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Q. R. 1571 1-1680

5000Rs.



7p

admission under Rule-21 and under
 section 5 of the
 W. B. Land Revenue Act, 1901
 Incise
 under the
 Schedule I, A. 1
 Fee Paid in Cash
 in Rs. 5.00

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23
 on. 22-5-08
 Registrar, Hooghly
 (2) of the L. R. Act

DEED OF SALE

THIS DEED OF SALE made this 30th day of April
 Two Thousand Eight BETWEEN SRI JUGAL KRISHNA
 GHOSH, Son of Late Satish Chandra Ghosh, by faith - Hindu,

Market Value Assessed 960000/-
 Stamp duty required 57800/-
 Stamp duty paid 34040/-

Stamp duty deficit 23560/-
 Certified that the deficit
 Stamp duty of Rs. 23560/-

paid by SBI, Salt Lake Branch

Draft No. 83552 of 21/5/08

and the Document is duly stamped

on. 22-5-08

29080/-
 833/-
 paid by
 S. K. Ghosh

225249 30/4/08
 No. 225249

Collector 17/5 42/11
 of L. R. Act 1948

17/03/08

2509

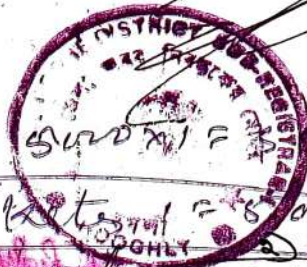
Bhassani Enclave (B) Ltd
Bhassani Sutta Road,
Golebari, Hawrah

Presented for Registration
At 1-4-08
2008
Dist. Sub-Registrar's Office
Hooghly for Exccutant/Claimant

2509-9

সুজা কৃষ্ণ ঘোষ

2077



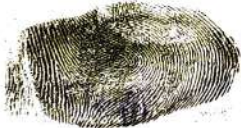
Sujan Krishna Ghosh
Sutta Road
Golebari, Hawrah
Aditya Lakhotia
Director for Bhassani
Enclave Pvt. Ltd

সুজা কৃষ্ণ ঘোষ

Director, Hooghly
Secy (2) of the L. R. Act

30 APR 2008

10, W/o, D/o
19, or Bhassani Sutta Rd
P. S. egn.
By Cause
By Profession Business + Indusmer



2078

For Bhassani Enclave Pvt Ltd
Aditya Lakhotia
Director

Santanu Paul

10, W/o, D/o
Santanu Paul
P. S. egn.
By Cause
By Profession

Santanu Paul
Sasank Shekar Paul
Chandrasekar
Hooghly
Munis

Registrar, Hooghly
Secy (2) of the L. R. Act

30 APR 2008

by occupation - Landowner, residing at Village - Borodighi Ghat, P.O. & P.S. - Chinsurah, District - Hooghly, hereinafter referred to as the "**VENDOR**" (which term shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, representatives and assigns) of the **ONE PART**

A N D

M/S. BHAWANI ENCLAVE PVT. LTD., a Private Limited Company incorporated under the Indian Companies Act, 1956 having its registered Office at 10, Dr. Abani Dutta Road, P.S. - Golabari, District - Howrah, hereinafter referred to as the "**PURCHASER**" (which term shall mean and include unless excluded by or repugnant to the context its successors or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS ALL THAT piece and parcel of the property measuring 0.461 Satak equivalent to 01 Bighas 07 Cottahs 13 Chittaks 03 sq.ft. appertaining to R.S. Dag No. 132, R.S. Khatian No. 49, L.R. Dag No. 238, L.R. Khatian No. 5472, J.L. No. 20, lying and situate at Mouza - Chinsurah, P.S. - Chinsurah, District - Hooghly as fully described in **SCHEDULE 'A'** hereunder and hereinafter referred to as the **TOTAL PROPERTY** was owned and possessed by Satish Chandra Ghosh who was cultivating the same and harvesting the crops therefrom.

WHEREAS the total property was acquired by Satish Chandra Ghosh by inheritance and his name was recorded in Revisional Record of Right.

WHEREAS Jugal Krishna Ghosh is the son of Satish Chandra Ghosh who always took much care of his father, Satish Chandra Ghosh in providing him all assistance at his fag end of life.

WHEREAS Satish Chandra Ghosh out of natural love and affection executed a Deed of Gift of the total property appertaining to R.S. Dag No. 132, R.S. Khatian No. 49, L.R. Dag No. 238, L.R. ~~Khatian~~ No. 5472, J.L. No. 20 lying and situate at Mouza - Chinsurah, P.O. & P.S. - Chinsurah, District - Hooghly in favour of Jugal Krishna Ghosh by Registered Deed of Gift registered with the Office of A.D.S.R., Hooghly and was recorded in Book No. I, Volume No.~~7~~, Pages 133 to 135, Being No. 272 for the year 1996.

WHEREAS thus Jugal Krishna Ghosh became fully seized and possessed of or otherwise well and sufficiently entitled to the total property as appearing in SCHEDULE 'A' hereunder by virtue of the Deed of Gift executed by his father Satish Chandra Ghosh in his favour.

WHEREAS Jugal Krishna Ghosh has been cultivating the total property and has been harvesting the crops therefrom.

WHEREAS name of Jugal Krishna Ghosh has been duly recorded in the L.R. Records of Right and L.R.Khatian No. 5472 has been created in his name.

WHEREAS the Vendor intended to sell the said total property and was in search of a prospective buyer who could purchase the same.

WHEREAS the purchaser approached and made a proposal to purchase undivided half share measuring 13 Cottahs 14 Chittaks 24 sq.ft. out of 27 Cottahs 13 Chittaks 03 sq.ft. appertaining to R.S. Dag No. 132, R.S. Khatian No. 49, L.R. Dag No. 238, L.R.Khatian No. 5472, J.L. No. 20, lying and situate at Mouza - Chinsurah, P.O. & P.S. - Chinsurah, District - Hooghly as fully described in Schedule 'B' below and also shown and delineated in the Sketch Map annexed hereto within RED Border and hereinafter called the **SAID SALI LAND** and offered to pay a sum of **Rs. 5,56,335/-** as total consideration money.

WHEREAS the Vendor considering the quantum of consideration money fair and reasonable taking into consideration the location amenities and facilities agreed to and accepted.

WHEREAS the said Sali land is free from all encumbrances, charges and liens and the Vendor has got free, clear and marketable title therein.

NOW THIS DEED WITNESSETH that in pursuance of the said Agreement and in consideration of a sum of **Rs. 5,56,335/-** (Rupees Five Lacs Fifty six Thousand Three Hundred Thirty five) only paid by the purchaser to the Vendor (the receipt whereof the Vendor doth hereby as well as by the Memo of

Receipt hereunder written admits and acknowledges and of
 and from the same and every part thereof doth hereby acquit,
 release and forever discharge the Purchaser as well as the said
 sali land hereby granted, sold, transferred, assured, assigned
 and conveyed), the Vendor doth hereby grants, sells, conveys,
 transfers, assigns and assures unto and in favour of the
 Purchaser ALL THAT the piece and parcel of the land
 measuring 13 Cottahs 14 Chittaks 24 sq.ft. of Sali Land out of
 27 Cottahs 13 Chittaks 03 sq.ft. appertaining to R.S. Dag No.
 132, R.S. Khatian No. 49, L.R. Dag No. 238, L.R. Khatian No.
 5472, J.L. No. 20, lying and situate at Mouza - Chinsurah,
 P.O. & P.S. - Chinsurah, District - Hooghly as fully described
 in SCHEDULE 'B' hereunder written and also shown and
 delineated in the sketch map annexed hereto within RED
 Border and hereinafter referred to as the SAID SALI LAND OR
 HOWSOEVER OTHERWISE the said Sali Land or any part
 thereof now are or is or at any time or times heretofore were or
 was situated, butted bounded called known numbered
 described or distinguished TOGETHER WITH all paths,
 passages, water courses, sewers, drains AND all manner of
 former and other lights, rights, liberties easements privileges
 emoluments advantages and appurtenances whatsoever to the
 said sali land belonging or in anywise appertaining or usually
 held, used, occupied or enjoyed therewith or reputed to belong
 or be appurtenant thereto AND the reversion or reversions,
 remainder or remainders AND all the legal incidence thereof
 AND all the estate right, title, interest inheritance, use,
 property, possession, claim and demand whatsoever both of
 law and in equity of the vendor into upon or in respect of the
 said sali land and every part thereof herein comprised and
 hereby granted and transferred and every part thereof AND

ALL deeds, pottahs, muniments, writings and evidence of title exclusively relating to the said sali land or any part thereof which now are or hereinafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said sali land AND ALL AND SINGULAR other the property herein comprised and hereby granted, sold, transferred, conveyed, assigned and assured on expressed or intended so to be together with all other rights, members and appurtenances belonging thereto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever.

AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :

1. That the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitle to the said Sali land free from all encumbrances and liabilities whatsoever.
2. That the Vendor has good right, full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the ALL AND SINGULAR the said Sali Land hereby granted, sold, conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents.

3. That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the rents, issues and profits thereof and every part thereof without any lawful act, suit, trouble, eviction interruption disturbance, claim or demand whatsoever from or by the Vendor or any other person or persons whomsoever.
4. That free and clear and freely and clearly and absolutely acquitted exonerated released and discharged and otherwise by and at the cost and expenses of the Vendor well and sufficiently saved, defended kept, harmless and indemnified of from and against all estates charges, mortgages liens, lispence, debts, attachments.
5. The Vendor shall pay all kind of taxes arrears as well as current to the concerned Authority and also the Land Revenue to the Collector, Hooghly upto the date of execution and registration of Deed of Sale.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of the property measuring a little more or less 0.461 Acre equivalent to 01 Bigha 07 Cottahs 13 Chittaks 03 sq.ft. appertaining to R.S. Dag No. 132, R.S. Khatian No. 49, L.R. Dag No. 238, L.R. Khatian No. 5472, J.L. No. 20, lying and situate at Mouza - Chinsurah, P.O. & P.S. - Chinsurah, District - Hooghly along with all rights of easements and appurtenances annexed thereto as shown and

delineated in the Map or Plan annexed hereto within RED Border which is butted and bounded as follows :

- ON THE NORTH : Portion of L.R. Dag No. 250.
- ON THE SOUTH : Municipal Drain and thereafter land of Mrityunjoy Ghosh.
- ON THE EAST : Partly land of Dilip Kr. Mukhopadhyay and partly land of R.S. Dag No. 133(P) .
- ON THE WEST : Municipal Drain and thereafter land of Smt. Shibani Guin.

SCHEDULE 'B' ABOVE REFERRED TO

ALL THAT undivided piece and parcel of the Sali property measuring **13 Cottahs 14 Chittaks 24 sq.ft.** out of 27 Cottahs 13 Chittaks 03 sq.ft. being out of 'A' Schedule Property appertaining to R.S. Dag No. 132, R.S. Khatian No. 49, L.R. Dag No. 238, L.R. Khatian No. 5472, J.L. No. 20, lying and situate at Mouza - Chinsurah, P.O. & P.S. - Chinsurah, District - Hooghly.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE VENDOR ABOVE NAMED
IN PRESENCE OF :

2/5/85 30/83 (2/5/85)

- ① Santanant,
Kunduglat
Chandungon
Hoaghy
- ② Poronab Koro Sumul
Borro Digliroo dhor
chandannagorre

SIGNED SEALED AND DELIVERED
BY
ONE OF THE DIRECTORS
DULY AUTHORIZED AND EMPOWERED TO
SIGN THE DEED BY VIRTUE OF THE RESOLUTION
PASSED IN THE BOARD MEETING DATED...18/3/88
OF THE BOARD OF DIRECTORS.

Fee Bhawani Enclaves Pvt. Ltd.
Aditya La Khoti
Director

- ① Santanant,
Kunduglat
Chandungon
Hoaghy
- ② Poronab Koro Sumul
Borro Digliroo dhor
chandannagorre.

Drafted by me.

Vijaykr Singh
Advocate 5088/89

Samar Bhawmik
Printed by me.

MEMO OF CONSIDERATION

RECEIVED a sum of **Rs. 5,56,335/-** (Rupees Five Lacs Fifty six Thousand Three Hundred Thirty five) only from within named Purchaser being the amount of total consideration money in the manner as follows :

25/11/2023 (31/12)

Signature of the Vendor



Registrar, Hooghly
Ws-7 (2) of the L.R. Act

Book No. 1
Volume No. 37
Pages 83 to 94
Band No. 1680
of the Year 2008























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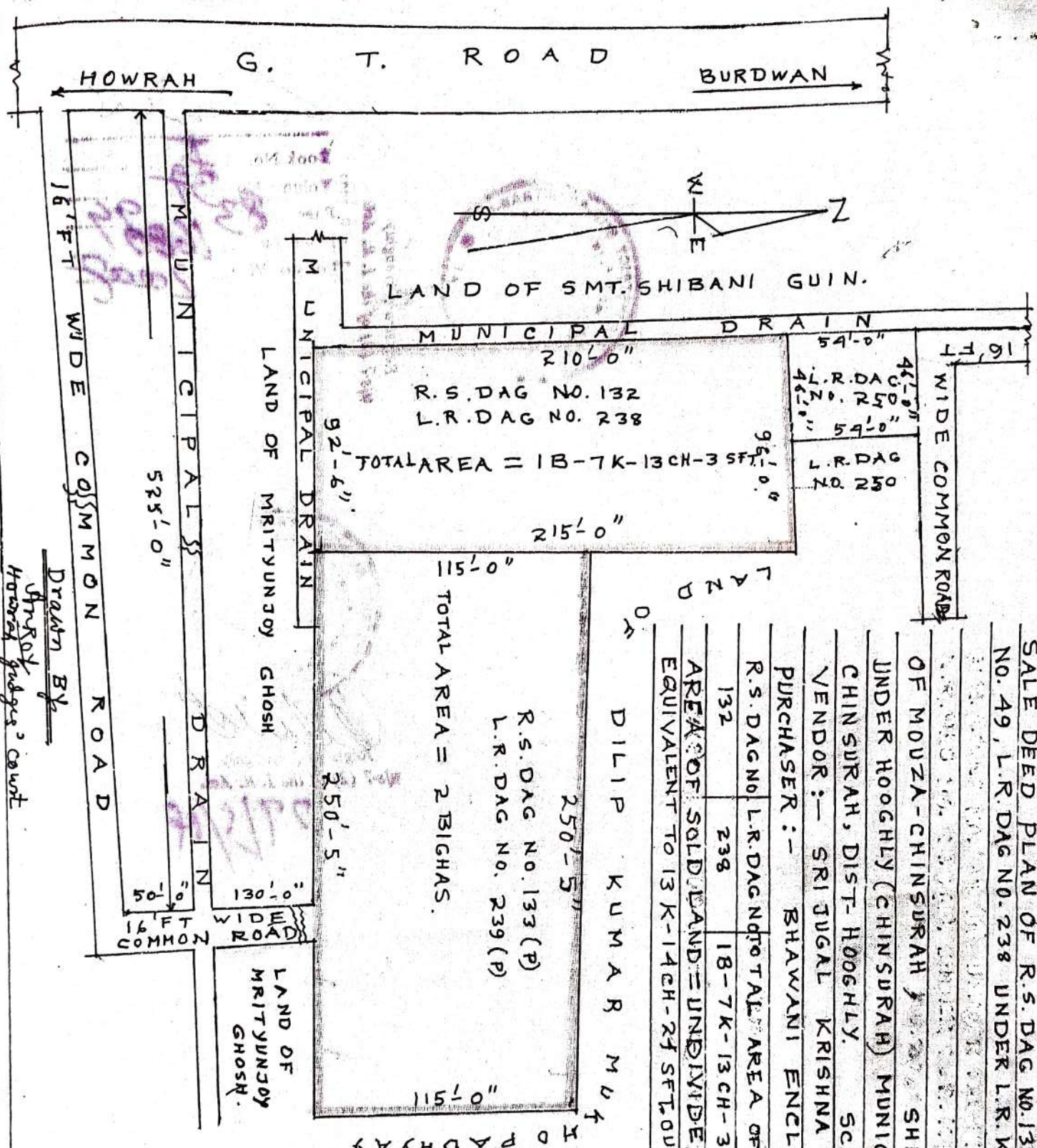


Registrar, Hooghly
Ws-7 (2) of the L.R. Act

29/5/08

FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/ Presentants					
	 <p><i>Signature</i></p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
	 <p><i>Aditya Lakhotia</i></p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little



SALE DEED PLAN OF R.S. DAG NO. 132 UNDER R.S. KHATIAN NO. 49, L.R. DAG NO. 238 UNDER L.R. KHATIAN NO. 5472

OF MOUZA-CHINSURAH, SHEET NO. 2, J.L. NO. 20

UNDER HOOGHLY (CHINSURAH) MUNICIPALITY, P. 3.-

CHINSURAH, DIST. HOOGHLY. SCALE:- 1" INCH = 50 FT.

VENDOR:- SRI JUGAL KRISHNA GHOSH.

PURCHASER:- BHAWANI ENCLAVE PVT. LTD.

R.S. DAG NO. 132 L.R. DAG NO. 238

AREA OF SOLD LAND = UNDIVIDED 1/2 SHARE EQUIVALENT TO 13 K-14 CH-21 SFT. OUT OF 18-7K-13 CH-3 SFT.

DILIP KUMAR MUKHERJEE

R.S. DAG NO. 133 (P) L.R. DAG NO. 239 (P)

TOTAL AREA = 2 BIGHAS.

LAND OF MRITYUNJOY GHOSH

LAND OF MRITYUNJOY GHOSH

16 FT WIDE COMMON ROAD

16 FT WIDE COMMON ROAD

16 FT WIDE COMMON ROAD

16 FT WIDE COMMON ROAD

16 FT WIDE COMMON ROAD

16 FT WIDE COMMON ROAD

16 FT WIDE COMMON ROAD

16 FT WIDE COMMON ROAD

16 FT WIDE COMMON ROAD

Smt. Bhawani Enclaves Pvt. Ltd.

Director

Drawn By
Smt. Bhawani Enclaves Pvt. Ltd.
Howrah Judges' Court

Finalize Year

Registered
2/5/57 of the I. R. doc.

Ms. 7 (2) of the A. B. Act.

77/5/00

WILLIAM
TO CARL

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THE UNIVERSITY OF CHICAGO

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THE UNIVERSITY OF CHICAGO