7931/2016

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सत्बंभेव जयते

CHICA INDIA

INDIANONAUDICIAL

পশ্চিম্বঙ্গ पश्चिम बंगाल WEST BENGAL

Me-2553/16 X 605711

140-1540268PH

Certified that the Document is educated to Registration. The Superiors Street and the encursement shorts a trached to this document are the part of this Document.

Additional Registrar of Assurances I, Kuikata

1-1 DEC 2016

DEED OF SALE

THIS INDENTURE OF SALE is made on this 25 day of November

Two Thousand Sixteen (2016) at Kolkata BETWEEN

901250 9007 Dr. PURNENDU ROY (PAN ADKPR4048L), S/o Late Prabhat Kumar Roy, by faith – Hindu, by Occupation – Doctor, residing at AD 324, Salt Lake City, Sector - I, Post Office – Bidhannagar, Police Station – Bidhannagar, District - North 24 Parganas, Kolkata– 700 064, 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

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 it's authorized signatory SRI BALAI DE (PAN No.FILPD7109R), 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 Vendor have represented to the Purchaser as follows:
- A. That one Sasadhar Mondal was the recorded owner of the 54 satak of Sali land comprised in R.S./ L.R. Dag No. 347, L.R. Khatian No. 521, situated at Mouza Chandakanthalberia, J.L. No. 008, under P.S. K.L.C. in the District of South 24 Parganas.
- B. During operation of settlement record (1) Hemanta Mondal (since deceased) AND (2) Deben Mondal (Since deceased) were recorded bargadar and during their life time they were cultivating the land as mentioned above, details of which categorically mentioned in the Schedule written hereunder, as Bargadar under the then Rayat said Sasadhar Mondal. Hemanta Mondal died intestate leaving behind his sole legal heirs and successors namely (1) Smt Sachi Rani Mondal as wife, (2) Sri Uttam Mondal as son and (3) Smt Palani Parui as daughter. Therefore, without any objection said Smt Sachi Rani Mondal, Sri Uttam Mondal and Smt Palani Parui inherited the Bargadar right as legal heirs of said Hemanta Mondal. Further another one said Deben Mondal also died intestate leaving his sole legal heirs Badal Mondal as son. The said Badal Mondal son of late Deben Mondal also died being intestate leaving his legal heirs und successors namely (4) Smt. Radha Rani Mondal as wife,(5) Sri Panna Mondal , (6) Sri Naba Kumar Mondal, (7) Sri Dudh Kumar Mondal, (8) Sri Raj Kumar Mondal, (9) Sri Gaug Kumar Mondal, (10) Sri Gaj Kumar Mondal as sons (11) Smt. Rupashi Mondal and (12) Smt Santashi Mondal as daughters and they jointly inherited proportionately the Bargadar rights as legal heirs and successors of said Deben Mondal.

- C. By virtue of a registered Deed dated the 22nd November, 2012, registered in the office of District Sub Registrar III, Alipore recorded in Book No. I, Volume No. 21, Pages 3400 to 3422, Being No. 10416 for the year 2012 aforesaid Sri Sasadhar Mondal son of Late Ananda Prosad Mondal sold, transferred and conveyed 54 Decimals of Sali land recorded in R.S./L.R. Dag No. 347 under L.R. Khatian No 521 in favour of (1) Smt Sachi Rani Mondal, wife of Late Hemant Mondal, (2) Sri Uttam Mondal son of Late Hemant Mondal, (3) Smt Palani Parui daughter of Late Hemant Mondal, (4) Smt. Radha Rani Mondal, wife of Late Badal Mondal, (5) Sri Panna Mondal, (6) Sri Naba Kumar Mondal, (7) Sri Dudh Kumar Mondal, (8) Sri Raj Kumar Mondal, (9) Sri Gaug Kumar Mondal, (10) Sri Gaj Kumar Mondal, sons of Late Badal Mondal (11) Smt. Rupashi Mondal and (12) Smt Santashi Mondal, daughters of Late Badal Mondal, all are legal heirs and successors of said Deben Mondal.
- D. Thus the aforesaid (1) Smt Sachi Rani Mondal, wife of Late Hemant Mondal, (2) Sri Uttam Mondal, son of Late Hemant Mondal, (3) Smt Palani Parui, daughter of Late Hemant Mondal, (4) Smt. Radha Rani Mondal, wife of Late Badal Mondal, (5) Sri Panna Mondal, (6) Sri Naba Kumar Mondal, (7) Sri Dudh Kumar Mondal, (8) Sri Raj Kumar Mondal, (9) Sri Gaug Kumar Mondal, (10) Sri Gaj Kumar Mondal, sons of Late Badal Mondal, (11) Smt. Rupashi Mondal and (12) Smt Santashi Mondal daughters of Late Badal Mondal have 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 54 Decimals of Sali land recorded in R.S./L.R.

Dag No. 347 under L.R. Khatian No 521, situated at Mouza - Chandakanthalberia, J.L No.008, in the District of South 24 Parganas 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 said (1) Smt Sachi Rani Mondal, wife of Late Hemant Mondal, (2) Sri Uttam Mondal, son of Late Hemant Mondal, (3) Smt Palani Parui, daughter of Late Hemant Mondal, (4) Smt. Radha Rani Mondal, wife of Late Badal Mondal, (5) Sri Panna Mondal, (6) Sri Naba Kumar Mondal, (7) Sri Dudh Kumar Mondal, (8) Sri Raj Kumar Mondal, (9) Sri Gaug Kumar Mondal, (10) Sri Gaj Kumar Mondal, sons of Late Badal Mondal, (11) Smt. Rupashi Mondal and (12) Smt Santashi Mondal, daughters of Late Badal Mondal jointly executed registered power of attorney in favour of SUKUR ALI, son of Ansar Ali, by faith Islam, by Occupation Business, residing at Village - Jatragachi, P.O. Ghuni, P.S. New Town, Kolkata: 700059, District North 24 Parganas on the strength of Registered Power of ttorney being Deed No. 6941 dated 22nd November 2012, duly registered at Additional Registrar of Assurance III, recorded in Book no I, Volume No 0, Pages 8341 to 8358. Further the aforementioned owners also appointed another attorney named MD. HASSABUDDIN, son of Md. Ladaruddin, by faith Islam, by Occupation Business, residing at Village Jatragachi, P.O. Ghuni, under the Jurisdiction of Rajarhat, now New Town Police Station, District North 24 Parganas, by dint of a Registered

Power of Attorney being Deed No. 06943 for the year 2012, duly registered at Additional Registrar of Assurance III, copied in Book No. I, Volume No.10, Pages 8375 to 8392. Therefore, the Owners being represented by their empowered constituted attorneys namely SUKUR ALI, son of Ansar Ali, by faith Islam, by Occupation Business, residing at Village Jatragachi, P.O. Ghuni, P.S. New Town, Kolkata: 700 059, District North 24 Parganas and MD. Badaruddin, by faith Islam, by Occupation Business, residing at Village Jatragachi, P.O. Ghuni, under the Jurisdiction of Rajarhat, now New Town Police Station, District North 24-Parganas.

F. By virtue of a registered Deed dated the 8th February, 2014, registered in the office of Additional Registrar of Assurance - I of Kolkata, recorded in Book No. I, CD Volume No. 2, Pages 8705 to 8726, Being No. 01009 for the year 2014 aforesaid (1) Smt Sachi Rani Mondal, wife of Late Hemant Mondal, (2) Sri Uttam Mondal, son of Late Hemant Mondal, (3) Smt Palani Parui, daughter of Late Hemant Mondal, (4) Smt. Radha Rani Mondal, wife of Late Badal Mondal, (5) Sri Panna Mondal, (6) Sri Naba Kumar Mondal, (7) Sri Dudh Kumar Mondal, (8) Sri Raj Kumar Mondal, (9) Sri Gaug Kumar Mondal, (10) Sri Gaj Kumar Mondal, sons of Late Badal Mondal, (11) Smt. Rupashi Mondal and (12) Smt Santashi Mondal, daughters of Late Badal Mondal, represented by their empowered constituted attorney SUKUR ALI, son of Ansar Ali, PAN NO. AMHPA3820F, by faith Islam, by Occupation Business, residing at Village Jatrgachi, P.O. Ghuni, P.S. New Town, Kolkata: 700 059, District North 24 Parganas on the strength of Registered Power of Attorney being Deed

No. 6941 dated 22nd November 2012, duly registered at Additional Registrar of Assurance III, copied in Book No.I, Volume No. 10, pages 8341 to 8358, AND MD. HASSABUDDIN, son of Md. Badaruddin, Pan no. AQJPH5189B by faith Islam, by Occupation Business, residing at Village Jatragachi, P.O. Ghuni, under the Jurisdiction of Rajarhat, now New Town Police Station, District North 24 Parganas, on strength of Registered Power of Attorney being Deed No. 06943 for the year 2012, duly registered at Additional Registrar of Assurance III, copied in Book No. I, Volume No. 10, Pages 8375 to 8392 sold, transferred and conveyed the Sali land measuring about 54 Decimals recorded in R.S. /L.R. Dag No. 347 under L.R. Khatian No 521 in favour of Dr Purnendu Roy, son of Late Prabhat Kumar Roy, vendor herein.

- That the operation of L. R. Settlement Record the name of Sasadhar 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.
- H. 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 his to the purchaser herein and after having various representations, discussions and meetings with the Purchaser, the Purchaser relying upon the aforesaid representations of the Vendor, agreed to purchase the Property from the Vendor and the Vendor, 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.

- J. The Vendor has further confirmed 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.
 - agreement/MOU has been entered into in respect of the said property and the Vendor is legally entitled to sell the said property and 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 there as the legal heirs of bargadar have relinquished their right 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.
- K. The Vendor 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 neur hereafter by reason of any claims of any nature whatsoever arising in connection with the Property, statutory or contractual and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser.

L. 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 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 15 Cottah equivalent to 24.75 decimals out of 54 decimals comprised in R.S./L.R. Dag No. 347 under L.R Khatian No. 521, 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.48,00,000.00 (Rupees Forty Eight Lakhs) only which will be paid by the Purchaser to the Vendor on or before the execution hereof vide bank draft being no 941546 drawn on YES Bank Ltd dated 24.11.2016, the receipt whereof the Vendor hereby and by the receipt and Memo of Consideration below, admits and acknowledges and the Vendor hereby acquits, releases and discharges all their right title and interest of and from the said Property absolutely and forever in favour of the Purchaser herein. The Vendor has already put the Purchaser in vacant, peaceful and khas hysical 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. 48,00,000/-(Rupes Forty Eight lakhs only) paid by the Purchaser and received by the

Vendor 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 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 15 Cottahs equivalent to more or less 24.75 Decimals more or less comprised in R.S./L.R. Dag No. 347 under L.R Klatian No. 521, situated at Mouza - Chandakanthalberia, J.L No. 008, in the District of South 24 Parganas more fully described in the SCHEDULE he eunder 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 dis inguished 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 app irtenances 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 posits 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 do hereby covenant with the Purchaser that neither the Vendor 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 he 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 er cumber 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 her eafter 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 Ven dor 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 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 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 ti le 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 ary 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-ininterest 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, Git 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 declared that no agreement whether written or oral

whatsoever in nature being executed with any third party and The Vendor ave not or had not received any amount from the Third party 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 L and 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 AID 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 Acre and/or rules made or framed there under 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 Ven lor having or lawfully or equitably claiming any right title interest or esta e 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 here fter 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:

ALL THAT the right, title and interest in the piece and parcel of 'Shali' land containing an area of 15 Cottah equivalent to more or less 24.75 Decimals out of 54 Decimals situated at Mouza - Chandakanthalberia, J.L No. 008, in R.S./L.R. Dag No. 347 under L.R Khatian No. 521, Police Station - Kolkata 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 : Land under Dag No.347;

ON THE EAST : Land under Dag No.347 & 350;

ON THE SOUTH : Land under Dag No.351;

ON THE WEST : Land under Dag No.347;

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

the <u>VENDOR</u> at Kolkata in the presence

Sujoy Roy Shrachi Tower, 686, Anandapur, Koikata-700107

2 Sukonta Sana. Allipore Police Court. Karezz.

Signature Of Vendor

the PURCHASER at Kolkata in the presence of:

1. Sujoy Roy Surachi Tower, 686, Anandapur, Kolkata-700107

2. Sustanta Sana 1 Alipare Police Court. GAGAN TRADELINK PRIVATE LIMITED

Balan De Authorised Signatory

Signature Of Purchaser

Dra ted by me:

Rojal Kr. Dalla

Advocate
Calcutta High Court
(US) /316/2000)

RECEIPT

RECEIVED by the VENDOR

Received from the Purchaser within-mentioned sum of Rs. 48,00,000/-(Rupees Forty Eight lakhs only) being the full consideration as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQU E/ DRAFT	Drawn On BANK/BRAN CH	Drawn infavour of	AMOUNT	RECEIVED ON
	NO.				
24.11.16	841546	YES BANK DALHOUSIE BRANCH	PURNENDU ROY	Rs.48,00,000/-	
		TOTAL:		Rs.48,00,000/-	

(Rupees Forty Eight lakhs only)

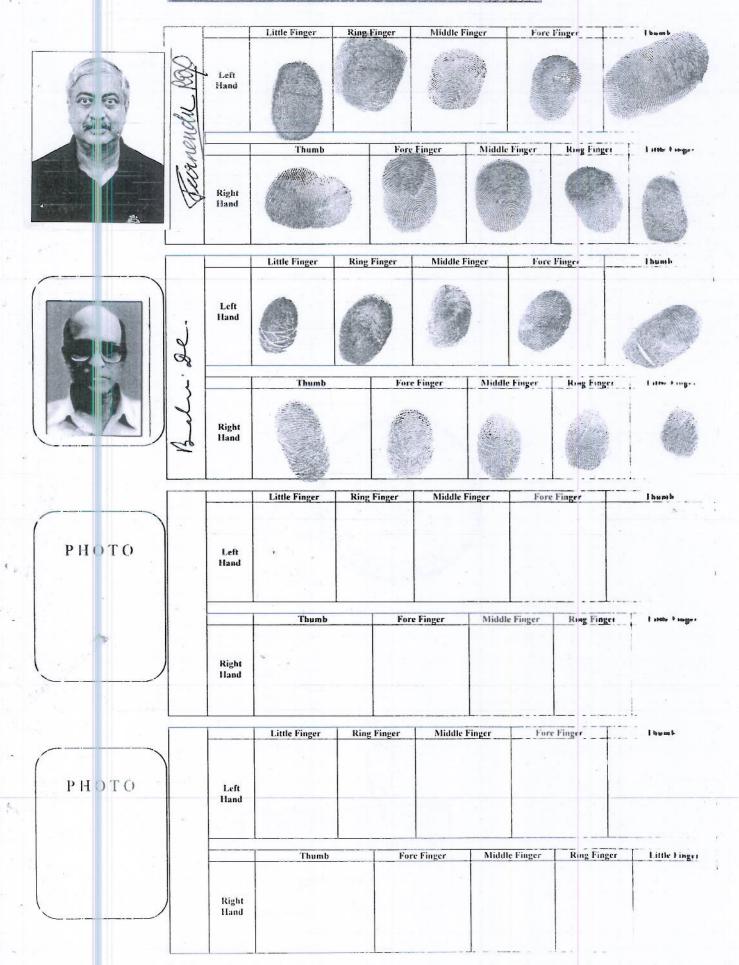
WITNESSES:

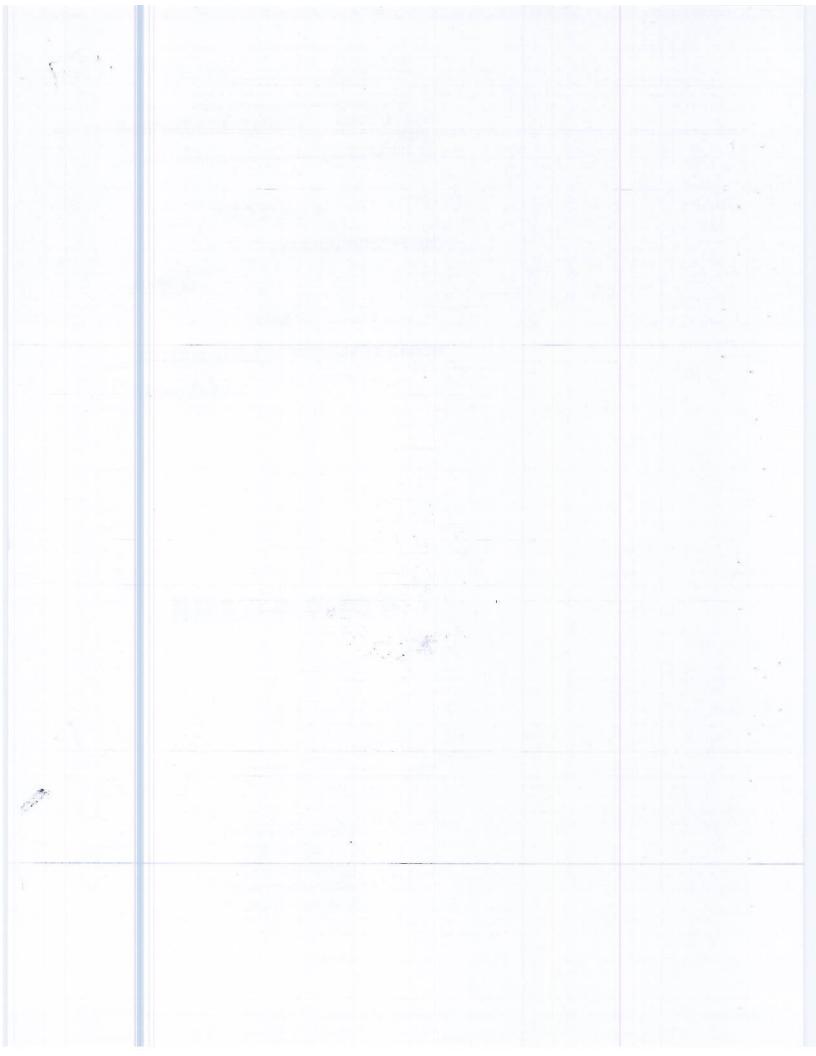
1. Sujoy Roy Shrach Tower, 686, Amandapur, Kolkata-700107. 2. Suscanta Sana. Alipore Policelunt. Kel-27.

Signature Of Vendor

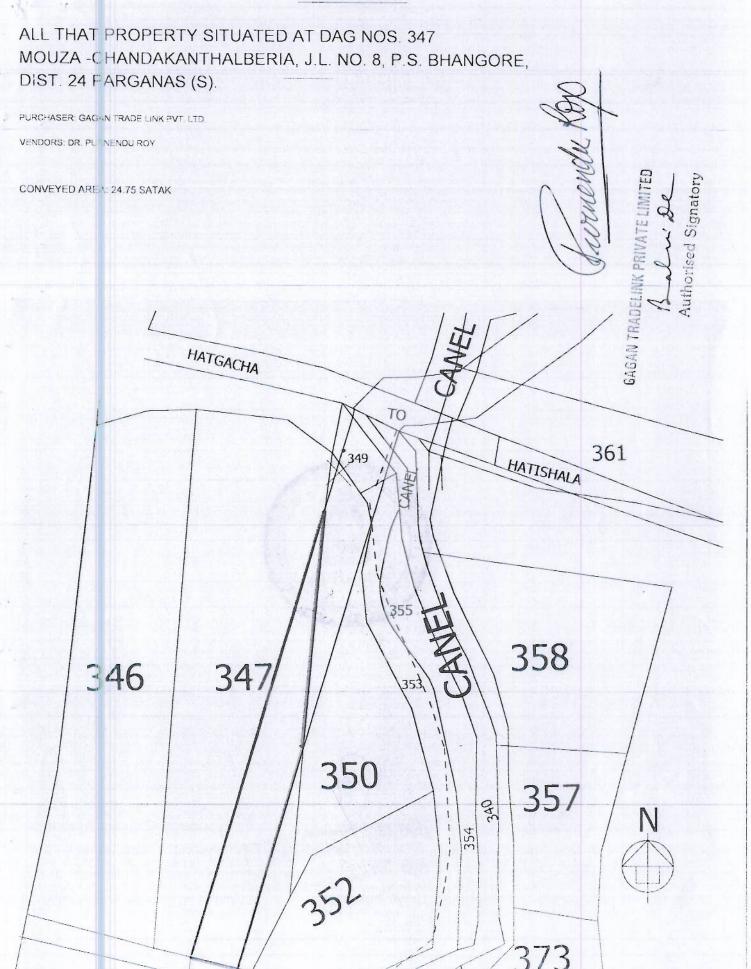
Jurnanda Ko

SPECIMEN FORM FOR TEN FINGERPRINTS





DEED PLAN





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 19010001540763/2016

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	Mr Purnendu Roy AD 324, Salt Lake City, Sector - I, P.O:- Eidhanagar, P.S:- Eidhannagar, Eidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Seller	66	3019	Leunendu Rob 25-11-16
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2 PRESENTANI	Tr BALAI DE Shrachi Tower, 8th Floor, 686, Anandapur, E. M. Eypass, R. B. Connector Junction, P.O:- Anandapur, P.S:- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700107	Represent ative of Buyer [GAGAN TRADELI NK PRIVATE LIMITED]		5818	Bulus De 25/11/16

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	N · Debraj Mitra Son of Mr Tapan Kumar Mitra Sonrachi Tower, 8th Floor, 686, Anandapur,, P.O:- Anandapur, P.S:- Tijala, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Mr Purnendu Roy, Mr BALAI DE	Autoronj Nutrie 25/11/2016.

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

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

GRN:

19-201617-003255572-1

Payment Mode

Online Payment

GRN Date: 25/11/2016 12:23:12

Bank:

AXIS Bank

BRN:

1364984

BRN Date: 25/11/2016 12:24:27

DEPOSITOR'S DETAILS

ld No.: 19010001540763/3/2016

[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:

Mr Chandrima Gupta

Office Name:

Office Address:

Status of Depositor:

Buyer/Claimants

Purpose of payment / Remarks:

Sale, Sale Document Payment No 3

PAYMENT DETAILS

SI. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001540763/3/2016	Property Registration-Registration Fees	0030-03-104-001-16	69519
2	19010001540763/3/2016	Property Registration- Stamp duty	0030-02-103-003-02	378595

Total

448114

In Words:

Rupees Four Lakh Forty Eight Thousand One Hundred Fourteen only



Debruj Wilter

Major Information of the Deed

Deed No:	I-1901-08387/2016	Date of Registration	12/1/2016 2:13:52 PM	
Query No / Year	1901-0001540763/2016	Office where deed is registered		
Query Date	18/11/2016 5:21:31 PM	A.R.A I KOLKATA, District: Kolkata		
Applicant Name, Address & Other Details	Chandrima Gupta 686, Anandapur, EM Bypass, RE Parganas, WEST BENGAL, PIN			
Transaction		Additional Transaction		
[0101] Sale, Sale Documen	t	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value		Market Value		
Rs. 48,00,000/-		Rs. 63,11,250/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 3,78,695/- (Article:23)		Rs. 69,519/- (Article:A(1), E, M(a), M(b), I)		
Remarks				

Land Details:

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

Sch No	A STREET, STRE	Khatian Number	Land Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-347	LR-521	Bastu	Shali	15 Katha	48,00,000/-	63,11,250/-	
	Grand	Total:			24.75Dec	48,00,000 /-	63,11,250 /-	

Seller De ails:

SI No	Name, Address, Photo, Finger print and Signature
1	Mr Purnendu Roy Son of Late Prabhat Kumar Roy AD 324, Salt Lake City, Sector - I, P.O:- Bidhanagar, P.S:- Bidhanagar, Bidhanagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ADKPR4048L, Status:Individual, Executed by: Self, Date of Execution: 25/11/2016 , Adn itted by: Self, Date of Admission: 25/11/2016, Place: Pvt. Residence

Buyer De ails :

SI No	Nan e,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

Representative Details:

SI No	Name Address,Photo,Finger print and Signature
	Mr BA LAI DE Son of Late Kalipada Dey 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: Nale, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BILPD7109R, Status: Representative, Representative of: GAGAN TRADELINK PRIVATE LIMITED (as Executive)

Identifier Details:

Name & address	
a i, Anandapur,, P.O:- Anandapur, P.S:- Tiljala, e, By Caste: Hindu, Occupation: Service, Citiz	

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LF Plot No:- 347(Corresponding RS Plot No:- 347), LR Khatian No:- 521	Owner:শশধর মণ্ডল, Gurdian:অল্লদা, Address:বেঁওভা, Classification:শালি, Area:0.54000000 Acre,

Endorsement For Deed Number: I - 190108387 / 2016

On 24-11-2016

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 63,11,250

TERRE

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

Kolkata, West Bengal

On 25-11 2016

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

Presented for registration at 18:58 hrs on 25-11-2016, at the Private residence by Mr BALAI DE ,.

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

Execution is admitted on 25/11/2016 by Mr Purnendu Roy, Son of Late Prabhat Kumar Roy, AD 324, Salt Lake City, Sector - I, F O: Bidhanagar, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Professionals

Indetified by Mr Debraj Mitra, , , Son of Mr Tapan Kumar Mitra, Shrachi Tower, 8th Floor, 686, Anandapur, , 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 25-11-2016 by Mr BALAI DE, Executive, 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

Indetified by Mr Debraj Mitra, , , Son of Mr Tapan Kumar Mitra, Shrachi Tower, 8th Floor, 686, Anandapur, P.O: Anandapur Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Service

TENT!

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

Kolkata, West Bengal

On 26-11-1016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 69,519/- (A(1) = Rs 69,421/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 69,519/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2016 12:24PM with Govt. Ref. No: 192016170032555721 on 25-11-2016, Amount Rs: 69,519/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 1364984 on 25-11-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,78,695/- and Stamp Duty paid by by online = Rs 3,78,595/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2016 12:24PM with Govt. Ref. No: 192016170032555721 on 25-11-2016, Amount Rs: 3,78,595/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 1364984 on 25-11-2016, Head of Account 0030-02-103-003-02

TERS

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

Kolkata, West Bengal

On 01-12-1016

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.

1	Description of Stamp	outy payable for this document is Rs. 3,78,695/- and Stamp Duty paid by Stamp Rs 100/- erial no 67147, Amount: Rs.100/-, Date of Purchase: 24/11/2016, Vendor name:
		15-3
		Sujan Kumar Maity ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A I KOLKATA
		Kolkata, West Bengal
4		
-		

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 273818 to 273852

being No 190108387 for the year 2016.



Digitally signed by SUJAN KUMAR MAITY

Date: 2016.12.05 09:45:33 +05:30 Reason: Digital Signing of Deed.

TERGI

(Sujan Kumar Maity) 05/12/2016 09:45:32 ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - I KOLKATA West Bengal.

(This document is digitally signed.)