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P (Wang)

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5231

भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Q 6678 483365

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

Add. District Sub Registrar
Barrackpore, 24 Pags. (N)

02 JUN 2009

THIS DEED OF SALE made this ...6th... Day of May...

Two Thousand Nine (2009) BETWEEN 1) SRI NANDAL LAL
BERA, 2) SRI NARAYAN CHANDRA BERA, 3) SRI ANIL
CHANDRA BERA all sons of Late Akshay Kumar Bera, 4) SMT.

KAMALA BERA wife of Late Paresh Chandra Bera and 5) SMT. CHAITALI DAS wife of Sri Sukumar Das all residing at Koirapur, P. S. Jagaddal, Dist. 24 Pgs. 9N). hereinafter called the VEENDORS (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs executors, administrator, representatives and assigns) of the ONE PART

A N D

GHOSH BROTHERS REALTORS PVT. LTD. A Private Limited Company incorporated under the Companies Act 1956, having its Registered office at Block 'D' 2nd floor, D-204, City Centre, Salt Lake, Kolkata - 700064, hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-office and assigns) of the OTHER PART, being represented by one of its Director SRI PRATUL KUMAR GHOSH s/o Sri Pranab Kumar Ghosh of Block - V, Flat No. 5A, SILVER SPRING, Kolkata - 700105.

WHEREAS one Md. Wazed Ali s/o Sk. Nurul Hoda Purchased some landed property measuring about .72 decimal in Mouza Jafarpur, Touz No. 6, Khatian No. 106, Dag No. 628, 631 and 642, R.S. No. 10, J.L. No. 9, P. S. Titagarh, Dist. 24 Pgs. From Mahadeb Chandra Ghosh and others by virtue of Sale Deed Registered in the office of Sub-Registrar at Barrackpore and recorded in Book No. I,

Being No. 6594 for the year 1960 and absolutely seized and possessed.

AND WHEREAS said Md. Wazed Ali sold his entire land measuring .72 decimal to Sri Nandalal Bera, Narayan Chandra Bera, Paresh Chandra Bera and Anil Chandra Bera by way of Sale Deed registered in the office of Sub-Registrar Barrackpore on 6th July, 1964 and recorded in Book No. I, Vol. No. 47, Pages 231 to 233, Being No. 3534 for the year 1964 and since then seized and possessed absolutely.

AND WHEREAS the said Paresh Chandra Bera died intestate leaving behind wife Smt. Kamala Bera and daughter Chaitali Das as his heirs and legal representatives and the undivided one-fourth share of the property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.

AND WHEREAS due to need of finance the Vendors announced to sell .24 decimal Sali Land out of total land measuring .72 decimal in Dag No. 642, Khatian No. 106, Touzi No. 6, R. S. No. 10, J.L. No. 9, P. S. Titagarh morefully described in Schedule hereunder written, and free from all encumbrances and the Purchaser has offered the Vendors to Purchase the said land at and for the total consideration of Rs.6,25,455/- (Rupees Six Lakh Twentyfive thousand four hundred fiftyfive) only and the Vendors have agreed to sell the same to the purchaser at the said consideration.

NOW THIS INDENTURE WITNESSETH THAT :

In pursuance of the said Agreement and in consideration of the said sum of Rs. 6,25,455/- (Rupees Six Lakh Twentyfive thousand four hundred fiftyfive.) only paid by the Purchaser to the Vendors on or before the execution of these presents (receipt whereof the vendors doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge the Purchaser and the said land) the Vendors doth hereby grant, sell, transfer, convey, assign and assure unto the Purchaser the said land i.e. ALL THAT the piece and parcel of land, admeasuring .24 decimal more or less, situate, lying in Mouza - Jafarpur, R. S. Dag No. 641 under Khatian No. 106, J.L. No. 9, R. S. No. 10, Touzi No. 6, P. S. Titagarh, District North 24 Parganas, more fully described in the SCHEDULE hereto and delineated on the Map or Plan annexed herewith and bordered 'RED' thereon and hereinbefore as well as hereafter called the 'Said Land' or Howsoever other wise the said land now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished TOGETGHER WITH all areas, fences, passages, sewers, drains, water, water courses, trees, bushes hedges, crops, benefit advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said land or in anywise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed

or known as part or parcel of member thereof or appurtenant thereto
AND the reversion or reversions, remainder or remainders and all
rents, issues and profits thereof and all and every part thereof, hereby
granted, sold, conveyed, transferred, assigned and assured or
expressed or intended so to be AND all the estate, right, title,
interest, inheritance, use, trust, property, claim and demand
whatsoever both at law and in equity of the vendors into, upon or in
respect of the said land or any part thereof AND all deeds, pattas,
muniments, writings and evidences of title relating to the said land or
any part thereof which now are or were or hereafter shall or may be
in the custody, power or possession of the Vendors or any person or
persons from whom the vendors can or may procure the same without
any action or suit at law or in equity TO HAVE AND TO HOLD the
said land and all and singular, the lands, hereditaments, messuages,
benefits, rights and properties hereby rented, sold, conveyed,
transferred, assigned and assured or expressed or intended so to be
and each and every part thereof unto and to the use of the Purchaser
absolutely and forever, free from all encumbrances, trusts, liens,
lispendens, charges, attachments, claimants, bargadars (share-
croppers) requisitions, acquisitions, vesting and alignments
whatsoever.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE
PURCHASER AS FOLLOWS

- i) That notwithstanding any act, deed, matter or things whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the vendor are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said land and all together properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
- ii) And that notwithstanding any act, deed, matter or things done as aforesaid, the Vendors who has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the aid land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.
- iii) And That the said land and all other properties, rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or intended so to be and each of them are now free from all encumbrances, demands, claims, charges, liens, attachments, vest, leases, lispensens, uses, debutters or trust made or suffered by the

endor or any person or persons having or lawfully claiming any estate or interest in the said land from under or in trust for the Vendors.

iv) And That the vendors have at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said land to the Purchaser and the Vendors have no claim of any nature whatsoever against the Purchaser.

v) And that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said land and every part thereof and receive the rents, issues and profits thereof and all other benefit rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendors.

vi) And That free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the cost and expenses of the vendor well and sufficiently entitled saved and indemnified of from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created

by the vendors or any of their predecessors in title or any person lawfully or equitably claiming as aforesaid.

vii) And That the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, barges, vesting, attachments, dispendens, uses, debutters, trusts, claim and demand of any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said land or any part thereof.

viii) AND ALSO THAT the vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said land or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further and more perfectly conveying and assuring the said land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required.

ix) AND ALSO THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said land and other benefic and

rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Sali Land measuring 24 decimals in Mouza - Jafarpur, J.L. No. 9, Touzi No. 6, R.S. No. 10, R. S. Dag No. 642 under R.S. Khatian No. 106 P.S. Titagarh, District 24 Pgs. (N) within the jurisdiction of the Mohanpur Gram Panchayet together with easement rights clearly demarcated by RED Border in the Plan annexed hereto.

<u>R.S.Dag No.</u>	<u>Kh. No.</u>	<u>Nature of Land</u>	<u>Area of Land</u>
642	106	Sali	24 decimal

And the said property is butted and bounded as follows and the proportionate rent is payable to the Dist. Collector, 24 Pgs. (N)

On the North : Mouza Babanpur, J.L. No. 1

On the South : R.S. Dag No. 630

On the East : R. S. Dag No. 643

On the West : R.S. Dag No. 640

IN WITNESSSSESS WHEREOF all the Parties hereto have
subscribed their respective hands on the day month and year first
above written.

SIGNED SEALD AND DELIVERED

At Barrackpore

In the presene of

1. Sreemanta Bera

Kargrapur, Shyamnagar
24 P. 73 (15)

1. শ্রীমান মন্ডল

2. শ্রীমান মন্ডল

3. শ্রীমান মন্ডল

2. Quanten Chatterjee

147/ Bunder Road
Shyamnagar
24. Purbanagar (15)

L. d. D. of Kamala Bera
By the pan of Sreemanta Bera
১৬০৭৭ ৭/৭

SIGNATURE OF THE VENDORS

Drafted by

P. K. Chatterjee
Advocate

Alipore Court
Kolkata - 27.

P. K. Chatterjee

SIGNATURE OF THE PURCHASER

RECEIVED from the withunnamed

Purchaser withinmentioned sum of Rs.6.25.455/-

(Rupees Six Lakh Twentyfive thousand four

hundred fiftyfive) only as full consideration

as per memo below :

MEMO OF CONSIDERATION

D/D No.	Date	Bank & Branch	Amount.
By Cash	-		Rs 6,25,455/-
			<u>Rs 6,25,455/-</u>

Witnesses :

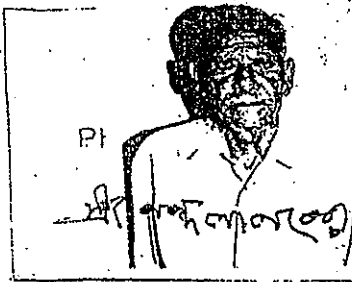
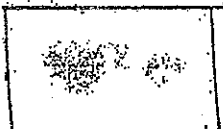
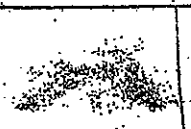
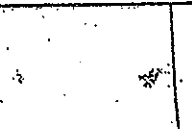
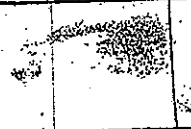
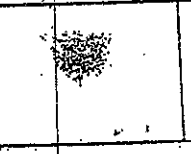
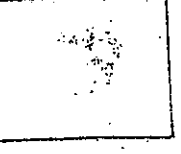
1. Sireemanta Bera
Koyabpur, Shyamnagar
24.7.8 (Sr)
2. Santan Chatterjee

1. Sireemanta Bera
2. Santan Chatterjee
24.7.8 (Sr)

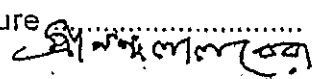
L. & S. of Kamala Bera
by the son of Sireemanta Bera
26.7.8 (Sr)

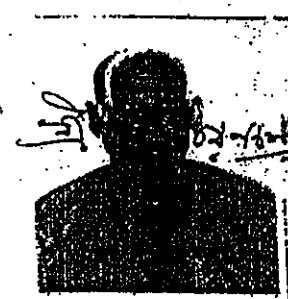
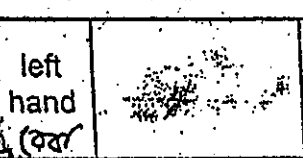
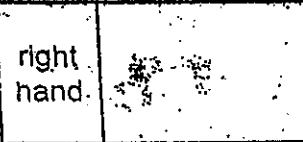
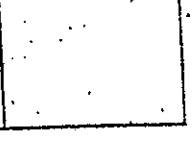
SIGNATURE OF THE VENDORS

Printed by
Prasanta Roy
Alipore Court
Kolkata - 27

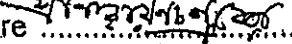
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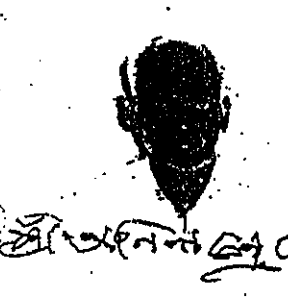
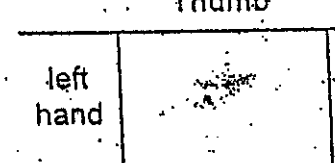
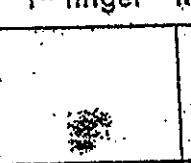
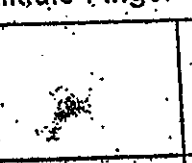
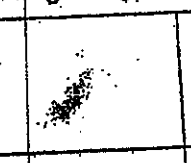
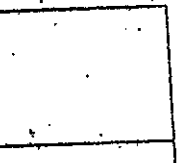
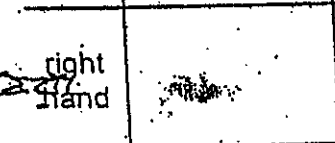
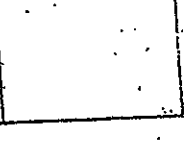
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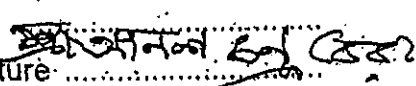
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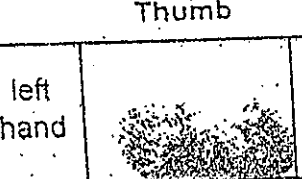
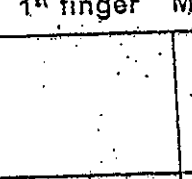
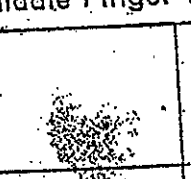
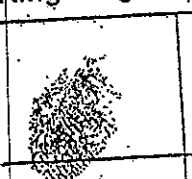
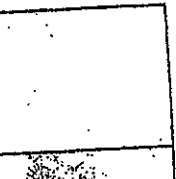
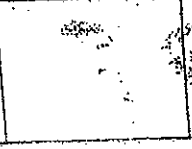
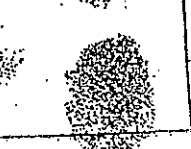
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Signature 

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 left hand श्री गुरुदेव					
					

Name 

Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 left hand					
					

Name

Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Pt					

Name

Signature *6697 n 9724*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 <i>Pratibha K Ghosh</i>	left hand				
	right hand				

Name

Signature *Pratibha K Ghosh*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
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	right hand				

Name

Signature

Government of West Bengal
Office of the Additional District Sub-Registrar
BARRACKPORE
Endorsement For Number J-0523
(Serial No. 04704, 2009)

GRE

On 06/05/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 19 40 hrs on 06/05/09 at the Private residence by Pratul Kumar, Chairman

Admission of Execution(Under Section 58)

Execution is admitted on 06/05/2009 by
1. Nandalal Bera son of Lt. Akshay Kumar Bera, Koirapur 24pgs(n), Thana Jagaddal, By caste Hindu, by Profession : Others
2. Narayan Chandra Bera, son of Lt. Akshay Kumar Bera, Koirapur 24pgs(n), Thana Jagaddal, By caste Hindu, by Profession : Others
3. Anil Chandra Bera, son of Lt. Akshay Kumar Bera, Koirapur 24pgs(n), Thana Jagaddal, By caste Hindu, by Profession : Others
4. Kamala Bera, wife of Lt. Paresh Chandra Bera, Koirapur 24pgs(n), Thana Jagaddal, By caste Hindu, by Profession : House wife
5. Chaitali Das wife of Sukumar Das, Koirapur 24pgs(n), Thana Jagaddal, By caste Hindu, by Profession : House wife
6. Pratul Kumar Ghosh, Director, Ghosh Brothers Realtors P V I I D, Block - D, 2 Nd Floor, D- 204, City Centre, Salt Lake, Kol - 700064, profession : Private Service.
Identified By : Sreemanta Bera, son of Mr. Bera, Koyrapur Shyamnagar 24pgs(n), Thana Jagaddal, by caste Hindu, By Profession : Others

Name of the Registering officer Malay Bhushan
Bhattacharyya
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/05/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1591200/-

Certified that the required stamp duty of this document is Rs 79580/- and the Stamp duty paid as Impressive Rs- 500/-

Name of the Registering officer Malay Bhushan
Bhattacharyya
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR



Page 1 of 2

(Malay Bhushan Bhattacharyya)
ADDITIONAL DISTRICT SUB REGISTRAR,
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BARRACKPORE
Govt. of West Bengal

2 JUN 2009

Government of West Bengal
Office of the A. D. S. BARRACKPORE
BARRACKPORE

Endorsement For deed Number 2345 of 2009
(Serial No. 04799)

On 02/06/2009

Certificate of Admissibility(Rule 43)

Admissible under Article 21 of West Bengal Registration Rule, 1955 and Article 1A of the West Bengal Stamp Act 1899 also under section 5 of West Bengal Land Reforms Act, 1955. Court fee Rs. 10.00/-

Payment of Fees:

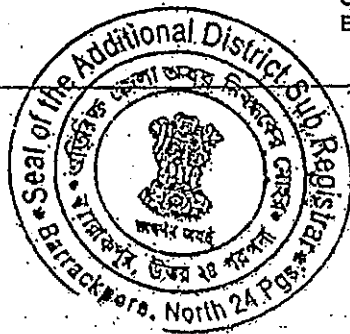
Fee Paid in cases under article : A(1) = 17501/- , E = 14/- 02/06/2009

Deficit stamp duty

Deficit stamp duty 1.Rs.70480/- is paid, by the draft number 17439, Draft Date 06/05/2009 Bank Name STATE BANK OF INDIA, B. J. Saltlake, received on 02/06/2009. 2.Rs 4100/- is paid, by the draft number 938891, Draft Date 06/05/2009 Bank Name STATE BANK OF INDIA, Narkeldanga, received on 02/06/2009

Name of the Registering officer : Malay Bhushan
Bhattacharyya
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

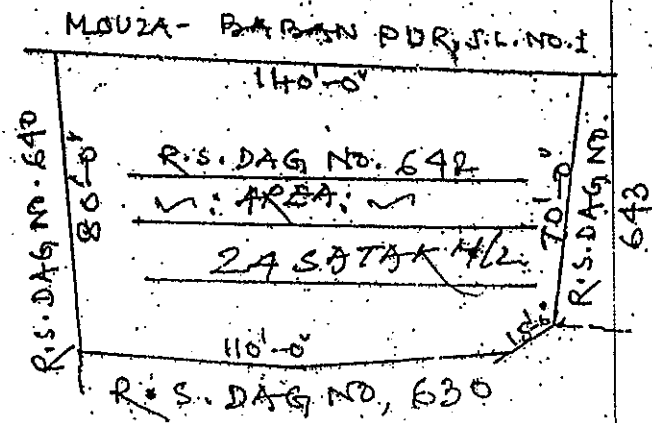
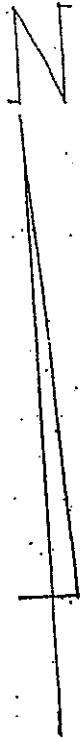
[Malay Bhushan Bhattacharyya]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BARRACKPORE
Govt. of West Bengal



02 JUN 2009

SITE PLAN FOR R.S. DAG NO. 642 UNDER K.I. NO. 104
 OF MOUZA JAFARPUR, J. NO. 9,
 P.S. TITAGARH, DIST. NORTH 24 PARGANAS.
 UNDER MOHAN PUR GRAM PANCHAYET.
 SCALE: 1" = 50' 0"

STATEMENT IN
 SOLD LAND AREA - 24 SATAK M/L



VENDOR'S SIG.

শ্রীমতী কামলা বেরা
 প্রতিনিধিত্ব করে
 শ্রীমতী কামলা বেরা

L.S.D of Kammala Bera
 By the par of Sreemanta Bera
 বরেন্দ্র গুপ্তা

Ghosh Brothers Realtors Pvt. Ltd.

Pratibha Ghosh
 Director

Drawn by
 G. K.

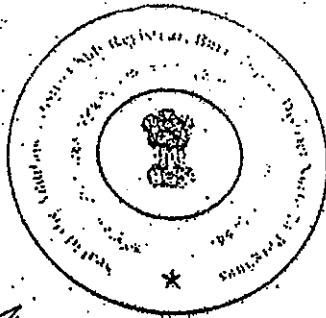
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 21

Page from 934 to 952

Being No 05231 for the year 2009.



(Dinabandhu Roy) 08 July-2009

ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the A. D. S. R. BARRACKPORE

West Bengal

