

17-381.

00437/14



10.12.14
8.30 pm
807/14

N.C. case NO. 84/14

B451209

B 461209

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Additional District Sub-Registrar,
Garia South 24 Parganas

16 DEC 2014

SALE DEED

THIS SALE DEED is made on the 10th day of December, 2014

(Two Thousand Fourteen) **BETWEEN SMT. SWATI MUKHERJEE**
(PAN NO. AEYPM3146C) wife of- Sri Ram Prasad Mukherjee, by
faith- Hindu, by occupation- Business, by nationality- Indian,
presently residing at- 14C, Khanpur Road, Flat No.- 404, P.S.-
Netaji Nagar, Kolkata- 700047, hereinafter called and referred to as
the "**VENDOR**" (which expression shall unless otherwise repugnant
to the context be deemed to mean and include her heirs, executors,
representatives, administrators, and assigns) of the **FIRST PART**

নং
খরিদদার
সাং

৬৩৭ ০৬/১২/১৪ ১০০০৮
Dibornatz Bhattacharjee Adv.
High Court Calcutta.



শঙ্কর কুমার সরকার
স্ট্যাম্প ভেন্ডার
সোনারপুর এ্যা.ডি.এস.আর অফিস
দক্ষিণ ২৪ পরগনা

[Handwritten signature]

Swati Shukhjee



189

Swati Shukhjee



Additional District Sub-Registrar,
Garia South 24 Parganas

10 DEC 2014

Identified by me
Bhaswar Chanda
8/a, Goutam Chanda
159, Garia Station Rd.
Cal- 700084
Service

A N D

GANGULY HOME SEARCH PRIVATE LIMITED (PAN No. AADCG2860J) a Company registered under the provisions of Companies Act, 1956 having its registered office at- 167, Garia Station Road, P.S.- Sonarpur, Kolkata- 700084 and represented by one of its Director **SRI AMIT GANGULY** (PAN NO. AIEPG3746R) son of- Sri Ranjit Ganguly, by faith- Hindu, by occupation- Business, residing at- 174, Garia Station Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include its respective successor-in-office, executors, administrators, assigns) of the **SECOND PART**

WHEREAS

1. Manmatha Nath Naskar and Jogendra Nath Tiwari was the absolute owner and/or sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring about 18 decimal comprised in Khatian No. 1238, R.S. Dag No. 103, Mouza- Barhans Fartabad, J.L. No. 47, which they inherited from their ancestral property sold and conveyed the said entire land measuring about 18 decimal to Satya Narayan Tiwari and Ram Chandra Sardar through a Bengali Kobala Deed dated 05.02.1923 which was registered in the Sub Registry Office at Alipore and recorded in Book No.- I, Volume No. 23, Pages- 164 to 167, Being No. 554 for the year 1923.
2. After purchasing the said entire land measuring about 18 decimal Satya Narayan Tiwari and Ram Chandra Sardar, mutually partitioned the same between themselves in equal manner and thus each of them became the owner of the land measuring about 9



Additional District Sub-Registrar,
Garia South 24 Parganas

10 DEC 2014

decimal.

3. Satya Narayan Tiwari died leaving behind his minor son Gaya Sankar Tiwari and widow Maharani Debi as his legal heirs and successors.
4. Maharani Devi herself and being the natural guardian of her minor son Gaya Sankar Tiwari sold and conveyed the entire land measuring about 9 decimal along with a house to Rajani Bhusan Sardar alias Roy, son of- Mahadev Sardar absolutely and forever for the valuable consideration mentioned therein for absolute requirement of money for the said minor son by a Bengali Kobala Deed dated 25.11.1952 which was registered before District Registrar, Alipore and recorded in Book No.- I, Volume No. 75, Pages 256 to 259, Being No. 4004 for the year 1952.
5. Ram Chandra Sardar died leaving behind two sons namely Nani Gopal Sardar and Hiralal Sardar as his legal heirs and successors and both of them jointly inherited the said entire land of 9 decimal, i.e. each of them became the owner of the land measuring about 4.5 decimal.
6. Nani Gopal Sardar died leaving behind his wife Bijan Bala Sardar, 3 (three) sons namely Dr. Sudhangsu Sekhar Sardar, Subhendu Sekhar Sardar, Ardhendu Sekhar Sardar and 5 (five) daughters namely Ashalata Sanfui, Sibani Roy, Nilima Halder, Gita Biswas, Gayatri Mondal as his legal heirs and successors and they jointly inherited the said land measuring about 4.5 decimal.
7. Hiralal Sardar died leaving behind his wife Anila Sardar, 2 (two) sons Arabinda Sardar and Purnendu Shekhar Sardar and 5 (five) daughters namely Provabhati Giri, Sova Roy Naskar, Niva



Additional District Sub-Registrar,
Garia South 24 Parganas

10 DEC 2014

Mondal, Reba Sardar, Subhra Mondal as his legal heirs and successors and they jointly inherited the said land measuring about 4.5 decimal.

8. The afore-stated legal heirs of Nani Gopal Sardar jointly acquired the said land measuring about 4.5 decimal along with temporary structure standing thereon more particularly described in the Schedule herein below and while thus seized and possessed the said property, they constructed a few shops and gave them on tenancy to various shops.
9. Thereafter, the afore-stated legal heirs of Nani Gopal Sardar for their urgent need of money sold the said entire land of 4.5 decimal in favour of "M/s. Construction & Technical Services" – a Partnership Firm represented by its Partners namely (1) Anita Basak, wife of- Saral Basak, (2) Saraswati Saha, wife of- Mantu Saha and (3) Swati Mukherjee, wife of- Ram Prasad Mukherjee by virtue of a Sale Deed registered on 26.05.1992 before District Registrar, Alipore and recorded in Book No. I, Volume No. 177, Pages 363 to 377, Being No. 9433 for the year 1992.
10. After purchasing the said land Anita Basak and Saraswati Saha due to requirement of funds and due to their physical inability to manage and maintain and administer the said tenanted property sold and conveyed their $\frac{2}{3}$ rd share out of the total land of 4.5 decimal to Swati Mukherjee (the Vendor herein) by virtue of a Sale Deed registered on 22.04.1999 before District Registrar, Alipore and recorded in Book No. I, Volume No. 25, Pages 1804 to 1821, Being No. 4325 for the year 2003 for a valuable consideration mentioned therein.



Additional District Sub-Registrar,
Garia South 24 Parganas

10 DEC 2014

11. Thus by virtue of the afore-stated Sale Deed Swati Mukherjee (the Vendor herein) became the owner of the land total measuring about 4.5 decimal in R.S. Dag No. 103, R.S. Khatian No. 1238, Mouza- Barhans-Fartabad, alongwith structures standing thereon, morefully described in the Schedule hereunder and presently she has been enjoying the said Schedule land without any interruption from any corner and which is free from all encumbrances, charges, liens, lispendences, acquisitions, requisition, trusts of whatsoever nature;

12. The Purchaser herein has inspected the location, possession of the Vendor and legal papers and after being satisfied with the right, title and interest approached the Vendor herein to purchase the Schedule land and the Vendor herein have also agreed to sale the same on as is where is basis, to the Purchaser herein at a total consideration amount of Rs. 60,70,000/- (Rupees Sixty Lakh Seventy Thousand) only;

NOW THIS INDENTURE WITNESSETH THAT IN CONSIDERATION of land mentioned in Schedule hereunder and on consideration of sum of Rs. 60,70,000/- (Rupees Sixty Lakh Seventy Thousand) only by the Purchaser to the Vendor paid (the receipt where of the Vendor do hereby as also by the receipt and Memo hereunder written, admit and acknowledge) and of and from the same and every part thereof acquit, release and discharge the Purchaser and the land as described in the Schedule hereunder hereby conveyed, the Vendor as beneficial Owner do hereby grant, convey, transfer and assign unto the Purchaser free from all



Additional District Sub-Registrar,
Garia South 24 Parganas

10 DEC 2014

encumbrances, mortgages, charges, liens, lispences, attachments, trusts, acquisitions, requisitions whatsoever however, hereinafter for the sake of brevity referred to as the "said land" or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance use trust property claim and demand whatsoever both at law and in equity of the Vendor into and upon the said land of every part thereof **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances **UNTO AND TO THE USE OF** the Purchaser forever free and discharge from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor **AND** the Vendor do hereby her heirs, executors, administrators, legal representatives and/or assigns covenant with the Purchaser that notwithstanding any act Deed or thing whatsoever, by the Vendor or by any of their heirs, executors, administrators, legal representatives and/or assigns done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be **UNTO AND TO THE USE OF** the Purchaser, in the manner aforesaid **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly entered into, hold, possess and enjoy the said land and premises hereby granted transferred,



Additional District Sub-Registrar,
Garia South 24 Parganas

10 DEC 2014

sold, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in any manner aforesaid and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person/persons lawfully or equitably claiming any right or estate thereof from under or in trust for her or under any of her heirs, executors, administrators, legal representatives and/or assigns in title **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved indemnified of from and against all and all manner of form claims, charges, lines debts, attachments and encumbrances whatsoever made or suffered by the Vendor or her heirs, executors, administrators, legal representatives and/or assigns in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER MORE** that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever fully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Vendor or from or under any of her heirs, executors, administrators, legal representatives and/or assigns in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser its executors, administrators, legal representatives and/or assigns do and execute or cause to be done and executed all such acts, Deeds and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying assigning and assuring the said land hereby transferred sold, conveyed and confirmed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.



Additional District Sub-Registrar,
Garia South 24 Parganas

10 DEC 2014

BE IT NOTED THAT THE VENDOR have handed over to the Purchaser the necessary copy of documents such as Current Tax Receipt, Parcha, Copy of the Deed of the said land for perfection of the Purchaser's title to the said land as described in the Schedule hereunder. The total consideration value of the said land is Rs. 60,70,000/- (Rupees Sixty Lakh Seventy Thousand) only on as is where is basis.

AND FURTHER that if any error or omission is transpired in this Deed in future the Vendor herein shall at the cost and request of the Purchaser herein do and execute or cause to be done and executed a supplementary Deed or a Deed of Rectification in favour of the Purchaser without claiming further remuneration.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the Bastu land measuring about **4.5 decimal** be the same a little more or less from the total land of 18 decimal along with a brick built tile shed structure standing thereon measuring about **250 sq. ft.** in R.S. Dag No. 103, R.S. Khatian No. 1238, Mouza- Barhans-Fartabad, J.L. No.47, R.S. No.- 7, Touzi No.- 109, in Police Station and A.D.S.R.- Sonarpur under Ward No.- 29 of Rajpur Sonarpur Municipality, District- 24 Parganas (South), and the entire land with structures is butted and bounded as follows :-

ON THE NORTH : By Sitala Mandir;

ON THE SOUTH : By Garia Station Road; (25 ft.)

ON THE EAST : By 8 feet wide common passage;

ON THE WEST : By Garia Main Road; (25 ft.)



Additional District Sub-Registrar,
Garia South 24 Parganas

10 DEC 2014

IN WITNESS WHEREOF the Vendor has put her signature hereto on the day, month and year first above written.

WITNESSES

1. *Rupesh Ranjan Prasad.*
12, Garia Place,
Kolkata - 700084
2. *Ram Prasad Mukherjee*
14-c Khampur Rd,
KOL - 700 047.

Sneha Mukherjee
SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

RECEIVED the sum of **Rs. 60,70,000/- (Rupees Sixty Lakh Seventy Thousand) only** from the within named Purchaser as per the Memo below:-

Cheque No.	Bank	Date	Amount
208310	IDBI, Bansdrone	15.01.2015	Rs. 10,00,000/-
208311	IDBI, Bansdrone	15.03.2015	Rs. 10,00,000/-
208312	IDBI, Bansdrone	15.05.2015	Rs. 10,00,000/-
208313	IDBI, Bansdrone	15.07.2015	Rs. 10,00,000/-
208314	IDBI, Bansdrone	15.09.2015	Rs. 10,00,000/-
208315	IDBI, Bansdrone	15.11.2015	Rs. 10,70,000/-
Total:-			Rs. 60,70,000/-

WITNESSES:-

1. *Rupesh Ranjan Prasad.*
2. *Ram Prasad Mukherjee*

Sneha Mukherjee
SIGNATURE OF THE VENDOR

Drafted by:-

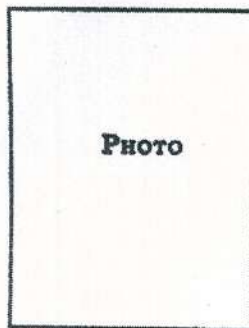
Dibakar Bhattacharjee.
Dibakar Bhattacharjee
Advocate,
High Court, Calcutta.



Additional District Sub-Registrar,
Garia South 24 Parganas

10 DEC 2014

SPECIMEN FORM FOR TEN FINGER PRINTS



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



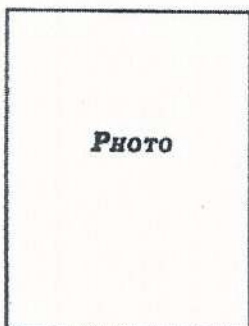
Swati Shrivastava

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Dr. C. S. Chaudhary

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Additional District Sub-Registrar,
Garia South 24 Parganas

10 DEC 2014



Government Of West Bengal
Office Of the A. D. S. R. GARIA
District:-South 24-Parganas



Endorsement For Deed Number : I - 00437 of 2014
(Serial No. 00381 of 2014 and Query No. 1629L000000807 of 2014)

On 10/12/2014

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

Presented for registration at 17.30 hrs on :10/12/2014, at the Private residence by Swati Mukherjee ,Executant.

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

Execution is admitted on 10/12/2014 by

1. Swati Mukherjee, wife of Ram Prasad Mukherjee , 14c, Khanpur Rd, Netaji Nagar, Flat No:404, District:-Kolkata, WEST BENGAL, India, Pin :-700047, By Caste Hindu, By Profession : House wife
 Identified By Bhaskar Chanda, son of Goutam Chanda, 159, Garia Station Rd,, District:-Kolkata, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession: Service.

(Smritikana Panda)
 A.D.S.R. Garia, South 24 Parganas

On 11/12/2014

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.-60,73,123/-

Certified that the required stamp duty of this document is Rs.- 425138 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Smritikana Panda)
 A.D.S.R. Garia, South 24 Parganas

On 16/12/2014

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 66817/- is paid , by the draft number 620037, Draft Date 11/12/2014, Bank Name State Bank of India, BAGHJTIN BZR GNGULI BGN, received on 16/12/2014

(Under Article : A(1) = 66803/- ,E = 14/- on 16/12/2014)

Deficit stamp duty

Deficit stamp duty Rs. 420160/- is paid , by the draft number 620038, Draft Date 11/12/2014, Bank : State Bank of India, BAGHJTIN BZR GNGULI BGN, received on 16/12/2014

(Smritikana Panda)

A.D.S.R. Garia, South 24 Parganas

16/12/2014 15:45:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. D. S. R. GARIA
District:-South 24-Parganas

Endorsement For Deed Number : I - 00437 of 2014
(Serial No. 00381 of 2014 and Query No. 1629L000000807 of 2014)

(Smritikana Panda)
A.D.S.R. Garia, South 24 Parganas



(Smritikana Panda)
A.D.S.R. Garia, South 24 Parganas
EndorsementPage 2 of 2

Government of West Bengal
Office of the A. D. R. (A.R.)
District Court, Kolkata

Department of Revenue, 1-10-2014
(Serial No. 0001 of 2014 and Query No. 1020/2014 of 2014)

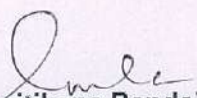
(Encl. 1)
A.D.R. (A.R.) (A.R.)



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 270 to 283
being No 00437 for the year 2014.




(Smritikana Panda) 17-December-2014
A.D.S.R. Garia, South 24 Parganas
Office of the A. D. S. R. GARIA
West Bengal