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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Stamp under Rule 21 of
 s. 5 (1) of W. B. L. R. Act, 1988
 duly Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule L.A. No. 23
 Fee Paid 1/-

B 520231

1-40
1970

100
31450

31450/-
19.7.07

A: 5775
 E: 7
 H: 28
 M: 4
 5814

Signature
 North 24-Parganas
 (R. & R. - 2)

DEED OF SALE.

VALUED AT RS. 525626 1.9 JUL 2007
 (RUPEES FIVE LACS TWENTY FIVE THOUSAND
 SIX HUNDRED TWENTY SIX - ONLY.) 3 JUN 2008

Sale
73
525626

THIS DEED OF SALE is made this 19th day of JULY, in the year 2007, B E T W E
 E N 1. SRI MANOJ KUMAR TRIPATHI, 2. SRI BINOD KUMAR TRIPATHI both
 are son of Laxmi Narayan Tripathi, by faith Hindu, by occupation business, by
 nationality- Indian, residing at 2/E, Gugipara Bye Lane, Kolkata- 700 006 hereinafter
 called the VENDORS(which expression shall unless excluded by or repugnant to the
 subject or context be deemed to mean and include their heirs, executors,
 administrators, legal representatives, assigns and/or nominees) of the ONE PART.

A 5775
 E 7
 H 28
 M 4

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1050000
 31470/-
 13.6.08
 599356
 15/6/18

1050000
 5764

13.6.08

1708
 2uf
 18/5/07
 Sh. Ashok Kumar
 Rahaman
 Court



appeared for Registration at 150 A.S.P.A.
 on the 19th day of July 2007
 at the Office of the Registrar
 at Barasat by Manoj Kumar Tripathi

Manoj Kumar Tripathi

Manoj Kumar Tripathi
 6/10, T. Akshay Varan Tripathi
 P.S. Gauripara by Barasat
 District - North 24 Parganas
 Caste - Hindu, Muslim/Christian
 Profession - Business

15026
 Registrar of Companies
 North 24-Parganas
 (R.R.R.-II)
 19 JUL 2007

Manoj Kumar Tripathi

15027

Vinod Kumar Tripathi

Jaideb Mukherjee
 s/o Haradhan Mukherjee
 of - Gogaym
 P.O. - Duttapukur
 P.S. - Barasat
 Dist - North 24 Parganas
 Occ - Business

Jaideb Mukherjee
 s/o Haradhan Mukherjee
 Gogaym
 P.O. - Duttapukur
 District - North 24 Parganas
 Caste - Hindu, Muslim/Christian
 Profession - Business

Registrar of Companies
 North 24-Parganas
 (R.R.R.-II)

19 JUL 2007

ARYAVRAT INFRASTRUCTURE PRIVATE LIMITED a registered company under the Companies Act, 1956 having its registered office at New Town Metro Plaza, 1405/1406, Rajarhat Main Road, Atghara, Kolkata - 700136 hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its director or directors, successor or successors in office, authorized representatives, office bearers and or assigns) of the OTHER PART.

WHEREAS one Sri Akshoy Kumar Mondal of Teghoria purchased a plot of land measuring an area of 86 decimal more or less lying and situate at the MOUZA- ATGHARA, J.L NO - 10 under the C.S DAG NO - 238, in the C.S KHATIAN NO - 160 JAMINDER KHATIAN NO - 154(ka), P.S - RAJARHAT, DIST - 24 PARGANAS presently NORTH 24 PARGANAS. The land was recorded as Rayati Mokalary of Uttam Chandra Mondal MUDAFAT under Sri Taraknath Biswas of Hatiara, P.S - Rajarhat, Dist- 24 Parganas at a yearly rental of RS. 7/4-(SEVEN AND FOUR ANA) Only. Due to unpaid of said rent in due time a suit had been filed against said Uttan Chandra Mondal in the learned Court of Sibadaha vide no 475 in the year 1931 and had been favoure with decree against Uttan Chandra Mondal.

AND WHEREAS said Akshoy Mondal purchased the above mentioned plot of land of 86 decimal more or less in NILAM with supporting the decree of the said court.

AND WHEREAS said Akshoy Kumar Mondal due to his urgent need of money sold conveyed and transferred the said plot of land measuring about 86 decimal lying and situate at the abopve stated dag, khatian, mouza, police station and district, by a registered deed of sale registered at the office of the A.D.S.R COSSIPUR DUM DUM copied in book no 1, being no - 657 for the year 1935 to one Sri Kshetra Nathy Gyain absolutely and free from all encumbrances, attachments, charges, liens, lispendances, claims or demands whatsoever.

Contd. page..3

57641-
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13-6-08



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Registrar s/s I (A)
North 24-Parganas
(B. R. R. - B.)

19 JUL 2007

AND WHEREAS in consequence to the said purchase Sri Kshetra Nath Gyain was well owned, seized and possessed of the said plot of land measuring about 86 decimal lying and situate at the aforesaid mouza, dag, khatian, police station and district absolutely and free from all encumbrances, attachments, charges, liens, lispendance, claims or demands whatsoever.

AND WHEREAS while possessing the said property measuring about 86 decimal Sri Kshetra Nath Gyain died intestate leaving behind him his three sons namely Panchanan gyain, Anil Kumar Gyain and Bholanath Gyain as his legal heirs and successors and they all three have inherited the said plot of land measuring about 86 decimal by equal share as per the Hindu Law Of Succession and recorded their names in respect of $1/3^{\text{rd}}$ share each in the Revisional Settlement of the Governemnt under the R.S DAG NO - 233 for 37 decimal and R.S DAG NO - 235 for 49 decimal under the R.S KHATIAN NO - 342 at the aforesaid mouza of ATGHARA, J.L NO - 10, TOUZI NO - 172, R.S NO - 133 under the P.S - RAJARHAT, DIST - NORTH 24 PARGANAS.

AND WHEREAS by an amicable settlement between the said three brothers namely Panchanan Gyain, Anil Kumar Gyain, and Bholanath Gyain, Anil Kumar Gyain acquired or obtained his $1/3^{\text{rd}}$ share equivalent to 29 decimal more or less land out of 86 decimal of land under the R.S DAG NO - 233 in R.S KHATIAN NO - 342 and absolutely sold conveyed and transferred it to the third party.

AND WHEREAS two other brothers namely Panchanan Gyain and Bholanath Gyain both have acquired $1/3^{\text{rd}}$ share each equivalent to 29 decimal of land under the R.S DAG NO 233 for 04 decimal each and R.S DAG NO - 235 for 25 decimal each more or less in R.S KHATIAN NO - 342 at said mouza of Atghara. J.L NO - 10, TOUZI NO - 172, R.S NO - 133, UNDER P.S - RAJARHAT, DIST- NORTH 24 PARGANAS and had been in peaceful possession of the same or their said respective portion free from all encumbrances.

AND WHEREAS while possessing the aforesaid $1/3^{\text{rd}}$ portion equivalent to 29 decimal more or less lying and situate at the aforesaid dags, khatian, mouza, and district said



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Registrar, N. 24 P. (R)
North 24-Parganas
R.A.R.-R

19 JUL 2007

Panchana Gyain died intestate by leaving behind his four sons namely Sri Samir Kumar Gyain, Sri Sanjoy Gyain, Sri Amiya Kumar Gyain and Sri Ashim Kumar Gyain and they all have inherited the aforesaid plot of land measuring an area of 29 decimal as per the law of inheritance and succession and recorded their respective names in respect of their respective share in L.R.KHATIAN NO - KRI-877,878,12 and 14 under the aforesaid dag, mouza, police station and district.

AND WHEREAS by a registered deed of sale registered and executed at the office of the A.D.S.R, Bidhannagar copied in book no - 1, vol no -72, pages- 325 to 340, being deed no - 3551 for the year 1988 said Sri Samir Kumar Gyain, Sri Sanjay Kumar Gyain, Sri Amiya Kumar Gyain and Sri Ashim Kumar Gyain jointly sold, conveyed and transferred to Chandrawati Pandey and Subhadra Padey ALL THAT a piece and parcel of plot of land measuring about 03 katta- 08 chatta- 03 sq.ft lying and situate at the MOUZA- ATGHARA, J.L NO - 10 under the R.S DAG NO - 235, in the R.S KHATIAN NO - 342 AND L.RKHATIAN NO - 877,878,12 and 14, P.S - Rajarhat, Dist- North 24 Parganas absolutely and forever free from all encumbrances, attachments, charges, liens, lispendances, claims or demands whatsoever.

AND WHEREAS in consequence to the said purchase Chandrawati Pandey and Subhadra Pandey both were well owned, seized and possessed of and or otherwise well and sufficiently become entitled to the said plot of land measuring about 03 katta- 08 chatta- 03 s.qft absolutely and free from all encumbrances, attachments, charges, liens, lispendances, claims or demads whatsoever and during their continuation of the said possession over the said plot of land they mutuall divided the said plot of land into two separate plot of land each measuring about 01 katta- 12 chatta- 1.5 sft and had been possessing the same absolutely and free from all encumbrances.

AND WHEREAS by a deed of sale dated 6th day of April, in the year 2004 registered at the office of the A.R.A-II, Kolkata copied in book no - 1, volno - 1, pages -1 to 13, being no -5373 for the year 2006 said Mrs. Subhadra Pandey sold, conveyed and transferred to Sri Manoj Kumar Tripathi and Sri Binodh Kumar Tripathi the VENDORS



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North 24-Parganas
(D. A. R. - II)

19 JUL 2007

herein ALL THAT a piece and parcel of a plot of land measuring about 01(One) Katta-12(Twelve)Chattak- 1.5(One and Half)s.qft lying And situate at the aforesaid MOUZA of ATGHARA, J.L NO - 10, TOUZI NO -172, R.S NO - 133, under the R.S DAG NO - 235, in the R.S KHATIAN NO - 342 and in the L.R KHATIAN NO - 877, 878, 14 and 12 , within the jurisdiction of THE WARD NO -06, OF THE RAJARHAT GOPALPUR MUNICIPALITY, P.S- RAJARHAT, DIST- NORTH 24 PARGANAS absolutely and forever free from all encumbrances, attachments, charges, liens, lispendances, claims or demands whatsoever.

AND WHEREAS in consequence to the aforesaid purchase Sri Manoj Kumar Tripathi and Sri Binod Kumar Tripathi the VENDORS both are jointly in equal share well owned, seized and possessed of and or otherwise well and sufficiently become entitled to the aforesaid plot of land measuring about 01 (One) Katta- 12 (twelve) Chattak- 1.5(One and Half) sqdft lying and situate at the aforesaid MOUZA of ATGHARA, J.L NO - 10, TOUZI NO- 172, R.S NO - 133, under the R.S DAG NO - 235, in the R.S KHATIAN NO - 342 and in the L.R KHATIAN NO - KRL 877, 878, 12 and 14, within the jurisdiction of the RAJARHAT GOPALPUR MUNICIPALITY, P.S- RAJARHAT, DIST- NORTH 24 PARGANAS which is particularly mentioned and described in the schedule hereunder written and morefully delineated in the MAP or PLAN in the RED boarder and hereinafter referred to as the 'said plot of land' absolutely and forever free from all encumbrances, attachments, charges, liens, lispendances, claims or demands whatsoever.

AND WHEREAS due to urgent need of money the VENDORS herein jointly have agreed to sell and the PURCHASER has agreed to purchase ATT THAT the 'said plot of land' measuring about 01 katta- 12 chattak- 1.5 sq.ft at or for a consolidated consideration of RS. 525626/- (RUPESS FIVE LACS TWENTY FIVE THOUSAND SIX HUNDRED TWENTY SIX _____)only which the VENDORS have jointly doth hereby agreed, affirmed and confirmed.

NOW THIS DEED WITNESSETH THAT in pursuance of the said agreement

Manoj Kumar Tripathi



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North 24-Parganas
(D. R. - 1)

19 JUL 2007

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and in consolidated consideration of Rs. 525626 /- (RUPEES FIVE LACS TWENTY FIVE THOUSAND SIX HUNDRED TWENTY SIX) only truly paid by the PURCHASER TO VENDORS at or before the execution of this presents (the receipt whereof the VENDORS doth hereby as well as by the receipt hereunder written admitted, and acknowledged and of and from the same and every part thereof doth hereby acquit release and forever discharged the PURCHASER and the 'said plot of land' hereby absolutely and indefeasibly grant, convey, sell and transfer, assign and assure unto and in favor of the PURCHASER ALL THAT piece and parcel of the said plot of land measuring an area of 01 katta- 12 chattak- 1.5 sqft. lying and situate at the mouse -Atghara, under the aforesaid dig, kalia, police station and district which is morefully described in the schedule hereunder written and hereinafter referred to as the 'said plot of land' particularly delineated in the M A P in R E D boarder OR HOWSOEVER OTHERWISE the 'said plot of land' or any part heretofore were or was now are or is situate, tenanted, butted and bounded, called, known, numbered, described, distinguished, TOGETHER WITH ALL erection walls, boundaries, pits areas, court yards, sanitary connections, electricity connection, fittings and fixtures, drains, swears, paths, passages, ways, AND ALL manner of ~~formal~~ or other rights, liabilities, advantages, emoluments, appendages, appurtenances easements, privileges, emoluments whatsoever to the 'said plot of land' or any part thereof belonging or anywise appurtening or which the same or any part thereof now are or is or any time hereto fore were or was held, used, occupied, enjoyed, reputed to belong or to be appurtenant thereto and the reversion or reversions, remainder or remainders, AND the rents, issues, profits thereof AND ALL the estates, rights, title, interest, use possession claims or demands whatsoever both in law or in equity of the VENDORS into and upon the said property or any part thereof TOGETHER WITH ALL deeds pattas, muniments, writings, evidences on title in any wise relating to the said plot of land or any part thereof which now or hereunder or hereinafter shall or may be in the custody or power or possession of the VENDORS or which the VENDORS can procure without any action any suit in law or in equity TO HAVE AND TO HOLD the said plot of land or property AND ALL AND SINGULAR other the said property granted, conveyed and



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North 24 Parganas
(D. R. R. - D.)

19 JUL 2007

transferred or expressed or intended so to be and every part thereof TOGETHER WITH ALL rights, interests, emoluments, appendages, appurtenances unto and to the use of the PURCHASER absolutely and forever free from all encumbrances, attachments, charges, liens, lispence, claims or demands whatsoever.

AND THE VENDOR DOTH HEREBY COVENANTED WITH THE PURCHASER AS FOLLOWS:-

1. That notwithstanding any thing, act, deed, matter, by the VENDORS done executed or suffered to the contrary, the VENDORS are absolutely owned, seized, and possessed of and or otherwise well and sufficiently become entitled to the 'said plot of land' as an estate equivalent to an absolute estate of inheritance in fee simple in possession to the said property and every part thereof.

2. That notwithstanding as aforesaid the VENDORS now hath in good right, full power and absolute authority and indefeasible title to grant, sell and transfer convey, assign and assure ALL AND SINGULAR THE 'SAID PLOT OF LAND' hereby granted, sold, transferred conveyed, assigned and assured or expressed or intended so to be unto and to the use of the PURCHASER in the manner as aforesaid according to the true intent and meaning of this presents.

3. That the PURCHASER shall or will or may from time to time and all time hereafter peaceably and quietly enter into hold, possess and enjoy the said property hereby granted, conveyed and received and to take the rents, issues and profits thereof and every part thereof without any lawful trouble, hindrances, disturbances, evictions, interruptions, claims or demands whatsoever from or by the VENDORS or persons claiming under or from or trust for the VENDORS.

4. That free and clear, freely and clearly absolutely acquitted, exonerated discharged, and released or otherwise at the cost of the VENDORS well and sufficiently saved defended, kept harmless and indemnified of and assign AND ALL manner of other charges,



Signature of T. T. (S)
North 24-Parganas
I. R. R. - D.

19 JUL 2007

mortgages, liens, lispendences, attachments, encumbrances, whatsoever created by the VENDORS.

5. That the VENDORS and all persons claiming any estate, rights, interests, claims or demands whatsoever both in law or in equity into or upon the said property hereby granted, sold, conveyed, transferred assigned, assured, or expressed, or intended so to be or any part thereof through or under in trust for the VENDORS or any other person aforesaid shall or will or may from time to time and at all time hereafter at the request and costs of the PURCHASER and does and execute all such assurances, acts, deeds, matters, things, for further better and more effectual granting selling, transferring and assuring the said property and every part thereof unto and to the use of the PURCHASER shall or may reasonably required.

6. That the 'said plot of land' is not affected by any attachment including the attachment under the Certificate case or proceedings started at the instances of the Income Tax Authority or other Govt. Authorities under the Public Demand Authority Act or otherwise whatsoever and no Certificate case or proceedings pending against the VENDORS for realization of arrear under the said Act or any other Act for the time being in force and the said property is not affected by any notice or scheme of acquisition of the Govt. of West Bengal or any other local municipality or public body or body corporate and no declaration has been made or published for the acquisition of the said property or any part thereof under the Acquisition Act or any other Act for the time being in force.

7. That the VENDORS have not at any time done or executed or knowingly suffered or been part to any act deed, things, or matters, whereby and where under the 'said plot of land' together with structure appurtenant thereto hereby sold, granted, conveyed or expressed or so to be or any part thereof is or may be impeached or encumbered or affected in title or otherwise.

8. That the PURCHASER herein shall be free, clear, absolutely discharged saved, harmless and kept indemnified against all estates, charges, encumbrances, liens, lispendences, attachments, debts, requisitions, or trusts claims, or demands whatsoever



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Registrar s/s T (C)
North 24-Parganas
(B. R. R. - II)

19 JUL 2007

created occasioned or made by the VENDORS or any person or persons lawfully or equitably claiming as aforesaid.

9. That the VENDORS also declares and confirms that they are in kash and vacant possession of the 'said plot of land' and every part thereof TOGETHER WITH all easements right accrued thereon and no one else has any right or interest therein or any part or portion thereof as occupant or otherwise.

10. That the VENDORS hereby further covenants with the PURCHASER that in the event of his being any defect in the title and or any claim from any third party or any of the representation is found to be incorrect or false, the VENDORS shall cause such defect to be remedied, removed and have agreed to keep the PURCHASER saved kept harmless, and fully indemnified, from all costs, claims, charges, actions, suits and proceedings.

11. That the VENDORS hereby declares and confirms that she does not hold any excess vacant land within the provisions of the W.B.L.R. Act, 1956 and also under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 as amended upto date.

12. That the VENDORS further covenants with the PURCHASER that the VENDORS will provide all necessary helps, actions, and assistances, to the PURCHASER to deliver the peaceful vacant possession of the said property at or before the execution of this presents or deed of sale.

SCHEDULE OF THE SAID PLOT OF LAND
AS ABOVE REFERRED TO::

ALL THAT a piece and parcel of a plot of land recorded classification is SHALL, measuring about 01 (One) Katta- 12(Twelve)Chatta- 1.5(One andHalf) Sq.Ft. lying and situate at MOUZA- ATGHARA, J.L NO - 10, TOUZI NO - 172, R.S NO - 133, under the R.S DAG NO -235, in the R.S KHATIAN NO -342 and L.R KHATIAN NO -KRI. 877,878,12 and 14, within the jurisdiction of the WARD NO - OF THE



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Deputy District Collector
North 24-Parganas
(B. R. S. - 1)

19 JUL 2007

RAJARHAT GOPALPUR MUNICIPALITY, P.S - RAJARHAT, DIST - NORTH 24
PARGANAS which is butted and bounded as follows:-

Permission NO- 679-112/NTP/1P- 9/2002 dated on - 06/08/2002.

ON THE NORTH - : R.S DAG NO-235 (P)

ON THE SOUTH - : R.S DAG NO - 236 (P)

ON THE EAST - : R.S DAG NO - 12'-00" wide common passage.

ON THE WEST - : R.S DAG NO - R.S. Dag 234, 205.

IN WITNESSES WHEREOF the VENDORS have set and subscribed their respective hands, seal and signatures on the day month and year as above written in presence of the following witnesses.

WITNESSES

1. SK Mehbubur Rahman.
Advocate, Baraset
Judge's Court.

2. Jaidab Mukherjee
of - Gangapur
P.O - Duttapur
P.S. - Baraset

1. Manoj Kumar Tripathi

2. Vinod Kumar Tripathi
SIGNATURE OF THE VENDOR.

DRAFTED & PREPARED BY ME.

SK Mehbubur Rahman
SK MEHBUBAR RAHMAN,
ADVOCATE.



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Regional S/T (R)
North 24-Fargana
(R.R.R.-P)

19 JUL 2007

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

Photo of the presentant should be pasted
in the front page of the document



Manoj Kumar Tripathi

(1)
Name :Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said parson.

Manoj Kumar Tripathi
SIGNATURE of the Presentant

(2)
Name :
Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed
person and attested by the said person.

Vinod Kumar Tripathi
SIGNATURE of the Presentant/Executant/
Claimant/Attorney/Principal/Guardian/Testator
(Tick the appropriate status)



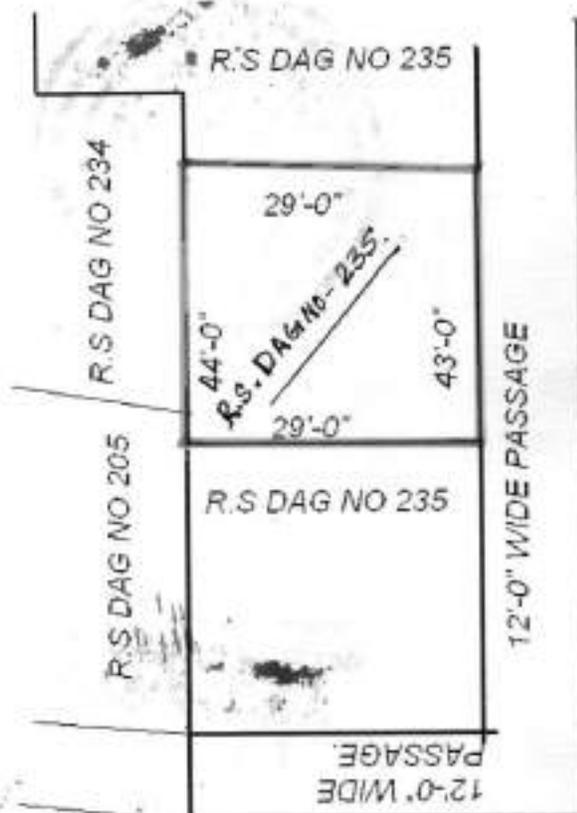
Vinod Kumar Tripathi



[Handwritten Signature]
District Collector, North 24 Parganas
(D. R. M. - II)
19 JUL 2007

ALL THAT A PICE AND PARCEL OF A PLOT OF SHALI LAND MEASURING ABOUT 01K- 12 CH- 1.5 S.FT AT MOUZA-ATGHARA, J.L NO - 10, TOUZI NO - 172. R.S NO -133. ^{R.S. DAG-235} WARD NO- 06 OF RGM.P.S- RAJARHAT.DIST 24 PGS(N).

TOTAL PURCHASED AREA = 01K-12CH-1.5SFT



1 Manoj Kr Pipathi
 2 Vinod Kumar Pipathi

SIGNATURE OF THE VENDORS.

Dran by.
 Smaki



[Handwritten signature]

Signature s/s I O
North 24-Parganas
(P. R. R. - 11)

19 JUL 2011

MEMO OF CONSIDERATION

WE the VENDORS herein have received the consolidated sum of Rs. 525626/- (Rupees FIVE LACS TWENTY FIVE THOUSAND SIX HUNDRED TWENTY SIX) only as the consideration of this deed of sale from the PURCHASER as per the following memo and we are signing this memo consideration in presence of following witnesses on the day month and year as above written.

Manoj kr Tripathi

CHEQUE	WITH DATE	BANK	PAYEE	AMOUNT.
015354 &	11.07.07	U.T.I. BANK LTD LAKE TOWN BRAN- CH. KOL-700089.	MANOJ KUMR TRIPATHI.	RS. 2,62,500 only.
015355	DO.	DO.	BINOD KUMAR TRIPATHI	RS 2,62,500 only.
CASH			MANOJKR. TRIPATHI & BINOD KUMAR TRIPATHI	RS 626 only

TOTAL = RS. 525626 /- ONLY

WITNESSES

1. Sh. Mehbubur Rahman
DO.

1. Manoj kr Tripathi

2. Jaidev Mukherjee
of - Gangapur
P.O - Butapur
P.S - Barasat

2. Binod Kumar Tripathi
SIGNATURES OF THE VENDORS.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 3145 to 3159
being No 03501 for the year 2008.



(X) 10-July-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal