

1814/2016

02/60/16



पश्चिम बंगाल WEST BENGAL

MC-493/16 G 893195

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

[Signature]
 Additional Registrar
 of Assurances-1, Kolkata

2ND-819217/16
 MV-6188681

DEED OF SALE

15 MAR 2016

THIS INDENTURE is made 5th day of March Two Thousand Sixteen (2016) at Kolkata **BETWEEN** (1) **GOPAL CHANDRA HALDAR** alias **GOPAL HALDAR** (PAN AJYPH2450A), son of Subal Chandra Haldar alias Subodh Haldar, by faith - Hindu, by Occupation - others; (2) **BHASKAR HALDER**, son of Subal Chandra Halder alias Subodh Halder, by faith - Hindu, by Occupation - Others; **AND** (3) **SUKHEN HALDAR**, son of Subal Chandra Haldar alias Subodh Haldar, by faith - Hindu, by Occupation - others, all residing at Patra Para, Shriphaltala, Hatgachha, Bhangore, Post Office - Kulberia, Police Station - K.L.C, District - South 24 Parganas, Pin- 700059, hereinafter jointly referred to and called as the "**VENDORS**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their each and respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**;

ikweld...

Balaji P
 Authorised Signatory

Gopal Haldar
 LSI of Bhaskar Haldar
 by the pen of
Sebnaj Misra




*for 2500
 for 1000
 3500*

AND


GAGAN TRADELINK PRIVATE LIMITED (PAN No.AADCG4314R), a company incorporated under the Companies Act, 1956, having its registered office at Shrachi Tower, 8th Floor, 686, Anandapur, E. M. Bypass, R. B. Connector Junction, Post Office and Police Station – Anandapur, Kolkata – 700 107, being represented by its authorized signatory **SRI BALAI DE (PAN No.BILPD7109R)**, son of Late Kalipada Dey, by faith – Hindu, by Occupation – Service, of Shrachi Tower, 8th Floor, 686, Anandapur, E. M. Bypass, R. B. Connector Junction, Post Office and Police Station – Anandapur, Kolkata – 700 107, hereinafter referred to as the **“PURCHASER”** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-interest and assigns) of the **SECOND PART**;

WHEREAS:

1. The Vendors have represented to the Purchaser as follows:
 - A. That one Subal Chandra Haldar alias Subodh Haldar was the recorded owner of the 29 satak of Sali land comprised in R.S./L.R. Dag No. 381, under R.S./L.R. Khatian No. 600 situated at Mouza - Chandakanthalberia, J.L. No. 008, under P.S. Kolkata Leather Complex, in the District of South 24 Parganas.
 - B. By virtue of a registered Deed of Conveyance dated the 18th July, 1979 registered in the office of Sub Registrar at Bhangor, recorded in Book No I, Volume No 120, Pages 292 to 294, the Deed Being No. 7667 for the year 1979 for the consideration mentioned therein, aforesaid Subal Chandra Haldar sold, transferred and conveyed 29 Decimals of Sali land in R.S./L.R. Dag No.381 (wrongly mentioned as Khatian No.387) in favour of one Sri Chandra Kanta Mondal, son of Sri Sarat Chandra Mondal.

Gopal Halder

 LTI of Shankar Halder
 by the pen of
 Debbar Mibea.

3/12/2019

GAGAN TRADELINK PRIVATE LIMITED

 Authorised Signatory

- C. By virtue of a registered Deed dated the 21st day of August, 1996, registered in the office of Sub Registrar, Bhangar recorded in Book No. I, Volume No. 38, Pages 99 to 104, Being No. 2401 for the year 1997 aforesaid Sri Chandra Kanta Mondal, son of Sri Sarat Chandra Mondal sold, transferred and conveyed 29 Decimals of Sali land in R.S./L.R. Dag No. 381 in favour of the present Owners/ Vendors.
- D. That some mistakes was encrypted in the said Sale Deed dated 21.08.1996 in respect of the R.S./L.R. Dag No. and thus due to inadvertent error and / or mistake, the Khatian Number was written as 387 instead of 381 and the vendors herein declare that such mistakes should be corrected and rectified and for that purpose khatian number wherein mentioned in the said sale deed shall be rectified and read as 381 instead of 387.
- E. Thus the aforesaid Gopal Chandra Halder , Bhaskar Halder and Sukhen Halder have become the lawful absolute joint owners and occupiers and fully seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Sali land containing by estimation an area of 29 Decimals comprised in R.S./L.R. Dag No. 381 under L.R. Khatian No. 600, situated at Mouza - Chandakanthalberia, J.L No.008, in the District of South 24 Parganas (hereinafter referred to the "**SAID PROPERTY**", which is morefully and particularly mentioned in the **SCHEDULE** hereunder written) free from all encumbrances charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions restrictions restrictive covenants executions, acquisitions, requisitions, attachments, vesting alignment, easements, liabilities and lispensens whatsoever.

Gopal Halder



LTI of Bhaskar Halder
by the pen of
Debray Mitra.

30/08/2016

GAGAN TRADELINK PRIVATE LIMITED

[Signature]
Authorised Signatory

F. The purchased Sali land measuring 29 decimals as above was not recorded in the name of the present owners/Vendors, it's recorded as:

Dag No	Total Area in Dag Acres	L.R. Khatian No	Recorded in the Name of	Share of Land	Recorded Land Area(Acre)
381	3.10 Acres	600	Subal Chandra Haldar	0.2744	0.85

The same hereinafter morefully and particularly described in the Schedule hereunder written, owned, seized and possessed by the present owners/Vendors being the absolute owners of the same and the present owners/Vendors are entitled to sell out the aforesaid land.

2. The owners/Vendors due to paucity of fund and to meet their family requirements proposed to sell the land free from all encumbrances and expressed her intention in this regard to the confirming party for fetching a suitable and intending purchaser on her behalf.
3. The owners/Vendors after due process approached the purchaser herein and after having various representations, discussions and meetings with the Purchaser, the Purchaser relying upon the aforesaid representations of the owners/Vendors, agreed to purchase the Property from the owners/Vendors, having accepted such offer, this Conveyance is now executed to give effect to the transfer of the Property directly by the Vendors in favour of the Purchaser.
4. The Vendors has further confirmed to the Purchaser as follows:
 - a. That no person other than the Vendors has any right title or interest whatsoever in the said property or any part thereof and the said property is free from all encumbrances and liabilities whatsoever and howsoever.

Gopal Halder



ATD of Bhaskar Halder
by the pen of
Subraj Nibee.

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GAGAN TRADELINK PRIVATE LIMITED

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Authorised Signatory

- b. That the Vendors has been and are in actual peaceful khas possession of the said property and every portion thereof absolutely and have been personally enjoying and using the same without any interruption whatsoever.
- c. That the Vendors has not entered into any agreement or arrangement, written or oral, of any nature whatsoever with anyone for sale and/or for otherwise dealing with, relating to and/or concerning the said property either jointly or severally.
- d. That neither any mortgage, charge or lien has been created nor any agreement/MOU has been entered into in respect of the said property and the Vendors is legally entitled to sell the said property and there is no impediment or other legal bar or restriction in this regard.
- e. That the said property or any part thereof is neither affected by any Bargadar, Bhagchasi occupancy nor any other rights and no Bargadar or Bhagchasi is recorded in the relevant records in respect of the said property or any part thereof.
- f. That there is no legal or other proceeding or any injunction or other order of any Court (Civil or Criminal) against the **VENDORS** affecting, relating to or concerning the said property or any part or portion thereof in any manner whatsoever.
- g. That all original documents of title relating to the said property and every part and portion thereof have been in the physical custody of the Vendors and none of the same have been deposited or kept with and/or made over to anyone.

Gopal Halder

3/2/2025 2:00pm



LTI of Shankar Halder
by the per of
Sobraj Nibea.

GAGAN TRADELINK PRIVATE LIMITED

Balwinder

Authorised Signatory

- h. That the Vendors do not belong to any Scheduled Tribe and have a good and marketable title to the said property, free from all encumbrances and liabilities whatsoever.
5. The Vendors hereby indemnifies and agrees 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.
6. The Vendors have agreed to sell to the Purchaser and the Purchaser has agreed to purchase the said property relying on the aforesaid representations and assurances of the **VENDORS** and believing the same to be true and correct and acting on the faith thereof, have agreed to purchase the title and interest in the piece and parcel of Sali land containing by estimation an area of 3 Cottah 18 sq ft equivalent to more or less 5 Decimals comprised in R.S./L.R. Dag No. 381 under L.R Khatian No. 600, situated at Mouza - Chandakanthalberia, J.L No. 008, in the District of South 24 Parganas more fully described in the **SCHEDULE** hereunder written free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs. 6,05,001/- (Rupees Six lakhs Five thousand and one only) out of which Rs 2,01,667/- (Rupees Two lakhs one thousand Six hundred and Sixty seven only) to be paid by the Purchaser to the Gopal Chandra Halder on or before the execution hereof, Rs.2,01,667/- (Rupees Two lakhs one thousand Six hundred and Sixty seven only) to be paid by the Purchaser to the Bhaskar Halder on or before the execution hereof and Rs 2,01,667/- (Rupees Two lakhs one thousand Six hundred and Sixty seven only) to be paid by the Purchaser to the Sukhen Halder on or before the execution hereof, the receipt whereof the Vendors hereby and by the receipt and Memo of

Gopal Halder



*LTI of Bhaskar Halder
by the pen of
Debraj Mitra.*

27/02/2023
GAGAN TRADELINK PRIVATE LIMITED
Debraj Mitra
Authorized Signatory

Consideration below, admits and acknowledges and the Vendors hereby acquits, releases and discharges all their right title and interest of and from the Property absolutely and forever in favour of the Purchaser herein. The **VENDORS** has already put the Purchaser in vacant, peaceful and khas physical possession of the said property in its entirety.

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 6,05,001/- (Rupees Six lakhs Five thousand and one) only paid by the Purchaser and received by the Vendors at or before the execution of these presents, being the total consideration money for the transfer, convey of the said property as aforesaid (the receipt whereof the Vendors hereby as well as by the receipt hereunder written admit and acknowledge and from the same and every part thereof) do hereby for ever acquit release and discharge their right title and interest in the said property unto the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts prohibitions restrictions executions acquisitions requisitions attachments vesting easements liabilities and lis pendens whatsoever **AND ALL THAT** the piece and parcel of Sali land containing by estimation an area of 3 Cottah 18 sq ft equivalent to more or less 5 Decimals more or less comprised in R.S./L.R. Dag No. 381, under L.R Khatian No. 600, situated at Mouza - Chandakanthalberia, J.L No. 008, in the District of South 24 Parganas more fully described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said property or any part of portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished Together With all benefits and advantages of ancient and other lights all yards courtyards areas common paths and passages sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or

Gopal Halder

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LTI of Bhoxar Halder
by the pen of
Abraaj Mitra.

GAGAN TRADELINK PRIVATE LIMITED

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Authorised Signatory

enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said property and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the **VENDORS** in to and upon and in respect of the said property or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattas, muniments and evidences of title which in anywise exclusively relate to or concern the said property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the **VENDORS** or any person or persons from whom the **VENDORS** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and for ever free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever **AND** the **VENDORS** do and each of them doth hereby covenant with the Purchaser that the **VENDORS** are the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the said property and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the **VENDORS** do hereby covenant with the Purchaser that the neither the **VENDORS** nor any of their predecessors-in-title has at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the **VENDORS** may or can be prevented from granting selling conveying assigning and assuring the said property or any part thereof in the manner aforesaid unto the Purchaser **AND THAT NOTWITHSTANDING** any act deed or thing by the

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L91 of Bhaskar Auldar
 by the pen of
 Debraj Mishra.

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GAGAN TRADELINK PRIVATE LIMITED

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 Authorised Signatory

VENDORS and/or any of his predecessors-in-title done executed or knowingly suffered to the contrary the **VENDORS** at the time of execution of these presents are the absolute and lawful owners of and/or otherwise well and sufficiently seized and possessed of and entitled to the said property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the **VENDORS** have now in herself good right and full and absolute power to grant sell convey transfer and assure the said property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **VENDORS** or any person or persons lawfully or equitably claiming from under or in trust for the **VENDORS** or from under or in trust for any of her predecessors in title or any of them **AND THAT** the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the **VENDORS** well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever suffered or made or created in respect of the said property by the **VENDORS** and/or their predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the **VENDORS** or their predecessors in title or any of them as aforesaid or otherwise **FURTHER THAT** the Vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said property hereditaments and

Gopal Halder



LTI of Bhawanee Halder
by the pen of
Debraj Mitter.

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GAGAN TRADELINK PRIVATE LIMITED

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Authorised Signatory

premises or any part thereof from under or in trust for the Vendors hereto shall and will from time to time and at all times hereafter at the request and costs of the Vendors do and execute all such acts, deeds, matters and things whatsoever for further and more perfectly assuring the **SAID SCHEDULE PROERPTY** with land hereditaments and premises **UNTO** and to the use of the said Purchaser as shall or may be reasonably required **AND** the Vendors hereto doth hereby covenant with the said Purchaser and its successors and successor-in-interest and assigns that the Vendor shall deliver true copies of Documents/Papers in respect of the **SAID SCHEDULE PROPERTY** to the Purchaser **AND** that the Purchaser shall have unfettered rights to sell, transfer, convey, gift, lease, assign and assure the said Property to any person or persons, firm, body corporate for which no permission(s) whatsoever shall be required by the Purchaser hereto from the Vendors and/or any person or persons whomsoever they may be and full consideration thereof shall be used by the Purchaser hereto for their sole use and benefits thereof **AND THAT** all rates taxes all other impositions and/or outgoings payable in respect of the said property have been paid in full upto the date of these presents **AND THAT** the **VENDORS** of their predecessor in interest did not and do not hold any excess land under the meaning and purport of the West Bengal Land Reforms Act, 1955 and/or under the Urban Land (Ceiling and Regulation) Act, 1976 and the said property or any part thereof has not been affected or vested under the said Acts or otherwise **AND THAT** the said property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever **AND THAT** there is no certificate case or proceeding instituted or pending against the Vendors and/or concerning the said property in any manner whatsoever for realization of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force **AND THAT** the said property is not affected by any notice or scheme of the Land Acquisition Collector, any Development or Planning

Gopal Haldar



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by the pen of
Subraj Misra.

3/2/2015 2:00 PM

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Authorised Signatory

Authority or the Government or any other public body or authority **AND THAT** the Vendors declared that no agreement whether written or oral whatsoever in nature being executed between them and The Vendors have not or had not received any amount from any one as an consideration money or part thereof in respect of the property mentioned hereunder in schedule **AND THAT** no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act or any other acts for the time being in force and that the said property or any part thereof is not affected by any Notice or Scheme for acquisition or requisition under any other Acts or Enactments whatsoever **AND THAT** no notice has been served on the **VENDORS** and/or their predecessors in title or any of them for the acquisition of the said property or any part thereof under Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the **VENDORS** have no knowledge of issue of any such notice or notices under the above Acts and/or Rules for the time being in force affecting the said property or any part thereof **AND THAT** no suit and/or proceedings are or is pending in any Court of law affecting the said property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority **AND THAT** the **VENDORS** covenants with the Purchaser that the **VENDORS** having or lawfully or equitably claiming any right title interest or estate whatsoever in the said property or any part thereof from through under or in trust for the **VENDORS** shall and will from time to time and at all times hereafter at the request of the Purchaser make do acknowledge and execute at the costs of the **VENDORS** all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

Gopal Halder

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LTD of Bhanu Halder
by the pen of
Abraj Mibea.

GAGAN TRADELINK PRIVATE LIMITED

Balraj Mibea
Authorised Signatory

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the right, title and interest in the piece and parcel of 'Shali' land containing an area of 3 Cottah 18 sq ft equivalent to more or less 5 Decimals comprised in R.S./L.R. Dag No. 381, under L.R Khatian No. 600, situated at Mouza - Chandakanthalberia, J.L No. 008, Police Station - K.L.C, within the limits of Beonta II Gram Panchayat, in the District of South 24-Parganas to be used as private pathway and delineated in **RED** borders in the map or plan annexed hereto and butted and bounded in the following manner:

ON THE NORTH : Dag No 381;
ON THE EAST : Canal;
ON THE SOUTH : Land of GAGAN TRADELINK PRIVATE LIMITED,
 And;
ON THE WEST : Dag No 381.

Gopal Halder



LTS of
 Bhawanee Halder
 by the per of
 Abraj Nitra.

Signature

GAGAN TRADELINK PRIVATE LIMITED

Balwinder
 Authorised Signatory

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the **VENDORS** at Kolkata in the presence of:

1.

Safiqur Islam

Vill - Chhapra. P.O. Patharshata
P.S. Newtown. Dist. 29 P.S. (7)

2.

Gobinda Poddu
SURYANI TOWER
686, Anandapur
KOL - 107

1. Gopal Haldar

2.



L.S. of Bhaskar Haldar
By the pen of
Debraj Mitra.

3.

30025028000

Signature Of VENDORS

SIGNED SEALED AND DELIVERED by the **PURCHASER** at Kolkata in the presence of:

1.

Safiqur Islam

Vill - Chhapra. P.O. Patharshata
P.S. Newtown. Dist. 29 P.S. (7)

2.

Gobinda Poddu
SURYANI TOWER
686, Anandapur
KOL - 107

GAGAN TRADELINK PRIVATE LIMITED

Balraj D.

Authorised Signatory

Signature Of Purchaser

Drafted by me:

Nayal K. Datta

Advocate

Calcutta High Court

(F-341/2000)

RECEIPTRECEIVED by the VENDORS

Received from the Purchaser within-mentioned sum of Rs. 6,05,001/- (Rupees Six lakhs Five thousand and one) only being the full consideration as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE/ DRAFT NO.	Drawn On BANK/BRAN CH	Drawn infavour of	AMOUNT
04.03.2016	576468	Yes Bank, Kolkata	Gopal Chandra Halder	Rs.2,01,667.00
04.03.2016	576469	Yes Bank, Kolkata	Bhaskar Halder	Rs.2,01,667.00
04.03.2016	576470	Yes Bank, Kolkata	Sukhen Halder	Rs.2,01,667.00
			TOTAL:	Rs.6,05,001.00

(Rupees Six lakhs Five thousand and one only)

WITNESSES:

1. Safir Islam
vill - Ekhapna. p.o. patharghata
PS. Newtown. Dist. 29 PS (H)
2. Gobinda Podda
SHRACHI TOWER
486, Anandapur
KOL - 107

1. Gopal Halder

2. 

LTI of Bhaskar Halder
by the pen of
Debraj Mitra.

3. 

Signature Of VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS



Gopal Habar

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



Left of thumb finger by the pen of Albany Miller.

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



3/22/2006

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



Walter 'le'

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
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 Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000319217/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr GOPAL CHANDRA HALDAR Patra Para, Shriphaltala, Hatgachha, Bhangore, P.O:- Kulberia, P.S:- Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN - 700059	Seller		 1103	Gopal Halder 5/3/2016
2	Mr BHASKAR HALDER Patra Para, Shriphaltala, Hatgachha, Bhangore, P.O:- Kulberia, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 700059	Seller		 1104	LTI of Bhaskar Halder by the per of Sebenaj Mitra 5/3/2016.
3	Mr SUKHEN HALDAR Patra Para, Shriphaltala, Hatgachha, Bhangore, P.O:- Kulberia, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 700059	Seller		 1105	322/2/2016 5/3/2016.

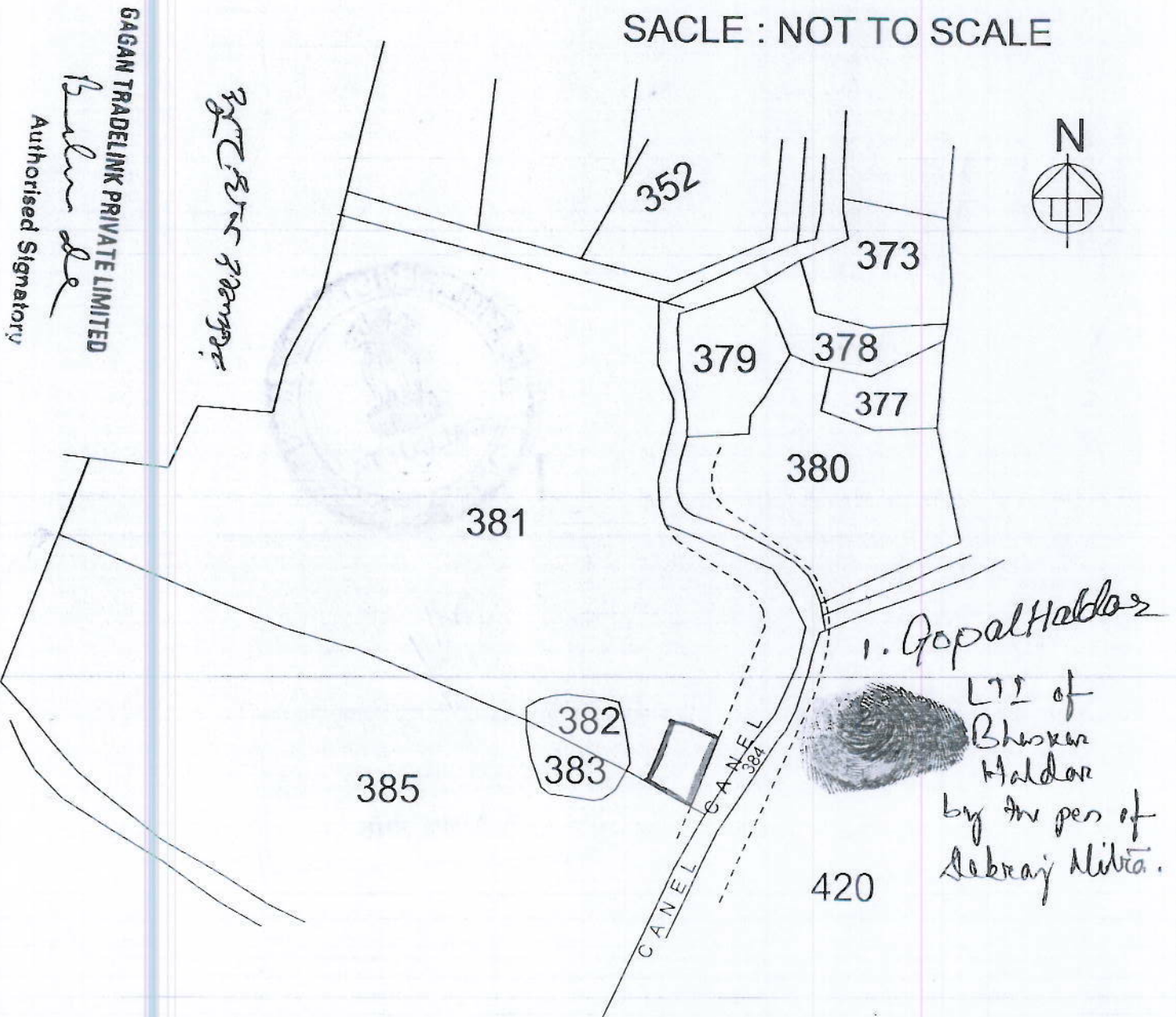
SALE DEED PLAN OF L.R/R.S DAG NO. 381, L.R. KH. NO.- 600
MOUZA - CHANDAKANTHALBERIA, J.L. NO.- 8
P.S. - K. L. C, BEONTA-2 GRAM PANCHAYAT
DIST.- 24 PARGANAS (SOUTH)

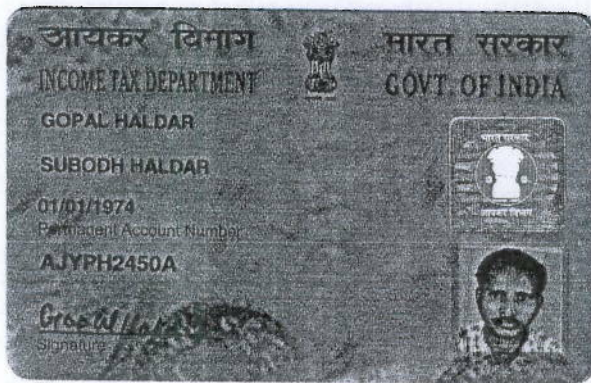
VENDOR: 1)MR. GOPAL HALDAR, 2) MR. BHASKAR HALDAR
3) MR. SUKHEN HALDAR

PURCHASER: GAGAN TRADELINK PVT. LTD.

AREA OF LAND : 5 SATAK IN DAG NO. 381, MARKED RED

SACLE : NOT TO SCALE





Gopal Haldar

FORM NO. 60

[See second proviso to rule 114B]

Form of declaration to be filed by a person who does not have a permanent account number and who enters into any transaction specified in rule 114B

1. Full name and address of the declarant Bhas Kar Halder, Patra Para, P.S.-K.B.C.
2. Particulars of transaction Sale deed
3. Amount of the transaction Rs. 2,05,000/- Yes/No
4. Are you assessed to tax?
5. If yes,
(i) Details of Ward/ Circle/ Range where the last return of income was filed?
(ii) Reasons for not having permanent account number?
6. Details of the document being produced in support of address in column (1)

Verification

I, _____ do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the _____ day of _____

Date : 5/3/2016

Place : Kolkata



Signature of the declarant

LTD of Bhas Kar Halder by the pen of Debraj Mitra.

Instructions : Documents which can be produced in support of the address are :-

- (a) Ration Card
- (b) Passport
- (c) Driving licence
- (d) Identity Card issued by any institution
- (e) Copy of the electricity bill or telephone bill showing residential address
- (f) Any document or communication issued by any authority of the Central Government, State Government or local bodies showing residential address
- (g) Any other documentary evidence in support of his address given in the declaration.

FORM NO. 60

[See second proviso to rule 114B]

Form of declaration to be filed by a person who does not have a permanent account number and who enters into any transaction specified in rule 114B

1. Full name and address of the declarant Sukhen Halder, Petra Para, P.S. K. L. C. 24 Bge C.
2. Particulars of transaction Sale deed
3. Amount of the transaction Rs. 6,05,000/-
4. Are you assessed to tax? Yes/No
5. If yes,
- (i) Details of Ward/ Circle/ Range where the last return of income was filed?
- (ii) Reasons for not having permanent account number?
6. Details of the document being produced in support of address in column (1)

Verification

I, _____ do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the _____ day of _____

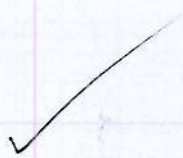
Date : 5/3/2016
Place : Kolkata

[Signature]

Signature of the declarant

Instructions : Documents which can be produced in support of the address are :-

- (a) Ration Card
- (b) Passport
- (c) Driving licence
- (d) Identity Card issued by any institution
- (e) Copy of the electricity bill or telephone bill showing residential address
- (f) Any document or communication issued by any authority of the Central Government, State Government or local bodies showing residential address
- (g) Any other documentary evidence in support of his address given in the declaration.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GAGAN TRADELINK PRIVATE LIMITED

09/09/2008
Permanent Account Number
AADCG4314R



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তি আই ডি / Enrollment No. : 2010/30311/30661

17/08/2015

To
DEBRAJ MITRA
দেবরাজ মিত্র
S/O: Tapan Kumar Mitra
43
LOKNATH CHATTERJEE LANE, FLAT NO-1C
SHIBPUR
Haora (M. Corp)
Shibpur, Howrah
West Bengal - 711102
9830426480



KH562676982FT

56267698



আপনার আধার সংখ্যা / Your Aadhaar No. :

6110 4100 7238

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India




দেবরাজ মিত্র
DEBRAJ MITRA
পিতা : তপন কুমার মিত্র
Father : TAPAN KUMAR MITRA

জন্মতারিখ / DOB: 24/09/1985
পুরুষ / Male



6110 4100 7238



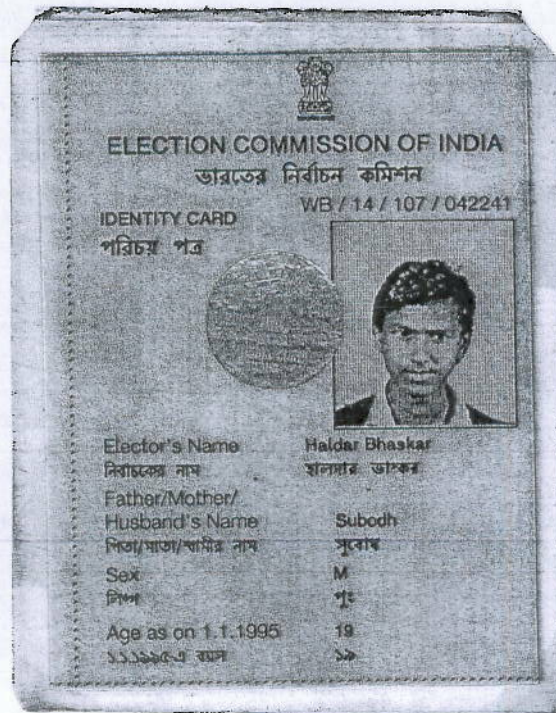
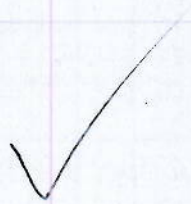
আধার - সাধারণ মানুষের অধিকার


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD CCR1923069
পরিচয় পত্র

Elector's Name	Sukhen Haldar
নির্বাচকের নাম	সুখেন হালদার
Father's Name	Subodh Haldar
পিতার নাম	সুবোধ হালদার
Sex	M
লিঙ্গ	পুরুষ
Age as on 1.1.2003	21
১-১-২০০৩-এ বয়স	২১



LTI of Bhaskar Halдар
by the pen of
Debraj Mitra.

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr BALAI DE Shrachi Tower, 8th Floor, 686, Anandapur, E. M. Bypass, R. B. Connector Junction, P.O:- Anandapur, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr GOPAL CHANDRA HALDAR Son of Mr Subal Chandra Halder Patra Para, Shriphaltala, Hatgachha, Bhangore, P.O:- Kulberia, P.S:- Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AJYPH2450A,; Status : Individual; Date of Execution : 05/03/2016; Date of Admission : 05/03/2016; Place of Admission of Execution : Pvt. Residence
2	Mr BHASKAR HALDER Son of Mr Subal Chandra Halder Patra Para, Shriphaltala, Hatgachha, Bhangore, P.O:- Kulberia, P.S:- Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 05/03/2016; Date of Admission : 05/03/2016; Place of Admission of Execution : Pvt. Residence
3	Mr SUKHEN HALDAR Son of Mr Subal Chandra Halder Patra Para, Shriphaltala, Hatgachha, Bhangore, P.O:- Kulberia, P.S:- Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 05/03/2016; Date of Admission : 05/03/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	GAGAN TRADELINK PRIVATE LIMITED Shrachi Tower, 8th Floor, 686, Anandapur, E. M. By, P.O:- Anandapur, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 PAN No. AADCG4314R,; Status : Organization; Represented by representative as given below:-
1(1)	Mr BALAI DE Shrachi Tower, 8th Floor, 686, Anandapur, E. M. Bypass, R. B. Connector Junction, P.O:- Anandapur, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BILPD7109R,; Status : Representative; Date of Execution : 05/03/2016; Date of Admission : 05/03/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Debraj Mitra Son of Mr Tapan Kumar Mitra 43, Lokenath Chatterjee Lane, Flat No.10, Shibpur, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr GOPAL CHANDRA HALDAR, Mr BHASKAR HALDER, Mr SUKHEN HALDAR, Mr BALAI DE	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Chanda kantalberia	LR Plot No:- 381 , LR Khatian No:- 600	3 Katha 18 Sq Ft	6,05,001/-	6,48,863/-	Proposed Use: Path, ROR: Shali, Property is on Road

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr GOPAL CHANDRA HALDAR	GAGAN TRADELINK PRIVATE LIMITED	1.66375	33.3333
	Mr BHASKAR HALDER	GAGAN TRADELINK PRIVATE LIMITED	1.66375	33.3333
	Mr SUKHEN HALDAR	GAGAN TRADELINK PRIVATE LIMITED	1.66375	33.3333

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Kajal Kr Dutta
Address	4A, Council House Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190102160 / 2016

Query No/Year	19010000319217/2016	Serial no/Year	1901001814 / 2016
Deed No/Year	I - 190102160 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr BALAI DE	Presented At	Private Residence
Date of Execution	05-03-2016	Date of Presentation	05-03-2016

Remarks

On 04/03/2016

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 6,48,863/-



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 05/03/2016

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:33 hrs on : 05/03/2016, at the Private residence by Mr BALAI DE .

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 05/03/2016 by

Mr GOPAL CHANDRA HALDAR, Son of Mr Subal Chandra Haldar, Patra Para, Shripaltala, Hatgachha, Bhangore, P.O: Kulberia, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Others

Identified by Mr Debraj Mitra, Son of Mr Tapan Kumar Mitra, 43, Lokenath Chatterjee Lane, Flat No.1C, Shibpur, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By Profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 05/03/2016 by

Mr BHASKAR HALDER, Son of Mr Subal Chandra Halder, Patra Para, Shripaltala, Hatgachha, Bhangore, P.O: Kulberia, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Others

Identified by Mr Debraj Mitra, Son of Mr Tapan Kumar Mitra, 43, Lokenath Chatterjee Lane, Flat No.1C, Shibpur, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By Profession Service *

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 05/03/2016 by

Mr SUKHEN HALDAR, Son of Mr Subal Chandra Haldar, Patra Para, Shriphaltala, Hatgachha, Bhangore, P.O: Kulberia, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Others

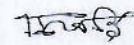
Indetified by Mr Debraj Mitra, Son of Mr Tapan Kumar Mitra, 43, Lokenath Chatterjee Lane, Flat No.1C, Shibpur, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By Profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 05/03/2016 by

Mr BALAI DE Authorised Signatory, GAGAN TRADELINK PRIVATE LIMITED, Shrachi Tower, 8th Floor, 686, Anandapur, E. M. By, P.O:- Anandapur, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Mr BALAI DE, Son of Late Kalipada Dey, Shrachi Tower, 8th Floor, 686, Anandapur, E. M. Bypass, R. B. Connector Junction, P.O: Anandapur, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, By caste Hindu, By profession Service

Indetified by Mr Debraj Mitra, Son of Mr Tapan Kumar Mitra, 43, Lokenath Chatterjee Lane, Flat No.1C, Shibpur, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, By caste Hindu, By Profession Service



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 15/03/2016

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,226/- (A(1) = Rs 7,128/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 7,226/-

Description of Draft

1. Rs 7,226/- is paid, by the Draft(8554-16) No: 931841000351, Date: 05/03/2016, Bank: STATE BANK OF INDIA (SBI), COMMERCIAL BRANCH KOLKATA.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 32,463/- and Stamp Duty paid by Draft Rs 32,420/-, by Stamp Rs 500/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 245439, Purchased on 04/03/2016, Vendor named S Chatterjee.

Description of Draft

1. Rs 32,420/- is paid, by the Draft(8554-16) No: 931840000351, Date: 05/03/2016, Bank: STATE BANK OF INDIA (SBI), COMMERCIAL BRANCH KOLKATA.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

18/03/2016 Query No:-19010000319217 / 2016 Deed No :I - 190102160 / 2016, Document is digitally signed.

Page 36 of 37

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 77016 to 77052

being No 190102160 for the year 2016.



[Handwritten signature]

Digitally signed by SUJAN KUMAR
MAITY

Date: 2016.03.18 10:49:30 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 18/03/2016 10:49:29

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)