

1505/10

Q-2328/10

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 669946
3

Conveyance

1. Date: 03/03/10
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.

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this document.

[Signature]
10-3-10

BM
Duc
104660

ALD 1-35 P.m.
03.3.10
NO-3816/10

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.2. 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/Danga land having an area of 33 decimal, lying and situates at Mouza Chandakanthalberia, under J.L. No. 8, Revenue Survey No. 219, P.S. ^{now KLC} Bhangore, within the ambit of Beonta 2 No. 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
390	573	188/1	13	Sali
387	484	188/1	20	Sali

7.2 Schedule- B: (Title)

- 7.2.1 That one Chittaranjan Roy, seized and possessed a land measuring an area of 33 decimal in which 13 decimal out of the total area of 573 decimal, comprised in R. S. Dag No. 390 and 20 decimal out of the total area of 484 decimal comprised in R.S. Dag No. 387, which is recorded in L.R. Khatian No. 188/1, 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 Chittaranjan Roy, his said portion of land was inherited by his wife (1) Smt. Anjana Roy, his two sons namely (2) Sri Bibhas Kumar Roy and (3) Sri Subhas Roy and his three daughters namely (4) Smt. Rekha Mondal, (5) Smt. Gita Kali and (6) Smt. Gaytri Mondal as his legal heirs, heiress, and they become the joint owners of the property therein and each having 1/6th share each.
- 7.2.3 That by a registered Sale Deed, recorded in Book No. I, C.D. Volume No. 1, Page from 6589 to 6605, Being No. 00298 for the year 2010, dated 25.04.2008, registered in the office of Additional Registrar of Assurances – I, Kolkata, all the said Smt. Anjana Roy, Sri Bibhas Kumar Roy, Sri Subhas Roy, Smt. Rekha Mondal, Smt. Gita Kali and Smt. Gaytri Mondal sold transferred and conveyed the land to **Subrata Dey and Raj Kumar Bansal** (the vendors herein).
- 7.2.4 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 B.C.

Subrata a.

*Xanna -
(Asst Mgr - I)*

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) *Xanna -
(Asst Mgr - I)*
- (2)

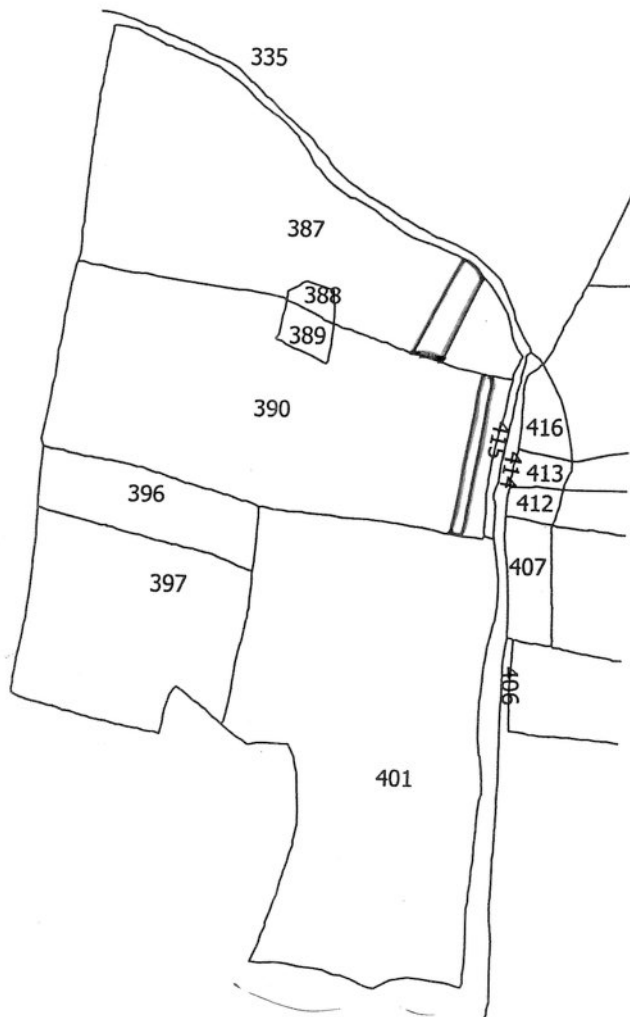
DRAFTED BY,
*Ashok Kumar Dasu -
Advocate.*
H. Court Calcutta.

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 : 13 SATAK IN DAG NO. 390 &
20 SATAK IN DAG NO. 387, MARKED RED
SACLE : NOT TO SCALE



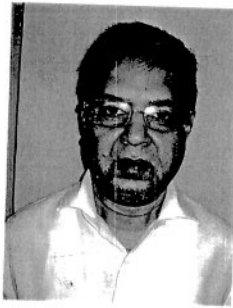
Raj Kumar B. C.

Subroto D.

Gagan Tradelink Private Limited

Debashyuti Chakrabarty
Authorised Signatory

PHOTOGRAP



R PRINTS

Raj Kumar B. S.

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



Subash D.







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

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. 01505 / 2010

I . Signature of the Presentant

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

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	Raj Kumar Bansal Address -Robinson Street, 5 B, , CALCUTTA, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071	Self		 LTI	<i>Raj Kumar B...</i>
			03/03/2010	03/03/2010	
3	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
Asit Manna
AM

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 - 02328 of 2010
(Serial No. 01505 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 991174, 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 13.33 hrs on :03/03/2010, at the Office of the A.R.A.-I KOLKATA b 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, E Profession: Others
2. Raj Kumar Bansal, son of Lt Kashmirilal Bansal , Robinson Street, 5 B, , CALCUTTA, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071 By Caste Hindu, By Profession: Others
3. Debadyuti Chakraborty
Authorised Signatory, Gagan Tradelink (P) Ltd., Anandapur, R. B. Connector Junction, 686, E. M. B 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:-Howrah, Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, 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 Article number : 23,5 of Indian Stamp Act 1899.

10 MAR 2010
(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 - 02328 of,2010
(Serial No. 01505 of 2010)

Deficit stamp duty

Deficit stamp duty Rs. 104700/- is paid, by the Bankers cheque number 990007, 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


Additional Registrar of
Assurance -I, Kolkata
10 MAR 2010

(Dines Kumar Mukhopadhyay)

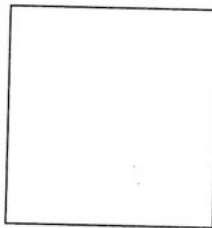
PHOTOGRAPHS AND FINGER PRINTS



Gagan Tradelink Private Limited

Debaditya Chakraborty
 Authorised Signatory

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

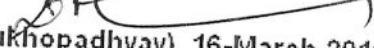


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 5885 to 5897
being No 02328 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