

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 Company 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. 28,05,000/- (Rupees twenty eight lakh five thousand) only verifying the said price to be the best, fair, reasonable in the present market price and which offer is the of Rs. 28,05,000/- (Rupees twenty eight lakh five thousand) only highest among others they received so far.

AND WHEREAS the Purchaser Company 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.28,05,000/-(Rupees twenty eight lakh five thousand) only.

NOW THIS DEED OF SALE WITNESSETH that in consideration of payment of the sum of Rs. 28,05,000/- (Rupees twenty eight lakh five thousand) only made by the Purchaser company 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 company 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 company and the estate, right, title, interest claim and demand whatsoever together with all yards, areas, sewers, drains,

K. G. Chafak
(Adv)

water-ways, 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 company and every part thereto **TO HOLD** the same unto and to the use of the Purchaser company and its representatives absolutely and the Purchaser company on execution of this deed will be entitled to own, possess and occupy and utilize the said land for any purpose, as the Purchaser company 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 Purchaser company 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 Purchaser company, 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 Purchaser company shall be entitled from this day to enjoy the property hereby conveyed as an absolute owner in any manner the Purchaser company 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

J. G. Glax
(Adv)

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 Purchaser company 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 Purchaser company 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 Purchaser company 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 Purchaser company in the Landlord's sheresta and shall help the purchaser company in such recording of and mutation of their name in such places where necessary and the Purchaser company henceforth shall pay all rents and taxes to the office of the competent Authority.

*F. G. Glorak
(Adv)*

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 -Kanksa, Additional District Sub-Registry Office & Sub-Division-Durgapur, Dist.-Burdwan under Khatian No. 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 10 (ten) Cottah or more or less 16.5 (sixteen point five) Decimal is hereby sold to the purchaser company. This property is not within the acquired land of any Government.

Proposed use . Residential

Butted and bounded by :

On the North : Plot No. 200(P)

On the South : 12 ft. Kancha Road

On the East : Plot No. 200(P) & 12 ft. Proposed Road

On the West : Plot No. 200(P)

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

*J. G. Ghatak
(Adv)*

The passport size photograph and finger print of the Vendor and the Purchaser 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. Ratan Lal Biswas.
S/O Mr. Ratan Lal Biswas.
Bengal Ambuja
City Centre
Durgapur, 16
2. Sr. Mogammal Hossain
S/O Mr. K. Ali
City Centre
Durgapur - 16

AXES MULTI DEVELOPERS LTD.

Katyayan Bhatnagar
Director

Signature of the Vendor

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

Krishna Anup Chatterjee
Advocate, Durgapur Court
ENL. No. F-148-2014.

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Kalyan Bhatnagar
Kalyan Bhatnagar

Colour Photo and Finger prints of both hands enclosed and attested by me.

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Prasanna Prasad
Prasanna Prasad

Colour Photo and Finger prints of both hands enclosed and attested by me.
Prasanna Prasad

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



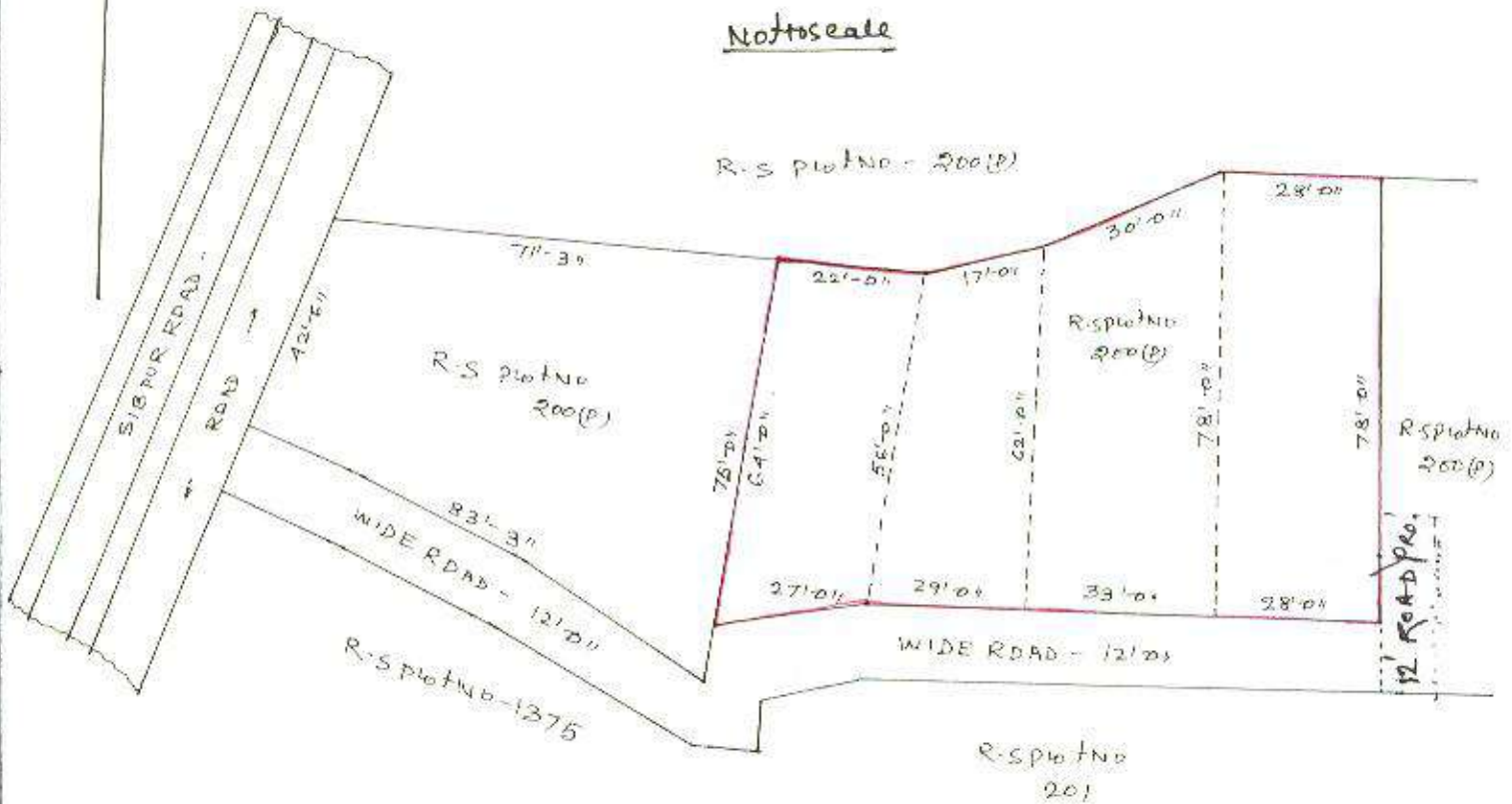
Colour Photo and Finger prints of both hands enclosed and attested by me.

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Photo and Finger prints of both hands enclosed and attested by me.

DEED PLAN SHOWING THE LAND TO BE SOLD OUT
 UNDER MOUZA-KHATPUKUR J.L.NO- 59 R-S PLOT NO-
 200 (PART) L-R PLOT NO-129 (PART) P-S-KANKSA DIST-
 BURDWAN MARKED RED INK AREA - 16.5 DECIMAL
 OR 10KATTA



AXES MULTI DEVELOPERS LTD.

Kalyan Bhattachary
 Director

Amrita Banerjee
 Renu Bada
 SUBREGISTRAR
 NO. 8244
 JK DAFI KANKSA
 BURDWAN

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-C01847481-1 Payment Mode: Online Payment
GRN Date: 11/08/2016 14:30:43 Bank: State Bank of India
BRN: IKC0822905 BRN Date: 11/08/2016 14:47:17

DEPOSITOR'S DETAILS


Name: amit kumar sinha Id No: 02060001140338/2/2016
Contact No.: Mobile No: +91 8820447449
E-mail: (Case No. Query Prod)
Address: 11C, Pampa Extra, Kempapura hebbal, bangalore
Applicant Name: Mr Pramod Prasad
Office Name: Office Address: Status of Depositor: Others
Purpose of payment / Remarks: Sale, Sale Document Payment No.2

PAYMENT DETAILS

Sl No	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19-201617-C01847481-1	Property Registration, Registration Fee	01-1023-024000-02	6891
2	19-201617-C01847481-1	Property Registration, Stamp duty	00-01-0210-0000-02	11307


Total 18198

in Words: Rupees One Lakh Ninety Eight Thousand One Hundred Ninety Eight

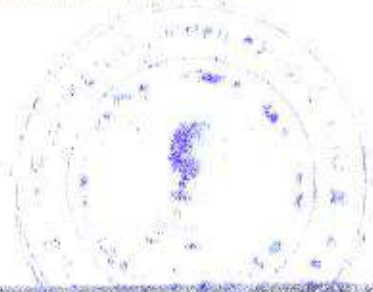

ELECTION COMMISSION OF INDIA
भारत निर्वाचन आयोग

IDENTITY CARD
पहचान पत्र

JSH1829410




Elector's Name चयनकर्ता का नाम	Uday Kumar Biswas उदय कुमार विश्वास
Father's Name पिता का नाम	Ratan Lal Biswas रतन लाल विश्वास
Sex लिंग	Male पुरुष
Age as on 11.1.2003 १.१.२००३ को आयु	37 ३७



Uday Biswas.

Address
103 LAKRKA BASTI, BAGHMARA
P.O. KATRAS GARH, DIST- DHANBAD
PIN- 828113

पता
१०३ लकड़का बस्ती, बाघमारा
पो० कतरास गढ़, जिला- धनबाद
पिन- ८२८११३



Facsimile Signature
Electoral Registration Office
निर्वाचन निबन्धन अधिकारी

For 43 - Baghmara
Assembly Constituency
४३ - बाघमारा
विधानसभा निर्वाचन क्षेत्र

Place Dhanbad
स्थान धनबाद

Date 28.08.2003
दिनांक २८.०८.२००३

Buyer Details :

SI No	Name & address	Status	Execution Admission Details
1	BLOCK BUSTER UNITED SERVICES PVT LTD House No. 23, 11C, Pampa Extension,, Block/Sector: Opp. R R Apartment, Kempapura. P.O:- Kempapura, P.S:- KEMPAPURA AGRAHARA, District:-Bangalore, Karnataka, India, PIN - 560024 PAN No. AAFCB6551P, Status :Organization, Not Executed	Organization	Not Executed

Representative Details :

SI No	Name & Address	Representative of
1	Mr Katyayan Bhattacharyya Son of Late Ranajit Bhattacharyya 29/7 Urvashi Mallhar, PH-II, Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.	AXES MULTI DEVELOPERS LTD (as Director)

Identifier Details :

Name & address
Mr Uday Biswas Son of Mr Ratanlal Biswas Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Katyayan Bhattacharyya,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 24/09/2016 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 1,00,000/- or Registration Fees payable is more than 5,000/- or both.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	I-0206-05059/2016	Date of Registration	8/12/2016 2:59:22 PM
Query No / Year	0206-0001140838/2016	Office where deed is registered	
Query Date	11/08/2016 12:54:22 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Pramod Prasad House No 23, 11C, Pampa Extension, Opp. R R Apartment,, Thana : KEMPAPURA AGRAHARA, District : Bangalore, KARNATAKA, PIN - 560024, Mobile No. : 9474996105, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 28,05,000/-	Rs. 28,05,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,68,310/- (Article:23)	Rs. 30,851/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur), Mouza: Khatpukur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-129	LR-998	Bastu	Kanali	10 Katha	28,05,000/-	28,05,000/-	Width of Approach Road: 24 Ft.,
Grand Total :					16.5Dec	28,05,000 /-	28,05,000 /-	

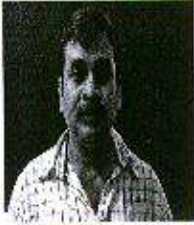

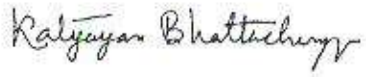
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AXES MULTI DEVELOPERS LTD 29/7 Urvashi Mallhar, PH-II, Bengal Ambuja,, Block/Sector: CITY CENTRE, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 PAN No. AAHCA3234A, Status :Organization, Executed by: Representative


Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BLOCK BUSTER UNITED SERVICES PVT LTD House No. 23, 11C, Pampa Extension,, Block/Sector: Opp. R R Apartment, Kempapura, P.O:- Kempapura, P.S:- KEMPAPURA AGRAHARA, District:-Bangalore, Karnataka, India, PIN - 560024 PAN No. AAFCB6551P, Status :Organization

Representative Details :

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	Mr Katyayan Bhattacharyya Son of Late Ranajit Bhattacharyya Date of Execution - 12/08/2016, , Admitted by: Self, Date of Admission: Aug 12 2016 , Place of Admission of Execution: Office	 Aug 12 2016 4:19PM	 LTI Aug 12 2016 4:19PM	 Aug 12 2016 4:19PM
29/7 Urvashi Mallhar, PH-II, Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : AXES MULTI DEVELOPERS LTD (as Director)				

Identifier Details :

Name & address	
Mr Uday Biswas Son of Mr Ratanlal Biswas Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Katyayan Bhattacharyya,	12/08/2016
	

Endorsement For Deed Number : I - 020605059 / 2016

On 11-08-2016

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 28,05,000/-



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

On 12-08-2016

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 14:00 hrs on 12-08-2016, at the Office of the A.D.S.R. DURGAPUR by Mr Katyayan Bhattacharyya .

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

Execution is admitted on 12/08/2016 by Mr Katyayan Bhattacharyya Director, AXES MULTI DEVELOPERS LTD, 29/7 Urvashi Mallhar, PH-II, Bengal Ambuja, Block/Sector: CITY CENTRE, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216

Identified by Mr Uday Biswas, Son of Mr Ratanlal Biswas, Bengal Ambuja, City Centre, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713216, By caste Hindu, By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,851/- (A(1) = Rs 30,844/- , E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,851/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2016 2:47PM with Govt. Ref. No: 192016170018474811 on 11-08-2016, Amount Rs: 30,851/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKC0822905 on 11-08-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,68,310/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,63,310/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7797, Amount: Rs.5,000/-, Date of Purchase: 12/08/2016, Vendor name: Debnath Chatterjee

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2016 2:47PM with Govt. Ref. No: 192016170018474811 on 11-08-2016, Amount Rs: 1,63,310/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKC0822905 on 11-08-2016, Head of Account 0030-02-103-003-02



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 85033 to 85048
being No 020605059 for the year 2016.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2016.08.16 16:44:37 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 16-08-2016 16:44:36
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)