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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 778074

11-22-98-11
12-30 P.M.

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
sements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Bardwan

DEED OF SALE

24 MAR 2014

Mouza : Bhiringee

Area of land measuring more or less 1 Cottah 12 Chatak
22 Sq. Feet

Under Durgapur Municipal Corporation

Sale Value- Rs.24,00,000/-

Market Value - Rs.24,92,778 /-

This Deed of Sale is made by

Contd..P/2

6A

Sl. No. 6133 Date 19/3/13
Name Kesarinandan Tradecorn Pvt Ltd
Address Katol
Value of Stamp Paper 57/-
Date of Purchase of the Stamp
From Treasury 14 MAR 2014
Name of the Treasury from
where Purchase Durgapur.

~~Jitendra Nath Mondal~~
~~Slamk Janda~~
Durgapur Circle, Durgapur-74
Licence No-1788

Dipak Das



832

Dipak Das



833

Mintee Das



834

Pinak Das



835

Dixalite 9135



Addl. Dist. Sub-Registrar
Durgapur, Burdwan

22 MAR 2014

1. Sri Dipak Das { Pan No- ASBPD6207H } By Occupation- Business
2. Sri Mintu Das (Pan No- BDJPD6939C) By Occupation- Business
3. Sri Pintu Das { Pan No-ALTPD9459Q} By Occupation- Business
4. Sri Biswajit Das { Pan No-BJZPD5597A} By Occupation- Business
5. Smt Maya Rani Das { Pan No-AZDPD2870K} By Occupation- House-Wife
6. Smt Kakali Das { Pan No- AYSPD6025C} Wife Of Sri Somnath Das & daughter Of Late Pran Krishna Das By Occupation- House-Wife
7. Smt Kalyani Das { Pan No-AZDPD2274R} Wife Of Late Umesh Chandra Das By Occupation- House-Wife
8. Smt Kalpana Mondal { Pan No-BGMPM8977R} Wife Of Sunil Kumar Mondal by Occupation -House Wife
9. Smt Putul Sarkar [Das] { Pan No-COOPS599Q} Wife Of Late Shanti Ranjan Sarkar By Occupation- Service
10. Smt Sikha Malakar { Pan No-BIJPM5676G} Wife Of Sri Sanjit Malakar by Occupation-House Wife

Sl.No-1 to 4 are sons and Sl.No-5 is wife of Late Pran Krishna Das
Sl.No-1 to 6 are residing at Bhiringee P.O-Durgapur-13 P.S-Durgapur District-Burdwan and Sl.No-07 to 10 are residing at Milan Nagar Kanchrapara District-24 Pargana (N)

{ Hereinafter referred to as the "VENDOR(S)"

(Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in-office, administrators, representatives and assigns) of the ONE PART

In Favour Of :-

KESARINANDAN TRADECOM PRIVATE LIMITED. [PAN NO- AAFCK1204P]
Having its registered office at 19,Pollock Street Kolkata-700001.
Represented by its Director Sri Nawal Kishor Rathi son Of Hari Kishan Rathi by faith Hindu, by occupation:-Business by Nationality -Indian

[Hereinafter called the "PURCHASER'S COMPANY (which term or expression shall unless excluded by or repugnant to the subject to context be deemed to mean and include the said company , successors -in office , executors, administrators representatives and assigns) of the **SECOND PART.**

WHEREAS the schedule below property originally belonged to Basanta Kumar Mukhapadhyay & Others and their names duly mutated in RS Records Of Right and said Basanta Kumar Mukhapadhyay transferred the schedule below portion of schedule described plot by way Of Gift being no- 2478 Of 1942 in favour of Tulasi Das Mukhapadhyay who further transferred the same by regd deed of Gift being no- 4242 Of 1970 in favour of Amitava Mukherjee .

And said Amitava Mukherjee transferred an area of 1 Cattah 12 Chatak 22 Sq.feet by regd deed of sale being no-848 Of 1988 in favour of Pran Krishna Das and Nani Gopal Das

And whereas after demise of said Prankrishna Das , Nani Gopal Das and Lakshmi Rani Das the schedule below property devolved upon the present Vendors and from the date of inheritance they are owning ,possessing and seizing every right, title and interest over the schedule below land without any encumbrances but as the area of land is not sufficient for settlement for all vendors in same roof for which they are not willing to hold the schedule below property and proclaimed for sale.

AND WHEREAS the party hereto of the second part, being desirous of purchase of schedule below land and have agreed to acquire for valuable consideration of Rs.24,00,000/-(Rupees Twenty Four Lakh Only), which is more particularly marked, butted and bounded and delineated in red in the annexed site plan.

NOW THIS IDENTURE WITNESSETH that in consideration of the said consolidated price of Rs.24,00,000/--(Rupees Twenty Four Lakh Only), the PURCHASER'S Company have paid this day full sale consideration through their representative hereby acknowledges the receipt of the said sum .

And the VENDORS doth hereby grant, transfer, sell, convey, assures and assigns its, right, title, interests and possession in, to and over the said land and properties as described in the Schedule written herein below along with the right easements and prescriptions attached or annexed thereto ~~~~~


~~~~~to the used and control of the PURCHASER'S COMPANY its successors, assigns and legal representatives in all that land, hereditaments, tenements, messuages, properties as described in the Schedule written herein below and attached and annexed thereto along with passages, rights, liberties, privileges, easements, prescriptions and profits whatsoever to the said land and premises and properties as fully described in the Schedule written herein below and anywise appertaining thereto or usually held or enjoyed therewith or reputed to belong to or to be appurtenant thereto free from all encumbrances and charges of any kind, Decree or so on of the past or any suit or claim at present, all encumbrances and charges of any kind, Decree or so on of the past or any suit or claim at present, liens whatsoever without having subjected to any kind of transfer or agreement therefore or notice for requisition and/or acquisition whatsoever from or by any authority in law of the land whatsoever nor having subjected to any alignment or developmental Scheme by any authority under the law of the land, and TO HAVE AND TO HOLD the hereditaments and land as aforesaid and the described in the Schedule written herein below transferred, delivered, assured, sold and conveyed unto the use of the said PURCHASER'S COMPANY its successors, legal representatives, administrators and assigns and the VENDORS COVENANT with the said PURCHASER'S COMPANY AND declare that the VENDORS is /are otherwise also well seized and possessed of land as fully described in the schedule written herein below which have not in any way been encumbered and free from any acquisition or requisition proceeding and the said PURCHASER'S COMPANY its successors, legal representatives, administrators and assigns shall and may at all times peacefully and quietly possess and enjoy the said land and structures and properties as referred to herein above and described in the Schedule written herein below and hereditaments, claim or demand whatsoever therewith, thereof, thereon and thereto from or by the said VENDORS or any person claiming through the VENDORS and the VENDORS hereby delivers all relevant papers documents deeds etc. as to title of the land and properties mentioned above and described in the Schedule written herein below and further covenants that such other paper, document, or deed which may come under control and possession of the VENDORS or any person claiming under the VENDORS will deliver the same unto the PURCHASER'S COMPANY forthwith.





AND WHEREAS the PURCHASER'S COMPANY shall be factually legally entitle to get their names or name of their company recorded in the records of B.L.& L.R.O. Durgapur and to mutate its name into the rent roll of Govt. West Bengal ,Durgapur Municipal Corporation Electricity and water supply authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the vendors and from the date of this sale deed the purchaser shall regularly pay holding tax and land taxes in respect of schedule property to its free choice but all outgoings in connections with the schedule land before execution of this sale deed if found that shall be paid and cleared of by the VENDORS.

AND WHEREAS the said PURCHASER'S COMPANY shall have the right to sale, mortgage, lease out, let out and/or transfer to any person or company whatsoever the said land and property as referred to hereinabove and as fully described in the Schedule written herein below.

AND THAT the said VENDORS and any person claiming under it shall and will for all times to come at the request and cost of the PURCHASER'S Company its successors, legal representatives, administrators and assigns, do or cause to be done or execute or cause to be executed all such acts and things or Deed or Deeds whatsoever for further and more perfectly assuring the right, title and interest of the PURCHASER'S Company in and to the said land and property as referred to hereinabove and as fully described in the Schedule written herein below or any part thereof and the VENDORS further covenants that if it transpires that the land, and property as hereby conveyed, transferred, sold, assigned or assured by the VENDORS is not free from all or any encumbrances as hereinabove stated according to law of the land the VENDORS indemnities and states that they or in absence of themselves their legal heirs jointly or severally will be liable to remove all ambiguity or the defect of their title by their own cost.

AND WHEREAS if the land as fully described in the Schedule written herein below hereby transferred, sold and conveyed or acquired or requisitioned by State or any Statutory Authority or any such authority under law of the land, the PURCHASER shall be entitled to get all compensation amount in full and the VENDORS, its successors-in-office.



AND WHEREAS the VENDORS doth hereby delivers peaceful khas possession of the land and property free from encumbrances and lien as referred to herein above and fully described in the Schedule written herein below as sold, conveyed, transferred, and assured hereby unto and in favour of the PURCHASER'S COMPANY upon execution of these presents.

**SCHEDULE OF LAND AND PROPERTY AS SOLD, TRANSFERRED  
CONVEYD AND ASSURED AS REFERRED TO HEREINABOVE**

District-Burdwan, Mouja- Bhiringee, J.L.No-58 P.S.-Durgapur Sub-Division and Sub-Registry Office: Durgapur measuring total area of Land more or less 12.63 Cattah 12 Chatak 22 Sq.Feet. Comprising in

| Plot No | Khatain No | Nature | Area                                |
|---------|------------|--------|-------------------------------------|
| 1 464   | 200        | Bald   | 1 Cattah<br>12 Chatak<br>22 Sq Feet |

Butted & Bounded As follows

On North: Land Of Purchaser On South : N.H-2 { G.T.Road }

On East: Khawadwa Hotel On West :-Land Of Purchaser

(which specifically shown in red colour in annexed sketch map which will be treated as part and parcel of this Deed). Proposed land used as Bastu and not acquired by any Govt authority }

It is hereby declared that the full name, colour passport size photograph and finger prints of each fingers of both the hands of the authorized representative of VENDORS and the purchaser's Company are attested in additional pages in this deed being page nos. 1a & 1b( total 2 pages) and the same are treated as part and parcel of this deed.

IN WITNESS WHEREOF the VENDORS after going through the contents of this deed which readover and explained by their appointed advocate doth hereby subscribes, their hand on this 20<sup>th</sup> day Of March 2014 at ADSR Durgapur

Witnesses:

1) Soma Biswan  
10/0 Dipak Das  
375, Masjid Bah Road  
Milannagar  
Kanchowpara-743145

*Dipak Das*

1. Sri Dipak Das

Contd. Page-07



Witnesses:

2. Kalyan Kumar  
Kalyan Kumar  
23, Kachalapuri Palle  
Duyyapudi - 510208.

- Mintu Das
2. Sri Mintu Das  
Mintu Das
  3. Sri Pintu Das  
Pintu Das
  4. Sri Biswajit Das  
Biswajit Das
  5. Smt Maya Rani Das  
Maya Rani Das
  6. Smt Kakali Das  
Kakali Das
  7. Smt Kalyani Das  
Kalyani Das
  8. Smt Kalpana Mondal  
Kalpana Mondal
  9. Smt Putul Sarkar (Das)  
Putul Sarkar (Das)
  10. Smt Sikha Malakar  
Sikha Malakar

Signature of Vendors

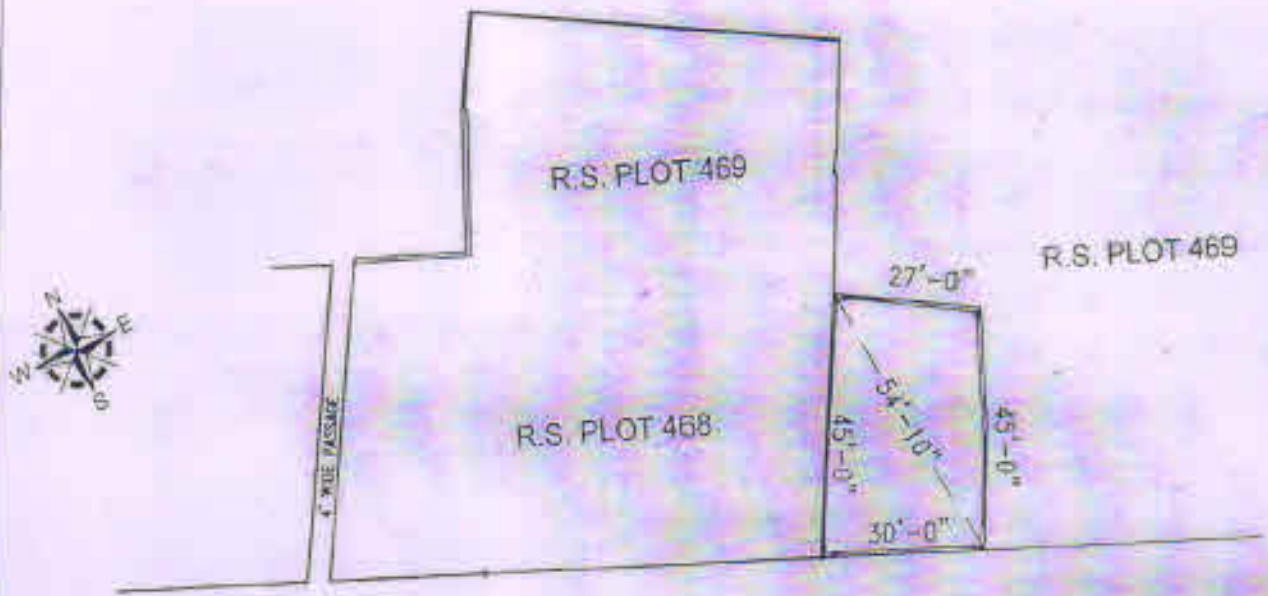
Drafted and typed by me

  
ADVOCATE  
Reg. No-WB-468/80



DEED PLAN SHOWING THE LAND OVER RS PLOT NO : 464 (P), L.R. PLOT NO.  
 IN MOUZA BHIRINGI, JL NO: 68, P.S: DURGAPUR, DIST: BURDWAN.  
 AREA OF THE LAND : 01 COTTHA 12 CHATAK 22 SQ. FEET (MORE OR LESS)  
 BOUNDED IN RED COLOUR

NAME OF PURCHASERS:



**G.T. ROAD**

TO ASSANSOL TO DURGAPUR

SCALE: 1"=33'

*Dipak Das  
 Mintu Das  
 Pintu Das*

*Ratul Sarwan (2235)  
 Sekha Malakar  
 Binod Das*

*ଶ୍ରୀମତୀ କାଲ୍ପନା ମନ୍ଦାଳ*  
 Kalyani Das,  
 Kalpana Mandal  
 Kakali Das

*Sukumar Patra*  
 SUKUMAR PATRA  
 (Surveyor)  
 Sur. Reg No -11252

Sign of Surveyor  
 Sukumar Patra  
 Reg no 11252

Sign of SELLER

Sign of OWNER



Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

*Dipak Das*

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

*Mohit Das*

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

*Pranab Das*

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

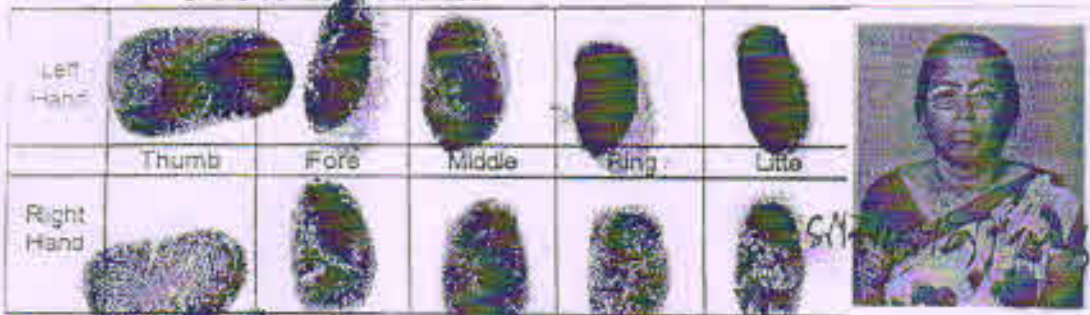


Colour Passport size photograph, finger prints of both the hands is attested.

*Pranab Das*



Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

*Signature*

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

*Kakali Das*

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

*Kalyani Das*

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

*Kalpna Mondal*



Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

|            |       |      |        |      |        |
|------------|-------|------|--------|------|--------|
| Left Hand  |       |      |        |      |        |
|            | Thumb | Fore | Middle | Ring | Little |
| Right Hand |       |      |        |      |        |



Pritvi Sarman (2023)

Colour Passport size photograph, finger prints of both the hands is attested.

Pritvi Sarman (2023)

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

|            |       |      |        |      |        |
|------------|-------|------|--------|------|--------|
| Left Hand  |       |      |        |      |        |
|            | Thumb | Fore | Middle | Ring | Little |
| Right Hand |       |      |        |      |        |



Sika Malakar

Colour Passport size photograph, finger prints of both the hands is attested.

Sika Malakar

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

|            |       |      |        |      |        |
|------------|-------|------|--------|------|--------|
| Left Hand  |       |      |        |      |        |
|            | Thumb | Fore | Middle | Ring | Little |
| Right Hand |       |      |        |      |        |



Anand Vishnu Rath

Colour Passport size photograph, finger prints of both the hands is attested.

Anand Vishnu Rath

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

|            |       |      |        |      |        |
|------------|-------|------|--------|------|--------|
| Left Hand  |       |      |        |      |        |
|            | Thumb | Fore | Middle | Ring | Little |
| Right Hand |       |      |        |      |        |



Colour Passport size photograph, finger prints of both the hands is attested.





Government Of West Bengal  
Office Of the A.D.S.R. DURGAPUR  
District:-Burdwan

Endorsement For Deed Number : I - 02370 of 2014  
(Serial No. 02464 of 2014 and Query No. 0206L000004405 of 2014)

On 22/03/2014

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

Presented for registration at 12.30 hrs on 22/03/2014, at the Private residence by Dipak Das, one of the Executants

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

Execution is admitted on 22/03/2014 by

1. Dipak Das, son of Late Pran Krishna Das, Bhiringee, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
2. Mintu Das, son of Late Pran Krishna Das, Bhiringee, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
3. Pintu Das, son of Late Pran Krishna Das, Bhiringee, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
4. Biswajit Das, son of Late Pran Krishna Das, Bhiringee, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
5. Maya Rani Das, wife of Late Pran Krishna Das, Bhiringee, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : House wife
6. Kakali Das, wife of Somnath Das, Bhiringee, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : House wife
7. Kalyani Das, wife of Late Umesh Chandra Das, Milan Nagar, Kanchrapara, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : House wife
8. Kalpana Mondal, wife of Sunil Kumar Mondal, Milan Nagar, Kanchrapara, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : House wife
9. Putul Sarkar (Das), wife of Late Shanti Ranjan Sarkar, Milan Nagar, Kanchrapara, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Service
10. Sikha Malakar, wife of Sanjit Malakar, Milan Nagar, Kanchrapara, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : House wife

Identified By Soma Biswas, wife of Dipak Das, 375, Masjid Bati Road, Milan Nagar, P.O. :-Kanchrapara, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743145, By Caste: Hindu, By Profession: Others.

( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR

On 24/03/2014

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**



( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR





Government Of West Bengal  
Office Of the A.D.S.R. DURGAPUR  
District:-Burdwan

Endorsement For Deed Number : I - 02370 of 2014  
(Serial No. 02464 of 2014 and Query No. 0206L000004405 of 2014)

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/-

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),  
Finance Department, Govt. of WB**

Registration Fees Rs. 27,419/- paid online on 20/03/2014 2:49PM with Govt. Ref. No. 192013140008574752 on 20/03/2014 2:13PM, Bank AXIS Bank, Bank Ref. No. WB200320140006083 on 20/03/2014 2:49PM, Head of Account: 0030-03-104-001-16, Query No:0206L000004405/2014

**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.-24,92,778/-

Certified that the required stamp duty of this document is Rs.- 149577/- and the Stamp duty paid as Impresive Rs.- 50/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance  
Department, Govt. of WB**

Stamp duty Rs. 1,49,577/- paid online on 20/03/2014 2:49PM with Govt. Ref. No. 192013140008574752 on 20/03/2014 2:13PM, Bank, AXIS Bank, Bank Ref. No. WB200320140006083 on 20/03/2014 2:49PM, Head of Account: 0030-02-103-003-02, Query No:0206L000004405/2014

( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR



( Satyajit Biswas )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

24/03/2014 14:48:00

EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 5106 to 5122.  
being No 02370 for the year 2014.



(Satyajit Biswas) 24-March-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR  
Office of the A.D.S.R. DURGAPUR  
West Bengal