

767

Q-00745

16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

966759

01/02/11
5/2/11
5
23
1

पश्चिम बंगाल न्यायिक न्यायालय
कोलकाता
07 FEB 2011

Deed of Sale

Mouza – Arrah, J.L. No: 91,
Area of Land - 56 decimal under
Malandighi Gram Panchayat
Set Forth Value Rs. 50,40,000/-
Market Value:- Rs- 50,40,000/-

Ann

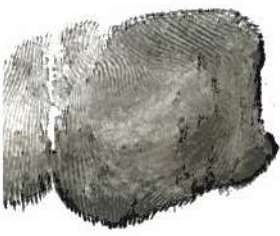
THIS DEED OF SALE is made on this 5th day
of February, Two Thousand Eleven.

Sl. No. 1373 Date 4/2/11
 Name... Mantra Commodore Private Ltd
 Address... 4/16 Subatta Shopping Mall
 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. city centre D&P-16

Jitendra Nath Mondal
 Stamp Vender
 Durgapur Court, Durgapur-16
 Licence No-1/99

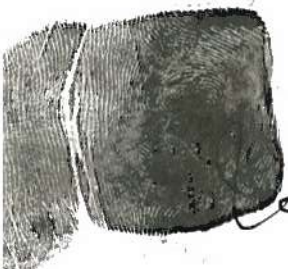
Bishu Debbar

V. C. T. L. No. 196



Bishu Debbar

V. C. T. L. No. 197



Bishu Debbar

V. C. T. L. No. 198



Additional District Sub-Registrar
 Durgapur, Bardhaman

For Mantra Commodore Pvt. Ltd.
Ramu Krishna Mukherjee
 Director

05 FEB 2011

Tanus Saha
 S/o Gobinda Saha
 81/24 Raja Binayaka Street
 KOL-6
 Occupation : Business

BETWEEN

(1) **SRI BIDHAN DEBNATH** (PAN NO- AGAPD9424D) son of Sri Gobinda Debnath (2) **SRI LITON DEBNATH** (PAN NO- AGAPD9423E) son of Sri Gobinda Debnath both by Caste Hindu and Indian citizen, by Occupation Business both are residing at 102 Bidhan Pally, Durgapur-6, P.S. New Township in the District of Burdwan, hereinafter called the VENDORS (which expression shall include unless repugnant to the contrary their heirs, executors, administrators, representatives 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 -AAF5699F).


3/11/18
AN. **And Whereas** the Property Mentioned in the Schedule Below was owned & possessed by Sri Ganesh Majhi S/O Late Anath Majhi which was his recorded Property and his name was duly recorded in the L.R. records of rights.

And whereas while the said Ganesh Majhi was in possession of the schedule below land sold & transferred the same to Liton Debnath and Bidhan Debnath through a registered Deed of Sale vide Deed No I- 2955 dated 04.02.2005, registered at ADSR Durgapur recorded in Book No. 1, Vol.No.115, Pages 188-193 and the Vendors are seized and possessed the schedule below Plot of land measuring 56 Decimal more or less free from all encumbrances and liabilities whatsoever.

AND WHEREAS the Vendors due to some financial stringency and also due to some other good causes have decided to sell in respect of the sale Land measuring 56 Decimal more or less the details of which are given in the Schedule at a consideration of Rs.50,40,000/- (Rupees Fifty lakh forty thousand) only.

AND WHEREAS the Purchaser who was in quest of such property is interested to purchase the said plot of Land under Mouza- Arrah, P.S. Kanksa, fully described in the Schedule hereunder at agreed consideration price of Rs. 50,40,000/ (Rupees Fifty lakhs forty thousand) 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 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 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 Vendors do hereby 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 title, done or executed or knowingly suffered to the contrary the Vendors had at all material times hereto for 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.

→
B&N

AND FURTHER THAT the Vendors 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 Vendors 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 Vendors 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 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 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.

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

THE SCHEDULE above referred to :-

ALL THAT piece and parcel of land measuring 56 Decimal in the Mouza Arrah, J.L No-91. Khatian No- 127, being present Dag nos.

- 1) Old Dag No. 1091 Present Dag No. 1134 = 10 Decimal Land, bahal
 - 2) Old Dag No. 1910 Present Dag No. 2683 = 16 Decimal Land, bahal
 - 3) Old Dag No. 1093 Present Dag No. 1136 = 30 Decimal Land, bahal
- | | |
|--------------|------------------------|
| Total | 56 Decimal Land |
|--------------|------------------------|

The land recorded as Bahal now, presently for residential purpose.

And which is butted and bounded as follows :-

On the North - Dag no 1095, 1094, 1096

On the South - Dag no. 1912, 1915

On the East - Dag no. 1090

On the West - Dag no 1096

Witnesses

1. Saurav Saha
S/o Gobinda Saha
81/2A Raja Binendra Street
Kolkata - 700006.
2. Gopal Dutta
S/o. Late R.S. Dutta
3B/2, Sukantapally (W)
Dhordabeg, DQP-02.

Drafted & prepared at my office

SK. FUL MOHAMMAD

Advocate
Durgapur Court
En. NO. NB/44/2002

Computer Printed by

R. Samanta .

Bishu Deb
Goutam Debnath

Signature of the VENDORS

For Mantra Commodial Pvt. Ltd.











Ranu Krishna Munchjee

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					



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











Ravi Krishna Mulkhye

Left Hand					
	Thumb	Four	Middle	Ring	Little
Right Hand					



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

Ravi Debbar

Left Hand					
	Thumb	Four	Middle	Ring	Little
Right Hand					

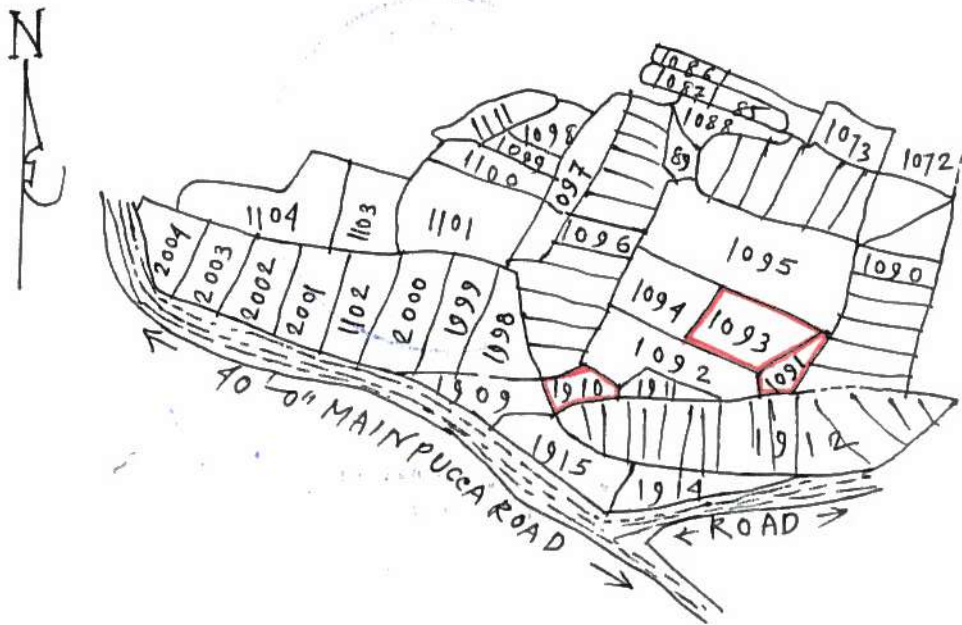


Colour Passport Size Photograph, Finger Prints of both the hands is attested

Bishu Debn

DEED PLAN SHOWING THE LAND OVER RS. PLOT NOS -
 1091, 1093 & 1910 OF MOUZA - ARRAH, J.L. NO.- 91,
 P.S. - KANKSA, DIST. - BURDWAN. (SCALE 16"=1 MILE APPROX)
 IN R.S. PLOT NO.- 1091, LR 1134, AREA=MORE OR LESS 10 DECIMAL MARKED BY RED.
 IN R.S. PLOT NO.- 1093, LR- 1136, AREA=MORE OR LESS 30 DECIMAL MARKED BY RED.
 IN R.S. PLOT NO.- 1910, LR 2683, AREA=MORE OR LESS 16 DECIMAL MARKED BY RED

TOTAL AREA=More or Less 56 DECIMAL
 SOLD TO — MANTRA COMMDEAL PRIVATE LIMITED.
 Represented by- SRI RAMKRISHNA MUKHERJEE.
S/O Late KRISHNA KALI MUKHERJEE.



TRACED BY _____

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

For Mantra Commodeal Pvt. Ltd.

Ramesh Krishna Mukherjee
 Director

PURCHASER

Biswadeb Debbar
Lotkan Debbar
 SIGNATURE OF VENDOR.



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

Endorsement For Deed Number : I - 00745 of 2011
(Serial No. 00767 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 Bidhan Debnath , one of the Executants.

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

Execution is admitted on 05/02/2011 by

1. Bidhan 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. 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
3. 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 Sauray 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. 55436/-, on 07/02/2011



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

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

07/02/2011 13:06:00

EndorsementPage 1 of 2

07 FEB 2011



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

Endorsement For Deed Number : I - 00745 of 2011
(Serial No. 00767 of 2011)

(Under Article : A(1) = 55429/- ,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.-5040000/-

Certified that the required stamp duty of this document is Rs.- 302410 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 297450/- is paid, by the Bankers cheque number 857309, 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



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

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

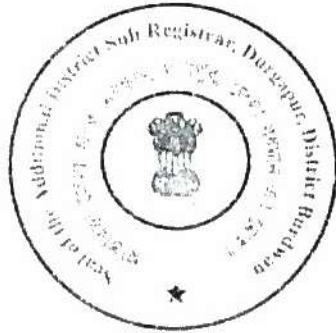
07/02/2011 13:06:00

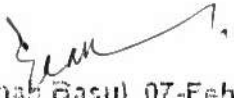
EndorsementPage 2 of 2

07 FEB 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 3176 to 3188
being No 00745 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