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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 857335

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

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DEED OF SALE

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

03 JUL 2008

THIS DEED OF SALE is made on this the 3rd day of ~~JULY~~, Two Thousand Eight (2008) **B E T W E E N** **SRI SHIB NARAYAN LAL DUSADH**, son of Late Bhutai Lal Dusadh, by religion - Hindu, by occupation - Service, residing at 13/1, Adhar Das Road, Post & P.S. Budge Budge, Kolkata - 700 137, District - South 24 Parganas ,

3 2/8

Shib Narayan Lal

2555 27/2/08 100-v.
Name..... SK M Ahmed Adv
Address.....
Vender : MAMATAJ UDDIN
Aliproe Judge's Court
Calcutta - 700 087

Signature of Vender



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Budge Budge, 24 Parganas (2)

03 JUL 2008

SK. Masud Ahamed
Advocate

hereinafter called and referred to as the "**VENDOR**" (which term or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**;

AND

M/S. BOFAN VYAPAAR PVT. LTD., a company incorporated under the companies Act, 1956 having its Registered Office at 237, Dharamtala Road, P.O. & P.S. Budge Budge, Kolkata - 700 137, District South 24 Parganas, represented by its Director Sri Satyendra Gupta, son of Sri Harish Chandra Gupta, by religion - Hindu, by occupation - Business, residing at 237, Dharmatala Road, P.O. & P.S. Budge Budge, Kolkata - 700 137, District South 24 Parganas, hereinafter called and referred to as the "**PURCHASERS**" (which term or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, and assigns) of the **OTHER PART**;

WHEREAS by a Registered Deed of Sale dated 02.06.2000 registered at the office of A.D.S.R at



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Budge Budge, recorded in Book No. I, Volume No. 1, Pages 105 to 122, Being No. 00222, for the year 2008, the Vendor, **SRI SHIB NARAYAN LAL DUSADH** purchased demarcated 4 Cottahs 13 Chittaks 20 Square feet of Sali land be the same a little more or less together with right of easement of 4 ft. wide common passage annexed thereto lying and situated in Sabek R.S.Dag No. 814, corresponding to Hal L.R.Dag No. 899, under Sabek Khatian No. 116, corresponding to Hal L.R.Khatian No. 322, at Mouza Kalinagarbade, Pargana - Balia, Touzi No. 357, R.S.No. 32, J.L.No. 7, within the limits of the Budge Budge Municipality, in its Ward No. 14, Kolkata - 700137, P.S. & A.D.S.R. Office at Budge Budge, District South 24 Parganas, from the then legal owner namely Sri Gurudas Chandra, son of late Radhanath Chandra, of 24, Adhar Das Road, P.S. Budge Budge, District - South 24 Parganas free from all encumbrances and charges and for a valuable consideration and obtained delivery of khas possession thereof.

AND WHEREAS the aforesaid Sri Gurudas Chandra obtained and acquired the said properties by way of inheritance and also as well as by way of a registered Deed of Partition dated 10.04.1987 registered at the office of the



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A.D.S.R. Budge Budge, recorded in Book No. I, Volume No. 16, Pages 295 to 304, Being No. 1315, for the year 1987.

AND WHEREAS by way of purchase as aforesaid the Vendor is thus lawfully seized and possessed of and also became the beneficial owner in respect of said demarcated 4 cottahs 13 chittaks 20 square feet of Sali land out of 47 decimals be the same a little more or less lying and situated in the aforesaid Dag, Khatian, Mouza, Police Station - Budge Budge, District South 24 Parganas as full absolute and Sixteen annas owner and is otherwise well and sufficiently entitled to the said properties.

AND WHEREAS being in urgent need of money for some legal necessities the **Vendor** offers and declares to sell his purchased the aforesaid demarcated 4 cottahs 13 chittaks 20 square feet of Sali land out of 47 decimals be the same a little more or less free from encumbrances and charges .

AND WHEREAS the **Purchasers** have agreed to purchase **ALL THAT** piece and parcel of demarcated 4 cottahs 13 chittaks 20 square feet of Sali land be the same a little more or less lying and situated in Sabek R.S.Dag No. 814, corresponding to Hal L.R.Dag No. 899, under Sabek Khatian No. 116, corresponding to Hal L.R.Khatian No. 322, at Mouza



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Kalinagarbade, Pargana – Balia, Touzi No. 357, R.S.No. 32, J.L.No. 7, within the limits of the Budge Budge Municipality, in its Ward No. 14, Kolkata – 700137, P.S. & A.D.S.R. Office at Budge Budge, District South 24 Parganas, and also together with all sorts right of easement of 4 ft. wide common passage on the Northern and Western side and more fully described in the schedule hereunder written and hereinafter referred to as the said properties at and for a consideration of Rs.75,000/- (Rupees Seventy Five Thousand) only free from all encumbrances, charges, liens, mortgages, lispendense and attachment whatsoever to the said properties.

AND WHEREAS the price offered by the Purchasers is the highest, adequate and at present prevailing in the market.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration money of Rs.75,000/- (Rupees Seventy Five Thousand) only being the full price of the said property containing an area of demarcated 4 cottahs 13 chittaks 20 square feet of Sali land of above mentioned Dag No. and Khatian No., Mouza and more fully described in **SCHEDULE** hereunder written (the receipt whereof the Vendors do hereby admit and acknowledge and of and from



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the same and party thereof do hereby acquit release and forever exonerate the Purchasers and the said property hereby conveyed) the Vendor doth hereby grant, transfer, convey, assign and assure unto and to the Purchasers absolutely and forever free from all encumbrances **ALL THAT** piece and parcel of demarcated 4 cottahs 13 chittaks 20 square feet of Sali land more fully described in the schedule hereunder written and hereinafter referred to as the '***Said Properties***' at and for a consideration of Rs.75,000/- (Rupees Seventy Five Thousand) only free from all encumbrances, charges, liens, mortgages, lispendense and attachments whatsoever to the said properties **OR HOWSOEVER OTHERWISE** the said land hereditaments or any part thereof now are or is or hereto before were/was situated, tenanted, bounded, called, known, numbered, described or distinguished together with free and also to have all rights or easements for water, taps, pipes of water connection, electric coil, cables, telephones, gas and other usual right to entire upon under and along the said property and all other benefits and amenities provided and/or may be provided in future and the paths, passages, sewers, drains, water, water courses, light and manner or rights, liberties, privileges easements



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and appurtenances whatsoever to the said land hereditaments belonging or enjoyed therewith or reputed to belong or appurtenant thereto and all the estate right, title and interest claim or demands whatsoever both at law or in a suit or the Vendor unto and upon the said land hereditaments or any part thereof together with all deeds, pattahs, muniments of title whatsoever in anywise relating to or concerning the said property hereditaments and premises or any part thereof which the Vendor shall deliver to the Purchasers and all rights and advantages of the Vendor and to have and to hold the said land hereditaments and premises hereby granted, conveyed, transferred and assured expressed so to be including the rights of way etc. mentioned above unto and to the use of the Purchasers absolutely and forever and free from all encumbrances and in a vacant condition and the Vendor do hereby covenant with the Purchasers that notwithstanding any act, deed of things by the Vendor or by any of their predecessor-in-title done or knowingly suffered to the contrary, the Vendor have good right full power and absolute authority to grant, convey, transfer and assure the said land hereditaments hereby granted or expressed so to be unto and to the use of the Purchasers in the manner aforesaid and the



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Purchasers shall and may at all times hereafter quietly enter and peaceably possess and enjoy the said land hereditaments and premises and received the rents and profits thereof without any lawful eviction, interruption claim or demand whatsoever from or by the Vendor or any person lawfully or equitably claiming from under or interest for him or under his successors or predecessors-in-title, liens, equipments, lispendense and that free from all encumbrances whatsoever made or suffered by the Vendor or any of his successors and predecessor-in-title or any person or persons lawfully or equitably claiming as aforesaid. **AND WHEREAS** the Vendor covenant to save harmless and keep indemnified the Purchasers from or against all encumbrances, charges and equities whatsoever and further that the Vendor and all persons have or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof from under or in trust for the Vendor or from or under any of their successors or predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute to cause to be done and executed all such acts, deeds and things whatsoever for further more perfectly measuring the said land



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hereditaments and premises and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or any reasonably required and the Vendor shall and will at all times and from time to time hereafter at every reasonably request and at the costs of the Purchasers or any other person or persons whom the Purchasers may authorise to produce or cause to be produced at any official courts and commission for examination of witnesses or otherwise as occasions may require all or any of his documents of title papers and writings relating to the said property hereby granted and conveyed more particularly described in the Schedule below in satisfaction or support of the title of the Purchasers other than the Purchasers Deed which the Vendor shall deliver to the Purchasers.

BE IT STATED that the Vendor shall support any application made by the Purchasers for mutation of their names in the offices of the B.L. & L.R.O. as well as other offices in respect of the said land hereby conveyed and will at the costs of the Purchasers do **ALL THAT** they may be required to for that purpose.

THAT if in further any error or omission is detected in these presents, the same will be rectified by the Vendor by proper deed of Rectification and/or Declaration at the costs and expenses of the Purchasers.



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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of demarcated **4 (Four)** **Cottahs 13 (Thirteen) Chittaks 20 (Twenty) Square Feet** of Sali land be the same a little more or less and also together with right, title, interest, possession, issues, profit, path, drain, advantages, appurtenances and appendages etc. and all sorts right of easement of 4 ft. wide common passage on the Northern and Western side annexed thereto lying and situated in Sabek R.S.Dag No. 814, corresponding to Hal L.R.Dag No. 899, under Sabek Khatian No. 116, corresponding to Hal L.R.Khatian No. 322, at Mouza Kalinagarbade, Pargana - Balia, Touzi No. 357, R.S.No. 32, J.L.No. 7, within the limits of the Budge Budge Municipality, in its Ward No. 14, Kolkata - 700137, P.S. & A.D.S.R. Office at Budge Budge, District South 24 Parganas as delineated in the MAP or PLAN shown with RED verges annexed herewith as part of this Deed.

Rent is being payable to the collector of South 24 Parganas represented to the State of West Bengal.

Butted and Bounded by:-

ON THE NORTH : 4 ft. wide common passage.

ON THE SOUTH : Land of Smt. Purabi Chandra.

ON THE EAST : Land in R.S. Dag No. 833.

ON THE WEST : 4 Ft. wide common passage.



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IN WITNESS WHEREOF the **VENDOR** hereto has set and subscribed his hand on the day, month and year hereinabove mentioned.

SIGNED AND DELIVERED

in the presence of :

WITNESSES

1. *SK. Mujibur Rahman*
44/1 Mitti Khan Road
B/Budge, Kol-137.

2. *Rama Sth*
36. A. L. Law Road
B/Budge. Kol-137

Shib Natrayan Lal Dasgupta
Signature of the **VENDOR**

**Drafted by me and readover
and explained by me**

SK. Masud Ahamed.

SK. Masud Ahamed

Advocate

Alipore Judges Court, Kolkata-27.

Computer Print by :-

Avijit Laha

"Joy Mataji Print"

Alipore Judges Court, Kolkata-27.



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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs. 75,000/- (Rupees Seventy Five Thousand) only being the full and final consideration money of this Deed, as per memo below :-

By cash in Hand - Rs. 75,000/-

Total Rs. 75,000/-
=====

(Rupees Seventy Five Thousand) only

WITNESSES

1. S. H. Mujibul Rahman.

Shib Narayan Lal Dussadi

Signature of the **VENDOR**

2. Rama Sath

Shib Narayan Lal Dussadi



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Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BUDGE BUDGE, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 01463 / 2008, Deed No. (Book - I , 01522/2008)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sri Shib Narayan Lal Dusadh	✓	✓	Shib Narayan Lal Dusadh 3/7/08

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

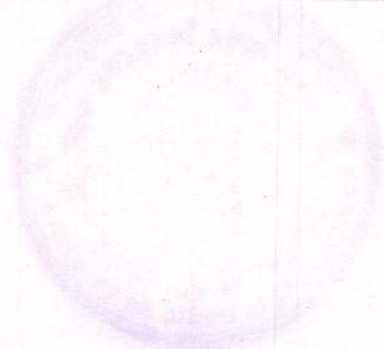
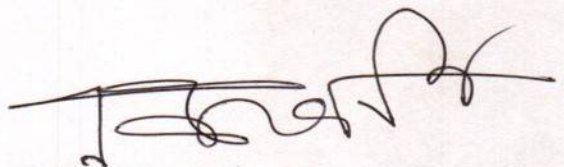
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shib Narayan Lal Dusadh Address -13/1, Adhar Das Road P. O- Budge Budge Dist- South 24 Pgs	Self	 03/07/2008	 LTI 03/07/2008	Shib Narayan Lal Dusadh

Name of Identifier of above Person(s)

Masud Ahamed Sk
PS--,Alipore Judges Court -

Signature of Identifier with Date

SK. Masud Ahamed
Adv.
3-07-2008

(Sujan Kumar Maity)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BUDGE BUDGE

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Government Of West Bengal
Office of the A. D. S. R. BUDGE BUDGE
BUDGE BUDGE
Endorsement For deed Number :I-01522 of :2008
(Serial No. 01463, 2008)

On 03/07/2008

Certificate of Admissibility(Rule 43)

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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 11363/- ,E = 7/- on:03/07/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1033124/-

Certified that the required stamp duty of this document is Rs 61997 /- and the Stamp duty paid as: Impressive Rs- 100

Deficit stamp duty

Deficit stamp duty 1.Rs 21900/- is paid, by the draft number 579111, Draft Date 30/06/2008 Bank Name STATE BANK OF INDIA, Budge Budge, recieved on :03/07/2008. 2.Rs 40000/- is paid, by the draft number 579113, Draft Date 30/06/2008 Bank Name STATE BANK OF INDIA, Budge Budge, recieved on :03/07/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.40 hrs on :03/07/2008,at the Office of the A. D. S. R. BUDGE BUDGE by Shib Narayan Lal Dusadh,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 03/07/2008 by

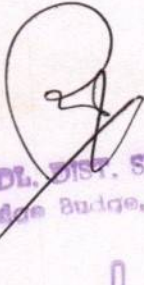
1. Sri Shib Narayan Lal Dusadh, son of Late Bhutai Lal Dusadh ,13/1, Adhar Das Road P. O- Budge Budge Dist- South 24 Pgs ,Thana Budge Budge, By caste Hindu,by Profession :Service
Identified By Masud Ahamed Sk, son of - - - Alipore Judges Court - Thana: -, by caste Muslim,By Profession :Advocate.



[Sujan Kumar Maity]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BUDGE
BUDGE

Govt. of West Bengal




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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 284 to 301
being No 01522 for the year 2008.



(Sujan Kumar Maity) 03-July-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BUDGE BUDGE
West Bengal

