

0206003595

2020603538/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 097232

M.V. - 19,12,492
 Q - 826315
 16/6/2016

Certified that the Document
 is A. entitled to Registration in the
 Signature Sheet and the End-
 Documents - attached with this
 Document are the Part of this
 Document.

A. D. S. R. Durgapur
 Sadwan

6 JUN 2016

SALE DEED

P.S. - Kanksa, Mouza - Khatpukur, Area of Land - 6 Cottah., Sale Value Rs. 19,12,492/-, Market Value Rs. 19,12,492/- under Durgapur Municipal Corporation.

Handwritten signature

31/347930200

16 JUN 2016

Sl. No. 1551 Date 16 JUN 2016
 sold to Jubbar Kantil singha ← others,
 Address sgf → 3
 Value of Stamps Rs. 5000
 Date of Purchase of this Stamp Paper from Treasury 07 JUN 2016
 Name of the Treasury from where Purchased, DURGAPUR TREASURY

HARIGOPAL NAYEK
 STAMP VENDOR
 ADDL. DIST. S. R. OFFICE
 DURGAPUR-16
 LICENCE No. - 8/1887

Warranted that the Document
 is a true and correct copy of the
 original and that the same is
 in conformity with the Part of the
 Government.

A.D.S.R. Durgapur
 Burdwan



18 JUN 2016

[Handwritten signature]

Addl. Dist. Sub-Registrar
 Durgapur, Burdwan

16 JUN 2016

[Faint handwritten notes and scribbles in the right margin]

This deed of sale is made on this 16th day of April 2016 (Two thousand sixteen)

BY

AXES MULTI DEVELOPERS LIMITED [PAN-AAHCA3234A] having its' Office at MS/29 - 7, Bengal Ambuja, Urvashi, City Centre, P.O.- City Centre, P.S., A.D.S.R. Office & Sub-Division- Durgapur, Dist.- Burdwan being represented by its' Project Manager

SK. MOZAMMEL HAQUE S/o Late Kayem Ali by faith- Muslim, by Nationality- Indian, by occupation- Service resident of MS/29 -7, Bengal Ambuja, Urvashi, City Centre, P.O.- City Centre, P.S., A.D.S.R. Office & Sub-Division- Durgapur, Dist.- Burdwan PIN- 713216

HEREINAFTER called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deem to include its' heirs, legal representatives, executors, agent, administrators and permitted assigns) of the **FIRST PART.**

IN FAVOUR OF:

(1) SRI TUSAR KANTI SINGHA [PAN-BCKPS7978A] son of Sudhangsu Sekhar Singha by faith Hindu, by Nationality- Indian by occupation - Business resident of Shibtala, Dhandabag,, P.O.- Amrai, Durgapur-713203, P.S., A.D.S.R. Office & Sub-Division - Durgapur, District- Burdwan,

(2) SRI RAJESH PRASAD [PAN-AIYPP2008F] son of Dineshwar Prasad by faith Hindu, by Nationality- Indian by occupation - Business resident of H/9A, Nutanpally, Benachity, P.O.- Benachity, Durgapur-713213, P.S., A.D.S.R. Office & Sub-Division - Durgapur, District- Burdwan,

HEREINAFTER called the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, legal representatives, executors, agent, administrators and assigns) of the **OTHER PART.**

Ray

AND WHEREAS the property mentioned in the schedule below has been purchased by the vendor company by a registered deed of Sale being No. 01442 for the year 2010 of A.D.S.R. Office Durgapur and is now in exclusive possession of the aforesaid property as absolute and sole owners thereof in respect of right, title, interest and possession and absolutely seized, possess of and occupied or otherwise well and sufficiently entitled to the land and possessing peacefully of the aforesaid property.

AND WHEREAS the Vendor above-named is urgently need of money to defray the company's expenses and also to meet other lawful necessity has announced to sell the aforesaid property mentioned in the schedule herein-under written below with all easement rights attached thereto together with all title, interest and possession therein free from all encumbrances at the price of Rs. 19,12,492/- (Rupees nineteen lakh twelve thousand four hundred ninety two) only verifying the said price to be the best, fair, reasonable in the present market price and which offer is the of Rs. 19,12,492/- (Rupees nineteen lakh twelve thousand four hundred ninety two) only highest among others they received so far.

AND WHEREAS the Purchasers have accepted the offer announced by the Vendor and have agreed to purchase the said land more clearly mentioned in the schedule herein-under written below at the price of Rs.19,12,492/- (Rupees nineteen lakh twelve thousand four hundred ninety two) only.

NOW THIS DEED OF SALE WITNESSETH that in consideration of payment of the sum of Rs.19,12,492/- (Rupees nineteen lakh twelve thousand four hundred ninety two) only made by the Purchasers to the Vendor company this day the whole of the aforesaid consideration money as the sale price of the schedule property the receipt whereof the Vendor doth hereby admit and acknowledge and the Vendor company do hereby grant, convey, transfer and absolutely sell, assign and assure to the Purchaser all those piece and parcels of land, hereditaments with all advantages, privileges, easements attached thereto fully and particularly described and mentioned in the schedule below with all appurtenances what-so-ever thereunto belonging to or in any way appertaining thereto or there with usually held, occupied

enjoyed, reputedly known as parts and parcels thereof to the said property hereby conveyed and transferred unto the Purchaser and the estate, right, title, interest claim and demand whatsoever together with all yards, areas, sewers, drains, waterways, paths, passages, lights, liberties, privileges, easements of the Vendor company into or upon the property hereby conveyed sold, demised and delivered up khas possession unto the Purchaser and every part thereto **TO HOLD** the same unto and to the use of the Purchaser and its representatives absolutely and the Purchasers on execution of this deed will be entitled to own, possess and occupy and utilize the said land for any purpose, as the Purchasers may like or find necessary as absolute owner thereof with all transferable right by way of sale, gift or otherwise it so desires including over all hereditaments and easements belonging and appertain thereto without any disturbance or hindrance from anybody.

AND the Vendor company doth hereby declare and agrees with the Purchasers that the vendor company never made or done anything or execute any deed or committed or knowingly suffered to the contrary to the absolute title or the Vendor company and the Vendor company is lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted as an absolute and indefeasible estate, equivalent thereto free from all encumbrances and charges what-so ever and that the Vendor company has full power and absolute and indefeasible right and authority to grant, convey settle transfer and assure the schedule property hereby granted unto the Purchasers, in the manner aforesaid and according to the true intent and meaning of this Deed.

AND the Vendor company do hereby further agree and declare that the Purchasers shall be entitled from this day to enjoy the property hereby conveyed as an absolute owner in any manner the Purchasers may like or finds necessary from generation to generation without any interruption or disturbance, claim or demand whatsoever from the Vendor company or their heirs, executors and legal representatives and/or any person claiming through or under them.



AND the Vendor company do hereby further agree and declare that the schedule property is not affected by attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax Authority or Estate Duty Authority or any other Govt. Authorities under public demand and recovery act and/or any other acts or otherwise what-so- ever and there is no certificate case or any proceedings against the Vendor company for realization of arrears of Income Tax or Estate Duly and/or other taxes and dues or otherwise under public demand and recovery act and/or any other acts for time being in force and the said property is not otherwise charged, mortgaged or encumbered.

AND the Vendor company do hereby further agree and declare that the schedule property hereby transferred and conveyed by the Vendor company is free and discharged from all rent, cesses and taxes and other impositions what-so-ever due up-to date or sufficiently indemnified against all encumbrances claims and demands what-so-ever created or made by the Vendor company.

AND the Vendor company do hereby also agree and declare with the Purchasers that in case of Purchasers are deprived of the whole or any part of the property sold by reason of any defect be found in the title of the Vendor company or of any encumbrance or charges on the same to which this sale is not subject be found in future the Vendor company will pay the Purchasers by way of damages the whole of the sale price of such part of it and shall bear the same proportionately to the whole as the cost may be and the Vendor company will always indemnify the Purchasers from such wrong or defect or for any charge of the said property and shall make good the defect in title of the property hereby demised at his own cost.

AND the Vendor company do hereby give consent and approval for recording of the name of the Purchasers in the Landlord's sheresta and shall help the purchasers in such recording of and mutation of their name in such places where necessary and the Purchasers henceforth shall pay all rents and taxes to the office of the competent Authority.



SCHEDULE

All that piece and parcel of land, properties with all easement right attached thereto situated under Mouza - Khatpukur, J.L. No.- 59, Police Station - Durgapur, Additional District Sub-Registry Office & Sub-Division- Durgapur, Dist.- Burdwan under Khatian No.- R.S.-778, L.R.- 998 (nine hundred ninety eight),

Plot No. R.S.- 200 (two hundred) L.R.- 129 (one hundred twenty nine), Kanali measuring an area of 6 (six) Cottah or more or less 10 (ten) Decimal is hereby sold to the purchasers. A sketch map with red coloured marked is annexes herewith. Only the red marked area is being sold and this sketch will be treated as a part of this deed. This property is not within the acquired land of any Government.

Proposed use - Vastu.

Butted and bounded by :

- On the North: R.S. Plot No.- 200
On the South: 12' Ft. wide proposed road
On the East : R.S. Plot No.- 200
On the West : 30' Ft. wide proposed road

Proportionate rent of the aforesaid land is to be paid to the Government of West Bengal through B.L & L.R.O - Durgapur.



The passport size photograph and finger print of the Vendor and the Purchases are attested in the separate sheet, which is annexed herewith and should be treated as part of this deed.

IN **WITNESS WHEREOF** the authorized representatives of the Vendor company hereto execute and sign these present on this the day month and year written at the outset.

Witnesses :

1. Jayanta kr. Singha
s/o Sadhan Singh Sekhar Singh
Dhondabag - D.P.-3

2. Rakeshakar Chaly
City Centre
Durga pr. 16

AXES MULTI DEVELOPERS LTD.
SK. Mozammel Haque
Project Management

Signature of the Vendor

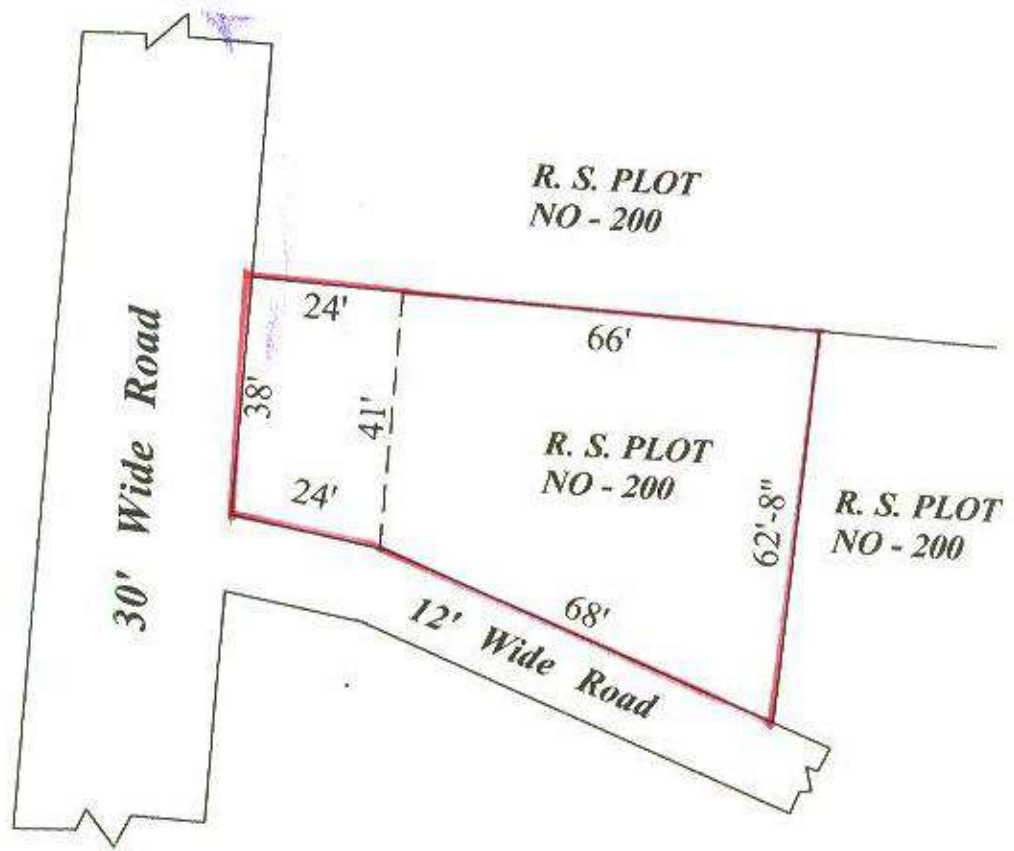
Drafted and prepared by me as per
Instructions of the Vendors and read
Over and explained to the parties.

Rakeshakar Chaly
Deed writer,
Durga pr. A.D.S.R. Office
Licence no. D.P.R. 27



SKETCH PLAN SHOWING MORE OR LESS 6 KH. OF
LAND BY RED BOUNDED IN R.S. PLOT NO-200 L.R.PLOT
NO-129 OF MOUZA - KHATPUKUR. J.L. NO - 59, P.S. - KANKSHA
DIST - BURDWAN.

SOLD TO - TUSHAR KANTI SINGHA & RAJESH PRASAD



AXES MULTI DEVELOPERS LTD
R. Mozammat Hoan

DRAWN BY
U. Paul
14.6.2016
UJJWAL PAUL
LAND SURVEYOR
GOVT. REGD. NO-W.B.K-253/97
VILL-AGANNATHPUR
P.S.-FARIDPUR (LAUDOHAT)
DT-BURDWAN, PIN-713361

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।
Tusar Kanti Singha



Tusar Kanti Singha

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

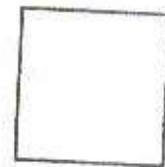
উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।
Rajen Braud



Rajen Braud

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।



বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।



SK. Mozammel Haque



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/37/265/189205

পরিচয় পত্র



Elector's Name : Jayanta Singha
নির্বাচকের নাম : জয়ন্ত সিংহ
Father/Mother :
Husband's Name: Sudhasu Shekhar Singha
পিতা/মাতা/স্বামীর নাম: সুধাসু শেখর সিংহ
Sex : Male
লিঙ্গ : পুরুষ
Age as on 01.01.95 : 19
১.১.১৯৯৫ এ বয়স : ১৯

Jayanta ku singha.

Address : Dhandabag, Shibatala
Anrai
Durgapur

ঠিকানা : ধান্দাবাগ, শিবতলা
আনরাই
দুর্গাপুর

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অফিসারিক



265 Durgapur 2 Assembly Constituency



২৬৫ দুর্গাপুর ২ বিধানসভা নির্বাচন কেন্দ্র

Place : Durgapur
স্থান : দুর্গাপুর
Date : 23.02.95
তারিখ : ২৩.০২.৯৫

Seller, Buyer and Property Details

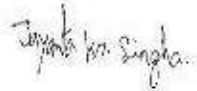
A. Seller & Buyer Details

Presentant Details	
SL No.	Name, Address, Photo, Finger print and Signature of Presentant
1	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Sk. Mozammel Haque MS/29-7, Bengal Ambuja, Urvashi, P.O:- City Centre, P.S:- Durgapur, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216</p> </div> <div style="width: 20%; text-align: center;">  16/06/2016 2:19:43 PM </div> <div style="width: 20%; text-align: center;">  LTI 16/06/2016 2:19:51 PM </div> </div> <div style="text-align: center; margin-top: 10px;"> <p><i>Sk. Mozammel Haque</i></p> <p>16/06/2016 2:20:04 PM</p> </div>

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>AXES MULTI DEVELOPERS LTD MS/29-7 Bengal Ambuja, Urvashi, P.O:- City Centre, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 PAN No. AAHCA3234A.; Status : Organization; Represented by representative as given below:-</p>
1(1)	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Sk. Mozammel Haque MS/29-7, Bengal Ambuja, Urvashi, P.O:- City Centre, P.S:- Durgapur, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India.; Status : Representative; Date of Execution : 16/06/2016; Date of Admission : 16/06/2016; Place of Admission of Execution : Office</p> </div> <div style="width: 20%; text-align: center;">  16/06/2016 2:19:43 PM </div> <div style="width: 20%; text-align: center;">  LTI 16/06/2016 2:19:51 PM </div> </div> <div style="text-align: center; margin-top: 10px;"> <p><i>Sk. Mozammel Haque</i></p> <p>16/06/2016 2:20:04 PM</p> </div>

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Tusar Kanti Singha Son of Sudhangsu Shekhar Singha Shibtala, Dhandabag, P.O:- Amrai, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BCKPS7978A,; Status : Individual
2	Shri Rajesh Prasad Son of Dineshwar Prasad H/9A, Nutanpally, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIYPP2008F,; Status : Individual

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Jayanta Singha Son of Sudhangsu Shekhar Singha Shibtala, Dhandabag, P.O:- Amrai, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Sk. Mozammel Haque	 16/06/2016 2:20:26 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Burdwan, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur), Mouza: Khatpukur	LR Plot No:- 129, LR Khatian No:- 998	6 Katha	19,12,492/-	19,12,492/-	Proposed Use: Bastu, ROR: Kanali, Width of Approach Road: 42 Ft.,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	AXES MULTI DEVELOPERS LTD	Shri Tusar Kanti Singha	4.95	50
	AXES MULTI DEVELOPERS LTD	Shri Rajesh Prasad	4.95	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Rokshakar Chatterjee
Address	City Centre, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216
Applicant's Status	Deed Writer

Office of the A.D.S.R. DURGAPUR, District: Burdwan

Endorsement For Deed Number : I - 020603538 / 2016

Query No/Year	02060000826315/2016	Serial no/Year	0206003595 / 2016
Deed No/Year	I - 020603538 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Sk. Mozammel Haque	Presented At	Office
Date of Execution	16-06-2016	Date of Presentation	16-06-2016

Remarks

On 16/06/2016

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.

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

Presented for registration at 13:53 hrs on : 16/06/2016, at the Office of the A.D.S.R. DURGAPUR by Sk. Mozammel Haque ..

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 19,12,492/-

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

Execution is admitted on 16/06/2016 by

Sk. Mozammel Haque Project Manager, AXES MULTI DEVELOPERS LTD, MS/29-7 Bengal Ambuja, Urvashi, P.O:- City Centre, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sk.

Mozammel Haque, Son of Late Sk Kayem Ali, MS/29-7, Bengal Ambuja, Urvashi, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713216, By caste Muslim, By profession Service

Indetified by Shri Jayanta Singha, Son of Sudhangsu Shekhar Singha, Shibtala, Dhandabag, P.O: Amrai, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713203, By caste Hindu, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,039/- (A(1) = Rs 21,032/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 21,039/-

Payment of Stamp Duty

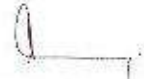
Certified that required Stamp Duty payable for this document is Rs. 1,14,760/- and Stamp Duty paid by Draft Rs 1,09,760/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 1551, Purchased on 16/06/2016, Vendor named Harigopal Nayek.
2. Rs 10/- is paid on Court Fees.

Description of Draft

1. Rs 10,260/- is paid, by the Bankers cheque No: 000428452274, Date: 16/06/2016, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.
2. Rs 49,750/- is paid, by the Bankers cheque No: 000428452269, Date: 16/06/2016, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.
3. Rs 49,750/- is paid, by the Bankers cheque No: 000428452271, Date: 16/06/2016, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.



(Abhijit Chatterjee)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2016, Page from 57053 to 57068

being No 020603538 for the year 2016.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2016.06.21 12:17:57 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 21/06/2016 12:17:56
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)