

08224/09

D-00.361/10



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 994

AH01-58 P.m.

14.10.09

Q NO-14975/09

M/y - 24,94,800/-

Certified that the above is duly registered. The Stamp and endorsement sheets are the part of this Document.

[Signature]
15/10/10

BID SHOP

(Name) 82

Conveyance

1. Date: 14th October, 2009
2. Nature of Document: Deed of Sale
3. Parties:
 - 3.1 Vendor: Jesthapada Mondal son of Late Motilal Mondal residing at village: Hatgacha. P.S. Bhangre. District 24 parganas (South).

The parties of the Part.

31656







[Handwritten marks]
6

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 08224 / 2009

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Debadyuti Chakraborty			<i>Debadyuti Chakraborty</i> 14/10/09

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jesthapada Mondal Address -Hatgacha 24 Pgs (S)	Self	 14/10/2009	 LTI 14/10/2009	<i>L.T.I of Jesthapada Mondal by the power of</i>
2	Amal Halder Address -Chandrakanthabera Kulberia 24 Pgs (S)	Confirming Party	 14/10/2009	 LTI 14/10/2009	<i>Amal Halder</i>
3	Debadyuti Chakraborty Address -686, Anandapur E. M. Bypass R. B. Connector Junction Kolkata-107	Self	 14/10/2009	 LTI 14/10/2009	<i>Debadyuti Chakraborty</i>

Name of Identifier of above Person(s)
 Asit Manna
 PS-.....,6, Old Post Office Street Kolkata-01

Signature of Identifier with D

Asit Manna
(Signature)

etc
 (Dines Kumar Mukhopadhyay)
 A. R. A. -I KOLKATA



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00361 of 2010
(Serial No. 08224 of 2009)

On 14/10/2009

Payment of Fees:

Fee Paid in rupees under article : A(1) = 31383/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/-
14/10/2009

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.-2494800/-

Certified that the required stamp duty of this document is Rs.- 142760 /- and the Stamp duty paid Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 60100/- is paid, by the Bankers cheque number 141921, Bankers Cheque D 14/10/2009, Bank Name STATE BANK OF INDIA, Comm Br Kolkata, received on 14/10/2009

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

Presented for registration at 13.58 hrs on :14/10/2009, at the Office of the A.R.A.-I KOLKATA Debadyuti Chakraborty,Claimant.

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

Execution is admitted on 14/10/2009 by

1. Jesthapada Mondal, son of Lt Motilal Mondal , Hatgacha 24 Pgs (S), Bhangore, , Thana:-, District: , Thana Bhangore, By Caste Hindu, By Profession : Others
2. Amal Halder, son of Lt Ratan Chandra Halder , Chandrakanthaberia Kulberia 24 Pgs (S), K. L. Thana:-, District:-, , , Thana K. L. C., By Caste Hindu, By Profession : Others
3. Debadyuti Chakraborty, Authorised Signatory, Gagan Tradelink (P) Ltd.686, Anandapur E. M. By R. B. Connector Junction Kolkata-107, , Thana:-, District:-, , , , By Profession : Others

Identified By Asit Manna, son of A. K. Manna, 6, Old Post Office Street, , Kolkata-01, P.S. PINCODE:, By Caste: Hindu, By Profession: Service.

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

On 15/01/2010

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

Admissible under rule 21 of West Bengal Registration Rule, 1962-duly stamped under schedule Article number : 23,5 of Indian Stamp Act 1899.

Deficit stamp duty

Deficit stamp duty

1. Rs. 64600/- is paid, by the Bankers cheque number 142173, Bankers Cheque Date 29/10/2009, Name STATE BANK OF INDIA, Commk.br.kolkata, received on 15/01/2010

Additional Registrar of
Assurance-I, Kolkata



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00361 of 2010
(Serial No. 08224 of 2009)

2. Rs. 18000/- is paid, by the Bankers cheque number 989317, Bankers Cheque Date 04/01/2010
Name STATE BANK OF INDIA, Commk.br.kolkata, received on 15/01/2010

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I



27/1
Registrar of Assurances, Kolkata

3.2 **Purchaser:** **Gagan Tradelink (P) Ltd.** a company incorporated under the Companies Act 1956 having its office at 686, Anandapur, E.M.Bypass-R.B.Connector Junction, Kolkata -700 107. *through its authorised signatory Smt Debadyuti Chakraborty*
The party of the Second Part.

3.3 **Confirming Party:**

Amal Halder son of Late Ratan Chandra Halder, residing at Village Chandakanthalberia, P.O. Kulberia, P.S. Kolkata Leather Complex (KLC).

3.5 The terms "Purchaser" shall include its respective successors-in-interest and the term "Vendor" and "Confirming Party", shall include their heirs, executors, administrators, legal representatives and assigns.

4. **Subject Matter:** Sale of land at Mouza ChandaKanthalberia described in **Schedule - A** hereto (**Property**).

5. **Background:**

5.1 The Vendor is the sole and absolute owner and in khas possession of the Property, having acquired the title thereto in the manner described in **Schedule-B** hereto.

5.2 The Vendor, has represented to the Purchaser and the Confirming Party that the Property is free from all encumbrances whatsoever including, but not limited to, lispendens, attachments, liens, charges, mortgages, trusts, debutters, leases, tenancies, thika tenancies, reversionary rights, residuary rights, claims or statutory prohibitions.

5.4 The purchaser offered to purchase the Property for acquiring the same and the Vendor, having accepted such offer, this Conveyance is now being executed to give effect to the transfer of the Property by the Vendor in favour of the Purchaser.

6. **Now this deed witnesseth:**

6.1 **Transfer:** At and for the consideration mentioned in Clause 6.2, the Vendor hereby sells, conveys, transfers, assigns and assures unto and to the Purchaser the Property, absolutely and free from all encumbrances, which the Purchaser shall have and hold forever hereafter.

6.2 **Consideration:** The sale and transfer of the Property by the Vendor is for the consideration of **Rs. 12,00,000/- (Rupees Twelve Laes) only** the entirety of which an amount of **Rs. 8,40,000/- (Rupees Eight Laes forty thousand only)** has been paid by the Purchaser to the Vendor in the manner as mentioned in

Debadyuti Chakraborty

paragraph No. 8 . and an amount of **Rs. 3,60,000/- (Rupees three lacs sixty thousand only)** has been paid by the Purchaser to the Confirming party at or before execution hereof, the receipt whereof the Vendor and confirming party by the receipt and Memo of Consideration below, admits and acknowledges and the Vendor, confirming party hereby acquits, releases and discharges the Purchaser of and from the Consideration and the Property.

6.3 Sale: The transfer being effected by this Deed is a sale within the meaning of the Transfer of Property Act, 1882.

6.4 Possession: Vacant, peaceful and khas possession of the Property has been handed over by the Vendor, confirming party to Purchaser for and on behalf of the Purchaser at or before the execution hereof.

6.5 Covenant of the Vendor:

The Vendor, in future shall, at the request and cost of the Purchaser execute, such and all other deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the Property or for more effectually transferring the Property to the Purchaser.

6.6 Indemnity: The Vendor, hereby indemnify and agree to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs, losses or expenses that the Purchaser may suffer or incur hereafter by reason of any claims of any nature whatsoever arising in connection with the Property, statutory or contractual and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser.

6.7 Confirming Parties' Confirmation: The Confirming parties hereby confirm the sale of the Property made in terms hereof.

7.1 Schedule-A:

All That the piece and parcel of Sali land having an area of 0.33 Acre (i.e. 33.00 decimal) equivalent to 20 (twenty) Cottahs out of 47 (Forty seven) Decimal lying and situate at L.R/R.S Dag No. 497 under L.R. khatian No. 527, within Mouza Chandakanthalberia, under J.L. No. 8, P.S. Bhangore, within the ambit of Beonta -- 2 Gram Panchayat, in the District of 24 Parganas (South), the area has shown within "Red" borders in the annexed **Plan TOGETHER WITH** All the rights, liberties, easements, privileges, advantages and appurtenances thereto.

7.2 **Schedule- B: (Title)**

- 7.2.1 The entire property measuring an area of 0.47 Acre (47 Decimal) comprised in L.R/R.S Dag No. 497 originally owned, possessed and enjoyed by One Shibapado Mondal as it appears in the R.S Record of Rights under R.S. Khatian No. 131 and subsequently recorded under L.R. khatiyani No. 527, at Mouza Chandakanthalberia, under J.L. No. 8, P.S. Bhangore, within the ambit of Beonta - 2 Gram Panchayat, in the District of 24 Parganas (South).
- 7.2.2 Said Shibapado Mondal gifted/transferred his entire portion of land i.e. 47 satak to One Smt. Ramabala Mondal wife of Nepal Chandra Mondal by virtue of a deed of Gift executed on 8th November 1989 and duly registered at Book No. 1, Volume No. 107, Pages 145 to 148, Being No. 6600 for the year 1989 registered in the office of Sub - Registrar, Bhangore.
- 7.2.3 By a deed of Conveyance dated 19th January 1990, registered in the office of Sub - Registrar of Bhangore and duly recorded in Book No. 1, Volume No. 7, Pages 42 to 45, Being No. 403 for the year, said **Smt. Ramabala Mondal**, the vendor therein interalia sold/ transferred /conveyed all her rights in the Property measuring an area of 0.33 Acre (i.e. 33.00 decimal) to and in favour of the Vendor hereto who is since absolutely seized and possessed of and in khas possession and/or otherwise well and sufficiently entitled to the Property more full and particularly mentioned in the schedule - "A" herein above.

8. **Receipts and Memo of Consideration :**

8.1. **Receipt by the Vendor**

- Received from the purchaser the entire consideration of Rs. 8,40,000/- (Rupees Eight Laes forty thousand only) in the manner as mentioned herein below:

<u>Rs.</u>	<u>D.D No.</u>	<u>Date</u>	<u>Bank</u>	<u>Branch</u>
8.40.000/-	816482	13.10.09	Bank of Baroda	Salt Lake Sec - III Kol - 97

8.2 Receipt by the Confirming Party

- Received from the purchaser the entire consideration of Rs. 3,60,000/- (Rupees three lacs sixty thousand only) in the manner as mentioned herein below:

Rs.	D.D No.	Date	Bank	Branch
3,60,000/-	816483	13.10.09	Bank of Baroda	Salt Lake Sec - III Kol - 97

9. Execution and Delivery: In witnesses whereof the Parties have executed this Deed on the Date.

Executed and Delivered by the Vendor at Kolkata in the presence of witnesses below:

Executed and Delivered by the Purchaser at Kolkata in the presence of witnesses below:

Executed and Delivered by the Confirming Party at Kolkata in the presence of witnesses below:

*LIT. 1. of Gostapada
received by the
team of Jostapada*



*For Gagan Tradelink (P) Ltd.
Debaditya Chakrabarty
Authorised Signatory*

*Amal Halder
(AMAL HALDER)*

*Drafted by me
K. C. Kanonkar
Advocate
High Court Calcutta*

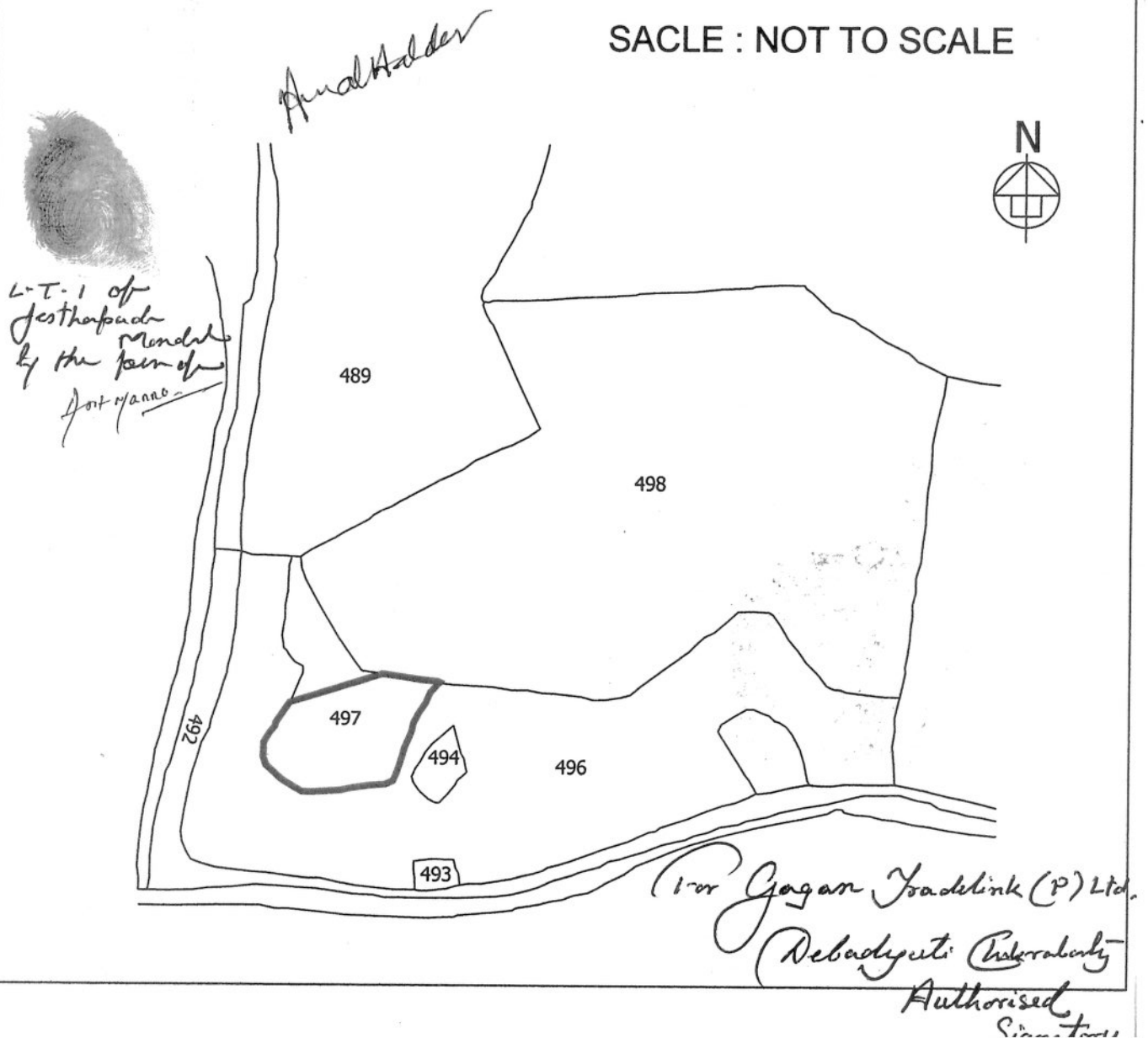
SALE DEED PLAN OF L.R/R.S DAG NO. 497, L.R. KH. NO.- 527
MOUZA - CHANDAKANTHALBERIA, J.L. NO.- 8
P.S. - BHANGORE, BEONTA-2 GRAM PANCHAYAT
DIST.- 24 PARGANAS (SOUTH)

VENDOR: JESTHAPADA MONDAL

PURCHASER: GAGAN TRADELINK (P) LTD.

AREA OF LAND : 33 SATAK, MARKED RED

SACLE : NOT TO SCALE



PHOTOGRAPHS AND FINGER PRINTS

*L.T. 1- of
Postgraduate Month
by the firm of JSTYAN*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Debaditya Chakraborty *Authorised Signatory*
For Gagan Tradelink (P) Ltd.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTOGRAPH



PRINTS

Anil Halder

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 3087 to 3099
being No 00361 for the year 2010.



AK

(Dines Kumar Mukhopadhyay) 19-January-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal