

006001/16

06331/16

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

1931/16
U 080168

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

23 AUG 2016

[Signature]
Additional Registrar
of Assurances-1, Kolkata

DEED OF SALE

THIS INDENTURE OF SALE is made 18th day of August Two Thousand Sixteen (2016) at Kolkata **BETWEEN**

7 No - 1159806/16
MNF - 54,00,000/-

500 250
300 650

4000/-

MRS. NILAKHI ROY (PAN ACHPR6621H), w/o Dr. Purnendu Roy, by faith - Hindu, by Occupation - Business, residing at CA-242, Salt Lake, Sector I, Post Office - Bidhan Nagar, Police Station - Bidhan Nagar, District - North 24 Parganas, Pin- 700064, hereinafter referred to and called as the **"VENDOR"** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**;

AND

GAGAN TRADELINK PRIVATE LIMITED (PAN 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**;

AND

SRI SAFIUL ISLAM (PAN No. ABFPI3630J), son of Sri Ashadul Islam, by faith - Muslim, by Occupation - Business, residing at Patharghata, Rajarhat, Police Station - Rajarhat New Town, District North 24 Parganas, Pincode - 743510, hereinafter referred to as the **"CONFIRMING PARTY"** (which expression shall unless otherwise

excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**;

W H E R E A S:

1. The Vendor and the Confirming Party have represented to the Purchaser as follows:
 - A. That one Pulin Bihari Mondal was the recorded owner of the 75 satak of Sali land comprised in R.S./ L.R. Dag No. 381, situated at Mouza - Chandakanthalberia, J.L. No. 008, under P.S. K.L.C. in the District of South 24 Parganas.
 - B. Said Pulin Bihari Mondal died intestate on 24th December, 2003, leaving behind his legal heirs and successors namely (1) Kamala Mondal, wife of late Pulin Bihari Mondal, two sons namely (2) Sri Bidyut Mondal and (3) Sri Pradyut Mondal, two daughter namely (4) Smt. Dipti Mondal and (5) Smt Tripti Mondal and they inherited the entire property as mentioned herein above morefully described in the Schedule herein after. On 15th August, 2011 Kamala Mondal, wife of late Pulin Bihari Mondal died intestate leaving behind her legal heirs and successors namely two sons namely (1) Sri Bidyut Mondal and (2) Sri Pradyut Mondal, two daughter namely (3) Smt. Dipti Mondal and (4) Smt Tripti Mondal and accordingly Sri Bidyut Mondal, Sri Pradyut Mondal, Smt. Dipti Mondal and Smt Tripti Mondal jointly became owners of the property recorded in the R.S./ L.R. Dag No.381, L.R. Khatian No.348, situated at Mouza - Chandakanthalberia, J.L. No. 008, under P.S. K.L.C., in the District of South 24 Parganas and they are in possession of the property without any interruption by paying all rent and taxes before the competent authorities.

- C. By virtue of a registered Deed dated the 21st day of October, 2012, registered in the office of District Sub Registrar III, Alipore recorded in Book No. I, Volume No. 8, Pages 6148 to 6162, Being No. 04096 for the year 2013 aforesaid Sri Bidyut Mondal and Pradyut Mondal son of Late Pulin Behari Mondal sold, transferred and conveyed undivided 37 ½ Decimals equivalent to 1(one) Bigha 2 (two) Cottahs 6 (Six) Chittcks 22 Square Feet of Sali land recorded in R.S./L.R. Dag No. 381 under L.R. Khatian No 348 in favour of Mrs. Nilakhi Roy, the present Owner/ Vendor.
- D. Thus the aforesaid Mrs Nilakhi Roy has become the lawful absolute owner and occupier 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 37 ½ Decimals equivalent to 1(one) Bigha 2 (two) Cottahs 6 (Six) Chittcks 22 Square Feet of Sali land recorded in R.S./L.R. Dag No. 381 under L.R. Khatian No 348, situated at Mouza - Chandakanthalberia, J.L No.008, in the District of South 24 Parganas (hereinafter referred to the "PROPERTY") 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 lispendens whatsoever.
- E. The present Owner/ Vendor not recorded her name in the L.R. Record. That the operation of L. R. Settlement Record the name of Pulin Bihari Mondal was recorded as rayat under the Government of West Bengal. The present owner/Vendor being the absolute owner owned, seized and possessed of the same and the present owner/Vendor is entitled to sell out the aforesaid land.

- F. The owner/Vendor due to paucity of fund and to meet her 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.
- G. The confirming party 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 Vendor and The Confirming Party, agreed to purchase the Property through the Confirming Party free from all encumbrances, who negotiated with the Vendor for acquiring the same and the Vendor and the Confirming Party, having accepted such offer, this Conveyance is now executed to give effect to the transfer of the Property directly by the Vendor in favour of the Purchaser.
- H. The Confirming Party has further confirmed on the basis of representation of Vendor to the Purchaser as follows:
- a. That no person other than the Vendor 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.
 - b. That the Vendor has been and is 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 Vendor 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 Vendor 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 **Vendor** 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 Vendor and none of the same have been deposited or kept with and/or made over to anyone.
- h. That the Vendor does not belong to any Scheduled Tribe and have a good and marketable title to the said property, free from all encumbrances and liabilities whatsoever.

I. The Vendor and the Confirming Party 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 Vendor and the Confirming Party hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser.

J. The Vendor 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 **Vendor** and Confirming Party 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 20 Cottah ^{OR 33 Decimal} out of 1(one) Bigha 2 (two) Cottahs 6 (Six) Chittacs 22 Square Feet equivalent to more or less $37\frac{1}{2}$ Decimals comprised in R.S./L.R. Dag No. 381 under L.R Khatian No. 348, situated at Mouza - Chandakanthalberia, J.L No. 008, in the District of South 24 Parganas more fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "**SAID PROPERTY**" free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs.54,00,000.00 (Rupees Fifty Four Lakhs) only out of which Rs. 46,00,000/- (Rupees Forty Six lakhs only) will be paid by the Purchaser to the Vendor on or before the execution hereof vide bank draft being no 735571 drawn on YES Bank Ltd dated 18.08.2016 and the sum of Rs 8,00,000/- (Rupees Eight Lakhs only) vide bank draft being no 978881 drawn on Yes Bank Ltd dated 12.08.2016 to be paid by the Purchaser to the confirming Party at or before execution hereof, the receipt whereof the Vendor and Confirming Party hereby and by the receipt and Memo of Consideration below, admits and acknowledges and the Vendor and the Confirming Party hereby acquits, releases and discharges all their right title and interest of and from the said Property absolutely and

Nilabhi Roy

Nilabhi Roy

Gagan Tradelink Private Limited

Authorised Signatory

forever in favour of the Purchaser herein. The **Vendor** 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. 46,00,000/- (Rupees Forty six lakhs only) paid by the Purchaser and received by the Vendor And Rs. 8,00,000/- (Rupees Eight lakhs only) paid by the Purchaser and received by the Confirming Party 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 Vendor and the Confirming party doth 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 lispendens whatsoever **AND ALL THAT** the piece and parcel of Sali land containing by estimation an area of 20 Cottahs equivalent to more or less 33 Decimals more or less comprised in R.S./L.R. Dag No. 381 under L.R Khatian No. 348, 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 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 **Vendor** 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 **Vendor** or any person or persons from whom the **Vendor** 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 **Vendor** do and each of them doth hereby covenant with the Purchaser that the **Vendor** 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 **Vendor** and Confirming Party do hereby covenant with the Purchaser that neither the **Vendor** and Confirming party 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 **Vendor** 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 **Vendor** and/or any of her predecessors-in-title done executed or knowingly suffered to the contrary the **Vendor** 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 **Vendor** 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 **Vendor** or any person or persons lawfully or equitably claiming from under or in trust for the **Vendor** 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 **Vendor** and Confirming Party 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 **Vendor** 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 **Vendor** 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 premises or any part thereof from under or in trust for the Vendor hereto shall and will from time to time and at all times hereafter at the request and costs of the Vendor 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 Vendor 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 Vendor 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 **Vendor** 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 Vendor 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 Authority or the Government or any other public body or authority **AND THAT** the Vendor and confirming Party declared that no agreement whether written or oral whatsoever in nature being executed between them and The Vendor have not or had not received any amount from the confirming party as an consideration money or part thereof in respect of the property mentioned hereunder in schedule **AND THAT** the confirming party neither have nor shall seek -any right ,title and interest in respect of the schedule mention property in any manner whatsoever **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 **Vendor** 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 **Vendor** 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 **Vendor** covenants with the Purchaser that the **Vendor** 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 **Vendor** 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 **Vendor** 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.

THE SCHEDULE ABOVE REFERRED TO:

Boru
Nubaki
ALL THAT the right, title and interest in the piece and parcel of 'Shali' land containing an area of 20 Cottah equivalent to more or less 33 ^{out of 37 1/2 Decimals} Decimals [^] comprised to be used for "Path" only situated at Mouza - Chandakanthalberia, J.L No. 008, in R.S./L.R. Dag No. 381 under L.R Khatian No. 348, Police Station - Kolkalata Leather Complex, within the limits of Beonta II Gram Panchayat, in the District of South 24-Parganas 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 352,
ON THE EAST : Canal,
ON THE SOUTH : Land of GAGAN TRADELINK PRIVATE LIMITED, And;
ON THE WEST : Dag no 381.

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 **VENDOR** at Kolkata in the presence of :

1. Gobinda Podda
686, Anandapur
Kolkata - 700107

Nilabhi Roy

2. Anup Kumar Haldar
510- Gopsto Haldar
1115- Kankhal Barua P.O. West Barua
743502

Signature Of Vendor

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata in the presence of :

1. Gobinda Podda

Gagan Tradelink Private Limited

Balini De
Authorised Signatory

2. Anup Kumar Haldar

Signature Of Purchaser

SIGNED SEALED AND DELIVERED

by the **CONFIRMING PARTY** at Kolkata in the presence of:

1. Gobinda Podda

2. Anup Kumar Haldar

Safiqul Islam

Signature Of Confirming Party

Drafted by me:

Rajal K. Deella

Advocate

Calcutta High Court

(WB-316/2000)

RECEIPT
RECEIVED by the VENDOR

Received from the Purchaser within-mentioned sum of Rs. 46, 00,000/- (Rupees Forty Six lakhs only) being the full consideration as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQU E/ DRAFT NO.	Drawn On BANK/BRANCH	Drawn infavour of	AMOUNT	RECEIVED ON
18.8.16	735571	Yes Bank Ltd.	Nilakhi Roy	Rs.46,00,000/-	18.08.2016
		TOTAL:		Rs.46,00,000/-	

(Rupees Forty Six lakhs only)

WITNESSES:

1. Gobinda Podder

Nilakhi Roy

2. Anup Kumar Haldar

Signature Of Vendor

RECEIVED by the Confirming Party of and from the within-named Purchaser the within-mentioned sum of Rs 8,00,000/- (Rupees Eight lakhs only) as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQU E/ DRAFT NO.	Drawn On BANK/BRANCH	Drawn infavour of	AMOUNT	RECEIVED ON
12.8.2016	978881	Yes Bank Ltd. Stephen House	Safiul Islam	Rs 8,00,000/-	18.08.2016
		TOTAL:		Rs 8,00,000/-	

(Rupees Eight Lakhs only)

WITNESSES:

1. Gobinda Podder

Safiul Islam

2. Anup Kumar Haldar

Signature Of Confirming Party

=====
DATED THIS 18th DAY OF AUGUST
2016
=====

B E T W E E N

MRS NILAKHI ROY

... VENDOR

A N D

GAGAN TRADELINK PRIVATE LIMITED...

...PURCHASER

AND

SRI SAFIUL ISLAM

... CONFIRMING PARTY

D E E D O F S A L E

KAJAL KR. DUTTA
Advocate
MMS Chamber,
4A, Council House Street
Room No.C-4, 1st Floor
Kolkata - 700 001

SPECIMEN FORM FOR TEN FINGERPRINTS



Nidhehi Reddy

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



Balaji Reddy

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



Sajidul Islam

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

PHOTO

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

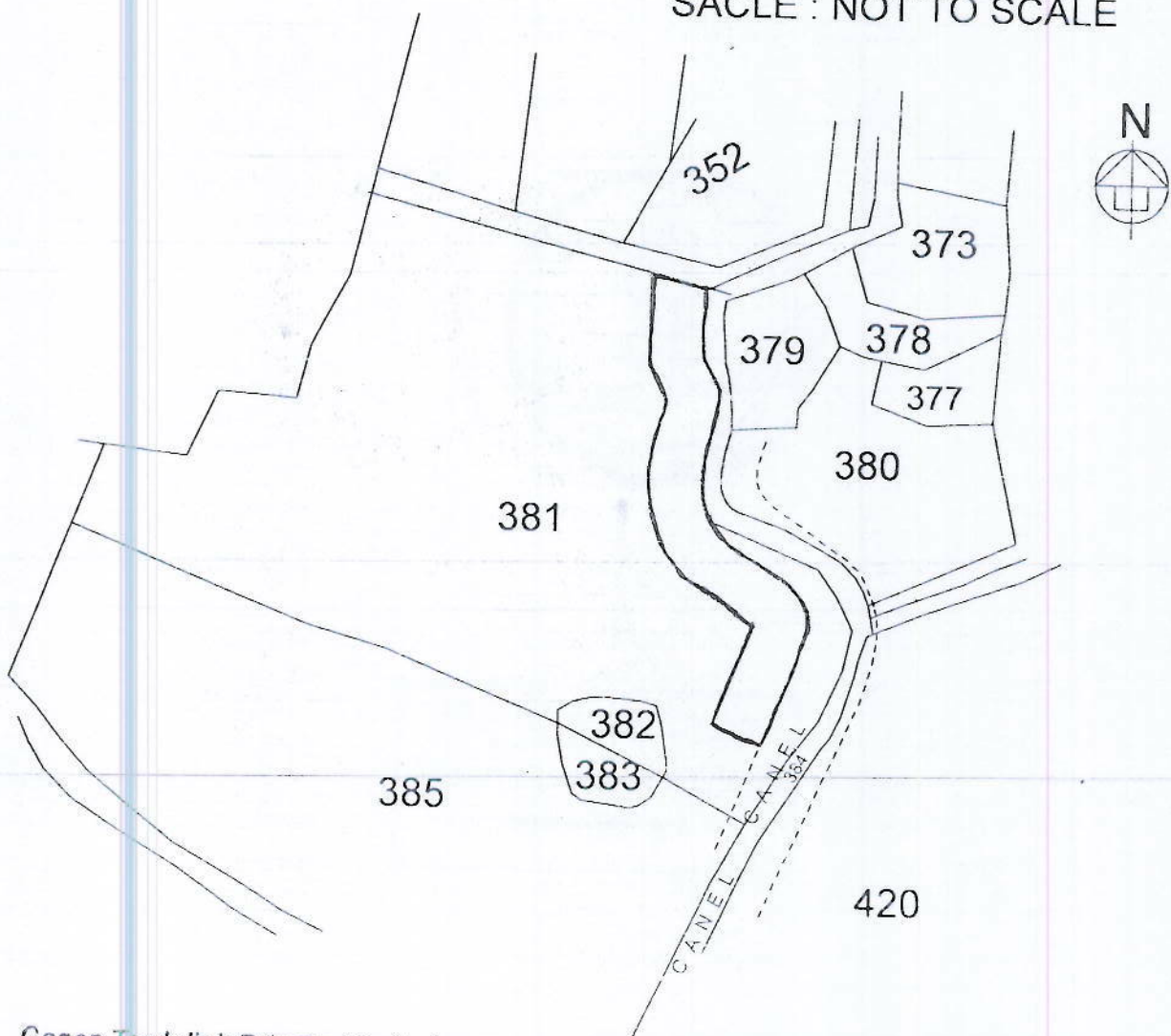
SALE DEED PLAN OF L.R./R.S DAG NO. 381, L.R. KH. NO.- 600
MOUZA - CHANDAKANTHALBERIA, J.L. NO.- 8
P.S. - K. L. C. BEONTA-2 GRAM PANCHAYAT
DIST.- 24 PARGANAS (SOUTH)

VENDOR: 1)NILAKHI ROY

PURCHASER: GAGAN TRADELINK PVT. LTD.

AREA OF LAND : 33 SATAK IN DAG NO. 381, MARKED RED

SACLE : NOT TO SCALE



Gagan Tradelink Private Limited

Balwinder

Authorised Signatory

Nilakhi Roy

Safiqul Islam

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-001931293-1 Payment Mode Online Payment
GRN Date: 18/08/2016 14:56:05 Bank : AXIS Bank
BRN : 777166 BRN Date: 18/08/2016 15:12:15

DEPOSITOR'S DETAILS

Id No. : 19010001159006/2/2016
[Query No./Query Year]
Name : Gagan Tradelink Pvt Ltd
Contact No. : 03339843984 Mobile No. : +91 9830878151
E-mail : somnathmitra@shrachi.com
Address : 686 Anandapur 8th floor kolkata 700107
Applicant Name : Miss Madhusree Mukherjee
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001159006/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	68276
2	19010001159006/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	324021
Total				392297
In Words :	Rupees Three Lakh Ninety Two Thousand Two Hundred Ninety Seven only			









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 19010001159006/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs NILAKHI ROY CA-242, Salt Lake, Sector I, P.O:- Bidhan Nagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064	Seller		 4208	<i>Nilakhi Roy</i> 18/08/16
2	Mr SAFIUL ISLAM Palharghata,Rajarhat, P.O:- New Town, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 743510	Seller		 4209	<i>Safiul Islam</i> 18/08/16
3	Mr BALAI DE Shrichi 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	Representative of Buyer [GAGAN TRADELINK PRIVATE LIMITED]		 4207	<i>Balaji De</i> 18/8/16

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Debraj Mitra Son of Mr Tapan Kumar Mitra 8th Floor, 686, Anandapur, E. M. By, P.O:- Anandapur, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Mrs NILAKHI ROY, Mr SAFIUL ISLAM, Mr BALAI DE	Debraj Mitra. 18/8/16.


 (Sujan Kumar Maity)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal



ভারত সরকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির 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

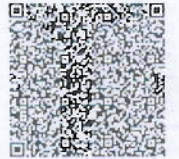
Government of India



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

Debraj Mitra

Major Information of the Deed

Deed No :	I-1901-06331/2016	Date of Registration	23/08/2016 11:49:43 AM
Query No / Year	1901-0001159006/2016	Office where deed is registered	
Query Date	16/08/2016 2:03:59 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Madhusree Mukherjee Shrachi Tower, 686 Anandapur, E.M. Bypass, R.B. Connector, Thana : Tiljala, District : South 24-Parganas, WEST BENGAL, PIN - 700107, Mobile No. : 9073352579, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 8,00,000/-]		
Set Forth value	Market Value		
Rs. 54,00,000/-	Rs. 54,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,24,071/- (Article:23)	Rs. 68,276/- (Article:A(1), E, B, M(a), M(b), I)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Chanda kantalberia

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-381	LR-348	Path	Shali	33 Dec	54,00,000/-	54,00,000/-	Width of Approach Road: 8 Ft.,
Grand Total :					33Dec	54,00,000 /-	54,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs NILAKHI ROY Wife of Dr Purnendu Roy CA-242, Salt Lake, Sector I, P.O:- Bidhan Nagar, P.S:- Bidhannagar, District:-North24-Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No. ACHPR6621H, Status :Individual, Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence
2	Mr SAFIUL ISLAM Son of Mr Ashadul Islam Patharghata,Rajarhat, P.O:- New Town, P.S:- Rajarhat, District:-North24-Parganas, West Bengal, India, PIN - 743510 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. ABFP13630J, Status :Confirming Party, Executed by: Self, Date of Execution: 18/08/2016 , Admitted by: Self, Date of Admission: 18/08/2016 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GAGAN TRADELINK PRIVATE LIMITED Shrachi Tower, 8th Floor, 686, Anandapur, E. M. By, P.O:- New Town, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 PAN No. AADCG4314R, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BALAI DE Son of Late Kalipada Dey Shrachhi 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. BLPD7109R, Status : Representative, Representative of : GAGAN TRADELINK PRIVATE LIMITED

Identifier Details :

Name & address	
Mr Debraj Mitra Son of Mr Tapan Kumar Mitra 8th Floor, 686, Anandapur, E. M. By, 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, , Identifier Of Mrs NILAKHI ROY, Mr SAFIUL ISLAM, Mr BALAI DE	

Endorsement For Deed Number : I - 190106331 / 2016**On 17-08-2016****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 54,00,000/-



Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 18-08-2016**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:37 hrs on 18-08-2016, at the Private residence by Mr BALAI DE ..

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

Execution is admitted on 18/08/2016 by 1. Mrs NILAKHI ROY, Wife of Dr Purnendu Roy, CA-242, Salt Lake, Sector I, P.O: Bidhan Nagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 2. Mr SAFIUL ISLAM, Son of Mr Ashadul Islam, Patharghata,Rajarhat, P.O: New Town, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 743510, by caste Muslim, by Profession Business, Indetified by Mr Debraj Mitra, Son of Mr Tapan Kumar Mitra, 8th Floor, 686, Anandapur, E. M. By, P.O: Anandapur, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, By caste Hindu, By Profession Service

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

Execution is admitted on 18/08/2016 by Mr BALAI DE

Identified by Mr Debraj Mitra, Son of Mr Tapan Kumar Mitra, 8th Floor, 686, Anandapur, E. M. By, P.O: Anandapur, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 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 19-08-2016

Payment of Fees

Payment of Stamp Duty



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

On 23-08-2016

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,24,021/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 83416, Amount: Rs.50/-, Date of Purchase: 11/07/2016, Vendor name: S Chatterjee



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 211647 to 211676

being No 190106331 for the year 2016.



Sujan Kumar Maity

Digitally signed by SUJAN KUMAR
MAITY

Date: 2016.08.25 10:57:58 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 25/08/2016 10:57:57

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)