Road P.S. – Bhawanipore, Kolkata – 70, Post Office: Ballygunj, Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700020	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADGPB7657M,		ANGELICA REALTY PRIVATE LIMITED

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Dibyendu Chakraborty Son of Mr Lt. Bhupendra Chakraborty 22/2D, Fern Road, P.O. - Ballyganj. Post Office: Ballygunj, Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700019	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr DIGBASAN BANERJEE

Bank Details
Bank details have not been supplied

For information only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land

Query No:-16040000147844/2015, 18/05/2015 12:27:49 PM SOUTH 24-PARGANAS (D.S.R. - IV) Form www.wbregistration.gov.in

Digbasan Banerjee

Ruma Bhunia

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, Thana: Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur	RS Plot No:- 131 , RS Khatian No:- 688	DLRS Server does not return any information about RS Plot

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. e-Assessment report is valid for one month only.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).

Ranjit Kumar

Am

Dipayan Banerjee.



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1604000932/2015	Date of Application	21/05/2015
Query No / Year	16040000147844/2015		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr ASHOK KUMAR SINGH		
Stampduty Payable	Rs.20,366/-		
Registration Fees Payable	Rs.4,509/-		
Applicant Name of the Visit Commission	Mr A Singh		
Applicant Address	alipore police court		
Place of Commission	eldardo guest house		
Expected Date and Time of Commission	21/05/2015 6:00 AM		
Fee Details	J1: 250/-, J2: 150/-, PTA-J(2): 0/-, Total Fees Paid: 400/-		
Remarks			

Digbaran Banerjee

Amr Bhanu



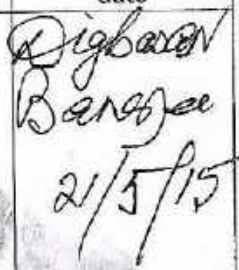





Government of West Bengal

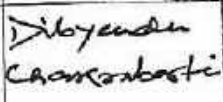
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas


Signature / LTI Sheet of Query No/Year 16040000147844/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DIGBASAN BANERJEE 3, Suren Tagore Road, Police Station: Gariahat, P.O:- Ballygunj, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Seller [MALLA BHUM HUMAN RESOURCE DEVELOPMENT TRUST]			 21/5/15
2	Mr Prakash Bhimrajka 36/1A, Elgin Road P.S. – Bhawanipore, Kolkata – 70, P.O:- Ballygunj, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Buyer [ANGELIC A REALTY PRIVATE LIMITED]			 21/5/15



S No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Dibyendu Chakraborty Son of Mr Lt. Bhupendra Chakraborty 22/2D, Fern Road, P.O. - Ballyganj, P.O:- Ballygunj, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700019	Mr DIGBASAN BANERJEE	 21/5/15


(Tridip Misra)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Digbasan Banerjee

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	MALLA BHUM HUMAN RESOURCE DEVELOPMENT TRUST 266B, Rash Behari Avenue, P.S. – Gariahat, Kolkata, P.O:- Ballygunj, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. AABTM1742L, Status : Organization Represented by representative as given below:-		
1(1)	Mr DIGBASAN BANERJEE, Authorised Representative Son of Mr Late Radharaman BANERJEE 3, Suren Tagore Road, Police Station: Gariahat, P.O:- Ballygunj, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEMPB4567K, Status : Representative Date of Execution : 21/05/2015 Date of Admission : 21/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	ANGELICA REALTY PRIVATE LIMITED 36/1A, Elgin Road P.S. – Bhawanipore, Kolkata – 70, P.O:- Alipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAMCA4153F, Status : Organization Represented by representative as given below:-		
1(1)	Mr Prakash Bhimrajka, Authorised Representative Son of Mr Late Bajrang Lal Bhimrajka 36/1A, Elgin Road P.S. – Bhawanipore, Kolkata – 70, P.O:- Ballygunj, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADGPB7657M, Status : Representative Date of Execution : 21/05/2015 Date of Admission : 21/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Dibyendu Chakraborty Son of Mr Lt. Bhupendra Chakraborty 22/2D, Fern Road, P.O. - Ballyganj, P.O:- Ballygunj, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr DIGBASAN BANERJEE	
2	Mr Debendu Chakerborty Son of Late Bhupendra Chakerborty 22/2d Fern Road, Ballyganj, P.O:- Balliganj, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr DIGBASAN BANERJEE, Mr Prakash Bhimrajka	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Baraipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur	RS Plot No:- 131, RS Khatian No:- 688	7.305 Decimal	4,07,312/-	4,07,312/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ASHOK KUMAR SINGH
Address	NICCO HOUSE, 2, HARE STREET, 6TH FLOOR, KOLKATA-700001, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
applicant's Status	Advocate

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160404158 / 2015

Query No/Year	16040000147844/2015	Serial no/Year	1604004380 / 2015
Deed No/Year	I - 160404158 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Prakash Bhimrajka	Presented At	Private Residence
Date of Execution	21-05-2015	Date of Presentation	21-05-2015

Remarks

On 20/05/2015

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 4,07,312/-



(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 21/05/2015

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

Presented for registration at 17:56 hrs on : 21/05/2015, at the Private residence by Mr Prakash Bhimrajka .,

Endorsement by Commissioner after execution of Visit Commission Case No:-000932 of 2015

Having visited the residence of

Mr DIGBASAN BANERJEE, Authorised Representative, 266B, Rash Behari Avenue, P.S. – Gariahat, Kolkata, P.O: Ballygunj, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Business

Who has been identified to my satisfaction by Mr Dibyendu Chakraborty, Son of Mr Lt. Bhupendra Chakraborty, 22/2D, Fern Road, P.O. - Ballyganj, P.O: Ballygunj, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Business and the said

1. Mr DIGBASAN BANERJEE has admitted the execution of this document

Endorsement by Commissioner after execution of Visit Commission Case No:-000932 of 2015

Having visited the residence of

Mr DIGBASAN BANERJEE, Authorised Representative, 266B, Rash Behari Avenue, P.S. – Gariahat, Kolkata, P.O: Ballygunj, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Business

Who has been identified to my satisfaction by Mr Debendu Chakerborty , Son of Late Bhupendra Chakerborty, 22/2d Fern Road, Ballyganj, P.O: Balliganj, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India,

PIN - 700020, By caste Hindu, By Profession Business and the said

1. Mr DIGBASAN BANERJEE has admitted the execution of this document

Endorsement by Commissioner after execution of Visit Commission Case No:-000932 of 2015

Having visited the residence of

Mr Prakash Bhimrajka, Authorised Representative, 36/1A, Elgin Road P.S. – Bhawanipore, Kolkata – 70, P.O: Alipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Business

Who has been identified to my satisfaction by Mr Debendu Chakerborty , Son of Late Bhupendra Chakerborty, 22/2d Fern Road, Ballyganj, P.O: Balliganj, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Business and the said

1. Mr Prakash Bhimrajka has admitted the execution of this document



(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 26/05/2015

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,509/- (A(1) = Rs 4,477/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 4,509/-

Description of Draft

1. Rs 4,509/- is paid, by the Draft(other) No: 523249, Date: 21/05/2015, Bank: STATE BANK OF INDIA (SBI), GOKHALE ROAD.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,366/- and Stamp Duty paid by Draft Rs 20,366/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 112591, Purchased on 25/03/2015, Vendor named A Banerjee.

Description of Draft

1. Rs 20,366/- is paid, by the Draft(other) No: 523248, Date: 21/05/2015, Bank: STATE BANK OF INDIA (SBI), GOKHALE ROAD.



(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume Number 1604-2015, Page from 2071 to 2104

being No 160404158 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.06.11 17:49:33 -07:00
Reason: Digital Signing of Deed.

(Tridip Misra) 6/11/2015 5:49:33 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)