

01030

D-00945/2015



6/2
19.20
18/10/15

पश्चिम बंगाल WEST BENGAL

certified that the document is admitted for registration. the signature sheets and the endorsement sheets attached with this document are part of this document. 0398200

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

Sale Deed = 6 FEB 2015

THIS DEED OF SALE is made on this the day of 6th February, Two Thousand and Fifteen (2015) A.D.

BETWEEN

(1) PRASANTA BHANDARI alias PRASANTA KUMAR BHANDARI, son of Late Ajit Bhandari and (2) MANJULIKA BHANDARI wife of Sri Prasanta Bhandari, both by occupation -- Teacher, both residing at Village-Harindanga, P.O. Chaberia, P.S. Falta, District South 24 Parganas (3) SHIBNATH MONDAL son of Sadhan Chandra Mondal and (4) SMT. ANURUPA MONDAL alias SMT. ANURUPA MANDAL wife of Sri Shibnath Mondal, No. 3 by occupation Business, and No. 4 by occupation House hold duties, both residing at Village - Ramrampur, P.O. & P.S. Diamond Harbour, District 24 Parganas (South), all by faith Hindu, hereinafter called "the VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and/or assign) of the ONE PART;

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, Kolkata – 700 025, Police Station Bhowanipore, represented by its authorized Signatory, ^{PAN. ALPPS 2752R} Alope Kumar Singhania, son of Keshar Deo Singhania mrajka, of Block – B, Harbour Heights, 35/1, Diamond Harbour Road, Kolkata – 700 027, 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 18.18 decimals out of 68 decimals, being the undemarcated portion of R.S. /L.R. Dag No. 360 appertains to L.R. Khatian Nos. 907, 908, 294 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 vendors herein are the lawful recorded owners in respect of the said Landed property, as acquired by purchase from its erstwhile owner as described in the Schedule - “A” below.
- B. The vendors herein desire to sell the said Landed property, at and for the consideration of Rs. 10,13,680/- (Rupees Ten Lakhs Thirteen Thousand Six Hundred and Eighty 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. 10,13,680/- (Rupees Ten Lakhs Thirteen Thousand Six Hundred and Eighty 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 vendors equally and now there is no impediment to execute and register the conveyance by the vendors in favour of the Purchaser, the vendors 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. 10,13,680/- (Rupees Ten Lakhs Thirteen Thousand Six Hundred and Eighty only) paid by the Purchaser to the Vendors in the manner aforesaid, as agreed (the receipt whereof the Vendors do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendors 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 Vendors 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 18.18 decimals out of 34 decimals out of 68 decimals appertaining to R.S./L.R. Dag No. 360, L.R. Khatian Nos. 907, 908, 294 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 Vendors 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 Vendors or which the Vendors 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 Vendors and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendors.

AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendors done or executed or suffered to the contrary the Vendors 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 been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the Vendors have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendors and duly retained by the Vendors and that there is no previous agreement for sale executed by the Vendors 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 Vendors from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendors 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 Vendors and all persons claiming from under or in trust of the Vendors 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 Vendors 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 Vendors or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendors 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 Vendors 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 Vendors 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 Vendors do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendors are not free from all encumbrances as herein before stated the Vendors shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendors 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 Vendors and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendors 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 sellers/Vendors, then such sellers/Vendors shall deliver an official certified true copy of the original parcha or deed issued by the authorities concerned. If the vendors are found to misuse any deeds/chain deed as aforesaid and thereby title of the aforesaid land is effected the vendors shall be liable to the purchaser to make good any loss sustained by purchaser and furthermore, the vendors 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 Vendors.

AND FURTHER it is agreed by and between the Vendors 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 Vendors' 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 VENDORS FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:

- i. The Vendors 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 Vendors 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 Vendors 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 VENDORS)

- A. One Tarapada Mondal was the absolute 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 09.03.2009 which was registered in the office of A.D.S.R, Baruipur and recorded in Book No. – IV, being no. 241 for the year 2009 in favour of Partha Dutta son of Sachinandan Dutta of Hariharpur to look after, execute and register the Sale deeds in respect of his shares 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 4.95 decimals out of 34 decimals out of 68 decimals appertaining to R.S. /L.R. Dag No. 360, L.R. Khatian No. 294 by registered deed of sale through his constituted attorney Partha Dutta on 24.12.2009 and the deed of sale was registered with the office of ADSR Baruipur and was recorded in Book No. I, CD Volume No. 26 Pages 4430 to 4448 being No. 08404 for the year 2009 to Shibnath Mondal and Smt. Anurupa Mondal for the consideration mentioned therein absolutely forever and free from all encumbrances.
- D. 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 13.23 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 24.12.2009 and the deed of sale was registered with the office of ADSR Baruipur and was recorded in Book No. I, CD Volume No. 26 Pages 4449 to 4459 being No. 08405 for the year 2009 to

Prasanta Bhandari and Smt. Manjulika Bhandari for the consideration mentioned therein absolutely forever and free from all encumbrances and the said Prasanta Bhandari and Manjulika Bhandari got their names mutated in the L. R. Record-of-rights being Khatian No. 907, 908 in respect of his share being 0.0970 and 0.0970 respectively part of 10000 in the said R.S./L.R. Dag No. 360;

- E. Thus the vendors herein became the absolute owners of the said landed property admeasuring 18.18 decimals out of 34 decimals out of 68 decimals by purchase.

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

ALL THAT Sali land admeasuring 18.18 decimals out of 34 decimals out of 68 decimals being the undemarcated part of R.S. /L.R. Dag No. 360, appertain to L. R. Khatian Nos. 907, 908, 294 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur 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.

The area hereto sold by the within named vendors:

Vendor No.	Name of Vendor(s)	Area of Land
1	Prasanta Bhandari alias Prasanta Kumar Bhandari	6.615 decimals
2	Manjulika Bhandari	6.615 decimals
3	Shibnath Mondal	2.475 decimals
4	Smt. Anurupa Mondal alias Smt. Anurupa Mandal	2.475 decimals

IN WITNESS WHEREOF the Vendors hereto 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. Anu Bhowmik
P.O + Will → Kallikpur
R.S → Barupur
Kat-145
Business

2. Anirban Bose
197/30, N.S.C. Bose Road
Kolkata - 700040

Prasanta Kumar Bhandari

Manjulika Bhandari

Shib Nath Mondal

Anurupa Mandal

VENDORS

Drafted by me and
prepared in my office:

Ashok Kumar Singh
(ASHOK KUMAR SINGH)
Advocate
High Court Calcutta

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 10, 13,680/- (Rupees Ten Lakhs Thirteen Thousand Six Hundred and Eighty only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

SN	Date	Cash/Cheque	In favor of	Amount (Rs.)
1.			Prasanta Kumar Bhandari	3,68,828/-
2.			Manjulika Bhandari	3,68,829/-
3.			Shibnath Mondal	1,38,011/-
4.			Anurupa Mandal	1,38,012/-
			TOTAL	10,13,680/-

Rupees Ten Lakhs Thirteen Thousand Six Hundred and Eighty only

- 1) Prasanta Kumar Bhandari
- 2) Manjulika Bhandari
- 3) Shibnath Mondal
- 4) Anurupa Mandal

(VENDORS)

WITNESSES:

1. Arun Bhowmik
P.O. Full → Mallikpur
P.S → Barcupur
Kot - 145
Business.

2. Anindan Bhowmik
197/30, N.S.C. Bose Road *****
Kolkata - 700040

I-00945/29/5

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

GRN: 19-201415-001769896-1

Payment Mode Online Payment

GRN Date: 06/02/2015 13:49:22

Bank : HDFC Bank

BRN : 140487727

BRN Date: 06/02/2015 14:05:07

DEPOSITOR'S DETAILS

Id No. : 1604L000001810/1/2015

[Query No./Query Year]

Name : RIDDHIMAN SHOPPERS PVT LTD

Contact No. : Mobile No. : +91 9433080062

E-mail :

Address : 17, S.P.MUKHERJEE ROAD, KOLKATA - 25.

Applicant Name : Foxtasil Realty 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	1604L000001810/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	50894
2	1604L000001810/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	11182

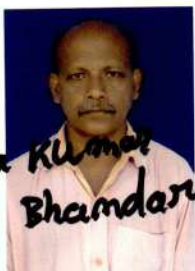
Total

61876

In Words : Rupees Sixty One Thousand Eight Hundred Seventy Six only

Photo & Signatures
of the Executants
/Presentants

SPECIMEN FOR TEN FINGERPRINTS



*Prasanta Kumar
Bhandari*

*Prasanta Kumar
Bhandari*



Little



Ring



Middle



Index



Thumb

(Left Hand)



Thumb



Index



Middle



Ring



Little

(Right Hand)



*Manjilika
Bhandari*

*Manjilika
Bhandari*



Little



Ring



Middle



Index



Thumb

(Left Hand)



Thumb



Index



Middle

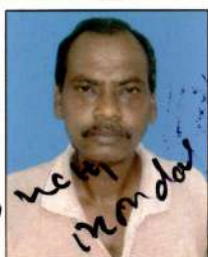


Ring



Little

(Right Hand)



*Subir Nath
Mondal*

Subir Nath Mondal



Little



Ring



Middle



Index



Thumb

(Left Hand)



Thumb



Index



Middle



Ring



Little

(Right Hand)



*Anurupa
Mondal*

*Anurupa
Mondal*



Little



Ring



Middle



Index



Thumb

(Left Hand)



Thumb



Index



Middle



Ring



Little

(Right Hand)

SITE PLAN

R.S.DAG NO:360	KHATAN NO:	MOUJA:SULTAPUR J.I. NO 16
GRAM PANCHAYET: MULLICKPUR		P.S:BARUIPUR DIST-24 PGNS(S)
EXTRACT FROM R.S. MOUJA MAP		TOTAL DAG AREA:68 DECIMALS
AREA SOLD HEREIN :18.18		DECIMALS(MORE OR LESS)



- 1) Prasanta Kumar Bhandari
- 2) Manjulika Bhandari
- 3) Shib nath Mondal
- 4) Anurupa Mondal

SIGNATURE OF VENDORS



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

Endorsement For Deed Number : I - 00945 of 2015
(Serial No. 01030 of 2015 and Query No. 1604L000001810 of 2015)

On 06/02/2015

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

Presented for registration at 19.20 hrs on :06/02/2015, at the Private residence by Prasanta Bhandari Alias Prasanta Kumar Bhandari, one of the Executants.

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

Execution is admitted on 06/02/2015 by

1. Prasanta Bhandari Alias Prasanta Kumar Bhandari, son of Late Ajit Bhandari , Harindanga, Thana:-Falta, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Others
2. Manjulika Bhandari, wife of Prasanta Bhandari , Harindanga, Thana:-Falta, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Others
3. Shibnath Mondal, son of Sadhan Ch Mondal , Ramrampur, Thana:-Diamond Harbour, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
4. Anurupa Mondal Alias Anurupa Mandal, wife of Shibnath Mondal , Ramrampur, Thana:-Diamond Harbour, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : House wife

Identified By Dibyendu Chakraborti, son of Late B C Chakraborti, 22/2d Fern Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste: Hindu, By Profession: Others.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 09/02/2015

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. 11,182/- paid online on 06/02/2015 12:35AM with Govt. Ref. No. 192014150017698961 on 06/02/2015 12:19AM, Bank: HDFC Bank, Bank Ref. No. 140487727 on 06/02/2015 12:35AM, Head of Account: 0030-03-104-001-16, Query No:1604L000001810/2015

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.-10,13,680/-

Certified that the required stamp duty of this document is Rs. - 50694 /- and the Stamp duty paid as: Impresive Rs.- 100/-



(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV

EndorsementPage 1 of 2

10/02/2015 17:48:00



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

Endorsement For Deed Number : I - 00945 of 2015
(Serial No. 01030 of 2015 and Query No. 1604L000001810 of 2015)

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

Stamp duty Rs. 50,694/- paid online on 06/02/2015 12:35AM with Govt. Ref. No. 192014150017698961 on 06/02/2015 12:19AM, Bank: HDFC Bank, Bank Ref. No. 140487727 on 06/02/2015 12:35AM, Head of Account: 0030-02-103-003-02, Query No:1604L000001810/2015

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

Photo & Signatures
of the Executants
/Presentants

SPECIMEN FOR TEN FINGERPRINTS



Naveen Singhania

EDWIN ENGINEERING PRIVATE LIMITED

Naveen Singhania

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)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 2380 to 2405
being No 00945 for the year 2015.



(Tridip Misra) 11-February-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal