

3135

D-2978

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Commission  
on 16-4-14  
at 4-53 P.M.

certified that the Documents  
is A Inlited to Registration the  
Signature Sheet and the Endr-  
gements Attached with this  
Documents are the Part of this  
Document.

A.D.S.R. Durgapur  
Durgapur

17 APR 2014



DEED OF SALE

Mouza : Bhiringee

Area of land measuring more or less 4 Decimals

Under Durgapur Municipal Corporation

Sale Value- Rs.2,00,000/-

Market Value - Rs.10,30,302/-

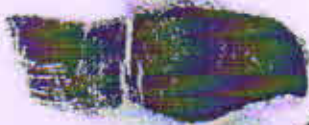
This Deed of Sale is made by

Contd..P/2

Handwritten signature

Handwritten signature

নীলমতা মুখার্জী



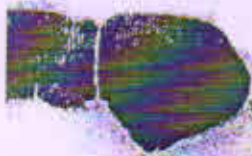
1081

নীলমতা মুখার্জী



1082

Pomtha Maji



1083

Chamele Das.



1084

সিদ্দিকুলী বাদশাহ



1085

সফাতুলী সিকান্দার



Add. Dist. Sub-Registrar  
Durgapur, Burdwan

16 APR 2014

Kalyan Rudra.

H/o, 10/101/101/101 Rudra

B.O. 38/4, N.B. Nagar

Durgapur. 713 2010

- (1) Smt. Namita Maji {Pan No-CCFPM5167F} wife of Late Indra Narayan Maji by Occupation-House Wife
- (2) Sri Partha Maji ( Pan No- ADPPM8288G ) son of Late Indra Narayan Maji by Occupation-Service both are residing at Bhiringee P.O-Durgapur-13 P.S-Durgapur District- Burdwan
- (3) Smt. Chameli Das ( Pan No- BPZPD1037F ) Wife Of Sri Biswanath Das by Occupation-House Wife residing at Natuan Palli Bhiringee P.O-Durgapur-13 P.S-Durgapur District- Burdwan
- (4) Smt. Mitali Badyakar ( Pan No-BQGP85009P ) Wife Of Sri Lakkhan Badyakar by Occupation-House Wife residing at Bhiringee P.O-Durgapur-13 P.S-Durgapur District- Burdwan
- (5) Smt. Kakali Biswas ( Pan No- BZQP84771F ) Wife Of Sri Krishna Das Biswas by Occupation-House Wife residing at Qr.No- Akbar Road P.O-Durgapur-04 P.S-Durgapur District- Burdwan all are by Nationality: Indian, By Faith-Hindu.

{ 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- AAFCK1201P ]  
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**.

Contd. Page-03



08 decimals by way of Regd. deed of sale deed no-4423 Of 1972 in favour of Jagannath Mukherjee and Indranil Mukherjee and thereafter Jagannath Mukherjee an area of 04 decimals by a Regd. Deed of Sale bearing No.-161 Of 1976 in favour of Indra Narayan Maji.

And whereas said Indra Narayan Maji died leaving behind vendor no.1 as his wife and vendor no. 2 as son and vendor no-3 to 5 as daughters 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. 2,00,000/- (Rupees Two 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. 2,00,000/- (Rupees Two 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, messages, 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 on 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 ~~~~~

Contd. Page-04



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 form 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.

Contd. Page-5



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), 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 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 indemnifies 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-68 P.S.-Durgapur Sub-Division  
and Sub-Registry Office: Durgapur measuring an area of Land more or  
less 4 Decimals comprising in R.S Plot No-.470 (P), Khatian No-149 more  
fully described and delineated in red border in the site plan annexed as  
butted and bounded by :-

Butter & Bounded As follows

On North: Land Of Mihir Baran Kar

On South : 4 feet Passage and thereafter Drain

On East: Land Of Das Family

On West:- Plot Of Debashis Maji

**Proposed land use as Bastu**

( Which specifically shown in red colour in annexed sketch map which will be treated as part and parcel of this Deed).

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 16<sup>th</sup> day Of April 2014.

Witnesses:

1) *Letan Das*  
S/o Chandu DEY

2) *Biraj D.A.P.13*

*Kalyan Rudra*

S/o. *Nitendra Kumar Rudra*

*B1-32/4, N.R. Dargah  
Durgam, 513210,*

1.

*Partha Maji*

3. *Chameli Das.*

4. *Chameli Das*

5. *Signature of Vendors*

Signature of Vendors

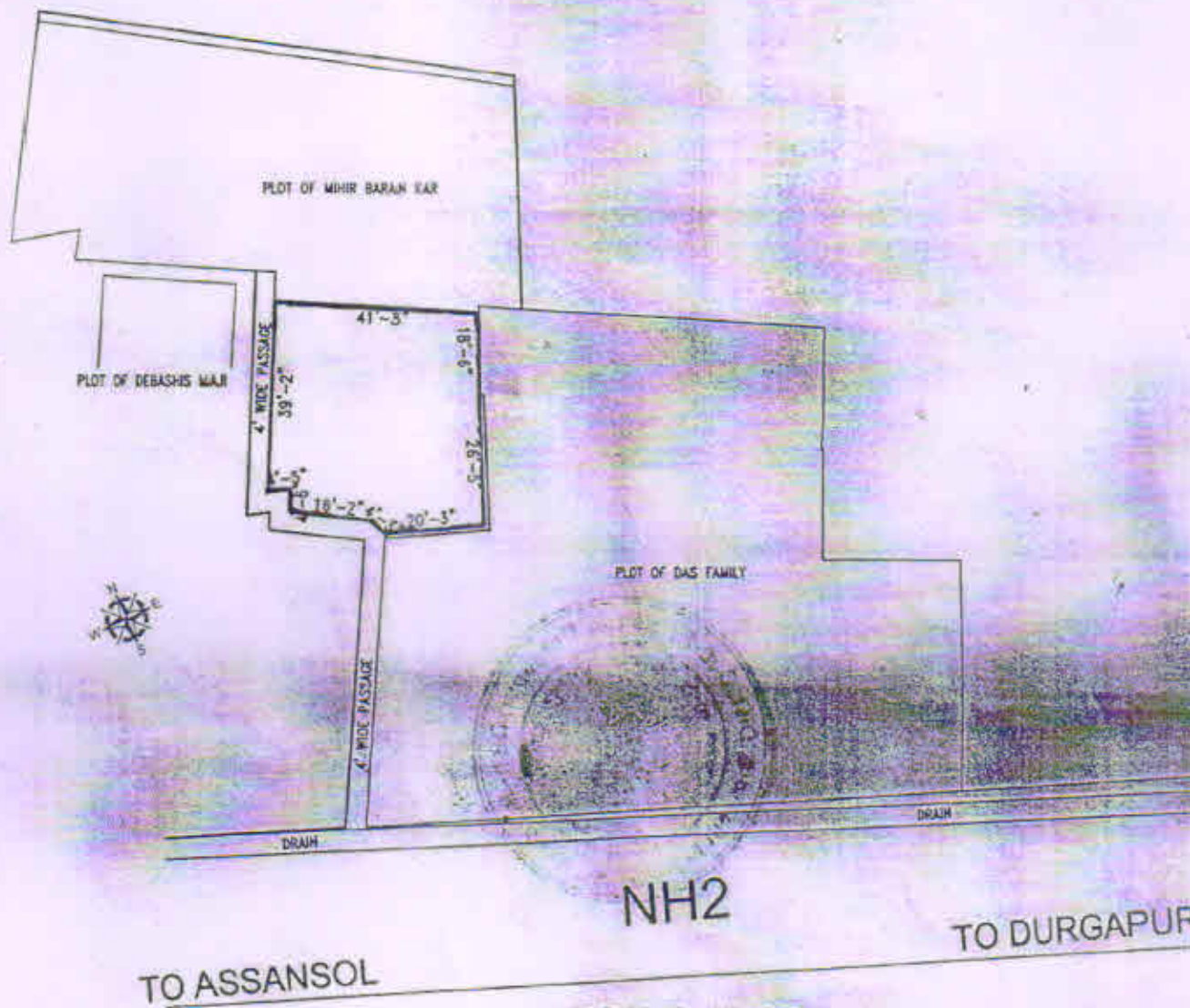
Drafted and typed by me

*[Signature]*



DEED PLAN SHOWING THE LAND OVER RS PLOT NO : 470(P) KH. NO. 149  
 IN MOUZA BHIRINGI, JL NO: 68, P.S: DURGAPUR, DIST: BURDWAN.  
 AREA OF THE LAND : 2.59 COTTAHS (MORE OR LESS) BOUNDED IN RED  
 COLOUR

NAME OF PURCHASERS: KESARINANDAN TREADECOR PVT. LTD.



SCALE: 1"=33'

শ্রী শ্রী চন্দ্র কুমার  
 Chameli Das  
 Partha Maji  
 কামরুল হক  
 কামরুল হক

Sukumar Patra

Sign of Surveyor  
 Sukumar Patra  
 Reg. no. 11252

Sign of SELLER

Sign of OWNER



	Thumb	fore	Middle	Ring	Little	
Right hand						












Signature & Photograph is duly attested by me

শ্রী হুমায়ুন কবীর

Left hand						
Right hand						











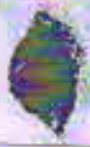
Signature & Photograph is duly attested by me

Chamela Das

Left hand						
Right hand						

Signature & Photograph is duly attested by me

Protho Maji

Left hand						
Right hand						

Signature & Photograph is duly attested by me












কিতালী বন্দ্যোপাধ্যায়



Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

राखली विक्रम

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Nawal Kishore

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						





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

Endorsement For Deed Number : I - 02978 of 2014  
(Serial No. 03135 of 2014 and Query No. 0206L000004993 of 2014)

On 16/04/2014

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

Presented for registration at 16.53 hrs on :16/04/2014, at the Private residence by Namita Maji , one of the Executants.

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

Execution is admitted on 16/04/2014 by

1. Namita Maji, wife of Late Indra Narayan Maji , Bhiringi, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin -713213, By Caste Hindu, By Profession : House wife
2. Partha Maji, son of Late Indra Narayan Maji , Bhiringi, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin -713213, By Caste Hindu, By Profession : Service
3. Chantell Das, wife of Biswanath Das , Nutan Palli, Bhiringi, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin -713213, By Caste Hindu, By Profession : House wife
4. Mitali Badyakar, wife of Lakkhan Badyakar , Bhiringi, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin -713213, By Caste Hindu, By Profession : House wife
5. Kakali Biswas, wife of Krishna Das Biswas , Akber Road, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin -713204, By Caste Hindu, By Profession : House wife  
Identified By Kalyan Rudra, son of Nimal Kumar Rudra, B-01, 33/4, V. K. Nagar, Durgapur, District:-Burdwan, WEST BENGAL, India, Pin -713210, By Caste: Hindu, By Profession: Business.

( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR

On 17/04/2014

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

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. 11,337/- paid online on 12/04/2014 12:31PM with Govt. Ref. No. 192014150000308092 on 12/04/2014 11:54AM, Bank: AXIS Bank, Bank Ref. No. WB120420140007660 on 12/04/2014 12:31PM, Head of Account: 0030-03-104-001-16, Query No.0206L000004993/2014

**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. 10,30,302/-



( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

17/04/2014 11:27:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02978 of 2014  
(Serial No. 03135 of 2014 and Query No. 0206L000004993 of 2014)

Certified that the required stamp duty of this document is Rs.- 61828 /- and the Stamp duty paid as: Nil /-

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

Stamp duty Rs 61,828/- paid online on 12/04/2014 12:31PM with Govt. Ref. No. 192014150000308092 on 12/04/2014 11:54AM, Bank: AXIS Bank, Bank Ref. No. WB120420140007660 on 12/04/2014 12:31PM, Head of Account: 0030-02-103-003-02, Query No:0206L000004993/2014

( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR



( Satyajit Biswas )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

17/04/2014 11:27:00

EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 2845 to 2858  
being No 02978 for the year 2014.



(Satyajit Biswas) 17-April-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR  
Office of the A.D.S.R. DURGAPUR  
West Bengal