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A-50747



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

966758

81510 km
2
5/2/11

ABOR
07 FEB 2011

DEED OF SALE

Mouza-Arrah, J.L No-91

Area of Land - 9.5 decimal,

Under Malandighi Gram Panchayat

Set Forth Value :- Rs- 8,00,000/-

Assessed Market Value: - Rs- 8,00,000/-

5/2/11

THIS OF INDENTURE of Sale is made on this
Day the 5th day of February, 2011.

Sl. No. 1371 Date 4/2/11
Name Mantra Commodal Private
Address Limited
Value of Stamp Paper 5000/-
Date of Purchase of the Stamp
Paper from Treasury 27/1/11 4/16 Subalta Shopping Mall.
Name of the treasury from
where Purchase-Durgapur. City Centre
Dist- 713216

Jitendra Nath Mondal
Stamp Vender
Durgapur Court, Durgapur-15
Licence No-1/69

Chetan Debnath

V. C. T. I. No. 1-197

Chetan Debnath

V. C. T. I. No. 1-198

For Mantra Commodal Pvt. Ltd.
Ram Krishna Muniyappa
Director



Additional District Sub-Registrar
Durgapur, West Bengal

05 FEB 2011

Jaynarayan Jana
8/0 Gobinda lane
81/2a Raja Binodan street
Kot-6.
Occupation : Business

8

BETWEEN

SRI LITON DEBNATH son of Sri Gobinda Debnath, by faith-Hindu, by occupation- Business, residing at 102, Bidhanpally, Durgapur-6,P.S- New Township, Dist -Burdwan hereinafter called the **VENDOR** (which expression shall include unless repugnant to the contrary his heirs, executors, administrators, representative and assigns) of the **ONE PART.** (PAN NO- AGAPD9423E)


AND

MANTRA COMMODEAL Pvt. Ltd - a company incorporated under the Indian Company's Act 1956, Represented by one of its **Director** Sri Ram Krishna Mukherjee S/O Late Krishna Kali Mukherjee having its **Registered office** at 4/16, Suhatta Mall, Saheed Khudiram Sarani, City Centre, Durgapur-16, P.S.- Durgapur ,Dist- Burdwan hereinafter called the purchaser which (expression shall include unless repugnant to the contrary means to include its executors, administrators, representatives ,successors in office and assigns) of the **OTHER PART.** (PAN NO -AAFCM5699F).

And Whereas The property measuring 19 sataks was owned & possessed by Sri Chandidas Chatterjee, Sri Haridas Chatterjee and Sri Kalidas Chatterjee, all are sons of Late Bhuban Chatterjee, which was their recorded property and their name was duly recorded in the records of rights.


And Whereas While the said Sri Chandidas Chatterjee, Sri Haridas Chatterjee and Sri Kalidas Chatterjee were in possession of 19 sataks land sold the same to the Vendor along with Sri Gopal Dutta son of Sri Radhyashyam Dutta through a registered deed of sale being Deed No. I - 3771 dated 08.05.2005, registered at ADSR Durgapur within Mouza- Arrah, Khatian No- 163, 86, 717, J.L.No- 91, P.S. Kanksa being Dag No- 1096 (old No) ,Hal No- 1139 copied in Book No-1, Volume No. 146, Pages 199 to 204 and since then the vendor herein jointly seized and possessed the said plot of land and their names have been duly recorded in the BL & LRO Office Kanksa.

AND WHEREAS the Vendor herein due to some financial stringency and due to some other good comes has decided to sale in respect of undivided half share in land measuring 19 decimal more or less fully described in the second schedule hereunder at a consideration of Rs 8,00,000/- (Rupees Eight lakh) only more fully described in the schedule hereunder.

 **AND WHEREAS** the Purchaser agreed to purchase the said undivided half share of land under the mouza Arrah, P.S. Kanksa L.R. Khatian No. 163, 86, 717, Dag No 1096 (old) 1139 (new) fully described (mentioned) in the schedule hereunder at a consideration amount of Rs. 8,00,000/(Rupees eight lakh) only.


NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in pursuance of the Agreement between the Seller and the purchaser and in consideration of the payment of sum of Rs. 800,000(Eight Lakh) only made by the purchaser to the seller this day towards the full and final payment of the entire consideration price of the schedule mentioned property on the execution of this present the receipt whereof the Vendor do hereby absolutely sell grant, convey, transfer, assigns and assure unto the purchaser all that piece and parcels of the undivided half share of land, properties and premises including all rights of the seller/Vendor in the property together with all rights, liberties, privileges easements passages and advantages and appurtenances whatsoever thereunto and belonging to the vendor free from any manner of charge, mortgage, lien or encumbrances whatsoever to in respect of the said schedule below property and delivered Khas possession of the same.

 **TO HAVE AND TO HOLD** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser their heirs, executors, administrators, representatives and assigns forever AND the Vendor do hereby his heirs, executors, administrators and representatives, covenant with the Purchaser, heirs, executors, administrators representatives and assigns THAT notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of predecessors and ancestors in titles, done or executed or

knowingly suffered to the contrary the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefesible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the Purchaser their heirs, executors, administrators, representatives and assigns in the manner aforesaid.

AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for their the Vendor or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, their heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this deed as shall or may be reasonably required

 **AND FURTHERMORE** that the Vendor and all their heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser their heirs and executors, administrators and assigns Legal Representative against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinunder contained.

And That the purchasers by virtue of this sale Deed will be competent and entitled to mutate their name in the BL &LRO office Kanksa and in Panchayat Office of the Malandighi Gram Panchayat or of any other authority and the Vendor hereby give his full consent and approval for the same and will render such help in future if required and the purchaser shall go on paying rents and taxes thereof in her own name.

In the witness whereof the Vendor & The Purchaser above named put their respective signatures and execute this present in the manner aforesaid on the day as mentioned above

SCHEDULE OF THE LAND CONVEYED BY THIS DEED

In the district of Burdwan, P.S. Kanksa, ADSR Durgapur, Within Mouza- Arrah, J.L No-91, ALL THAT undivided half share in the land measuring 9.5 decimal out of 19decimals under the, Khatian No- 163, 86, 717, Dag No- R.S.-1096, L.R Dag No- 1139,land recorded as Pukur Par(Bank of the Pond), presently used for residential purpose.

Butted and bounded as :-

North : Dag No.1087

South : Dag No.1910

East : Dag No.1094 & Dag No.1095

West : Dag No.1100 & 1101

The Sketch Map of the land is annexed with this Deed and the sketch is the part and parcel of this Deed.

Annual Rent of the land is proportionately payable to the state of West Bengal through BL & LRO Kanksa.

A separate sheet containing photos of the Vendors & Purchaser with thumb impression is attached with this Deed and is also part and parcel of the Deed

WITNESSES :-

1. Saurav Saha
S/o Gobinda Saha
81/2A Raja Bineram Street
Kolkata - 700006

(Signature)

VENDOR

2. Gopal Datta
S/o. Late R.S. Datta
3B/2, Sukanta Pally (W)
Drafted by me DGP-03.

For Mantra Commodore Pvt. Ltd.

Ranu Krishna Munnichji
Director

SK. FulMohammed

Advocate
Durgapur Court
En. no. W/12/44/2002











PURCHASER

Typed by me

R. Samanta.

1(a)











Signature, Colour Passport Size Photograph Finger Prints of both the hands of the Vendor & Purchasor

Left Hand					
	Thumb	Four	Middle	Ring	Little
Right Hand					
	Thumb	Four	Middle	Ring	Little



Colour Passport Size Photograph, Finger Prints of both the hands is attested

Ram Krishna Munchyia

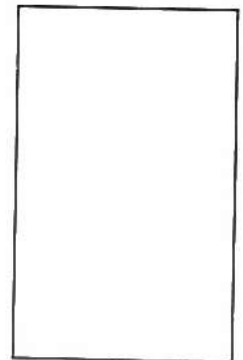
Left Hand					
	Thumb	Four	Middle	Ring	Little
Right Hand					
	Thumb	Four	Middle	Ring	Little



Colour Passport Size Photograph, Finger Prints of both the hands is attested

V. S. Debnath

Left Hand					
	Thumb	Four	Middle	Ring	Little
Right Hand					
	Thumb	Four	Middle	Ring	Little

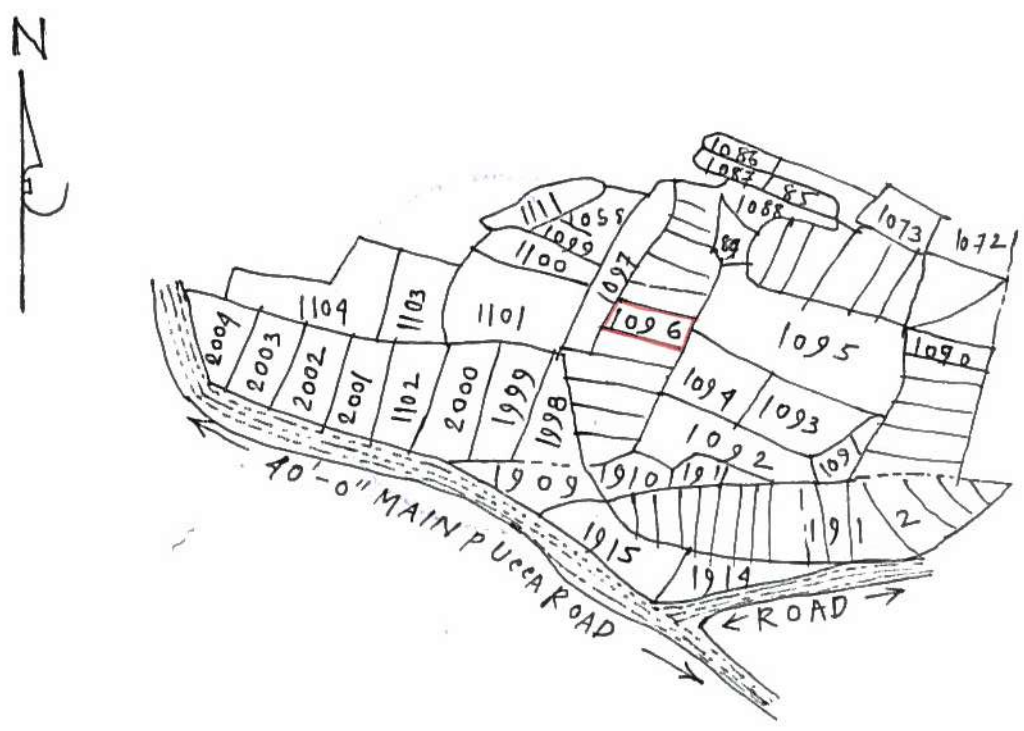


Colour Passport Size Photograph, Finger Prints of both the hands is attested

DEED PLAN SHOWING THE LAND OVER R.S. PLOTNO-1096(P)
OF MOUZA - ARRAH, J.L. NO-91, P.S.- KANKSA, LR- 1139
DIST.- BURDWAN. (SCALE:-16" = 1 MILE APPROX)

IN R.S. PLOTNO- 1096 AREA=MORE OR LESS 9.5 DECIMAL OUT
MARKED BY RED COLOUR. OF 19.0 DECIMAL.

SOLD TO.- MANTRA COMMDEAL PRIVATE LIMITED.
Represented by- SRI RAMKRISHNA MUKHERJEE,
S/o Late KRISHNA KALI MUKHERJEE.



TRACED BY

S Roy 4.211
Swapan Roy
Building Planner
Licence No: DMC/16491

For Mantra Commodeal Pvt. Ltd.
Ram Krishna Mukherjee
Director
PURCHASER

Ram Krishna Mukherjee
SIGNATURE OF VENDOR



Government of West Bengal
Office Of the A. D. S. R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 00747 of 2011
(Serial No. 00769 of 2011)

On

Payment of Fees:

On 05/02/2011

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

Presented for registration at 13.10 hrs on :05/02/2011, at the Private residence by Liton Debnath ,Executant.

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

Execution is admitted on 05/02/2011 by

1. Liton Debnath, son of Gobinda Debnath , 102, Bidhan Pally,, DURGAPUR MC, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713206 , By Caste Hindu, By Profession : Business

2. Ram Krishna Mukherjee
Director, Mantra Commodeal Pvt. Ltd., 4/16, Suhatta Mall, Saheed Khudiram Sarani, City Centre,, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713216 .
, By Profession : Others

Identified By Saurav Saha, son of Gobinda Saha, 81/2 A, Raja Dinendra Street, KOLKATA MUNICIPAL CORPORATION, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste: Hindu, By Profession: Business.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR

On 07/02/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 8796/-, on 07/02/2011

(Under Article : A(1) = 8789/- ,E = 7/- on 07/02/2011)

Certificate of Market Value(WB PUVI rules of 2001)



07/02/2011 13:05:00

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

EndorsementPage 1 of 2

Additional District Sub-Registrar
Durgapur, Burdwan
(Arnab Basu)

07 FEB 2011



Government Of West Bengal
Office Of the A. D. S. R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 00747 of 2011

(Serial No. 00769 of 2011)

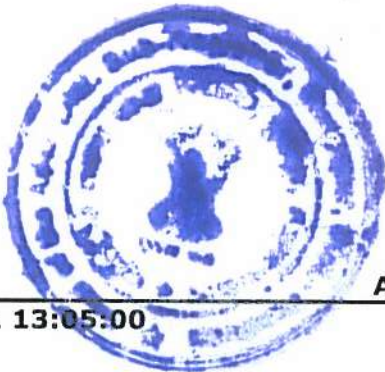
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-800000/-

Certified that the required stamp duty of this document is Rs.- 40010 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 35030/- is paid, by the Bankers cheque number 857307, Bankers Cheque Date 04/02/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 07/02/2011

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR



Arnab Basu
Additional District Sub-Registrar
Durgapur, Burdwan
(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

07/02/2011 13:05:00

EndorsementPage 2 of 2

07 FEB 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 3202 to 3214
being No 00747 for the year 2011.



(Arnab Basu) 07-February-2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A. D. S. R. DURGAPUR
West Bengal