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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

G 318960

At 05-05 P.M.

ATC

30.7.10

NO-11547/10

This SALE DEED is made and executed at Kolkata on this 30th day of

July Two Thousand and Ten

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

BETWEEN

Additional Registrar of Assurances-1, Kolkata  
11.08.10

Sharmila Ray Kumam wife of Kumam Rajbala Singh and daughter of Late Amitava Ray residing at 20C, Southern Avenue Kolkata 700 026 and having Pan No. ACLPR4283R hereinafter referred to as the "Vendor" (which expression shall unless repugnant to the context mean and include "the Vendor" and his/her/their legal heirs, successors, legal representatives, administrators, nominees, executors, assigns etc.) of the First Part;

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West Bengal Housing Board a body corporate created under the West Bengal Housing Board Act, 1972(W.B. Act XXXII of 1972) having its office at 105, Surendra Nath Bannerjee Road, Kolkata 700 014 having PAN No. AAAJW0019K hereinafter referred to as the "Purchaser" (which expression shall unless repugnant to the context mean and include "the Purchaser" and its successor or successors in office and assigns) of the Second Part.

Bengal Shrachi Housing Development Company Limited, a joint sector company incorporated under the Companies Act, 1956, having its registered office at 686, Anandpur, E.M. Bypass-R.B. Connector, Kolkata-700 107, having PAN No. AABCB2808F hereinafter referred to as the "First Confirming Party" (which expression shall unless repugnant to the context mean and include "the Purchaser" its successor or successors in interest and assigns ) of the Third Part. AND

Shrachi Developers Pvt Ltd a company incorporated under the Companies Act, 1956, having its registered office at 686, Anandpur, E.M. Bypass-R.B. Connector, Kolkata -700 107, having PAN No. AADCS8010J hereinafter referred to as the "Second Confirming Party" (which expression shall unless repugnant to the context mean and include "the Purchaser" and its successor or successors in interest and assigns) of the Fourth Part.

WHEREAS by virtue of various Deeds of Conveyances Sri Amitava Ray was absolute owner of a total area of 526 decimal of land in Mouza Dudhnoi in the various dags as mentioned hereinabove morefully

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described in the First Schedule hereinafter mentioned (hereinafter called the Mother Land)

AND WHEREAS the said Sri Amitava Ray died intestate on 23.08.96 leaving behind his wife Smt. Mukul Ray and only daughter Smt. Sharmila Ray as his legal heirs and they became the absolute owner of the Mother Land.

AND WHEREAS the said Smt Mukul Ray died intestate on 13.11.07 leaving behind the Vendor herein as the absolute owner of Mother Land

And Whereas the Vendor represents and warrants that she is the exclusive and lawful owner of the Said Mother Land and is in possession thereof and no one other than the Vendor has any interest/right or claim of any nature whatsoever in the Said Land and the Said Land is free from all sorts of encumbrances, liens, mortgage, etc. and there is no legal dispute of any kind pending before any authority or court pertaining to the Said Land.

And Whereas the Vendor further represents that the Said Mother Land is duly mutated in her name.

AND WHEREAS the said Mother Land is more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter also referred to as the ENTIRE LAND

AND WHEREAS the First Confirming Party namely Bengal Shrachi Housing Development Co Ltd is a joint sector company and/or Assisted sector company of which the Second Confirming Party is the Joint

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Venturer and is engaged in undertaking development of properties in and around Kolkata

AND WHEREAS for the purpose of its business the First Confirming Party has approached the Vendor for development of a divided and demarcated portion of the said Mother Land containing by estimation 4.02 acres (more or less (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in RED thereon morefully described in the Second Schedule hereafter mentioned and hereinafter referred to as the DEMISED LANDS)

AND WHEREAS the First Confirming Party being a joint venture company and/or Assisted sector company has to follow the comprehensive guidelines issued by the Government of West Bengal through West Bengal Housing Board (hereinafter referred to as the Housing Board) which provides that in order to undertake development of a property the joint venture company in this particular case namely the First Confirming party has to first procure at its own cost the lands and thereafter complete the sale in favour of the Housing Board who will thereafter enter into a separate agreement and will grant the exclusive right of development thereof to the joint venture company and/or assisted sector company

AND WHEREAS in compliance of such guidelines of the Housing Board with the intent of undertaking development of the said Demised lands the First Confirming Party and the Second Confirming Party have approached and requested the Vendor to execute the DEED of Conveyance in favour of

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to 4

of

the said Housing Board, the Purchaser herein which the Vendor has agreed to do subject to the terms and conditions hereinafter appearing

**NOW THIS DEED OF SALE WITNESSES AS UNDER:**

1. In consideration of the above and in further consideration of Rs. 56,00,000/- (Rupees fifty six lakhs) paid by the ~~Best Confirming Party~~ Purchaser to the Vendor ( which amount the Vendor acknowledges to have been received) the Vendor with the consent and concurrence of the Confirming Parties hereby sell, convey, assign and transfer his/her/their all rights, titles and interests in the Said Demised Land being the divided and demarcated portion of Mother Land/Entire Land such Demised Land morefully and particularly described in the Second Schedule hereunder written and also shown and delineated in the map or plan hereto annexed and bordered in RED free from all encumbrances (fully described above) together with all easements rights and otherwise unfettered use and possession of the Said Demised Land and use of all ways, paths, passages, rights, liberties, privileges, benefits and advantages whatsoever to the Said Demised Land or in any way appurtenant thereto or therewith usually held or known as part & parcel thereof and all the estate right, title and interest whatsoever of the Vendor onto or upon the Said Land to the Purchaser, absolutely and forever.

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And the Vendor has handed over the actual exclusive and peaceful physical vacant possession of the Said Demised Land unto the First Confirming Party for and on behalf of the Purchaser at or before the execution hereof, which the Purchaser First Confirming Party hereby admits and acknowledges and shall hold subject to what has been agreed upon and the Vendor shall continue to hold the remaining part of the Mother Land without any right or claim of the Purchaser and the Confirming Parties.

And the Said Demised Land stands hereby conveyed, transferred, assured and assigned including every part & parcel thereof together with all rights and appurtenances unto the Purchaser absolutely and forever, free from all encumbrances.

And Purchaser shall hereafter peacefully and quietly enjoy the Said Demised Land and deal in the same in any manner it may deem fit without any hindrance, claim or demand of any nature whatsoever from the Vendor of any person claiming thereof under him subject to what has been otherwise agreed upon.

2. The Vendor covenants that this Deed of Sale is executed in all its entirety and that the Vendor has received all and full consideration of the Said Demised Land and all the rights and title of the Vendor has been transferred to the Purchaser and the Purchaser will be empowered to use the Said Land as per its own will and is entitled to get it mutated in its own name in the revenue record



3. The Vendor assured the Purchaser that she has legal, clear and marketable title in respect of the Said Land and the same is free from all sorts of encumbrances including but not restricted to prior sale, pledge, mortgage, charge, will, gift, exchange, lien, guarantee, surety, security, agreement, arrangement, power of attorney, proceedings, trust, claim, *lispendens*, breaches, disputes, litigation, court injunction, stay order, notice, attachment, acquisition.
  
4. That the Vendor has assured and undertaken to the Purchaser that there is no other subsisting agreement, arrangement, MoU, settlement, power of attorney etc. in respect of the Said Demised Land or any part thereof with any person, authority, organization etc. and the Vendor has further assured that she has neither done nor been party to any act whereby his/her/their rights, title and interest in the Said Demised Land may, in any way, be impaired or whereby the Vendor may be prevented from transferring the Said Demised Land and the Vendor has full, unfettered and unrestricted right, power and absolute authority to sell, transfer, convey and assign the Said Land and he/she is fully competent to execute this Sale Deed and to sign all necessary documents in this regard.
  
5. The Vendor hereby confirm that all taxes, cesses, rates and other outgoing including debts, if any, in respect of the Said Land upto the date of the execution of this Deed of Sale in respect of the Said Land have been paid and if there is any outstanding, the same will be paid by the Vendor and from the date of this deed the Purchaser shall be

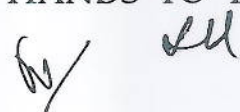


liable to pay all taxes, cesses, and municipal dues as applicable on the Said Land.

6. That the **Vendor** and all persons claiming under or through the **Vendor** shall and will, as and when required by the **Purchaser** and at the **Purchaser's** costs, agree to do all acts and execute all documents and to present himself/herself/themselves before the concerned authorities as be reasonably required by the **Purchaser** for more fully effectuating the sale being hereby made or for more fully owning and enjoying the Said Land or defending any action or proceeding concerning the same.
7. That all the expenses of this sale deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the **Confirming Party**

AND THIS DEED FURTHER WITNESSETH THAT the Vendor has retained a part of the Mother Land for herself without any right on the part of the Purchaser or any person claiming through or under it and the Vendor shall retain the original Title Deeds in respect of the various pieces and parcels of land and has agreed to keep the same un obliterated and un-cancelled and as and when required shall produce the same for inspection to the Purchaser or any person claiming through or under it and the Purchaser or any person authorized by it shall be entitled to make extracts thereof.

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS SALE





DEED ON THE DAY, MONTH AND YEAR, FIRST WRITTEN ABOVE IN  
THE PRESENCE OF THE FOLLOWING WITNESSES;

WITNESSES: -

1. K Rajbal Singh  
(KUMAR RAJBALASINGH)  
20/C, Southern Avenue  
Kolkata-700026,

Sharmila Ray Kumam  
VENDOR  
(SHARMILA RAY KUMAM)

2. Prajata Kishore Chakrabarty  
686, Anandapur Kolkata-700107.

Prasanta K. Adak.

PURCHASER P. K. ADAK  
KANUNGO  
West Bengal Housing Board  
105, S. N. Banerjee Rd., Kol-14

Bengal Shrachi Housing Development Ltd.

Balraj De

Authorised Signatory  
FIRST CONFIRMING PARTY

Shrachi Developers (P) Ltd.

Balraj De

Authorised Signatory  
SECOND CONFIRMING PARTY

FIRST SCHEDULE ABOVE REFERRED TO

Mother Land

All That 5.26 Acres of Land in the followings dags in Mouza Dudhnai JL  
No. 107 L.R. Khatian No. 554 PS. Baripur, Dist South 24 Parganas, Ram  
Nagar II Gram Panchayat

Baripur

Dag No.	Area in Sattak
373	6
374	5
376	32
378	15
379	10
380	9
381	13
382	24
383	6
384	13
385	10
386	14
387	23
388	4
389	28
390	14
392	4
393	2
394	14

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395	23
396	25
397	5
398	21
399	8
401	3
402	8
403	40
404	6
405	5
406	35
407	26
410	41
411	9
413	18
414	7
<b>Total</b>	<b>526</b>

Butted and bounded as follows:

On the East: By Dag Nos. 435, 434, 414(Part) & 415

On the North: By Canning Road, Dag No. 1585, 412, 400 & 391

On the South: By Baruipur Mouza & Dag Nos. 408 & 409

On the West: By Baruipur Mouza & Dag Nos. 375, 374(Part) & 377

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SECOND SCHEDULE ABOVE REFERRED TO

Demised Land

— s. Sch. "Bogari" and "Barpa"

All That 4.02 Acres of Land in the followings dags in Mouza Dudhnai JL No. 107 L. R. Khatian No. 554 PS. Baripur, Dist South 24 Parganas, Ram Nagar II Gram Panchayat and shown within "Red" borders.

Balwisa

Dag No.	Area In Satak
379	10
380	9
382	6 -
386	9
387	22 -
388	4
389	28
390	14
392	4
393	2
394	14
395	23
396	25
397	5
398	21
399	8
401	3
402	8
403	40
404	6
405	5
406	35
407	26

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410	41
411	9
413	18
414	7
<b>Total</b>	<b>402</b>

Butted and bounded by as follows:

On the East: By Dag Nos. 434,435,414(Part) & 415

On the North: By Canning Road & Dag Nos .391, 400, 412

On the South: By Baruipur Mouza & Dag Nos. 408 & 409

On the West: By Dag Nos. 386 (Part), 382(Part), 381 & 378

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## Receipts and Memo of Consideration

Receipt by the Vendor:

Received from the First Confirming Party the Full and Final Consideration of Rs. 56,00,000/- (Rupees Fifty Six Lacs) only in the manner as mentioned herein below:

1. By Adjustment and appropriation  
out of the amount paid by the  
First Confirming Party to the Vendor by  
various cheques from time to time Rs. 42,00,000/-

2. By Cheque No. 516995 dated 21.07.10  
drawn on United Bank of India, Old  
Court House Street Branch Kolkata  
in favour of the Vendor Rs. 14,00,000/-

Rupees Fifty Six Lacs Only

Rs. 56,00,000/-

*Shamita Ray Choudhary*

1. *K Rajbal Singh*  
(KUMAR RAJBALA SINGH)

2. *XARAA*  
*(Amit Kumar)*  
*2/A-2, Manna*  
*C. Old Post Office*  
*Kal-i*



Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 07803 of 2010  
(Serial No. 06123 of 2010)

On 30/07/2010

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

Presented for registration at 17.05 hrs on :30/07/2010, at the Private residence by Balai De , one of the Executants.

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

Execution is admitted on 30/07/2010 by

1. Sharmila Raykumam, wife of Kumam Rajbala Singh , 20c, Southern Avenue, Kolkata, Thana:-Charu Market, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By Profession : Others
2. Balai De  
Authorised Signatory, Bengal Shrachi Housing Development Company Ltd, 686 Anandpur, E. M. Bye Pass, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700107 .  
, By Profession : Others
3. Balai De  
Authorised Signatory, Shrachi Developers Pvt Ltd, 686 Anandpur, E. M. Bye Pass, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700107 .  
, By Profession : Others
4. P. K. Adak  
Authorised Signatory, West Bengal Housing Board, 105, Surendra Nath Banarjee Road, Kolkata, Thana:-Taltola, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700014 .  
, By Profession : Others  
Identified By Asit Manna, son of A. K. Manna, 6. O.p.o. St Cal, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Service.

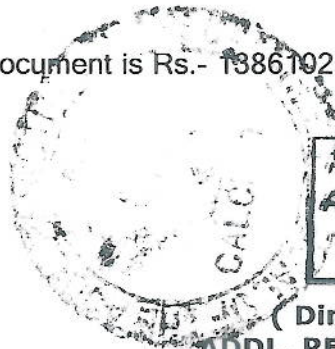
( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I

On 10/08/2010

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.-23101357/-

Certified that the required stamp duty of this document is Rs.- 1386102 /- and the Stamp duty paid as: Impresive Rs.- 100/-



*DR*  
Additional Registrar of  
Assurances - I, Kolkata  
11 AUG 2010

( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I



Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 07803 of 2010  
(Serial No. 06123 of 2010)

( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I

On 11/08/2010

**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 : 23,5 of Indian Stamp Act 1899.

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 254111/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on  
11/08/2010

**Deficit stamp duty**

Deficit stamp duty Rs. 1386102/- is paid00029222/07/2010State Bank of India, COMMERCIAL  
BRANCH KOLKATA, received on 11/08/2010

( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I



Additional Registrar of  
Assurances-I, Kolkata  
11 AUG 2010

( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I



# SALE DEED PLAN

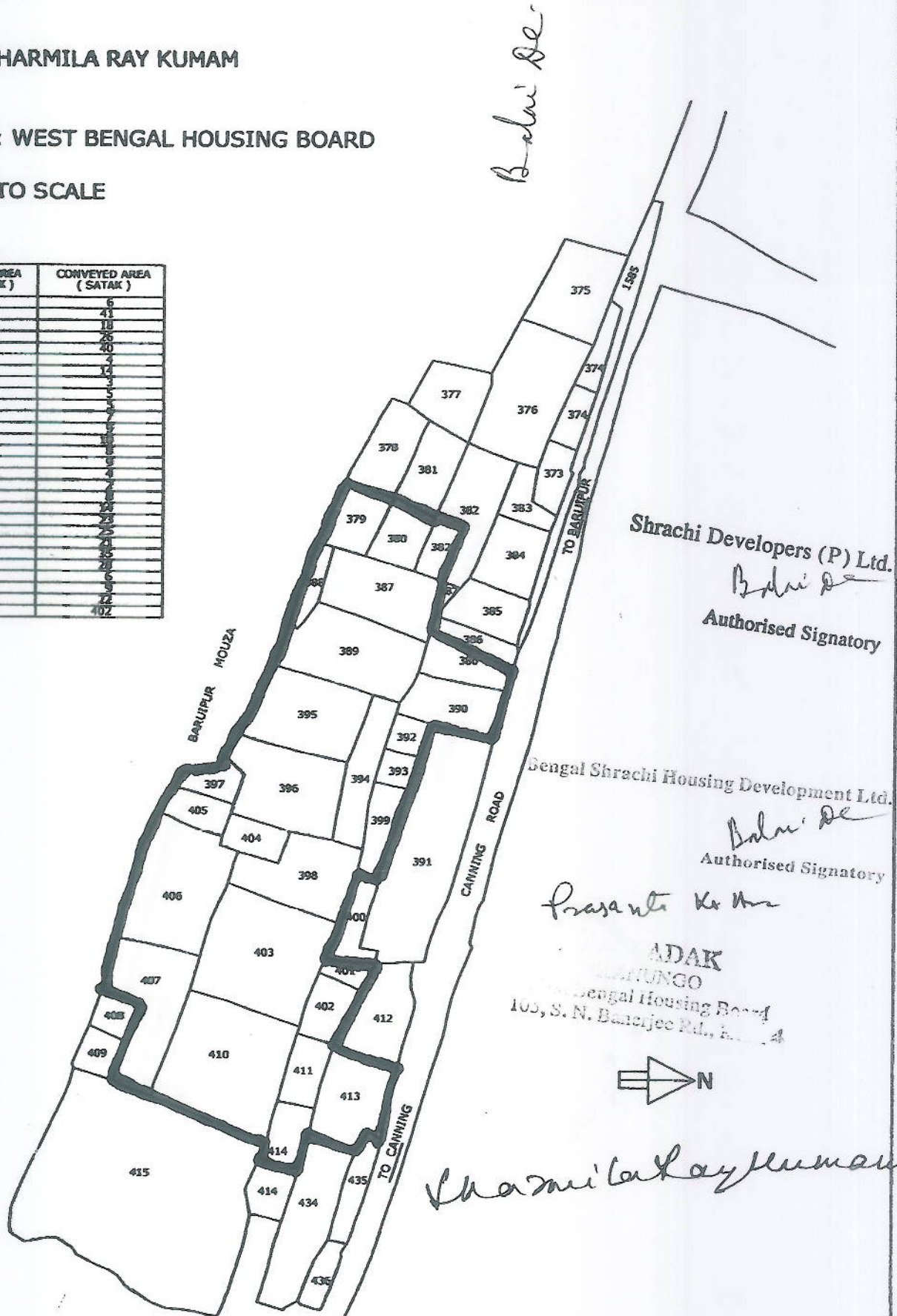
ALL THAT LAND SITUATED AT DAG NOS. 404, 410, 413, 407, 403, 388, 390, 401, 405, 397, 414, 380, 379, 402, 411, 392, 393, 399, 394, 395, 396, 398, 406, 389, 382, 386 & 387 MOUZA -DUDHNAI, J.L. NO.-107, P.S -BARUIPUR, DIST. -24 PGS (S)

VENDORS: SHARMILA RAY KUMAM

PURCHASER : WEST BENGAL HOUSING BOARD

SCALE: NOT TO SCALE

DAG NO. L.R.	TOTAL AREA (SATAK)	CONVEYED AREA (SATAK)
382	6	6
383	41	41
384	18	18
385	26	26
386	40	40
387	22	22
388	14	14
389	23	23
390	23	23
391	23	23
392	23	23
393	23	23
394	23	23
395	23	23
396	23	23
397	23	23
398	23	23
399	23	23
400	23	23
401	23	23
402	23	23
403	23	23
404	23	23
405	23	23
406	23	23
407	23	23
408	23	23
409	23	23
410	23	23
411	23	23
412	23	23
413	23	23
414	23	23
415	23	23
<b>TOTAL AREA</b>	<b>402</b>	<b>402</b>



*Balaji De*

Shrachi Developers (P) Ltd.  
*Balaji De*  
Authorised Signatory

Bengal Shrachi Housing Development Ltd.  
*Balaji De*  
Authorised Signatory

ADAK  
KUNGO  
Bengal Housing Board  
105, S. N. Banerjee Rd., ...



*Sharmila Ray Kumam*

