

SI M 4401/15

Barrister-128

T-04/77/2015



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पश्चिम बंगाल WEST BENGAL

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

U 634996

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
Alipore, South 24 Parganas
21 MAY 2015

SALE DEED

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

BETWEEN

GARGI MEMORIAL CHARITABLE TRUST [PAN – AACTG0287H], having its registered office 8A, Dover Lane, P.S. – Gariahat, Kolkata – 700 029 being represented by (A) ASHISH CHATTERJEE, [PAN – ABYPC8449CA] son of Late Debi Prasad Chatterjee, residing at 54/10, Dakhuria Station Road, P.S. Jadavpur, Kolkata-700031 (B) DIGBASAN BANERJEE [PAN – AEMPB4567K] son of Late Radha Raman Banerjee, residing at 3, Suren Tagore Road, P.S. Gariahat, Kolkata – 700 019 both by faith – Hindu, both by Nationality – Indian, both by Occupation – Business, 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.

112593

25 MAR 2015

PP
Pranab Bhattacharya

1976
21/5/15

No. Date

Sold to
 Address
 Rs. 2,10,000/-
ASHOK KUMAR SINGH
 ADVOCATE
 HAFE SIREFT
 CALCUTTA - 700 001

ANJUSHR
 NICCO HOUSE
 STAFFLOOR
WERJEE
 L.S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001

25 MAR 2015

AMELCA REALTY PRIVATE LIMITED

Pranab Bhattacharya
Director / Authorized Signatory

অমলকা রিয়েলটি প্রাইভেট লিমিটেড
এক সীমিত দায়িত্বের কোম্পানি
১৯৭৬ সালের ৫ই মে তারিখে
কলকাতা-৭০০০০১ এ
নিবন্ধিত।




1975
21/5/15

GARGI MEMORIAL CHARITABLE TRUST

Digbasan Banerjee
Chairman




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
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Digbasan Banerjee - Dibyendu Chakraborty
Late Bhupendra Ch. Chakraborty
22/2 D Fern Rd.
Kolkata - 700019.
PO + P.S - Ballygunge

AND

ANGELICA REALTY PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 [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. - Bhowanipore, 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 7.626 decimals out of 10 decimals of land being undemarcated portion of R.S. /L.R. Plot No. 128 appertains to L.R. Khatian Nos. 795,796 and 797 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 are 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. 4,25,211/- (Rupees Four Lacs Twenty Five Thousand Two Hundred Eleven only) free from all encumbrances;
- C. That the aforesaid immovable 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 landed property inasmuch as they have started



[Signature]
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their development project around the said property, at the consideration of Rs. 4,25,211/- (Rupees Four Lacs Twenty Five Thousand Two Hundred Eleven 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. 334 admeasuring 7.626 decimals out of 10 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. 4,25,211/- (Rupees Four Lacs Twenty Five Thousand Two Hundred Eleven 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 25.09.2014 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) Ashish Chaterjee (2) Digbasan Banerjee, 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.
- G. On 25.09.2014 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 7.626 decimals out of 10 decimals at and for the said consideration of Rs. 4,25,211/- (Rupees Four Lacs Twenty Five Thousand Two Hundred Eleven only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances.




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NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 4,25,211/- (Rupees Four Lacs Twenty Five Thousand Two Hundred Eleven only) paid by the Purchaser 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 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 7.626 decimals out of 10 decimals being the portion of R.S./L.R. Plot No. 128 appertains to L.R. Khatian Nos. 795, 796 and 797 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, méssuages, 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 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




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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 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



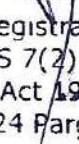
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and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and kept indemnified of from and against all and all manner of charges, 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 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




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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 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 vendors' representation, part of the said landed property admeasuring 6 decimals out of 10 decimals of land originally belonged to Golam Rabbani Daptari, Sahadat Ali Daptari alias Sahadali Daptari, Madat Ali Daptari and Basar Ali Daptari



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who were the recorded as raiyat in the R.S. record-of-rights of the said Landed Property comprises to R.S. /L.R. Dag No. 128, appertaining to R.S. Khatian No. 28, 487 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, Madat Ali Daptari and Basar Ali Daptari was 1.5 decimals each

- B. As per vendor's representation, part of the said landed property admeasuring 4 decimals out of 10 decimals of land originally belonged to Golam Rabbani Daptari, Sahadat Ali Daptari alias Sahadali Daptari, who were the recorded as raiyat in the RS Parcha of the said Landed Property appertaining to R.S. /L.R. Dag No. 128, R.S. Khatian Nos.28, 487 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, was 1.333 decimals and 2.667 decimals being $1/3^{\text{rd}}$ and $2/3^{\text{rd}}$ share respectively.
- C. While seized and possessed of 2.833 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;
- D. The said Sayera Bibi died intestate before Jamila Bibi who also died issueless intestate leaving behind her own brother Mansur Ali Daptari who inherited the estate of Jamila Bibi, inter-alia the aforesaid share i.e. 0.709 decimals in the said landed property. The said Mansur Ali Daptari also died intestate leaving behind Ayub Ali Daptari, Yeakub Ali Daptari, Yeasin Ali Daptari, Elias Ali Daptari, Isha Ali Daptari, Musha Ali Daptari, Harun Ali Daptari, Abdul Rasid Daptari, Marjina Bibi, Taslima Bibi and Sakina Bibi; who inherited the estate of their late father Mansur Ali Daptari being the undivided 0.709 decimals in the said landed property.
- E. While seized and possessed of 2.125 decimals out of the said Landed property said Mansur Ali Daptari died intestate leaving behind his wife Sakina Bibi, 8 sons namely Ayub Ali Daptari, Yakub Ali Daptari, Yeasin Ali Daptari, Illiyach Ali Daptari, Isha Ali



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Daptari, Musha Ali Daptari, Harun Ali Daptari, Abdul Rashid Daptari, and two daughters namely Marjina Bibi and Taslima Bibi and none else as his heirs and legal representatives and they inherited the estate of the said Mansur Ali Daptari, deceased as par Mohammadan Law of Inheritance;

- F. While seized and possessed of 4.167 decimals out of the said Landed property in respect of his share said Sahadat Ali Daptari alias Sahadali Daptari died intestate leaving behind his two wives Halima Bibi and Pawarjan Bibi, and 11 daughters namely Sahida Bibi, Sajida Bibi, Sadequea Bibi, Farida Bibi, Angurjan Bibi, Abeda Bibi, Jabeda Bibi, Khateja Bibi, Hasina Bibi, Masuda Bibi and Hamida Bibi and only son Abu Siddique Daptari and none else as his heirs and legal representatives and they inherited the estate of the said Sahadat Ali Daptari alias Sahadali Daptari, deceased as par Mohammadan Law of Inheritance;
- G. While seized and possessed of 1.5 decimals out of the said Landed property said Madat Ali Daptari died intestate leaving behind his six sons namely Asraf Ali Daptari, Ajid Ali Daptari, Kurman Ali Daptari, Asmat Ali Daptari, Arman Ali Daptari, Sawkat Ali Daptari, and two daughters namely Manowara Bibi and Mamtaj Bibi and none else as his heirs and legal representatives and they inherited the estate of the said Madat Ali Daptari, deceased as par Mohammadan Law of Inheritance;
- H. The heirs and heirless of Mansur Ali Daptari namely Sakina Bibi, Ayub Ali Daptari, Yakub Ali Daptari, Yeasin Ali Daptari, Illiyach Ali Daptari, Isha Ali Daptari, Musha Ali Daptari, Harun Ali Daptari, Abdul Rashid Daptari, Marjina Bibi, Taslima Bibi, and the heirs and heirless of Sahadat Ali Daptari alias Sahad Ali Daptari namely Halima Bibi, Pawarjan Bibi, Sahida Bibi, Sajida Bibi, Sadequea Bibi, Farida Bibi, Angurjan Bibi, Abeda Bibi, Jabeda Bibi, Khateja Bibi, Hasina Bibi, Masuda Bibi and Hamida Bibi , and the heirs and heirless of Madat Ali Daptari namely Abu Siddique Daptari, Asraf Ali Daptari, Ajid Ali Daptari, Kurman Ali Daptari, Asmat Ali Daptari, Arman Ali Daptari, Sawkat Ali Daptari, Manowara Bibi, Mamtaj Bibi and Basar Ali Daptari while jointly seized and possessed of the said landed property, sold, transferred and conveyed their entire shares in the said Landed property equivalent to 10 decimals appertaining to R.S. /L.R. Dag No. 128 of Mouza - Sultanpur J.L. No. 16, P.S. Baruipur in the district of South 24 Parganas, to Sri Digbasan Banerjee, Sri Dhurjoti Banerjee



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and Sri Subrata Banerjee by the Sale Deed dated 06.02.2009 which was registered in the Office of Additional District Sub-Registrar of Baruipur and was recorded in Book No. I, Volume No. 3 from pages 4249 to 4287 being No. 934 for year 2009 for the consideration mentioned therein absolutely and forever and free from all encumbrances. However, it appears from the said Sale deed No. 934 of 2009 that Pawarjan Bibi, Abeda Bibi, Jabeda Bibi, Khateja Bibi, Hasina Bibi, Masuda Bibi and Hamida Bibi did not execute the said sale deed and retained their respective share in aggregate 1.666 decimals in the said landed property. Thus the Vendor herein acquired by purchase by the said Sale deed No. 934 of 2009 the land admeasuring 7.626 decimals in the said landed property and the owners got their names mutated in the L. R. Record-of-rights being No.795, 796 and 797 respectively in respect of their share being 0.2893, 0.2893 and 0.2894 part of 10000 respectively in the said plot;

- I. The said Sri Dhurjoti Banerjee and Sri Subrata Banerjee, executed and registered a General Power of Attorney on 22.03.2012 which was registered in the office of A.D.S.R, Alipur and recorded in Book No. – IV, being No. 00777 for the year 2012 in favour of Digbasan Banerjee to look after, execute and register the Sale deeds in respect of their shares in the said landed property;
- J. The said Sri Digbasan Banerjee for self and constituted attorney of Sri Dhurjoti Banerjee and Sri Subrata Banerjee, while seized and possessed of the said landed property, sold, transferred and conveyed their entire shares in the said Landed property equivalent to 10 decimals comprises to R.S. /L.R. Dag No. 128 of Mouza - Sultanpur J.L. No. 16, P.S. Baruipur in the district of South 24 Parganas, to Gargi Memorial Charitable Trust by the Sale Deed dated 30.01.2015 which was registered in the Office of Additional District Sub-Registrar at Baruipur and was recorded in Book No. I, Volume No. Volume No. 2 pages 2969 to 2990 being No. 898 for year 2015 for the consideration mentioned therein absolutely and forever and free from all encumbrances. Since said Digbasan Banerjee, Dhurjoti Banerjee and Subrata Banerjee jointly had 7.626 decimals of land in the R.S. Plot No. 128 they could not sold said 10 decimals of land in as



[Signature]
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much as they had acquired by purchased only 7.626 decimals of land therein. So the vendor herein has acquired only 7.626 decimals and not 10 decimals of land.

- K. Thus the vendor herein became absolute owner of the land admeasuring 7.626 decimals out of 10 decimals comprises of R.S. & L.R. Dag no. 128 appertains to L.R. Khatian No. 795, 796 and 797 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 7.626 decimals out of 10 decimals being the demarcated part of R.S. /L.R. Dag No. 128, appertain to L. R. Khatian Nos. 795, 796 and 797 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 of Sultanpur Mouza;
On the South : Partly by Dag No. 220 and 221 of Sultanpur Mouza;
On the East : By Dag No. 127 of Sultanpur Mouza;
On the West : Partly by Dag No. 222 & 223 of Sultanpur Mouza;

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



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IN WITNESSES WHEREOF the Vendor has 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. Lopa Chatterji . 64/10 Dhekuria Station Rd. Kol - 31.</p> <p>2. Dipak Das Dipak Das Kolkata - 700029</p>	<p>GARGI MEMORIAL CHARITABLE TRUST Digbasan Banerjee Chairman</p> <hr/> <p>VENDOR</p> <p>ANGELICA REALTY PRIVATE LIMITED Pranab Ghosh Director / Authorized Sign</p>
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Drafted by me and prepared in my office:

Ashok Kumar Singh

(ASHOK KUMAR SINGH)

Advocate

High Court, Calcutta

W.P. 662/1992



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RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 4,25,211/- (Rupees Four Lacs Twenty Five Thousand Two Hundred Eleven 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	In favour of	Amount (Rs.)
1.	541290	21/5/15	Gargi Memorial Charitable Trust	4,25,211.00
2.				
TOTAL				4,25,211.00

Rupees Four Lacs Twenty Five Thousand Two Hundred Eleven only

GARGI MEMORIAL CHARITABLE TRUST

Digbasan Banerjee
Chairman

(VENDOR)

WITNESSES:

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

2. *Dipankar Das*
Dipankar Das
KS-29



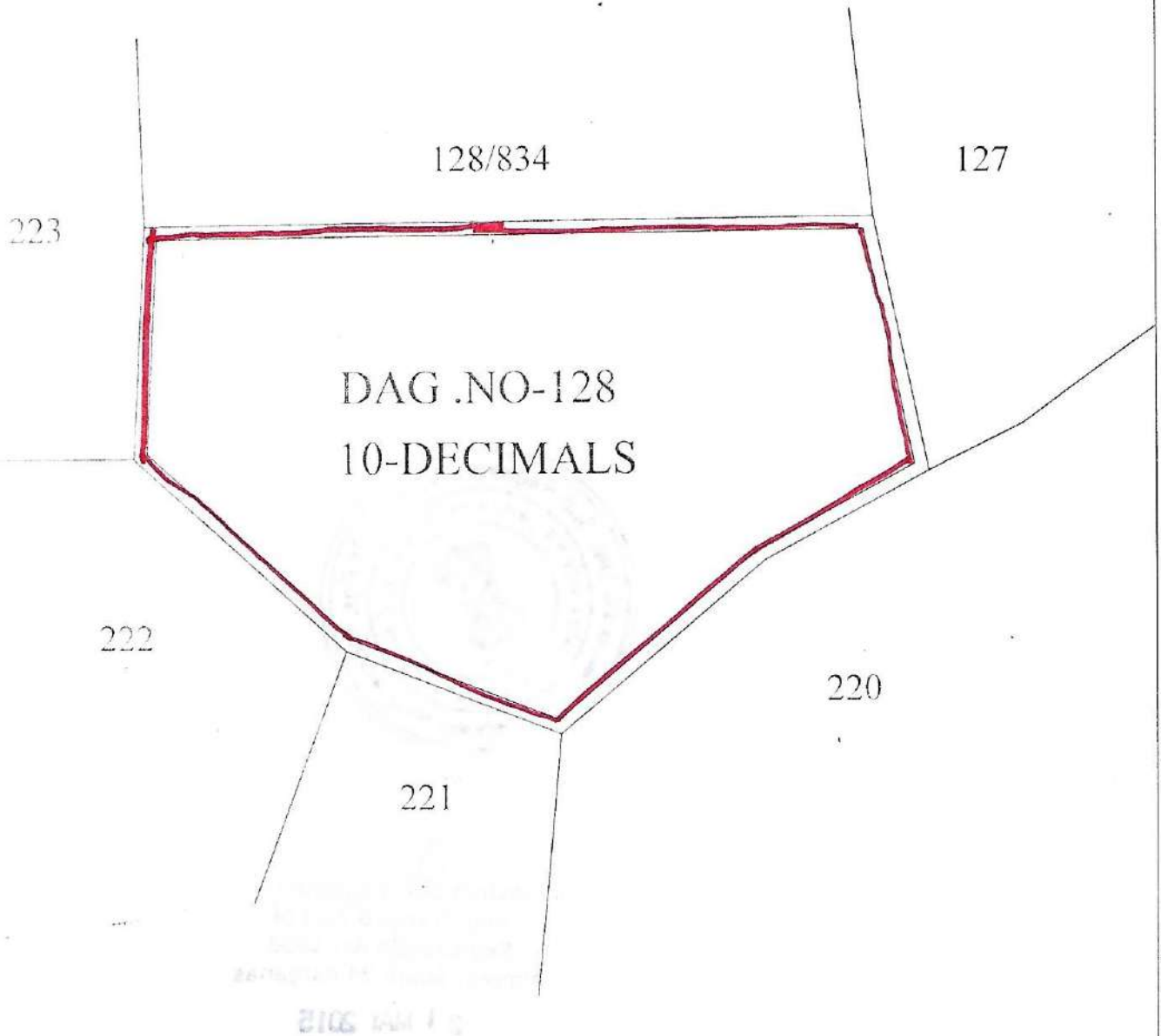
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SITE PLAN

R.S.DAG NO: 128 KHATIAN NO:
GRAM PANCHAYET: MULLICKPUR
EXTRACT FROM R.S. MOUJA MAP
AREA SOLD HEREIN :7.626DECIMALS

MOUZA:SULTANPUR J.L NO-16
P.S:BARUIPUR DIST-24 PGNS(S)
TOTAL DAG AREA:10 DECIMALS
(MORE OR LESS) (UNDEMARCATED)



GARGI MEMORIAL CHARITABLE TRUST

Digbaran Banerjee
Chairman


SIGNATURE OF VENDORS

ANGELICA REALTY PRIVATE LIMITED

Rahul Sharma
Director / Authorized Signatory

SIGNATURE OF PURCHASER




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স্বাক্ষরিত

২১ মে ২০১৫

স্বাক্ষরিত

২১ মে ২০১৫

Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



Dr. Jawantkar
GARGI MEMORIAL CHARITABLE TRUST
Rajbanshi
Chairman



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



ANGELICA REALTY PRIVATE LIMITED
Anurag Sharma
Director / Authorized Signatory



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Dibyendu Chakraborty
Dibyendu Chakraborty



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)

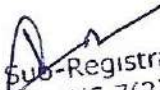


Little Ring Middle Index Thumb
(Left Hand)



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



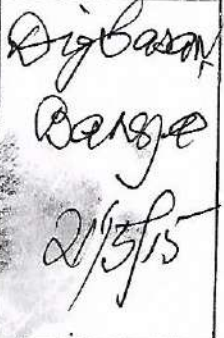


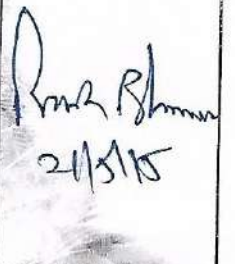
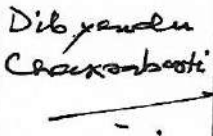


Government of West Bengal

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 16040000147309/2015

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DIGBASAN BANERJEE 3, Suren Tagore Road, P.S. Gariahat, Kolkata – 70, P.O:- Ballygunj, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Seller [GARGI MEMORIAL CHARITABLE TRUST]			
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 REALTY PRIVATE LIMITED]			
SI 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, Kolkata - 700, P.O:- Ballygunj, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Mr DIGBASAN BANERJEE			

(Tridip Misra)

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	GARGI MEMORIAL CHARITABLE TRUST 8A, Dover Lane, P.S. – Gariahat, Kolkata – 700 029, P.O:- Dover Lane, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 PAN No. AACTG0287H, Status : Organization Represented by representative as given below:-		
1(1)	Mr DIGBASAN BANERJEE, Representative Son of Mr Late Radha Raman Banerjee 3, Suren Tagore Road, P.S. Gariahat, Kolkata – 70, 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:- Ballygunj, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700144 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, Kolkata - 700, 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 Dibyendu Chakerborty Son of Late Bhupendra Chakerborty 22/2 D Fern Road, 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, 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:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur	RS Plot No:- 128, RS Khatian No:- 795	7.626 Decimal	4,25,211/-	4,25,211/-	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 - 160404177 / 2015

Query No/Year	16040000147309/2015	Serial no/Year	1604004401 / 2015
Deed No/Year	I - 160404177 / 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	26-05-2015

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 4,25,211/-



(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.

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

Presented for registration at 18:20 hrs on : 26/05/2015, at the Private residence by Mr Prakash Bhimrajka ..

Endorsement by Commissioner after execution of Visit Commission Case No:-000934 of 2015

Having visited the residence of

Mr DIGBASAN BANERJEE, Representative, 8A, Dover Lane, P.S. – Gariahat, Kolkata – 700 029, P.O: Dover Lane, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, 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, Kolkata - 700, 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:-000934 of 2015

Having visited the residence of

Mr DIGBASAN BANERJEE, Representative, 8A, Dover Lane, P.S. – Gariahat, Kolkata – 700 029, P.O: Dover Lane, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By Profession Business

Who has been identified to my satisfaction by Mr Dibyendu Chakerborty , Son of Late Bhupendra Chakerborty , 22/2 D Fern Road, 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

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,707/- (A(1) = Rs 4,675/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 4,707/-

Description of Draft

1. Rs 4,707/- is paid, by the Draft(other) No: 523247, 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. 21,261/- and Stamp Duty paid by Draft Rs 21,261/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 112593, Purchased on 25/03/2015, Vendor named A Banerjee.

Description of Draft

1. Rs 21,261/- is paid, by the Draft(other) No: 523246, 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 9264 to 9286
being No 160404177 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.06.16 19:26:24 -07:00
Reason: Digital Signing of Deed.

(Tridip Misra) 6/16/2015 7:26:23 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
