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Q. 8845/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 079689

Certified that the Document  
 is Admitted to Registration the  
 Signature Sheet and the Endr-  
 osements Attached with this  
 Documents are the Part of this  
 Document.

*[Signature]*  
 A.D.S.R. Durgapur  
 Burdwan

1 8 JUL 2011

SALE DEED

*[Signature]*  
20/12/11

*St 5000*  
*ble 18000*  
*18000*

Dist : Burdwan, P.S. Kanksa, Mouza : Bamunara, Under Gopalpur Gram  
 Panchayet, area of land measuring about 7 decimal, Sale Value -  
 Rs.75,000/- , Market Value Rs. 3,59,395/- .

*[Signature]*

BENGAL INFRA PROJECTS VI, LTD.

*[Signature]*

Director



P

THIS DEED OF SALE MADE BY 1) Smt. Kusum Garg w/o Sri Yougesh Kumar Garg by faith Hindu, by occupation- Housewife 2. Sri Pushkar Garg S/o Sri Yougesh Kumar Garg by faith Hindu, by occupation- Business, represented by the lawful constituted attorney Sri Yougesh Kumar Garg S/o Late Bhagwat Prasad Garg by virtue of G.P. deed No. IV-144/2008 before ADSR, Durgapur AT Durgapur 3) Sri Yougesh Kumar Garg S/o Late Bhagwat Prasad Garg [PAN-AATPG1750E] by faith Hindu, by occupation- Business, All are, resident of D.N. 58, Sashtri Avenue, Bidhannagar, Durgapur-713212, P.S. New Township, Sub registry and Sub Division- Durgapur, Dist- Burdwan. hereinafter called the VENDOR(S) of the First Part which expression shall unless the context otherwise required include their heirs, successors and representatives of the VENDOR(S).

#### IN FAVOUR OF

**Naba Kumar Paul** Son of Late Suryanarayan Paul by faith Hindu, by occupation Business, by Nationality- Indian resident of Village & Post-Gopalpur, Durgapur-713212, P.S.-Kanksa, District-Burdwan hereinafter called the PURCHASER. Which expression shall unless the context otherwise required include their heirs, successors and representatives of the **PURCHASER**

WHEREAS the said Vendors are absolutely seized and possessed of all the piece and parcel of Pukur Parh described in the schedule hereunder written which respective land have been purchased for lawful consideration by the said vendors by virtue of the registered Kobalas and their name duly has been recorded in LRROR.

AND WHEREAS by virtue of said acquisition by way of purchase of the present vendors acquired a valid , good , clear and free marketable right , title and interest

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*Ally Anthes*

Director

over the schedule below land and are owing, ceasing and possessing the same as absolute owner which having unfettered power and authority to convey the schedule below property.

AND WHEREAS the vendor(s) are urgent need of money and as such the vendors agreed to dispose the schedule mentioned property by way of sale.

AND WHEREAS the purchaser (s) who are in search of such plot for Residential purpose hereby expressing his intention to buy out the same agreed with the vendors for absolute sale to him of the schedule below land & Chala Ghar at a price of Rs. 3,59,395/- (Three Lacs Fifty Nine Thousand Three Hundred Ninety Five) only which already paid as such the vendors do hereby confirm regarding receipt of sale consideration by putting their signature in this deed.

AND WHEREAS by virtue of this Sale Deed the VENDOR (S) convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at any time had or now have in any manner covering both in law and enquiry free from any encumbrance either factual or implied or latent whatsoever in favour of purchaser for good so that the purchaser shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such VENDOR (S) shall keep the PURCHASER (S) harmless and indemnified from any charges licence, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASER(S).

AND WHEREAS the VENDOR bind(s) themselves execute Deeds, things, at the request and cost of the purchaser to do and execute or cause to be done anything which may effectual necessary for the PURCHASER(s) to enjoy the property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

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*Ally...*  
Director

AND THAT SAID PURCHASER shall and may from time to time and all times hereafter peaceable and quietly enter upon, have, hold, occupy possess and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from only the said VENDOR (S) or by any person, or persons claiming from, under or in trust of their.

The vendors bind(s) themselves to declare that schedule below plot have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judic of any court or been notified for any kinds of requisition and vendor sale out the same to purchaser having good marketable title without any kinds of encumbrances.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get his name (s) recorded in the records of B.L. & L.R.O. Kanksa during settlement and to mutate his name into the Rent Roll of Govt., of West Bengal, Electricity and Water supply authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the VENDOR(S).

The Purchaser (s) shall regularly pay holding taxes, land taxes in respect of his purchased scheduled plot and building to their free choice.

SCHEDULE

ALL that piece and parcel of Pukur Parh with one chala ghar thatched with straw cemented flooring measuring an area of 100 Sq.ft valuation amounting Rs.20,000/- (Twenty Thousand Only) situated within District:-Burdwan, P.S. Kanksa, Mouza – Bamunara, J.L. No. 58, comprising in L.R.Khatian-2696,2697,2698

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*Atyastha*

Director



R.S. Plot No.	L.R. Plot No.	Nature	Area
853	211	Pukur Parh	7 Decimal

Total Price including land and Chala Ghar Rs. 3, 59,395(Three Lacks Fifty Nine Thousand Three Hundred Ninety Five ) only

The Proposed Land used for Estate

Butted and Bounded:-

NORTH - 20 Ft wide Road (Kacha)

SOUTH - R.S. Plot No. 852

EAST - R.S. Plot No. 853

WEST - R.S. Plot No. 853

*Handwritten signature*

Sold area delineated in red mark on the Sketched annexed hereto the Sketched is a part and parcel of this map.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendors / Purchaser are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

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*Handwritten signature: Allyn Sutter*

Director

5

R.S.Plot No.	L.R.Plot No.	Nature	Area
853	641	Pukur Parh	7 Decimal

Total Price including land and Chala Ghar Rs. 3, 59,395(Three Lacks Fifty Nine Thousand Three Hundred Ninety Five ) only

The Proposed Land used for Bastu.

Butted and Bounded –

NORTH - 20 Ft wide Road (Kacha)

SOUTH - R.S. Plot No. 852

EAST - R.S. Plot No. 853

WEST - R.S. Plot No. 853

 Sold area delineated in red mark on the Sketched annexed hereto the Sketched is a 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 hands of Vendors / Purchaser are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

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*Ally Assthe*

Director

IN WITNESS WHERE OF the Vendors put their signature on this 11<sup>th</sup> day of July, 2011 in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES:

1) Pranab Goswami  
S/o Late Gopi Ballve Goswami  
vill- Bamunara.

Rumun Goswami  
Yagyoshikaman Goswami for Self and  
as Constituted Power of Attorney of Sri  
Pushka Goswami.  
SIGNATURE OF THE VENDORS

Arup Chatterjee  
Bopal Mitra

Drafted by me & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.

Pranab Goswami  
vill- Bamunara  
A.D.S.R. Office  
G.No - D.P.R-41

Computerized by me

Atik Dutta

BENGAL INFRA PROJECTS PVT. LTD.

Atik Dutta

Director



উপরে বসে ছবি ও টিপ ছাপ তুলি আবার ঘরা প্রত্যাহিত হইবে।

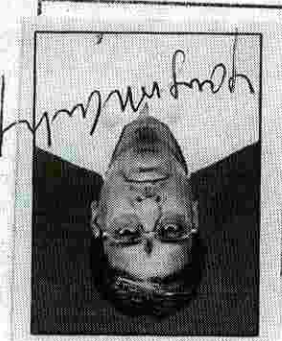


মুখ আঁকিতের টিপ ছাপ

ডান হাত				
	বৃহৎ	তৃতীয়	মাঝামাঝি	কনিষ্ঠ
বাম হাত				

*Handwritten signature*

উপরে বসে ছবি ও টিপ ছাপ তুলি আবার ঘরা প্রত্যাহিত হইবে।



মুখ আঁকিতের টিপ ছাপ

ডান হাত					
	বৃহৎ	তৃতীয়	মাঝামাঝি	অন্যনিকা	কনিষ্ঠ
বাম হাত					

*Handwritten signature*

উপরে বসে ছবি ও টিপ ছাপ তুলি আবার ঘরা প্রত্যাহিত হইবে।



মুখ আঁকিতের টিপ ছাপ

ডান হাত					
	বৃহৎ	তৃতীয়	মাঝামাঝি	অন্যনিকা	কনিষ্ঠ
বাম হাত					

*Handwritten signature*

উপরে বসে ছবি ও টিপ ছাপ তুলি আবার ঘরা প্রত্যাহিত হইবে।



মুখ আঁকিতের টিপ ছাপ

ডান হাত					
	বৃহৎ	তৃতীয়	মাঝামাঝি	অন্যনিকা	কনিষ্ঠ
বাম হাত					

BENGAL INFRA PRO...

*Handwritten signature*



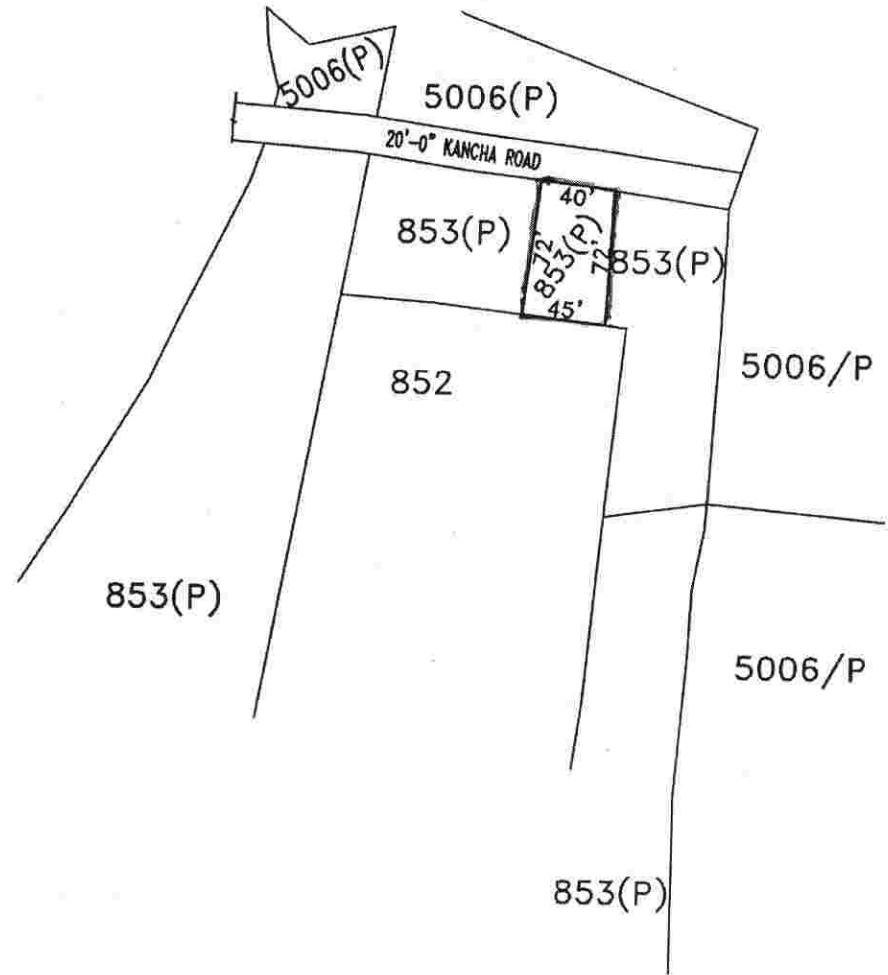
MOUZA : BAMUNARA, J.L. NO.- 58,  
 KHATIAN NO. - 2696, 2697, 2698,  
 P.S.- KANKSA, DIST.- BURDWAN

SOLD AREA : 7.00 DECIMAL

PURCHASER NAME :

NABA KUMAR PAUL

PLOT NO.:		AREA	NETURE
R.S.	L.R.	IN DEC.	
853(P)	641	7.00	PUKUR PARH
TOTAL AREA: 7.00			



BENGAL INFRA PROJECTS PVT. LTD

Kurum Gang

*Atty. Atty*

Director

SING. OF SURVEYOR:

Abhinav Walta  
 LIC no - DMC/13PD/13

Yogeshwar Das for self  
 and as Constituted Power  
 of attorney of Sri Pankaj Das



Government Of West Bengal  
Office Of the A. D. S. R. DURGAPUR  
District:-Burdwan

Endorsement For Deed Number : I - 05515 of 2011  
(Serial No. 05623 of 2011)

On

Payment of Fees:

On 15/07/2011

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

Presented for registration at 18.15 hrs on :15/07/2011, at the Private residence by Kusum Garg , one of the Executants.

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

Execution is admitted on 15/07/2011 by

1. Kusum Garg, wife of Yougesh Kumar Garg , D N 58, Sashtri Avenue, Bidhannagar, DURGAPUR MC, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713213 , By Caste Hindu, By Profession : Housewife
2. Yougesh Kumar Garg, son of Late Bhagwat Prasad Garg , D N 58, Sashtri Avenue, Bidhannagar, DURGAPUR MC, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713213 , By Caste Hindu, By Profession : Business

Identified By Pranab Goswami, son of Late Gopiballve Goswami, Village:Bamunara, Thana:-Kanksa, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Deed Writer.

**Executed by Attorney**

Execution by

1. Yougesh Kumar Garg, son of Late Bhagwat Prasad Garg , D N 58, Sashtri Avenue, Bidhannagar, DURGAPUR MC, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713213 By Caste Hindu By Profession: Business,as the constituted attorney of Pushkar Garg is admitted by him.

Identified By Pranab Goswami, son of Late Gopiballve Goswami, Village:Bamunara, Thana:-Kanksa, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Deed Writer.

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR

On 18/07/2011

**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 : 23,5 of Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp



BENGAL INFRA PROJECTS PVT. LTD

*Arnab Basu*  
Director

Additional District Sub-Registrar  
Durgapur, Burdwan

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

18/07/2011 12:39:00

Endorsement Page 1 of 2

18 JUL 2011





Government Of West Bengal  
Office Of the A. D. S. R. DURGAPUR  
District:-Burdwan

Present For Deed Number : I - 05515 of 2011  
(Serial No. 05623 of 2011)

**Payment of Fees:**

Amount By Cash

Rs. 3956/-, on 18/07/2011

( Under Article : A(1) = 7/- on 18/07/2011 )

**Certificate of Market Value (W/B 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. -338000/-

Certified that the total stamp duty of this document is Rs.- 17980 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty of Rs. - 12980/- paid, by the Bankers cheque number 512972, Bankers Cheque Date 08/07/2011, Bank of India, DURGAPUR CITY CENTRE, received on 18/07/2011

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR



BENGAL INFRA PROJECTS PVT. LTD

*Arif Dutt*  
Director

Director

*Arnab Basu*  
Additional District Sub-Registrar  
Durgapur, Burdwan  
( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

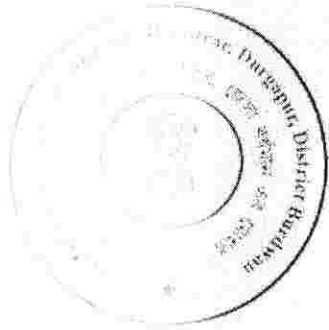
18/07/2011 12:39:00

Endorsement Page 2 of 2

18 JUL 2011

Certificate of Registration under Section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 419 to 438  
being No 05515 for the year 2011



(Arnab Basu) 18-July-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR  
Office of the A. D. S. R. DURGAPUR  
West Bengal

BENGAL INFRA PROJECTS PVT. LTD  
*Allyachar*  
Director