

1504/10

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 669948

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At 01-38 PM

Conveyance

BID  
Deed  
28490

03-3-10

1. Date: 03/03/10

Q NO - 3815/10

2. Nature of Document: **Deed of Sale**

3. Parties:

3.1 Vendors: **Subrata Dey, son of Sunil Dey, residing at 30/1/T, Ram Mohon Mukherjee Lane P.S. Shibpur, Dist, Howrah**

The party of the **First Part.**

Certified that the Document is identified to the Registrar, West Bengal and the parties are the parties to the document.

*[Signature]*  
Additional Registrar  
of Assurances, Howrah  
10-3-10

157

*Debadryuti Chakraborty*

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 (Debadryuti Chakraborty s/o M.L. Chakraborty)*  
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 "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. 1,08,900/- (Rupees One Lacs Eight Thousand and Nine Hundred 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 land having an area of 9 decimal out of the total area of 87 decimal, comprised in R.S. Dag No. 409, L.R. Khatian No. 603/1, situate at Mouza Chandakanthalberia, under J.L. No. 8, Revenue Survey No. 219, P.S. Bhangore<sup>now K.L.E</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.

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

7.2.1 That one Sumitra Biswas, seized and possessed of Schedule "A" mentioned property, situated 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 after the sudden demise of said Sumitra Biswas, her said portion of land was inherited by her only daughter Smt Kalyani Mitra as her legal

heirs, heiress, and they become the joint owners of the property therein.

7.2.3 That by a registered Sale Deed, recorded in Book No. I, C.D. Volume No. 1, Page from 7044 to 7054, Being No. 00315 for the year 2010, dated 29.08.2008, registered in the office of Additional Registrar of Assurances – I, Kolkata, said Kalyani Mitra sold transferred and conveyed the land to one **Subrata Dey** (Vendor herein).

7.2.4 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 Vendors**

Received from the purchaser the entire consideration of **Rs. 1,08,900/- (Rupees One Lacs Eight Thousand and Nine Hundred only) 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:

*Subrata Dey*

*Kalyani Mitra*  
~~(A 517 27 4178)~~

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

Gagan Tradelink Private Limited  
*Debaditya Chakrabarti*  
Authorised Signatory

**10. Witnesses:**

(1) *Kalyani Mitra*  
~~(A 517 27 4178)~~

(2)

Drafted by me  
Ashok K. Das  
Advocate.

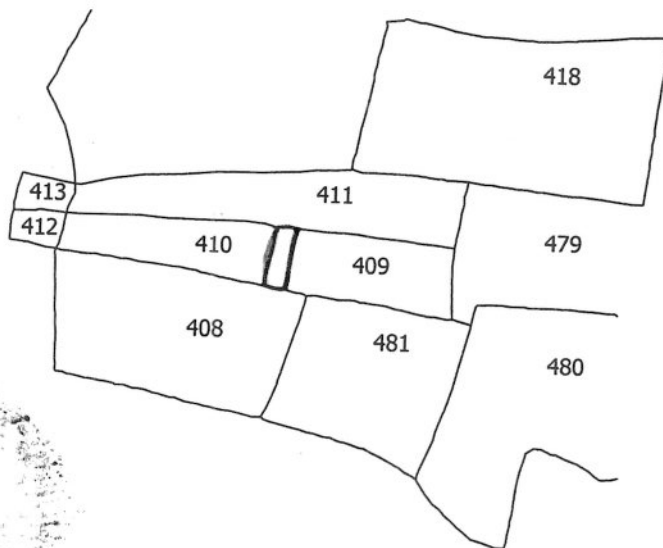
SALE DEED PLAN OF L.R./R.S DAG NO. 409, L.R. KH. NO.- 527  
MOUZA - CHANDAKANTHALBERIA, J.L. NO.- 8  
P.S. - BHANGORE, BEONTA-2 GRAM PANCHAYAT  
DIST.- 24 PARGANAS (SOUTH)

VENDOR: SUBROTO DEY

PURCHASER: GAGAN TRADELINK (P) LTD.

AREA OF LAND : 9 SATAK IN DAG NO. 409, MARKED RED

SACLE : NOT TO SCALE



*Subroto D.*

Gagan TradeLink Private Limited

*Debashyuti Chakrabarty*  
Authorised Signatory

PHOTOGRAPH



FINGER PRINTS

*Subrat D.*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<b>Left Hand</b>					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
<b>Right Hand</b>					



Gagan Tradelink Private Limited

*Debasmita Chakrabarti*  
 Authorised Signatory

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<b>Left Hand</b>					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
<b>Right Hand</b>					







**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. 01504 / 2010**

I. Signature of the Presentant

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

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

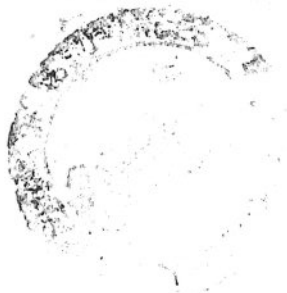
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Subrata Dey Address -30/1/1, Ram Mohan Mukherjee Lane, HOWRAH MUNICIPAL CORPORATION, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India,	Self		 LTI	<i>Subrata Dey</i>
			03/03/2010	03/03/2010	
2	Debadyuti Chakraborty Address -Anandapur, R. B. Connector Junction, 686, E. M. Bye Pass, CALCUTTA, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107	Self		 LTI	<i>Debadyuti Chakraborty</i>
			03/03/2010	03/03/2010	

Name of Identifier of above Person(s)

Asit Manna  
6, Old Post Office Street, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001

Signature of Identifier with Date

*Asit Manna*  
3/3/10



*DK*

Additional Registrar of Assurances-I, Kolkata  
3 - MAR 2010

by the receipt and Memo of consideration below, admits and acknowledges



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

Endorsement For Deed Number : I - 02327 of 2010  
(Serial No. 01504 of 2010)

On 03/03/2010

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 7480/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- c  
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.-680400/-

Certified that the required stamp duty of this document is Rs.- 34040 /- and the Stamp duty paid as Impressive Rs.- 50/-

**Deficit stamp duty**

Deficit stamp duty Rs. 5500/- is paid, by the Bankers cheque number 991177, 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 13.38 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, By Caste Hindu, By Profession: Others
2. Debadyuti Chakraborty  
Authorised Signatory, Gagan Tradelink ( P ) Ltd., Anandapur, R. B. Connector Junction, 686, E. M. Bye Pass, CALCUTTA, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107 .  
By Profession: Others

Identified By Asit Manna, son of A. K. Manna, 6, Old Post Office Street, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

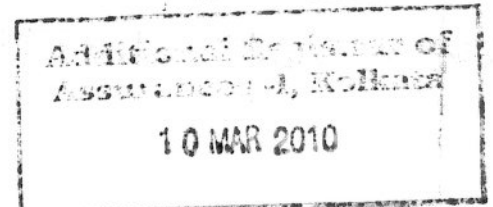
( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I

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.

**Deficit stamp duty**



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





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

**Endorsement For Deed Number : I - 02327 of 2010**  
**(Serial No. 01504 of 2010)**

Deficit stamp duty Rs. 28550/- is paid, by the Bankers cheque number 990009, 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




*D*  
Additional Registrar of  
Assurances-I, Kolkata  
10 MAR 2010

( Dines Kumar Mukhopadhyay )

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 5874 to 5884  
being No 02327 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