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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 857333

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

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

04 JUL 2008

DEED OF SALE

THIS DEED OF SALE is made on this the 3rd day of JULY, Two Thousand Eight (2008) BETWEEN SMT. LAKSHMI DEVI DUSADH, widow of Late Bhutai Lal Dusadh, by religion - Hindu, by occupation - Housewife, residing at 13/1, Adhar Das Road, Post & P.S. Budge Budge, Kolkata - 700 137, District - South 24 Parganas,

910230
23/3/08
Feb 4886
Feb 5356

2554 27/2/08 100-
Date
Name: M. Shem
Address: ...
Vender: MAMATAJ UDDIN
Alipore Judge's Court
Calcutta - 700 037

Signature of Vender

(Large handwritten mark)



Smt. Ladasshmi Devi Dnsadh
By the pen of Shih Hadra
Yan Lal Dnsadh



r.e.t. f

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

03 JUL 2008

Smt. Ladasshmi Devi Dnsadh
By the pen of Shih Hadra
Yan Lal Dnsadh

Shih Natarayan Lal Dnsadh
Son of late Bhutai Lal
Dnsadh 13/1 Adhar Das Road
Bg R, Kol (137)

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 11.01.2002 registered at the office of A.D.S.R at



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Budge Budge, 24 Parganas (S)

03 JUL 2008

Budge Budge, recorded in Book No. I, CD Volume No. 1, Pages from 92 to 104, Being No. 00221, for the year 2008, the Vendor, **SMT. LAKSHMI DEVI DUSADH** purchased demarcated 1 Cottah 15 Chittaks 27 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 L.R. Khatian No.766, 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 Bamandas 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 Bamandas 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 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.



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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 1 Cottah 15 Chittaks 27 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 1 Cottah 15 Chittaks 27 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 1 (One) Cottah 15 (Fifteen) Chittaks 27 (Twenty Seven) 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 L.R. Khatian No.766 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



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Budge Budge, 24 Parganas (C)

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.30,000/- (Rupees Thirty Thousand) only free from all encumbrances, charges, liens, mortgages, lispense 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.30,000/- (Rupees Thirty Thousand) only being the full price of the said property containing an area of demarcated 1 (One) Cottah 15 (Fifteen) Chittaks 27 (Twenty Seven) 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 Vendor doth hereby admit and acknowledge and of and from the same and party thereof do hereby acquit release and forever exonerate the



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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 1 (One) Cottah 15 (Fifteen) Chittaks 27 (Twenty Seven) 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.30,000/- (Rupees Thirty Thousand) only free from all encumbrances, charges, liens, mortgages, lispense 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 and appurtenances whatsoever to the said land



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

03 JUL 2008

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 doth hereby covenant with the Purchasers that notwithstanding any act, deed of things by the Vendor or by any of her 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 Purchasers shall and may at all times hereafter quietly



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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, lispense and that free from all encumbrances whatsoever made or suffered by the Vendor or any of her 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 her 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 hereditaments and premises and every part thereof unto



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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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ADDE. DIST. SUB - REGISTRAR
Budge Budge, 24 Parganas (B)

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of demarcated **1 (One) Cottah**
15 (Fifteen) Chittaks 27 (Twenty Seven) 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, Eastern 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 L.R. Khatian No.766, 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 Sri Bacharam Chandra.

ON THE EAST : 4 ft. wide common passage

ON THE WEST : 4 Ft. wide common passage.



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SITE PLAN OF LAND MARKED BY RED BORDER, AT MOUZA-KALINAGAR BADE, J.L. NO-7, R.S. NO-32, TOUZI NO-357. PART OF R.S. DAG NO-814, UNDER KHATIAN NO-116, P.S. & MUNICIPALITY - BUDGE BUDGE, WARD NO-14, DIST.-SOUTH 24 PGS. KOLKATA-700137.

AREA OF LAND - 1 KA. 15 CH. 27 SFT.

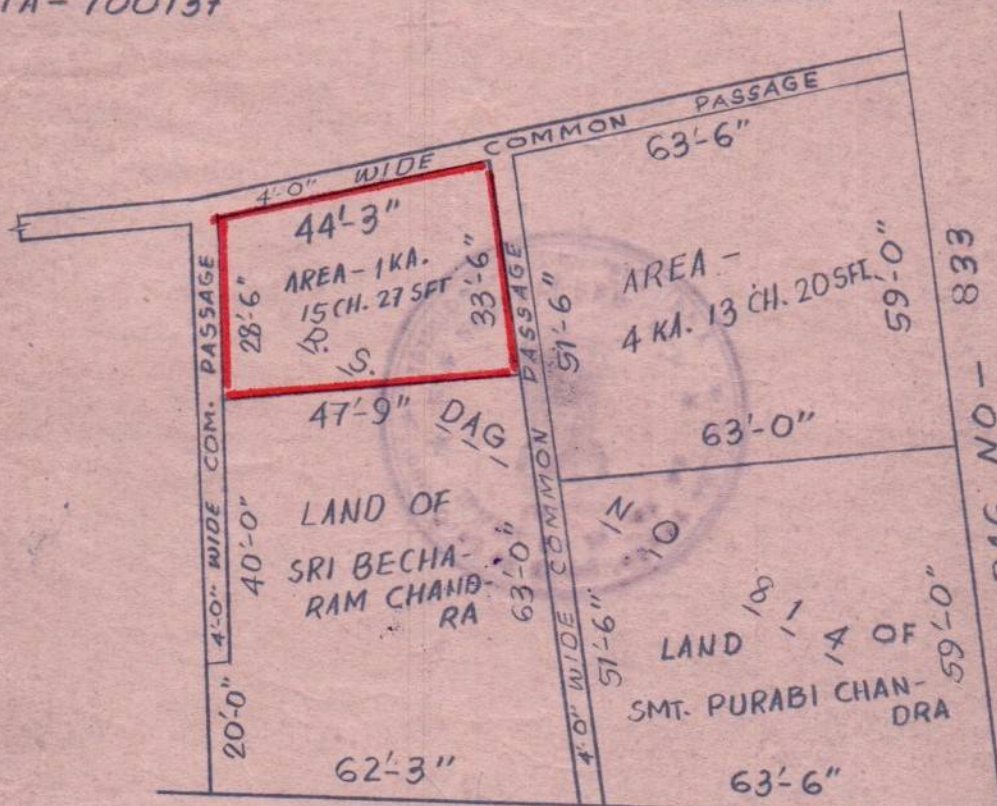
SCALE - 1" = 30'-0"

VENDOR

SMT. LAKSHMI DAVI
W/O-LATE BHUTAI LAL DUSADH
13/1 ADHAR DAS ROAD
P.S. - BUDGE BUDGE
KOLKATA - 700137

PURCHASER

BOFAN VYAPAAR Pvt. Ltd.
237 DHARMATALA ROAD
P.S. - BUDGE BUDGE
KOLKATA - 700137



NB - BASIS ON DEED PLAN

DRAWN BY

Man 25/2/08

ALF CONSULTANCY
 Pro | SK. ASHIF HASSAN
 Land, Survey, Drawing, Site
 Plan Etc.
 Sanjanheria, Budge Budge,
 Kolkata-137

SIGNATURE OF VENDOR



Smt Lakshmi Devi Dussah
 By the per of Sribhawanjan
 Lal Dussah



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ADDL. DIST. SUB-REGISTRAR
Budge Budge, 2nd Parganas (B)

03 JUL 2008


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. Rama Sath
36. A.L. Saw Road
B/Budge. Kal-137

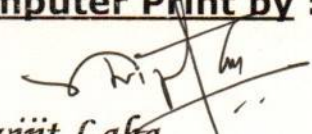

Smt Lakshmi Devi Dasadh
By the pen of Shib Nagra
Jan Lal Dasadh

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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Budge Budge, 24 Parganas (S)

03 JUL 2008

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.30,000/- (Rupees Thirty Thousand) only being the full and final consideration money of this Deed, as per memo below : -

By cash in Hand Rs. 30,000/-

Total Rs.30,000/-

=====

(Rupees Thirty Thousand) only



WITNESSES:

1. Rama Sath

Smt Lakshmi Devi Dussadh
By the Pen of Shri Nagaraj
had Dussadh












Signature of the **VENDOR**



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

03 JUL 2008

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

Name

Signature *Satyendra Kumar*

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

Name *Smt. Lakshmi Devi*
By the order of Satyendra Kumar

Signature

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

Name

Signature

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

Name

Signature



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

03 JUL 2008

Government Of West Bengal
Office of the A. D. S. R. BUDGE BUDGE
BUDGE BUDGE
Endorsement For deed Number :I-01534 of :2008
(Serial No. 01475, 2008)

On 03/07/2008

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

Presented for registration at 06.30 hrs on :03/07/2008, at the Private residence by Lakshmi Devi Dusadh, Executant.

Name of the Registering officer : **Sujan Kumar Maity**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

On 04/07/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 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) = 4631/- on:04/07/2008

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- 421595/-

Certified that the required stamp duty of this document is Rs 25296 /- and the Stamp duty paid as: Impressive Rs- 100

Deficit stamp duty

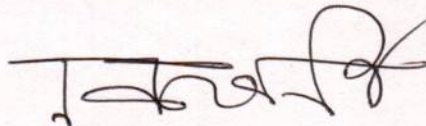
Deficit stamp duty Rs 25205/- is paid, by the draft number 579112, Draft Date 30/06/2008 Bank Name STATE BANK OF INDIA, Budge Budge, recieved on :04/07/2008.

Admission of Execution(Under Section 58)

Execution is admitted on 04/07/2008 by

1. Smt Lakshmi Devi Dusadh, wife of Late Bhutai Lal Dusadh ,13/1, Adhar Das Road Dist- South 24 Pgs Kol-700137 ,Thana Budge Budge, By caste Hindu, by Profession :House wife
Identified By Shib Narayan Lal Dusadh, son of Late Bhutai Lal Dusadh 13/1 Adhar Das Road Dist- South 24 Pgs Kol-700137 Thana: Budge Budge, by caste Hindu, By Profession :Others.

Name of the Registering officer : **Sujan Kumar Maity**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**



[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
Sadar Budge, 24 Parganas (S)

04 JUL 2008

[Faint handwritten signature]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 999 to 1015
being No 01534 for the year 2008.



(Sujan Kumar Maity) 04-July-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BUDGE BUDGE
West Bengal

1825