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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D. 595455

B 595455

M.V. - 11,13,753
 Q - 776406
 11/10/2015

Certified that the Document
 is Admitted to Register in the
 Sign ure Sheet and the End-
 rosements of this Document
 are the Part of the
 Document

A.D.S.R. Durgam
 Bardwan

01 OCT 2015

Query No. 02060000776406/2015

S A L E DEED

District - Bardwan , P.S. Kankra, Under D.M.C. Area,
 Mouza - Khatkhur area of Land 3.3 Cottah, Set forth
 Value Rs. 1,000/- and Market Value Rs. 11,13,753/-

J. G. Ghatak
 H.A.W.

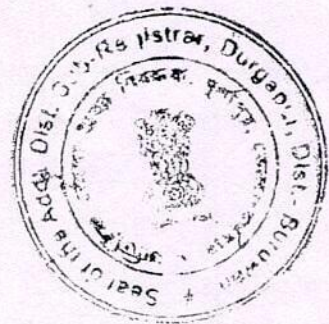
Contd...P/2


Venka
 29/8/18

St. No. 4274 Date 30/09/15
Sold to Mrs. Lily Sarkar
Address Rajesh gram,
Value of Stamp 5000/-
Date of Purchase of the Stamp
Paper from Treasury 21 SEP 2015
Name of the Treasury from Where
Purchase:- Durgapur



Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-1
Licence No-1/93




Addl. Dist. Sub-Registrar
Durgapur, Burdwan

01 OCT 2015

[Faint handwritten text]

THIS DEED OF SALE MADE BY **Axes Multi Developers Ltd.** [PAN-AAHCA3234A] having its Registered office at MS-29/7, Bengal Ambuja Urvashi, City centre, Durgapur-16, P.S. - Durgapur, Pin-713216, Dist-Burdwan, represented by its Project Manager Sk. Mozammel Hoque S/o. Late Sk. Kayem Ali of MS-29/7, Bengal Ambuja Urvashi, City centre, Durgapur-16; P.S.-Durgapur, Pin-713216, Dist-Burdwan, by faith -Islam, by Nationality-Indian, by Occupation - Service, hereinafter called the VENDOR(S) of the First Part which expression shall unless the context otherwise required include their heirs, successors and representatives of the VENDOR(s).

IN FAVOUR OF

MRS. LILY SARKAR [PAN-AKQPS6476A] W/o. Mr. Subrata Sarkar, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, resident of Vill.+ P.O.-Kajora Gram, P.S. Andal, Dist. Burdwan, W.B., Pin-713338

HEREINAFTER called the PURCHASER(S). Which expression shall unless the context otherwise required include their heirs, successors and representatives of the PURCHASER(s).

WHEREAS the below mentioned schedule property has been duly L.R. Record of Rights in the name of present Vendor.

AND WHEREAS by virtue of said requisition by way of purchase the present vendor acquired a valid , good , clear and free marketable right, title and interest over the schedule below land and are owning, ceasing and possessing the same as absolute owner which having unfettered power and authority to convey the schedule below property.

AND WHEREAS the vendor(s) are deal with the business of land and they are selling the land in Khatpukur by making plots.

AND WHEREAS the purchaser(s) who are in search of such plot for residential purpose hereby expressing their intention to buy out the same agreed with the vendors for absolute sale to them of the schedule below land at price of Rs.4,95,000/- (Rupees Four Lakhs Ninety Five Thousand) only which already paid

*F. G. Gatafor
(Adv)*

as such the vendors do hereby confirm regarding receipt of sale consideration by putting their signature in this deed.

AND WHEREAS by virtue of this Sale Deed the VENDOR(s) convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, easement privileges and other interests which at any time had or now have in any manner covering both in law and enquiry free from any encumbrance either factual or implied or latent whatsoever in favour of purchaser for goods so that the purchaser(s) shall be able to use, occupy, enjoy the schedule property and right to use and enjoy of 8 ft. road on southern side and ever part there of quit peacefully, freely and clearly to the exclusion of others and as such VENDOR(s) shall keep the PURCHASER(s) harmless and indemnified from any charges licences, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASER(s).

AND WHEREAS the VENDOR(s) bind themselves execute Deeds, things, at the request and cost of the purchaser to do and execute or cause to be done anything which may effectual necessary for the PURCHASER(s) to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASER(s) shall and may from time to time and all times hereafter peaceable and quietly enter upon, have, hold, occupy possess and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from only the said VENDOR(s) or by any persons claiming from, under or in trust of their.

The vendor(s) by bind(s) themselves to declare that schedule below plot have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judice of any court or been notified for any kinds of requisition and vendor(s) sale out the same to purchaser(s) having good marketable title without any kinds of encumbrances.

AND WHEREAS the PURCHASER(s) shall be factually, legally entitled to get their name(s) recorded in the records of B.L. & L.R.O.-Kanksa during settlement and to mutate their name into the Rent Roll of Govt. of West Bengal, Electricity and Water

K. G. G. Karak
(Vendor)

supply authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the VENDOR(s).

The purchaser(s) shall regularly pay holding taxes, land taxes in respect of their purchased scheduled plot and building to their free choice.

SCHEDULE

ALL the land situated within Mouza - Khatpukur, J.L. No. - 59, P.S. - Kanksa, B.L.&L.R.O. - Kanksa, Dist. - Burdwan, under the jurisdiction of Durgapur Municipal Corporation, L.R. Plot No. 167, L.R. Khatian No. 998, Area of Land 3.3 Katha, Classification of Land : Baid.

The entire is Butted and Bounded :-

NORTH : Plot No. 235;
SOUTH : 8 Ft. Wide Kancha Road;
EAST : Plot No. 236;
WEST : Plot No. 236;

The proposed Land used for Residential purpose.

There is no structure over the land.

The Schedule mentioned land never been acquired by the Govt.

The distribution of plot is not under any money market scheme.

Sold area delineated in red mark on the Sketched annexed hereto the Sketched is a part and parcel of this deed.

*J. G. Ghatak
(M.A. Adv.)*

It is hereby declared that the full name, color passport size photograph and finger prints of each fingers of both the hands of Vendors / Purchaser are attested in additional pages in this deed being No. (1) (A) i.e. in total numbers of pages and these will be treated as part and parcel of this deed.

IN WITNESS WHEREOF the Vendors put their signature on this 1st day of October 2015 in presence of witnesses in/this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES:-

1. Krishna Gopal Ghatak
S/O: Tarun Kumar Ghatak
VILL + p.o: Laudoha,
p.s: Faridpur, Dist: Burdwan,
pin: 713385

2. Suleal Chandor Sutartha
S/O Lali Bhudhar Sutartha
Biyala Durgapur - 8

AXES MULTI DEVELOPERS LI

SR. Mozammar Hoque

Signature of the Vendor(s)

Drafted, typed & prepared by me as per instruction of the Parties, read over & explained by me in their Mother Language & computerized by me.

Krishna Gopal Ghatak
Advocate, Durgapur Court
ENL. No: F-448-2014

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature SX. Mozamul Hossain

বাম হাত Left Hand						
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Lily Sarkar

বাম হাত Left Hand						ফটো
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

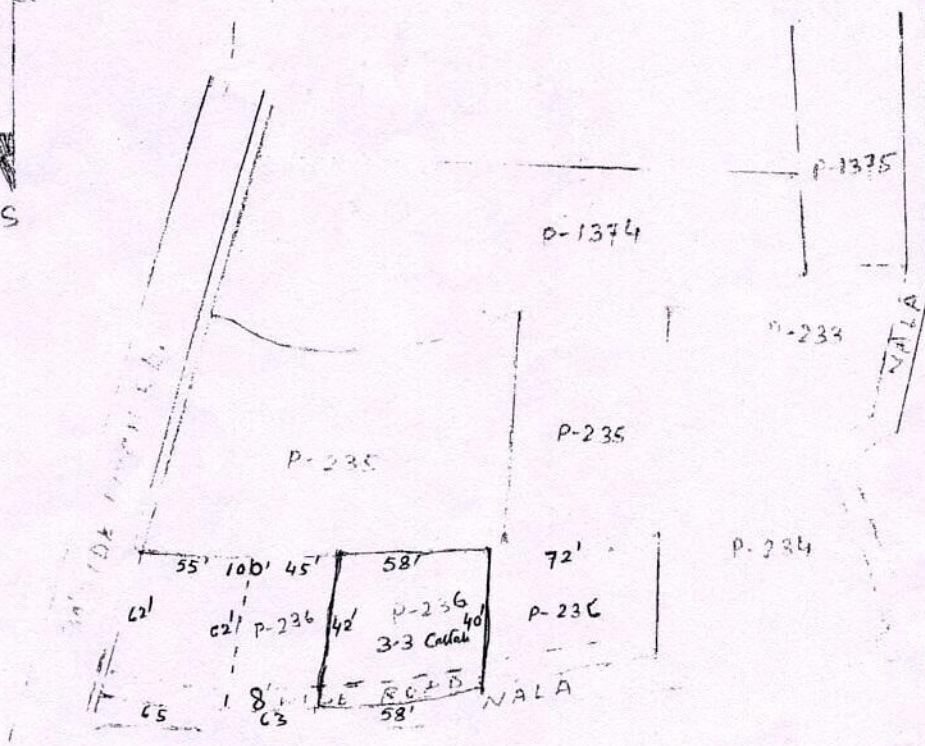
বাম হাত Left Hand						ফটো
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

THIS SKETCH PLAN SHOWING 3.3 KATHA (MORE/LESS) BY RED
 BOUNDED IN LAYOUT OF MOULZI-KHATPUKUR J.L. NO-59 PLOT NO. R.S. 236
 P.S. KANKSA, DIST- BURDWAN, PURCHASED BY - Lity Sarkar
 S. Sarkar OF -

PLOT NO.	AREA
LR 167 R.S-236	3.3 Katha



SIGN BY SURVEYOR

SOLD BY



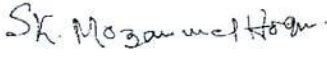
Homel
 Surveyor
 Sved Hosne Jamai
 Regd. No. - W.B./B-1099
 Serghonia, Borkati, Burdwan

EXECUTED BY
 SK. Mozammat Hoque



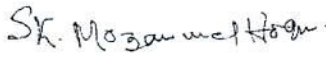
Seller, Buyer and Property Details

Seller & Buyer Details

Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr MOZAMMEL HOQUE MS-29/7, BENGAL AMBUJA, URVASHI , CITY CENTRE, P.O:- DURGAPUR, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216	 10/01/2015 2:06:07 PM	 LTI 10/01/2015 2:06:15 PM
		 10/01/2015 2:06:31 PM	

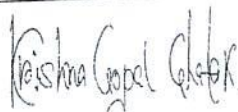
Seller Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	AXES MULTI DEVELOPERS LTD. MS-29/7, BENGAL AMBUJA, URVASHI , CITY CENTRE, P.O:- DURGAPUR, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 PAN No. AAHCA3234A,; Status : Organization; Represented by representative as given below:-		
1(1)	Mr MOZAMMEL HOQUE MS-29/7, BENGAL AMBUJA, URVASHI , CITY CENTRE, P.O:- DURGAPUR, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India,; Status : Representative; Date of Execution : 01/10/2015; Date of Admission : 01/10/2015; Place of Admission of Execution : Office	 10/01/2015 2:06:07 PM	 LTI 10/01/2015 2:06:15 PM
		 10/01/2015 2:06:31 PM	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Mrs LILY SARKAR Wife of Mr SUBRATA SARKAR KAJORAGRAM, P.O:- KAJORAGRAM, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713338 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual

Identifire Details

Identifier Details		
SL No.	Identifier Name & Address	Signature
1	Mr KRISHNA GOPAL GHATAK Son of Mr TARUN KUMAR GHATAK LAUDOHA, P.O:- LAUDOHA, P.S:- Faridpur, District:-Burdwan, West Bengal, India, PIN - 713385 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr MOZAMMEL HOQUE  10/1/2015 2:06:46 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Burdwan, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur), Mouza: Khatpukur	LR Plot No:- 167, LR Khatian No:- 998	3.3 Katha	4,95,000/-	11,13,753/-	Proposed Use: Vastu, ROR: Baid, Width of Approach Road: 8 Ft.,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	KRISHNA GOPAL GHATAK
Address	LAUDOHA, Thana : Faridpur, District : Burdwan, WEST BENGAL, PIN - 713385
Applicant's Status	Advocate

Office of the A.D.S.R. DURGAPUR, District: Burdwan

Endorsement For Deed Number : I - 020607060 / 2015

Query No/Year	02060000776406/2015	Serial no/Year	0206007213 / 2015
Deed No/Year	I - 020607060 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr MOZAMMEL HOQUE	Presented At	Office
Date of Execution	01-10-2015	Date of Presentation	01-10-2015

Remarks

On 01/10/2015

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.

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

Presented for registration at 13:44 hrs on : 01/10/2015, at the Office of the A.D.S.R. DURGAPUR by Mr MOZAMMEL HOQUE ,.

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 11,13,753/-

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

Execution is admitted on 01/10/2015 by

Mr MOZAMMEL HOQUE PROJECT MANAGER, AXES MULTI DEVELOPERS LTD., MS-29/7, BENGAL AMBUJA, URVASHI , CITY CENTRE, P.O:- DURGAPUR, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216

Indetified by Mr KRISHNA GOPAL GHATAK, Son of Mr TARUN KUMAR GHATAK, LAUDOHA, P.O: LAUDOHA, Thana: Faridpur, , Burdwan, WEST BENGAL, India, PIN - 713385, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,250/- (A(1) = Rs 12,243/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 12,250/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 66,835/- and Stamp Duty paid by Draft Rs 61,835/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 4274, Purchased on 30/09/2015, Vendor named Ram Prasad Banerjee.

Description of Draft

1. Rs 12,095/- is paid, by the Bankers cheque No: 000428443790, Date: 01/10/2015, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.

2. Rs 49,740/- is paid, by the Bankers cheque No: 000428443785, Date: 01/10/2015, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.



(Abhijit Chatterjee)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

1 - 05/10/2015

...cate of Registration under section 60 and Rule 69.
...istered in Book - I
...lume number 0206-2015, Page from 62525 to 62537
...eing No 020607060 for the year 2015.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2015.10.05 18:18:37 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 05/10/2015 6:18:35 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
