

212P

(11)

I-749



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 059922

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

Certified that the deficit amount of stamp duty Rs. 5310/-

100  
 5310  
 -----  
 5410

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

Rupee

is paid by Cash Draft No. 0124

Dated 16/01/08

Through State Bank of India.

Budge Budge

~~A. D. S. P.~~  
 16/01/08

**DEED OF SALE**

THIS DEED OF SALE is made on the 16<sup>th</sup> day of January, Two Thousand Eight (2008) **BETWEEN** SMT. USHA GUPTA, wife of Sri Gobardhan Gupta, by religion - Hindu, by occupation - Housewife, residing at 131, M.G.Road, P.O & P.S Budge Budge, Kolkata - 700 137, District - South 24 Parganas,

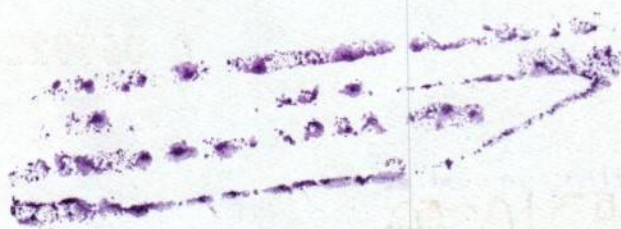
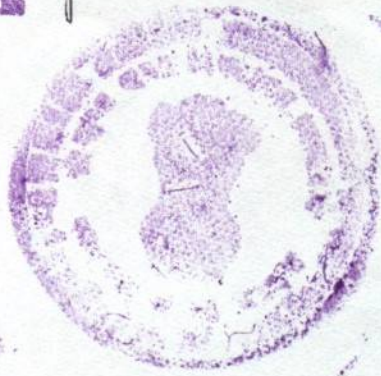
23-ep  
 90000  
 A 979=00  
 B 7=00  
 986=00  
 fee 10/-  
 Jy 200-00  
 CH 500-00  
 550-00  
 Paid on 16/01/08



by *Handwritten* *Handwritten*  
Date .....  
Name ..... *Sr Masud Ahmad Ali*  
Address ..... *Alipor*

Vender : MAMATAJ UDDIN *GAN*  
Alipore Judge's Court  
Calcutta - 700 027

Signature of Vender



*S. M. urho celtis*

*Handwritten signature*

*18/3/2011*

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Budge Budge, 24 Parganas (S)

16-1-08



*S. M. urho celtis*

*Sr. Masud Ahmad Ali*

*Handwritten signature*

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*18/3/2011*



hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her 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 07.06.2001 registered at the office ADSR at Budge Budge, South 24 Parganas and recorded in Book No. I, Volume No. 25, Pages 111 to 132 Being No. 1428 for the year 2002 the Vendor namely, Smt. Usha Gupta, has purchased demarcated 27 decimals of Sali land in



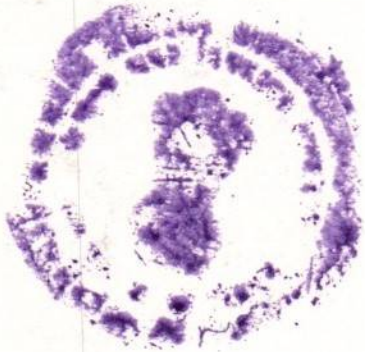
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R.S.Dag No. 834 & demarcated 26 decimals of Sali land in R.S.Dag No. 835 thus totaling to the length of 53 Decimals of Sali land be the same a little more or less including right of common passage lying and situated under R.S.Khatian No. 1269 in Mouza - 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 Smt. Jamuna Bala Naskar and ors. 12 Co-sharers and obtained delivery of khas possession thereon.

**AND WHEREAS** the present Vendor thereafter mutated her name in respect of her said purchased land with the office of the B.L & L.R. at Budge Budge and has been paying rent thereon regularly and her purchased said 27 Decimals of Sali land has been recorded in her name in L.R.Dag No. 932, under L.R.Khatian No. 2009, as well as her purchased said 26 Decimals of Sali land has been recorded in her name in L.R.Dag No. 933, under L.R.Khatian No. 2009 in Mouza - Kalinagar Bade, P.S



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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 total 53 Decimals of Sali land be the same a little more or less together with all sorts right of easement annexed thereon lying and situated 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 has been possessing the same by various lawful acts of possession thereon and are otherwise well and sufficiently entitled to the said properties.

**AND WHEREAS** being in urgent need of money for some legal necessities the Vendor offer and declare to sell their purchased said 53 Decimals of Sali land be the same a little more or less in R.S.Dag Nos. 834 & 835 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 **27 (Twenty**



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**Seven) Decimals** of Sali land in R.S.Dag No. 834 corresponding to L.R.Dag No. 932 AND demarcated **26 (Twenty Six) Decimals** of Sali land in R.S.Dag No. 835 corresponding to L.R.Dag No. 933 thus totaling to the length of **53 (Fifty Three) Decimals** 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 under R.S.Khatian No. 1269 corresponding to L.R.Khatian No.2009 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 properties at and for a consideration of Rs. 90,000/-(Rupees Ninety Thousand) only free from all encumbrances charges liens, dispendence, mortgages and attachment whatsoever to the said properties .



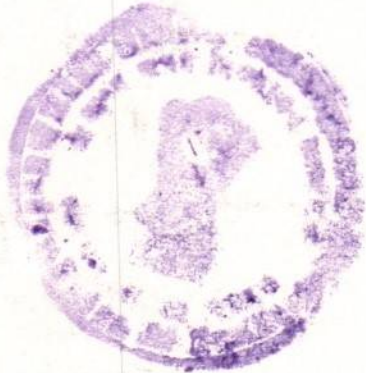
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**AND WHEREAS** the price offered by the Purchasers are the highest , adequate and at present prevailing in the market.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said consideration money of Rs. 90,000/-(Rupees Ninety Thousand) only being the full price of the said property containing an area of 53 Decimals 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 53 Decimals 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, lispense and attachments whatsoever to the said properties **OR HOWSOEVER** **OTHERWISE** the said land hereditaments or any part



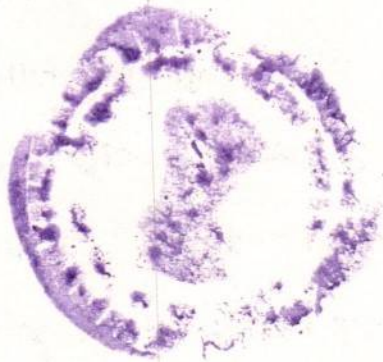
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thereof now are or is or hereto before were/was situated, tenanted, bounded, called, known, numbered, described or distinguished together with free and also to have all rights or easements for water, taps, pipes of water connection, electric coil, 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 of the Vendor and to has and to hold the said land hereditaments and premises hereby granted, conveyed, transferred and assured expressed so to be



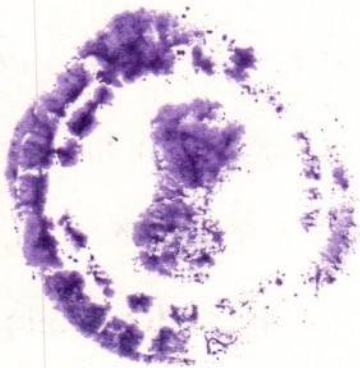
ADDL. DIST. SUB - REGISTRAR  
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including the rights of way etc. mentioned above unto and to the use of the Purchasers absolutely and forever and free from all encumbrances and in a vacant condition and the Vendor do hereby covenant with the Purchasers that notwithstanding any act, deed of things by the Vendor or by any of her 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, lispendense 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 if any co-sharer found left the

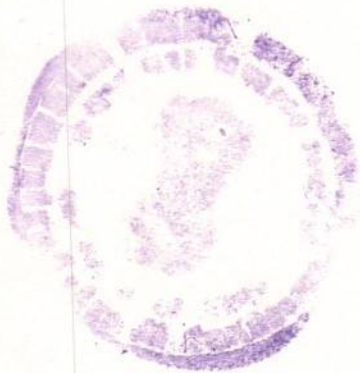


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Purchasers have liability to cause execute the document by the said co-sharer on payment of consideration of his/her share. **AND WHEREAS** the Vendor covenant to save harmless and keep indemnified the Purchasers from or against all encumbrances, charges 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 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 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



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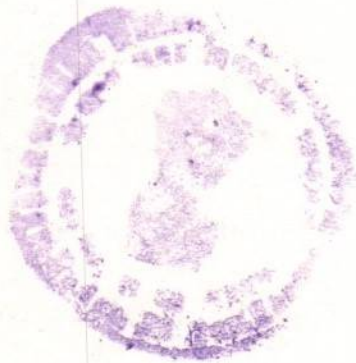
require all or any of his documents of title papers and writings relating to the said property hereby granted and conveyed more particularly described in the Schedule below in satisfaction or support of the title of the Purchasers other than the Purchasers deed which the Vendor shall deliver to the Purchasers.

**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 (Twenty Seven) Decimals** of Sali land in R.S.Dag No. 834 corresponding to L.R.Dag No. 932 AND demarcated **26**



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**(Twenty Six) Decimals** of Sali land in R.S.Dag No. 835 corresponding to L.R.Dag No. 933 thus totaling to the length of **53 (Fifty Three) Decimals** 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 under R.S.Khatian No. 1269 corresponding to L.R.Khatian No.2009 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 .

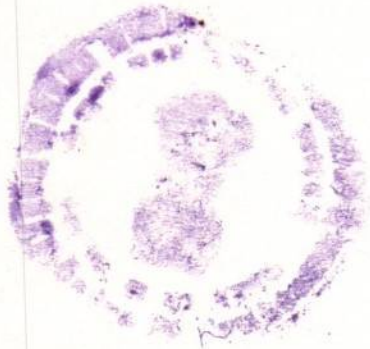
**BUTTED AND BOUNDED BY : -**

**ON THE NORTH** : By land in Dag No. 772/1077,  
713 & 774;

**ON THE SOUTH** : By Land in Dag Nos. 832 & 837;

**ON THE EAST** : By land in Dag No. 836;

**ON THE WEST** : By land in Dag No. 833;



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

**SIGNED AND DELIVERED**

in the presences of :

**WITNESSES**

1. Brajendra Gupta  
502 M. C. Road  
Budge - Budge  
Kolkata - 137

S. m. Usha Gupta

Signature of the **VENDOR**

2. Bipul Kumar Modak  
Vill. Mokeswarpur  
P.O. - Bawali, 24-Pgs (S)

Drafted by & readover and explained by me:-

SK. Masud Ahamed.

SK. Masud Ahamed

Advocate

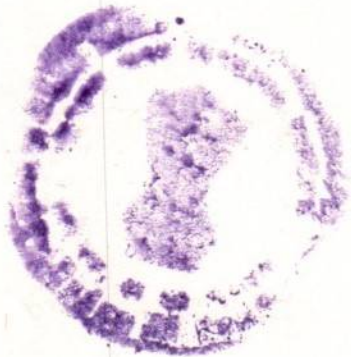
Alipore Judges Court, Kolkata-27.

Computer Print by :-

Avijit Laha

**"Joy Mataji Print"**

Alipore Judges Court, Kolkata-27.



18.3.2011  
ADDL. DIST. OFF - REGISTRAR  
Budge buoge, 24 Parganas (20)  
16-1-08



**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser the within mentioned sum of Rs. 90,000/- (Rupees Ninety Thousand) only being the consideration money as per memo below:

**MEMO**

By cash

Rs. 90,000/-

**Total Rs.90,000/-**

**(Rupees Ninety Thousand) only**

**WITNESSES**

1. *Brajendra Gupta*

2. *Rudip Kumar Mehta,*

*S. M. Usha Gupta*

Signature of the **VENDOR**



18/3/2011

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

16-1-08





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

Endorsement For Deed Number : I - 00749 of 2011  
(Serial No. 00212 of 2008)

**On 16/01/2008**

**Payment of Fees:**

Amount By Cash

Rs. 986/-, on 16/01/2008

( Under Article : A(1) = 979/- ,E = 7/- on 16/01/2008 )

**Deficit stamp duty**

Deficit stamp duty Rs. 5310/- is paid, by the Challan number 576138, Challan Date 14/01/2008, Treasury Name STATE BANK OF INDIA, Budge Budge, received on 16/01/2008

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

Presented for registration at 16.30 hrs on :16/01/2008, at the Private residence by Smt. Usha Gupta ,Executant.

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

Execution is admitted on 16/01/2008 by

1. Smt. Usha Gupta, wife of Sri Gobardhan Gupta , 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 : House wife

Identified By Masud Ahamed Sk, son of - -, Alipore Judges Court, KOLKATA MUNICIPAL CORPORATION, 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 18/03/2011**

**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/-

**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.-2427771/-

Certified that the required stamp duty of this document is Rs.- 145666 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Malay Kanti Das )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 1 of 2

18/03/2011 10:50:00





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

18 MAR 2011





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

Endorsement For Deed Number : I - 00749 of 2011  
(Serial No. 00212 of 2008)

**Deficit stamp duty**

Deficit stamp duty Rs. 140300/- is paid, by the draft number 954058, Draft Date 17/03/2011, Bank Name State Bank of India, Budge Budge, received on 18/03/2011

**Payment of Fees:**

Amount By Cash

Rs. 25718/-, on 18/03/2011

( Under Article : A(1) = 25718/- on 18/03/2011 )

( Malay Kanti Das )  
ADDITIONAL DISTRICT SUB-REGISTRAR



ADDITIONAL DISTRICT SUB-REGISTRAR  
(S) BUDGE BUDGE

18/03/2011

( Malay Kanti Das )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
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Budge Budge, 24 Parganas (S)

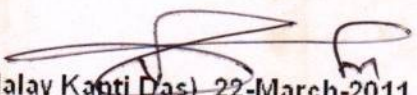
18 MAR 2011



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 1330 to 1347  
being No 00749 for the year 2011.



  
(Malay Kanti Das) 22-March-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 ..... S. M. Gupta



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

NAME .....

SIGNATURE .....

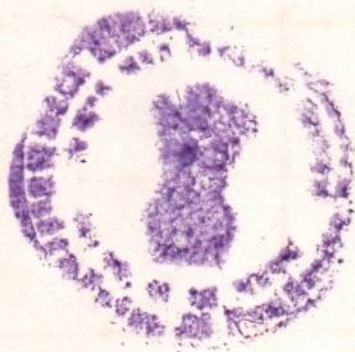


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Left Hand					
Right Hand					

NAME .....

SIGNATURE .....





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

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