

26709

SERIALISED AUTHENTICATED BANK RECEIPT

SABR No.: 135257
001



STATE BANK OF INDIA

Branch Name : Medinipur

Branch Code : 00199

Date: 18/06/2009

Certified that a sum of

Rs. 56260/2 (Rupees 56260 only) has been paid towards Stamp

Duty by Sri/Smt Basant Saha S/O Keshabjee Saha
residing at 264 Vivekananda Road KOL-700006

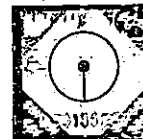
For Credit to the Account of the Govt. of West Bengal.

Not over Rs. 56260/2

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

R. K. DE
S.S. No.-D-5182

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

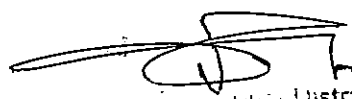


(Considered to be valid if signed by 2 authorized officials for amount of Rs. 50,000/= or more)

100001074721

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Sub-registrar
Gubaria, Haryana

19 JUN 2004

Q 4709
2406

I

2523

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


A.D.S.R. Uluberia
22.6.09

DEED OF SALE

ASSESS VALUE-Rs.9,37,478.00

PURCHASE VALUE-Rs.4,54,667.00

*19/6
8-208-m*

THIS DEED OF SALE made this 19th. day of **June, 2009** Two thousand Nine between 1) **Sri Somnath Ghosh** , S/O. Late Biswanath Ghosh, (2) **Smt. Tandra Ghosh** , W/O. Late Biswanath Ghosh residing at Village- Kotalghata , P.S. Uluberia, Dist. Howrah, all are by faith Hindu, by occupation Business, by Citizen Indian hereinafter called the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean their legal heirs, successors, administrators and assigns) on behalf of Attorney **Sri Amar Kumar Sadhukhan**, S/O. Late Satish Chandra Sadhukhan, residing at Village Baikunthapur, P.O Sijberia, P.S. Uluberia, (Vide Power of Attorney No. IV-337 date 12.3.2009 registered at ADSR, Howrah, CD Volume No. 1, Page 3683 to 3694 from two vendors i.e. Somnath Ghosh and Tandra Ghosh) of the **ONE PART**.

AND

*4-10309/09
103/09
S. 103/09
Bhola Nath Ghosh
Advocate*

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 their legal heirs, successors, administrators and assigns) of the **OTHER PART**.

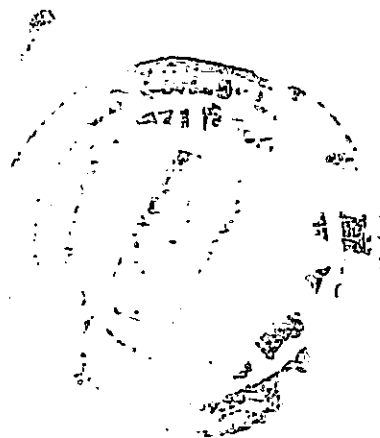
Contd.....P/02

ଅମରାପୁର
ଓଡ଼ିଶା
କଟକ ରାଜସ୍ୱାଳୟ
ରାଜ୍ୟ ପ୍ରଶାସନ



V. 47.1 - 1103

ଅମରାପୁର
ଓଡ଼ିଶା
କଟକ ରାଜସ୍ୱାଳୟ
ରାଜ୍ୟ ପ୍ରଶାସନ



Additional District
Sub-Regd. Officer
Cuttack, Odisha

Sumanta Ghosh
s/o Nema Ch. Ghosh
Kotalghata, Kushiheria
Uluberia, How
Business

19 JUN 2007

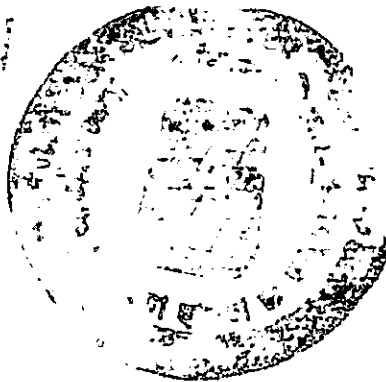
(2)

WHEREAS Somnath and Tandra , had got and acquired owned, possessed the demarcated Sali land under Sabek Dag No. 198, Hal Dag No. 205,, R.S. Khatian No. 359,, L.R. Khatian No. 1117,1118, 762, Area of land 11.325 decimals and Sabek Dag No. 214, Hal Dag No. 218, R.S. Khatian No. 335, L.R. Khatian No. 1387, 1388, 1389, 1390, 1391, 1392 Area of Bastu land 7.43 decimals i.e. total area of land in two plots 18.775 decimals in Mouza- Kotalghata, J.L.No.107, P.S. Uluberia, within the jurisdiction of A.D.S.R., Uluberia, from by way of legal heirs .

AND WHEREAS Late Biswanath Ghosh had got and acquired owned, possessed the demarkated Sali land under Sabek Dag No. 198, Hal Dag No. 205, R.S. Khatian No. 359,, L.R. Khatian No. 1117,1118,762,Area of land 27 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 Gift being no.2156, registered on 29.4.1986 at Sub-Registrar . Uluberia. And after purchasing 27 decimals he sold out 19.80 decimals out of 27 decimals of different Sale deed and rest portion of 27 decimals i.e. 7.20 decimals the said vendors had got after demise of the said Biswanath Ghosh as his legal heirship.

AND WHEREAS Late Biswanath Ghosh had got and acquired owned, possessed the demarcated Bastu land under Sabek Dag No. 214, Hal Dag No. 218, R.S. Khatian No. 335, L.R. Khatian No. 1387, 1388, 1389, 1390, 1391, 1392 ,Area of land 4.10 decimals out of 49 decimals in Mouza- Kotalghata,J.L.No.107, P.S. Uluberia, within the jurisdiction of ADSR,Uluberia from Debasis Ghosh, Indrani Ghosh, Sandhya Ghosh all are inheritance of Radharaman Ghosh, (said Radharaman Ghosh have purchased the said land from Sukumar

Contd.....P/03



Additional District
Sub-Registrar
Gwalior, Madhya Pradesh

11/9 JAN 2020

(3)

Chattapadhyay, Pinaki Chattapadhyay, Chinmoy Chattapadhyay, Sumit Chattapadhyay, Jharna Chattapadhyay, Nirmala Chattapadhyay of Kotalghata by way of registered Deed of Sale being no.2217 registered on 31.3.1982 at Sub-Registrar Uluberia , Volume No. 33, pages from 5 to 88) and by way of registered Deed of Sale being no.2275 registered on 1.8.2000.at Sub-Registrar, Howrah. Volume No.48, pages from 50 to 53 The said vendors had got after demise of the said Biswanath Ghosh as his legal heirship.

AND WHEREAS Somnath

Ghosh i.e. vendor no .1 had got and acquired owned, possessed the demarcated Sali land under Sabek Dag No. 198, Hal Dag No. 205, R.S. Khatian No. 359, L.R. Khatian No. 1117, 1118 , 762 , Area of land 1.375 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 Sumita Sadhukhan , W/O. Krishna Pada Sadhukhan of Brindabonpur,Uluberia,Howrah, by way of registered Deed of Sale being no. 378 (Vol.No. 6, Page 122-125) registered on 3.2.2000 .at Sub-Registrar . Uluberia. The said Sumita Sadhukhan had purchased the said land from Biswanath Ghosh vide deed no. 3141 dated 4.7.1986 at Uluberia A.D.S.R.

AND WHEREAS Tandra Ghosh i.e. vendor no.2 had got and acquired owned, possessed the demarcated Bastu land under Sabek Dag No. 214, Hal Dag No. 218, R.S. Khatian No. 335, L.R. Khatian No. 1387, 1388, 1389, 1390, 1391, 1392 ,Area of land 3.33 decimals out of 49 decimals in Mouza- Kotalghata,J.L.No.107, P.S. Uluberia, within the jurisdiction of A.D.S.R ., Uluberia,from (1)Gopinath Pradhan,S/O. of Latibpur, Uluberia,Howrah (2)Kaberi Basu D/O. Late Prakash Chandra Basu, 2 No. Colony, Chengail, P.S. Uluberia, by way of registered Deed of Sale being no.4410, (Volume No. 60, Page No. 31 to 33)

Contd.....P/04



Additional District
Sub-Registrar
Chikmagalur, Mysore

19 JAN 2009

(4)

registered on 5.7.1982 .at Sub-Registrar . Uluberia.

AND WHEREAS said Gopinath Pradhan and Kaberi Basu had purchased under Sabek Dag No. 214, Hal Dag No. 218, R.S. Khatian No. 335, L.R. Khatian No. 1387, 1388, 1389, 1390, 1391, 1392 ,Area of land 3.33 decimals out of 49 decimals in Mouza- Kotalghata, J.L.No.107, P.S. Uluberia, within the jurisdiction of A.D.S.R ., Uluberia, from Sukumar Chattapadhyay, Pinaki Chattapadhyay, Chinmoy Chattapadhyay, Sumit Chattapadhyay, Jharna Chattapadhyay, Nirmala Chattapadhyay of Kotalghata by way of registered Deed of Sale being no.2219, (Volume No. 33, page 13-16) registered on 31.3.1982.at Sub-Registrar . Uluberia.

AND WHEREAS Tandra Ghosh i.e. vendor no .2 had got and acquired owned, possessed the demarcated Sali land under Sabek Dag No. 198, Hal Dag No. 205, R.S. Khatian No. 359, L.R. Khatian No. 1117, 1118 , 762 , Area of land 2.75 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 Sumita Sadhukhan , W/O. Krishna Pada Sadhukhan of Brindabonpur, P.S.-Uluberia, District- Howrah, by way of registered Deed of Sale being no. 377, (Vol.No. 6,Page 118-121) registered on 3.2.2000 .at Sub-Registrar . Uluberia. The said Sumita Sadhukhan had purchased the said land from Biswanath Ghosh vide deed no. 3141 dated 4.7.1986 at Uluberia A.D.S.R.

AND WHEREAS the said Vendor no.1 i.e. Somnath Ghosh are became the absolute owner of the same demarcated measuring 7.025 decimals (Briefly described in the 'A' Schedule) which was got by way of legal heirship 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/05



Regional District
Sub-Registrar
Kootenai, B.C.

19 JUN 2004

(5)

AND WHEREAS the said Vendor no.2 i.e. Tandra Ghosh are became the absolute owner of the same demarcated measuring 11.70 decimals (Briefly described in the 'B' Schedule) which was got by way of legal heirship and purchase deed 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 .

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 18.775 decimals Sali land bearing the Sabek Dag No.198, L.R. Dag No. 205 and Sabek Dag No.214 L.R. Dag No.218 under R.S. Khatian 359 & 335 , L.R. Khatian No. 1117, 1118, 762, & 1387, 1388, 1389, 1390, 1391, 1392 in Mouza- Kotalghata, ,J.L.No. 107, P.S. Uluberia, Dist. Howrah together with all easement rights as the absolute and indeaficable estate of the Vendors.

AND WHEREAS being in need of money the Vendor have agtreed to sale the said total 18.755 decimal Sali land particularly described in the Schedule below for a consider of Rs 4,54,667.00 (Rupees Four Lac fifty four thousand six hundred sixty seven) 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 Rs 4,54,667.00 (Rupees Four Lac fifty four thousand six hundred sixty seven)only paid by the said purchaser their heirs, executors, administtrators, and assigns all that piece and parcel of revenue paying land together with all sewers, drains, waterways, paths, passages,lights, luiberties, privileges, easements appurtenants whatsoever to the said land

Contd.....P/06



Additional District
Sub-Registrar
Channarayana, Kuvempu

119 JUN 2009

(6)

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.

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 speaceably 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.

Contd.....P/07



Additional District
Sub-Registrar
Chennai, Tamil Nadu

19 JUN 2009

Deed m 2523
 dt 22/6/19

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

'A' SCHEDULE OF PROPERTY

(which was sold by Vendor no. 1 i.e. Somnath Ghosh)

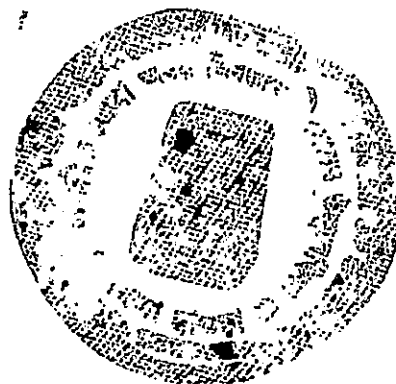
ALL THAT piece and parcel of Revenue paying sali land measuring 4.975 Decimals Sali Land out of 38 decimals on the plot no. R.S.198, L.R. 205 comprised under R.S. Khatian NO. 359 L.R. Khatian No. 1117, 1118, 762 of Mouza-Kotalghata, J.L.No. 107, and measuring 2.05 Decimals out of 49 decimals Bastu Land on the plot no. R.S.214, L.R. 218 comprised under R.S. Khatian NO. 335 L.R. Khatian No. 1387, 1388, 1389, 1390, 1391, 1392 of Mouza-Kotalghata, J.L.No. 107, under P.S & A.D.S.R.-.Uluberia, Dist. Howrah with all easement rights. i.e. Total saleable land of two parts is 7.025 decimals.

'B' SCHEDULE OF PROPERTY

(which was sold by Vendor no. 2 i.e. Tandra Ghosh)

ALL THAT piece and parcel of Revenue paying sali land measuring 6.35 Decimals Sali Land out of 38 decimals on the plot no. R.S.198, L.R. 205 comprised under R.S. Khatian NO. 359 L.R. Khatian No. 1117, 1118, 762 of Mouza-Kotalghata, J.L.No. 107, and measuring 5.38 Decimals Bastu Land out of 49 decimals on the plot no. R.S.214, L.R. 218 comprised under R.S. Khatian NO. 335 L.R. Khatian No. 1387, 1388, 1389, 1390, 1391, 1392 of Mouza-Kotalghata, J.L.No. 107, under P.S & A.D.S.R.-.Uluberia, Dist. Howrah with all easement rights. i.e. Total saleable land of two parts is 11.73 decimals. in 'B' Schedule.

Contd.....P/08



~~Regional District~~
~~Registrar~~
~~General, Kowloon~~

19/6/79

The saleable land is 11.325 ^{on} ~~Dec~~ plot No. R.S. 198, L.R. 205 and 7.43 decimals on plot No. R.S. 214, L.R. 218 i.e. total saleable land is in two shedule is 18.755 decimals (there is no other structure of Bastu Land) .

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. 214, 198.

On the West : By land in Dag No. 217, 197.

On the North : By land in Dag No. 216.

On the South : By land in Dag No. 197, 198.

S.A.B.R.Rs. and paper 9 sheets.

The Deed was read over and explained to the

Vendor and he admitted to be correct.

signature of the witness:

1. Arijit Sanyal, B.S. & P. Law
P.S. Bagnan, Howrah - 711101

2. Sibashis Bhattacharya.
Katalghata.

(Signature of Vendor)
6/1/2020
Signature of Vendor
Signature of Vendor
SIGNATURE OF THE VENDORS

Drafted by me &

Prepared in my Office.

Bholanath Hazra.

(BHOLANATH HAZRA)

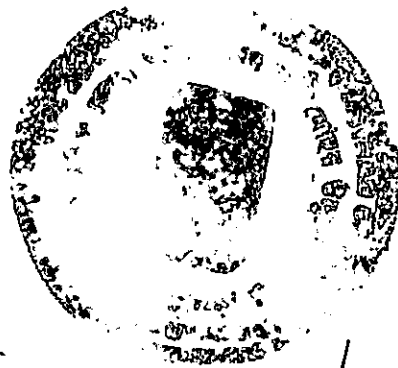
Advocate.

Enrolment No. WB/F-1044/962/2008.

Computer by :-

Sandip Mukherjee
(Sandip Mukherjee)

Bagnan, Howrah.



Additional District
Sub-Committee
(Library, now)

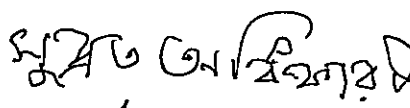
19 2009

MEMO OF CONSIDERATION

Paid by

<u>Cheque/Draft No.</u>	<u>Dated</u>	<u>Bank's Name & Branch</u>	<u>Amount(Rs.)</u>
675449	19.06.09	S.B.I. Kadamtala	4,54,667/-

SIGNATURE OF THE WITNESS :

- 1) Sumanta Ghosh
Kotalghata, Uluberia
Howrah.
- 2) 
Sumanta Ghosh
21.3.09

(Signature of Vendor)
Sumanta Ghosh
Kotalghata, Uluberia
Howrah.

SIGNATURE OF THE VENDORS



Additional District
Sub-Registrar
Bihar, India

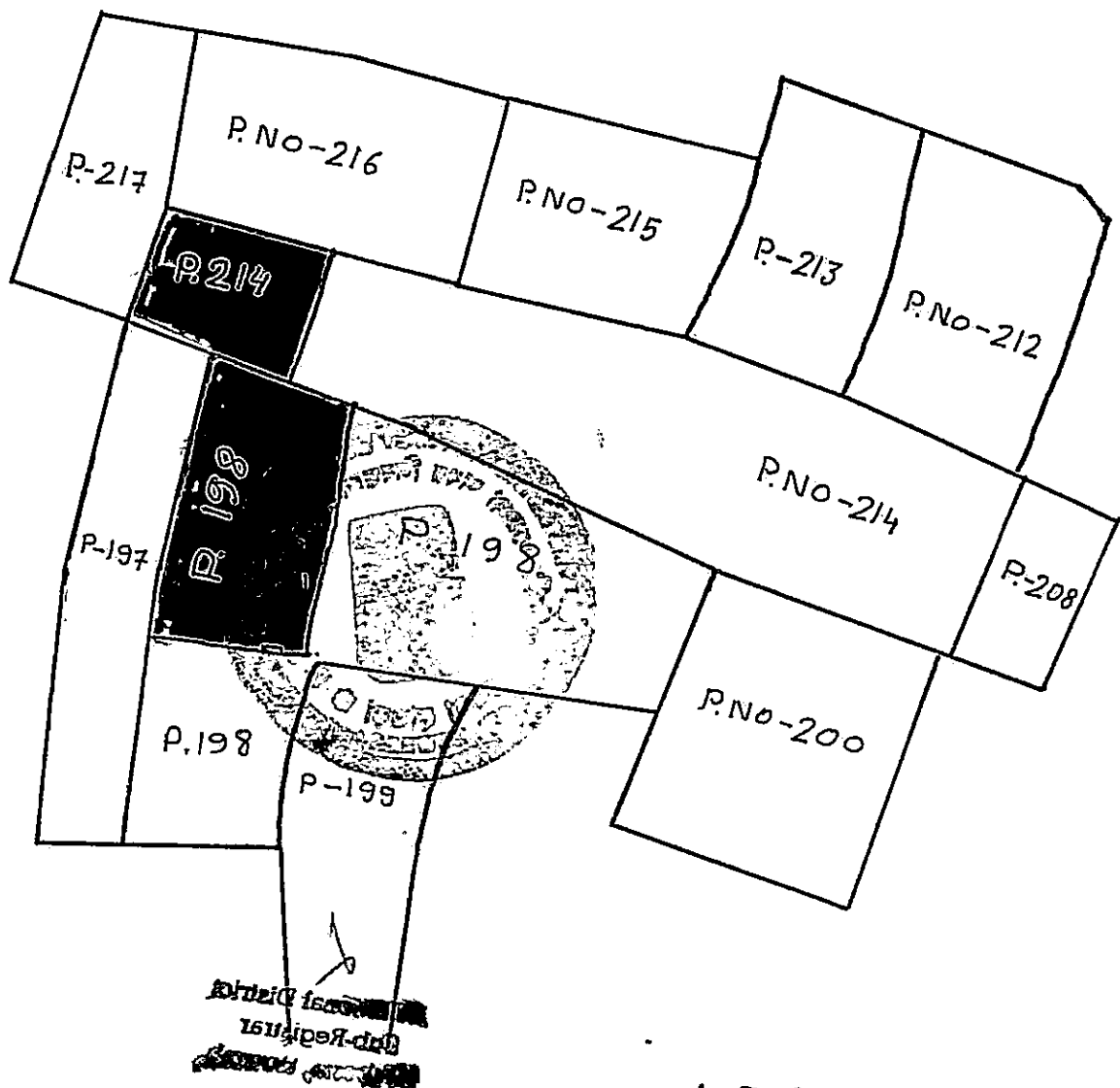
19 JUN 2009

SITE PLAN OF SOLD DEED SHOWN IN RED
INK OF DIST HOWRAH P.S. BAGNAM MOUZA.
KOTALGHATA - J.L. NO. 107. KHATAN NO
359, 335 L.R. - PLOT NO R.S. 198, 214 L.R.
205, 218 AREA. 11.325 & 7.43 DEC. TOTAL 18.755 DEC.

NOT TO SCALE

VENDEE:- M/S SAILAND DEVELOPER (P) LTD
REP. BY MANAGING DIR. BASANTA SAHA.

VENDOR:- SOMNATH GHOSH 2. TANDRA GHOSH.
ON BEHALF OF ATTORNEY AMAR KUMAR SADHUKHAN



DRAWN BY

B.

BHOLA NATH HAZRA.
VILL + P.O. - PANITRAS.

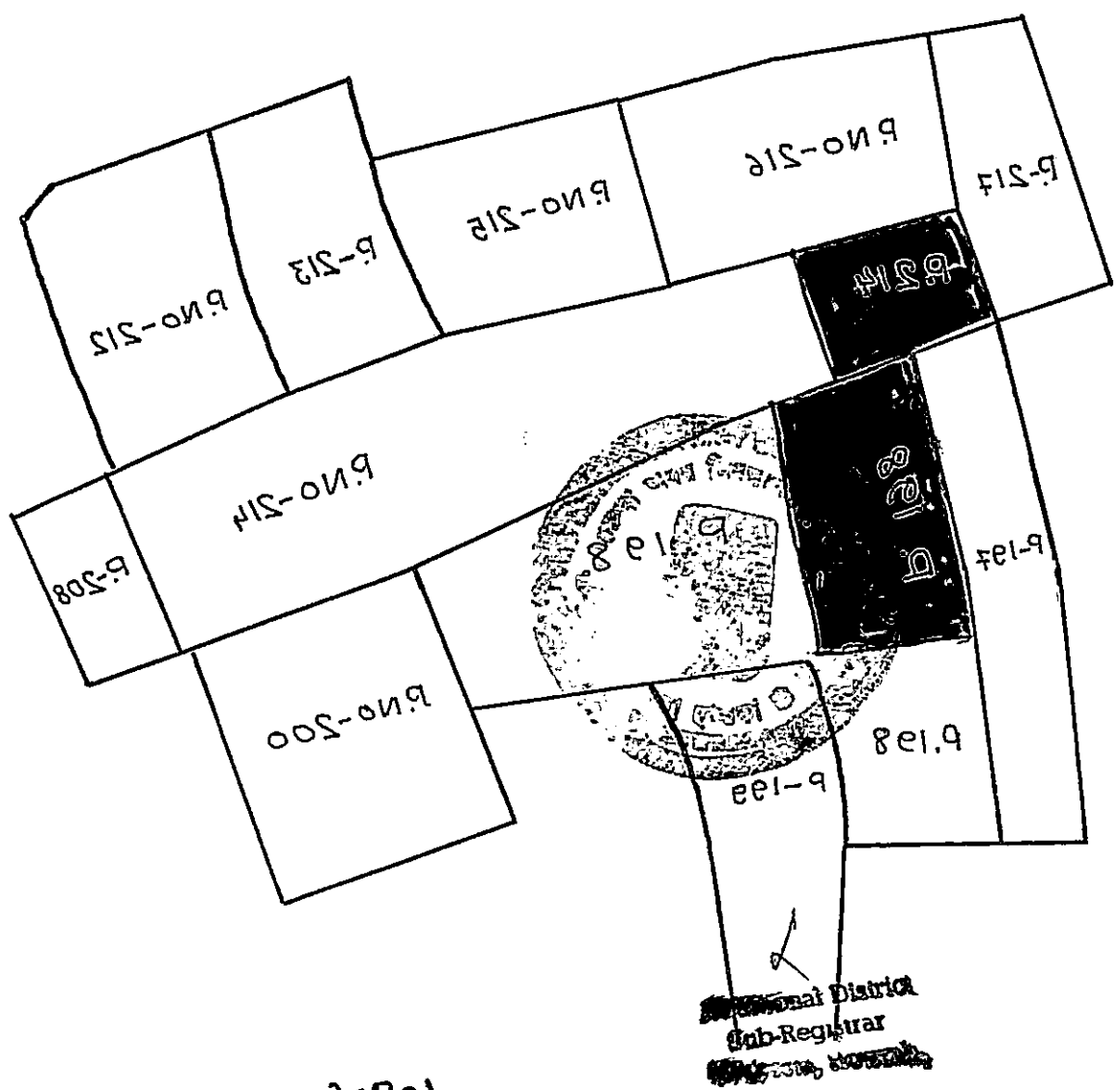
POCS 1111 P.M

১৯৭৫ সাল
০ ২১ ১৯৭৫
১৯৭৫ - ১৯৭৬ সাল
১৯৭৬ - ১৯৭৭ সাল

ON BEHALF OF ATTORNEY AMAR KUMAR SACHIN
 VENDOR:- SOMNATH GHOSH S. LANDRA GHOSH.

REP. BY MANAGING DIR. BASANTA SAHA.
 VENDOR:- M/S SAILAND DEVELOPER (P) LTD

NOT TO SCALE
 202.518 AREA. 11.322 & 7.43 DEC TO 18.528 DEC.
 322.322 L.R. -
 KOTAJHATA - 2.L. NO. 105. KHATAIN NO.
 THIS OF DIST HOWRAH P.2. BANGALU MOSA.
 SITE PLAN OF SOD DEED SHOWN IN RED



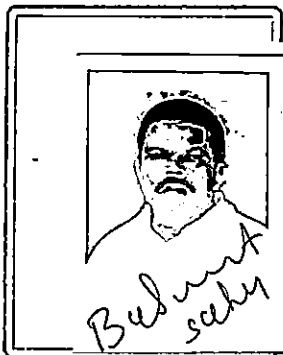
Sub-Registrar
 District Registrar

Handwritten notes in Bengali script.

6.11.2009

Drawn by
 BHOLANATH HAZRA
 11/12/09 - PANTHER

Pass Port
Size
Photograph



SAI LAND DEVELOPERS

Right Hand Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Manging Director

SAI LAND DEVELOPER PVT. LTD.

Babun sathy

Manging Director

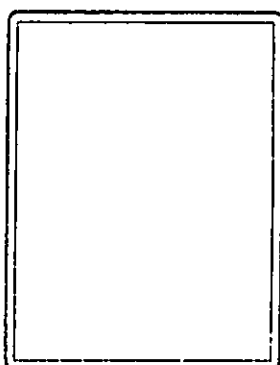
Pass Port
Size
Photograph



Right Hand Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Pass Port
Size
Photograph



Right Hand Left Hand

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

G. S. S. S. S. S.




Regional District
Sub-Registrar
Gurgaon, Haryana

19 JUN 2009

Government Of West Bengal
Office of the A. D. S. R. ULUBERIA
ULUBERIA
Endorsement For deed Number :I-02523 of :2009
(Serial No. 02406, 2009)

On 19/06/2009

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

Presented for registration at 20.20 hrs on :19/06/2009,at the Private residence by Amar Kr Sadhukhan,Executant.

Executed by Attorney

1. Execution By Amar Kr Sadhukhan, son of Lt. Satish Ch Sadhukhan ,Vill. - Baikunthapur P O. - Sijberia Dist. - Howrah ,Thana: Uluberia By caste Hindu,by Profession :Others,as the constituted attorney of 1. Somnath Ghosh
 2. Tandra Ghosh is admitted by him.
- Identified By Sumanta Ghosh, son of Nemai Ch Ghosh 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) = 10307/- ,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- 937478/-

Certified that the required stamp duty of this document is Rs 56259 /- and the Stamp duty paid as: Nil

Deficit stamp duty

Deficit stamp duty Rs 56260/- is paid, by the SABR number 135257, SABR Date 15/06/2009 Bank Name STATE BANK OF INDIA, 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

Page: 1 of 1



Sub-Register
Sub-Register
Sub-Register

22/6/09

2030-02-102-007-11
S.A.B.R. 138257
cc

T.R. FORM NO. 7
(See S.O. 46)
CHALLAN FORM

Challan No. 138257
National District
Sub-Registrar
Muzaffarpur, Bihar

Challan of cash paid into (i.e.) - Uluberia Treasury
Through State Bank of India Uluberia 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 3/6 Keshabjee Saha 264 Vivekananda Road, Kol-700006	S.A.B.R.	56,260/-			
Signature Basant Saha		TOTAL				
* (In words) Rupees <u>Fifty Six Thousand</u> + To be used only in the case of remittance to the bank through Departmental Officer or the Treasury Officer						
Received Payment <u>Two hundred sixty only</u>						

Treasurer

0520 5220 2025

Treasury Officer
Agent of Manager

119 JUN 2009

Additional District
Sub-Key: 1111
District: 1111

