

00599

000561/2015



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 394231

Deemed that the document is admitted
to registration, the signature sheets and
the endorsement sheets attached with
this document are part of this document

8-001088/15

Mouza: Sultanpur
P.S.: Baruipur
Mallickpur Gram Panchayat
District - South 24 Parganas

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

22 JAN 2015

SALE DEED

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

BETWEEN

JAYANTA BHADRA son of Shyam Sundar Bhadra, by faith Hindu, residing at Vill-
Subuddhipur, P.O. & P.S. Baruipur, District 24 Parganas (South), hereinafter
called 'the **VENDOR/OWNER**' (which expression shall unless excluded by or
repugnant to the subject or context be deemed to mean and include his
respective successors-in-interest and/or assign) of the **ONE PART**



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00561 of 2015
(Serial No. 00599 of 2015 and Query No. 1604L000001088 of 2015)

On 22/01/2015

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

Presented for registration at 20.40 hrs on :22/01/2015, at the Private residence by Aloke Kumar Singhanian ,Claimant.

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

Execution is admitted on 22/01/2015 by

1. Jayanta Bhadra, son of Shyam Sundar Bhadra , Subuddhipur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Others
2. Aloke Kumar Singhanian
 Authorized Signatory, Riddhiman Shoppers Pvt Ltd, 17 Shyama Prasad Mukherjee Rd, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
 , By Profession : Business
 Identified By Jayanta Mondal, son of Krishno Pada Mondal, Baruhi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste: Hindu, By Profession: Others.

(Tridip Misra)
 DISTRICT SUB-REGISTRAR-IV

On 27/01/2015

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.-3,68,560/-

Certified that the required stamp duty of this document is Rs.- 18438 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Tridip Misra)
 DISTRICT SUB-REGISTRAR-IV

On 28/01/2015

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, 4 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 4,087/- paid online on 21/01/2015 11:07PM with Govt. Ref. No. 192014150016572501 on 21/01/2015 10:54PM Bank: HDFC Bank Bank Ref. No. 138295278 on 21/01/2015 11:07PM, Head of Account: 003008-104-001-16, Query No:1604L000001088/2015



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
 EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00561 of 2015
(Serial No. 00599 of 2015 and Query No. 1604L000001088 of 2015)

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 18,438/- paid online on 21/01/2015 11:07PM with Govt. Ref. No. 192014150016572501 on 21/01/2015 10:54PM, Bank: HDFC Bank, Bank Ref. No. 138295278 on 21/01/2015 11:07PM, Head of Account: 0030-02-103-003-02, Query No:1604L000001088/2015

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

SITE PLAN

R.S.DAG NO:360 KHATIAN NO:
GRAM PANCHAYET: MULLICKPUR
EXTRACT FROM R.S. MOUJA MAP

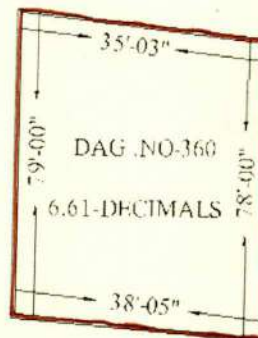
MOUJA:SULTAPUR J.L NO-16
P.S:BARUIPUR DIST-24 PGNS(S)
TOTAL DAG AREA:68 DECIMALS

AREA SOLD HEREIN :6.61 DECIMALS(MORE OR LESS)

351/860

344/841

353



354

360

355

361

356

359

Sayana Bhattacharya

JB

SIGNATURE OF VENDORS

RIDDHIMAN SHOPPERS PRIVATE LIMITED

Mou Smechain
Director

Authorised Signatories

Riddhiman SIGNATURE OF PURCHASER

Photo & Signatures
of the Executants
/Presentants

SPECIMEN FOR TEN FINGERPRINTS



Sajjan Bhalu



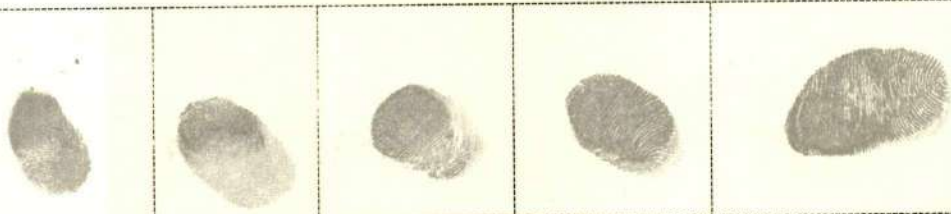
Mohan Singh

RIDDHIMAN SHOPPERS PRIVATE LIMITED

Mohan Singh

Authorised Signatories

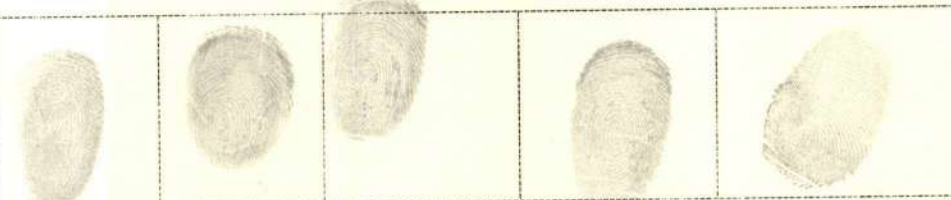
Director



Little Ring Middle Index Thumb
(Left Hand)



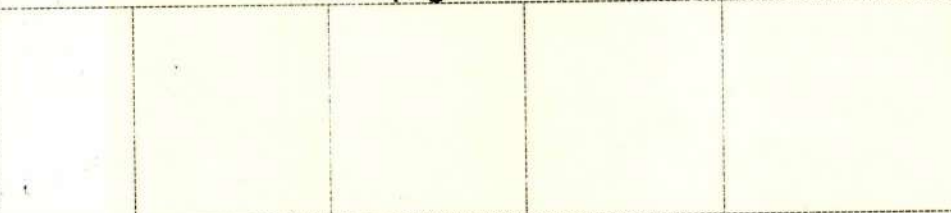
Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201415-001657250-1

Payment Mode Online Payment

GRN Date: 22/01/2015 12:24:11

Bank: HDFC Bank

BRN: 138295278

BRN Date: 22/01/2015 12:37:46

DEPOSITOR'S DETAILS

Id No. : 1604L000001088/1/2015
(Query No./Query Year)

Name: ALOKE KUMAR SINGHANIA

Contact No.:

Mobile No. +91 9433080062

E-mail:

Address: 35/1 D H ROAD

Applicant Name: Riddhiman Shoppers Pvt Ltd

Office Name: D.S.R. - IV SOUTH 24-PARGANAS, South 24-Parganas

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1604L000001088/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	18438
2	1604L000001088/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	4087
Total				22525

In Words: Rupees Twenty Two Thousand Five Hundred Twenty Five only

AND

RIDDHIMAN SHOPPERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 (CIN-U74999WB2012PTC181580 and PAN- AAFCR9986G), having its registered office at 17, Shyama Prasad Mukherjee Road , P.S. - Bhawanipore, Kolkata – 700 025, represented by its authorized Signatory, Alope Singhanian, son of Keshar Deo Singhanian, of 17, Shyama Prasad Mukherjee Road , P.S. - Bhawanipore, Kolkata – 700 025, 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 6.61 decimals out of 68 decimals, being the undemarcated portion of R.S. /L.R. Dag No. 360 appertains to L.R. Khatian No. 1151 in Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the District of South 24 Parganas, more particularly described in the Schedule "B" (herein after referred to as the said landed property).

WHEREAS:

- A. The vendor herein represents, assures and confirms to the purchaser herein that he is the lawful recorded owner in respect of the said Landed property, as acquired by purchase from its erstwhile owner as described in the Schedule - "A" below.
- B. The vendor herein desires to sell the said Landed property, at and for the consideration of Rs. 3,68,560/- (Rupees Three Lakhs Sixty Eight Thousand Five Hundred and Sixty 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 6.61 decimals out of 68 decimals at and for the said consideration of Rs. 3,68,560/- (Rupees Three Lakhs Sixty Eight Thousand Five Hundred and Sixty 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 equally 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. 3,68,560/- (Rupees Three Lakhs Sixty Eight Thousand Five Hundred and Sixty 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 and in equal share transfer, sell, convey, grant and assign to and unto the Purchaser **ALL THAT** piece and parcel of Sali land admeasuring 6.61 decimals out of 68 decimals being the undemarcated portion of R.S./L.R. Dag No. 360, appertaining to L.R. Khatian No. 1151 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, more particularly described in the Schedule - "B" 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

Sayantani Bhattacharya

Sanjay Kumar Bhunia

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 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 has 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 is found to misuse any deeds/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.

Sayam Bhushan

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 the purchaser.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The Vendor has 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 Tarapada Mondal, was the lawful owner of land admeasuring 34 decimals out of 68 decimals in R.S. /L.R. Dag No. 360, of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas;
- B. The said Tarapada Mondal, executed and registered a General Power of Attorney on 04.05.2009 which was registered in the office of A.D.S.R, Baruipur and recorded in Book No. – IV, CD Volume No. 1, Pages 3498 to 3505 being no. 00399 for the year 2010 in favour of Partha Dutta son of Sachinandan Dutta of Hariharpur to look after, execute and register the deeds in respect of 6.61 decimals out of 34 decimals out of 68 decimals in the said property;

- C. The said Tarapada Mondal while seized and possessed of the said landed property sold, transferred, assured, assigned and conveyed his shares in the landed property equivalent to 6.61 decimals out of 34 decimals out of 68 decimals appertaining to R.S. /L.R. Dag No. 360, L.R. Khatian No. 294 by the registered deed of sale through his constituted attorney Partha Dutta on 16.09.2010 and the deed of sale was registered with the office of ADSR Barupur and was recorded in Book No. I, CD Volume No. 22 Pages 2375 to 2390 being No. 07281 for the year 2010 to Kakoli Dutta for the consideration mentioned therein absolutely forever and free from all encumbrances.
- D. The said Kakoli Dutta while seized and possessed of the landed property sold, transferred and conveyed her entire share equivalent to 06.61 decimals out of 68 decimals being the undemarcated portion of R.S. /L.R. Dag No. 360, appertaining to L.R. Khatian No. 894 by the registered deed of sale on 13.06.2012 and the deed of sale was registered with the office of ADSR Barupur and was recorded in Book No. I, CD Volume No. 22 Pages 2241 to 2262 being No. 07004 for the year 2012 to Jayanta Bhadra for the consideration mentioned therein absolutely forever and free from all encumbrances and the said Jayanta Bhadra got his name mutated in the L. R. Record-of-rights being Khatian No. 1151 in respect of his share being 0.0972 part of 10000 in the said R.S./L.R. Dag No. 360;

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

ALL THAT sali land admeasuring 6.61 decimals out of 34 decimals out of 68 decimals being the undemarcated portion of R.S. /L.R. Dag No. 360, appertaining to L. R. Khatian No. 1151 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Barupur in the district of South 24 Parganas presently the said dag is butted and bounded in the manner following:

On the North : By Dag No. 351 of Sultanpur Mouza;
On the South : By Dag No. 359 of Sultanpur Mouza;
On the East : Partly by Dag No. 361 & 344/841 of Sultanpur Mouza;
On the West : By Dag No. 353, 354, 355 & 356 of Sultanpur Mouza;

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

Jayanta Bhadra

IN WITNESS WHEREOF the Vendor and the purchaser 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. Eshe Beanguly
Palpara (east)
Chakdaha
Wadia
Pin - 741 222
2. Arun Bhattach
PO + Vill - Mallikpur
P.S. - Baruipur
Kot - 145
Business

Jayanta Bhattach

VENDOR

RIDDHIMAN SHOPPERS PRIVATE LIMITED

Authorised Signatories

Director

PURCHASER

RIDDHIMAN SHOPPERS PRIVATE
LIMITED, [PAN - AAFCR9986G]

Drafted by me and
prepared in my office:

(ASHOK KUMAR SINGH)
Advocate
High Court Calcutta

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 3, 68,560/- (Rupees Three Lakhs Sixty Eight Thousand Five Hundred and Sixty only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

SN	Date	Cash/Cheque/DD	Amount (Rs.)
1.		Demand Draft	3,20,000/-
2.		Cash in various denominations	48,560/-
		TOTAL	3,68,560/-

Rupees Three Lakhs Sixty Eight Thousand Five Hundred and Sixty only

JB Jayaram Bhalra
(VENDOR)

WITNESSES:

1. Esha Ganguly
Palpara (east)
Chakdaha
Nadia
Pin-741 222

2. Arun Bhattacharya
P.O + Vill - Kallikpur
P.S. Barui Pur
Kot- 145

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 4435 to 4450
being No 00561 for the year 2015.



(Tridip Misra) 29 January-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal