

**SERIALISED AUTHENTICATED BANK RECEIPT**

SABR No : 135012  
601



STATE BANK OF INDIA

Branch Name : Ulubera

Branch Code : 00199

Date: 30/05/2009

Certified that a sum of

Rs. 141890/2 (Rupees one lakh eighty one thousand eight hundred ninety only) has been paid towards Stamp

Duty by Sri/Smt Basanti Saha s/o Keshabjee Saha

residing at 264 Virekananda Road

Rel. 700006

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

Not over Rs. 141890/2

Poman N. 2462  
Signature of authorized Officer  
(S. S. Number: )

[Signature]  
Signature of authorized Officer  
(S. S. Number: )  
**LAL BHARI MONDAL**  
**22-0004**




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

100001032661



[Signature]  
[Signature]

1942 BHARI MONDAL  
M - 8884

  
Additional District  
Sub-Regist. of  
Muzbana, Muzbana,

1942 BHARI MONDAL

2402 24659

I

2519

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

  
A.B.R. Ghosh

22.6.09

## DEED OF SALE

VALUE Rs. . 23,64,550.00

THIS DEED OF SALE made this 19<sup>th</sup> day of June, 2009

Two thousand Nine between **Sri Kalipada Bhuniya**, S/O.Late Durga Charan Bhuniya, residing at Village- Kotalghata, P.O.- Kushberia, P.S. Uluberia, Dist. Howrah, all are by faith Hindu, by occupation 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

1918  
8-10-09

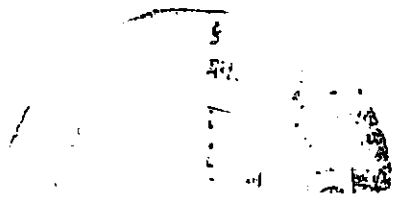
2004  
D.O  
2004  
M/S  
Alalambh Karm  
Adverse

Handwritten text in Telugu script, possibly a signature or date.



Handwritten signature or date, possibly '2011-11-02'.

Handwritten text in Telugu script, possibly a signature or date.



Additional District  
Sub-Registrar  
Bhubaneswar, Orissa

Handwritten text, possibly a date or signature.

Handwritten text in Telugu script, possibly a signature or date.

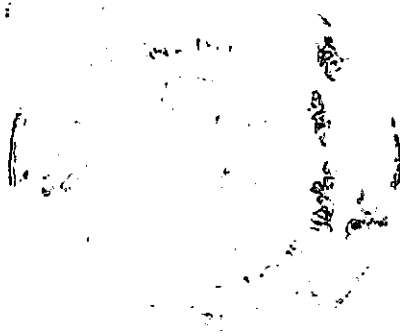
(2)

**WHEREAS** Kalipada Bhuniya , had got and acquired owned, possessed the demarcated Bastu land under Sabek Dag No. 199, Hal Dag No. 206,, R.S. Khatian No. 257,, L.R. Khatian No. 260,, Area of land 25 decimals in Mouza- Kotalghata,J.L.No.107, P.S. Uluberia, within the jurisdiction of A.D.S.R., Uluberia, from Late Gour Chandra Bhuniya, S/O. Late Durga Charan Bhuniya.,by way of registered Deed of Gift being no.5835, registered on 05.10.1983.at Sub-Registrar . Uluberia..

**AND WHEREAS** the said Vendor i.e. Kalipada Bhuniya are became the absolute owner of the same measuring 25 decimals out of 35 decimals demarcated 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 Vendor is now absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of the said land 25 decimals Bastu land bearing the Sabek Dag No.199,,L.R. Dag No. 206 and under R.S. Khatian 257. L.R. Khatian No. 260 in Mouza- Kotalghata, ,J.L.No. 107, P.S. Uluberia, Dist. Howrah the vendor will raise a structure of 1600 Sft. ( Dwelling house ) upon the said bastu and together with all easement rights as the absolute and indeaficable estate of the Vendor.

Contd.....P/03



Additional District  
Sub-Regional  
System, 1971

1971-1972

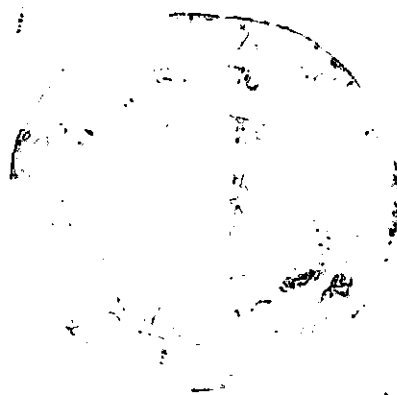
(3)

**AND WHEREAS** being in need of money the Vendor have agreed to sale the said total 25 decimal Bastu land together with 1600 Sft. Roof concrete Pucca structure of Building in ground floor particularly described in the Schedule below for a consider of Rs 23,64,550.00 (Rupees Twenty three lac sixty four thousand five hundred fifty )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.. 23,64,550.00 (Rupees Twenty three lac sixty four thousand five hundred fifty )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, luierties, 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.

**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

Contd.....P/04



Additional District  
Sub-Regional  
District, Central

FIG 100000



(4)

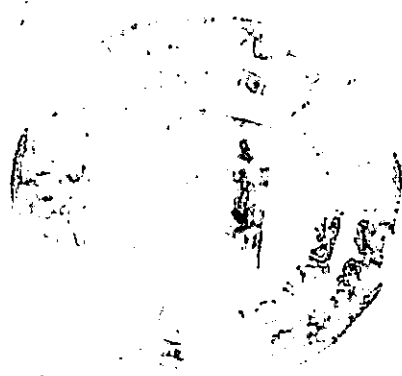
and possessed of land has not in any way encumbered or charged or caused to be encumbered or charged the property to be conveyed by this Deed of Sale and that the said Purchaser, their heirs, executors, administrators and assigns shall and may at all time peaceably and quietly possess and enjoy the said 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.

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

Contd.....P/05





↑  
Central District  
Sub-Registrar  
Srinagar, Jammu & Kashmir

FIG. 100-100

Deed NO: 2519.  
dt 22.6.2009

(5)

**SCHEDULE OF PROPERTY**

**ALL THAT** piece and parcel of Revenue paying Bastu land measuring 25 Decimals out of 35 decimals on the plot no. R.S.199, L.R. 206 comprised under R.S. Khatian NO. 257 L.R. Khatian No. 260 of Mouza-Kotalghata, J.L.No. 107, under P.S &A.D.S.R.-Uluberia, Dist. Howrah with all easement rights. Alongwith 1600 Sft. Roof Structure of Pucca Building in ground floor.

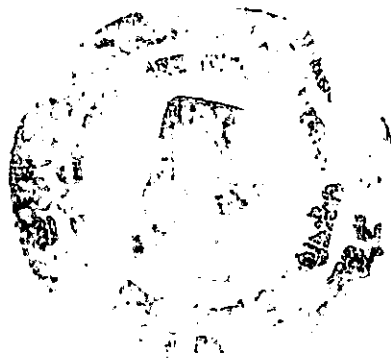
The total rent payable to The B.L. & L.R.O. Uluberia-I.

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

On the East : By land in Dag No 201  
On the West : By land in Dag No 193 and 194.  
On the North : By land in Dag No.199  
On the South : By land in Dag No. 199.

Bl.

Contd.....P/06



Additional District  
Sub-Registrar  
Madurai, Tamil Nadu.

9 JUL 2009

S.A.B.R.Rs1,41,890.00, No. 135012 dated 30.05.2009 and paper 7 sheets.

The Deed was read over and explained to the  
Vendor and he admitted to be correct.

signature of the witness:

1. *[Signature]*
  2. Arijit Saha
- 35, Chatterjee Para Lane,  
Howrah - 711001  
P. S. Banting



*[Signature]*  
*[Signature]*

Drafted by me &

Prepared in my Office.

*Bholanath Hazra*

(BHOLANATH HAZRA)

Advocate.

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

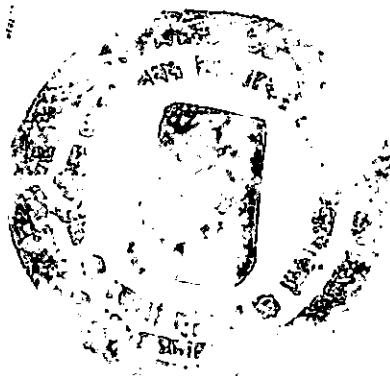
Computer by :-

*Sandip Mukherjee*  
(Sandip Mukherjee)

Bagnan, Howrah.

SIGNATURE OF THE VENDOR

Contd.....P/07



Sub-Registrar  
Muzaffargarh, District  
Muzaffargarh

19 JUN 1969

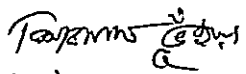
(7)

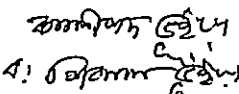
MEMO OF CONSIDERATION

Paid by

| <u>Cheque/Draft No.</u> | <u>Dated</u> | <u>Bank's Name &amp; Branch</u> | <u>Amount(Rs.)</u> |
|-------------------------|--------------|---------------------------------|--------------------|
| 675432                  | 22.01.09     | S.B.I. Kadamtaba                | 10,00,000.00       |
| 675447                  | 19.06.09     | Do.                             | 7,00,000.00        |
| 675446                  | Do           | Do.                             | 6,64,550.00        |

SIGNATURE OF THE WITNESS :

  
ಮೋಹನ ಭಟ್ಟರಾಜ್  
Mohan Bhutaraj  
Kotalghata

  
A. Rajanna



SIGNATURE OF THE VENDOR



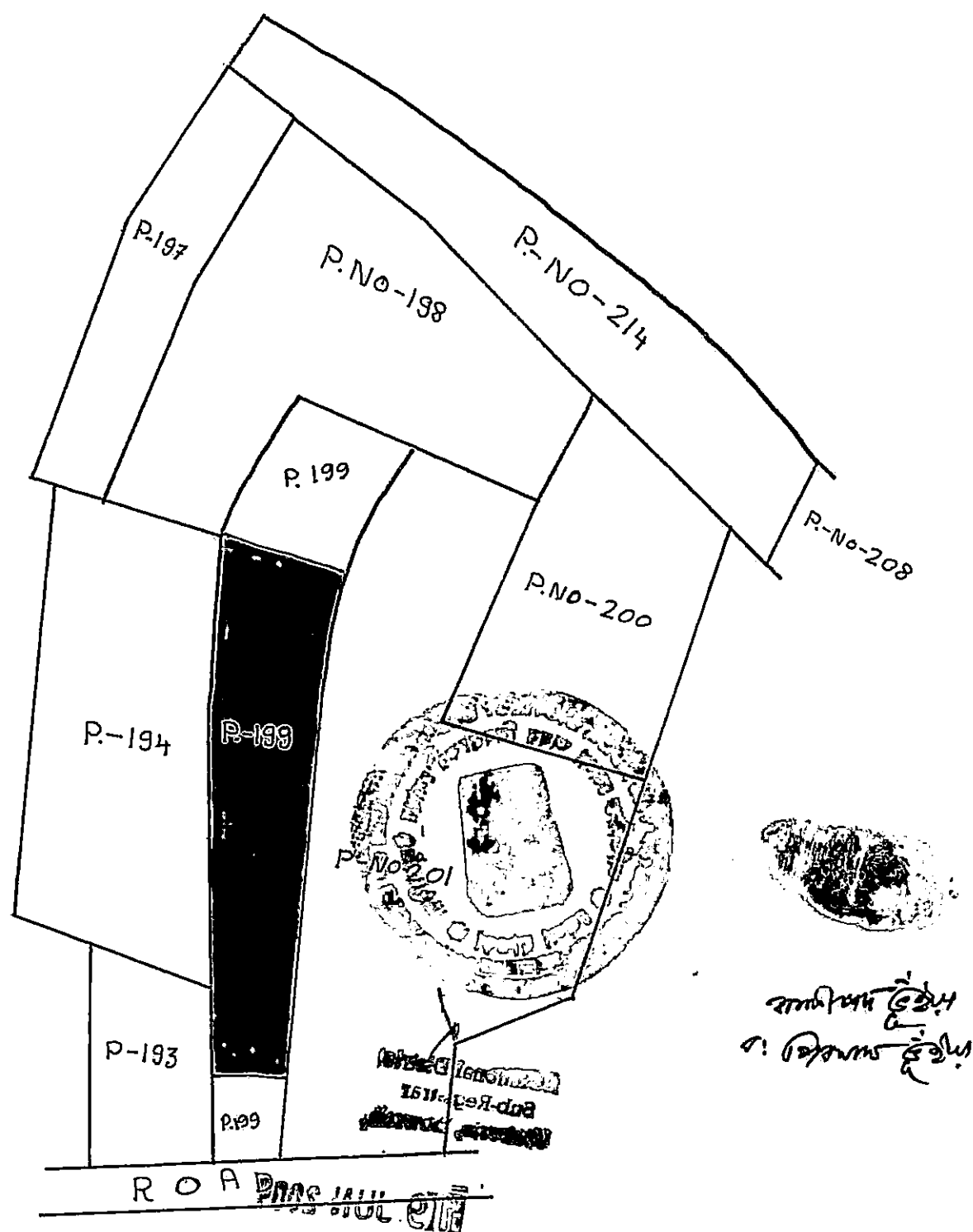
Additional District  
Sub-Registrar  
Channarayana, Mysore

11.9. JUN: 2009



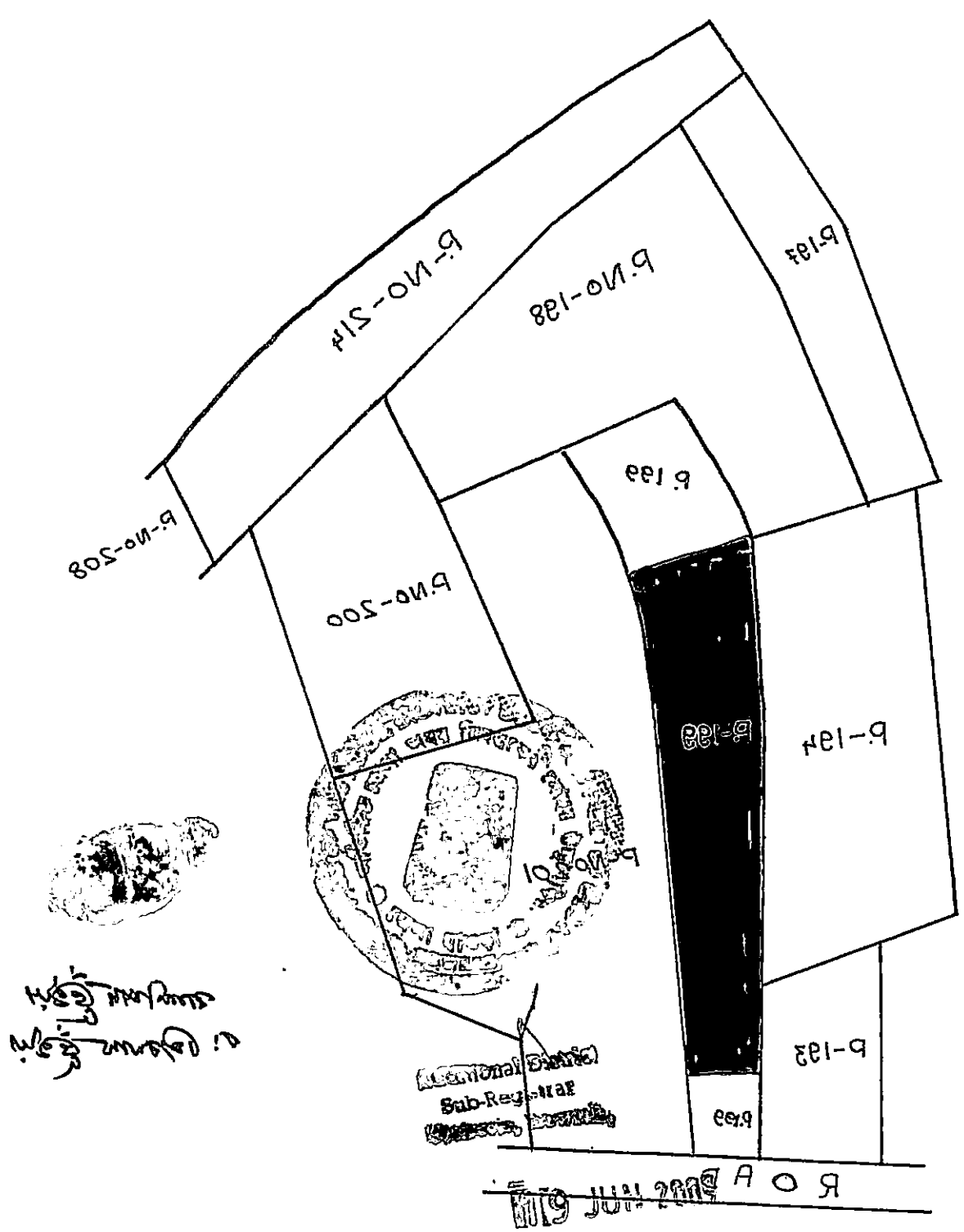
N.  
S.

SITE PLAN OF DEED SHOW IN RED INK OF DIST-  
HOWRAH P.S.-ULUBERIA J.L.NO-107 MOUZA-  
KOTALGATA, KHATIAN NO-R.S. 257 L.R. 260  
PLOT NO R.S. 199 L.R. 206 AREA 25 DEC.  
VENDEE:- M/S SAILAND DEVELOPERS (P) LTD.  
REPRESENTED BY DIRECT. BASANT SAHA.  
VENDOR:- KALPADA BHUNIYA-



Drawn by  
Bholanath Hazra.  
Vell + P.O. Panigrahy.

VENDOR:- KANBADA BHUNIYA-  
 REPRESENTED BY DIRECT. BASANT SAHA  
 VENDEE:- M/S SAUND DEVELOPERS (P) LTD.  
 PLOT NO R.S. 199 L.R. 205 AREA 22 DEC.  
 KOTALGATA, KHATAI NO-R.S. 227 L.R. 200  
 HOWRAH P.S.-ULURIA T.L. NO-107 MOWA-  
 SITE PLAN OF DEED SHOW IN RED INK OF DIST-



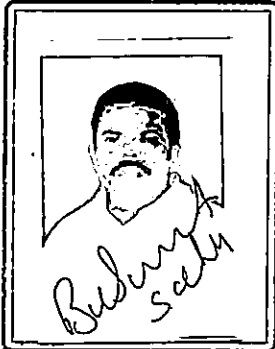
Handwritten signature and text in Odia script.

Sub-Reg-1128

R O A

Handwritten text in Odia script.

Pass Port  
Size  
Photograph



SAI LAND DEVELOPMENT

Right Hand Left Hand

| Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|-------|-------------|---------------|-------------|---------------|
|       |             |               |             |               |
|       |             |               |             |               |

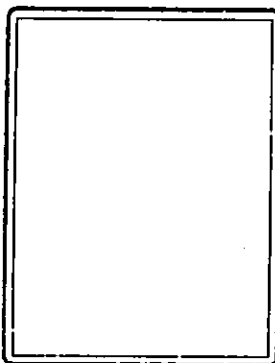
Manging Director

Pass Port  
Size  
Photograph



কল্যাণীয়া ডেভেলপ  
এস: বিজ্ঞান ডেভেল

Pass Port  
Size  
Photograph




Right Hand Left Hand

| Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|-------|-------------|---------------|-------------|---------------|
|       |             |               |             |               |
|       |             |               |             |               |

SAI LAND DEVELOPMENT  
Bubun Saha  
Manging Director

কল্যাণীয়া ডেভেল  
এস: বিজ্ঞান ডেভেল



  
Additional Director  
Sub-Registrar  
Kotabisa, Hontak,

11.9. JUN 2009.

2030-02-107-007-TR FORM NO. 7  
(See S. R. 46)  
CHALLAN FORM

Challan of cash paid into the - Uuberia Treasury  
Through State Bank of India (Uuberia Branch)

Challan No. 5M 809227224

*[Signature]*  
Additional Director  
348-Registrar  
Uuberia, Uuberia

| 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<br>Rs. P.  | Head of Account | Account Officer by whom adjustable | Orders to the Bank+ |
| (1)                          | (2)   | (3)  | (4)   | (5)             | (6)                                | (7)                 |
|                              | Basant Saha<br>S/o Keshubjee Saha<br>264 Vivekananda<br>Road. KOL-700006      | S.A.B.R.   | 1,41,800/-  | 30 MAY 2001     |                                    |                     |
| Signature <i>Basant Saha</i> |   | TOTAL  |   |                 |                                    |                     |

\* (In words) Rupees One lakh forty one thousand eight hundred

To be used only in the case of remittance to the bank through Departmental Officer or the Treasury Officer

Received Payment *135012* *18-7/15/01*

Treasurer

Treasury Officer  
Agent of Manager



*Handwritten note in Hindi*



Additional District  
Sub-divisional  
Magistrate, Jabalpur  
19 JUN 2009

**Government Of West Bengal**  
**Office of the A. D. S. R. ULUBERIA**  
**ULUBERIA**  
Endorsement For deed Number :I-02519 of :2009  
(Serial No. 02402, 2009)

---

**On 19/06/2009**

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

Presented for registration at 20.10 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. Durga Charan Bhuniya ,Vill.- Kotalghata P. O.- Kushberia Dist.- Howrah ,Thana  
Uluberia, By caste Hindu,by Profession :Business  
Identified By Shibnath 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) = 26004/- ,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- 2364550/-

Certified that the required stamp duty of this document is Rs 141883 /- and the Stamp duty paid as: Nil

**Deficit stamp duty**

Deficit stamp duty Rs 141890/- is paid, by the SABR number 135012, SABR Date 30/05/2009 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

Additional District  
Sub-Registrar  
Guntur, Andhra Pradesh

122 JUN 2009



**Government Of West Bengal**  
**Office of the A. D. S. R. ULUBERIA**  
**ULUBERIA**  
Endorsement For deed Number :I-02519 of :2009  
(Serial No. 02402, 2009)

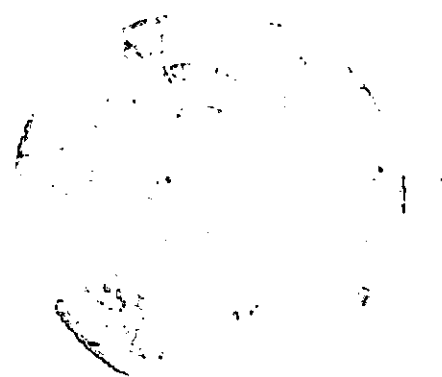
---

, 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  
Mabasa, Muzila

122 JUN 2009