



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 069997

14/1/08  
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 553

Certified that the amount of  
 stamp duty of Rs. 2910

100  
 B/P 2910  
 3010

576119  
 24.11.08

is p. 0124  
 576119 of 08  
 Through 14.01.08  
 to Bank of India.

SOM  
 23+4  
 P/ced(1)

By AD-87  
 14/1/08

**DEED OF SALE**

THIS DEED OF SALE is made on the 14<sup>th</sup> day  
 of January, Two Thousand Eight (2008) **BETWEEN**  
**SRI AJIT KUMAR SHAW** son of Gopal Shaw, by religion-  
 Hindu, by occupation - Service, residing at  
 131, Mahatma Gandhi Road, P.O & P.S. - Budge Budge,

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

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

26 AUG 2011




67 7/1/28 W.D. W  
No. .... Date .....  
Name ..... Mr. Masud Ahmed An  
Address .....  
Vender : MAMATUJ UDDIN  
Alipore Judge's Court  
Calcutta - 700 027

Signature of Vender




Ajit kr. Shaw.

  
ADDL. DIST. SUB - REGISTRAR  
Budge Budge, 24 Parganas (S)  
190 14-1-08



Ajit kr. Shaw.

Sr. Masud Ahmed  
An

  
ADDL. DIST. SUB - REGISTRAR  
Budge Budge, 24 Parganas (S)  
14-1-08

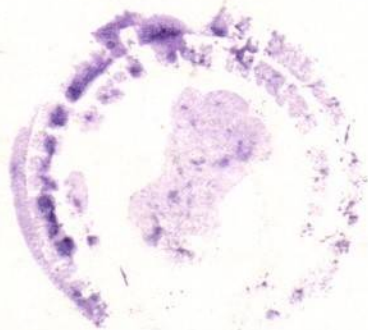


Kolkata - 700 137, District South 24 Parganas, hereinafter called and referred to as the **"VENDOR"** (which terms or expressions shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**;

**AND**

**BOFAN VYAPAAR PRIVATE LIMITED** , a company incorporated under the companies act,1956 having its registered office at 237, Dharmatala Road, P.O & P.S Budge Budge , Kolkata - 700 137, District South 24 Parganas, represented by its Director **SATYENDRA GUPTA**, son of Harish Chandra Gupta, hereinafter called and referred to as the **"PURCHASERS"** (which term or expressions shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the **OTHER PART**;

**WHEREAS** by a registered deed of sale dated 24.03.2000 registered at the office ADSR at Budge Budge, South 24 Parganas and recorded in Book No. I, Volume No. 25,



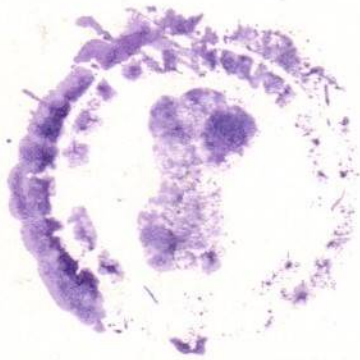
ADDL. DIST. SUB-REGISTRAR  
Budge Budge, 24 Parganas (S)

RY  
19/1-08



Pages 95 to 110 Being No. 1427 for the year 2002 the Vendor namely, **SRI AJIT KUMAR SHAW** has purchased demarcated 27 decimals equivalent to 17(Seventeen) Cottahs 1(One) Chittak of Sali land be the same a little more or less including right of common passage lying and situated in R.S.Dag No. 832 under C.S.Khatian No. 116, corresponding to R.S.Khatian No. 1215, in Mouza - Kalinagar Bade, Pargana - Balia, Touzi No. 353, R.S.No.-32 J.L.No.-7, within the limits of the Budge Budge Municipality in its Ward No. 14, P.S. and A.D.S.R office at Budge Budge District South 24 Parganas free from all encumbrances and charges for a valuable consideration from the then legal owner namely, (1) Becharam Chandra (2) Gobinda Das Chandra (3) Baman Das Chandra And (4) Sri Gurudas Chandra of 24 ,Adhardas Road, P.O & P.S. Budge Budge, Kolkata - 700 137 , District South 24 Parganas and obtained delivery of khas possession thereon.

**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 27 decimals equivalent to 17 (Seventeen) cottahs 1 chittak of Sali land be the same a little more or less together with



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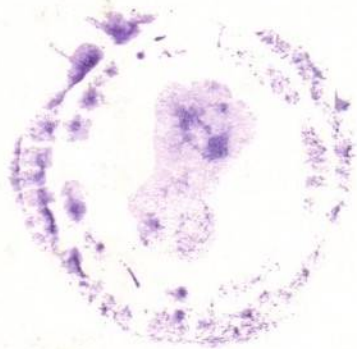
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all sorts right of easement annexed thereon lying and situate in the aforesaid Dag, Khatian, Mouza, P.S & A.D.S.R office at Budge Budge District South 24 Parganas as full absolute and 16 annas owner and have been possessing the same by various lawful acts of possession thereon and is otherwise well and sufficiently entitled to the said properties.

**AND WHEREAS** during the present settlement as provided under the West Bengal Land Reforms Act, 1955, as amended the said purchased land of the Vendor has been recorded in his name in L.R.Dag No. 930, under L.R.Khatian No. 2008 in Mouza - Kalinagar Bade, J.L. No. 7, within the limits of the Budge Budge Municipality in its Ward No. 14, P.S. and A.D.S.R office at Budge Budge District South 24 Parganas and was published .

**AND WHEREAS** being in urgent need of money for some legal necessities the Vendor offer and declare to sell his purchased said 27 decimals equivalent to 17 cottahs 1 chittak of Sali land be the same a little more or less in R.S.Dag No. 832 together with all sorts right of easements annexed thereto free from all encumbrances and charges.



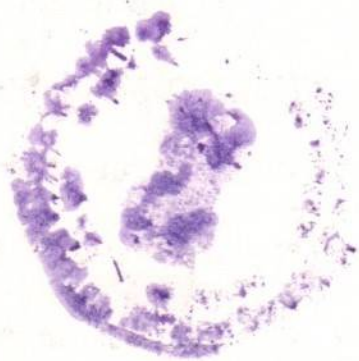


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**AND WHEREAS** the Purchasers have agreed to purchase **ALL THAT** piece and parcel of demarcated **27 decimals** equivalent to **17 (Seventeen) Cottahs 1 (One) Chittak of Sali land** be the same a little more or less including right of common passage together with right, title, interest, possession, path, drain, passage, issues, profits, advantages, appurtenances and appendages etc. and also together with all sorts right of easement annexed thereto lying and situated in the aforesaid R.S.Dag No. 832 corresponding to L.R.Dag No. 930 under C.S.Khatian No. 116, corresponding to R.S.Khatian No. 1215, since recorded in L.R.Khatian No. 2008 in Mouza - Kalinagar Bade, Pargana - Balia, Touzi No. 353, R.S.No. 32 J.L.No. 7, within the limits of the Budge Budge Municipality in its Ward No. 14, P.S. and A.D.S.R office at Budge Budge District South 24 Parganas morefully described in the Schedule hereunder written and hereinafter referred to as the said property at and for a consideration of Rs. 50,000/- (Rupees Fifty Thousand) only free from all encumbrances charges liens, lispence, mortgages and attachment whatsoever to the said property .



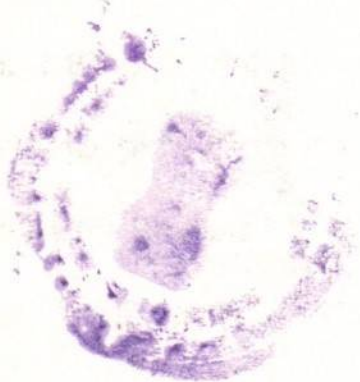
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Budge Budge, 24 Parganas (S)

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

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said consideration money of Rs. 50,000/- (Rupees Fifty Thousand) only being the full price of the said property containing an area of demarcated 27 decimals equivalent to 17 (Seventeen) Cottahs 1 (One) Chittak of Sali land of above mentioned Dag Nos. and Khatian Nos. and Mouza and more fully described in **SCHEDULE** hereunder written (the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and party thereof do hereby acquit release and forever exonerate the Purchasers and the said property hereby conveyed) the Vendor do 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 27 decimals equivalent to 17 cottahs 1 chittak of Sali land be the same a little more or less of above mentioned Dag Nos. and Khatian Nos. in Mouza - Kalinagar Bade, free from all encumbrances, charges, liens, mortgages,

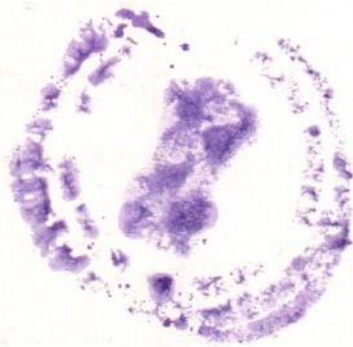


ADDL. DIST. SUB - REGISTRAR  
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lispendense and attachments whatsoever to the said properties **OR HOWSOEVER OTHERWISE** the said land hereditaments or any part thereof now are or is or hereto before were/was situated, tenanted, bounded, called, known, 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 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

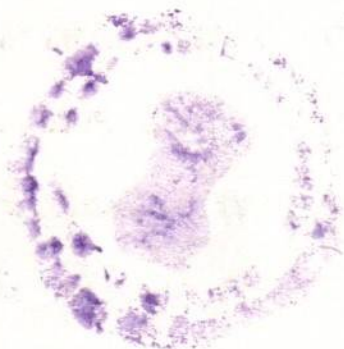


ADDL. DIST. SUB - REGISTRAR  
Budge Budge, 24 Parganas (3)

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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 has 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 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, lispensense and that free from all encumbrances whatsoever made or suffered by the



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Budge Budge, 24 Parganas (S)

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Vendor or any of his successors and predecessor-in-title or any person or persons lawfully or equitably claiming as aforesaid. And if any co-sharer found left the Purchasers have liability to cause execute the document by the said co-sharer on payment of consideration of his/her share. **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 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





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Budge Budge, 24 Parganas (S)

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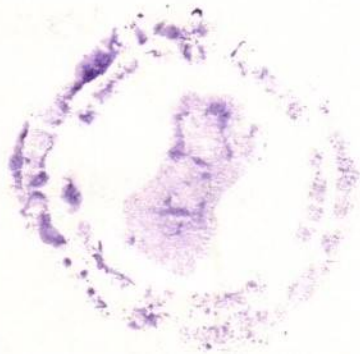
whom the Purchasers may authorise to produce or cause to be produced at any official courts and commission for examination of witnesses or otherwise as occasions may require all or any of his documents of title papers and writings relating to the said property hereby granted and conveyed more particularly 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 Budge Budge Municipality as well as with the Office of the B.L. & L.R.O. 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.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of demarcated **27 decimals** equivalent to **17 (Seventeen) Cottahs 1 (One)**



AD. I. B. - REGISTRAR  
Budge Budge, 24 Parganas (S)

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**Chittak of Sali land** be the same a little more or less including right of common passage together with right, title, interest , possession , path , drain , passage , issues , profits , advantages , appurtenances and appendages etc. and also together with all sorts right of easement annexed thereto lying and situated in the aforesaid R.S.Dag No. 832 corresponding to L.R.Dag No. 930 under C.S.Khatian No. 116, corresponding to R.S.Khatian No. 1215, since recorded in L.R.Khatian No. 2008 in Mouza - Kalinagar Bade, Pargana - Balia, Touzi No. 353, R.S.No. 32 J.L.No. 7, within the limits of the Budge Budge Municipality in its Ward No. 14, P.S. and A.D.S.R office at Budge Budge District South 24 Parganas.

Rent is being payable to the Collector of South 24 Parganas .

**BUTTED AND BOUNDED BY : -**

**ON THE NORTH** : Land in Dag Sudhanshu Sekhar

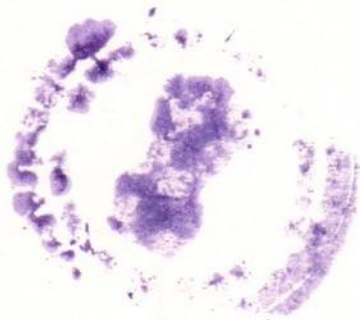
Laha & Madhusudan Naskar and ors.

**ON THE SOUTH** : Land of Nalinibala Adhikary

**ON THE EAST** : Land of Behari Lal Adhikary and

Nishikanta Adhikary

**ON THE WEST** : Land of Harichanran Chandra



*Handwritten signature or initials in black ink.*

ADDL. I. O. B. REGISTRAR  
Budge buage, 24 Parganas (S)

14-1-08

**IN WITNESS WHEREOF** the Vendor has set and subscribed his hand the day, month and year first above written.

**SIGNED AND DELIVERED**

by the Parties at Kolkata

in the presences of :

**WITNESSES**

1. Brajendra Gupta  
502 M.C. Road  
Budge. Budge  
Kol. 137
2. Praclip Kumar Mondal  
Sec- Maheswarpur  
P.O- Bawali, 24-Pgs (S)

Apik Kr. Shawl.  
Signature of the **VENDOR**

Drafted and Prepared By :-

SK. Masud Ahamed.

***SK. Masud Ahamed***

Advocate

Alipore Judges Court, Kolkata-27.

Computer Print by :-

Avijit Laha

*Avijit Laha*

***"Joy Mataji Print"***

Alipore Judges Court, Kolkata-27.





*[Handwritten signature]*

CL. L. B. GISTRAR  
Budge Budge, 24 Parganas (S)

14-1-08

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser the within mentioned sum of Rs. 50,000/- (Rupees Fifty Thousand) only being the consideration money as per memo below:

**MEMO**

By cash

Rs. 50,000/-

**Total Rs.50,000/-**  
=====

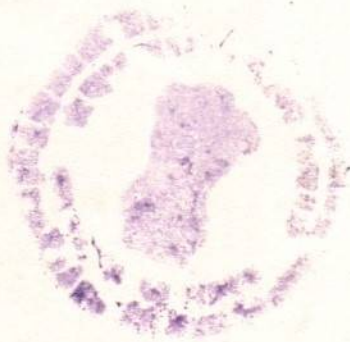
***(Rupees Fifty Thousand) only***

**WITNESSES**

1. *Brayindra Gupta*

2. *Rajiv Kumar Mehta*

*Ajit K. Sharma.*  
Signature of the **VENDOR**



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

14-1-08





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

Endorsement For Deed Number : I - 02200 of 2011  
(Serial No. 00158 of 2008)

On 14/01/2008

**Payment of Fees:**

Amount By Cash

Rs. 553/-, on 14/01/2008

( Under Article : A(1) = 539/- ,E = 14/- on 14/01/2008 )

**Deficit stamp duty**

Deficit stamp duty Rs. 2910/- is paid, by the draft number 576119, Draft Date 14/01/2008, Bank Name State Bank of India, , received on 14/01/2008

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

Presented for registration at 12.06 hrs on :14/01/2008, at the Office of the A. D. S. R. BUDGE BUDGE by Sri Ajit Kumar Shaw ,Executant.

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

Execution is admitted on 14/01/2008 by

1. Sri Ajit Kumar Shaw, son of Gopal Shaw , Village:131, M. G. Road, Thana:-Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Budge Budge Pin :-700137 . By Caste Hindu, By Profession : Service

Identified By Sk. Masud Ahamed , son of - - -, Alipore Judges Court, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Advocate.

( Sujan Kumar Maity )

ADDITIONAL DISTRICT SUB-REGISTRAR

On 26/08/2011

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

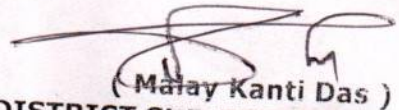
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 13673/-, on 26/08/2011

**Certificate of Market Value(WB PUVI rules of 2001)**

  
( Malay Kanti Das )

ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 1 of 2

26/08/2011 12:28:00





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

26 AUG 2011





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

**Endorsement For Deed Number : I - 02200 of 2011**  
**(Serial No. 00158 of 2008)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1292167/-

Certified that the required stamp duty of this document is Rs.- 77530 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

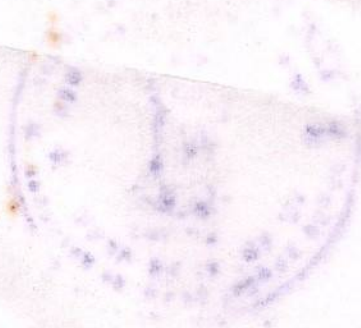
Deficit stamp duty


1. Rs. 40000/- is paid, by the draft number 133029, Draft Date 25/08/2011, Bank Name State Bank of India, Budge Budge, received on 26/08/2011
2. Rs. 34560/- is paid, by the draft number 133033, Draft Date 25/08/2011, Bank Name State Bank of India, Budge Budge, received on 26/08/2011

**Payment of Fees:**

( Under Article : A(1) = 13673/- on 26/08/2011 )

( Malay Kanti Das )  
ADDITIONAL DISTRICT SUB-REGISTRAR



  
( Malay Kanti Das )

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**EndorsementPage 2 of 2**

26/08/2011 12:28:00






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

26 AUG 2011

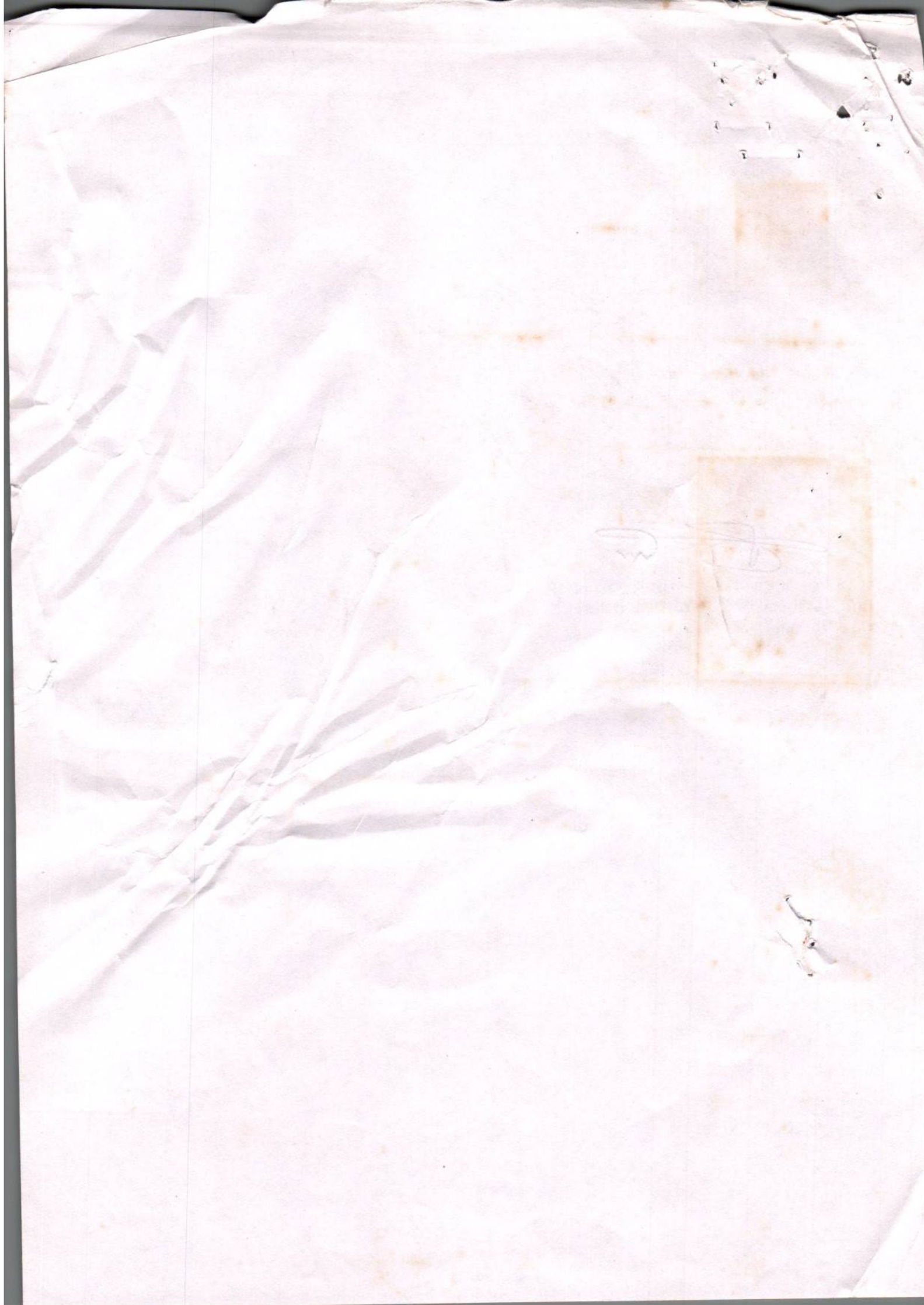
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 971 to 988  
being No 02200 for the year 2011.



  
(Malay Kanti Das) 26-August-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BUDGE BUDGE  
West Bengal







Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

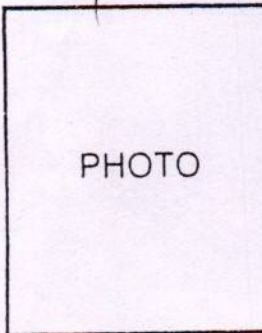


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right hand					

Name SUNIL CHANDRA DUTTA

Signature [Handwritten Signature]      Vender/Vendee/Doner/Donee

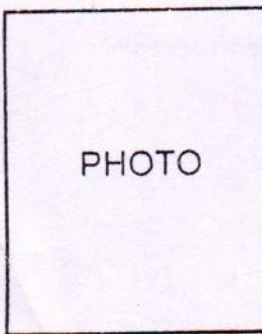
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Name .....      Vender/Vendee/Doner/Donee  
Signature .....

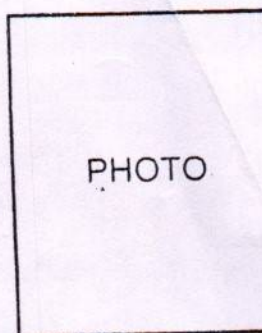
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Name .....      Vender/Vendee/Doner/Donee  
Signature .....

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger



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Name .....      Vender/Vendee/Doner/Donee  
Signature .....



GUNIL CHANDRA DUTTA












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

28 FEB 2014



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	right hand					

Name ..... SATYENDRA GUPTA .....  
 Signature ..... Satyendra Gupta .....

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

Name .....  
 Signature ..... Ait. K.R. Shaw .....

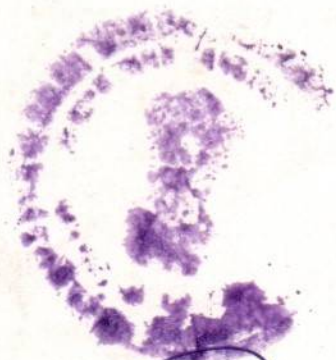
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PHOTO	left hand					
	right hand					

Name .....  
 Signature .....

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

Name .....  
 Signature .....





*Handwritten signature*

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

14 - 1-08

ALL...  
Budge Budge, 24 Parganas (S)

