

1507/6

D: 6589/10

भारतीय गैर न्यायिक



S.M. 3818

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 669949

Conveyance

BID

At 01-37A.M.
 03.03.10
 NO-3818/10
 (3818/10)

614

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.

Declares that this document is submitted to R.G. Registrar, West Bengal State and the said document is duly registered in the relevant office of the Registrar.

(Signature)
 07.07.10

15-662
 x 15268

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*
Debadityuti Chakraborty s/o M.L. Chakraborty
The party of the Second Part. *of 686, Anandapur, Kol-107*

Debadityuti Chakraborty

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. 4,48,900/- (Rupees Four Lacs Forty-eight Thousand and Nine Hundred only)** only the entirety which has been paid by Purchaser to the Vendors 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 37.10 decimal, lying and situates at Mouza Chandakanthalberia, under J.L. No. 8, Revenue Survey No. 219, P.S. Bhangore, ^{now K.L.C.} 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	37.08	Sali
402	4	387	0.02	Danga

1.2 **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. 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 1/6th share each.
- 7.2.3 That by a registered Sale Deed, recorded in Book No. I, CD Volume No. 1, Page from 6509 to 6524, Being No. 00293 for the year 2010, dated 24.03.2008, registered in the office of Additional Registrar of Assurances - I, Kolkata, said Kashinath Naskar, Shankar Naskar, Smt. Padmamani Naskar and Smt. Chapila Naskar 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. 4,48,900/- (Rupees Four Lacs Forty-eight Thousand and Nine Hundred only)** only by the Vendors herein.

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. S.

Subrata Sr.

*Xxxxxx
(Asst. of witness)*

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) *Xxxxxx
(Asst. of witness)*

(2)

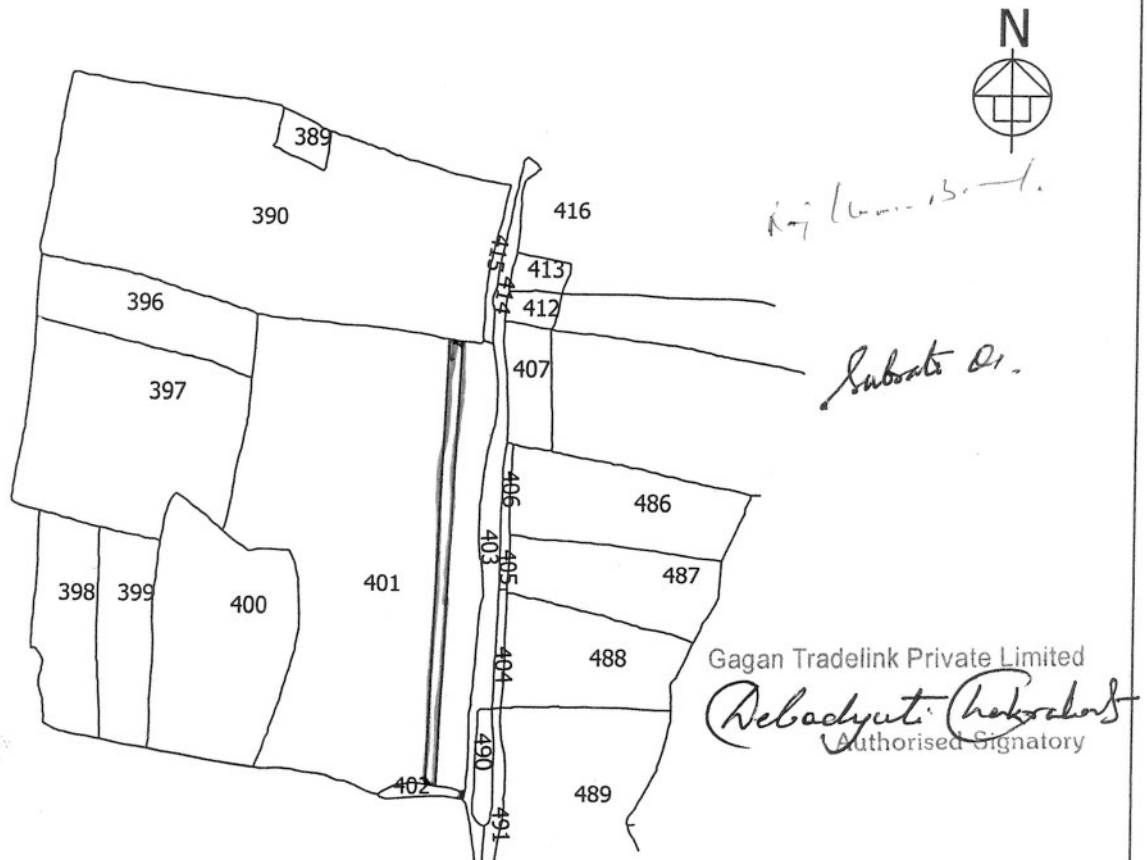
*DRAFTED BY
ASHOK KUMAR BASU
Advocate
H. Court Calcutta*

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 : 37.08 SATAK IN DAG NO. 401 & 0.02 SATAK IN DAG NO. 402, MARKED RED
SACLE : NOT TO SCALE









- 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. 01507 / 2010

Signature of the Presentant

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

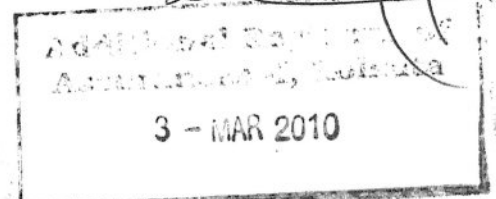
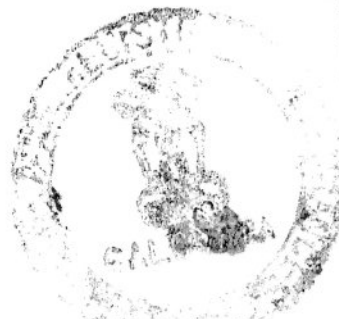
II . Signature of the person(s) admitting the Execution at Office.

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, P.O. :-..	Self		 LTI	<i>Subrata Dey</i>
			03/03/2010	03/03/2010	
2	Raj Kumar Bansal Address -5b Rabinson Street, KALIAGANJ, District:-Kolkata, WEST BENGAL, India, P.O. :-.. Pin :-700071	Self		 LTI	<i>Raj Kumar B.</i>
			03/03/2010	03/03/2010	
3	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



(Dines Kumar Mukhopadhyay)



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

Endorsement For Deed Number : I - 06509 of 2010
(Serial No. 01507 of 2010)

On 03/03/2010

Payment of Fees:

Fee Paid in rupees under article : A(1) = 15389/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 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.-2787689/-

Certified that the required stamp duty of this document is Rs.- 167281 /- and the Stamp duty paid is Impressive Rs.- 50/-

Deficit stamp duty

Deficit stamp duty Rs. 22500/- is paid, by the Bankers cheque number 991178, Bankers Cheque dated 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 13.37 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 , 5b Rabinson Street, KALIAGANJ, District:-Kolkata, WEST BENGAL, India, P.O. :-.. Pin :-700071 , By Caste Hindu, By Profession : Others
3. Debadyuti Chakraborty
Authorised Signatory, Gagan Tradelinkpvt Ltd, E. M. Bye Pass R. B. Connector, Junction, ANANDAPUR, CALCUTTA, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-.. Pin :-700107 .
, By Profession : Others

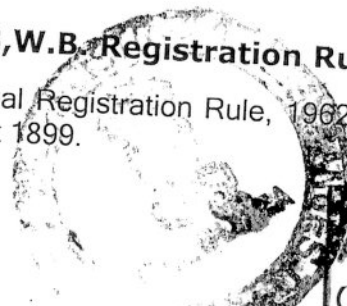
Identified By Asit Manna, son of A. K. Manna, 6. O.p.o. St Cal, CALCUTTA, District:-Kolkata, WEST BENGAL, India, P.O. :-.. Pin :-700001 , By Caste: Hindu, By Profession: Service.

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

On 07/07/2010

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

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



Additional Registrar of
Assurances, Kolkata
(Dines Kumar Mukhopadhyay)
7 JUL 2010



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

Endorsement For Deed Number : I - 06509 of 2010
(Serial No. 01507 of 2010)

Deficit stamp duty

Deficit stamp duty Rs. 144800/- is paid, by the Bankers cheque number 990010, Bankers Cheque
06/03/2010, Bank Name State Bank of India, COMMERCIAL BRANCH KOLKATA, receive
07/07/2010

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees :

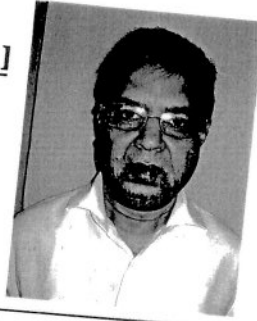
A(1) = 15268/- on 07/07/2010.

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



Additional Registrar of
Assurances, Kolkata
- 7 JUL 2010

PHOTOGRAPH



FINGER PRINTS

Raj Kumar S. 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					

PHOTOGRAPHS AND FINGER PRINTS



Gagan Tradelink Private Limited

Debaditya Chakrabarti
Authorised Signatory

[Empty rectangular box]

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



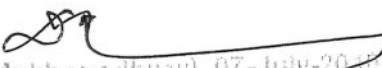
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	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
LD Volume number 16
Page from 2105 to 2117
being No 06509 for the year 2010.




(Dines Kumar Mukhopadhyay) 07-July-2010
AD-OL, REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal