



পশ্চিমক্ঞা पश्चिम वैंगाल WEST BENGAL

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sheet and endbrement Sheet Which Are altached in the document are the Part of this document.

A.D.S.R./Bagnae Howrah

# **DEED OF SALE**

24 HAR 2017

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day of March, 2017 (Two thousand Seventeen)

Contd.....P/02

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Addl. Dist. Sub-Ragistra

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### BETWEEN

SRI DIBYENDU OJHA, Son of Provas Chandra Ojha, residing at Vill.-Iswaripur, P.O.-Barunda, P.S. Bagnan, Dist.Howrah, PIN-711303,by faith Hindu, by occupation - Business, Nationality Indian, hereinafter called the VEN-DOR ( which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns ) of the *ONE PART*.

## AND

M/S NIRMAL WIRES PVT. LTD., a company registered under Indian Company Act 1956 ,PAN-AAACN9805H, having its registered office at Rudramoni, 1720, Laskarhat, E.M.Byepass, P.O. & P.S.-Tiljala, Kolkata-700039, represented by its Director **Sri Radha Raman Saraf**, S/O. Sri Ramavatar Saraf Residing at BF- 256 Sector-I, Salt Lake City, P.S.-Bidhannagar,Dist.-S.24 Pargana, Kolkata- 700064, hereby referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and executors, administrators, legal representatives and assigns) of the **OTHER PART** 

MR. SRIKANTA SARKAR, Son of Sri Siboprosad Sarkar, PAN-BJJPS9723H, by faith Hindu, by occupation-Business, residing at Vill. & P.O.-Barunda, P.S.-Bagnan, Dist. Howrah, PIN-711303, hereby referred to as the hereinafter called the CONFIRMING PARTY (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns as THIRD PART.

Contd......P/03

WHEREAS the Vendor are the original recorded owner who had acquired 35 decimals sali land out of 70 Decimals Sali land in R.S. Dag No.138, L.R. Dag No. 143, comprised in R.S. Khatian No. 91, within the L.R. Khatian No.347 by way of Registered Purchased deed being no. 4664 dated 07/12/1982 registered at Uluberia Joint Sub-Registrar, at Bagnan purchased from Kishan Lal Chakraborty of Samta, Bagnan, Howrah of Mouza-Iswaripur, J.L.No. 34, P.S.- Bagnan, Dist.Howrah, and also mutated in his name vide L.R. record (which are morefully described in Schedule below) and rent and taxes in accordance to the provision of law at B.L & L.R.O., Bagnan-II.

an announced for sale of his schedule mentioned 7.50 decimals sali land out of 70 Decimals Sali land in R.S. Dag No.138, L.R. Dag No. 143, comprised in R.S. Khatian No. 91, within the L.R. Khatian No.347 of Mouza-Iswaripur, J.L.No. 34, P.S.- Bagnan, Dist.Howrah, P.S.- Bagnan, Dist.Howrah and the purchaser responded to the said announcement of the proposed sale of the schedule land of the Vendor and approached to the vendor to purchse of the said Sali land at for the price of Rs. 2,2-7,000 cm. only.

AND WHEREAS I, the said Confirming party hereby declare that I have contract verbally with the above mentioned Vendor with an Advance money of Rs.

erty. But due to financial crisis I am not able to purchase the said above mentioned schedule property and arrange the Purchaser with consent the above mentioned Vendor to purchase the said property and I am refund Rs. 1, 39,500.00 - only towards as Advance money and my share of profit from the abovenamed Purchaser Contd......P/04

**AND WHEREAS** the vendor have agreed with the purchaser of sale of his Sali land morefully and particularly mentioned and described in the schedule hereunder for the price of Rs  $2.27.00 \cdot 29$  only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration to the said sum of Rs 28,500 only, paid by the purchaser to the Vendor and the said sum of Rs. 1,33,500 only paid by the purchaser to the Confirming Party on or before the execution of this presents ( the receipt whereof the Vendor do hereby acquit, release and forever discharge the purchaser the said land ) the Vendor do hereby grant, transfer and assign unto the purchaser free from all encumbrances, charges, liens, lispendens and attachments the schedule mentioned property TOGETHER WITH the benefit of way, passage, drainage etc., the common passages and this roads appertaining to or abuting this same ingress or egress TO HAVE AND TO HOLD the said lands and hereditaments hereby granted, sold and conveyed unto and to the use of the said purchaser his heirs, successors and permitted assigns and representatives absolutely for ever AND THAT the said Vendor do hereby for her and his heirs, successors, assigns executors and representatives COVENANT with the said purchaser that not withstanding any act, deed or thing done by the Vendor or any of his ancestors or predecessors-in-title done or executed or knowlingly suffered to the countary the Vendor lawfully and asbsolutely seized and possessed of or otherwise well and sufficiently entitled to all messuage of land and hereditaments hereby granted or expressed to be so and every part thereof for a perfect and indefeasible estate of inhertance without any manner of condition, use trust or thing whatsoever as to alter defeat encumber or make void of the same and that notwithstanding any as such act deed or thing whatsoever as aforesaid the Vendor has also absolute Contd.....P/05

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hereby granted or expressed to be so unto and to the use of the purchaser in the manner aforesaid AND THE PURCHASER shall or may at all times hereafter peaceably and quietly possess and enjoy the said messuage of land—and receive rent and profits thereof without any lawfull interruption, claim, demand whatsoever from or by the vendor or any person claiming under him. AND FURTHER MORE—be it agreed and declared that in future if it transpires that the property or any part of it is not—free from all encumbrances as stated—herein before by the Vendor or if the purchaser is deprived of the whole or any part of the property hereby—sold—by way of any defect found in the title of the Vendor—of any encumbrances or charges on the same to which the sale is not subjected, the Vendor will be liable to make the loss sustained by the PURCHASER AND—will be liable to refund the entire consideration money along with damages incidental thereto.

AND WHEREAS A Hand Sketch will be annexed of this Deed for indicating the Saleable land which shown in Red Colour. Which is treated as one part of this Deed.

IN WITNESSESS WHEREOF the Vendor has hereunto set and subscribed his respective hand and seal on the day, month and year first above written.

# THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Sali land measuring 7.50 (Seven point five zero) decimals sali land out of 70 Decimals Sali land in R.S. Dag No.138 (One hundred thirty eight), L.R. Dag No. 143 (One hundred forty three), comprised in R.S. Khatian No. 91, within the L.R. Khatian No.347(Three hundred forty seven) of Mouza-Iswaripur, J.L.No. 34, P.S.- Bagnan, Dist.Howrah, A.D.S.R.O. at Bagnan, District Registry Office at Howrah together with all easement rights. Annual rent is fix, payable to the Govt. of West Bengal through B.L. & L.R.O., Bagnan-II.

# Schedule Property is Butted and bounded by :-

North :Plot No. 138

South : Plot No. 138

East:: Plot No. 175

West: Plot No.138

This Deed was completed by one Stamp paper of Rs.5000/- and paper 6 nos.

Witnesses:

dibyindu ojha Signature of the Vendor

1) ASTONEMONT

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Signature of the Confirming Party

Drafted by .
Drafted by .
Strated by .
Strated by .-

Bhalanest Hom.

(Bholanath Hazra)

Advocate:

Enrolment No. 1044/ 2008

Computer by :-

Sendiof (Mylicyee (Sandip Mukherjee)

Bagnan, Howrah.

Contd......P/07

# **MEMO OF CONSIDERATION**

Received from the withinnamed Purchaser being full consideration money of Rs.  $2,27,000\cdot oo$  only) by Cash/DD/Cheque on dated.

Cheque/ Draft N	o. Dated	Bank Name	<u>Branch</u>	Amount (Rs.)
052230-	23.3.19	- Bance of Barock	- Indinexchang	c. 88,500 co
052247-	Do.	Do.	Dø.	1,38,500.00

Total Rs. 2,27,000,00

dischur Ojha Signature of the Vendor

Witness :-

Signature of the Confirming Party

MSONTEMBER DEC B. PORC

क्षात्रद्धिं ग्रं क्रिक्सित्र श्राधंश SITE PLAN FOR SALE DEED SHOWN IN RED INK OF DIST-HOWRAH P.S. BAGNAN MOUZA-ISHWARIPUR J.L. NO: 34 KHATIAN NO RS. 91 L.R. 347 DAG NO R.S. 138 L.R. 143 AREA 7.50 DEC. NOT TO SCALE

VENDOR: DIBYENDU OTHA

VENDEE NIRMAL WIRES PYT.LTD.

CONFIRMING:

DAG-174

DAG-174

DAG-175

DAG-136

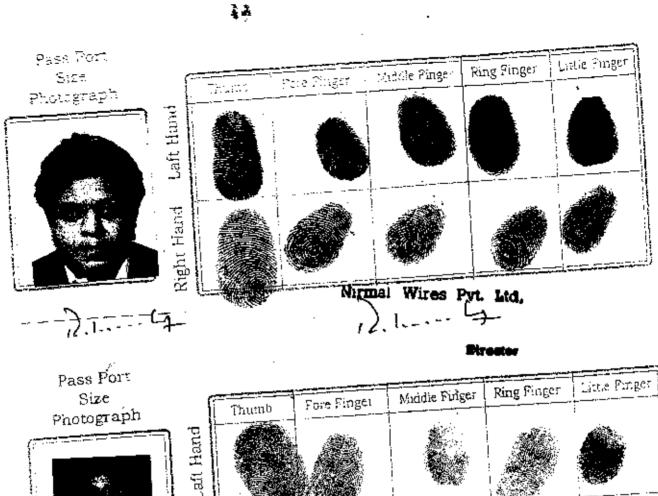
DAG-137

Silyendu ogha

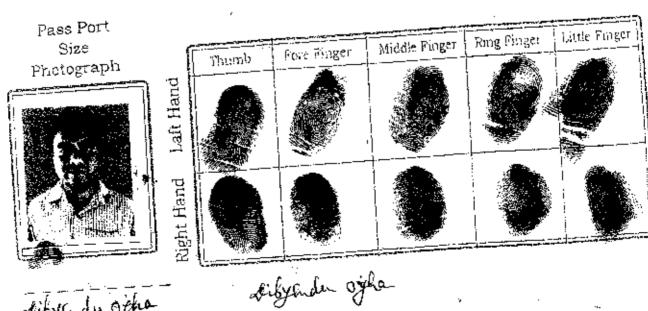
DROWN BY

ARTHON DOOR MANAGER

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### Government of West Bengal

# Department of Finance (Revenue), Directorate of Registration and Stamp Revenue OFFICE OF THE A.D.S.R. BAGNAN, District Name: Howrah Signature / LTI Sheet of Query No/Year 05060000324043/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Dibyendu Ojha Iswaripur, P.O:- Barunda, P.S:- Bagnan, District:-Howrah, West Bengal, India, PIN - 711303	Seller			the Selection of the Se
SI No.	Name of the Executant	Category	<u></u>	Finger Print	Signature with date
2	Mr Srikanta Sarkar Barunda, P.O:- Barunda, P.S:- Bagnan, District:- Howrah, West Bengal, India, PIN - 711303	Seller	V	3	Seriem Sire Sative
ŞI No.	Name and Address of	identifier	ldentifier	of	Signature with date
1	Mr Bhupal Moni Son of Late Sudhir Moni Barunda, P.O:- Barunda, Bagnan, District:-Howrah Bengal, India, PIN - 7113	P.S:- , West	Mir Dibyendu Ojha, Mr Srik	anta Sarkar	Cartie Chi

(Mustava Dey)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BAGNAN
Howrah, West Bengal

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# PERMANENT ACCOUNT NUMBER



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WIRMAL WIRES PRIVATE LIMITED

THE STANDING TARGET MACE STANDING THE STANDI

18-10-1981

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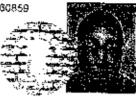
स्मादेकर **सरपुर्क,** प.स.-X.1

COMMISSIONER OF BICOME-TAX, W.B. XI



ভারতের নির্বাচন কমিশুন 이름하면 세명 ELECTION COMMISSION OF INDIA IDENTITY CARD

DFM2260859



শিব তক্ষে নাম

मिरवाम् उवा

. Elector's Name

Olbyendu-Ojna

শিতার দায

প্ৰভাষ চন্দ্ৰ প্ৰশা

Susber's Name

Prabhash Chandra Ojha

निश/Sex

**የ**/ M

জন তারিব Date of Birth : XX/XX/1981

DFM2260853

টিকলো: কর্মনীপুর, ক্যানীপুর, ক্যান্সান, ছাওড়েন 711300

Аббиева:

ISWARIPUR, IBHWARIPUR, BAGNAN HIJWRAH-711303

Date: 09/05/2016

130-বৈশ্যান নিৰ্বাচন চৰচ্চাচ নিৰ্বাচক শিবস্থান আহিকাজ্জিকা ৰাজকে অনুকৃতি

Facsimile Signature of the Electoral Registration Officer for

180-Bagnan Constituency

जिलान चित्रको पुरस्त गहुन क्रिमाना उनस्त निर्मानन जनसम्बन्ध स्थापन ABODATUS KINIT SIEMA SAINT ABODATUS KINIT ABODATUS ADALI MAI MAS ANA SAINT A MAS ABODATUS KINIT SAINT SAINT SAINT AND ASSAUL A MASA ABODATUS KINIT SAINT SAINT SAINT AND ASSAUL AS MASA ABODATUS KINIT SAINT SAINT SAINT SAINT AND ASSAUL AS MASA ABODATUS KINIT SAINT S

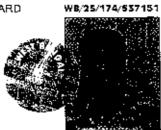
In case of enauge in address mention this Card Ma in the relevant Form for including your name in the Pull is the changed address and so outain the pard

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# ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD প্রিস পূর্



 $^{1}\left\Vert \psi\right\Vert _{L^{2}(\mathbb{R}^{n})},$ 

Elector's Name

নিবাহকের নাম Father:/Mother/ Huspand's Name পিতা/মাতা/স্বামীর নাম

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Age as on 1 1.1995 ১.১.১৯১৫ এবরস

Mani Anupa! মনি ভূপাল

Sudhir

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Address

Borunda Purbal Borunda

Grkvill, Boghan-2, Bøgnan Gluberia, Howran

ঠিক'না

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वक्रभर भूवं, तक्रभा

ওড়কুলি, বাংলাল-২, বাংলান

উল্ৰেডিয়া, হাওড়া

: \* \* .

Pacsimile Signature Electoral Registration Officer নিশ্চক নিবঞ্জন আধিকারিক

For 174

Kaiyanpur Assembly Constituency

কলা নপুর বিধানসভা নিব'চন ঞেত্র

Place Cluberia প্রভ <u>अक्टुट</u>क्किस Date 06/03/95

ক্তবিয 08/08/22

# Directorate of Registration & Stamp Revenue e-Challan

RN:

19-201617-005537545-1

Payment Mode

Online Payment

GRN Date: 29/03/2017 16:53.32

Bank:

Bank of Boroda

BRN:

53644052

BRN Date: 29/03/2017 16:55:00

4d No.: 05060000324043/4/2017

[Query No Kluery York]

## DEPOSITOR'S DETAILS

Name:

NIRMAI, WIRES PVT LTD

Contact No. :

09830291745

Mobile No. :

+91 9830291745

Elmat

vicyutsarat@groupnirmal.com

Address .

Rudramani, 1720 Laskarrat, EMJ8

Applicant Name :

Mr Bholanath Hazi

Office Name :

Office Address :

Status of Depositor :

Purpose of payment / Remafiks :

le. Šale agreeஹீent without possession ,Full Stamp.

## PAYMENT DETAILS

SI. Vo.	ldentification No.	Head of A/C Description	Head of A/G	4.
-	050300000240494/8017	Froceity 38g gratish-Reg stistion Fees	2030-03-104-501-16	1
2	06060000394049442017	Property Registration-Stampiduty	0030-02-103-003-02	44Ú-li:

Total

553.78

In Words: Burees Effy Five Thousand Three Hundred Seventy Eight only

006

Deed No	I-0506-01006/2017	Date-of-Registration 30/03/2007
Query No / Year	0506-0000324043/2017	Office where need is registered
Query Date	10/03/2017 12:13:52 AM	A.D.S.R. BAGNAN, District: Howrah
Applicant Name, Address & Other Details	No., 9009   13966, Status :Advoc	trict : Howrah, WEST BENGAL, PIN - 711303, Mobile
Transaction [0101] Sale, Sale Documen	ι	Additional fransaction [4305] Other than Immovable Property,
		Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,38,500/-]
Set Forth value Rs. 2,27,000/-		Makstrialie
ns. 2,21,000;-		Rs. 9,80,700/-

### Land Details:

Remarks

Rs. 49.046/- (Article:23)

District: Howrah, P.S.- Bagnan, Gram Panchayat: SARATCHANDRA, Mouza: Ishwaripur

Stampduty:Paid(SD)

Schle Diagonal School S	
chantar Land Use Area of Land Selforth	***************************************
Sch Piot Khaftan Land Use Area of Land SetForth Mo Number Number Proposed ROR Value (In Re.) Value	
L1 RS-138 RS-91 Industrial Sali 7.5 Dec 2.27 0007 0	2101618-0170000000000000000000000000000000000
7.5 Dec 2,27,000/-	9,80,700/-
Grand Total: 7.5Dec 2,27,000 /- 9.	80,700 /-

Rs. 11,332/- (Article:A(1), E, B)

## Seller Details:

SJ No	Name,Address,Photo,Fanger-print and Signature
¦ 1 	Mr Dibyendu Ojha (Presentant) Son of Mr Prabhas Chandra Ojha Iswaripur, P.O Barunda, P.S Bagnan, District:-Howrah, West Bengal, India, PIN - 711303 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Status:Individual, Executed by: Self, Date of Execution: 24/03/2017 , Admitted by: Self, Date of Admission: 24/03/2017 ,Place: Pvt. Residence
	Mr Srikanta Sarkar Son of Mr Shibprasad Ojha Barunda, P.O:- Barunda, P.S:- Bagnan, District:-Howrah, West Bengal, India, PIN - 711303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:BJJPS9723HStatus :Confirming Party, Executed by: Self, Date of Execution: 24/03/2017 , Admitted by: Self, Date of Admission: 24/03/2017 ,Place: Pvt. Residence

## Buyer Details:

	S1 Name, Address, Photo, Finger print and Signature No Nitroal Wares Put Ltd
1	intuit traics Life Fff
	Rudramani 1720 Laskarhat E. M. Bye Pass, P.O Tiljala, P.S Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 PAN No.:AAACN9805HStatus :Organization

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Identifier Details :	ddress
The state of the s	
<sup>i</sup> Mr Bhupal Moni	
Son of Late Sudhir Moni Barunda, P.O Barunda, P.S:- Bagnan, District:-Howrah, Wes	et Reporal, India, PIN - 711303, Sext Male, By Caste: Hindu,
Barunda, P.O Barunda, P.S Bagnan, District: Howran, Wes	Oibo Mr Srikanta Salkat
Barunda, P.O Barunda, P.S Bagnan, DistrictHowtan, Wes. Occupation: Business, Citizen of: India, , Identifier Of Mr Diby	andu Ojna, Ivii Ofikante Guitto
Coolipation. 423	

Endorsement For Deed Number : 1 - 050501006 / 2017

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,80,700/-

Kanstana Cen

Kaustava Dey ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BAGNAN

Howrah, West Bengal

Presentation(Under Section 52 & Rule 22A(3) 45(4), W.B. Registration(Rules 1962) Presented for registration at 18:25 hrs on 24-03-2017, at the Private residence by Mr Dibyendu Ojha, one of the Executants.

Admission of Execution ( Under Section 58) W.B. Registration Rules (1968)

Execution is admitted on 24/03/2017 by 1. Mr Dibyendu Ojha, Son of Mr Prabhas Chandra Ojha, Iswaripur, P.O. Barunda, Thana: Bagnan, , Howrah, WEST BENGAL, India, PIN - 711303, by caste Hindu, by Profession Cultivation, 2. Mr Srikanta Sarkar, Son of Mr Shibprasad Ojha, Barunda, P.O. Barunda, Thana: Bagnan, , Howrah, WEST BENGAL, India, PIN - 711303, by caste Hindu, by Profession Business

Indetified by Mr Bhupal Moni, , , Son of Late Sudhir Moni, Barunda, P.O; Barunda, Thana: Bagnan, , Howrah, WEST BENGAL, India, PIN - 711303, by caste Hindu, by profession Business

Kantarea Orey

Kaustava Dey ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BAGNAN

Howrah, West Bengal

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 11,332/- (A(1) = Rs 9,807/- ,B = Rs 1,518/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,332/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2017 4:55PM with Govt. Ref. No: 192016170055375451 on 29-03-2017, Amount Rs: 11,332/-, Bank: Bank of Boroda ( BARBBINDIAE), Ref. No. 63644052 on 29-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty Certified that required Stamp Duty payable for this document is Rs. 49,046/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 44,046/-

Description of Stamp

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

Stamp: Type: Impressed, Serial no 850, Amount: Rs.5,000/-, Date of Purchase: 22/03/2017, Vendor name: P. Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2017 4:55PM with Govt. Ref. No: 192016170055375451 on 29-03-2017, Amount Rs: 44,046/-, Bank: Bank of Boroda ( BARBOINDIAE), Ref. No. 63644052 on 29-03-2017, Head of Account 0030-02-103-003-02

Konstarea Dey

Kaustava Dev ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BAGNAN Howrah, West Bengal

rtificate of Registration under section 60 and Rule 69.
cegistered in Book - I
Volume number 0506-2017, Page from 18491 to 18510
being No 050601006 for the year 2017.



Digitally signed by KAUSTAVA DEY Date: 2017.03.31 16:28:46 +05:30 Reason: Digital Signing of Deed.

Kanstarea Dery

(Kaustava Dey) 31/03/2017 16:28:46 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BAGNAN West Bengal.

(This document is digitally signed.)