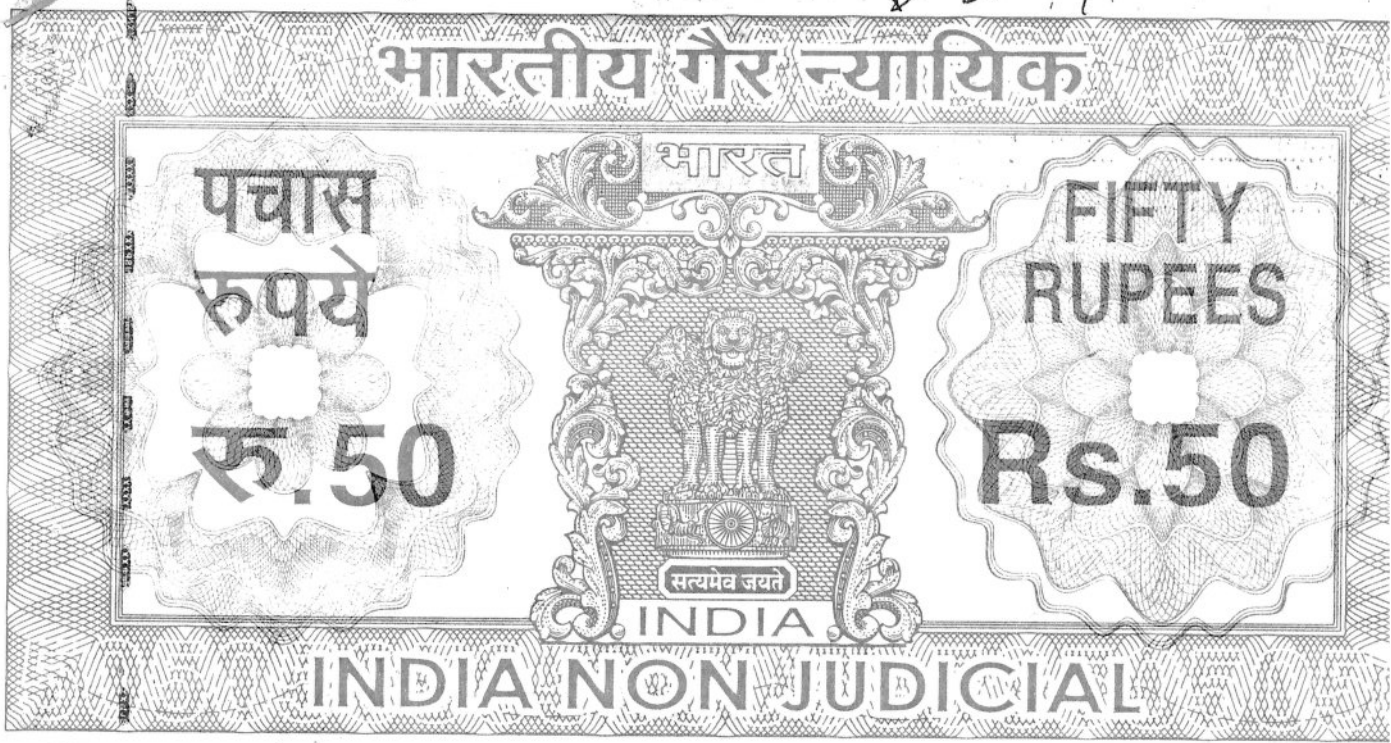


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 66995

Conveyance

BID  
Dec  
75725

At 01-44 P.M.  
03.03.10  
No-3819/10

1. Date: 03/03/10
2. Nature of Document: **Deed of Sale**
3. Parties:
  - 3.1 Vendors: Sri Subrata Dey, son of Sri Sunil Dey, residing at 30/1/1, Ram Mohon Mukherjee Lane, P.S. Shibpur, Dist. Howrah.

The party of the First Part

Certified that the Document is admitted to Registration and Stamp duty and the endorsement sheets are part of this Document.

*[Signature]*  
Additional Secretary  
of Assurances  
10-3-10

198

*Debaçyuti Chakrabarty*

3.2 **Purchaser:** **Gagan Tradelink (P) Ltd.**, a company incorporated under the Companies Act 1956 having its registered office at 686, Anandapur, E.M. Bypass-R.B. Connector Junction, Kolkata - 700107, *through its authorised signatory Debaçyuti Chakrabarty s/o M.L. Chakrabarty of* The party of the Second Part. *686, Anandapur, Kol-107.*

3.3 The terms "Purchaser" shall include its respective successors-in-interest and the term "Vendor" shall include his 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 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 sell, convey, transfer, assign and assure 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. 2,85,076/- (**Rupees Two Lacs Eighty-five Thousand Seventy-six only**) only the entirety which has been paid by Purchaser to the Vendor at or before execution hereof, the receipt whereof the Vendor and by the receipt and Memo of consideration below, admits and acknowledges and the Vendor 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 to 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.

7.1 **Schedule-A:**

All That the piece and parcel of Sali/ Danga land having an area of 23.56 decimal out of the total area of 55 decimal, lying and situated at Mouza Chandakanthalberia, under J.L. No. 8, Revenue Survey No. 219, P.S. Bhangore, <sup>now K.L.C</sup> within the ambit of Beonta No. 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 the details plot wise area are as follows:-

R.S./L.R. Dag No.	Total Area (In Deci)	Khatian No. (L.R.)	Conveyed Area (In Deci)	Nature of land
401 ✓	685	401	23.56	Sali
402 ✓	4	387	0.00	Danga

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

- 7.2.1 That one Mangala Naskar, wife of Dhananjay Naskar, seized and possessed of a property measuring an area of 55 decimal comprised in R.S. Dag No. 401 and 402, L.R. Khatian No. 401, lying and situated at Mouza Chandakanthalberia, under J.L. No. 8 , P.S. Bhangore, within the ambit of Beonta 2 No. Gram Panchayat, in the District of 24 Parganas (South).
- 7.2.2 That after the sudden demise of said Mangala Naskar, her said portion of land was inherited by her three sons namely Srimanta Naskar, Ram Prasad Naskar and Raja Naskar and her four daughters namely Smt. Prabhabati Mondal, Smt. Rina Biswas, Smt. Pratima Biswas and Smt. Sobha Naskar as her legal heirs, heiress, and they become the joint owners and each having 1/7<sup>th</sup> share of the property therein.
- 7.2.3 That after the sudden demise of said Smt. Prabhabati Mondal, her said portion of land was inherited by her three sons namely Prashanta Mondal, Sukanta Mondal and Sushanta Mondal and her two daughters namely Smt. Alpana Ghosh and Smt. Rina Baldar as her legal heirs, heiress, and they become the joint owners their mother's (Prabhabati Mondal) 1/7<sup>th</sup> share of the property therein.
- 7.2.4 That by a registered Sale Deed, recorded in Book No. I, CD Volume No. 31, Page from 7721 to 7737, Being No. 13687, dated 01.07.2008, registered in the office of Additional Registrar of Assurances – I, Kolkata, said Srimanta Naskar, Ram Prasad Naskar, Prashanta Mondal, Sukanta Mondal, Sushanta Mondal, Smt. Alpana Ghosh and Smt. Rina Baldar (all vendors therein), sold transferred and conveyed their 3/7<sup>th</sup> share of land i.e. 23.56 decimal of land to one **Subrata Dey** (purchaser therein and also Vendor herein).
- 7.2.5 That the **Vendor herein** is absolutely seized and possessed of and in khas possession and/or well and sufficiently entitled to the Property more fully 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. 2,85,076/- (Rupees Two Lacs Eighty-five Thousand Seventy-six) only by the vendor herein.

**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:

*Subash D.*

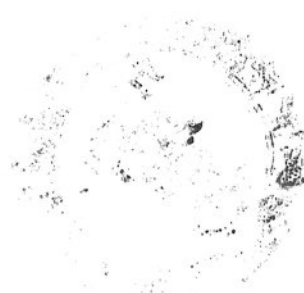
*Xmanna*  
*(Asit Kumar)*

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

Gagan Tradelink Private Limited  
*Rebadhyuti Chakrabarty*  
Authorised Signatory

**10. Witnesses:**

- (1) *Xmanna*  
*(Asit Kumar)*
- (2)



DRAFTED BY  
*ASRAN K. BASU*  
Advocate  
*H. Cooray Calcutta*

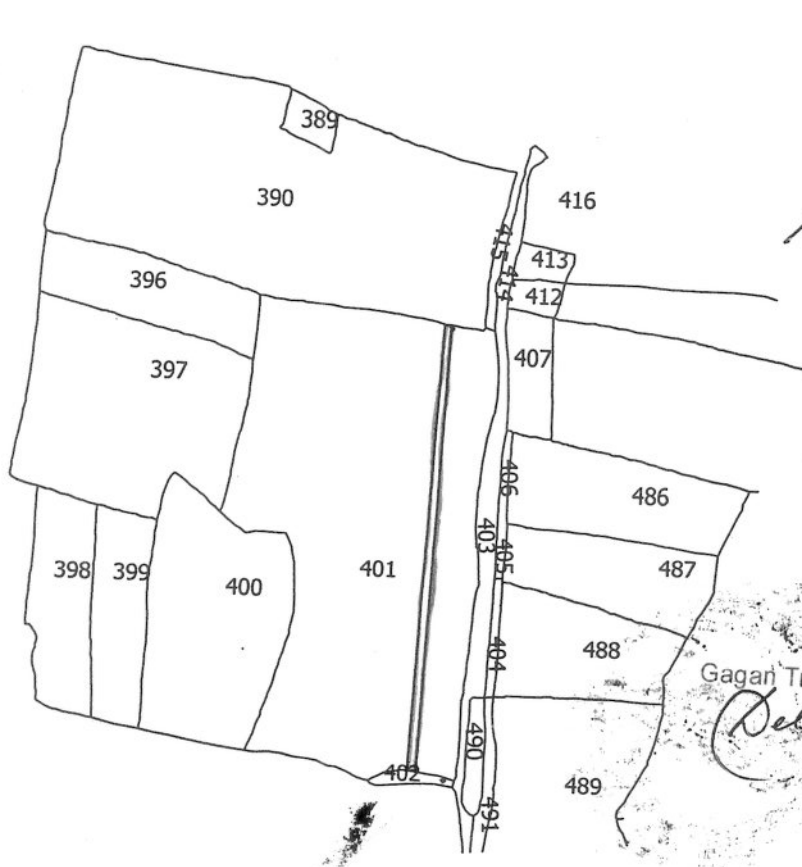
SALE DEED PLAN OF L.R./R.S DAG NO. 401 & 402, L.R. KH. NO.- 527, MOUZA - CHANDAKANTHALBERIA, J.L. NO.- 8 P.S. - BHANGORE, BEONTA-2 GRAM PANCHAYAT DIST.- 24 PARGANAS (SOUTH)

VENDOR: SUBROTO DEY & SRI RAJ KR. BANSAL

PURCHASER: GAGAN TRADELINK (P) LTD.

AREA OF LAND : 23.56 SATAK IN DAG NO. 401, MARKED RED

SACLE : NOT TO SCALE



*Subsidiary*





Gagan Tradelink Private Limited  
*Debasmita Chakraborty*  
Authorised Signatory

- 2 -  
**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. 01501 / 2010**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Debadyuti Chakraborty			<i>Debadyuti Chakraborty</i> 3/2/10

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

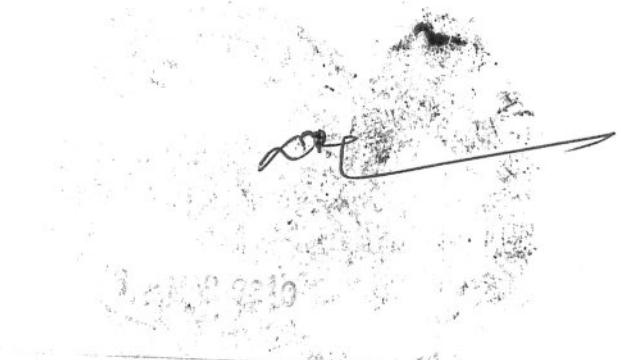
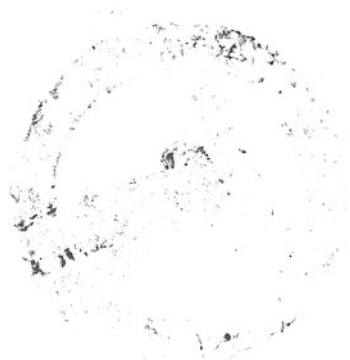
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Subrata Dey Address -3081/1, Ram Mohan Mukherjee Lane, HOWRAH MUNICIPAL CORPORATION, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, P.O. :-..	Self		 LTI	<i>Subrata Dey</i>
			03/03/2010	03/03/2010	
2	Debadyuti Chakraborty Address -686, ANANDAPUR, CALCUTTA, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-..	Self		 LTI	<i>Debadyuti Chakraborty</i>
			03/03/2010	03/03/2010	

**Name of Identifier of above Person(s)**

Asit Manna  
 6. O.p.o. St Cal, CALCUTTA, District:-Kolkata, WEST BENGAL, India, P.O. :-.. Pin :-700001

**Signature of Identifier with Da**

*Asit Manna*  
*3/2/10*





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

**Endorsement For Deed Number : I - 02323 of 2010**  
**(Serial No. 01501 of 2010)**

**On 03/03/2010**

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 19591/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 03/03/2010

**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.-1781136/-

Certified that the required stamp duty of this document is Rs.- 89077 /- and the Stamp duty paid as: Impressive Rs.- 50/-

**Deficit stamp duty**

Deficit stamp duty Rs. 14300/- is paid, by the Bankers cheque number 991180, Bankers Cheque Date 01/03/2010, Bank Name STATE BANK OF INDIA, Comm Br Kolkata, received on 03/03/2010

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

Presented for registration at 13.44 hrs on :03/03/2010, at the Office of the A.R.A.-I KOLKATA by Debadyuti Chakraborty ,Claimant.

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

Execution is admitted on 03/03/2010 by

1. Subrata Dey, son of Sunil Dey , 3081/1, Ram Mohan Mukherjee Lane, HOWRAH MUNICIPAL CORPORATION, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, P.O. :-.. By Caste Hindu, By Profession: Others
2. Debadyuti Chakraborty  
Authorised Signatory, Gagan Tradelink P Ltd, E. M. Bypass, R. B. Connector Junction, 686, ANANDAPUR, CALCUTTA, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-.. Pin :-700107 .  
By Profession: Others

Identified By Asit Manna, son of A. K. Manna, 6. O.p.o. St Cal, CALCUTTA, District:-Kolkata, WEST BENGAL, India, P.O. :-.. Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

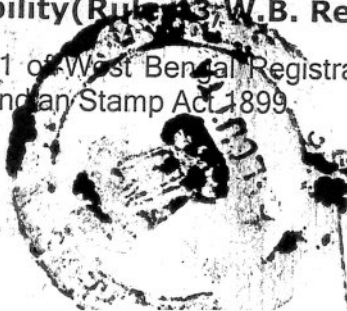
( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I

**On 10/03/2010**

**Certificate of Admissibility(Rule 13,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.

**Deficit stamp duty**



Additional Registrar of Assurances -I, Kolkata

10 MAR 2010



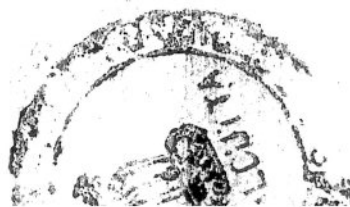


**Government Of West Bengal**  
**Office Of the A.R.A.-I KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 02323 of 2010**  
**(Serial No. 01501 of 2010)**

Deficit stamp duty Rs. 74760/- is paid, by the Bankers cheque number 990012, Bankers Cheque. D  
06/03/2010, Bank Name STATE BANK OF INDIA, Comm Br.kolkata, received on 10/03/2010

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

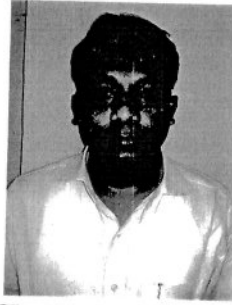


*DK*  
Additional Registrar of  
Assurances -I, Kolkata

10 MAR 2010

PHOTOGRAPH

PRINTS



*Subash D.*

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



Gagan Tradelink Private Limited

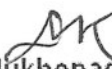
*Debaditya Chakrabarty*  
Authorised Signatory

	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 6  
Page from 5834 to 5845  
being No 02323 for the year 2010.



  
(Dines Kumar Mukhopadhyay) 16-March-2010  
ADDL. REGISTRAR OF ASSURANCE-I  
Office of the A.R.A.-I KOLKATA  
West Bengal