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357(3-2/16/64)-7

P-0 4344/2015



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 634997

Confirmed that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adm. Officer, Registrar
Baruipur, South 24 Parganas
Mouza: Sultanpur

28 MAY 2015

P.S.: Baruipur

Mallickpur Gram Panchayat

District – South 24 Parganas

SALE DEED

THIS DEED OF SALE is made on this the 22nd day of May, Two Thousand and Fifteen (2015) A.D.

BETWEEN

BINA DAS wife of Sri Maniklal Das, by faith Hindu, by occupation House Hold duties, residing at Vill & P.O. Joynagar Majilpur, P.S. Joynagar, District South 24 Parganas, hereinafter called 'the VENDOR (which expression shall mean and include by or repugnant to the context her heirs, executors, successors, representatives and assigns) of the ONE PART.

112592

25 MAR 2015

No. _____
Sold to _____
Address _____
100/-
NICCO HOUSE
6TH FLOOR, CALCUTTA - 700 001
ANJUSHRE L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

ASHOK KUMAR SINGH
ADVOCATE
HARE STREET
CALCUTTA - 700 001

25 MAR 2015

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বীণা লাল

Notarized by the document is admitted
to registration. The signature sheet and
the document should be attached with this
instrument to the file of this document.

3 8 MAY 2015

Identify by me -
Bijoy Krishna Das.
S/o - Late - Badal chandra Das.
Occupation - Business
Vill - South kalyanpur



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

22 MAY 2015

AND

SAMUNDAR RETAILS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 (PAN- AARCS8673D), having its registered office at 17, Shyama Prasad Mukherjee Road, Police Station Bhowanipore, Kolkata - 700025 represented by its authorized Signatory, Alope Kumar Singhania, son of Late Keshar Deo Singhania, of 17, Shyama Prasad Mukherjee Road, Kolkata - 700025, hereinafter referred to as the **PURCHASER** (which expression shall mean and include its/their successors-in-interest/office, administrators and/or assigns) of the **OTHER PART**:

THE PROPERTY: Sali (Agricultural) Land admeasuring 3.2 decimals out of 16 decimals out of 64 decimals land comprises in R.S. /L.R. Plot No. 357 appertains to L.R. Khatian No. 328 in Mouza – Sultanpur, J.L.No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur, in the district of South 24 Parganas (herein after referred to as the said landed property more particularly described in the Schedule below and herein intended to be sold).

WHEREAS:

- A. The vendor herein represent, assure and confirm to the purchaser herein that he is the lawful owner in respect of the said Landed property, as acquired by inheritance from its erstwhile owners as described in the Schedule - "A" below.
- B. The vendor herein desire to sell the said Landed property, at and for the consideration of Rs. 1,78,426/- (Rupees One Lac Seventy Eight Thousand Four Hundred and Twenty Six only) free from all encumbrances;

- C. In pursuance of the offer and acceptance and the Purchaser relying on the aforesaid representations, assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring 3.2 decimals out of 16 decimals out of 64 decimals at and for the said consideration of Rs. 1,78,426/- (Rupees One Lac Seventy Eight Thousand Four Hundred and Twenty Six only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;
- D. The purchaser has this day paid the entire consideration as per memo below to the vendor and now there is no impediment to execute and register the conveyance by the vendor in favour of the Purchaser, the vendor execute this Deed of Sale in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 1,78,426/- (Rupees One Lac Seventy Eight Thousand Four Hundred and Twenty Six only) paid by the Purchaser to the Vendor in the manner aforesaid, as agreed (the receipt whereof the Vendor do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendor do hereby forever release, discharge and acquit the Purchaser and each of them and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendor having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby jointly transfer, sell, convey, grant and assign to and unto the Purchaser **ALL THAT** piece and parcel of Sali land admeasuring 3.2 decimals out of 16 decimals out of 64 (Six four) decimals comprises of R.S./L.R. Plot No. 357 appertains to L.R. Khatian No. 328 situate in Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South

24 Parganas, shown within the red verge in the plan annexed hereto, together with all easement right, more particularly described in the Schedule hereunder written and herein referred to as the said landed property OR HOWSOEVER OTHERWISE the said Landed property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished FURTHER TOGETHER WITH all that hereditaments, messuages, benefits, right or easement and advantages AND ALL manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the Vendor into and upon the said Landed Property or any part thereof TOGETHER WITH all writings and evidences of title exclusively relating to the said Landed Property or any part thereof which now are or hereafter shall or may be in the custody power or possession of the Vendor or which the Vendor can or may procure without any action or suit at law or in equity TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendor and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendor.

AND THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to the contrary the Vendor lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has not been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the Vendor has received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendor and duly retained by the Vendor and that there is no previous agreement for sale executed by the Vendor in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendor from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendor have good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendor and all persons claiming from under or in trust of

the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispendens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendor and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendor do and execute and caused to be done and executed all such other and further assurances, acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER the Vendor do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendor is not free from all encumbrances as herein before stated the Vendor shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendor and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendor shall deliver all original documents of title and other related papers, parchas etc. In case any parcha or deeds be related to other properties which are not conveyed by such seller/Vendor, then such seller/Vendor shall deliver an official certified true copy of the original parcha or deed issued by the authorities concerned. If the Vendor are found to misuse any deed/chain deed as aforesaid and thereby title of the aforesaid land is effected the vendor shall be liable to the purchaser to make good any loss sustained by purchaser and furthermore, the vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost, charges expenses if any, suffered by any reason of any misuse of title deed/chain deed relating to the said landed property of title of the Vendor.

AND FURTHER it is agreed by and between the Vendor and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms and expressions 'the Vendor' and 'the Purchaser' shall mean and include their and each of their respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.

THE VENDOR FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:

- i. The Vendor shall render all assistance in mutating the name of the Purchaser as owner of the said landed property in the records of the B.L & L.R.O., Mallickpur Gram Panchayat and other concerned offices at the cost of purchaser.

- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The Vendor have paid the property tax/rents upto the date of Deed of conveyance in respect of the said landed property.
- iv. The said Landed Property is not wet land property and now being used as sali or agricultural land and has no direct access to any road.
- v. There is no bargadar.
- vi. That the photographs and 10 fingers impression of the Vendor and Purchaser are attached herewith made an integral part of this Deed.

THE SCHEDULE - "A" ABOVE REFERRED TO
(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDOR)

- A. One Nantu Das is the lawful recorded owner of the land admeasuring 16 decimals out of 64 decimals comprises in R.S. /L.R. Dag No. 357 under L.R. Khatian No. 328 of Mouza Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. Baruipur, District South 24 Parganas;
- B. The said Nantu Das, while seized and possessed of his right, title and interest in the said landed property, died intestate leaving behind his three sons namely Mihir Kumar Das, Dhir Kumar Das and Tarun Kumar Das and two daughters namely Bina Das and Lina Das (Halder) and none else as his legal heirs and representatives and they inherited the estate of said Nantu Das, deceased, as per Hindu law of inheritance;

C. Thus the vendor herein became absolute owner of the land admeasuring 3.2 decimals out of 16 decimals out of 64 decimals comprises of R.S. & L.R. Dag no. 357 appertains to L.R. Khatian No. 328 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the district of South 24 Parganas;

THE SCHEDULE "B" ABOVE REFERRED TO
(THE SAID LANDED PROPERTY)

ALL THAT Sali land admeasuring 3.2 decimals out of 16 decimals out of 64 decimals being the undemarcated part of R.S. /L.R. Dag No. 357, appertain to L. R. Khatian No. 328 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas shown within the red verge in the plan annexed hereto, together with all easement right presently the subject dag is butted and bounded in the manner following:

On the North : By Dag No. 216 of Sultanpur Mouza;
On the South : By Dag No. 255 of Mouza Beralia;
On the East : By Dag No. 358 of Sultanpur Mouza;
On the West : By Dag No. 357/808 of Sultanpur Mouza

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

IN WITNESSES WHEREOF the Vendor have executed and delivered this Deed of Sale on the day month and year first above written.

EXECUTED AND DELIVERED
by the within named parties at
Kolkata in the presence of:

1. Arun Bhattacharya
P.O+Vill - Mallekpur
P.S. Baruiপুর, Kol- 145
Business.
2. Swarnjit Sinha

WIT - TANGTALA
P.S BARUIPUR
KALKATA

श्रीधर सिंह

VENDOR

Drafted by me and
prepared in my office:

A Singh

(ASHOK KUMAR SINGH)
Advocate
High Court, Calcutta

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 1,78,426/- (Rupees One Lac Seventy Eight Thousand Four Hundred and Twenty Six only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

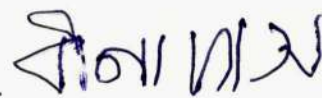
MEMO

SN	Demand Draft No.	Date	In favour of	Amount (Rs.)
1.	025086	21/05/15	Bina Das	1,78,426.00
TOTAL				1,78,426.00

Rupees One Lac Seventy Eight Thousand Four Hundred and Twenty Six only.

WITNESSES:

1. Anu Bhawanick
P.O. Vill - Hallikpur
PS - Baruipur
Kolkata - 75
2. Swarni Saha
VILL - TANGTALA
PS BARUIPUR
KALKATA



VENDOR

SITE PLAN

R.S.DAG NO:357 KHATIAN NO:

MOUZA:SULTANPUR J.L NO-16

GRAM PANCHAYET: MULLICKPUR

P.S:BARUIPUR DIST-24 PGNS(S)

EXTRACT FROM R.S. MOUJA MAP

TOTAL DAG AREA:64 DECIMALS

AREA SOLD HEREIN :3.2 DECIMALS

(MORE OR LESS) (UNDEMARCATED)

216

356

DAG .NO-357
64-DECIMALS

357/808

358

255

BERALIA

ਬੀਰਲੀਆ

ਬੀਰਲੀਆ

SIGNATURE OF VENDORS

SIGNATURE OF PURCHASER

Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



சுவாமிநாதன்

Little	Ring	Middle	Index	Thumb
(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				



முகேஷ் குமார்

முகேஷ் குமார்

சும (அம்மா)

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(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				



பிரஜா கிருஷ்ணா டாஸ்

பிரஜா கிருஷ்ணா டாஸ்

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(Left Hand)				
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(Right Hand)				

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(Left Hand)				
Thumb	Index	Middle	Ring	Little
(Right Hand)				

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr BINA DAS Daughter of Mr NANTU DAS VILL-BAIKUNTHA PUR, P.O. DAKSHIN GOBINDA PUR, P.S., P.O:- MALLICKPUR, P.S:- Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 22/05/2015 Date of Admission : 22/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	SAMUNDAR RETAILS PRIVATE LIMITED 17, Shyama Prasad Mukherjee Road, Kolkata - 700025, P.O:- Bhawanipur, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AARCS8673D, Status : Organization Represented by representative as given below:-		
1(1)	Mr Aloke Kumar Singhania, Authorised Representative Son of Mr Late Keshar Deo Singhania 17, Shyama Prasad Mukherjee Road, Kolkata - 700025, P.O:- Mallickpur, P.S:- Bhawanipore, Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALPPS2752R, Status : Representative Date of Execution : 22/05/2015 Date of Admission : 22/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

B. Identifier Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr BIJAY Das Son of Mr BADAL DAS Dakshin Kalyanpur, Uttarpara, Baruipur, Dist-South, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India,	Mr BINA DAS, Mr Aloke Kumar Singhania	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur	RS Plot No:- 357, RS Khatian No:- 328	3.2 Decimal	1,78,426/-	1,78,426/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ASHOK KUMAR SINGH
Address	2, HARE STREET, NICCO HOUSE, 6TH FLOOR, KOLKATA-700001, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
applicant's Status	Advocate

Office of the A.D.S.R. BARUIPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161104344 / 2015

Query No/Year	16110000141110/2015	Serial no/Year	1611004824 / 2015
Deed No/Year	I - 161104344 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr BINA DAS	Presented At	Private Residence
Date of Execution	22-05-2015	Date of Presentation	22-05-2015

Remarks

On 22/05/2015

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

Presented for registration at 18:52 hrs on : 22/05/2015, at the Private residence by Mr BINA DAS ,Executant.

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 1,78,426/-

Endorsement by Commissioner after execution of Visit Commission Case No:-001075 of 2015

Having visited the residence of

Mr BINA DAS, Daughter of Mr NANTU DAS, VILL-BAIKUNTHA PUR, P.O. DAKSHIN GOBINDA PUR, P.S., P.O: MALLICKPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession House wife

Who has been identified to my satisfaction by Mr BIJAY Das, Son of Mr BADAL DAS, Dakshin Kalyanpur, Uttarpara, Baruipur, Dist-South, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Cultivation and the said

1. Mr BINA DAS has admitted the execution of this document

Endorsement by Commissioner after execution of Visit Commission Case No:-001075 of 2015

Having visited the residence of

Mr Aloke Kumar Singhanian, Authorised Representative, 17, Shyama Prasad Mukherjee Road, Kolkata - 700025, P.O: Bhawanipur, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, By caste Hindu, By Profession Business

Who has been identified to my satisfaction by Mr BIJAY Das, Son of Mr BADAL DAS, Dakshin Kalyanpur, Uttarpara, Baruipur, Dist-South, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Cultivation and the said

1. Mr Aloke Kumar Singhanian has admitted the execution of this document



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 28/05/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,958/- (A(1) = Rs 1,958/-) and Registration Fees paid by Cash Rs 0/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,921/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 112592, Purchased on 22/05/2015, Vendor named A Bamerjee.



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2015, Page from 5234 to 5253

being No 161104344 for the year 2015.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2015.06.10 17:02:00 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 10/06/2015 17:01:59

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

West Bengal.

(This document is digitally signed.)
