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July Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule LA. No. 2
Stamp Paid. 1500

HD. No. 679-HI/NTP/1
P-6/2002 dt. 6.8.02

Stamp Value: 1500
Date: 30/4/07

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5 JUN 2007

DEED OF SALE

VALUED AT Rs 500000/- (Rupees Five Lac) ONLY

THIS DEED OF SALE is made this 30th day of March in the year 2007 BETWEEN Mrs. Chandrawati Pandey wife of Dvip Narayan Pandey, by faith Hindu, by occupation House wife, by nationality Indian, residing at 67 B, Kailash Bose Street, P.S- Amharst Street, Kolkata-700006 hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives, assign or nominees) of the ONE PART.

A 5489-00
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 20/4
 19-3-07
 Sk. Mehtabur Rahman
 Barasat Judge Court. Idar
 20/2007
 22004



Chandrabati Pandey
 w/o Bip Narayan Pandey

Registered by Registration at... A.M./P.M.
 on the... 30th day of April 2007
 at... of the Sadar Registration
 Office at Barasat by...
 name of the Registrant / Glahana
 Chandrabati Pandey
 w/o Bip Narayan Pandey

No. 8800
 of...
 District - North 24 Parganas
 by Caste - Hindu / Muslim / Christian
 Profession -

REGISTERED AT
 North 24 Parganas
 30 APR 2007

8800

Chandrabati Pandey
 w/o Bip Narayan Pandey

Suresh Mishra
 Son of Ram Sagar Mishra
 20, Shiv Krishna Das
 Lane Kolkata - 700054
 District - North 24 Parganas
 by Caste - Hindu / Muslim / Christian
 Profession -

Suresh Mishra
 Son of Ram Sagar Mishra
 20, Shiv Krishna Das
 Lane Kolkata - 700054
 Occupation: Business

REGISTERED AT
 North 24 Parganas
 30 APR 2007

30 APR 2007

// 2 //

AMBE COMMOTRADE PRIVATE LIMITED a registered Company under the Companies Act, 1956 having its registered office at 306 Eden House, 15 Gangadhar Babu Lane, Kolkata- 700012 represented by its Authorised representative Sri Rabi Singha Roy son of late Ganesh Chandra Singha Roy, by faith Hindu, by occupation -service, by Nationality - Indian, residing at Naya Para, Hatiara, P.S- Rajarhat Dist:North 24 Parganas, Kolkata- 700157 hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor or successors in office and/ or nominees) of the OTHER PART.

W H E R E A S one Uttam Chandra Mondal was owned, enjoyed, seized and possessed of a plot of land measuring about 86 decimal lying and situate at Mouza- Atghara, 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 Raiyati Mokarari Swatta under Sri Tarak Nath Biswas at a yearly rental of Rs 7/4/- (Rupees Seven and Four Annas) only but while possessing the said property due to non payment of the said rent by the said Uttam Chandra Mondal to his landlord in due time a suit has filed against him by his landlord Tarak Nath Biswas in the Learned Court of Sibadaha vide case no 175 in the year 1931 and the said Landlord has been obtained a decree in favour of him

A N D W H E R E A S one Sri Akshoy Kumar Mondal son of late

contd...page..3.



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North 24 Parganas
D.C.O.

30 APR 2007

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Chharu Mondal of Teghoria purchased the abovementioned plot of land measuring an area of 86 decimel more or less in NILAM in support of the decree of the Learned Court of the First Class Magistrate at Shibdaha as mentioned hereinabove.

A N D W H E R E A S 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 Akshoy Kumar Mondal sold, conveyed and transferred the said plot of land measuring about 86 decimel to one Sri Kshetra Nath Gyain of Teghoria, P.S - Rajarhat, Dist: 24 Parganas absolutely and forever free from all encumbrances, attachments, charges, liens, lispendances and claims or demands whatsoever.

A N D W H E R E A S said Sri Kshetra Nath Gyain , in consequence to the aforesaid purchase was become the owner, possessor and occupier owned, seized and possessed of and or otherwise well and sufficiently entitled to the said plot of land lying and situate at Mouza- Athghara, J.L NO -10, in the C.S Khatian NO 160, under the C.S Dag NO - 238, P.S - Rajarhat, Dist: 24 Parganas presently North 24 Parganas absolutely and free from all encumbrances, attachments, charges, liens, lispendances and claims or demands whatsoever.

A N D W H E R E A S while possessing the aforesaid purchased property said Sri Kshetra Nath Gyain died intestate by leaving behind him his three sons namely 1. 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 law of inheritance

contd;..page..4..



26

Signature of T. P.
North 24 Parganas
D. S. D. S.

30 APR 2007

// 4 //

and succession.

A N D W H E R E A S in consequence to the aforesaid inheritance said Panchhanan Gyain, Anil Kumar Gyain and Bholanath Gyain have acquired or obtained 1/3rd share each in the aforesaid property of late Kshetra Nath Gyain and was owned seized and possessed and/or otherwise well and sufficiently become entitled to the aforesaid proerty measuring about 86 decimel 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,lispendances and other claims or demands whatsoever.

A N D W H E R E A S while possessing the same said Panchhanan Gyain, Anil Kumar Gyain and Bholanath Gyain have mutated their respective names as per their respective share of 1/3 rd in the recent settlement of the Government of West Bengal in respect of the aforesaid property lying and situate at mouza- Atghara, J L NO- R.S.Dag NO 233 10, in the R.S Dag NO - 235 2/in R.S Khatian NO - 342, P.S-Rajarhat, Dist: 24 Parganas presently North 24 Parganas and was owned , seized and possessed of the said property absolutely and free from any interruption and hinderances, claims or demands whatsoever.

A N D W H E R E A S while possessing the aforesaid property measuring about 86 decimel said Panchhanan Gyain, Anli Kumar Gyain and Bholanath Gyain amecably and mutually partition the same as per their respective share and was seized and possessed of their divided share each measuring about 28°66 decimel absolutely and

contd..page..5..

R Sain
10/10/52
R Sain

✓



পশ্চিম মেদিনীপুর জেলা রেজিস্ট্রার কার্যালয়
দক্ষিণ ২৪ পরগণা
৬৮২, ২, ২৫

30 APR 2007

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free from all encumbrances, attachments, charges, liens, lispendances and claims or demands whatsoever.

12/20/10/15/12
✓

A N D W H E R E A S 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 remaing portion measuring about 57°32 decimel was under the possession and occupation of the said two share holder namely Panchhanan Gyain and Bholanath Gyain and they were owned, possessed enjoyed and seized the said remaing portion of land measuring about 57°32 decimel in equal separate share absolutely and free from all encumbrances, attachments, charges, liens, lispendances and claims or demands whatsoever.

A N D W H E R E A S said Panchhanan Gyain died intestate by leaving behind him his four sons namely 1. Sri Samir Kumar Gyain, 2. Sri Sanjay Kumar Gyain, 3. Sri Amiya Kumar Gyain and 4 . Sri Ashim Kumar Gyain being his only legal heirs and successors and they all have inherited the aforesaid 1/2 share or 28°66 decimel more or less land of deceased Panchhana Gyain at Mouza-Atghara, J.I NO - 10, under the R.S Dag NO- 235/in R.S Khatian NO - 342 ,P.S - Rajarhat, Dist: 24 Parganas presently North 24 P_arganas, as per the respective share accrued under the law of inheritance and succession.

A N D W H E R E A S said Sri Samir Kumar Gyain, Sri Sanjay Kumar



[Handwritten signature]
District Collector
North M Fargana
(M. S. S. S.)

30 APR 2007

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Gyain, Sri Amiya Kumar Gyain and Sri Ashim Kumar Gyain, in consequence to the aforesaid inheritance jointly owned, seized and possessed of and other wise well and sufficiently become entitled to the aforesaid plot of land measuring about 28°66 decimel lying and situate at Mouza-Atghara, J.L-NO- 10, under the R.S Dag NO- 235/in R.S Khatian NO - 342, P.S - Rajarhat, Dist : North 24 Parganas absolutely and free from all encumbrances, attachments, charges, liens, lispendances and claims or demands whatsoever.

A N D W H E R E A S while possessing the same or said property said Sri Samir Kumar Gyain and his three other brothers have mutated and recorded their names as per their respective shares in Krishi-Khatian NO- 877, 878, 12 and 14 under the R.S Dags 233, 235 at Mouza - Atghara, J.L NO- 10, P.S Rajarhat, Dist:North 24 Parganas and was owned, seized and possessed of the same jointly free from all encumbrances, attachments, charges, liens and lispedance or claims or demands whatsoever.

A N D W H E R E A S by a registered deed of sale registered and executed at the office of the A.D.S.R Bidhannagar, 24 PGS(N) copied in book no- I, vol no-72 pages to 339, being 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 from their aforesaid property sold, conveyed and transferred to Mrs. Chandrawati Pandey and Mrs. Subhadra Pandey a plot of land measuring about 03 katta- 08 chattak-03 sq.ft lying and situate at Mouza -

contd..page .7

✓
Sri Samir Kumar Gyain



[Handwritten signature]

Signature of T K
District Collector
(D. S. D.)

30 APR 2007

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Atghara, J.L NO - 10, under the R.S Dag NO - 235 in R.S Khatian NO- 342 and in L.R Khatian NO - 877, 878, 12 and 14, P.S. - Rajarhat, Dist:North 24 Parganas within the Ward NO - 06, of the Rajarhat Gopalpure Municipality absolutely and free from all encumbrances.

A N D W H E R E A S in consequences to the aforesaid purchase said Mrs. Chandrawati Pandey and Mrs. Shubhadra Pandey both have jointly owned, seized and possessed of the aforesaid property of an area 3 katta- 8 chattak- 3 sq.ft more or less at the aforesaid mouza, dag, khatian and police station and district .

A N D W H E R E A S said Mrs. Shubhadra Pandey has already sold, transferred and conveyed her 1/2 share of land i.e measuring about 1 katta- 12 chattak- 1^o5sqft land out of 3 katta- 8 chattak- 3 sqft more or less land to Sri Monoj Kumar Tripathi and Sri Binod Kumar Tripathi and rest 1/2 portion of Mrs. Chandrawati Pandey the VENDOR herein has been possessing by herself and has a very good title and also power to sell out the same to any body if any in any manner .

A N D W H E R E A S said Mrs. Chandrawati Pandey the VENDOR herein has agreed to sell and the PURCHASER has agreed to purchase ALL THAT a piece and parcel of land recorded classification is shali measuring about 01(One) Katta- 12 (Twelve) chattak- 1^o5 sqft more or less land lying and situate at Mouza - Atghara, J.L NO- 10 R.S NO - 133, Touzi NO- 172 under the C.S Dag NO- 238 in C.S Khatian NO- 160 , R.S Dag NO - 235 in R.S khatian NO- 342 and L.R Khatian NO- 877, 878, 12 and 14, within the ward no 06 of Rajarhat

1250112
12/2/12



[Handwritten signature]

District Engineer
North M Parganas
West Bengal

30 APR 2007

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Gopalpure Municipality , P.S - Rajarhat, Dist:North 24 Parganas which is more particularly described in the schedule hereunder written and delineated in the map or plan in E E D boarded and hereinafter called the said plot of land, at or for a consolidated consideration of a sum of ₹ 500000/- (Rupees Five Lac) only absolutely and forever free from all encumbrances, attachments, charges, liens, lispendances, claims or demands whatsoever which the VENDOR doth hereby agreed.

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consolidated consideration of ₹ 500000/- (Rupees Five Lac) only truly paid by the PURCHASER to the VENDOR 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 plot of land hereby absolutely and indefeasibly grant, convey, sell, transfer assign and assure unto and in favour of the purchaser ALL THAT PIECE AND PARCEL of the said plot of land measuring about 01 katta- 12 chattak- 1⁵ sq.ft or any part thereof heretofore were or was now are or is situate, tenanted, butted, bounded, called knowned and numbered and described and distinguished TOGETHER WITH all erections, walls, boundary walls, court yard, water, water courses, water connections, electricity connections, sanitary connections, and fittings and fixtures, sewerage, drains, paths, ways and passages AND ALL manner of formal rights or other rights, liberties

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[Handwritten Signature]
District Collector
North 24 Parganas
West Bengal

30 APR 2007

advantages, easements, privillages, emoluments, appendages and appurtenances whatsoever to the said plot of land or any part thereof belonging or any wise appurtenaning or which the same or any part thereof now are or is or any time heretofore were or was hold, used occupied, or enjoyed or reputed to belong or to be appurtenant thereto and the reversions, remainder or remainders AND the rents, issues, profits, thereof and every part thereof AND ALL the legal incidents and inheritance thereof AND ALL the estates, rights, title, interest, use, possession claims and demands whatsoever both at law and equity of the VENDOR into and upon the said plot of land or any part thereof TOGETHER WITH all deeds, pattas, muniments, writings and evidences on title in anywise 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 VENDOR or which the VENDOR can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said plot of land AND ALL AND SINGULAR other said plot of land hereby granted, conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH all rights, title interest, appurtenances unto and to the use of the PURCHASER absolutely and forever free from all encumbrances, attachments, charges, liens, lispendances, claims or demands whatsoever.

AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That notwithstanding any thing, act, deed, matter by the VENDOR done or executed or suffered to the contrary, the VENDOR is absolutely seized and possessed of or otherwise well and suffi



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Registrar and I O
North 24 Parganas
C.B.S. B.N.

30 APR 2007

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ciently entitled as an estate of inheritance in fee simple in possession to the said plot of land and every part thereof.

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, 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 aforesaid according to the true intent and meaning of this presents.

3. That the PURCHASER shall or will and may from time to time and all time hereby 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, hinderance, eviction interruption, disturbance, claims or demands whatsoever from or by the VENDOR.

4. That free and clear, freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by or at the cost of the VENDOR well and sufficiently saved, defended, kept harmless and indemnified of and assign all and all manner and other charges, mortgages, claims, demands, liens, lispendances, attachments and encumbrances whatsoever created by the VENDOR.

5. That the VENDOR and all person having or claiming any estate, right, title, interest, claims and demands whatsoever both in



[Handwritten Signature]
Magistrate 1/10 T No
North 24 Parganas
W.B.

30 APR 2007

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law or in equity into or upon the said plot of land hereby granted, sold, transferred, conveyed, assigned or assured or expressed or intended so to be or any part thereof from, through or under or in trust for the VENDOR or any other person or persons as aforesaid shall or will from time to time and all time hereafter at the request and at the cost of the PURCHASER and does and execute all such assurances, covenants, deeds, matters and things for further better and more effectual granting selling transferring or assuring the said plot of land and every part thereof unto and to the use of the PURCHASER shall may or reasonably required.

6. That the said plot of land is not affected by any attachment including the attachment under any Certificate case or any proceedings started at the instance of the Income Tax Authority or other Governmental Authorities under the Public Demand Recovery Act or otherwise whatsoever and there are no certificate case or proceedings pending against the VENDOR for realization of arrear under the Recovery Act or any other Act for the time being in force and that the said plot of land is not affected by any notice or scheme of acquisition or requisition of the Government of West Bengal or local Municipality or Public Body or Body Corporate and declaration has been made or published for the acquisition of the said plot of land or any part thereof under the Acquisition or any other Act for the time being in force.

SCHEDULE OF THE SAID PLOT
OF LAND AS ABOVE REFERRED TO

ALL THAT piece and parcel of a shall plot of land measuring



[Handwritten signature]

District Banker
District of Ferozepur
Punjab, India

30 APR 2007

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about 01(One) katta- 12(Twelve) Chattak- 1°5(One and Half) sq.ft
lying and situate at Mouza- Atghara, J.L NO - 10, R.S NO- 133,
Touzi NO - 172 presently 10 , under the C.S Khatian NO- 160 ,
C.S Dag NO - 238, R.S Dag NO - 235 in R.S Khatian NO- 342 and in
L.R Khatian NO - 878, 877, 12 and 14 within the Ward NO- 06 , of
the Rajarhat Gopalpure Municipality, under the police station -
Rajarhat, Dist:North 24 Parganas which is butted and bounded as
Follows:

ON THE NORTH : R.S Plot NO- 235

ON THE SOUTH : 12' ft Common passage.

ON THE EAST : 12' ft Common Passage.

ON THE WEST : R.S Plot NO-

IN WITNESSES WHEREOF the VENDOR has hereunto set and subscribe
her respective name, seal and signature on the day month and year
as above written in presence of the following witnesses.

WITNESSES:

1. Santosh Ghosh
Jham Tala Teghari
Near Hanuman Mandir
Kat - 59

2. Lok Nath Jaiswal .
Thalustalla Teghari .
Near Hanuman Mandir .

3) Suresh Mishra
20, Shiv Krishna Dawlani Kolkata-700054

DRAFTED AND PREPARED BY

SK MEHBUBAR RAHMAN (ADVOCATE).

✓ लखनवी लखनवी

Signature of the VENDOR

RS 110 (10/15/12)



16

REGISTERED BY THE
South of Patna
D.I.P.

30 APR 2017

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

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



(1)
Name : Rebi Sengupta Ray 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 person

.....
SIGNATURE of the Presentant



(2)
Name : Mrs. Chandrawati Pandey
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.

✓ চন্দ্রাবতী পান্ডেয়

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



REGISTERED OFFICE
North 24 Parganas
(D.S. No. 1)

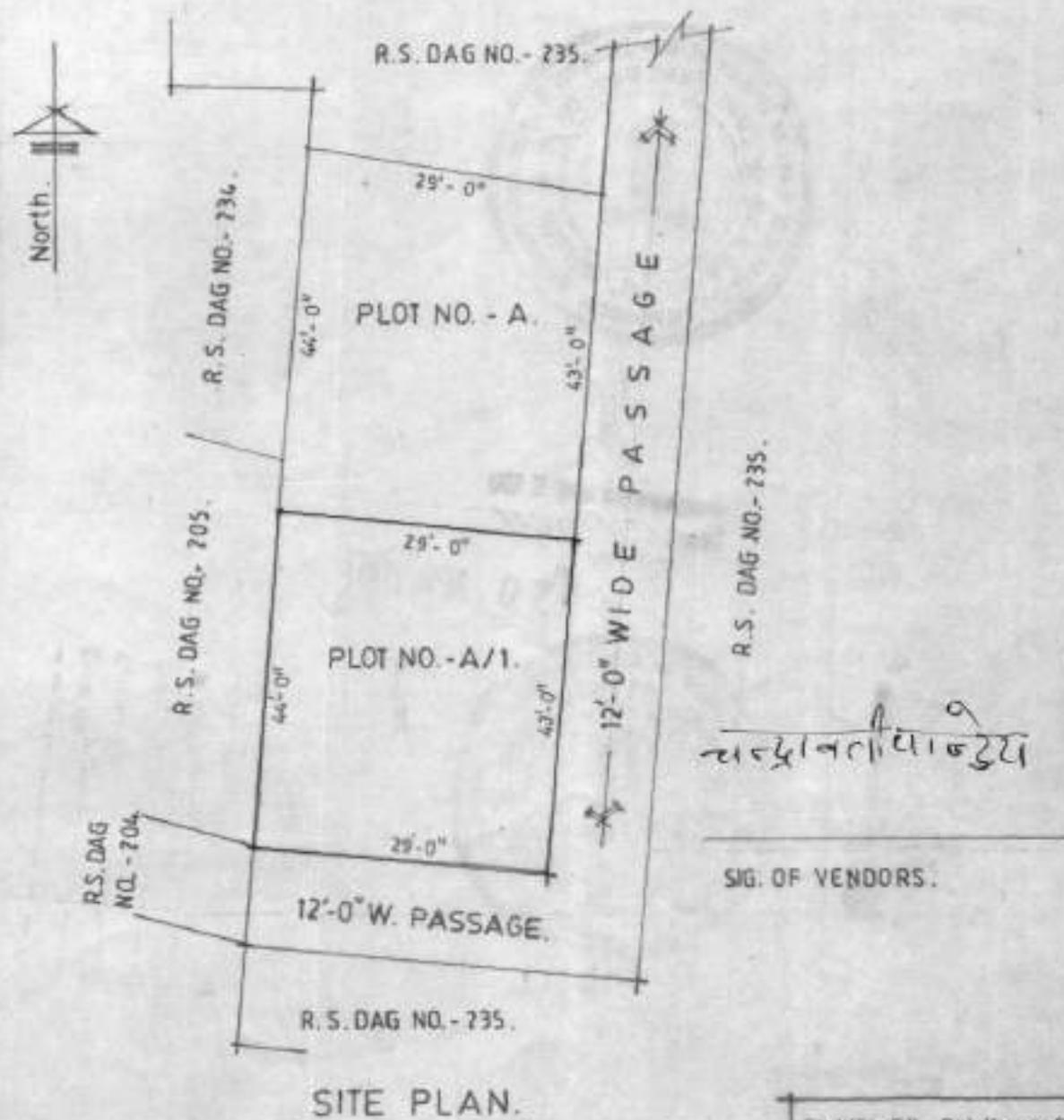
30 APR 2007

PLAN OF LAND AT MOUZA - ATGHARA, J.L.NO.-10, R.S.NO.-133, TOUZI NO.-172, AT PRESENT TOUZI NO.- 10A PART OF C.S. DAG NO.- 238 UNDER THE C.S. KHATIAN NO.-160 COMPRISED IN R.S. DAG NO.-235 UNDER R.S. KHATIAN NO.- 342 AND AT PRESENT KRI KHATIAN NO.-877, 878, 12, & 14, P.S. RAJARHAT, DIST.- 24 PGS. (N.) UNDER WARD NO.- 06. OF THE RAJARHAT GOPALPUR MUNICIPALITY.

VENDOR :- MRS. CHANDRAWATI PANDEY.

SOLD LAND AREA. = 1 KT. - 12 CH. - 1.5 SFT. (APPROX.)

LAND AREA SHOWN IN RED BORDER. \rightleftarrows



DRAWN BY: Raj Kumar Paul,
Kalkhali Biman Nagar, Kol-52



[Handwritten Signature]
District Collector
North 24 Parganas
West Bengal

30 APR 2007



[Faint stamp]
District Collector
North 24 Parganas
West Bengal

Book No.
Volume No.
Page No.
The year 1900

2/13//

MEMO OF CONSIDERATION

I Mrs. Chandrawati Pandey wife of Sri Dwip Narayan Pandey the VENDOR herein and hereunto received the aforesaid consolidated consideration of ₹ 500000/- (Rupees Five Lac) only from the PURCHASER as per the memo below and I have signed this memo of consideration in presence of the following witnesses on the day month and year as above written.

<u>Cheque no.</u>	<u>date.</u>	<u>Name of the Bank</u>	<u>Amount</u>
013476	21-03-07	UTI BANK LTD. LAKE TOWN KOL- 89.	₹ 500000/- (Rupees Five Lac) only

WITNESSES:

- ① Santosh Ahi
Jham Tola Tegoria
Near Hanuman Mandir
Kol. 59
- ② Lok Nath Jaiswal .
Jham Tolla Tegoria .
Near Hanuman Mandir .
Col = 59
- ③ Suresh Mishra
20, Shiv Krishna Dew Lane
Kolkata-70054

SIGNATURE OF THE VENDOR

✓ चन्द्रवती पांडेय

✓
₹ 500000/-
21/03/07



[Handwritten signature]

অতিরিক্ত সচিব
North 24 Parganas
E.S.D.O.

30 APR 2007



অতিরিক্ত সচিব
North 24 Parganas
E.S.D.O.

Book No.
Volume No.
Date:
Page No.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Pages from 8776 to 8793
being No 04343 for the year 2007.



(*) 17-August-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal