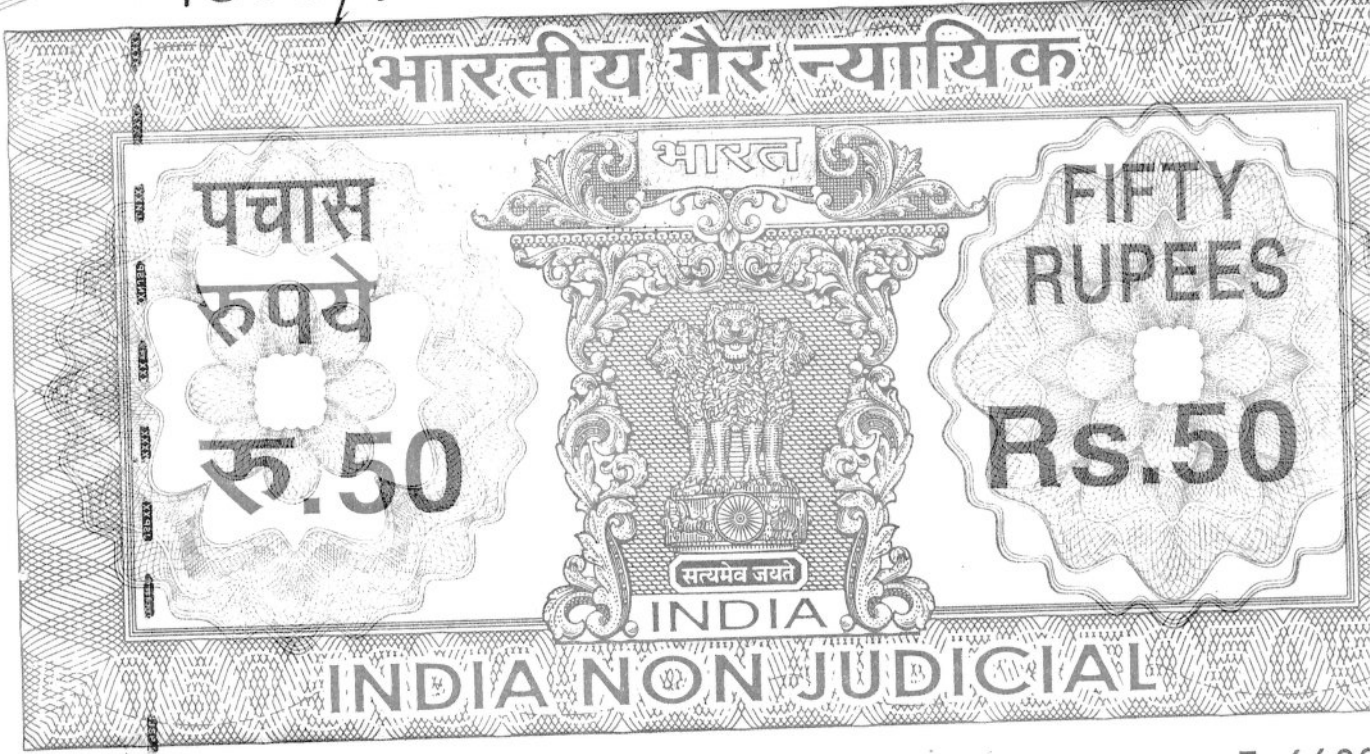


1506/10

D-2329/10



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

E 6699

Conveyance

At 01-31 P.M.

03.03.10

03.03.10

NO. 3817/10

1569

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.

Additional Registrar  
of Assurances, Kolkata  
10-3-10

B71  
De  
58

Debaajuti 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  
Debaajuti 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. 2,24,455/- (Rupees Two Lacs Twenty-four Thousand and Four Hundred and Fifty-five 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 the 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 18.55 decimal, lying and situates 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 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
401	685	387	18.54 ✓	Sali
402	4	387	0.01 ✓	Danga

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

- 7.2.1 That one Bhawani Bala Naskar alias Bhab Naskar, seized and possessed a land measuring an area of 55.65 decimal, comprised in R. S./L.R. Dag No. 401 and 402, which is recorded in L.R. Khatian No. 387, 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 Bhawani Bala Naskar, her said portion of land was inherited by her three sons namely Tarak Naskar, Kashinath Naskar and Shankar Naskar and her three daughters namely Smt. Dipali Mondal, Smt. Padmamani Naskar and Smt. Chapila Naskar as her legal heirs, heiress, and they become the joint owners of the property therein in the ratio of 1/6<sup>th</sup> share each.
- 7.2.3 That by a registered Sale Deed, recorded in Book No. I, C.D. Volume No. 1, Page from 7055 to 7068, Being No. 00316 for the year 2010, dated 23.07.2008, registered in the office of Additional Registrar of Assurances – I, Kolkata, said Tarak Naskar and Dipali Mondal sold transferred and conveyed their own share of land i.e. 18.55 decimal to **Subrata Dey and Raj Kumar Bansal** (the vendors herein).
- 7.2.4 That the **Vendors 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. 2,24,455/- (Rupees Two Lacs Twenty-four Thousand and Four Hundred and Fifty-five 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 Basu.

Subanta D.

Xmasa.  
(Asst. Mgr. I.D.)

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

Gagan Tradelink Private Limited  
Debaditya Chakraborty  
Authorised Signatory

10. Witnesses:

- (1) Xmasa.  
(Asst. Mgr. I.D.)
- (2)

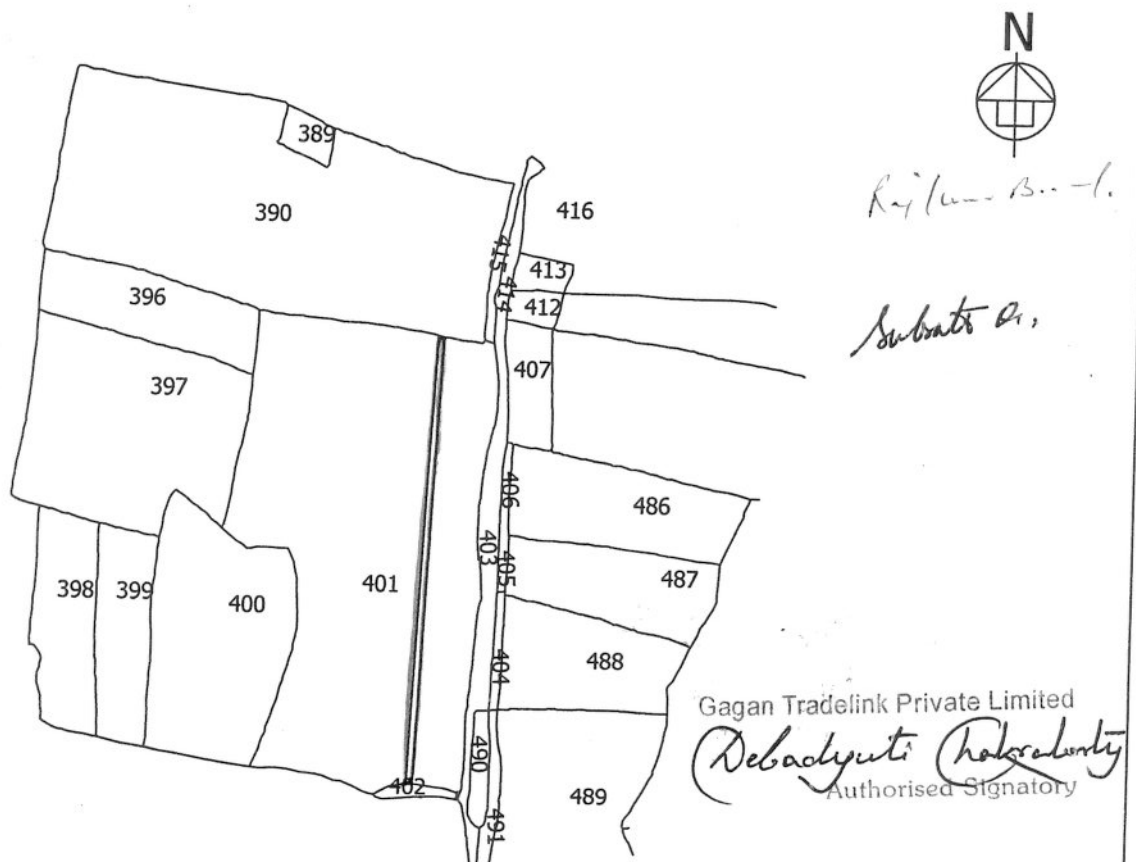
Drafted by.  
Ashok K. Basu.  
Advocate.  
HIGH COURT KOLKATA.

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)

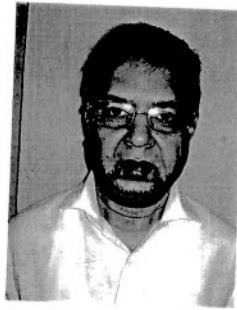
VENDOR: SUBROTO DEY & SRI RAJ KR. BANSAL

PURCHASER: GAGAN TRADELINK (P) LTD.

AREA OF LAND : 18.54 SATAK IN DAG NO. 401 & 0.01 SATAK IN DAG NO. 402, MARKED RED  
SACLE : NOT TO SCALE



PHOTOGRAPH



R PRINTS



*Subrat B. S.*

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



*Subrat B.*





	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. 01506 / 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	Raj Kumar Bansal Address -Rabinson St., 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, 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.

**Signature of Identifier with Date**

*Asit Manna*  
**Additional Registrar of Assurances -I, Kolkata**  
 3 - MAR 2010





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

Endorsement For Deed Number : I - 02329 of 2010  
(Serial No. 01506 of 2010)

On 03/03/2010

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 15422/- ,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.-1402380/-

Certified that the required stamp duty of this document is Rs.- 70139 /- and the Stamp duty paid as: Impressive Rs.- 50/-

**Deficit stamp duty**

Deficit stamp duty Rs. 11300/- is paid, by the Bankers cheque number 991179, 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 13.31 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. Raj Kumar Bansal, son of Lt. Kashmirilal Bansal , Rabinson St., 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. Bye Pass, CALCUTTA, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, .  
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. :- , 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.

0 MAR 2010

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

10/03/2010 14:47:00

EndorsementPage 1 of 2

EndorsementPage 2 of 2



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

**Endorsement For Deed Number : I - 02329 of 2010**

**(Serial No. 01506 of 2010)**

**Deficit stamp duty**

Deficit stamp duty Rs. 58850/- is paid, by the Bankers cheque number 990011, 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



*[Handwritten signature]*

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

10/03/2010 14:47:00

EndorsementPage 2 of 2

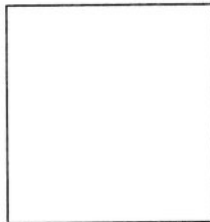
# PHOTOGRAPHS AND FINGER PRINTS



Gagan Tradelink Private Limited

*Debasmiti Chakraverty*  
 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>					

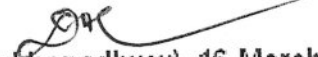


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<b>Left Hand</b>					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
<b>Right Hand</b>					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 5898 to 5910  
being No 02329 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