

✓ Pro 5116

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26.4.07
Rajank

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 514454

Admissible under Rule 21 & sub-rule 5 (i) of W. R. T. R. Act, 1958
 duty Stamp under the India Stamp Act 1899. Subsequently amended Schedule I.A. No. ---
 None Paid.

NO 679-HI/N.T.P/1P-4 2002
 Dt 6-8-02

100
14900
15000
6000
Sale
23

Stamp duty of Rs. 45000 + 14900
 has been realized on 26/4/07
 as per Banker's Cheque
 Bank Draft No. 781351 dt 26/4/07
 Date 781347 dt 26/4/07
 Baranath D.S.R.

Sub-Registrar
 North 24 Parganas
 (D.S.R.)

Sub-Registrar
 North 24 Parganas

Notarized that the document is admitted to registration. The signature sheet, Munsafa and the endorsement sheet's attached with this document's shall be part of this document.

DEED OF SALE

VALUED AT Rs. 10,00,000 /-(RUPEES ONLY)
 TEN LACS

District Sub-Registrar
 North 24 Parganas
 Baranath

10,00,000

A 10989

THIS DEED OF SALE is made this day of 26th April, in the year 2007 B E T W E N I. MRS KRISHNA RAY wife of Sri Dilip Kumar Ray, by faith-hindu, by nationality - Indian, by occupation - house wife, residing at Arpan Apartment, Flat no - 14, Second Floor, 1-A/7, Aswininagar, Baguiati

Contd. page.2

M/V 2318750
 A 14509
 n-205
 14714

Krishna Ray

নং - 2887
 খ্রিস্টীয় বর্ষ - 2007
 তারিখ - 20/8/2007
 মোতায়েন নম্বর - 6424/উত্তর 24 পরগণা/2007
 পিতা -
 মাতা -
 পেশা -
 জন্মস্থান -
 মোতায়েন স্থান -
 মোতায়েন তারিখ -
 মোতায়েন স্থান -
 মোতায়েন নম্বর -
 মোতায়েন তারিখ -
 মোতায়েন স্থান -

ক্রেতার স্বাক্ষর



Presented for Registration at A.M./P.M.
 on the... day of... 2007...
 at... of the Sadar Registration
 Office at Barakhat by...
 of the Executant / Claimant

No. W/P...
 P.S. ... P.O. ...
 District - North 24-Parganas
 by Case - Hindu/Muslim/Christian
 Execution

Krishna Ray.

[Signature]
 [Stamp: North 24 Parganas District Office]
 8674

26 APR 2007

Krishna Ray.

Shishir Gupta
 S/o Shree Bhugwan Gupta
 Add - 16, Amherst Row
 Kat - 9
 Occupation - Business.

No. W/P...
 P.S. ... P.O. ...
 District - North 24-Parganas
 by Case - Hindu/Muslim/Christian
 Execution

[Signature]
 [Stamp: North 24 Parganas District Office]
 8674

26 APR 2007

Krishna Roy.

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Kolkata- 700059 hereinafter called the VENDOR (which expression shall unless be excluded by or repugnant to the subject or context be deemed to mean and include her heirs, administrators, legal representatives, assigns and/or nominees) of the ONE PART.

A N D

JAINEX PROPERTIES PRIVATE LIMITED, having its registered office at 1405/1406, Rajarhat Main Road, Newtown Metro Plaza, P.S – Rajarhat, Dist- North 24 Parganas, represented by its Authorised Representative Sri Rabi Singha Roy, son of late Ganesh Chandra Singha Roy, residing at Nayapara Hatiara, P.S – Rajarhat, Dist- North 24 Parganas hereinafter called the VENDEE OR PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it successor or successors in office, and/or nominees) of the OTHER PART.

WHEREAS one Uttam Chandra Mondal wa owned, enjoyed, seized and possessed of a plot of land measuring about 86 decimel lying and situate at mouza- Athgara, J.L NO – 10, in C.S Khatian no – 160, Zamindar Khatian no – 154(ka) under the C.S Dag no – 238, P.S – Rajarhat, Dist- 24 Parganas, Presently North 24 Parganas as per the rayati mokarrari swatta under Sri Tarak Nath Biswas at a yearly rental of Rs. 7/4(Rupees seven and four annas) only but



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OFFICE OF THE DISTRICT ENGINEER
TAMIL NADU

26 APR 2007

while possessing the said property due to non payment of the said rent by said Uttam Chandra Mondal to his landlord in due time a suit was filed against him by his landlord Sri Tarak Nath Biswas in the learned court of Sibdaha vide case no - 175/1931 and the said landlord had obtained a decree in his favour.

AND WHEREAS one Sri Akshoy Kumar Mondal son of late Chharu Mondal of Teghoria purchased the above mentioned plot of land measuring an area of 86 deimel more or less in NILAM in support of the decree of the Learned Court of the First Class Magistrate at Shibdaha as mentioned hereinabove.

AND WHEREAS by a registered deed of sale registered and executed at the office of the Sub-Registrar of Cossipure Dum Dum, copied in book no -I, being no - 657, for the year 1935 said Akshay Kumar Mondal sold, conveyed and transferred the aforesaid plot of land measuring an area of 86 decimel more or less lying and situate the aforesaid mouza, dag and khatian to one Kshetra Narayan Gyain of Teghoria, 24 Parganas absolutely and forever free from all encumbrances, attachments, charges, liens, lispendance, claims or demands whatsoever.

AND WHEREAS said Sri Kshetra Narayan Gyain in consequence to the aforesaid purchase was become the owner, possessor and occupier owned, seized and possessed of and otherwise well and sufficiently become entitled to the aforesaid plot of land lying and situate at moouza- Atghara, J.L NO - 10
contd. page. 4..



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Signature of J. K.
North 24 Parganas
1957

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, in the C.S Khatian no – 160, under the C.S Dag no – 238, P.S – Rajarhat, DIST- North 24 Parganas presently North 24 Parganas absolutely and free from all encumbrances, attachments charges, liens, lispendances, claims or demands whatsoever

AND WHEREAS while possessing the aforesaid purchased property said Kshetra Nath Gyain died intestate by leaving behind him his three sons namely 1. Sri Panchanan Gyain 2. Anil Kumar Gyain and Bholanath Gyain being his only legal heirs and successors and they all three have inherited the aforesaid property of their deceased father Kshetra Nath Gyain as per the Hindu Law of succession and inheritance.

AND WHEREAS in consequence to the aforesaid inheritance said Panchanan Gyain , Anil Kumar Gyain and Bholanath Gyain have acquired and obtained 1/3rd share in aforesaid property of Late Kshetra Nath Gyain and were owned seized and possessed of and or otherwise well and sufficiently become entitled to the aforesaid property measuring about 86 dec .lying and situate at the aforesaid Mouza, dag khatian, police station and district jointly by equal share absolutely and free from all encumbrances, attachments, charges, liens, lis pendences, and or other claims or demands .

AND WHEREAS while possessing the same said Panchanan Gyain Anil Kumar

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[Handwritten Signature]
District Engineer
North 24 Parganas

26 APR 2017

Krishna Ray.

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Gyain and Bholanath Gyain have mutated their respective names as per their respective share in the aforesaid property of deceased Kshetra Nath gyain, in the recent settlement of the Government of West Bengal in R.S Khatian no - 342, under the R.S dag no - 233 and 235, of the aforesaid mouza, P.S - Rajarhat, Dist: 24 Parganas presently North 24 Parganas and were owned, seized and possessed of the same absolutely and free from all encumbrances, charges, attachments, liens, lispendances, claims or demands whatsoever.

AND WHEREAS while possessing the aforesaid property measuring about 86 decimel said Panchanan Gyain, Anil Kumar Gyain and Bholanath Gyain amicably and mutually portioned the aforesaid property as per their respective shares and each were sowned, seized and possessed of their devided share measuring an area of 28.66 decimel more or less land, absolutely and free from all encumbrances, attachments, charges, liens, lispednces, claims or demands whatsoever.

AND WHEREAS said Anil Kumar Gyain while in possession of his respective portion has sold, conveyed and transferred his said portion of land measuring about 28.66 decimel to third party and remaining portion measuring about 57.32 decimel was under the possession and occupation of the said two share holders namely Panchanan Gyain and Bholanath Gyain and they were owned possessed and enjoyed and seized the said remaining portion of land measuring about 57.32



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District Registrar
Patna

26 APR 2007

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decimel in equal separate share absolutely free from all encumbrances, attachments, charges, claims or demands whatsoever.

AND WHEREAS said Panchanan Gyain died intestate by leaving behind him his four sons namely 1. Samir Kumar Gyain, 2 Sanjay Kumar Gyain, 3 Amiya Kumar Gyain and 4 Ashim Kumar Gyain being his only legal heirs and successors and they all have inherited the aforesaid $\frac{1}{2}$ share or 28.66 decimel more or less land of deceased Panchanan Gyain at mouza- Atghara, J.L no - 10 under the R.S dag no - 235, and 233 in the R.S Khatian no - 342, P.S - Rajarhat, Dist- 24 Parganas, presently North 24 Parganas as per the respective share accrued under the law of inheritance and succession.

AND WHEREAS said Samir Kumar Gyain, Sanjay Kumar Gyain, Amiya Kumar Gyain and Ashim Kumar Gyain in consequence to the aforesaid inheritance jointly owned, seized and possessed of an area of land measuring about 28.66 decimel more or less lying and situate at the mouza- Atghara, J.L NO -10, in the R.S Khatian NO - 342, under the R.S dag NO - 233 and 235, under P.S - Rajarhat, Dist- presently North 24 Parganas in equal share absolutely and free from all encumbrances, attachments, charges, liens, lispendances, claims or demands whatsoever.

AND WHEREAS while possessing the aforesaid property measuring about 28.66



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Registrar, North 24 Parganas
West Bengal

26 APR 2007

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dec. of land said Samir Kumar Gyain and said tree brothers have mutated and recorded their names as per their respective shares in Kri Khatian no-877,878,12 and 14 under the R.S.Dag no-233 and 235 at Mouza-Athghara, J.LNO-10, P.S-Rajarhat, Dist- North 24 Parganas., and were seized possessed of the same jointly

AND WHEREAS said Bholanath Gyain after the aforesaid transfer by his brother Anil Kumar Gyain of 28.66 dec. more or less land, he was owned, seized and possessed of the $\frac{1}{2}$ of remaining portion of 57.34 dec. of land lying and situate at the aforesaid Mouza, and dag and mutated his name in the L.R.Khatian Kri-549, under the aforesaid R.S.Dag no 233, 235, P.S-Rajarhat, Dist- North 24 parganas, in respect of his proportionate share of land measuring about 28.66 dec.

AND WHEREAS by a registered deed of sale executed at the office of A.D.S.R. Bidhananagar, copied in book no-1, VOL-72, pages 341 to 356, being no-3552 in the year 1988, said Samir Kumar Gyain, Sanjay Kumar Gyain, Amiya Gayinand Ashim Kumar Gyain jointly transferred to one Smt. Nirmla Jaiswal, a plot of land measuring about 02khatta, 11chattack, 15 sq.ft. lying and situate at aforesaid Mouza of Atgahra, J.LNO-10, R.S NO-133, Touzi-10 in C.S.Khatian-160, under the C.S.dag no- 238, in R.S Khatian-342, under the R.S.Dag no-235, in L.R.Khatian-877,878.12 and 14, police station -Rajarhat, Dist- North 24 Parganas, absolutely and forever free from all encumbrances.

AND WHEREAS said Bholanath Gyain by a registered deed of sale executed at



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26 APR 2017

Krishna Ray.

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the office of the A.D.SR Bidhannagar, copied in book no - 1 , vol no - 63 pages- 263 to 276 being deed no 3100 for the year 1988 aplot opf land measuring about 07 katta 07 chattak 05 sq.ft lying and situate at the aforesaid mouza, in the aforesaid C.S DAG and C.S Khatian , in the L.R khatian no - kri- 549 under the R.S DAG NO - 233 235 and in the R.S Khatian no - 342 under the aforesaid police station and district to Smt. Anju Jaiswal , Smt. Kamini Jaiswal and Smt Anita Jaiswal absolutely and forever free from all encumbrances.

AND WHEREAS in consequence to the aforesaid purchase said Smt. Nirmala Jaiswal , Smt. Anju Jaiswal , Smt. Kamini Jaiswal and Smt . Anita Jaiswal were jointly owned , possessed and seized of a plot of land measuring about 10 katta- 02 chattak - 20 sq.ft lying and situate at the aforesaid mouza, dags, khatians, polioce station and district absolutely and free from all encumbrances, attachments ,charges, liens, lispendances, claims or demands whatsoever.

AND WHEREAS by a registered deed of sale registered and executed at the office of the A.D.S.R Bidhananar, copied in book no - 1, vol no - 106 , pages 1 to 26 being no- 01813 for the year 2003 said Smt. Nirmala Jaiswal, sold conveyed and transferred a plot of land measuring about 02 katta- 11 chattak -15 sq.ft including the 6'ft wide personal passage and Smt Anju Jaiswal. Smt. Kamini Jaiswal and Smt Anita Jaiswal sold ,conveyed and transferred a plot of land measuring about 02 katta 07 chattak -05 sq.ft including the 6 ft wide personal

contd. page. 9....



26 APR 2007

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passage lying and situate at the mouza- Atghara, J.L NO - 10, in the C.S Khatian no - 160, under the C.S dag no 238, in the R.S khatian no - 342 under the R.S 235, in the L.R Khatian no kri-549, 877, 878, 12 and 14, under the jurisdiction of the ward no 06 of the Rajarhat Gopalpure Municipality, P.S Rajarhat, Dist- North 24 Parganas to Mrs Krishna Ray the VENDOR herein absolutely and forever free from all encumbrances, attachments, charges, liens, lispendances claims or demands whatsoever.

AND WHEREAS in consequence to the aforesaid purchase Smt. Krishna Ray has become the absolute owner, possessor and occupier of a plot of land measuring about 05 katta 02 chatta- 20 sq.ft more or less lying and situate at the aforesaid mouza, dag, khatian, police station and district and is well seized and possessed of t5he same free from all encumbrances, attachments, charges, liens lispendances, claims or demands whatsoever.

AND WHEREAS the VENDOR has agreed to sell and the PURCHASER has agreed to purchase the plot of land measuring about 05 katta 02 Chatta - 20 sq.ft including 6ft wide personal passage lying and situate at the aforesaid mouza Atghara, J.Lno-10, Touzi No- 10, R.S.No-133, under the C;S Khatian 160, C.S DAG NO - 238, in R.S Khatian no - 342 under the R.S dag no - 235, in the LR. Khatian no kri -549,877,878,12 and 14, under the jurisdiction of the Ward no- 10 of the Rajarhat Gopalpure Municipality, police station- Rajarhat, Dist-North 24

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Signature No 7 (A)
District of Parganas
West Bengal

26 Apr 2007

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Paraganas . and which is particularly mentioned and described in the schedule hereunder written and hereinafter referred to as the said property at or for a consolidated consideration of Rs 10,00,000 /-(Rupees

T E N L A C S —)only abso-

lutely and forever free from all encumbrances, attachments, charges liens, dispendances, claims or demands whatsoever which the VENDORS doth hereby agreed.

NOW THIS DEED WITNESSETH THAT in pursuance of the said agreement and in consolidated consideration of Rupees 10,00,000 /- (Rupees

T E N L A C S —)only truly paid by

the PURCHASER to the VENDORS at or before the execution of this presents (the receipt whereof the VENDOR 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 discharge the PURCHASER and the said property hereby absolutely and indeafeasibly grant, convey, sell, transfer, assign, and assure unto and in favour of the PURCHASER

ALL THAT piece and parcel of the said property measuring an area of 05 katta-02 chattak-20 sqft. Including 12ft personal passage more or less lying and situate Mouza- Atghara under the aforesaid dags, khatians police station and distrct which is morefully

contd. page..11

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Magistrate 1/24 P
North 24 Parganas
W.B.

26 APR 2017

described the schedule hereunder written and hereinafter referred to as the said property OR HOWSOEVER OTHERWISE the said property or any part heretofore were or was, now are or is situate, tenanted, butted and bounded, called, known numbered, described, distinguished TOGETHER WITH ALL erections, walls, walls, pits area court areas, sanitary connections, aterconnections, electricity connection fittings, fixtures, swears drains, paths, ways passages and all trees, fruit trees, standing timbers, ferries and fisheries AND ALL manner of formal or other rights, liabilities, advantages emoluments, appendages appurtenances whatsoever to the said property or any part thereof belonging or anywise appurtening or which with the same or any part thereof now are or is or any time heretofore were or was held, used, occupied, enjoyed, reputed to belong or to be appurtenant thereto and the revesions remainder or remainders AND the rents issues and profits thereof AND ALL the estates, rights, title, interest, use, possession, claims and demands whatsoever both in law or in equity of the VENDOR into and upon the said property or any part thereof TOGETHER WITH ALL deeds pattas, muniments, writings and evidences on title in any wise relating to the said property or any part thereof which now or hereunder or hereinafter shall or may be in the custody or procure without any action or suit or at law or in equity TO HAVE AND TO power or possession of the VENDOR or which the VENDOR S can HOLD the said plot of land or property AND ALL AND SINGULAR other the said property hereby granted, conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH ALL rights, interests, emoluments, appendages, appuetenances, unto and to the use of the PURCHASER absolutely and forever free from all encumbrances, attachemments charges liens lis pendences and other 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 are absolutey owned, seized, enjoyed and possessed of one executed or suffered to the contrary, the VENDORS and or otherwise well and sufficiently become entitled to the said property as an estate equivalent to an absolute estate of inheritance in fee simple in possession to the said property and every part thereof.



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অতিরিক্ত সচিব
North 24 Parganas
০৫ ২৬TH APR ২০০৭

Krishna Rao.

described the schedule hereunder written and hereinafter referred to as the said property OR HOWSOEVER OTHERWISE the said property or any part heretofore were or was, now are or is situate, tenanted, butted and bounded, called, known numbered, described, distinguished TOGETHER WITH ALL erections, walls, walls, pits area court areas, sanitary connections, aterconnections, electricity connection fittings, fixtures, swears drains, paths, ways passages and all trees, fruit trees, standing timbers, ferries and fisharies AND ALL manner of formal or other rights, liabilities, advantages emoluments, appendages appurtenances whatsoever to the said property or any part thereof belonging or anywise appurtening or which with the same or any part thereof now are or is or any time heretofore were or was held, used, occupied, enjoyed, reputed to belong or to be appurtenant thereto and the revesions remainder or remainders AND the rents issues and profits thereof AND ALL the estates, rights, title, interest, use, possession, claims and demands whatsoever both in law or in equity of the VENDOR into and upon the said property or any part thereof TOGETHER WITH ALL deeds pattas, muniments, writings and evidences on title in any wise relating to the said property or any part thereof which now or hereunder or hereinafter shall or may be in the custody or procure without any action or suit or at law or in equity TO HAVE AND TO power or possession of the VENDOR or which the VENDOR S can HOLD the said plot of land or property AND ALL AND SINGULAR other the said property hereby granted, conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH ALL rights, interests, emoluments, appendages, appuetenances, unto and to the use of the PURCHASER absolutely and forever free from all encumbrances, attachemments charges liens lis pendences and other 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 are absolutey owned, seized, enjoyed and possessed of one executed or suffered to the contrary, the VENDORS and or otherwise well and sufficiently become entitled to the said property as an estate equivalent to an absolute estate of inheritance in fee simple in possession to the said property and every part thereof.



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Deputy Commissioner
North 24 Parganas
West Bengal

26 APR 2007

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2. That notwithstanding as aforesaid the VENDOR now hath in herself 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 property 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 present.
3. That the PURCHASER shall or will or may from time to time and at all time hereafter peaceably and quietly enter into hold, possess and enjoy the said plot of land hereby granted, conveyed and received and to take the rents, issues and profits thereof and every part thereof without any lawful trouble, hinderances, disturbances, evictions, interruptions claims Demands whatsoever from or by the VENDOR or all persons claiming under or from or trust for the VENDOR.
4. That free and clear, freely and clearly absolutely acquitted, exonerated, discharged, and released or otherwise or at the cost of the VENDOR well and sufficiently saved, defended, kept harmless and indemnified of and assign all and all manner other charges, mortgages, claims, demands, liens, lispendances, attachmmts, encumbrances, whatsoever created by the VENDOR.
5. That the VENDOR and all persons having claiming any estate, right, title interest, claims or demands, whatsoever both in law or in equity into or upon the said plot of land hereby granted conveyed, sold, transferred, assigned or assured or expressed or intended so to be or any part thereof through or under or in trust for the VENDOR or any other person as aforesaid shall or will or may from time to time and at a time hereafter at the request and

cost of the PURCHASER and does and execute all such assurances, acts, deeds, matters and things for further better and more effectual granting, selling, transferring and assuring the said plot of land and every part thereof unto and to the use of the PURCHASER SHALL OR MAY REASONABLY REQUIRED.

6. That the said property is not affected by any attachment including the attachment under any certificate case or proceedings started at the



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Collector and T O
South 24 Parganas
W. B. I. P.

26 APR 1961

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instance of the Income Tax Authority or other Govt. Authorities under the Public Demand Recovery ACT or otherwise whatsoever and there are no certificate case or proceeding pending against the VENDOR for realization of arrear under the said Act or any other Act for the time being in force and the said plot of land is not affected by any notice or scheme of acquisition of the West Bengal Govt. or local municipality or public body or body corporate and no declaration has been made or published for the acquisition of the said plot of land or any part thereof under the acquisition Act or any other Act for the time being in force.

7. That the VENDOR have not at any time done or executed or knowingly suffered or been part to any act, deeds, things or matters whereby and whereunder the said property together with structure appurtenant thereto hereby sold, granted, transferred and 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 and absolutely discharged, saved harmless and kept indemnified against all estates, charges, encumbrances, liens, lispendances, attachments, debts, acquisition and requisition or trust, claims or demands whatsoever created, occasioned or made by the VENDOR or any person or persons lawfully or equitably claiming as aforesaid.
9. That the VENDOR also declares and confirms that they are in khas and vacant possession of the said property including the 12 ft wide personal passage and hereby agreed to deliver the said property to the PURCHASER and further covenanted that the possession & enjoyment over the 12 ft wide personal passage will also be delivered to the PURCHASER exclusively and if the said possession is disturbed in the future she will be liable.
10. That the VENDOR hereby further covenants with the PURCHASER that in the event of her being any defect in title and or any claim from any third party or any of the representations is found to be incorrect or false, the VENDOR shall cause such defect to be removed, remedied and have agreed to keep the PURCHASER saved, kept harmless and fully indemnified from all costs, charges, claims, actions, suits, and proceedings.

Contd., page. 15



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Signature and Seal
District Registrar
North 24 Parganas
West Bengal

26 APR 2007

Krishna Ray.

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11. That the VENDOR 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 Regulations) Act 1976, as amended upto date.

12. That the VENDOR further covenant with the PURCHASER that the VENDOR 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 deed of sale.

13. That the VENDORS herein have covenant further with the PURCHASER that they have cleared all the due, debts, loans, charges, claims or demands in respect of the their aforesaid property to the GOVT. OF W.B or any other person or body or body corporate and the respective rents taxes in respect of the aforesaid landed property till today but if there are any loan, debt, royalty due or any rent or taxes is due in respect of the aforesaid business and property before the execution of this presents then the VENDOR shall pay the same at any time after the date of execution of this present on demand or claim.

Krishna Ray.

SCHEDULE OF THE SAID PROPERTY AS ABOVE

REFERRED TO

ALL THAT THE plot of land measuring about 05 katta - 02 chattak - 20 sq ft including the 6' ft personal passage lying and situated at the mouza - Atghara, J.L NO - 10, TOUZI NO - 10, R.S NO 133, in the C.S KHATIAN 160, C.S DAG NO - 238, in the R.S KHATIAN NO - 342, in the L.R khatian no - 549, 877, 878, 12 and 14, under the R.S DAG NO - 235, within the ward no 06 of the Rajarhat Gopalpure Municipality, P. S - Rajarhat, Dist- North 24 Parganas butted and bounded as follows-

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26
District Engineer
Bihar, India

26 APR 2001

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ON THE NORTH - PART OF R.S DAG NO 235.

ON THE SOUTH - PART OF R.S DAG NO -235 INCLUDING 6 FT + 6FT
PASSAGE(PERSONAL 6FT)

ON THE EAST - PART OF R.S DAG NO 242 AND 240.

ON THE WEST - 12 FT WIDE COMMON PASSAGE.

IN WITNESSES WHEREOF the VENDORS herein has set and subscribed their
Respective hands, seal and signature on the day month and year as above written
in presence of the following witnesses.

WITNESSES.

1. Shishir Gupta
16, Anand Row
KOL-9.

2. SK. Nasim
Haliang
P.S. Rajhad
KOL-59

Krishna Ray.

VENDOR

DRAFTED AND PREPARED

BY

SK Mehbubar Rahman
SK MEHBUBAR RAHMAN
ADVOCATE.

CONTD. PAGE. 17



[Handwritten signature]

Patna
Bihar

26 APR 2011

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MEMO OF CONSIDERATION

WE the VENDOR herein has received the consolidated sum of Rs 10,00,000/-

_____ /-(Rupees) T E N L A C S

_____)only as the consideration as mentioned in this deed of sale from the PURCHASER as per the following memo and I am signing this memo of consideration in presence of the following witnesses on the day month and year as above written.

Krishna Ray.

<u>Payer:</u>	<u>Payee:</u>	<u>Cheque:</u>	<u>Bank:</u>	<u>Amount:</u>
Jainex Properties Pvt. Ltd.	Mrs. Krishna Ray	NO 011445 dt 25 th / ₀₇	UTI, Lake Town Branch.	Rs. 10,00,000/- (Rupees Ten Lacs) only.

WITNESSES

1. Sh. Shiva Gupta
11, Anand Row
Kod - 9.

2. Sk. Nasim
Hatiara
P.S. Rajhat
Kod - 59

Krishna Ray.
Signature of the VENDORS.

SITE PLAN OF A PLOT OF SHALL LAND MEASURING ABOUT 05 K-02 CH-20 SFT. AT MOUZA - ATGHARA

JL NO - 10, UNDER R.S DAG NO 235, IN THE R.S KHATTAN NO - 342, IN THE LR KHATTAN NO -
 WARD NO - 6 OF R.G.M.P.S - RAJARHAT DIST- NORTH 24 PARGANAS



Kushwaha Prady

Plot & Colour	R.S. DAG NO	Area (Sq. Ft)	Total Area (Max. Lx)
(A)	235 (PART)	500	10 220
(B)	235 (PART)	500	
TOTAL AREA (Max. Lx)		10	220

REFERENCE: No. 240 R.S. DAG



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Magistrate with I No
North 24 Parganas
West Bengal

26 APR 2007

Magistrate with I No
North 24 Parganas
West Bengal



Book No.
Volume No.
Page No.
Being No.
of the year 2006.

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

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

kebi



(1)
Name : *kebi Sanyal Roy* 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.

.....
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.

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



16
District Engineer
North 24 Parganas
(S.D. 127)

26 APR 2007

Krishna Ray.
 SIGNATURE OF THE
 PRESENTANT/
 EXECUTANT/SELLER/
 BUYER/CAIMENT
 WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

**N.B. - LH BOX-SMALL TO THUMB PRINTS
 R.H. BOX- THUMB TO SMALL PRINTS**

	LH.					
	RH.					

ATTESTED :- *Krishna Ray*

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-

UNDER RULE 44 OF THE S.R. ACT 1908
IN THE MATTER OF THE ESTATE OF
M. S. SINGH DECEASED



16
District Engineer
District of Punjab
26 APR 2007



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 03835 of 2010
(Serial No. 05116 of 2007)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 206870, Draft Date 29/04/2010, Bank Name State Bank of India, SWASTHYA BAHWAN, received on 04/05/2010
2. Rs. 30155/- is paid, by the draft number 206871, Draft Date 29/04/2010, Bank Name State Bank of India, SWASTHYA BAHWAN, received on 04/05/2010

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees :

A(1) = 14509/- on 04/05/2010.

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II




District Sub-Registrar-II
North 24 Parganas



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 03835 of 2010
(Serial No. 05116 of 2007)

On 26/04/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 10989/- ,H = 28/- ,M(b) = 4/- on 26/04/2007

Deficit stamp duty

Deficit stamp duty

1. Rs. 14900/- is paid, by the Bankers cheque number 781347, Bankers Cheque Date 26/04/2007, Bank Name State Bank Of India, Barasat, received on 26/04/2007
2. Rs. 45000/- is paid, by the Bankers cheque number 781351, Bankers Cheque Date 26/04/2007, Bank Name State Bank Of India, Barasat, received on 26/04/2007

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

Presented for registration at 13.00 hrs on :26/04/2007, at the Office of the D.S.R.-II NORTH 24-PARGANAS by Krishna Ray ,Executant.

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

Execution is admitted on 26/04/2007 by

1. Krishna Ray, wife of Dilip Kumar Roy , Aswini Nagar, Village:., Thana:-Baguihati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Aswini Nagar , By Caste Hindu, By Profession : House wife

Identified By Shisir Gupta, son of Bhawan Gupta, Ahmerstr, Village:., Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, P.O. :-Amherstr , By Caste: Hindu, By Profession: Business.

(Supriya Chatterjee)
DISTRICT SUB-REGISTRAR-II

On 05/08/2007

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.-2318750/-

Certified that the required stamp duty of this document is Rs.- 139125 /- and the Stamp duty paid as: Impressive Rs.- 100/-

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 04/05/2010

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II



District School District II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 3051 to 3074
being No 03835 for the year 2010.



MR

(Dinabandhu Roy) 05-May-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal