

পশ্চিমবঙ্গা पश्चिम बैंगाल WEST BENGAL

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Cartified Sheet's attached are part

Certified that the Endorsement Sheet's and the Signature Sheet's attacked to this documents are part of the Document.

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S.S. SOLUTIONS PYR. LTD. Sonia Generalla.

1 1 MAY 2016

\*\*\* DEED OF SALE \*\*\*

Dist.-Burdwan, under P.S.-New Township, at Mouza — Shankarpur(শকরপুর), R.S. Plot No.19, L.R. Plot No.41, within the area of Jemua Gram Panchayat, Area of Land — 9(Nine)Decimal, along with 100(One Hundred) Square Feet Pucca structure thereon, Set Forth Value Rs.16,30,200/-only, and Market Value Rs.16,30,200/- only.

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1 of 8 pages

Value of Stump Papar 5007 - Dq P-12Date of Purchase of the State
Paper from Treasury FEB 2016
Name of the treasury fram
where Purchase-Durgapur.

Jitandra Nam Mondes

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Durgapul Court, Durgapur-13

Licence Na-1/19

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8.8. SOLUTIONS PVT. LTD.

Soma Samanfa 4852

Director

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THIS DEED OF SALE is executed on this the 10th day of May, 2016

### BY:-

**SRI UJJAL MONDAL** son of Late Lakhi Narayan Mondal, by faith- Hindu, by occupation-Business, Indian Citizen, resident of Dubchururia Dakghar, P.O.-Gopalmath, P.S.-Andal, Dist.-Burdwan, Pin-713217. [PAN No. ALKPM9829L]

Hereinafter referred to as the "VENDOR or SELLER" (which the terms & expressions shall unless excluded by or repugnant to the subject or context be deemed to mean & include his/her/their legal heirs, successors, executors, administrators, representatives, successors and assigns) on the ONE PART.

#### IN FAVOUR OF :-

S. S. SOLUTIONS PVT. LTD. [PAN No.AAUCS4988C], a company constituted & incorporated under the Companies Act, having its office at Flat No.5C, 5th Floor, Abhilasa Apartment, Vill. & P.O.-Bamunara, P.S.-Kanksa, Dist.-Burdwan, Pin-713212 (W.B.), represented by its' Directors; (1) SRI SANJIB SAMANTA [PAN No.AVXPS0160M], son of Late Haradhan Samanta, (2) SMT. SOMA SAMANTA [PAN No.FJEPS9162P], wife of Sri Sanjib Samanta both are by faith-Hindu, by occupation-Business, Indian Citizen, resident of Vivekananda Park, Bamunara, P.O.-Bamunara, P.S.-Kanksa, Dist.-Burdwan, Pin-713212, W. B.

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Hereinafter referred to as the "PURCHASER as well as VENDEE", (which the terms & expressions shall unless excluded by or repugnant to the subject or context be deemed to mean & include his/her/their legal heirs, successors, executors, administrators, representatives, successors and assigns) on the OTHER PART.

WHEREAS the property more fully mentioned & described in the schedule hereunder, is the purchased & recorded property of the Vendor/Seller of these presents. The Vendor has purchased the property by way of two Regd. Sale Deeds vide No.I-3852/2011, of D.S.R.-I Burdwan, and vide No.I-07802/2010, of A.D.S.R. Durgapur, and by virtue of the said two Regd. Sale Deeds, the Vendor became the rightful owner & possessor of the schedule mentioned property with the knowledge of the local people, and to that effect, his names have duly been recorded in the L.R.R.O.R. vide Khatian No.1793 of Mouza-Shankarpur.

AND WHEREAS the vendor, by virtue of aforesaid Regd. Sale Deed & L.R.R.O.R., became the rightful owner & possessor of the schedule mentioned property, and he has been absolutely seized, owned and possessed of and/or/otherwise well and sufficient entitled to all that piece and parcel of land, as specifically mentioned in the schedule hereunder, with the knowledge of local people.

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And Registrar

District Sub-Regission

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AND WHEREAS the Vendor/Seller, being present rightful owner to possessor of the schedule mentioned property, has absolute right to transfer / sell-out the same, as he deems fit.

AND WHEREAS the Vendor due to remove certain financial problem, has decided to sell-out / transfer the schedule mentioned property toward the intending purchaser/s and proclaim to sell-out the same with the consideration money of Rs.16,30,200/-(Rupees Sixteen Lakhs Thirty Thousand Two Hundred) only, absolutely, forever & free from all encumbrances.

AND WHEREAS the Purchaser was quest of property for residential purpose, and has came to know whereabouts of the schedule mentioned property, and after scrutinized / perused all the relevant documents of ownership in respect of the schedule mentioned property, and, has agreed to purchase the schedule mentioned property, at the consideration money of Rs.16,30,200/-(Rupees Sixteen Lakhs Thirty Thousand Two Hundred) only absolutely, forever and free from all encumbrances.

AND WHEREAS the Vendor/Seller, after received the aforesaid entire consideration amount of Rs.16,30,200/-(Sixteen Lakhs Thirty Thousand Two Hundred)only, from the Purchaser herein, through cheque vide No.000026, of HDFC Bank, City Centre Branch, dtd.10/05/2016, amounting to Rs.10,00,000/-(Ten Lakhs) only, & through another cheque vide No.404812, of SBI, Muchipara Branch, dtd.10/05/2016, amounting to Rs.6,00,000/-(Six Lakhs) only, & the

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rest consideration amount of Rs.30,200/-(Thirty Thousand Two Hundred)only in cash, as highest consideration money, has agreed to sell, transfer, assign and convey the schedule mentioned property to the Purchaser herein, and acknowledge the same by put his signature in these presents.

AND WHEREAS after received the aforesaid consideration money the Vendor/Seller delivered possession of the schedule mentioned property, and also convey, transfer, assign, relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easements, privileges and other interests, which at any time had or now has in manner covering both in law and equity free from any encumbrance either factual, or implied or latent whatsoever in favour of the Purchaser herein.

AND WHEREAS the Vendor declares that the schedule mentioned property is being transferred to the Purchaser herein by this Deed of Sale, and also declares the schedule mentioned property has not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or Sub-Judice of any court or been notified for any kinds of requisition, and Vendor sale-out the same to the purchaser herein having good marketable title without any kinds of encumbrances.

**AND WHEREAS** the Purchaser herein became the sole & absolute owner and possessor of the schedule mentioned property by dint of this Deed of Sale.

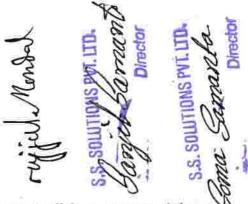
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BY THIS DEED OF SALE the Purchaser shall have every right to use the schedule mentioned property for Residential Purpose and shall have also every right to transfer or convey the schedule mentioned property by way of gift or sale or mortgage etc., whereas necessary if the Purchaser deems fit and proper, and will pay the rent and taxes in respect of the schedule mentioned property to the concerned Offices, at the rate prescribed by the concerned authority, and shall be factually, legally entitled to record his/her name in the record of B.L.&L.R.O. Faridpur-Durgapur, in respect of the schedule mentioned property, and also entitled to mutate his/her name into the Rent Roll of Govt. of West Bengal, Electricity and Water Supply Authority and any other Authority.

**THAT** the property more-fully mentioned in the schedule hereunder is free from all sorts of encumbrances, and if any discrepancy found on my part, then I shall be taken under the custody of the Hon'ble Court.

### SCHEDULE (SOLD AREA)

In the District of Burdwan, under P.S.- New Township, J.L.No.109, at Mouza - Shankarpur(শ্ৰৱপুর), bearing R.S. Khatian No.910(Nine Hundred Ten) & 911(Nine Hundred Eleven) and L.R. Khatian No.1793 (Seventeen Hundred Ninety Three),

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1 0 MAY 2016



R.S. Plot No.19 (Nineteen), L.R. Plot No.41(Forty One), Area of land- 9(Nine) Decimal, along with newly constructed, 100(One Hundred) Square Feet Tin shaded structure thereon, Floor Type-Cemented, under the area of Jemua Gram Panchayat, Classification recorded as - Bastu, proposed to be use for Residential Purpose.

Which is butted and bounded as follows:-

North: Chandan Chatterjee's Land.

East: Plot No.50 (Land of Fakir Mondal & Madan Mondal).

South: 40' Feet wide Road.

West: Project of ALPS Residency.

All the payable rent and taxes/khajnas to be paid to the Collector of Burdwan through B.L.&L.R.O. Faridpur-Durgapur.

It is hereby declared that the Full name, colour passport size photograph and finger prints of each finger of both the hands of the Vendor and Purchaser are attested in an additional page in this Deed being No.1(A) will be treated as a part of this Deed.

IN WITNESS WHEREOF the Vendor & Vendee doth hereby put their signatures after gone through & understood the contents of these presents, on this the day, month and year as written above

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at their own will and in sound health and free consent in presence of witnesses.

WITNESSES:
1. Buthom Mondal

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D. G. Pril

Signature of the Vendor or Seller)

S.S. SOUTIONS PVI. LID.

Sanjur Samuent

Director

S.S. SOUTIONS PVI. LID.

Server Gamenta.

Orector

Suncerior

Suncerior

Suncerior

Suncerior

(Signature of the Vendee or Purchaser)

Drafted by me as per instruction of the Vendor and read-over & explained by me in their mother tongue and also computerized by me,

Debabrata Biswas. Advocate
Durgapur Court, City Centre
Enrollment No. W.B./686/2010





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## e, Colour Passport Size Pothugraph, Finger Prints of Both The Hands Of The Vendor & Purchaser

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Right					
Hand					



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Colour Passport Size Pothugraph, Finger Prints of Both the Hands Is Attended Sully View

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Colour Passport Size Pothugraph, Finger Prints of Both the Hands Is Attested



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1 0 MAY 2010

	Buyer Details
SL No.	Name, Address, Photo, Finger print and Signature
Ĭ	S. S. SOLUTIONS PVT. LTD. FLAT NO. 5C, 5TH FLOOR, ABHILASA APARTMENT, VILL., P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 PAN No. AAUCS4988C,; Status: Organization; Represented by representative as given below:-
1(1)	Shri SANJIB SAMANTA VIVEKANANDA PARK, BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVXPS0160M,; Status: Representative; Date of Execution: 10/05/2016; Date of Admission: 10/05/2016; Place of Admission of Execution: Pvt. Residence
(2)	Smt SOMA SAMANTA  VIVEKANANDA PARK, BAMUNARA, P.O.:- BAMUNARA, P.S.:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. FJEPS9162P.; Status: Representative; Date of Execution: 10/05/2016; Date of Admission: 10/05/2016; Place of Admission of Execution: Pvt. Residence

## B. Identifire Details

Identifier Details					
SL No.	Identifier Name & Address	Identifier of	Signature		
1	Shri BUDHAN MONDAL Son of Shri KARTICK MONDAL ALIAS KARTIK CHANDRA MONDAL VILL. SHANKARPUR, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,				

# C. Transacted Property Details

		Land De	tails			- 1914 - Jan
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
				6E		
			9.			



## Seller, Buyer and Property Details

# A. Seller & Buyer Details

	Presentant Details
SL No.	Name and Address of Presentant
1	Shri UJJAL MONDAL Son of Late LAKHI NARAYAN MONDAL DUBCHURURIA DAKGHAR, P.O:- GOPALMATH, P.S:- Andal, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713217

	Seller Details
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri UJJAL MONDAL Son of Late LAKHI NARAYAN MONDAL DUBCHURURIA DAKGHAR, P.O:- GOPALMATH, P.S:- Andal, Durgapur, District:-Burdwan, West Bengal India, PIN - 713217 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALKPM9829L,; Status: Individual; Date of Execution: 10/05/2016; Date of Admission: 10/05/2016; Place of Admission of Execution: Pvt. Residence



	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:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur	RS Plot No:- 19 , RS Khatian No:- 910	9 Dec	15,55,200/-	23,32,800/-	Proposed Use: Vastu, ROR: Vastu, Width of Approach Road: 40 Ft., Adjacent to Metal Road,	

J.,			Structur	e Details	
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure

## D. Applicant Details

De	tails of the applicant who has submitted the requsition form
Applicant's Name	DEBABRATA BISWAS
Address	CITY CENTRE, DURGAPUR COURT, Thana: Durgapur, District: Burdwan, WEST BENGAL
Applicant's Status	Advocate

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## Office of the D.S.R. - I BURDWAN, District: Burdwan Endorsement For Deed Number : I - 020101876 / 2016

Query No/Year

02010000607610/2016

Serial no/Year

0201001768 / 2016

Deed No/Year

1 - 020101876 / 2016

Transaction

[0101] Sale, Sale Document

Name of Presentant

Shri UJJAL MONDAL

Presented At

Private Residence

Date of Execution

10-05-2016

**Date of Presentation** 

10-05-2016

Remarks

On 10/05/2016

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

Presented for registration at 17:16 hrs on: 10/05/2016, at the Private residence by Shri UJJAL MONDAL ,Executant.

### 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 24,07,800/-

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

Execution is admitted on 10/05/2016 by

Shri UJJAL MONDAL, Son of Late LAKHI NARAYAN MONDAL, DUBCHURURIA DAKGHAR, P.O: GOPALMATH, Thana: Andal, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713217, By caste Hindu, By Profession Business

Indetified by Shri BUDHAN MONDAL, Son of Shri KARTICK MONDAL ALIAS KARTIK CHANDRA MONDAL, VILL. SHANKARPUR, P.O: BIDHANNAGAR, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative] Execution is admitted on 10/05/2016 by

Shri SANJIB SAMANTA Director, S. S. SOLUTIONS PVT. LTD., FLAT NO. 5C, 5TH FLOOR, ABHILASA APARTMENT, VILL., P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Shri SANJIB SAMANTA, Son of Late HARADHAN SAMANTA, VIVEKANANDA PARK, BAMUNARA, P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By profession Business

Indetified by Shri BUDHAN MONDAL, Son of Shri KARTICK MONDAL ALIAS KARTIK CHANDRA MONDAL, VILL. SHANKARPUR, P.O.: BIDHANNAGAR, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession Business

Admission of Execution (Under Section 58, IV.B. Regisfration Rules, 1952) [Representative] Execution is admitted on 10/05/2016 by

Smt SOMA SAMANTA Director, S. S. SOLUTIONS PVT. LTD., FLAT NO. 5C, 5TH FLOOR, ABHILASA APARTMENT, VILL., P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, P!N - 713212 Smt SOMA SAMANTA, Wife of Shri SANJIB SAMANTA, VIVEKANANDA PARK, BAMUNARA, P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By profession Business



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indetified by Shri BUDHAN MONDAL, Son of Shri KARTICK MONDAL ALIAS KARTIK CHANDRA MONDAL, VILL. SHANKARPUR, P.O: BIDHANNAGAR, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession Business

(A)

(Gautam Ghosh)

## DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I BURDWAN

Burdwan, West Bengal

On 11/05/2016

### 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.

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 26,516/- (A(1) = Rs 26,477/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 26,520/-

#### Description of Draft

- 1. Rs 17,970/- is paid, by the Draft(other) No: 451020000428, Date: 09/05/2016, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.
- 2. Rs 8,550/- is paid, by the Bankers cheque No: 183473000442, Date: 10/05/2016, Bank: STATE BANK OF INDIA (SBI), BURDWAN.

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,400/- and Stamp Duty paid by Draft Rs 1,15,421/-, by Stamp Rs 5,000/-

#### Description of Stamp

- Rs 10/- is paid on Court Fees.
- 2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 893, Purchased on 03/03/2016, Vendor named Jitendra Nath Mondal.

#### Description of Draft

- 1. Rs 26,790/- is paid, by the Draft(other) No: 451021000428, Date: 09/05/2016, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.
- 2. Rs 38,880/- is paid, by the Bankers cheque No: 183472000442, Date: 10/05/2016, Bank: STATE BANK OF INDIA (SBI), BURDWAN.
- 3. Rs 49,751/- is paid, by the Draft(other) No: 451009000428, Date: 09/05/2016, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE.

(Gautam Ghosh)

DISTRICT SUB-REGISTRAR







Lificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0201-2016, Page from 30862 to 30879

being No 020101876 for the year 2016.



Digitally signed by GAUTAM GHOSH Date: 2016.05.12 13:42:50 +05:30 Reason: Digital Signing of Deed.

CAL.

(Gautam Ghosh) 5/12/2016 1:42:49 PM DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - I BURDWAN West Bengal.

(This document is digitally signed.)