

1503/10

D-2324/10

भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 669945

2

Conveyance

AT 01-39 P.M.  
 03.03.10.

Date: 03/03/10

B/D  
 Due  
 1046

2. Nature of Document: Deed of Sale

3. Parties:

3.1 Vendors: (i) Sri Subrata Dey, son of Sunil Dey, residing at 30/1/1, Ram Mohon Mukherjee Lane P.S. Shibpur, Dist. Howrah and (ii) Sri Raj Kumar Bansal, son of Late Kashmirilal Bansal, residing at 5B, Rabinson St., Kolkata – 700071.

The party of the First Part.

It is certified that the Document is admitted to registration and the signatures and the production of the original are as per the document.

*[Signature]*  
 Additional Reg. Officer  
 of Assurances-1, Kolkata  
 10.03.10

9NB-3814/10

27707

Debaditya 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 Debaditya Chakrabarty s/o M.L. Chakrabarty  
The party of the Second Part. of 686, Anandapur, Kol-107

3.3 The terms "Purchaser" shall include its respective successors-in-interest and the term "Vendors" 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 Vendors are 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 Vendors have 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 Vendors, having accepted such offer, this Conveyance is now being executed to give effect to the transfer of the Property by the Vendors in favour of the Purchaser.

6. **Now this deed witnesseth:**

6.1 **Transfer:** At and for the consideration mentioned in Clause 6.2, the Vendors 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 Vendors are for the consideration of **Rs. 3,99,300/- (Rupees Three Lacs Ninety-nine Thousand and Three Hundred only)** only the entirety which has been paid

by Purchaser to the Vendors through her constituted attorney at or before execution hereof, the receipt whereof the Vendors and by the receipt and Memo of consideration below, admits and acknowledges and the Vendors 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 Vendors to Purchaser at or before the execution hereof.

**6.5 Covenant of the Vendors:**

The Vendors, 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 Vendors, 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 Vendors 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 land having an area of 33 decimal, situate 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 Gram Panchayat - 2, 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:-

| C.S. Dag No. | R.S./L.R. Dag No. | Total Area (In Deci) | Khatian No. (L.R.) | Conveyed Area (In Deci) | Nature of land |
|--------------|-------------------|----------------------|--------------------|-------------------------|----------------|
| 411          | 390               | 573                  | 376/1              | 11                      | Sali           |
| 408          | 387               | 484                  | 376/1              | 22                      | Sali           |

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

- 7.2.1 That one Bibhas Kumar Roy, seized and possessed of a property measuring an area of 99 decimal in which 38 decimal out of the total area of 5 acre 73 decimal, comprised in R.S./L.R. Dag No. 390 and 61 decimal out of the total area of 4 acre 84 decimal, comprised in R.S./L.R. Dag No. 387, both recorded under L.R. Khatian No. 376/1 situate at Mouza Chandakanthalberia, under J.L. No. 8 , P.S. Bhangore, within the ambit of Beonta Gram Panchayat - 2, in the District of 24 Parganas (South).
- 7.2.2 That the said Bibhas Kumar Roy, out of his total possession of 99 decimal, he sold transferred and conveyed to one **Mr. Subrata Dey & Mr. Raj Kumar Bansal** (the vendors herein), the Schedule "A" mentioned area by a registered Sale Deed, recorded in Book No. I, C.D. Volume No. 31, Page from 7845 to 7858, Being No. 13695 for the year 2010, dated 25.4.2008, registered in the office of Additional Registrar of Assurances – I, Kolkata.
- 7.2.3 That the **Vendors herein** are 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 Vendors**

Received from the purchaser the entire consideration of **Rs. 3,99,300/- (Rupees Three Lacs Ninety-nine Thousand and Three Hundred only)** only by the Vendors herein.

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

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

*Raj Kumar Bose*

*Manoj Kumar Bose*  
*(Authorized Signatory)*

*Subrata Bose*

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

Gagan Tradelink Private Limited

*Debaditya Chakrabarty*  
Authorised Signatory

**10. Witnesses:**

(1) *Manoj Kumar Bose*  
*(Authorized Signatory)*

(2)

*DRAFTED By*  
*Asok Kumar Bose*  
*Advocate*  
*Ch. Circle, Calcutta*

SALE DEED PLAN OF L.R/R.S DAG NO. 390 & 387, 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 : 11 SATAK IN DAG NO. 390 &  
22 SATAK IN DAG NO. 387, MARKED RED  
SACLE : NOT TO SCALE



*Raj Kumar B. S. - 1.*

*Subroto D.*

Gagan Tradelink Private Limited







*Debaditya Chakrabarty*  
Authorized Signatory

**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. 01503 / 2010**

Signature of the Presentant

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

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

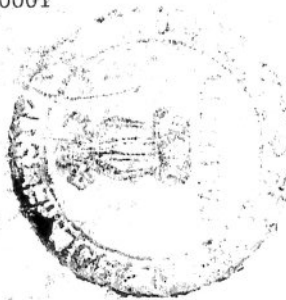
| Sl No. | Admission of Execution By  | Status | Photo   | Finger Print  | Signature                    |
|--------|--|--------|---|---|------------------------------|
| 1      | Subrata Dey<br>Address -30/1/1, Ram Mohan Mukherjee Lane, HOWRAH MUNICIPAL CORPORATION, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, P.O. :-... | Self   |    | <br>LTI   | <i>Subrata Dey</i>           |
|        |  |        | 03/03/2010  | 03/03/2010  |                              |
| 2      | Raj Kumar Bansal<br>Address -Rabinson Street, 5b, CALCUTTA, District:-Kolkata, WEST BENGAL, India, P.O. :-... Pin :-700071                               | Self   |   | <br>LTI  | <i>Raj Kumar Bansal</i>      |
|        |  |        | 03/03/2010  | 03/03/2010  |                              |
| 3      | Debadyuti Chakraborty<br>Address -Anandapur, 686, CALCUTTA, District:-Kolkata, WEST BENGAL, India, P.O. :-...  | Self   |  | <br>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 Date

*Asit Manna*



Additional Registrar of Assurances, Kolkata  
3 - MAR 2010

(Dines Kumar Mukhopadhyay)  
ADDL. REGISTRAR OF ASSURANCE-I  
Office of the A.R.A.-I KOLKATA



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

Endorsement For Deed Number : I - 02324 of 2010  
(Serial No. 01503 of 2010)

On 03/03/2010

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 27434/- ,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.-2494800/-

Certified that the required stamp duty of this document is Rs.- 124760 /- and the Stamp duty paid as: Impressive Rs.- 50/-

**Deficit stamp duty**

Deficit stamp duty Rs. 20050/- is paid, by the Bankers cheque number 991175, 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 13.39 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 , 30/1/1, Ram Mohan Mukherjee Lane, HOWRAH MUNICIPAL CORPORATION, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, P.O. :-... By Caste Hindu, By Profession: Others
2. Raj Kumar Bansal, son of Lt Kashmirilal Bansal , Rabinson Street, 5b, CALCUTTA, District:-Kolkata, WEST BENGAL, India, P.O. :-... Pin :-700071 By Caste Hindu, By Profession: Others
3. Debadyuti Chakraborty  
Authorised Signatory, Gagan Tradelink P Ltd, E. M. Bypass R. D. 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: Service.

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

On 10/03/2010

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,5 of Indian Stamp Act 1899.

Additional Registrar of  
Assurances -I, Kolkata

10 MAR 2010

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

10/03/2010 14:48:00

EndorsementPage 1 of 2





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

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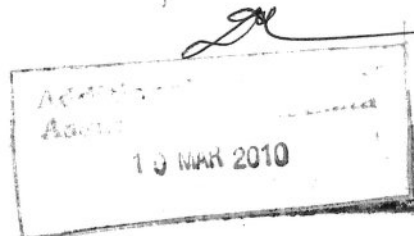
**Endorsement For Deed Number : I - 02324 of 2010**  
**(Serial No. 01503 of 2010)**

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**Deficit stamp duty**

Deficit stamp duty Rs. 104700/- is paid, by the Bankers cheque number 990006, Bankers Cheque Date 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



( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I  
EndorsementPage 2 of 2

PHOTOGRAP



R PRINTS

*Raj Kumar Singh*

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



*Subrata D.*

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

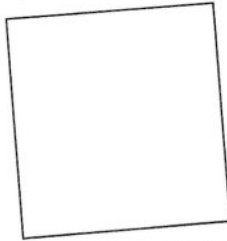
# PHOTOGRAPHS AND FINGER PRINTS



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 |               |             |               |             |               |

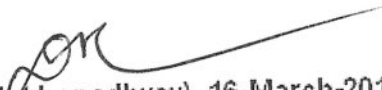


|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            |               |             |               |             |               |
|            | Little Finger | 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 5846 to 5858  
being No 02324 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