

P178

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I-2253



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 059251

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

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

certified that the deficit amount of stamp is Rs. 6810 00

Through Sub-Registrar, Budge Budge

100
 6516
 6610

576139
 14.1.08

07 SEP 2011

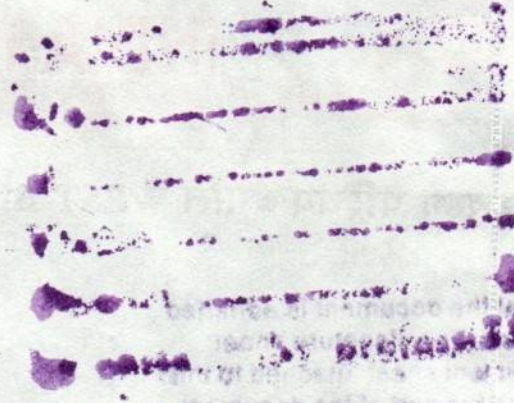
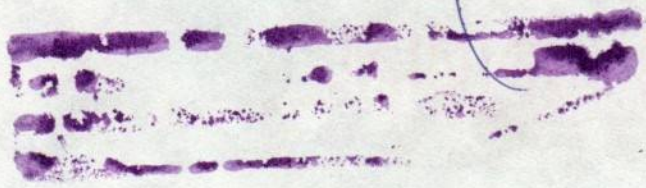
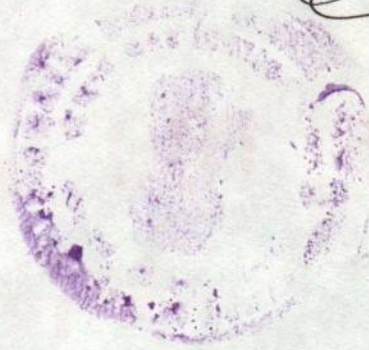
DEED OF SALE

THIS DEED OF SALE is made on the 15th day of January Two Thousand Eight (2008) **B E T W E E N** **BISHNU DEV RAI**, son of Ram Dev Rai, by religion - Hindu, by occupation - Service, residing at 26/5/A, A.M.Ghosh Road, P.O & P.S - Budge Budge, Kolkata - 700 137, District South 24 Parganas, hereinafter called and referred to as the **"VENDOR"** (which term or expressions

ADDITIONAL DISTRICT SUB-REGISTRAR
BUDGE BUDGE, SOUTH 24 PARGANAS

1081 Date 10/1/08 No. 2
Name.....
Address.....
Vender : MAMATU UDDIN
Alipore Judge's Court
Calcutta - 700 027

Signature of Vender



Bishnu das Ray

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

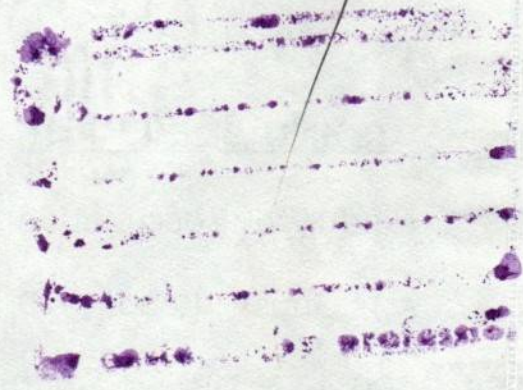
Bishnu das Ray

15-1-08



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Sr. Masud Ahamed
Advocate

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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 28.10.1988 registered at the office ADSR at Budge Budge, South 24 Parganas and recorded in Book No. I, Volume No. 7, Pages 464 to 483 Being No. 2046 for the year 1998 the Vendor namely, Bishnu Dev Rai has purchased demarcated 1(One) Bigha 8 (Eight) Cottahs 6 (Six) Chittaks 21(Twenty One) Sq.ft of Sali land out of 50 Decimals of Sali land be the same a little more or less lying and situated in R.S.Dag No. 841



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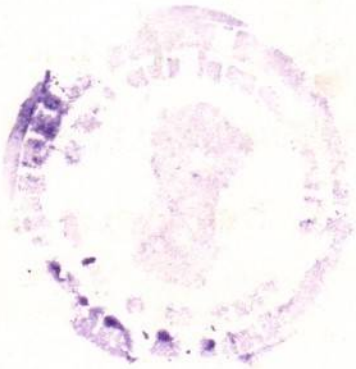
ADDL. DIST. SUB - REGISTRAR
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under R.S.Khatian No. 316 in Mouza - Kalinagar Bade, Pargana - Balia, Touzi No. 353, R.S.No. 32 J.L.No. 7, within the limits of the Budge Budge Municipality in its Ward No. 14, P.S. and A.D.S.R office at Budge Budge District South 24 Parganas free from all encumbrances and charges for a valuable consideration from the then legal owners namely, Sri Biswanath Naskar and his other 26 Co-sharers and obtained delivery of khas possession thereon.

AND WHEREAS the present Vendor thereafter mutated his name in respect of his said purchased demarcated 1(One) Bigha 8 (Eight) Cottahs 6 (Six) Chittaks 21(Twenty One) Sq.ft of Sali land with the office of the B.L & L.R. at Budge Budge and has been paying rent thereon regularly and the said purchased land of the Vendor has been recorded in his name in L.R.Dag No. 941, under L.R.Khatian No. 1929, in Mouza - Kalinagar Bade, P.S Budge Budge, District South 24 Parganas and was published.

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(One) Bigha 8 (Eight) Cottahs 6 (Six) Chittaks 21(Twenty One) Sq.ft of Sali land be the same a little more or less together with all sorts right of easement annexed thereon lying and situate in



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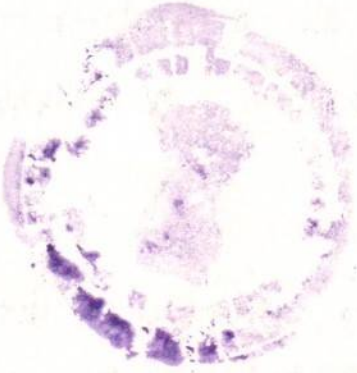
ADDL. DIST. SUB-REGISTRAR
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the aforesaid Dag ,Khatian Mouza, P.S & A.D.S.R office at Budge Budge District South 24 Parganas as full absolute and 16 annas owner and has been possessing the same by various lawful acts and possession thereon and is otherwise 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 said purchased 1(One) Bigha 8 (Eight) Cottahs 6 (Six) Chittaks 21(Twenty One) Sq.ft of Sali land be the same a little more or less in R.S.Dag No. 833 together with all sorts right of easement annexed thereto free from all encumbrances and charges.

AND WHEREAS the Purchasers have agreed to purchase **ALL THAT** piece and parcel of demarcated **1(One) Bigha 8 (Eight) Cottahs 6 (Six) Chittaks 21(Twenty One) Sq.ft of Sali land out of 50 Decimals of Sali land** be the same a little more or less 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 situate in the aforesaid R.S.Dag No. 841 under R.S.Khatian No. 316 corresponding to L.R.Dag No. 941,



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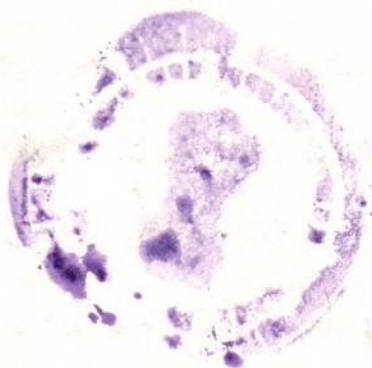
ADDL. DIST. SUB - REGISTRAR
Budge Edge, 24 Parganas (S)

15-1-08

under L.R.Khatian No. 1929 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. 1,10,000/- (Rupees One Lakh Ten Thousand) only free from all encumbrances chargesliens, lispence, mortgages and attachment whatsoever to the said properties .

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. 1,10,000/- (Rupees One Lakh Ten Thousand) only being the full price of the said property containing an area of 1 Bigha 8 Cottahs 6 Chittaks 21 Sq.ft of Sali land out of 50 Decimals 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



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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 1(One) Bigha 8 (Eight) Cottahs 6 (Six) Chittaks 21(Twenty One) Sq.ft of Sali land out of 50 Decimals 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, 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 has 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

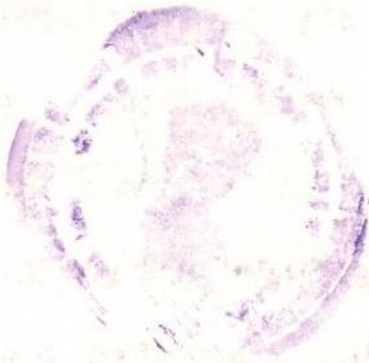


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Budge Budge, 24 Parganas (S)

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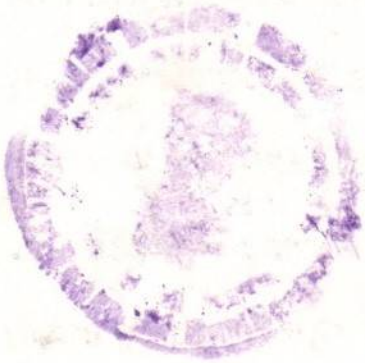
demands whatsoever both at law or in a suit or the Vendor unto and upon the said land hereditaments or any part thereof together with all deeds, pattahs, muniments of title whatsoever in anywise relating to or concerning the said property hereditaments and premises or any part thereof which the Vendor 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 his 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 enter and peaceably possess and enjoy the said land hereditaments and premises and received the rents and profits thereof without any lawful eviction,



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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 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 his 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



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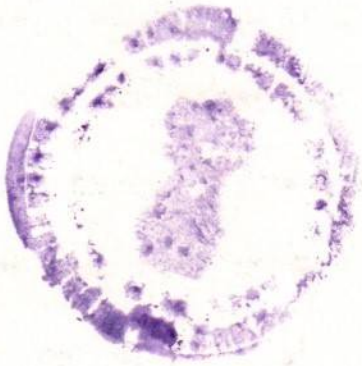
ADDL. DIST. SUB - REGISTRAR
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thereof unto and to the use of the Purchasers in manner aforesaid as shall or any reasonably required and the Vendor shall and will at all times and from time to time hereafter at every reasonably request and at the costs 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 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



My

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Budge Budge, 24 Parganas (S)

15-1-08

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 **1(One) Bigha 8(Eight) Cottahs 6(Six) Chittaks 21 (Twenty One) Sq.ft of Sali land out of 50 Decimals of Sali land** be the same a little ~~more or less~~ 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 situate in the aforesaid R.S.Dag No. 841 under R.S.Khatian No. 316 corresponding to L.B.Dag No. 941, under L.R.Khatian No. 1929 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 part of Dag No. 841/1268 & 841/1267;

ON THE SOUTH : Land in part of Dag No. 841;

ON THE EAST : Land in part of Dag No. 851;

ON THE WEST : Land in part of Dag No.840;



RV

ADDL. DIST. SUB - REGISTRAR
Budge Budge, 24 Parganas (S)
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IN WITNESS WHEREOF the Vendor has set and subscribed
his hand the day, month and year first above written.

SIGNED AND DELIVERED

in the presences of :

WITNESSES

1. Brayindra Gupta
502 M.G. Road
Budge - Budge
Wt-137
2. Pradip Kumar Mandal
Utt. Moheswarpur
P.O. Bawali, 24-Perpals

Rishnu Das Ray

Signature of the **VENDOR**

Drafted by & readover and
explained by me:-

Sk. Masud Ahamed.

Sk. Masud Ahamed

Advocate

Alipore Judges Court, Kolkata-27.

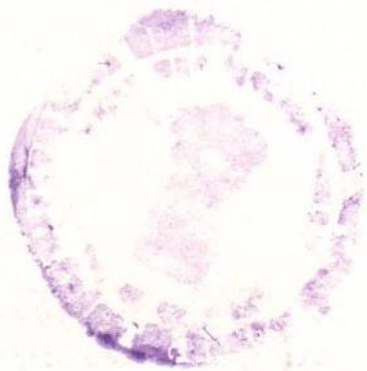
Computer Print by :-

Avijit Laha

Avijit Laha

"Joy Mataji Print"

Alipore Judges Court, Kolkata-27.



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ABDL. DIST. SWB - REGISTRAR
Budge Luage, 24 Farganas (S)

15-1-08

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 1,10,000/- (Rupees One Lakh Ten Thousand) only being the consideration money as per memo below:

MEMO

By cash

Rs. 1,10,000/-

Total Rs.1,10,000/-

=====

(Rupees One Lakh Ten Thousand) only

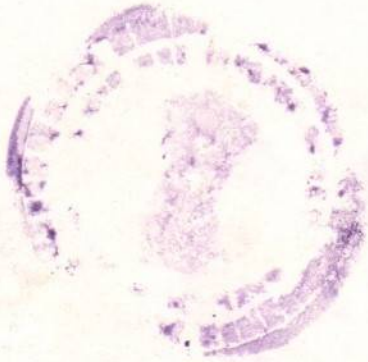
WITNESSES

1. *Brajendra Gupta*

Bishnu das Ray

Signature of the **VENDOR**

2. *Rudip Kumar Mondal*



RY

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

15-1-08



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

Endorsement For Deed Number : I - 02253 of 2011
(Serial No. 00178 of 2008)

On 15/01/2008

Payment of Fees:

Amount By Cash

Rs. 1206/-, on 15/01/2008

(Under Article : A(1) = 1199/- ,E = 7/- on 15/01/2008)

Deficit stamp duty

Deficit stamp duty Rs. 6510/- is paid, by the draft number 576139, Draft Date 14/01/2008, Bank Name State Bank of India, Budge Budge, received on 15/01/2008

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

Presented for registration at 13.04 hrs on :15/01/2008, at the Office of the A. D. S. R. BUDGE BUDGE by Bishnu Dao Ray ,Executant.

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

Execution is admitted on 15/01/2008 by

1. Bishnu Dao Ray, son of Ram Dev Rai , Village:26/5/ A, A. M. Ghosh 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. :- Pin :-700027 , By Caste: Muslim, By Profession: Advocate.

(Sujan Kumar Maity)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 07/09/2011

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. 22429/-, on 07/09/2011

Certificate of Market Value(WB PUVI rules of 2001)


(Malay Kanti Das)

ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

07/09/2011 13:25:00



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

07 SEP 2011



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

Endorsement For Deed Number : I - 02253 of 2011
(Serial No. 00178 of 2008)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2148090/-

Certified that the required stamp duty of this document is Rs.- 128885 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 40000/- is paid, by the draft number 133198, Draft Date 06/09/2011, Bank Name State Bank of India, Budge Budge, received on 07/09/2011
2. Rs. 40000/- is paid, by the draft number 133192, Draft Date 06/09/2011, Bank Name State Bank of India, Budge Budge, received on 07/09/2011
3. Rs. 25330/- is paid, by the draft number 132773, Draft Date 12/08/2011, Bank Name State Bank of India, Budge Budge, received on 07/09/2011
4. Rs. 16975/- is paid, by the draft number 133204, Draft Date 07/09/2011, Bank Name State Bank of India, Budge Budge, received on 07/09/2011

Payment of Fees:

(Under Article : A(1) = 22429/- on 07/09/2011)

(Malay Kanti Das)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Malay Kanti Das)
ADDITIONAL DISTRICT SUB-REGISTRAR

07/09/2011 13:25:00

EndorsementPage 2 of 2



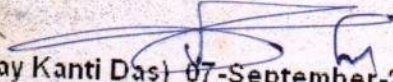
ADDL. DIST. SUB-REGISTRAR.
Budge Budge, 24 Parganas (S)

07 SEP 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 1705 to 1721
being No 02253 for the year 2011.




(Malay Kanti Das) 07-September-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BUDGE BUDGE
West Bengal

PRESENTANT



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SATYENDRA GUPTA
 SIGNATURE *Satyendra Gupta*



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
 SIGNATURE *Dishnu Dasgupta*



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME
 SIGNATURE



—	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME :
 SIGNATURE



Rg

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

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

