

00552

I-0597/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 686512

9. 1376/2014

case no. - 00088/14
28.2.14.

Certified that the document is admitted to registration. The signature sheet and endorsement sheets attached to this document are the part of this document

[Signature]

Addl. Dist. Sub-Registrar, Budge Budge
Budge Budge, South 24 Pgs.

04 MAR 2014

ADDL. DIST. SUB-REGISTRAR
Budge Budge, South 24 Pgs.

DEED OF SALE

THIS INDENTURE made on this 28th Day of February,
Two Thousand and Forteen (2014)

BETWEEN

Contd p/2

Sl. No. 1228 Date 28/2/14
Name. Bofan vyapaar Pt Ma.
Address. 237 Dharmabala Road Budge Budge
Amount. 1 Lira
Stamp Vender. *[Signature]*
A.D.S.R.O. Budge Budge 24 Pgs. (S)

Acuna Dutta.
V.C.T.-J

[Fingerprint] 245

Acuna Dutta.
V.C.T.-J

[Fingerprint] 246

Piyali Das (Dutta)
V.C.T.-J

[Fingerprint] 247

Kakali Paul (Dutta)
V.C.T.-J

[Fingerprint] 248

অন্য ৩য় নং

Saranda Das
S/o. Ashok Kumar Das.
Mayapur, Nodakhal
24 Pgs (S)



ADDL. DIST. SUB-REGISTRAR, Budge Budge, South 24 Pgs.

01 MAR 2014

ADDL. DIST. SUB-REGISTRAR,
Budge Budge, 24 Parganas (S)

28 FEB 2014

:: 2 ::


1) **ARUNA DUTTA**, W/o. - Late Krishna Chandra Dutta, Residing at 22/3, Adhar Das Road, Ward No.: 14, P.O. & P.S.- Budge Budge, Kolkata - 700137, 2) **PIYALI DAS (DUTTA)**, D/o. - Late Krishna Chandra Dutta, W/o. - Sovan Lal Das, Residing at - Vill & P.O. - Mayapur, P.S.- Nodakhali, Pin - 743318, South 24 Parganas, 3) **KAKALI PAUL (DUTTA)**, D/o. - Late Krishna Chandra Dutta, W/o. - Gautam Paul, Residing at - 22, Srimani Para Lane, Baranagar, P.O. & P.S.- Baranagar, Kolkata - 700036, W.B., 4) **SUNIL CHANDRA DUTTA**, S/o. Late Manmatha Dutta, Residing at 22/3, Adhar Das Road, Ward No.: 14, P.O. & P.S.- Budge Budge, Kolkata - 700137, all by faith - Hindu, Nationality - Indian, by Occupation - House Wife & Cultivation State - West Bengal, all are not any PAN Card, hereinafter called and referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, legal, representatives, administrators, and/or assigns) of the **FIRST PART**

A N D

BOFAN VYAPAAR PVT. LTD., a company incorporated under The Companies Act. 1956 having its registered office at 237, Dharmatala Road, P.O. & P.S.- Budge Budge, Kolkata - 700137, South 24 Parganas, West Bengal, represented by the Director **KRISHNA KUMAR GUPTA**, S/o. of

Contd p/3




ADDL. DIST. SUB-REGISTRAR,
Budge Budge, 24 Parganas (S)

28 FEB 2014

:: 3 ::

Mr. Jagannath Gupta, by faith - Hindu, by Occupation - Business, Nationality - Indian, Residing at - 502, Mahatma Gandhi Road, P.O. & P.S. - Budge Budge, Kolkata - 700137, State - West Bengal, having PAN Card No.- AACCB0821B, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, legal, representatives, administrators, and/or assigns) of the **SECOND PART**

WHEREAS :

by virtue of record holder Krishna Chandra Dutta, S/o. Late Monmath Dutta, residing at 22/3, Adhar Das Road, Ward No.: 14, P.O. & P.S.- Budge Budge, Kolkata - 700137, West Bengal, is the lawfull absolute owner and fully sized and possessed of and/or otherwise well and sufficiently entitled to all the the demarcated piece or parcel of Bastu Land measuring about **4.5 (Four Point Five) Decimal** out of 7 Decimal, comprised in R.S. Dag No.: 830, L.R. Dag No. - 926, R.S. Khatian No. - 389, L.R. Khatian No.- 250, Under Mouza - Kalinagar Bade, J.L. No.- 7, Touji No.: 357, R.S. No. - 32, Police Station - Budge Budge, Under Budge Budge Municipality, Ward No. - 14, District - South 24 Parganas, died intested on without making his last will or testament living behind him surviving his wife Smt. Aruna Dutta, there two daughter Piyali Das (Dutta) and Kakuli Paul (Dutta), all three of whome being in leagal hears of late Krishna Chandra Dutta, become joint owner of the said property.

Contd p/4



M
ADDL. DIST. SUB-REGISTRAR,
Budge Budge, 24 Parganas (S)

28 FEB 2014

:: 4 ::


AND WHEREAS : by virtue of record holder Sunil Chandra Dutta, S/o. Late Manmatha Dutta, is the lawfull absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to all that the demarcated piece or parcal of Bastu Land measuring about **4.5 (Four Point Five) Decimel** out of 7 Decimal, Comprised in R.S. Dag No. - 830, L.R. Dag No. - 926, R.S.Khatian No.- 389, L.R. Khatian No. - 1321, under Mouza - Kalinagar Bade, J.L. No. - 7, Touzi No. - 357, R.S. No.- 32, Police Station - Budge Budge, Under Budge Budge Municipality, Ward No. - 14, District - South 24 Parganas, owner of the Said Property.

WHEREAS : more fully discribed in the schedule hereunder written and here after referred to as 'the said property' total measuring about more or less **9 (Nine) Decimal** Bastu Land free from all encumbrances, changes, lines, claims, demands, mortgage, leases, tenancies, licences, occupancy rights, trusts, debuter prohibitions, Baradar or Bhag Chasi, restrictians , restricive cavenants, executions, acquisitions, requisitians, attachment, Vesting alignment, easements, liabilities and lispendens whatsoever.

AND WHEREAS : **4.5 (Four Point Five) Decimal** out of 7 Decimal Bastu Land, comprised in R.S. Dag No.: 830, L.R. Dag No. - 926, R.S. Khatian No. - 389, L.R. Khatian No.- 250, Under Mouza - Kalinagar Bade, J.L. No.- 7, Touji No.: 357, R.S. No. - 32, Police Station - Budge Budge, Under Budge Budge Municipality, Ward No. - 14, District - South 24 Parganas and **4.5 (Four Point Five) Decimal** Bastu Land form L.R. Khatian No.- 1321, Total

Contd p/5




ADDL. DIST. SUB-REGISTRAR,
Budge Budge, 24 Parganas (S)

28 FEB 2014

:: 5 ::

measuring about more or less **9 (Nine) Decimal** Bastu Land (hereinafter for the sake of brevity referred to as "**SAID PROPERTY**") at or for the total price and / or consideration of **2,50,000/- (Two Lacs Fifty Thousand)** only and the Purchaser herein has agreed with the Vendor for absolute purchase of the said property fully mentioned and described in the **SCHEDULE** hereunder written at of for the above mentioned consideration free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSTH THAT in consideration of total sum of Rs. **2,50,000/- (Two Lacs Fifty Thousand)** only, lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at of before the execution of these presents (the receipt whereof the Vendor at of before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of consideration hereunder written and to have been received and of and from the same and every part thereof and doth hereby acquit, release and forever discharge the Purchaser as well as the proerty hereby conveyed), the Vendor doth hereby grant, transfer, convey assign and assure unto and in favour of the Purchaser **ALL THAT 4.5 (Four Point Five) Decimal** out of 7 Decimal Bastu Land, comprised in R.S. Dag No.: 830, L.R. Dag No. - 926, R.S. Khatian No. - 389, L.R. Khatian No.- 250, Under Mouza - Kalinagar Bade, J.L. No.- 7, Touji No.: 357, R.S. No. - 32, Police Station - Budge Budge, Under Budge Budge Municipality, Ward No. - 14, District - South 24 Parganas and **4.5 (Four Point Five) Decimal** Bastu Land form L.R. Khatian No.- 1321, Total

Contd p/6



M
ADDL. DIST. SUB-REGISTRAR,
Budge Budge, 24 Parganas (S)

28 FEB 2014

:: 6 ::

measuring about more or less **9 (Nine) Decimal** Bastu Land more fully and elaborately described in the **SCHEDULE** hereunder together with all sorts of easement rights over the way **3 (Three) Feets** Common Passage, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reservation or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways, paths, passages, sewers, advantages and appurtenances whatsoever to the said property and all the deeds, pattahs, muniments, documents, writings and other evidences of title exclusively relating to the said property which is now are or in the custody / possession and control of the Vendor or which the Vendor can procure without any suit or action **AND** all the estate right title interest property claim and demand whatsoever of the said Vendor into or upon the said property and every part or portion thereof **TO HAVE AND TO HOLD** the said property hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and forever **SUBJECT HOWEVER** to the Purchaser making payment of the rates taxes **AND** free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate, claim, charges, lien, attachments and encumbrances created made done executed or suffered by the Vendor **AND** the Vendor doth hereby further covenant with the Purchaser herein that the said

Contd p/7



ADDL. DIST. SUB-REGISTRAR,
Budge Budge, 24 Parganas (S)

28 FEB 2014

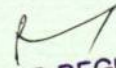
Vendor and will from time to time and at all material times hereafter and at the request and cost of the Purchase herein make do execute of cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the Sad Property hereby sold transperred conveyed and granted or expressed or intended so to be unto and to the use of the Purchaser herein in the manner as aforesaid.

**THE VENDOR DOTH HEREBY CONVENANT WITH THE
PURCHASE AS FOLLOWS**

I. **THAT** notwithstanding any act. deed, matter or thing whereby the Vendor done or executed or knowingly suffered to the contrary the Vendor herein is now lawfully and rightfully and absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said property and every part or portion thereof hereby granted, sold conveyed, transferred, assigned and assured unto and to the use of the Purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.

II. **THAT** the Purchase herein shall and any from time to time and at all material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to receive all the rents, issues and profits thereof without any lawful, hindrance, eviction, interruptions, disturbances, claims and demands whatsoever or howsoever from or by the Vendor herein or any person or persons having lawfully or equitable claiming from under of in trust for the Vendor.




ADDL. DIST. SUB-REGISTRAR,
Budge Budge, 24 Parganas (S)

28 FEB 2014

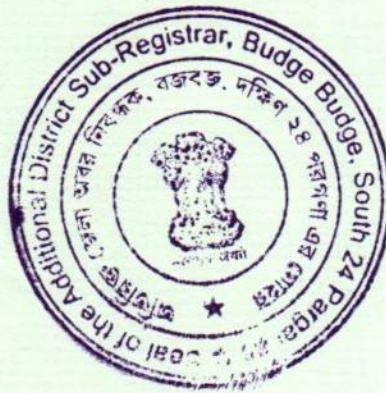
:: 8 ::

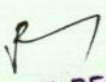
III. **AND FURTHER THAT** the Vendor and all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and at all material times hereafter and at the like request and at the cost of the Purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds, matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold, conveyed, transferred, assigned and assured unto and to the use of the Purchaser herein in the manner as aforesaid as shall or may be reasonably required by the Purchaser.

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT 9 (Nine) Decimal Bastu Land for Industrial use beside 22/3, Adhar Das Road By Lane, 4.5 (Four Point Five) Decimal out of 7 Decimal Bastu Land, comprised in R.S. Dag No.: 830, L.R. Dag No. - 926, R.S. Khatian No. - 389, L.R. Khatian No.- 250, Under Mouza - Kalinagar Bade, J.L. No.- 7, Touji No.: 357, R.S. No. - 32, Police Station - Budge Budge, Under Budge Budge Municipality, Ward No. - 14, District - South 24 Parganas and 4.5 (Four Point Five) Decimal out of 7 Decimal, Bastu Land form L.R. Khatian No.- 1321, Total measuring about more or less **9 (Nine) Decimal** Bastu Land & situated 100 sft. Tiles Shed & Cemented House sami comercial use as delineated in the Map or Plan shown with colour **RED** verge annexed herewith as part of this Deed, Rent is being payable to the Collector of South 24 Parganas.

Contd p/9




ADDL. DIST. SUB-REGISTRAR,
Budge Budge, 24 Parganas (S)

28 FEB 2014.

:: 9 ::

- ON THE NORTH** : Bofan Vyapaar Pvt. Ltd.
ON THE SOUTH : 3ft. Wide Common Passage &
Prabhat Chakraborty & Others
ON THE EAST : Bofan Vyapaar Pvt. Ltd.
ON THE WEST : Radharani & Others.

IN WITNESS WHEREOF the Parties hereunto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED, SEALD AND DELIVERED

in the presence of **WITNESSES** :-

1. Sonal Das
Mayapur, Nodakhali
26 Pgs (CS)
2. Babu Das Dasgupta
13/1 Acharya Das Road
Budge Budge
3. Kakali Paul (Dutta)
4. Aruna Dutta
5. Piyali Das (Dutta)
6. S. M. Dasgupta

Drafted by me : recd - 197

Dr. Sahajan

1040/06

Sk. Sahajan

advocate

Alipore Judge's Court

Kolkata - 700027

Typed by me :

Dibyendu Adhikary

Dibyendu Adhikary

Budge Budge, Kolkata - 700137

SIGNATURE OF THE VENDOR

Contd p/10

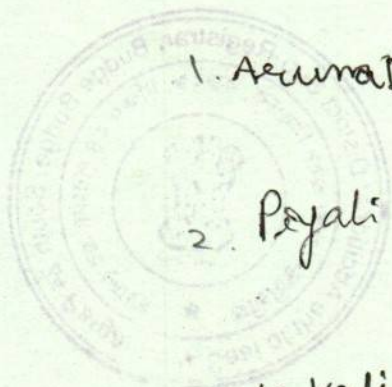
:: 10 ::

:: MEMO OF CONSIDERATION ::

Received with thanks full consideration money from the above named Purchaser a sum of **2,50,000/- (Two Lacs Fifty Thousand)** only.

By Cash - 1000/- x 200 Pcs = 2,00,000 (Two Lacs)

By Cash - 500/- x 100 Pcs = 50,000 (Fifty Thousand)



1. Aruna Dutta

2. Poyali Das (Dutta)

3. Kakali Paul (Dutta)

4. 3/11/16/16/16/16

WITNESSES :-

1. Saradai Das
Mayapur, Nodakhal
24 Pp (S)

2. Babusa Lal Dursah
B/1 Adhar Das Road,
Budge Budge
No 137

SIGNATURE OF THE VENDORS

ADOL. DIST. SUB-REGISTRAR
Budge Budge
58 FEB 2014



[Handwritten signature]
ADDL. DIST. SUB-REGISTRAR,
Budge Budge, 24 Parganas (S)

28 FEB 2014

[Faint handwritten notes in Bengali are visible in the background.]

**SITE PLAN OF LAND MARKED BY RED BORDER AT MOUZA - KALINAGAR
BADE, J. L. NO. - 7, R.S. NO.: 32, TOUZI NO. - 389, PART OF R.S. DAG NO.
- 830, L.R. DAG NO.- 926, UNDER R.S. KHATIAN NO.- 389, L.R. KHATIAN
NO.- 250 & 1321, UNDER BUDGE BUDGE MUNICIPALITY, IN WARD NO.:
14, P.O. & P.S.- BUDGE BUDGE, KOLKATA - 700137, DIST. - SOUTH 24
PARGANAS. (W.B.)**

SOLD AREA OF LAND : 9 Dec. (M/L)

NAME OF PURCHASER

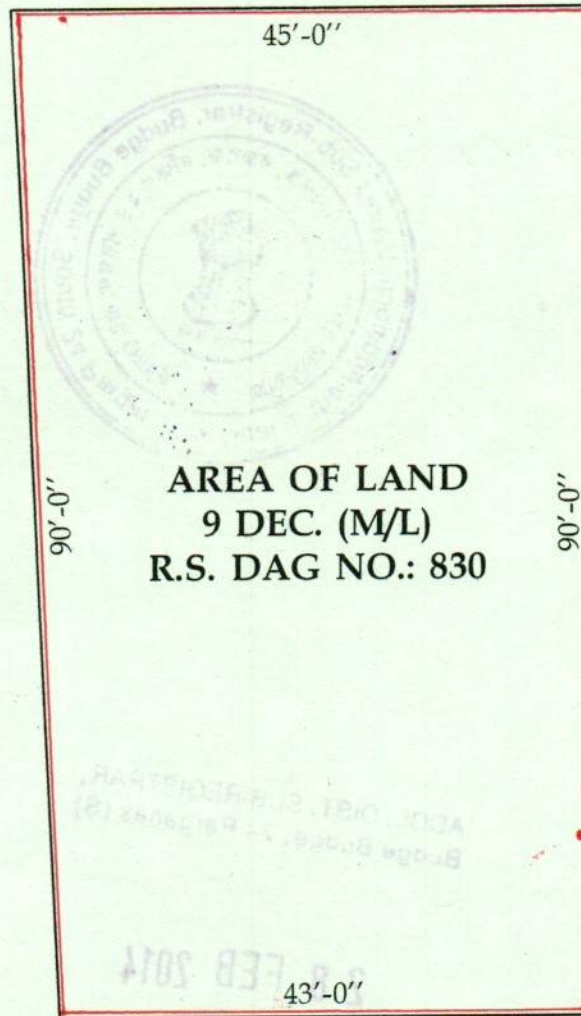
BOFAN VYAPAAR PVT. LTD.
Director - **KRISHNA KUMAR GUPTA**
S/o. of Mr. Jøgannath Gupta
registered office at 237, Dharmatala
Road, P.O. & P.S.- Budge Budge,
Kolkata - 700137, South 24 Parganas,
West Bengal,

NAME OF VENDOR

1) ARUNA DUTTA
W/o. - Late Krishna Chandra Dutta,
2) PIYALI DAS (DUTTA)
3) KAKALI PAUL (DUTTA)
Both D/o. - Late Krishna Chandra
Dutta, **4) SUNIL CHANDRA DUTTA**
S/o. Late Manmatha Dutta



Land of Bofan Vyapaar Pvt. Ltd.



Radharani & Others.

Land of Bofan Vyapaar Pvt. Ltd.

1. Aruna Dutta

2. Piyali Das (Dutta)

3. Kakali Paul (Dutta)

4. Sunil Chandra Dutta

Signature of Vendors

**3ft. Wide Common Passage &
Prabhat Chakraborty & Others**

3'-0" WIDE C.P.

Musibur Rahman
26/2/14

Drawn By



Government Of West Bengal
Office Of the A.D.S.R. BUDGE BUDGE
District:-South 24-Parganas

Endorsement For Deed Number : I - 00597 of 2014
(Serial No. 00552 of 2014 and Query No. 1610L000001376 of 2014)

On 28/02/2014

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

Presented for registration at 18.00 hrs on :28/02/2014, at the Private residence by Aruna Dutta , one of the Executants.

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

Execution is admitted on 28/02/2014 by

1. Piyali Das (Dutta), wife of Sovan Lal Das , Mayapur, Thana:-Nodakhali, P.O. :-Mayapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743318, By Caste Hindu, By Profession : House wife
2. Sunil Chandra Dutta, son of Late Manmatha Dutta , 22/3, Adhar Das Road, Thana:-Budge Budge, P.O. :-Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : Cultivation

Identified By Savanlal Das, son of Ashok Kumar Das, Mayapur, Thana:-Nodakhali, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Priya Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 03/03/2014

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.-21,17,727/-

Certified that the required stamp duty of this document is Rs.- 127084 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

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

Execution is admitted on 03/03/2014 by

1. Aruna Dutta, wife of Late Krishna Chandra Dutta , 22/3, Adhar Das Road, Thana:-Budge Budge, P.O. :-Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : House wife
2. Kakali Paul (Dutta), wife of Gautam Paul , 22, Srimani Para Lane, Baranagar, Thana:-Baranagar, P.O. :-Baranagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700036, By Caste Hindu, By Profession : House wife

Identified By Savanlal Das, son of Ashok Kumar Das, Mayapur, Thana:-Nodakhali, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Priya Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 04/03/2014


(Priya Mukherjee)

ADDITIONAL DISTRICT SUB-REGISTRAR

04/03/2014 10:39:00

EndorsementPage 1 of 2



[Signature]
ADDL. DIST. SUB-REGISTRAR,
Budge Budge, 24 Parganas (S)

04 MAR 2014



Government Of West Bengal
Office Of the A.D.S.R. BUDGE BUDGE
District:-South 24-Parganas

Endorsement For Deed Number : I - 00597 of 2014
(Serial No. 00552 of 2014 and Query No. 1610L000001376 of 2014)

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 Draft

Rs. 23301/- is paid , by the draft number 218338, Draft Date 28/02/2014, Bank Name State Bank of India, Budge Budge, received on 04/03/2014

(Under Article : A(1) = 23287/- ,E = 14/- on 04/03/2014)

Deficit stamp duty

Deficit stamp duty Rs. 126084/- is paid , by the draft number 218339, Draft Date 28/02/2014, Bank : State Bank of India, Budge Budge, received on 04/03/2014

(Priya Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

ABOL. DIST. SUB-REGISTRAR,
Budge Budge, 24 Parganas (S)
04.03.2014


(Priya Mukherjee)

ADDITIONAL DISTRICT SUB-REGISTRAR

04/03/2014 10:39:00

EndorsementPage 2 of 2

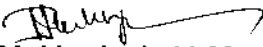


[Signature]
ADL. DIST. SUB-REGISTRAR,
Budge Budge, 24 Parganas (S)
04 MAR 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 4204 to 4220
being No 00597 for the year 2014.




(Priya Mukherjee) 11-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BUDGE BUDGE
West Bengal

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name
 Signature *Krishna K. Dutta*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ARUNA DUTTA
 Signature *Aruna Dutta*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name PIYALI DAS (DUTTA)
 Signature *Piyali Das (Dutta)*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name KAKALI PAUL (DUTTA)
 Signature *Kakali Paul (Dutta)*



M
ADDL. DIST. SUB-REGISTRAR,
Budge Budge, 24 Parganas (S)

28 FEB 2014

(ATTOR) JUAN IJAKA
(attor) Juan IJAKA