

380

1370



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 272257

B 272257

DEED OF SALE

Mouza: KHANTPUKUR

Total Land measuring 09 Cottaha
Under Durgapur Municipal Corporation

Sale Value- Rs. 9,00,000 /-

Market Value- Rs. 56,70,000/-

This Deed of Sale made by before

A.D.S.R, Durgapur

Contd..P/2

certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
sements Annexed with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Durgapur

27 JAN 2015

Prasanta Banerjee,
A.D.S.R.

22 JAN 2015

ADDL. DIST. SUB-REGISTRAR
DURGAPUR, BURDWAN

2



Subrate Daman

158



AXES MULTI DEVELOPERS LTD.
SR. MOHAMMAD HAZAR

152



SR. MOHAMMAD HAZAR

Atendra Nath Mondal
Stamp Vendor
Durgapur Court, Durgapur-74
Licence No-1/5A

Name of the treasury from
where Purchase-Durgapur.

Paper from Treasury.....
Date of Purchase of the Stamp

Value of Stamp Paper.....
5000/-

Signature
Date 21/1/15



02 JAN 2015

Signature

Signature

AXES MULTI DEVELOPRES LTD [PAN No-AAHCA3234A] having its Regd office at MS-29 /7 Bengal Ambuja Urvashi ,City Centre P.O-Durgapur-16 P.S-Durgaur District-Burdwan represented by its Project Manager **Sk. Mozammel Hoque** son of Late Sk. Kayem Ali Of MS-29 /7 Bengal Ambuja Urvashi ,City Centre P.O-Durgapur-16 P.S-Durgaur District-Burdwan by faith-Islam by occupation-Service by Nationality-Indian

[Hereinafter called the "VENDOR COMPANY"] (which term or expression shall unless excluded by or repugnant to the subject to context be deemed to mean and include the said company, successors-in-office, executors, administrators representatives and assigns) of the ONE PART.

IN FAVOR OF:-

SUBRATA SARKAR [Pan No AKGP36475D] son of Late Sachi Pada Sarkar, by occupation: Retired, by faith-Hindu by Nationality:-Indian, residing at Vill+P.O-Kajoragram, P.S-Andal, District-Burdwan, West Bengal Pin-71333g,

[Hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators representatives and assigns) of the **SECOND PART**.

WHEREAS the property in schedule originally belonged to Pran Gopal Mondal and Basanta Kumar Mondal and their names duly recorded in records of right and they transferred an area of 20 decimals by way of sale deed no-1315 Of 2005 and an area of 09 Satak by regd deed of sale bearing no- 1247 Of 2005 in favour of Narendra Kumar Paul & others thereafter they transferred the same by way of regd deed of sale being no-5778 of 2009 to the present vendor company and name of present vendors duly recorded as a tenant in the role of B.L.& L.R.O Kanksa and from the date of purchase , they are owning , possessing and seizing the schedule below plot with having unfettered power and authority to convey the same.

Contd..P/3

Prasanta Bandhopadhyay
And. *[Signature]*

AND WHEREAS the present vendor company after purchase of entire schedule property divided the plot into sub-plots for allotment in favour of intending purchaser.

AND WHEREAS the party hereto of the second part, being desirous of purchase of schedule below land for **INDUSTRY** purpose and agreed to purchase for valuable consideration of **Rs. 9,00,000/- (Rupees Nine Lac)** Only which is more particularly marked, butted and bounded and delineated in red in the annexed site plan.

And the VENDOR COMPANY doth hereby grants, transfers sells conveys assures and assigns its, right, title, interests and possession in, to and over the said land and properties as described in the Schedule written herein below along with the right easements and prescriptions attached or annexed thereto to the used and control of the PURCHASER, its, successors, assigns and legal representatives in all that land, hereditaments, tenements, messages, properties as described in the Schedule written herein below and attached and annexed thereto along with passages, rights, liberties, privileges, easements, prescriptions and profits whatsoever to the said land and premises and properties as fully described in the Schedule written herein below and anywise appertaining thereto or usually held on enjoyed therewith or reputed to belong to or to be appurtenant thereto free from all encumbrances and charges of any kind, Decree or so one of the past or any suit or claim at present, liens whatsoever without having subjected to any kind of transfer or agreement therefore or notice for requisition and/or acquisition whatsoever from or by any authority in law of the land whatsoever nor having subjected to any alignment or developmental Scheme by any authority under the law of the land, and TO HAVE AND TO HOLD the hereditaments and land as aforesaid and the described in the Schedule written herein below transferred, delivered, assured, sold and conveyed unto the use of the said PURCHASER its successors, legal representatives, administrators and assigns and the VENDOR COMPANY COVENANTS with the said PURCHASER AND declare that the VENDOR COMPNAY is otherwise also well seized and possessed of land as fully described in the schedule written herein below which have not in any way been encumbered and free from~~~~~

Contd..P/4

Prananta Bandyopadhyay
And.

any acquisition or requisition proceeding and the said PURCHASER its successors, legal representatives, administrators and assigns shall and may at all times peacefully and quietly possess and enjoy the said land and structures and properties as referred to herein above and described in the Schedule written herein below and hereditaments, claim or demand whatsoever therewith, thereof, thereon and thereto form or by the said VENDOR COMPANY or any person claiming through the VENDOR COMPANY and the VENDOR COMPANY hereby delivers all relevant papers documents deeds etc. as to title of the land and properties mentioned above and described in the Schedule written herein below and further covenants that such other paper, document, or deed which may come under control and possession of the VENDOR or any person claiming under the VENDOR COMPANY deliver the same unto the PURCHASER forthwith.

And Whereas both vendor company and purchaser agree and assure to each other that 8 feet road on southern side will be enjoyed by both parties and in future their intending purchasers or legal heirs with absolute authority.

AND WHEREAS the PURCHASER shall be factually legally entitled to get his names recorded in the records of B.L. & L.R.O. Kanksa and to mutate its name into the rent roll of Govt. West Bengal Durgapur Municipal Corporation, Electricity and water supply authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the vendor company and from the date of this sale deed the purchaser shall regularly pay holding tax and land taxes in respect of schedule property to its free choice but all outgoings in connections with the schedule land before execution of this sale deed if found that shall be paid and cleared of by the VENDOR COMPANY

AND WHEREAS the said PURCHASER shall have the right to sale, mortgage, lease out, let out and/or transfer to any person or company whatsoever the said land and property as referred to hereinabove and as fully described in the Schedule written herein below with right of use and enjoy of 8 feet road on Southern Side.

Contd..P/05

Sravantha Bandyopadhyay
And. *[Signature]*

AND THAT the said VENDOR COMPANY and any person claiming under it shall and will for all times to come at the request and cost of the PURCHASER(s), its successors, legal representatives, administrators and assigns, do or cause to be done or execute or cause to be executed all such acts and things or Deed or Deeds whatsoever for further and more perfectly assuring the right, title and interest of the PURCHASER in and to the said land and property as referred to hereinabove and as fully described in the Schedule written herein below or any part thereof and the VENDOR COMPANY further covenants that if it transpires that the land, and property as hereby conveyed, transferred, sold, assigned or assured by the VENDOR COMPANY or is not free from all or any encumbrances as hereinabove stated according to law of the land the VENDOR indemnities and states that they or in absence of themselves his legal heirs jointly or severally will be liable to remove all ambiguity or the defect of his title by his own cost.

AND WHEREAS the land as fully described in the Schedule written herein below hereby transferred, sold and conveyed neither acquired nor requisitioned by State Govt or any Statutory Authority or any such authority under law of the land or attached by any order of any court , if acquired or attached by any order on that score the PURCHASER shall be entitled to get all compensation amount in full from the VENDOR COMPANY or in their absence from their successors or successors - in-office.

AND WHEREAS the VENDOR COMPANY doth hereby delivers peaceful khas possession of the land and property free from encumbrances and lien as referred to herein above and fully described in the Schedule written herein below as sold, conveyed, transferred, and assured hereby unto and in favour of the PURCHASER upon execution of these presents.

Contd..P/06

Srisanta Banerjee
Ard.

SCHEDULE OF SOLD PROPERTY REFERRED TO ABOVE

All that piece and parcel of BAID measuring an area of **09 Cottha** Comprising in Plot No-236, LR-167, under Khatian No-782,783, Mouza: **Khatpukur**, J.L No-59 Raiyati Sithiban, Police Station: **Kanksa**, Sub-Registry Office, Durgapur District: Burdwan, more fully described in the SCHEDULE hereunder and delineated in red border in the site plan annexed as butted and bounded by

PROPOSED LAND USED AS INDUSTRY AND NOT ACQUIRED BY ANY AUTHORITY OF GOVT.

NORTH: Plot No-235.

SOUTH- Nala.

EAST: Plot No-236 [Vendors Land].

WEST: 30 feet Road.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendor and Purchaser are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the VENDOR COMPANY after going through the contents of this deed which read over and explained by their appointed advocate doth hereby subscribes, his hand on this 22nd day of January 2015.

AXES MULTI DEVELOPERS LTD.

WITNESSES :

1. *Sankar Kumar and Ray*
S/o Lt. Satish chandra and Ray
6/3- Sarodapally, Durgapur -13
Mo - 9734753477

SK. Mozamul Haq.
Project Manager

Signature Of Vendor

2. *Anamala Reudias*
Sri Babu Reudias
1114 P. Okajore Gram
P.S. - Andal, Burdwan

Anubrata Dasgupta

Signature of the Purchaser

Drafted and typed by me as per instruction of purchaser
And

Read over & Explained the contents of deed in Mother
languages to purchaser and Vendor .company

Krasanta Bandyopadhyay
Advocate
F - 113/399 of 2011

AXES MULTI DEVELOPERS LTD.

SK. Mozamul Haq.

Signature, colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Subrata Markan

Colour passport size photograph, finger prints of both the hands is attested.

Subrata Markan

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



SK. Mozammel Haque

Colour passport size photograph, finger prints of both the hands is attested.

SK. Mozammel Haque

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

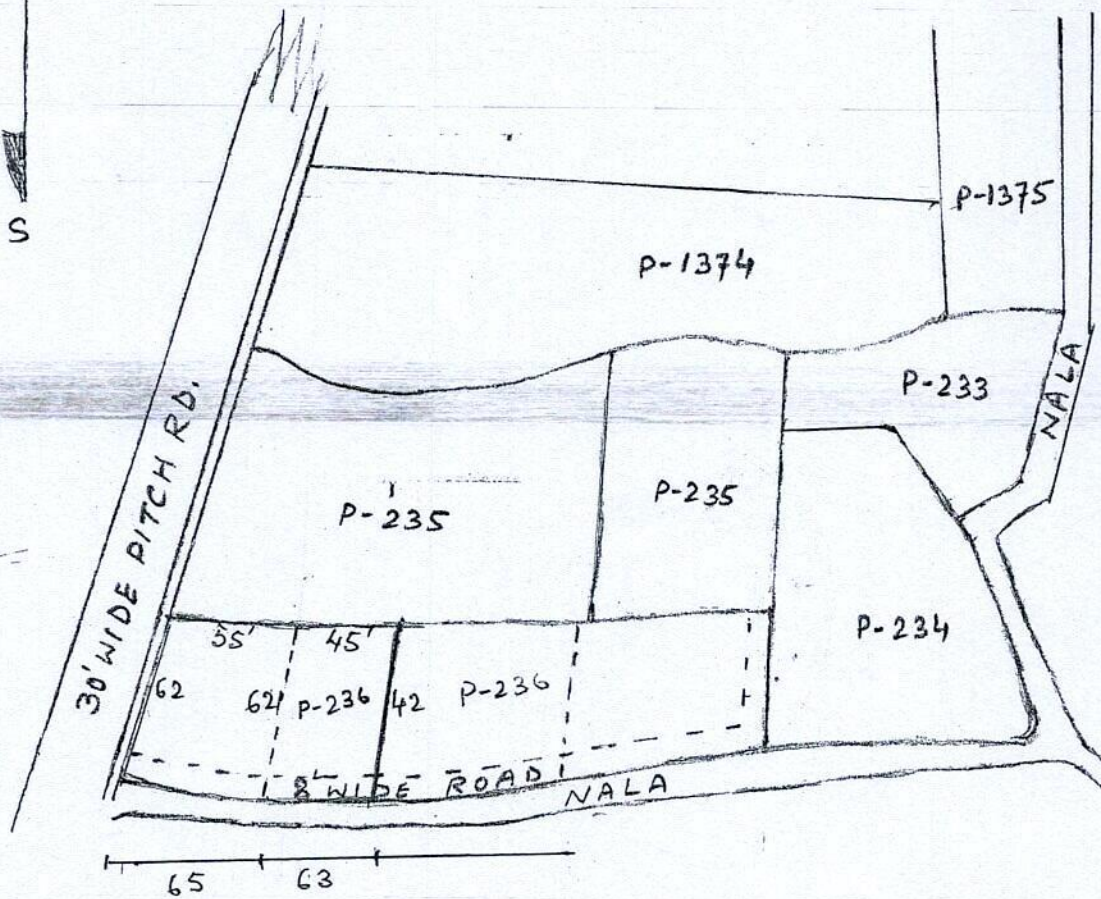
Colour passport size photograph, finger prints of both the hands is attested

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

Colour passport size photograph, finger prints of both the hands is attested

THIS SKETCH PLAN SHOWING 09 KATHA (MORE/LESS) BY RED
 BOUNDARY IN LAYOUT OF MOUZA-KHATPUKUR J.L. NO-59 PLOT NO. R.S-
 P.S. KANKSA, DIST-BURDWAN. PURCHASED BY-
 W/S/O. D/O - OF -

PLOT NO.	AREA
R.S. 236	9 Katha
L.R. 167	



SIGN BY SURVEYOR

Hameel

Surveyor
Syed Hosne Jamal
 Regd. No. W.B./B-1099
 Satkshania, P.O. Kanksa, Burdwan

SOLD BY

S.K. Mozammel Haque

AXES MULTIMEDIA & PRINTING LTD.
 S.K. Mozammel Haque,
 Anubrata Sannan



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

Endorsement For Deed Number : I - 00370 of 2015
(Serial No. 00380 of 2015 and Query No. 0206L000000591 of 2015)

1. Rs. 49000/- is paid , by the Bankers cheque number 431777, Bankers Cheque Date 21/01/2015, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/01/2015
2. Rs. 49000/- is paid , by the Bankers cheque number 431778, Bankers Cheque Date 21/01/2015, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/01/2015
3. Rs. 49000/- is paid , by the Bankers cheque number 431779, Bankers Cheque Date 21/01/2015, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/01/2015
4. Rs. 49000/- is paid , by the Bankers cheque number 431780, Bankers Cheque Date 21/01/2015, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/01/2015
5. Rs. 49000/- is paid , by the Bankers cheque number 431781, Bankers Cheque Date 21/01/2015, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/01/2015
6. Rs. 49000/- is paid , by the Bankers cheque number 431782, Bankers Cheque Date 21/01/2015, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/01/2015
7. Rs. 49000/- is paid , by the Bankers cheque number 431783, Bankers Cheque Date 21/01/2015, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/01/2015
8. Rs. 49000/- is paid , by the Bankers cheque number 431784, Bankers Cheque Date 21/01/2015, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/01/2015

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR




(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 1678 to 1689
being No 00370 for the year 2015.




(Satyajit Biswas) 27-January-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal