भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL B 528992

29 FEB 2006

SALE DEED

Valued at Rs. 6,00,000/-

THIS INDENTURE made this the 12th day of September, Two Thousand and Seven of the Christian Era.

BETWEEN

অমীর কুমার মল্লিক

২৭২০

২৬/৭/২০০৭

১০০.০০ একশত টাকার মাত্র

বারাসাত সাবরেজিষ্ট্রী অফিস

উত্তর ২৪ পরগণা

টি. ডি. নং

ক্রয় তাং

ক্রয় মূল্য

ট্রেজারী অফিস বারাসাত

ভেণ্ডার শ্রী স্বপন কুমার বসু

১১/৬/০৭

১৭৪০,০০০

অমীর কুমার মল্লিক

13446

12 SEP 2007

অমীর কুমার মল্লিক

শ্রী রীনা মল্লিক

স্বামী শ্রী অমীর মল্লিক

সাং - কাঁটিয়াড়া পীরসাহেবপাড়

পোস্ট - হাবড়া, হাবড়া

Additional District Sub Registrar
Barasat (Sadar)

12 SEP 2007

SRI SAMIR KUMAR MALLICK, son of Late Kumud Mallick, by faith Hindu, by occupation Land Owner, residing at Hatiara, P.S. Rajarhat, in the district of North 24 Parganas hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deeded to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

SRI RAMESH VERMA, son of Sri Babulal Verma, by faith Hindu, by occupation Business, having its registered office at Jagardanga, P.O. R.-Gopalpur, P.S. Air Port, District North 24 Parganas hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS :

1. That the first part herein is the owner of one plot of Sali land measuring an area of 3 (three) Cottahs 4 (four) Chittaks and 20 (twenty) Square feet be the same, little more or less, lying and situate at Mouza Gopalpur, J.L. No. - 2, comprised in R.S. Dag No. - 4332 (part), under R.S. Khatian No. 1674, P.S. Airport in the District of North 24 Parganas, by virtue of one registered deed of conveyance duly registered before the Addl. District Sub-Registrar at Bidhan Nagar (Salt Lake City) in the year 1992 and was recorded in Book No. 1, Volume No. 155, Pages from 313 to 320, being No. 8604 for the year 1992 from one Sri Jagat Chandra Ghosh for some consideration mentioned therein.

2. That the first part herein along with Sri Prasanna Kumar Gan of 10B, Nanda Kumar Chowdhury Lane, P.S. Amherst Street, Kolkata 700 006, purchased

সমীর কুমার মল্লিক

one plot of Sali land, measuring an area of 3 (three) Cottahs 8 (eight) Chittaks, be the same, little more or less, lying and situate at Mouza Gopalpur, J.L. No. 2, Comprised in R.S. Dag No. 4317, under R.S. Khatian Nos. 1669, 1453 & 827, P.S. Airport, in the district of North 24 Parganas, by virtue of one registered Deed of Conveyance duly registered before the Additional District Sub-Registrar at Bidhan Nagar (Salt Lake City) and was recorded in Book No. 1, being No. 9106 for the year 1990, from Sri Khagapati Ghosh, Sri Nagapati Ghosh & Smt. Patha Rani Ghosh for some consideration mentioned theein.

3. That the first part herein transferred and conveyed a portion of Sali land measuring an area of 11 (eleven) Chittack out of the afore stated 3 (three) Cottahs 8 (eight) Chittaks to Sri Prasanna Kumar Gan by virtue of one registered Deed of Conveyance, duly registered before the Additional District Sub-Registrar at Bidhan Nagar (Salt Lake City) and was recorded in Book No. 1, being No. 5834 for the year 1991, for some consideration mentioned therein.

4. That the balance quantum of Sali land, that is to say, 2 (two) Cottahs 13 (thirteen) Chittaks remains with the first part herein.

5. That the first part herein thus become the owner of two plots of Sali land e.g. one plot of Sali land measuring an area of 3 (three) Cottahs 4 (four) Chittaks and 20 (twenty) Sq. ft. and another plot of Sali land of 2 (two) Cottahs 13 (thirteen) Chittaks, comprised in R.S. Dag No. 4332 (P) and 4317 (P), under R.S. Khatian Nos. 1674 and 1669, 1453 & 827 respectively, at Mouza Gopalpur, J.L. No. 2, P.S. Airport, within the local limits of Rajarhat Gopalpur Municipality, Registration jurisdiction - duly registered before the Additional District Sub-Registrar at Bidhan Nagar (Salt Lake City) in the district of North 24 Parganas.

অমীর কুমার মল্লিক

Additional District Registrar
[illegible] (Salt Lake City)

12 SEP 2007

6. That the first part herein is well seized and possessed off and or otherwise well and sufficiently entitled to the aforesaid plots of Sali land as its absolute owner in fee simple free form encumbrances which is morefully and particularly described and mentioned in the schedule hereunder written and hereinafter referred to as the said property.

7. That the second part being desirous to acquire the said property approached the first part and expressed its desire to purchase the said property.

AND WHEREAS the first part herein agreed to sale and the second part herein agreed to purchase the said property at or for a consideration money of Rs. 6,00,000/- (Rupees six lacks) only.

NOW THIS INDENTURE WITNESSETH that pursuant to the said and in consideration of the said sum of Rs. 6,00,000 - (Rupees six lacks) only of true and lawful money of Union of India in hand and truly paid to the Vendor by the Purchaser at or immediately before the execution of these presents (the receipt whereof and the same is in full payment of consideration the Vendor doth hereby as well as of the receipt hereunder written admit and acknowledge and of or the same and every part thereof doth, grant, release, discharge the Purchaser as well as the said property) now the Vendor doth hereby grant, transfer, sell, assign and assure unto and to the use and benefit of the Purchaser free from all encumbrances and liabilities whatsoever **ALL THAT** the piece and parcel of revenue paying Sali land measuring 6 (six) Cottahs 1 (one) Chittak and 20 (twenty) Square feet be the same, little more or less, lying and situate at Mouza Gopalpur, J.L. No. 2, comprised in R.S. Dag No. 4332 (part) and 4317 (part) under R.S. Khatian Nos. 1674 and 1669, 1453 & 827 respectively, P.S. Airport in the District of North 24 Parganas. **OR HOWSOEVER OTHERWISE THE SAID PROPERTY OR ANY PART** of portion thereof now are is or at any time or times hereunder were or was situate, tenanted, butted, bounded, called, known, numbered described or

অশোক কুমার মল্লিক

distinguished **TOGETHER WITH ALL AND** other structures, edifices, buildings, walls, yards, compounds, ways, paths, passages and advantages of ancient and other rights, lien, privileges, easement, commodities, appurtenance and appurtenances whatsoever belonging to or in any way appertaining thereto shall held or enjoyed as part or parcel thereof and the reversion or reversions, remainder or remainders, lispendences and profit thereof **AND ALL** the estate, right, title and interest property claims and demands whatsoever both as law and in equity of the Vendor unto or out of the said property. **AND** all deeds, pattahs, muniments, evidences of right, and writings whatsoever relating to or concerning the same which now are shall or hereafter in the custody or in the power of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit **TO HAVE AND TO HOLD** the said property or any other part thereof hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever and the Vendor herein do hereby covenant and agreed with the Purchaser had notwithstanding any act, deed, matter, or thing, by the Vendor or any of their respective predecessor-in-title made, done committed, executed or anything suffered to contrary, the Vendor now hath himself good right and full power, lawful and absolute authority to those persons to grant, transfer, convey, assign and assure unto and to the use and benefit of the Purchaser of the said property morefully and specifically described in the **SCHEDULE** hereunder written and every part thereof absolutely and forever in the manner aforesaid free from all encumbrances, charges, lien, liabilities, lispendences and attachments whatsoever and that the Purchaser shall and will from time to time and at all times hereafter peaceably equitably possess and enjoy the same and receive the land, issues and profits thereof without any lawful eviction, interruption, claim and demands whatsoever from or by the Vendor or any other person or persons lawfully and equitably claiming through under or in trust for them **AND** that free and clear freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and will sufficiently saved, defended kept harmless and indemnified or from or against at or of the

অশোক কুমার মল্লিক

manner and for other right, title and interest, lien, charges and encumbrances whatsoever created, made, done, occasioned or suffered by the Vendor or any person or persons rightfully claiming from under or any trust for them. **AND THAT** there is no impediment under the Urban Land (Ceiling and Regulation) Act, 1976 for the Vendor to grant, transfer, sell, convey, assign and assure the said property in favour of the Purchaser in the manner aforesaid. **AND THAT** the Vendor and or any person or persons having lawfully of equitably claiming any estate right, title and interest, use, trust, property, claim and demands whatsoever of unto upon other reasonable request and at all times hereafter referred or caused to be made, done, executed and perfected all such further and other assurances, acts, deeds, matters and things or further better and more perfectly assuring, conveying and confirming for the use and benefit of the Purchaser shall may reasonably require and the khas possession of the said property hereby sold is delivered unto the Purchaser on this day free from all encumbrances, lien, charges, lispendences and attachments, whatsoever. The Vendor further undertakes that they shall have no objection in mutating the name of the Purchaser in the office of the concerned B.L. & L.R.O. and also in the office of the local Rajarhat – Gopalpur Municipality in respect of the said property at Mouza – Gopalpur, J.L. No. – 2, comprised in R.S. Dag No. – 4332 (part) and 4317 (part) under R.S. Khatian Nos. 1674 and 1669, 1453 & 827 respectively, P.S. Airport in the District of North 24 Parganas by virtue of this Deed of Conveyance. The Purchaser shall have every liberty to obtain Electric connection from WBSEB and also Telephone connection from the concerned department in his said property in accordance with Law.

ALL original title deed and other link deeds and documents thereof shall be delivered to the Purchaser on execution of these presents. The present Purchaser shall be entitled to get and enjoy all sorts of common rights and rights of common users and other common rights and privileges as prescribed in various laws of the land in connection with the property. The Purchaser have purchased the said property hereby sold shall not be partible in any way or in any manner whatsoever, but the Purchaser shall have the right to

অমীর কুমার মল্লিক

transfer and or assign the said property in question and the subsequent Purchaser shall also acquire the right title and interest which the present Purchaser have acquired by virtue of the this Deed of Sale. The present Purchaser shall have full share in land described in the **SCHEDULE** hereunder written The physical possession of the said property hereby sold is delivered unto and in favour of the Purchaser on this day free from all encumbrances, lien, charges and attachment whatsoever.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of revenue paying Sali land measuring 6 (six) Cottahs 1 (one) Chittak and 20 (twenty) Square feet be the same, little more or less, lying and situate at Mouza Gopalpur, J.L. No. 2, comprised in :

R.S. Dag No. 4332 (part) under R.S. Khatian No. 1674 : 3 Cottahs 4 Chittaks 20 Sq.ft.

R.S. Dag No. 4317 (part) under R.S. Khatian No.

1669, 1453 & 827 : 2 Cottahs 13 Chittaks

Total 6 Cottahs 1 Chittak 20 Sq.ft.

Within the local limits of Rajarhat Gopalpur Municipality, P.S. Airport Registration jurisdiction - Additional District Sub-Registrar at Bidhan Nagar (Salt Lake City) in the District of North 24 Parganas, This part of land is legally owned by the vendor himself, which is butted and bounded as follows :-

ON THE NORTH : P.S. Dag no. 4319

ON THE SOUTH : R.S. Dag no. 4332 (P)

ON THE EAST : R.S. Dag no. 4332 (P) & 4317 (P)

ON THE WEST : R.S. Dag no. 4316 & 4314

অমীর কুমার আলুক

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on this **SALE DEED** the day month and year first above written.

SIGN SEALED AND DELIVERED
By the FIRST PART in presence :

1. বীনা মল্লিক
হাতিয়াড়া (পীরখাঁর মর)
ব্রহ্মকাগৈ ডেন

অমীর কুমার মল্লিক

Signature of the Vendor

2. Mahatab Bibi
vill- Raigachi
Po + P.S. Rajarhat
24 Pargs (N)

Drafted by :

Manoranjan Nandi
(MANORANJAN NANDI)
Advocate
Dist. Bar Association,
Judges Court, Barasat.

Adm[illegible] [illegible]
Bio[illegible] (Salt Lake City)

12 SEP 2007

MEMO OF CONSIDERATION

RECEIVED from the within mentioned Second Part, a sum of Rs. 6,00,000/- (Rupees six lacks) only as full and final consideration money in respect of the said property.

MEMO

By Cash of RBI notes Rs. 6,00,000/-

Rs. 6,00,000/-

(Rupees six lacks) only.

WITNESSES

1. রীনা মল্লিক

হাতিয়ারা

নীরসাহেব রোড

2. কলকাতা - ৫৯

Mahat Sonidi
Vill- Raigachi
Po & P.S - Rajarhat
24 Pargs (N)

অমীর কুমার মল্লিক

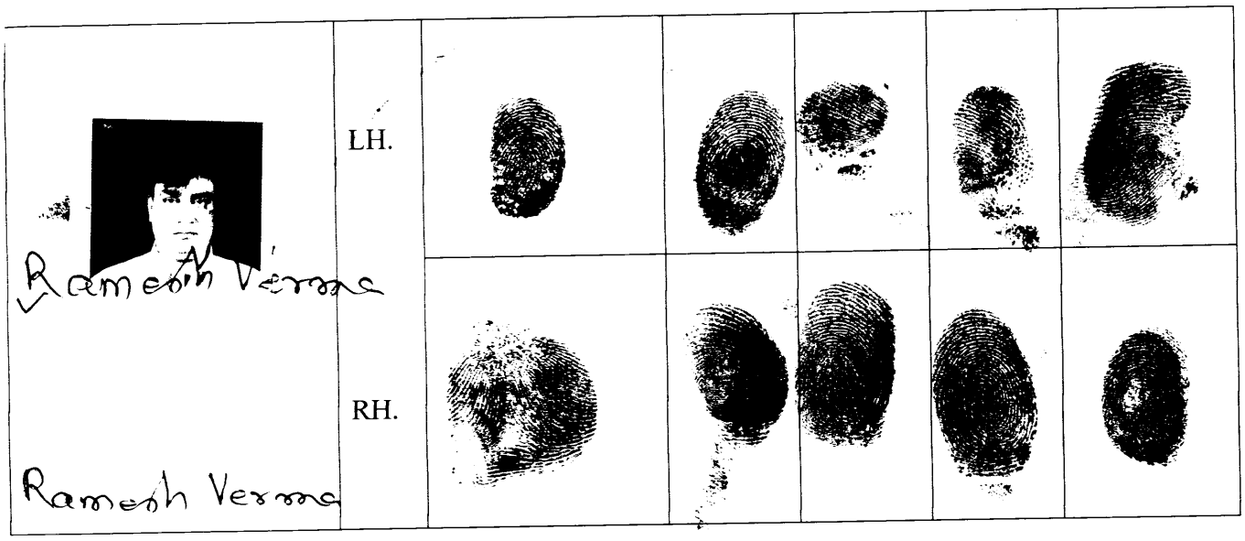
Signature of the Vendor

GNATURE OF THE PRESENTANT/ EXECUTANT/ SELLER/ BUYER/ CLAIMANT WITH PHOTO

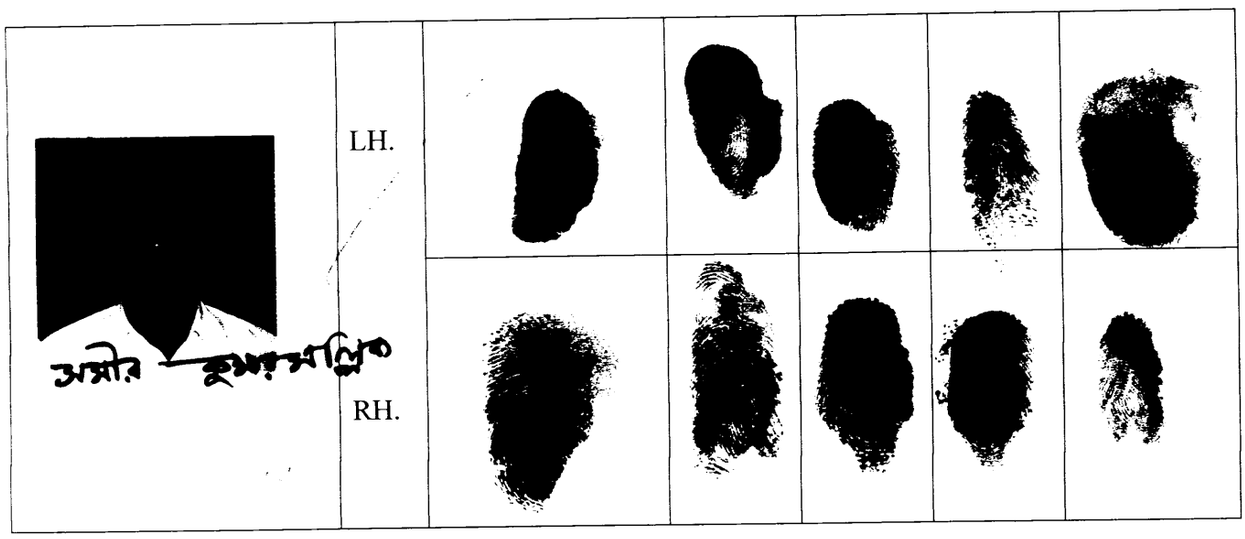
UNDER RULE 44A OF THE I.R. ACT 1908

N.B.- **LH BOX – SMALL TO THUMB PRINTS**

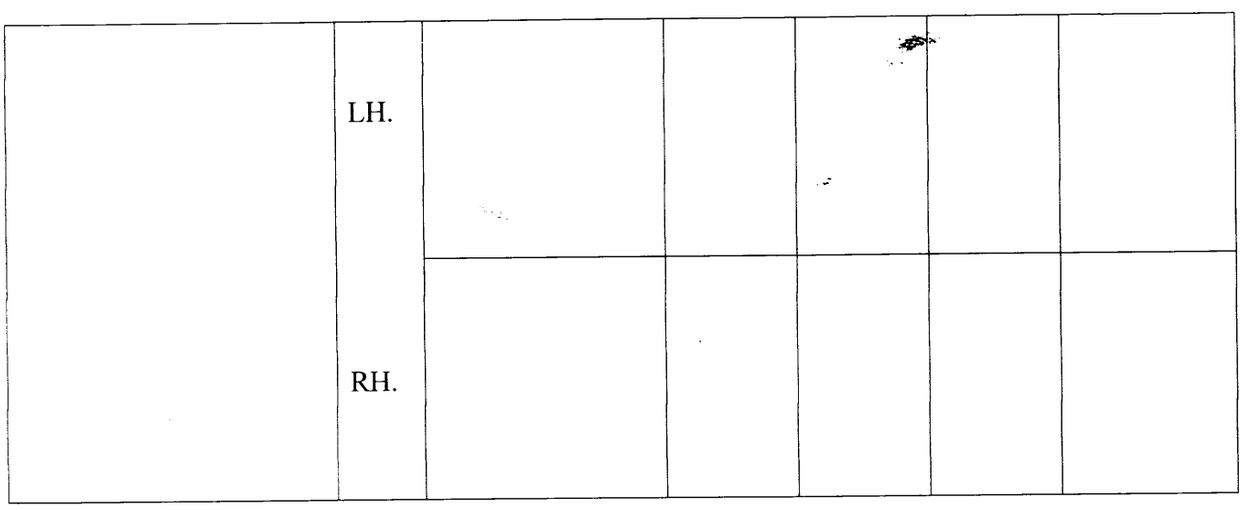
R.H. BOX – THUMB TO SMALL PRINTS



ATTESTED:- Ramesh Verma



ATTESTED:- সমীর কুমার মল্লিক



ATTESTED:-

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-02729 of :2008
(Serial No. 07992, 2007)

01/01/1900

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 913500/-

Certified that the required stamp duty of this document is Rs 54820 /- and the Stamp duty paid as: Impresive Rs- 100

Name of the Registering officer :
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 12/09/2007

Payment of Fees:

Fee Paid in rupees under article A(1) = 6589/- E = 7/- on:12/09/2007

Deficit stamp duty

Deficit stamp duty Rs 36000/- is paid by the draft no 798989. Draft date:12/09/2007. Bank name:State Bank Of India. Baguiati. recieved on :12/09/2007.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 15.54 on :12/09/2007.at the Office of the A. D. S. R. BIDHAN NAGAR by Samir Kr Mallick.Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :12/09/2007 by
1. Samir Kr Mallick. son of Lt Kumud Mallick.Hatiara.Thana Rajarhat. By caste Hindu.by Profession ----
identified By R Mallick. son of Samir Mallick Hatiara Thana. Rajarhat. by caste Hindu.By Profession ----

Name of the Registering officer :**Nurul Amin Khan**
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 29/02/2008

Admissibility(Rule 43)

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR
Govt. of West Bengal

Additional District Sub-Registrar
Bidhannagar (Salt Lake City)

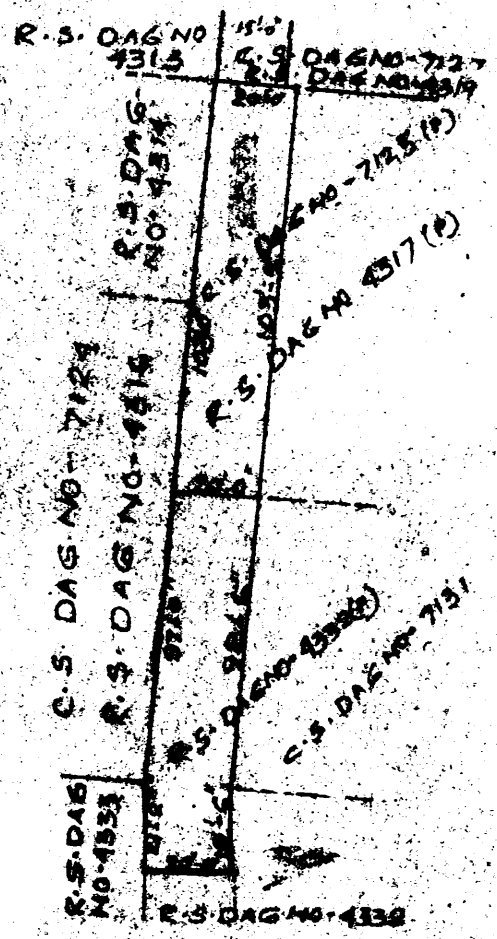
29 FEB 2008

SITE PLAN OF LAND OF R.S. DAG NO. 4317(P) & 4332 (P) C.S. DAG NO. 7125 (P) & 7131 (P) R.S. KHATIAN NO. 1674, 1453 & 1327 AT- MOUZA- GOPALPUR, J.L. NO 2 R.S. NO- 140 TOUZI NO- P.S- AIRPORT DIST. 24 PARGANAS (N)

SCALE- 1" = 40"

DENDEE: RAMESH VERMA.

VENDOR: SAMIR KUMAR MULLICK.



LAND AREA:-

R.S. DAG NO- 4317(P) - 2K-13CH-39SFT.

R.S. DAG NO- 4332(P) - 3K-4CH-21SFT

TOTAL AREA — 6K-2CH-15SFT

(MORE OR LESS)

সমীর কুমার মল্লিক

SIG OF VENDOR.

SIG OF VENDEE.

[redacted] BRAHMA
C.ENG
L.B.S/R.G.N.
N-84, Nabaniketan
Ashwinnagar
24 Pgs

Endors

01:01/1

(Ga
Electronical (Sol Baze City)

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-02729 of :2008
(Serial No. 07992, 2007)

This is be under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,4 Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-

Deficit stamp duty

Deficit stamp duty Rs 18850/- is paid by the draft no. :696163, Draft date:25/02/2008, Bank name:STATE BANK OF INDIA, Mohisgote, recieved on :29/02/2008.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 3454/- on 29/02/2008.

Name of the Registering officer :**Nurul Amin Khan**
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR
Govt. of West Bengal

Additional District Sub-Registrar
Bidhannagar (Salt Lake City)

29 FEB 2008