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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 957665

A 957665

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document,

Additional District Sub-Registrar
BURDWAN

10 SEP 2013

DEED OF SALE/CONVEYANCE

P.S & DISTRICT - BURDWAN

UNDER RAYAN GRAMPANCHAYAT, MOUZA- RAYAN, J.L. NO. - 68,

R.S. KHATIAN NO. 913, L.R. KHATIAN NO. 5406,

R.S. PLOT NO. 362, AN AREA 635 SQ. FT.

R.S. PLOT NO. 362/9061 AN AREA 80.50 SQ.FT.

TOTAL AREA 715.50 SQ.FT. = MORE OR LESS 1.639 DECIMAL

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ক্রমিক নং ৭০০ ২০/৯/১৩৩

ক্রেতার নাম M/S APARNA NIRMAN PVT. LTD.

বাসস্থান Represented by the Director, Mansoj Sethia.

মূল্য ০০০৮

বর্তমান টেন্ডারী আইতে খরিদ তারিখ ৩০/৯/১৩৬
ভেডার-শী লাকী নম্বারন ৮৬৬৩১
বর্তমান কোর্ট লাইসেন্স নং-৬/৭১-৭২



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Additional District Sub-Registrar
BURDWAN

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SET FORTH VALUE OF LAND - RS. 2,55,100/-

(TWO LAC FIFTY FIVE THOUSAND ONE HUNDRED) ONLY

MARKET VALUE ASSESSED - RS. 7,45,312/-

(SEVEN LAC FORTYFIVE THOUSAND THREE HUNDRED TWELVE) ONLY

THIS INDENTURE IS MADE ON THE 10TH DAY OF SEPTEMBER TWO THOUSAND AND THIRTEEN.

BETWEEN

SRI FATEK CHANDRA SAHA, S/o Late Panchanan Saha, by faith Hindu, by occupation- Business, residing at Bijoyram, P.O. Bajepuratappur, P.S. & Dist. Burdwan, West Bengal, hereinafter called the VENDOR (Which expression unless repugnant to the subject or context hereof shall mean and include his heirs, executors, administrators, legal representatives, successors and assigns) of the **ONE PART**.

AND

M/S APARNA NIRMAN PVT. LTD. having its Regd. Office at 227/ 1B, A.J.C. Bose Road, Vikash Apartment, 3rd Floor, Kolkata-700020, PAN No. AAJCA8758R represented by the Director, **Manoj Sethia**, son of Sri Subhakaran Sethia, by faith Hindu, by occupation- Business hereinafter called and referred as the PURCHASER. (Which terms or expression unless repugnant to the subject or context hereof shall mean and include his heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART**.

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Additional District Sub-Registrar
BURDWAN

10 SEP 2013

रामेश्वर प्रसाद

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WHEREAS the properties vacant Sali land and Kathgola land as per R.O.R. in Mouza - Rayan, J.L. No.-68, R.S. khatian No.913, L.R. Khatian No. - 5406, R.S. Dag No. - 362 and 362/9061, within P.S. & District - Burdwan more particularly described in schedule hereunder measuring 715.50 Sq. Ft. belonged to one Sudhir Chandra Pal after that said Sudhir Chandra Pal transferred the said land to Laxmikant Patel S/o Late Sanjibhai Patel, by a Regd. Deed of Sale being no. 3045 for the year of 1992, Regd. before D.S.R. Burdwan, in Book No. 1, Vol. No. 52, Pages 21 to 22, land measuring about 2.5 cottahs in the Dag No. 362 as comprised in the said property mentioned below.

WHEREAS by a Deed of Conveyance dated 10th April 1991, registered by the District Sub - Registrar, Burdwan, in Book No. 1, being Deed no. 3279 for the year 1991, transferred to Laxmikant Patel, by said Sudhir Chandra Pal land measuring about 1 cottahs 8 chhataks in Dag No. 362/9061 as comprised in the said property mentioned below.

WHEREAS by a Deed of Conveyance dated 10th April 1991, registered by the District Sub - Registrar, Burdwan, in Book No. 1, being Deed no. 3277 for the year 1991, transferred to Purushotam Patel, by said Sudhir Chandra Pal land measuring about 2 cottahs 10 chhataks in Dag No. 362/9061 as comprised in the said property mentioned below.

WHEREAS by a Deed of Conveyance dated 10th April 1991, registered by the District Sub - Registrar, Burdwan, in Book No. 1, being Deed no. 3278 for the year 1991, transferred to Smt. Radha Ben Patel, by said Sudhir Chandra Pal land measuring about 1 cottahs

रामेश्वर प्रसाद

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Additional District Sub-Registrar
BURDWAN

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Sudhir Chandra Pal

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8 chhataks in Dag No. 362/9061 as comprised in the said property mentioned below.

WHEREAS by a Deed of Conveyance dated 31st March 1992, registered by the District Sub - Registrar, Burdwan, in Book No. 1, vol no. 53, pages 5 to 6 being Deed no. 3107 for the year 1992, transferred to Smt. Radha Ben Patel, by said Sudhir Chandra Pal land measuring about 2 cottahs 2.5 chhataks in Dag No. 362/9061 & dag no. 362/1036 as comprised in the said property mentioned below.

WHEREAS by a Deed of Conveyance dated 10th April 1991, registered by the District Sub - Registrar, Burdwan, in Book No. 1, being Deed no. 3280 for the year 1991, transferred to Girdhar Patel, by said Sudhir Chandra Pal land measuring about 2 cottahs 10 chhataks in Dag No. 362/9061 as comprised in the said property mentioned below.

WHEREAS by a Deed of Conveyance dated 31st March April 1992, registered by the District Sub - Registrar, Burdwan, in Book No. 1, Vol. no. 52, paged 19 to 20 being Deed no. 3044 for the year 1992, transferred to Smt. Amrat Ben Patel, by said Sudhir Chandra Pal land measuring about 1.5 cottahs in Dag No. 362 as comprised in the said property mentioned below.

WHEREAS by a Deed of Conveyance dated 26th September 2000, registered by the District Sub - Registrar, Burdwan, in Book No. 1, being Deed no. 5786 for the year 2000, transferred to Smt. Amrat Ben Patel, by said Jagannath Paul & Ors. land measuring about 255 sq.ft. in Dag No. 362/1036 as comprised in the said property

Jagannath Paul

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Additional District Sub-Registrar
Eunhwan
PS-Dist, Eunhwan

10 SEP 2013

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mentioned below.

WHEREAS by a Deed of Conveyance dated 10th April 1991, registered by the District Sub - Registrar, Burdwan, in Book No. 1, being Deed no. 3286 for the year 1991, transferred to Smt. Amrat Ben Patel, by said Sudhir Chandra Pal land measuring about 2 cottahs 12 chhataks in Dag No. 362/9061 as comprised in the said property mentioned below.

WHEREAS by a Deed of Conveyance dated 31st March 1992, registered by the District Sub - Registrar, Burdwan, in Book No. 1, Vol. no. 52 pages 17 to 18 being Deed no. 3043 for the year 1992, transferred to Smt. Damayanti Ben Patel, by said Sudhir Chandra Pal land measuring about 3 cottahs 6 chhataks in Dag No. 362 as comprised in the said property mentioned below.

WHEREAS by a Deed of Conveyance dated 31st March 1992, registered by the District Sub - Registrar, Burdwan, in Book No. 1, Vol. no. 52 pages 37 to 38 being Deed no. 3050 for the year 1992, transferred to Smt. Dhangauri Ben Patel, by said Sudhir Chandra Pal land measuring about 2.5 cottahs in Dag No. 362 as comprised in the said property mentioned below.

Thus by virtue of the above conveyance the said Laxmikant Patel and 6 others herein became the owners of their respective portion in the Bastu land measuring about 23 Katha and 5.5 chatak in R.S. & L.R. Dag No. 362/9061, 362 & 1036 and record in various Khatian nos. situated at Bijoyram Katwa road Burdwan -I in Mouza- Rayan J.L. No. 68, under Rayan -I No. Gram Panchayet P.S. & Dist. Burdwan

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Additional District Sub-Registrar
JURDWAN

10 SEP 2013

Manoj Sethia
Director
(M)

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together with the sheds and structures measuring 1400 sq.ft. thereon as comprised the said property and morefully described in the schedule hereto and hereinafter call the said property and the same got mutated in their respective names.

AND WHEREAS said Laxmikant Patel and 6 others are regularly paying all rents, taxes, ceses and other outgoing in respect of the said property and whereas since purchasing the said property at time of enjoyment the said Laxmikant Patel and 6 others transferred to Manoj Sethia S/o Sri Subha Karan Sethia Director of M/S APARNA NIRMAN PRIVATE LIMITED having its PAN No. AAJCA8758R having its Regd. Office at 227/1B, A.J.C. Bose Road, Vikash Apartment, 3rd Floor, Kolkata-700020 on 08.12.2011 vide Regd. Sale deed no. 4594, Registered before D.S.R. -II, in book no. I, CD Vol. No. 15, pages 2092 to 2109 being Deed no. 04594 for the year of 2011 and since purchasing of **M/S APARNA NIRMAN PVT. LTD.** posses the said property at the time of enjoyment the said Manoj Sethia mutated his name in the L.R. settlement records of rights and purchaser shall may at all times hereafter peacefully and quietly enter into old posses and enjoy the said land without any trouble hinderance disturbances eviction interruption claim or demand whatsoever from the vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor since purchase.



AND WHEREAS by an indenture of sale dated 13th August, 2012 and registered by the Additional District Sub- Registrar, Burdwan in Book -1, CD Volume number -28 page from 674 to 686 being

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Additional District Sub-Registrar
SURAWAN

10 SEP 2013

Kumar Suresh Kumar

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No..06571 for the year 2011 Arnab Ghosh, son of Mr. Prabir Ghosh one of the Director of M/S APARNA NIRMAN PRIVATE LIMITED sold and transferred the piece or parcel of Butted and bounded specified and demarcated vacant land belonging containing an area of 715.50 Sq. ft. i.e. to say more or less 1.639 decimal being R.S. & L.R. Dag no.-362 and 362/9061 under L.R. Khatian No.5406 in Mouza - Rayan, J.L. 68, P.S. Barddhaman, Dist. - Burdwan more fully and particularly described in schedule hereunder written to Fatik Chandra Saha.

AND WHEREAS said Fatik Chandra Saha is thus absolutely seied and possessed of or otherwise well and sufficiently entitled to the said Sali class and Kathgola Class of vacant land here ditanents and within the Gram Panchayat limit of Rayan -ii gram panchayat, being L.R. Dag no.-362 and 362/9061 under L.R. Khatian No.5406 in Mouza - Rayan, measuring more or less 1.639 decimal that is to say 715.50 Sq.ft. more fully and particularly described in the Schedule hereunder written.

AND WHEREAS said Fatik Chandra Saha Vendor herein above mentioned are thus absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Vacant land here ditaments Sali class and kathgola class of land in R.S. Dag no.-362 and 362/9061 j.L. No. 68, L.R. Khatian No.5406 measuring are 715.50 sq. ft. that is to say 1.639 decimal in the district of Burdwan more fully and particularl described in the schedule hereunder written and intended to be herby granted and conveyed and for an estate of



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Additional District Sub-Registrar
Surdwan
P.S. (D) Burdwan

10 SEP 2013

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inheritance in fee simple in possession or an estate equivalent thereto and the Vendor hath agree with Purchaser for the absolute sale to him the 16 annas part or share of the vacant land, hereditaments Sali class and kathgola class of land R.S. Dag no.-362 and 362/9061 j.L. No. 68, L.R. Khatian No.5406 measuring are 715.50 sq. ft. that is to say 1.639 decimal out of total are 0.41 acre within P.S. Burddhaman in the District of Burdwan and the interitance free from encumbrances at and for the price of Rs.2,55,100/- (Rupees Twenty two lac fifty five thousand one hundred) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said verbal agreement and in consideration of the sum of Rs.2,55,100/- (Rupees Twenty two lac fifty five thousand one hundred) only. paid to the VENDOR by the PURCHASER on or before the execution of these presents (the receipt whereof the VENDOR doth hereby acknowledge and of and from the same and every part there of doth hereby release them to the PURCHASER i.e. **M/S APARNA NIRMAN PVT. LTD.** and its Members for the time beings and each of their respective authorities, executors, administrators, legal representatives & successors) the VENDOR to the extent of their 16 annas share or part right title and interest doth hereby grant convey transfer assign and assure unto the PURCHASER free from all encumbrances in ALL THAT hereditaments sali class of land together with the piece or parcel of vacant land revenue as payable to the Govt. of West Bengal hereunto belonging and containing an area of 715.50 sq. ft. i. e. to say more or less 1.639 decimal being R.S.



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Additional District Sub-Registrar
GURAWAN

11 0 SEP 2013

Ravi Srinivasan

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Dag no.-362 and 362/9061 j.L. No. 68, L.R. Khatian No.5406 more fully and particularly described in the schedule hereunder written TOGETHER WITH all ancient and other, paths, passages, drains, waters, water-course and all manner of rights privileges, easements, advantages, appendages and appurtenances, whatsoever to the said vacant lands hereditaments and or any part thereof belonging or with the same or any part thereof now are or at any time heretofore were held used occupied or enjoyed AND the rents issues and profits thereof AND all the estate rights title interest property claim and demand whatsoever both at law and in equity of them the VENDOR in to and upon the same or any part thereof AND all deeds pattahs muniments and writings whatsoever and in anywise relating to the said hereditaments Sali class of land or any part thereof which now are or at any time hereafter may be in the possession power or control of the VENDOR or any other person or persons from whom the VENDOR may procure the same without action or suit TO HAVE AND TO HOLD the said hereditaments vacant land Sali class of land MOREFULLY and particularly described in the schedule hereunder and delineated and shown in Site Plan or Map marked in sheds of Red Colour annexed to this deed, hereby granted and conveyed to the extent of VENDOR' 16 annas part or share unto the PURCHASER forever absolutely AND the VENDORS to the extent of his 16 annas part or share right title and interest doth hereby covenant with the PURCHASER (that is **M/S APARNA NIRMAN PVT. LTD.** that notwithstanding any act deed matter or thing by the VENDOR or any person or persons under them made done or

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Additional District Sub-Registrar
BURDWAN

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16 annas share unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required.

Passport size colour photo graphs and ten finger impression of VENDOR and PURCHASER are affixed herewith which will be the part of this deed.

THE SCHEDULE ABOVE REFERRED TO .

ALL THAT piece or parcel of Bastu UNDER RAYAN GRAMPANCHAYAT MOUZA-RAYAN, J.L. No. -68, R.S. Khatian no. 913, L.R. Khatian No. 5406, R.S. Plot No. 362, An area 1.4575 Decimial, 362/9061 An area 0.182187 Decimial, L.R. PLOT No-362, 362/9061, total Area 1.63968700 Decimial = 715.50 sq.ft. sold area from two Plots and proportionate land revenue in respect of the said land is payable to the collector BL & LRO Burdwan on behalf of the west Bengal Government, P.S & DIST- BURDWAN.

TOGETHER WITH all the rights, liberties, easements, privileges, advantages, and appurtenances thereto.

Butted and bounded by North line- 53'-0", South line-53'-0", East line- 13'-5" & West line - 13'-5"

On the North : by the property of Mukul Saha

On the South : by the property of owner

On the West : Katwa Road,

On the East : by the property of owner



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Additional District Sub-Registrar
BURDWAN

10 SEP 2013

For signature

MOREFULLY the said vacant land hereditaments Sali class / Kathgola class of land now is or at any time heretofore was situated called known numbered described or distinguished.

In the presence of :

Signed, Sealed and Delivered by :

Witnesses :

- 1) Nukul ch. Saha,
S/o Patrick ch. Saha.
- 2) Bisoydam,
Burdwan.
Safiqul Islam
S/O- Hasna Zaman
Vill.- Arua, P.O.- Amgoria
P.S.-ketugrum. Dist- Burdwan

Drafted by me
Nazibul Islam.

(Nazibul Islam)

Advocate
Enrol. No. WB / 56 of 2003
District Judges' Court, Burdwan

Computerised, typed by:

(Sandip Roy)
"SOLUTIONS"
Court Compound (South), Burdwan



Additional District Sub-Registrar
BURDWAN

10 SEP 2013

VENDOR/ONE PART :FATIK CHANDRA SAHA

Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little



Handwritten signature of Fatik Chandra Saha

SIGNATURE

Handwritten signature of Fatik Chandra Saha

PURCHASER / OTHER PART : MANOJ SETHIA Director of M/S APARNA NIRMAL PRIVATE LIMITED

Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little



M. Sethia
APARNA NIRMAL PVT. LTD.
 Manoj Sethia
 Director

SIGNATURE

APARNA NIRMAL PVT. LTD.
 M. Sethia
 Manoj Sethia Director



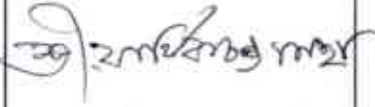


Additional District Sub-Registrar
Burdwan




10 SEP 2013

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BURDWAN, District- Burdwan
Signature / LTI Sheet of Serial No. 06901 / 2013, Deed No. (Book - I , 07214/2013)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Fatik Chandra Saha Bijoyram, Thana:-Barddhaman, P.O. :-Bajepratappur, District:-Burdwan, WEST BENGAL, India,	 10/09/2013	 LTI 10/09/2013	 10/09/13

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Fatik Chandra Saha Address -Bijoyram, Thana:-Barddhaman, P.O. :-Bajepratappur, District:-Burdwan, WEST BENGAL, India,	Self	 10/09/2013	 LTI 10/09/2013	

Name of Identifier of above Person(s)

Nakul Chandra Saha
Bijoyram, Thana:-Barddhaman, P.O. :-Bajepratappur,
District:-Burdwan, WEST BENGAL, India,

Signature of Identifier with Date

Nakul ch. Saha.
10/09/13




(Prasanta Mukhopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BURDWAN



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

Endorsement For Deed Number : I - 07214 of 2013
(Serial No. 06901 of 2013 and Query No. 0203L000012701 of 2013)

On 10/09/2013

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, 4 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. 8202.00/-, on 10/09/2013

(Under Article : A(1) = 8195/- ,E = 7/- on 10/09/2013)

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.-7,45,312/-

Certified that the required stamp duty of this document is Rs.- 37276 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 17328/- is paid , by the Bankers cheque number 730433, Bankers Cheque Date 10/09/2013, Bank : State Bank of India, BURDWAN, received on 10/09/2013
2. Rs. 14948/- is paid , by the Bankers cheque number 730427, Bankers Cheque Date 10/09/2013, Bank : State Bank of India, BURDWAN, received on 10/09/2013

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

Presented for registration at 14.00 hrs on :10/09/2013, at the Office of the A.D.S.R. BURDWAN by Sri Fatik Chandra Saha ,Executant.

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

Execution is admitted on 10/09/2013 by

1. Sri Fatik Chandra Saha, son of Late Panchanan Saha , Bijoyram, Thana:-Barddhaman, P.O. :-Bajepratappur, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Business Identified By Nakul Chandra Saha, son of Fatik Chandra Saha, Bijoyram, Thana:-Barddhaman, P.O. :-Bajepratappur, District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.



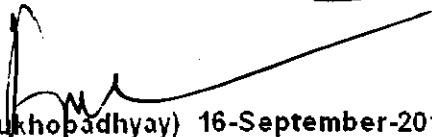
(Prasanta Mukhopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Prasanta Mukhopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 27
Page from 2150 to 2166
being No 07214 for the year 2013.




(Prasanta Mukhopadhyay) 16-September-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BURDWAN
West Bengal