

0216002669

2020602542/18

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल, पश्चिम बंगाल, WEST BENGAL

23AA 426442

Certified that the Document
is Admitted to registration the
Signature Sheet and the End-
orsements attached with this
Document are the Part of the
Document.

A. D. S. R. Durgam
Bardwan

16 MAY 2018

SALE DEED

Mouja-Fuljhore

Sale Value - Rs. 30,00,000/-

Market Value:- Rs.61,87,500 /-

THIS DEED OF SALE is made by :

Contd. Page-02


their successors and representative of the PURCHASER COMPANY.

Contd. Page-03

Sl. No. 1289 Date 10/5/18
Sold to BLUE ONYX (P) Ltd.
Address Durgapur-18
Value of Stamp 2/-
Date of Purchase of the Stamp Paper from Treasury 07 MAY 2018
Name of the Treasury from Which Purchase:- Durgapur

JIFENDRANATH MONDAL
Stamp Vender
Durgapur Court, Durgapur-18
Licence No-1/89




Addl. Dist. Sub-Registrar
Durgapur, Burdwan

11 MAY 2018

S.D.STEEL CONSTRUCTIONS (P) Ltd (Pan No-AADCS6982R)
Having its Office at G-2/11 ,Natun Pally P.O-Durgapur-13 P.S-
Durgapur District-Paschim Bardhaman represented by its Director
Shri Binod Behari Mukherjee (Pan No- AFBPM2952D) son Of Late
Madhu Sudan Mukherjee resident of 10/L Dover Terrace 1st Floor
Calcutta-19

(Herein after called the Vendor of the First Part) Which expression
shall unless the context otherwise required include the heir
successors and representative of the Vendor

IN FAVOUR OF :

"BLUE ONYX (P) Ltd." (Pan No-AAHCB6149D) Having its
registered Office at 14/14 Bengal Ambuja City Centre City Centre
P.O-Durgapur-16 P.S-Durgapur, District-Paschim Bardhaman
represented by its Director Sri Kanchan Sasmal (Pan No-
BCAPS6508L) Son of Sri Achinta Kumar Sasmal by Nationality
- Indian, by faith- Hindu, by Occupation- Business, residing at
Qr.No-2/7, Bharati Road P.O-Durgapur-05 P.S-Durgapur
District - Paschim Bardhaman , West Bengal (2) Kazi Md Ali (Pan
No- AIPPA6868B) son of Kazi Waresh Ali residing at Qr.No-4/7
Bharati Road B-Zone P.O-Durgapur-05 P.S-Durgapur District-
Paschim Bardhaman

(Hereinafter called the PURCHASER Of the other part which
expression shall unless the context otherwise required include the
heir successors and representative of the PURCHASER COMPANY.

WHEREAS the schedule below land originally belonged to Gita Rani Saha who acquired the same by way of purchase before 1969 from the then ROR and she transferred the schedule an area Of 05 Cattah by regd deed of sale being no-4703 Of 1969, an area of 4 ½ Cattah by regd deed of sale being no- 4704 Of 1969 , and an area Of ½ Cattah by regd deed of sale being no-4705 Of 1969 in favour OdF Putul Rani Mitra .

AND WHEREAS said Putul Rani Das transferred an area Of 5 Cattah by regd deed of sale being no-7864 Of 1987 in favour Of Biswanath Das who further transferred the said portion of said plot by regd deed of sale being no-5384 Of 1991 in favour Of Alope Kumar Mukherjee .

AND WHEREAS said Putul Rani Das further transferred an area Of Cattah an area Of 5 Cattah by regd deed of sale being no-7866 Of 1987 in favour Of Shyamali Poddar who further transferred the same by regd deed of sale being no- 5385 Of 1991 in favour Of Indrani Sarkar .

And Whereas said Alope Kumar Mukherjee transferred an area Of 5 Cattah by regd deed of sale being no-726 Of 1996 in favour Of present Vendor

And Whereas said Indrani Sarkar transferred an area Of 5 Cattah by regd deed of sale being no-1434 Of 1996 in favour Of present Vendor and their name duly mutated in LR Khatian No-2378 and paid relevant land revenue and municipal holding tax.

AND whereas Purchaser Company hereby expressed their intention to buy out the same and agreed with the vendor company for absolute sale to them of the property described in schedule below at Rs.30,00,000/- (Rupees Thirty Lakhs] only which paid by the Purchaser Company by way of bank draft being no- 047806 dated 10.05.2018 payable at Axis Bank City Centre Branch and Vendor Company does hereby acknowledge the same by putting their signature in this deed.

AND WHEREAS by virtue of this sale deed the Vendor Company does hereby convey, transfer and assigns all right, title, interest along with all accessory benefits, advantages, drains, paths, easements privileges and other interest which at anytime had or now have in any manner covering both in law & equity free from any encumbrances whether factual or implied or latent whatsoever in favour of purchaser company for good so that the purchaser company shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely, and to the exclusion of others and as such the vendor company jointly and severally shall keep the purchaser company harmless and indemnified from any charges, license, attachment, execution encumbrances if any existed formerly or existing at the date of transfer which are not known to the Purchaser Company

AND WHEREAS the Vendor Company bind themselves singly and jointly to execute deeds, things at the request and cost of the purchaser Company to do and execute or cause to be done anything which may effectually necessary for the purchaser Company to enjoy the property more fruitfully and factually according to the true meaning and intent of this Deed of Sale.

AND WHEREAS the Vendor Company further agreed to bind himself that he or his successor shall be liable to pay previous dues or charges or impositions before execution of this Deed if demanded either by any authority or by third party.

The Vendor Company bind themselves to declare that schedule below property have not been gifted any way, sold out, transferred or indemnified for any liability or created equitable mortgage or entered for agreement to sale with any third party, or being sub-judice of any court or authority or any concern, or been notified for requisition hereinabove and the Vendor Company sale out the same to the present purchaser Company having good saleable and marketable title without any encumbrances whatsoever.

J. S. E.

And the sold area has been shown in red colour in annexed sketch map and the said map will be treated as part and parcel of this deed.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendor company / Purchaser Company in separate sheet which will be treated as a part and parcel of this deed.

In witnesses whereof the Director Of Vendor Company and Director Of Purchaser put their signature on this the 11th day of May 2018 at ADSR office Durgapur.

Witnesses:

1. Dulal Sur
510 Late Manindra Nathi Sur
Durgapur Court
DPP-16

For S.D. Steel Construction Pvt. Ltd.

Benode Bahari Muecharjee
Director

Signature of Vendor Company

1. BLUE ONYX PVT. LTD.
Kanchan Kumar
2. *Director

BLUE ONYX PVT. LTD.
Kazi Mahammad Ali
Director

2. SUPARNO GUPTA
P/W - Lt. Parimal Gupta
North Ramchandrapur,
KOL- 103.

Signature Of Purchaser's Company

Read over and explained in the mother language to the executants and they admits it to be correct and put their respective signature in my Presence.

Shauwal Nathi
Ameer

MB/468/18

AND WHEREAS the Purchaser Company shall be factually, legally entitled to get their name recorded in the settlement operation and will also be able to mutate their name into the Rent Roll of Govt, B.L.& L.R.O Faridpur-Durgapur in the office of Durgapur Municipal Corporation Electric Authority, water supply authority and will be able to pay any rent, rates, charges without any connection or concern whatsoever with the Vendor Company .

The purchaser Company shall regularly pay land revenue and the Municipal Holding Tax .and impositions etc. payable as owner of the said property as and when the same become due and payable.

SCHEDULE

A piece and parcel of DANGA Land measuring Area of 10 Cattah Or 16.5 Decimal Comprising in RS Plot No-780 RS Khatain No-351 corresponding to LR Plot No-726 LR Khatian No.-2378 Mouza-Fuljhore J.L.No-RS-82, LR-107 P.S.-Newtownship District-Paschim Bardhaman [Proposed land used for Residential Housing] and Not Acquired by Govt

Butted & Bounded as follows:-


On North :- House Of Lakhi Rani Basu

On South :- 16 Feet Wide Road

On East :- House Of Saha Babu

On West :- 100 Feet Wide Road Jemuya Road

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Benode Bihari Murugesu</i>
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Benode Bihari Murugesu

Left hand						 <i>Kamchan Suresh</i>
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Kamchan Suresh

Left hand						 <i>Kazi Mohammad Ali</i>
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Kazi Mohammad Ali

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

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

GRN: 19-201819-023661077-1

Payment Mode Online Payment

GRN Date: 10/05/2018 19:56:10

Bank : State Bank of India

BRN : CKF8510097

BRN Date: 10/05/2018 19:56:58

DEPOSITOR'S DETAILS

Id No. : 02060000737950/3/2018

[Query No./Query Year]

Name : KANCHAN SASMAL

Contact No. :

Mobile No. : +91 9679266792

E-mail :

Address :

QR NO 22 BHARATI ROAD BZONE DURGAPUR 713205

Applicant Name : Mr Kanchan Sasmal

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

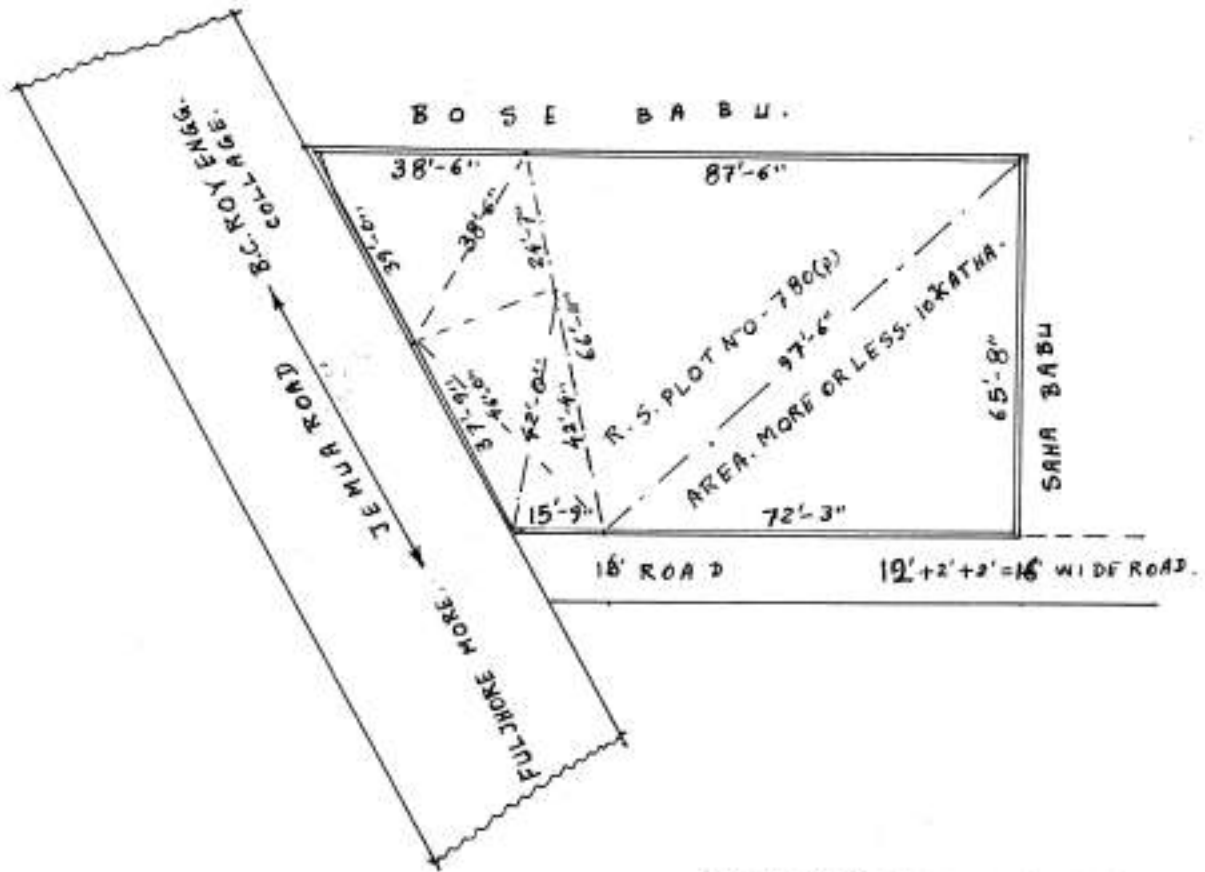
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060000737950/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	371260
2	02060000737950/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	61882

In Words : Rupees Four Lakh Thirty Three Thousand One Hundred Forty Two only

Total

433142

DEED PLAN OF R.S. PLOT NO- 780(P)
 OF MOUZA-FULJHORE, J.L. NO- 82.
 P. S- FARIDPUR (N.T.P.S) DIST- BURDWAN PASCHIM.
 AREA 10 KATHA. SHOWING IN RED COLOUR.
 BLUE ONYX P.V.T. LTD. DURGAPUR-16.



For P. O. Blue Onyx PVT. LTD.

Janaki Baihari Mukherjee

Director

Drasden bt. -
Ram Prasad 19/9/08
RAM PRASAD LOHAR
 FULJHORE, DURGAPUR-6
 BURDWAN
 SURVEYOR REGD. NO.
 W.B./K-635/2008
 M-8293423795

BLUE ONYX PVT. LTD.

Kanchan Suman

Director

BLUE ONYX PVT. LTD.

Kazi Mohammad Ali

Director

Major Information of the Deed

Deed No :	I-0206-02542/2018	Date of Registration	16/05/2018
Query No / Year	0206-0000737950/2018	Office where deed is registered	
Query Date	10/05/2018 8:10:19 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Kanchan Sasmal Qr. No. 2/2, Bharati Road, B Zone, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713205, Mobile No. : 9679266792, 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. 30,00,000/-	Rs. 61,87,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,71,280/- (Article:23)	Rs. 61,882/- (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:- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Fuljhore), Mouza: Fuljhore

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-726	LR-2378	Vastu	Danga	10 Katha	30,00,000/-	61,87,500/-	Width of Approach Road: 116 Ft, Adjacent to Metal Road,
Grand Total :					16.5Dec	30,00,000 /-	61,87,500 /-	

Seller Details :



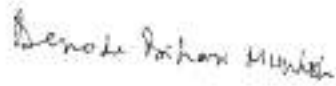






Sl No	Name,Address,Photo,Finger print and Signature
1	S D STEEL CONSTRUCTION PVT LTD G 2/11, Natun Pally, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 , PAN No.:: AADCS6982R, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BLUE ONYX PRIVATE LIMITED 14/14, Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 , PAN No.:: AAHCB6149D, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-0206-02542/2018-16/05/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Binod Behari Mukherjee (Presentant) Son of Mr Madhusudan Mukherjee Date of Execution - 11/05/2018, , Admitted by: Self, Date of Admission: 11/05/2018, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>May 11 2018 3:52PM</p>	<p>Finger Print</p>  <p>LTI 11/05/2018</p>	<p>Signature</p>  <p>11/05/2018</p>
<p>10/L Dover Terrace 1st Floor, P.O:- Kolkata, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFBPM2952D Status : Representative, Representative of : S D STEEL CONSTRUCTION PVT LTD (as director)</p>				
2	<p>Name</p> <p>Mr Kanchan Sasmal Son of Mr Achinta Kumar Sasmal Date of Execution - 11/05/2018, , Admitted by: Self, Date of Admission: 11/05/2018, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>May 11 2018 3:53PM</p>	<p>Finger Print</p>  <p>LTI 11/05/2018</p>	<p>Signature</p>  <p>11/05/2018</p>
<p>Qr. No. 2/2, Bharati Road, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCAPS6508L Status : Representative, Representative of : BLUE ONYX PRIVATE LIMITED (as director)</p>				
3	<p>Name</p> <p>Kazi Mahammad Ali Daugther of Kazi Waresh Ali Date of Execution - 11/05/2018, , Admitted by: Self, Date of Admission: 11/05/2018, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>May 11 2018 3:53PM</p>	<p>Finger Print</p>  <p>LTI 11/05/2018</p>	<p>Signature</p>  <p>11/05/2018</p>
<p>Qr. No. 4/7, Bharati Road, B Zone, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AIPPA6868B Status : Representative, Representative of : BLUE ONYX PRIVATE LIMITED (as director)</p>				

Identifier Details :

Name & address
<p>Mr Dulal Sur Son of Late Manindra Nath Sur Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Binod Behari Mukherjee, Mr Kanchan Sasmal, Kazi Mahammad Ali</p>

Major Information of the Deed :- I-0206-02542/2018-16/05/2018

Dulal Sur

11/05/2018

OK:

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	S D STEEL CONSTRUCTION PVT LTD	BLUE ONYX PRIVATE LIMITED-16.5 Dec

Endorsement For Deed Number : I - 020602542 / 2018

On 10-05-2018

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 61,87,500/-



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

On 11-05-2018

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

Presented for registration at 13:54 hrs on 11-05-2018, at the Office of the A.D.S.R. DURGAPUR by Mr Binod Behari Mukherjee ..

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

Execution is admitted on 11-05-2018 by Mr Binod Behari Mukherjee, director, S D STEEL CONSTRUCTION PVT LTD, G 2/11, Natun Pally, P.O:- Durgapur, P.S:- Durgapur, District-Burdwan, West Bengal, India, PIN - 713213

Indetified by Mr Dulal Sur, . . Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, . Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2018 by Mr Kanchan Sasmal, director, BLUE ONYX PRIVATE LIMITED, 14/14, Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, District-Burdwan, West Bengal, India, PIN - 713216

Indetified by Mr Dulal Sur, . . Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, . Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2018 by Kazi Mahammad Ali, director, BLUE ONYX PRIVATE LIMITED, 14/14, Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, District-Burdwan, West Bengal, India, PIN - 713216

Indetified by Mr Dulal Sur, . . Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, . Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Major Information of the Deed :- I-0206-02542/2018-16/05/2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 61,882/- (A(1) = Rs 61,875/- ,E = Rs 7/-) and Registration Fees paid by by online = Rs 61,882/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2018 7:56PM with Govt. Ref. No: 192018190236610771 on 10-05-2018, Amount Rs: 61,882/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKF8510097 on 10-05-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,71,260/- and Stamp Duty paid by by online = Rs 3,71,260/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2018 7:56PM with Govt. Ref. No: 192018190236610771 on 10-05-2018, Amount Rs: 3,71,260/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKF8510097 on 10-05-2018, 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

On 16-05-2018

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,71,260/- and Stamp Duty paid by Stamp Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1239, Amount: Rs.20/-, Date of Purchase: 10/05/2018, Vendor name: Jitendra Nath Mondal



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

Major Information of the Deed :- I-0206-02542/2018-16/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 47211 to 47227

being No 020602542 for the year 2018.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2018.05.17 17:38:36 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 17-05-2018 17:37:34
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)