

**SERIALISED AUTHENTICATED BANK RECEIPT**

SABR No: 135036  
001



**STATE BANK OF INDIA**

Branch Name: Vivek

Branch Code: 00199

Certified that a sum of

Date: 01/06/2009

Rs. 124300/- (Rupees one lac twenty four thousand  
three hundred only) has been paid towards Stamp

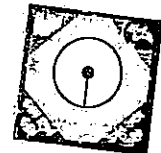
Duty by Sri/Smt Basant Saha S/O Kishorjee Saha  
residing at 264, Vivekananda Road Cal. 700006

For Credit to the Account of the Govt. of West Bengal.

Not over Rs. 124300/-

RW  
Signature of authorized Officer  
(S. S. Number: R. K. DE)  
S.S. No.-D-5182

Baner  
Signature of authorized Officer  
(S. S. Number: 513290)




(Considered to be valid if signed by 2 authorized officials for amount of Rs. 50,000/= or more)

100001034340



স্বাক্ষরিত  
স: 11/06/2009



  
National District  
Sub-Registrar  
Alabama, 1907

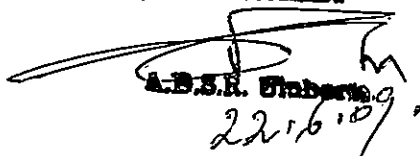
1907

2403 4654

I

2522

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

  
A.B.S.R. Bhuniya  
22.6.09

## DEED OF SALE

VALUE-Rs. 20,71,496.00

THIS DEED OF SALE made this 19 th. day of June, 2009 Two

thousand Nine between **Sri Kalipada Bhuniya** , S/O.Late Durgacharan Bhuniya, resid-  
ing at Village- Kotalghata, , P.S. Uluberia, Dist. Howrah, all are by faith Hindu, by occupatiopn  
Business, by Citizen Indian hereinafter called the**VENDOR** (which expression shall unless  
excluded by or repugnant to the context be deemed to mean his legal heirs, successors,  
administrators and assigns)of the **ONE PART**.

AND

**M/S SAILAND DEVELOPER PRIVATE LIMITED** a Company, within  
the meaning of companies Act 1956 having its registered Office at 43, Moti Sil Street,  
Kolkata- 700 013 represented by its Managing Director **Sri Basant Saha** Son of Late  
Keshabjee Saha, by faith Hindu, by occupation Business, residing at 264 Vivekananda  
Road, Kolkata- 700 006 , hereinafter called the **VENDEE** (which expression shall unless  
excluded by or repugnant to the context be deemed to mean his legal heirs, successors,  
administrators and assigns)of the **OTHER PART**.

Contd.....P/02

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Official District  
Sub-Registrar  
Mudavai, the ...

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(2)

**WHEREAS** Kalipada Bhuniya got and acquired owned, possessed the demarkated Sali land under Sabek Dag No. 200, Hal Dag No. 207,, R.S. Khatian No. 257,, L.R. Khatian No. 161,, Area of land 39 decimals in Mouza- Kotalghata,J.L.No.107, P.S. Uluberia, Dist. Howrah, within the jurisdiction of A.D.S.R., Uluberia, from Karnadhar Dolui &Ors.,by way of registered Deed of Sale being no.250, ( Book No.I, Volume No.4, page no.291-293)registered on 12.01.1959.at Sub-Registrar . Uluberia..

**AND WHEREAS** Kalipada Bhuniya , got and acquired owned, possessed the another demarcated Sali land under Sabek Dag No. 198, Hal Dag No. 205, R.S. Khatian No. 356,, L.R. Khatian No. 1117,1118,762,Area of land 11 decimals out of 38 decimals in Mouza- Kotalghata,J.L.No.107, P.S. Uluberia, within the jurisdiction of A.D.S.R., Uluberia, from Ali Hossain Mondal, Abdulla Hossain Mondal, Meherjan Bibi of Kotalghata by way of registered Deed of Sale being no.804, registered on 17.02.1986.at Sub-Registrar . Uluberia.

**AND WHEREAS** the said Vendor i.e. Kalipada Bhuniya are became the absolute owner of the same demarcated measuring  $(39 + 11) = 50$  decimals having absolute right title and interest of the said property and paid rent and taxes in accordance to the provision of law at B.L.& L.R.O. Uluberia-I .

Contd.....P/03

31.01.2017



Additional District  
Sub-registrar  
Wardha, Muzrai

2009 JUN 2009

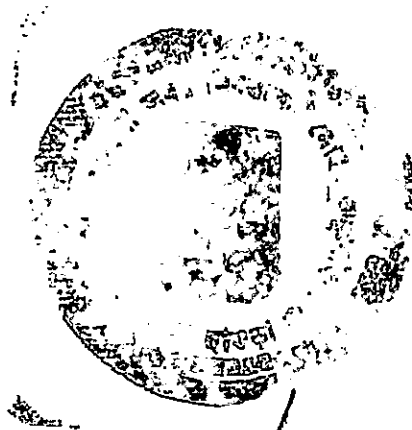
(3)

**AND WHEREAS** the said Vendors are now absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of the said land measuring 50 decimals Sali land bearing the Sabek Dag No.200,198,L.R. Dag No. 207,205 and under R.S. Khatian 257,356, L.R. Khatian No. 161,1117,1118,762, in Mouza- Kotalghata, ,J.L.No. 107, P.S. Uluberia, Dist. Howrah together with all easement rights as the absolute and indefeasible estate of the Vendor.

**AND WHEREAS** being in need of money the Vendor have agreed to sale the said total 50 decimal Sali land particularly described in the Schedule below for a consider of Rs 20,71,496.00(RupeesTwenty lac seventy one thousand four hundred ninety six ) only and the purchaser had agreed to purchase the same at that consideration money which is the present market value of the same.

**NOW THIS INDENTURE** witnesses that in pursuance of the said Agreement between the Vendors and theVendee referred to and in consideration of the said sum of Rs.. 20,71,496.00(RupeesTwenty lac seventy one thousand four hundred ninety six )only paid by the said purchaser their heirs, executors, administrators, and assigns all that piece and parcel of revenue paying land together with all sewers, drains, waterways, paths, passages,lights, liberties, privileges, easements appurtenants whatsoever to the said land and premises belonging or in any appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto free from all encumbrances.

Contd.....P/04



Additional District  
Sub-Registrar  
Bhubana, Bhubana,

2019-2020



(4)

**TO HAVE AND TO HOLD** the hereditaments and premises hereby granted and conveyed unto and to the of the said purchaser, their succession office, executors, administrators and assigns for ever and the said Vendor doth hereby for themselves and there heirs, executors administrators or assigns convenient with the said purchaser and declare that is seized and possessed of land has not in any way encumbered or charged or caused to be encumbered or charged the property to be conveyed by this Deed of Sale and that the said Purchaser, their heirs, executors, administrators and assigns shall and may at all time peaceably and quietly possess and enjoy the said hereditaments and premises and receive rents and prelists there of without interruption claim or demand whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming from under on intrust for them and that the said Vendor shall and will and for all times to come at the request and cost of the purchaser their heirs, executors, administrators or assigns do or executors cause to be done or executed as such acts of the purchaser to the said hereditament and premise or any part thereof and the Vendor further covenants that if it transfer that the property hereby conveyed by the Vendor is not free from all encumbrance as herein before stated by him the vendor and their heirs, executors, administrators and assigns and will be bound and make good any loss sustained by them.

A Hand Sketch Plan are annexed herewith for indicating the saleable land which are shown by Red colour and it is admitted the one part of the Deed.

**IN WITNESS** whereof the said Vendors hereunder subscribed his hands and SEAL, the DAY, MONTH and the YEAR first above written.

Contd.....P/05



Additional District  
Sub-Registrar  
Wazirpur, Punjab

5/19/2007

75002 MV: - 2522  
dt 22.6.09  
V no: 8  
Page no: - 1454 to 1468  
(5)

**SCHEDULE OF PROPERTY**

(1) **ALL THAT** piece and parcel of Revenue paying sali land measuring 39 Decimals Sali Land on the plot no. R.S.200, L.R. 207 comprised under R.S. Khatian NO. 257 L.R. Khatian No. 161 of Mouza-Kotalghata, J.L.No. 107, under P.S &A.D.S.R.-.Uluberia, Dist. Howrah with all easement rights.

(2) **ALL THAT** piece and parcel of Revenue paying sali land measuring 11 Decimals out of 38 decimals demarcated in the south on the plot no. R.S.198, L.R. 205 comprised under R.S. Khatian NO. 356 L.R. Khatian No. 1117,1118,762 of Mouza-Kotalghata, J.L.No. 107, under P.S &A.D.S.R.-.Uluberia, Dist. Howrah with all easement rights.

The total saleable land is in two shedule is 50 decimals .

The total rent payable to The B.L. & L.R.O. Uluberia-I .

**The Schedule property butted and bounded as follows :-**

On the East	:	By land in Dag No 199
On the West	:	By land in Dag No 197
On the North	:	By land in Dag No.198.
On the South	:	By land in Dag No. 194,199.

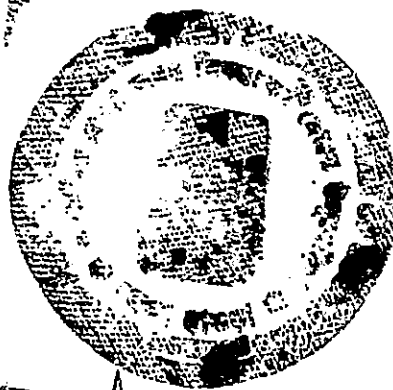
Contd.....P/06



Additional District  
Sub-Registrar  
Chabutra, Howrah.

13 JUN 2009.





Additional District  
Sub-Registrar  
Unbela, Muzaffargarh

1919 JUL 2339

(7)


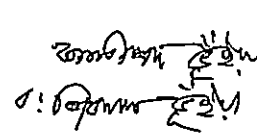
MEMO OF CONSIDERATION

Paid by

<u>Cheque/Draft No.</u>	<u>Dated</u>	<u>Bank's Name &amp; Branch</u>	<u>Amount(Rs.)</u>
675430	22.01.09	S.B.I. Kadamtala	5,00,000.00.
675431	Do	Do	5,00,000.00
675444	19.06.09	Do.	5,71,000.00
675445	Do	Do	5,00,496.00

SIGNATURE OF THE WITNESS :

- ① ARJIT S. 35. C.P. Lane  
P.S. Bantur, Harad - 711101
- ② Prasenjit Pramanick  
Mubaria



SIGNATURE OF THE VENDOR



Additional District  
Sub-Registrar  
Gadchiroli, Maharashtra

19 JUN 2009



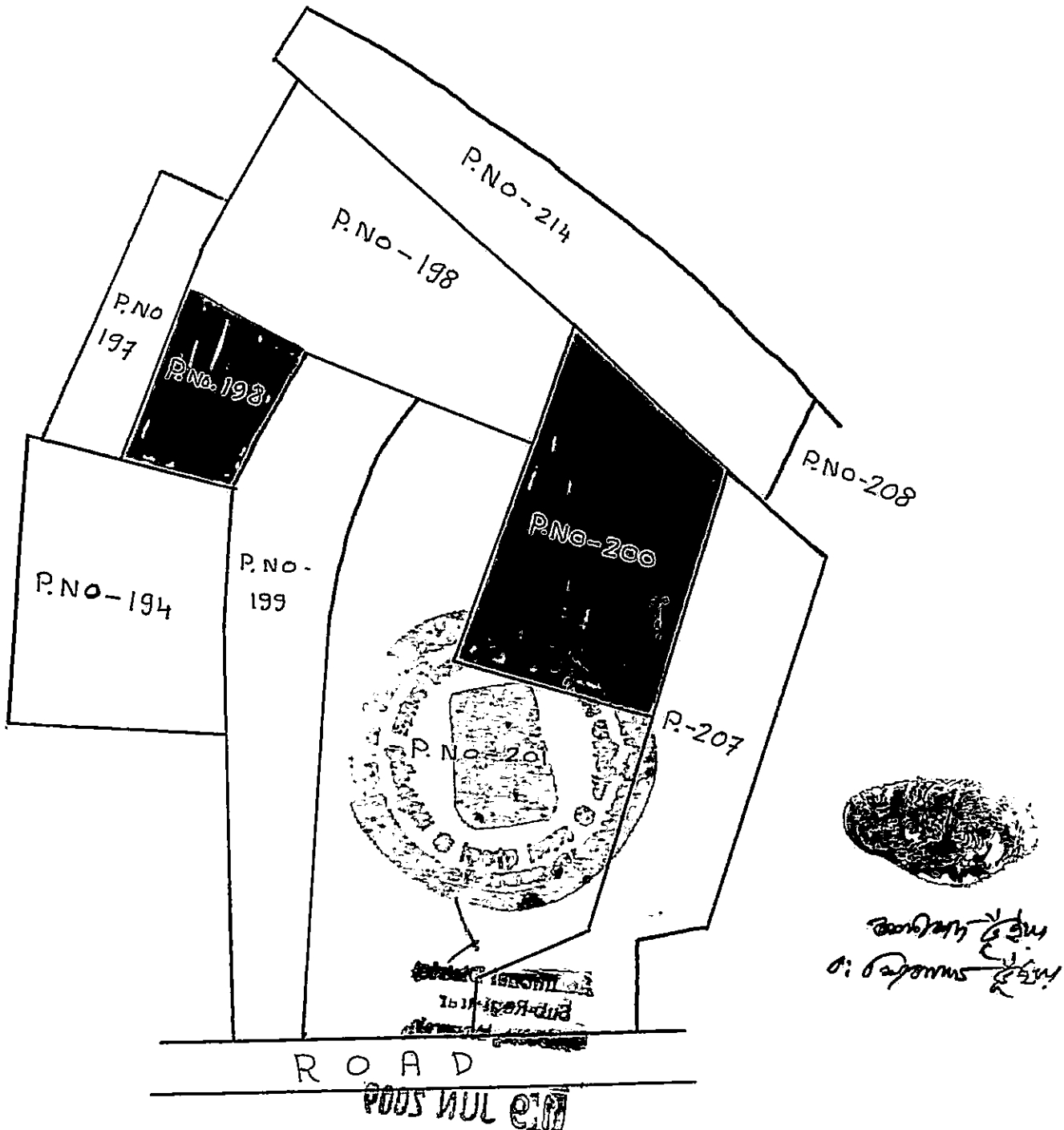


SITE PLAN OF SALE DEED SHOWN IN RED LINK OF  
DIST-HOWRAH.P.S.- ULUBERIA J.L. NO 107 MOUZA  
KOTALGATA. KHATIAN NO R.S. - 356.257 L.R. 762, 161  
PLOT NO R.S. 198, 200 L.R. 205, 207 AREA- 11, 39 DEC.

VENDEE:- M/S SILAND DEVELOPERS (P) LTD.  
REPRESENTED BY DIRECT BASANTSAHA

VENDOR:- KALIPADA BHUNIYA

NOT TO SCALE



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PA

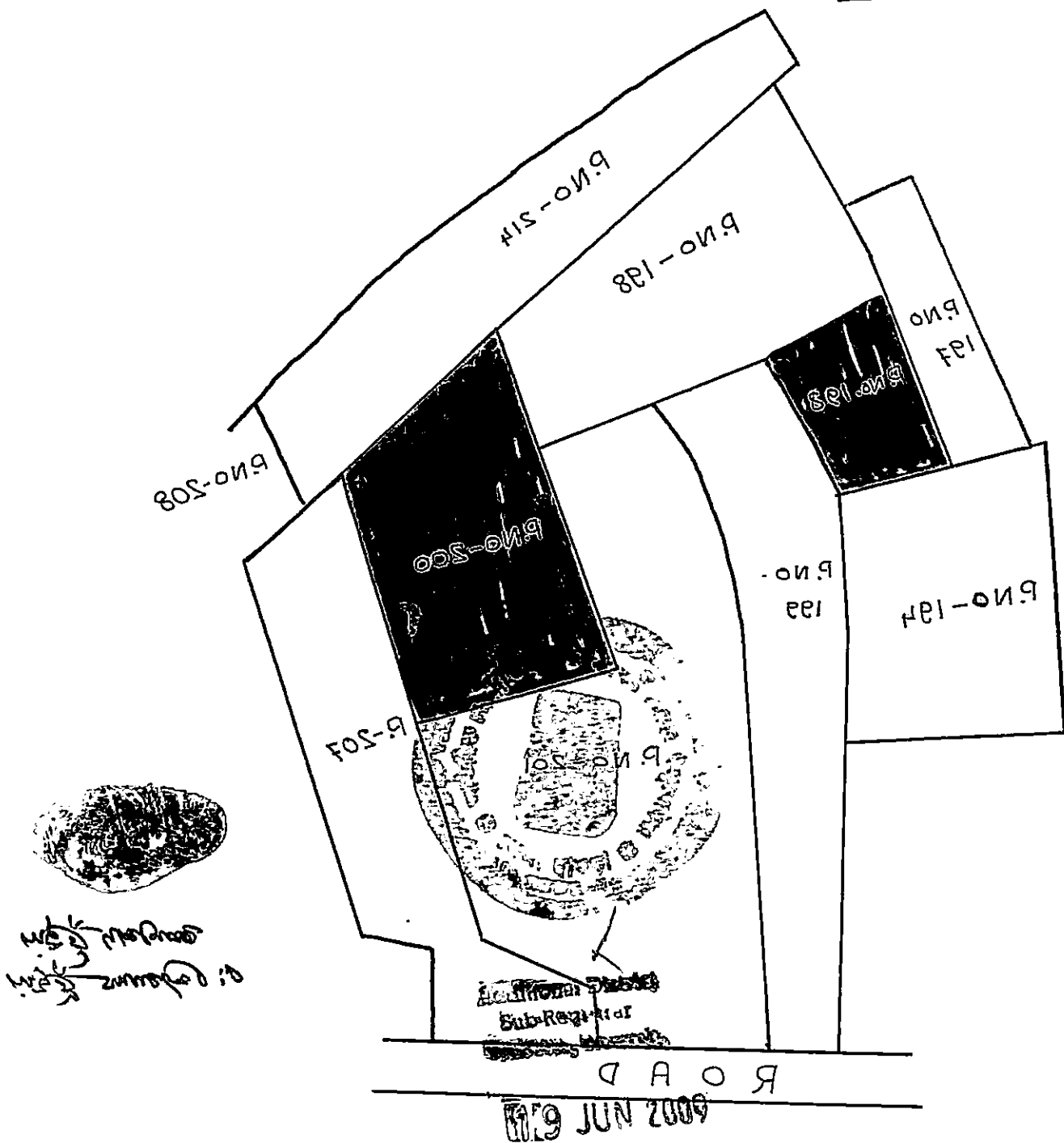
BHOLANATH HAZRA  
VILL+PO- PANITRAS

PLOT NO R.2.138, 200 L.R.205, 204 AREA - 11, 32 DEC.  
 KOTAGAATA. KHATIAN NO R.2. - 325, 253 L.R. 252, 161  
 DIST-HOWRAH. P.2. ULURBIA J.L. NO 107 MOUNSA  
 SITE PLAN OF SALE DEED SHOWN IN RED INK OF

VENDOR:- KALIPADA BHUNIA  
 REPRESENTED BY DIRECT BASANTGABA  
 VENDEE:- M/S SILAND DEVELOPERS (P) LTD.



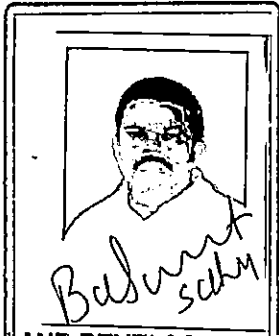
NOT TO SCALE



DRAWN BY

VIT+BO - BANIKRAS  
 BHQ BHALTH HAZRA

Pass Port  
Size  
Photograph



SAI LAND DEVELOPER PVT.

Right Hand Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Manging Director

SAI LAND DEVELOPER PVT, LTD.

*Babun Sahu*

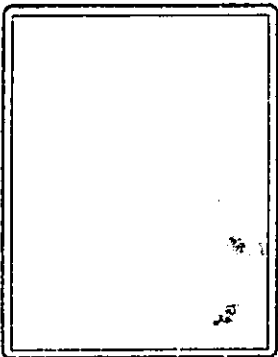
Manging Director

Pass Port  
Size  
Photograph



*Babun Sahu*  
11/09/2019

Pass Port  
Size  
Photograph



Right Hand Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

*Babun Sahu*  
11/09/2019

Right Hand Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*[Handwritten signature]*

Additional District  
Sub-Registrar  
Muzaffargarh, Punjab

19 JUN 2009

**Government Of West Bengal**  
**Office of the A. D. S. R. ULUBERIA**  
**ULUBERIA**  
Endorsement For deed Number :I-02522 of :2009  
(Serial No. 02403, 2009)

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**On 19/06/2009**

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

Presented for registration at 20.15 hrs on :19/06/2009,at the Private residence by Kalipada Bhuniya,Executant.

**Admission of Execution(Under Section 58)**

Execution is admitted on 19/06/2009 by

1. Kalipada Bhuniya, son of Lt. Durgacharan Bhuniya ,Vill. - Kotalghata Dist. - Howrah ,Thana Uluberia, By caste Hindu,by Profession :Business  
Identified By Shib Nath Bhuniya, son of Kalipada Bhuniya Vill. - Kotalghata P. O. - Kushberia Dist. - Howrah Thana: Uluberia, by caste Hindu,By Profession :Business.

Name of the Registering officer :**Malay Kanti Das**  
Designation :**Additional District SubRegistrar of**  
**Uluberia**

**On 22/06/2009**

**Certificate of Admissibility(Rule 43)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 22781/- ,E = 7/- on:22/06/2009


**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- 2071496/-

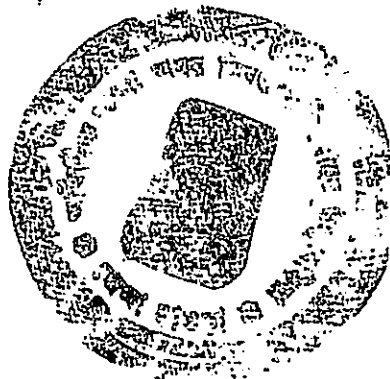
Certified that the required stamp duty of this document is Rs 124300 /- and the Stamp duty paid as: Nil

**Deficit stamp duty**

Deficit stamp duty Rs 124300/- is paid, by the SABR number 135036, SABR Date 01/06/2009 Bank Name STATE BANK OF INDIA

  
[Malay Kanti Das]  
Additional District SubRegistrar of Uluberia  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF ULUBERIA  
Govt. of West Bengal

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Additional District  
Sub-Registrar  
Udaipur, Himachal Pradesh


22 JUN 2009

**Government Of West Bengal**  
**Office of the A. D. S. R. ULUBERIA**  
**ULUBERIA**  
Endorsement For deed Number :I-02522 of :2009  
(Serial No. 02403, 2009)

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, Uluberia, received on :22/06/2009.

Name of the Registering officer :Malay Kanti Das  
Designation :Additional District SubRegistrar of  
Uluberia

  
[Malay Kanti Das]  
Additional District SubRegistrar of Uluberia  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF ULUBERIA  
Govt. of West Bengal



Additional District  
Sub-registrar  
Mumbai, Maharashtra

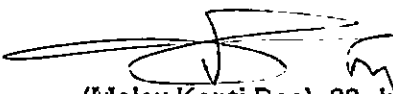
22 JUN 2009



Certificate of Registration under section 60 and Rule 69. "

Registered in Book - I  
CD Volume number 8  
Page from 1454 to 1468  
being No 02522 for the year 2009.



  
(Malay Kanti Das) 22-June-2009  
Additional District SubRegistrar of Uluberia  
Office of the A. D. S. R. ULUBERIA  
West Bengal



87151802-0  
 0330-02-102-007-17  
 (See S. R. 46)  
 CHALLAN F CRM  
 FORM NO. 7  
 135026

Challan of cash paid into the  
 Through State Bank of India Uhuberia Branch  
 Uhuberia Treasury  
 Uhuberia Branch

To be filled by the Remitter			To be filled in by the Departmental Officer or the Treasury			
By whom tendered	Name (or designation) and address of the person or whose behalf money is paid	Full particulars of the remittance and of authority (if any)	Amount Rs. P.	Head of Account	Account Officer by whom adjustable	Orders to the Bank
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	Basant Saha S/o Keshabjee Saha 264 Vivekananda Road Kal-700006					
Signature Basant Saha * (In words) Rupees one lac twenty four thousand three hundred only Received Payment Treasury S.No. 017507597						

Treasury Officer  
 Agent of Manager



Additional District  
Sub-Registrar  
Bishnupur, Howrah

19 JUN 2009