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I-00746

(17)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 07 FEB 2011  
**Deed of Sale**

Mouza – Arrah, J.L No. 91

Area of Land - 17 decimal under

Malandighi Gram Panchayat

Set Forth Value:- Rs-15,30,000/-

Assessed Market Value:- Rs-15,30,000/-

*[Handwritten signature]*  
 Anu

IN THIS OF INDENTURE is made on this 5<sup>th</sup>  
Day of February, 2011 ..

Sl. No. 1375 Date 4/2/11  
Name Mantra Commodial Private Ltd  
Address 4/16 Subatta Shopping Mall  
City Centre  
DGP-16  
Value of Stamp Paper 5000/-  
Date of Purchase of the Stamp Paper from Treasury 27/1/11  
Name of the treasury from where Purchase-Durgapur.

Chetan Debata

Jitendra Nath Mondal  
Stamp Vender  
Durgapur Court, Durgapur  
Licence No. 197

V. G. T. L. No. 197



Chetan Debata

V. G. T. L. No. 198



For Mantra Commodial Pvt. Ltd.  
Ramesh Krishna Moushyajee  
Director



Additional District Sub-Registrar  
Durgapur, Bardhaman

05 FEB 2011

Jaynarayan Jana  
8/0 Gobinda Saha  
8 1/2 Raj Dhanraj Street  
Kot-8  
Occupation: Business

†

**BETWEEN**

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

**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 mentioned in the schedule below was owned & possessed by Dasu Bala Samanta who got the same by way of Purchase through a registered Deed of sale being Deed No I-2129 for the year 1992, registered at ADSR Durgapur.

**And Whereas** while the said Dasu Bala Samanta was in possession of the Schedule below land died and the property was inherited by her legal heirs Sri Pradip Samanta, Ajit Samanta, Sri Gosai Samanta and Smt Jharna Ghosh as per Hindu Succession Act.

**And Whereas** while the said Sri Pradip Samanta, Ajit Samanta, Sri Gosai Samanta and Smt Jharna Ghosh, was in possession of the schedule below land sold & transferred the same to the Vendor along with Sri Gopal Dutta son of Sri Radhyashyam Dutta land measuring about 34 decimal within Mouza- Arrah, R.S. Khatian No- 131, J.L.No- 91, P.S. Kanksa being R.S. Dag No- 1092 copied in Book No-1, Volume No. 117, Pages 57 to 63 being No. 2996 for the year 2005 registered with office of the A.D.S.R., Durgapur, Burdwan and since then the vendor herein jointly seized and possessed the said plot of land and their names have been recorded in the Records of Rights .

**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 the land measuring 34 decimal more or less fully described in the second schedule hereunder at a consideration of Rs 15,30,000/- (Rupees Fifteen lakhs thirty thousand) only more fully described in the schedule hereunder.

**AND WHEREAS** the Purchaser who was in quest of such property agreed to purchase the said undivided half share of the land under the mouza Arrah, P.S. Kanksa Khatian No. 131, R.S. Dag No 1092 fully mentioned in the schedule hereunder at a consideration amount of Rs. 15,30,000/- (Rupees Fifteen lakhs thirty thousand) only.

**NOW THIS INDENTURE WITNESSETH**

That in pursuance of the Agreement between the Seller and the purchaser and in consideration of the payment of sum of Rs 50,40,000(Fifty Lakhs Fourty Thousand)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 land properties and premises hereby granted and conveyed unto the and to the use of the purchaser its heirs executors, administrators and legal representatives for ever and the above name vendor doth hereby conveyed that the property mentioned below, is free from any manner of charge ,lien, mortgage or transfer whatsoever and the Vendor has full right and authority for selling the said land and property described in the schedule unto the purchaser.

And the Vendor has good right ,full power and absolute authority to grant ,convey ,transfer, assign and assure the said property and premises hereby granted, transferred, conveyed assigned and assured and each and every part thereof unto the purchaser shall and at all times,

peaceably and quietly possess and enjoy the said land ,properties, premises here ditaments with all easement right attached thereto from generation to generation on and from this day.

**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** the Vendor and all his heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser its heirs and executors, administrators and assigns 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 purchaser 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 month and year as mentioned above

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

### Schedule of land Conveyed through this Deed

ALL THAT undivided half share in the land ad measuring 17 decimal out of 34 decimals under the Mouza- Arrah, J.L.No- 91,R.S. Khatian No- 131, , R.S. Dag no- 1092, P.S. Kanksa, A.D.S.R. Durgapur, District- Burdwan, Classification of land Bahal presently used for residential purpose.

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

#### **butted and bounded as :-**

North : Dag no 1094  
South : Dag no 1910, 1911 & 1912  
East : Dag no 1091  
West : Dag no 1096

IN WITNESSES WHEREOF the parties hereto given their sign on the day, month and year written first above.

**Witnesses**

1. Saurav Saha  
S/O Gobindas Saha.  
81/2A Raja Binendra Street  
Kolkata - 700006.

2. Gopal Dults  
S/O. Late R.S. Dults  
3B/2, Sukantapally (W)  
Dhandabeg, DGP-03.

Drafted & prepared at my office

SK. FulMohammed

Advocate  
Burgopin Court  
En. no. WB/44/2002

Computer Printed by

R. Samanta.



Signature of the VENDORS

For Mantra Commodore Pvt. Ltd.











Ramu Krishna Muniyappa  
Director

Signature of the Purchaser



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 Munchijee*

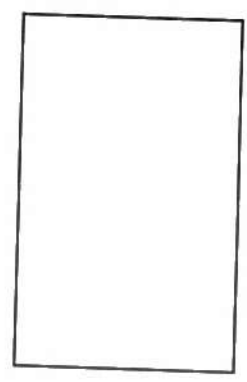
Left Hand					
	Thumb	Four	Middle	Ring	Little
Right Hand					
	Thumb	Four	Middle	Ring	Little



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

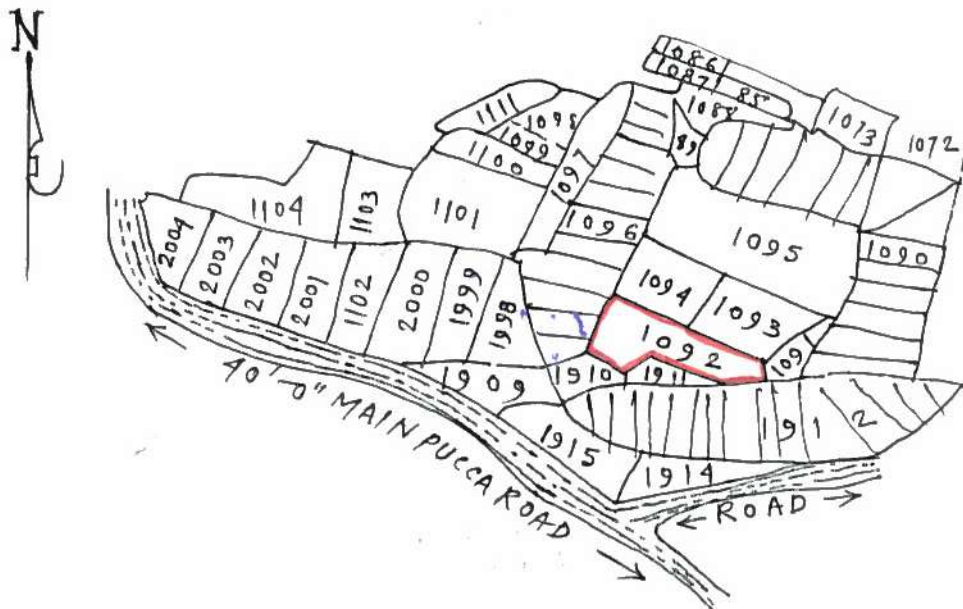
*Prakash Debnath*

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. PLOT NO-  
 1092 (P) OF MOUZA - ARRAH, J.L. NO - 91, P.S. - KANKSA,  
 DIST. - BURDWAN. (SCALE:- 16" = 1 MILE (APPROX))  
 IN R.S. PLOT NO - 1092 AREA = MORE OR LESS 17 DECIMAL MKD.  
 BY RED COLOUR. TOTAL AREA 34 DECIMAL, SOLD AREA 17 DECIMAL  
 SOLD TO - MANTRA COMMODEAL PRIVATE LIMITED.  
 Represented by - SRI RAMKRISHNA MUKHERJEE.  
 S/O Late KRISHNAKALI MUKHERJEE



TRACED BY -

S Roy 4.2.11  
 Swapan Roy  
 Building Planner  
 Licence No: DMC/16491

For Mantra Commodeal Pvt. Ltd,

Ram Krishna Munnudya  
 Director

PURCHASER

Caron Debnath

SIGNATURE OF VENDOR



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

Endorsement For Deed Number : I - 00746 of 2011  
(Serial No. 00768 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 13.12 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. Ram Krishna Mukherjee

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

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. 16826/-, on 07/02/2011

( Under Article : A(1) = 16819/- ,E = 7/- on 07/02/2011 )

**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.-1530000/-



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

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

07/02/2011 13:05:00

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

Endorsement For Deed Number : I - 00746 of 2011

(Serial No. 00768 of 2011)

Certified that the required stamp duty of this document is Rs.- 76510 /- and the Stamp duty paid as:  
Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 71530/- is paid, by the Bankers cheque number 857308, Bankers Cheque Date  
04/02/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 07/02/2011

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

Execution is admitted on 07/02/2011 by

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

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



Additional District Sub-Registrar  
Durgapur, Burdwan

( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

07/02/2011 13:05:00

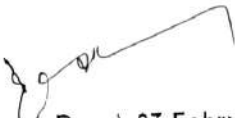
EndorsementPage 2 of 2

07 FEB 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 3189 to 3201  
being No 00746 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