

5615/24

(11)

I-5964/21 (B)

(2)



पश्चिम बंगाल WEST BENGAL

T 041939

2/8/21

2-2-1274714/24

Rs. 50,00,000/-

6/8/21

Signature Sheet and
Endorsement Sheet are
the Part & Parcel of the
Document

District Sub-Registrar-I
Hooghly

06 AUG 2021

13 AUG 2021

SALE DEED

Valued at Rs. 50,00,000/-

THIS SALE DEED made on this the 6th day of August 2021

Sanat Kumar Pan

Sanket Bar

Handwritten signature

-2-

BETWEEN

(1) SRI SANAT KUMAR PAN, PAN NO. BJFPP7086L Son of Late Biswanath Pan by caste Hindu, by profession Cultivation, Indian Citizen, all are residing at Village - Somsara, P.O. Hanral, P.S. Dadpur, Dist. Hooghly, Pin -712149 hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context by deemed to include his heirs executors administrators representatives and assigns) of the ONE PART.

MAGPET POLYMERS PVT. LTD. PAN No. AAICS7344C, a registered Company under the Provisions of the Indian Companies Act, 1956/2013/as amended having its office at 36A, Pratapaditya Road, P.O. Kalighat, P.S. Tallygunge, District 24 Parganas (South)Pin - 700026 represented by its Director - SRI SANKET Baid, PAN AJYPB9101E. Son of Sri Surendra Kumar Baid, by caste Hindu, by profession - Business, residing at No. 144 Cotton Street, P.O. Barabazar, P.S. Posta, Kolkata - 700007 hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its successor and successor-in- office, administrators, representatives and assigns) of the OTHER PART.

AND

WHEREAS:

- A. The Vendor is acquired the property by way of Deed of Sale from Sri Kanai Lal Khamaru, Son of Late Krishna Chandra Khamaru, of Vill. Somsara, P.S. Dadpur, Dist. Hooghly being deed no. 4377, in Book No. I, Vol No. 74, Pages 187 to 192 dated 13/8/1997 registered at the office of ADSR, Hooghly and there after he lawfully seized and possessed of land or otherwise well and sufficiently entitled to the property by virtue of L.R. Settlement records of right Sali Land measuring an area of 50 Satak comprised in R.S. Dag No. 300 and L.R. Dag No. 354 .L.R. Kh. No. 148 J.L. No. 51 of Mouza- Ayama under

Sarad Kham-asi Pan
Sonbat Bard

Dadpur Police Station in the district of Hooghly fully described in the schedule there under written absolutely and forever.

- C. The Vendor has agreed with the purchaser for absolute sale to his said land measuring an area of 50 Satak comprised in R.S. Dag No. 300 and L.R. Dag No. 354 under L.R. Khatian No. 148 J.L. No. 51 of Mouza- Ayama within the jurisdiction of Dadpur Gram Panchayat under Dadpur Police Station in the district of Hooghly and legal owner thereon in fee simple in possession at or for the sum of Rs...50,00,000/- /(Rupees fifty lakhs only) free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said

Agreement and in consideration of the said sum of Rs 50,00,000/- (Rupees fifty lakhs) of the lawful money of Union of India in hand well and truly paid by the Purchaser to the Vendor at or the execution of these presents (the receipt whereof the Vendor do each of them doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the same and every part thereof the Vendor doth hereby acquit, release and forever discharge the said property as well as the Purchaser) he the Vendor doth hereby absolutely and indefeasible grant, convey, sell, transfer assign and assure unto the purchaser ALL THAT piece or parcel of Sali land measuring an area of 50 Satak comprised in R.S. Dag No. 300 and L.R. Dag No. 354 under L.R. Khatian No.148 J.L. No. 51 of Mouza- Ayama within the jurisdiction of Dadpur Gram Panchayat under Dadpur Police Station in the district of Hooghly, Additional District Sub-Registration office Chinsurah under Dadpur Police Station in the district of Hooghly fully described in the schedule hereunder written and delineated in the map or plan annexed hereto and thereon bordered in RED and hereinafter for the sake of brevity referred to as the said property OR HOWSOEVER OTHERWISE the said property or any part thereof heretofore were or was situated butted, bounded called known numbered described in or distinguished TOGETHER

[Handwritten signature]

Sanat Klen asipon
Sonket Bad

WITH all structures erections, walls boundary, walls pits, area, yards, water, water courses, water connection and sanitary connections sewers drains, ways paths and passages AND all and all manner of former and other lights liberties and advantages easement privileges emoluments and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining or which with the same or any part thereof with which the same now are or is or at any time or times heretofore were or was held used, occupied enjoyed reputed to belong or be appurtenant thereto AND ALL the reversion or reversions remainder or remainders AND the rents issues and profits thereof and every part thereof AND all the legal incidence and inheritance thereof AND all the estate right title and interest use possession property claim and demand whatsoever or the Vendor both at law and in equity of the Vendor into and upon the said property or any part thereof TOGETHER WITH he and every part of his rights, liberties and appurtenances whatsoever unto and to the purchaser TOGETHER WITH he and every part of his rights, liberties and appurtenances whatsoever unto and to the purchaser TOGETHER WITH all easements or quasi-easements and other stipulations and provisions in connection with beneficial use and enjoyment of the said property TO HAVE AND TO HOLD the said property and all other rights hereby granted, sold, transferred, conveyed assigned and assured and every part of or parts hereof unto the purchaser absolutely and forever free from all encumbrances whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

- a) That notwithstanding any act deed matter or things whatsoever heretofore done committed or knowingly suffered by the Vendor to the contrary the vendor is lawfully and absolutely seized and possessed of or well and sufficiently entitled to the said property hereby sold granted transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent to or 50 Satak thereto and free from all encumbrances whatsoever.

Sam at Wunag Pan
Robert Baird

b) That the vendor has good right full power and absolute and indefeasible authority to sell , grant, transfer and convey the said property and every part thereof unto and to the use of the purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

c) That it shall be lawful for the purchaser at all time hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said property and receive the rent issues and profits thereof without any eviction interruption disturbances claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said property from under or through or in trust for the Vendor and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges lispensens whatsoever made done executed or knowingly suffered by the Vendor .

d) That the Vendor shall and will unless prevented by fire or other irresistible accident from time to time and at all times thereafter upon every reasonable request and at the cost of the purchaser produce or cause to be produce or cause to be produced before the purchaser or its attorney or attorneys or agent or agents or before any court , tribunal Board, Authority or Firm for inspection or otherwise as occasion shall require the deeds and writings in connection with the said property so long as the same shall remain with the vendor and shall also at the like request and cause deliver to the purchaser such attested or other copies of or extracts there from as the purchaser may required. The vendor shall be liable to indemnify the purchaser to the extent of consideration required or any art thereof in case it is found that the vendor did not have title over the property transferred to the purchaser.

e) That the vendor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property

[Handwritten signature]

-6-

Sanat Khatian 91 Pan
Sonbit Baird

from through, under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do make acknowledge and execute or cause to be done made acknowledge and execute or cause to be done made acknowledged and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold granted, transferred conveyed assigned and assured and every part thereof unto and to the use of the purchaser as shall or may be reasonably required.

f) The Vendor herein stated and declared that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against the Vendor for realization of arrears for Recovery Act or any other Act for the time being in force.

THE SCHEUDLE OF THE PROPERTY ABOVE REFERRED TO :-

ALL THAT piece or parcel of Sali land measuring an area of 50 Satak out of 90 Satak in R.S. Dag No. 300 and L.R. Dag No. 354 under L.R. Khatian No. 148 J.L. No. 51 of Mouza -Ayama within the jurisdiction of Dadpur Gram Panchayet under Dadur Police Station in the district of Hooghly, Additional District Sub-Registration Office Chinsurah. The said property has been shown by RED border in the map annexed with this deed and map is a part of the of this deed.

The said property is butted and bound as follows :-












On the North : Magpet Polymers Pvt. Ltd.












On the South : Dag No. R.S. 288, 299 and 297

On the East : Dag No. R.S. 287

On the West : Dag No. 349

SPECIMEN FORM FOR FINGERPRINTS

 <i>Sarat Kumar Pan</i>	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
	RIGHT HAND					

 <i>Sorabjit Baid</i>	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
	RIGHT HAND					

	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
	RIGHT HAND					

①

P. S. DADPUR DIST HOOGHLY.

AREA OF LAND (L.O.P. NO 2) = 50 DECIMAL

SHOWN THUS ☐

ment St:

Deposit

Addres**Mobil**

Depo:

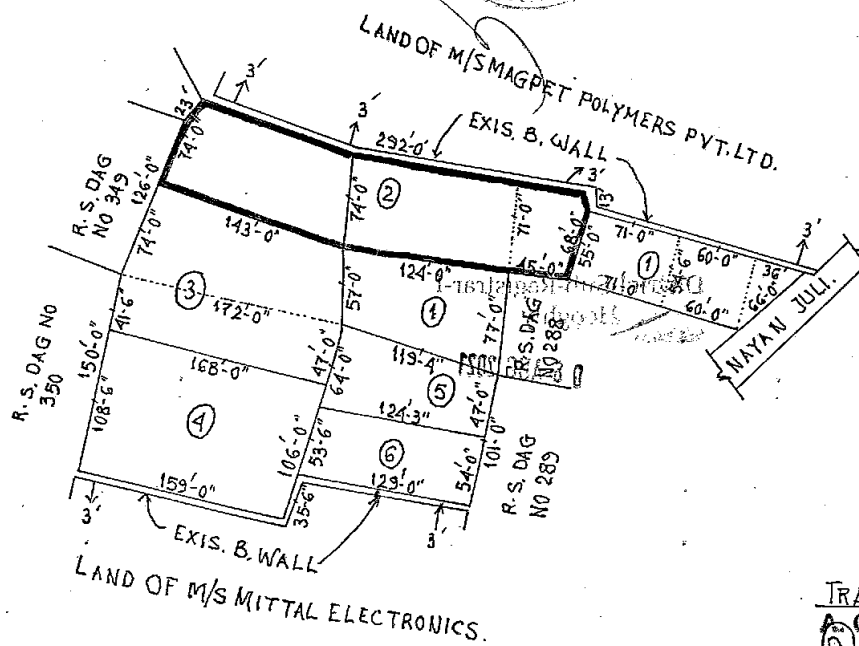
Quer

Apr

Idr

R

F



Samad Khan and Pan
Sorkhet Baul

TRACED BY:-

A Chakraborty

Normalish
(Surveyor)

On the North : Magpet Polymers Pvt. Ltd.

On the South : Dag No. R.S. 288,299 and 297

On the East : Dag No. R.S. 287

On the West : Dag No. 349

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

Date: 192021220043604991
03/08/2021 21:34:19
65373461
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: ICICI Bank
BRN Date: 03/08/2021 21:08:23
Payment Ref. No: 2001274714/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: MAGPET POLYMERS PRIVATE LIMITED
Address: 36A, PRATAPADITYA ROAD,
Mobile: 9836036300
Depositor Status: Buyer/Claimants
Query No: 2001274714
Applicant's Name: Mr Jahar Lal Pal
Identification No: 2001274714/2/2021
Remarks: Sale, Sale Document

Payment Details

Sr. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001274714/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	149020
2	2001274714/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	50014
Total				199034

IN WORDS: ONE LAKH NINETY NINE THOUSAND THIRTY FOUR ONLY.






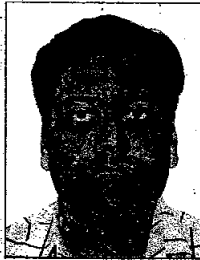





Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - I HOOGHLY, District Name : Hooghly

Signature / LTI Sheet of Query No/Year 06012001274714/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Sanat Kumar Pan Somsara, City:- , P.O:- Hanral, P.S:-Dadpur, District:-Hooghly, West Bengal, India, PIN:- 712149	Seller		 1475	 Sanat Kumar Pan
2	Shri Sanket Baid 144 Cotton Street, City:- Kolkata, , P.O:- Barabazar, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007	Represent ative of Buyer [MAGPET POLYME RS PVT. LTD.]		 1474	 Sanket Baid
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Jiban Kumar Ghosh Son of Late Basudeb Ghosh Shrirampur, City:- , P.O:- Hanral, P.S:- Dadpur, District:- Hooghly, West Bengal, India, PIN:- 712149	Shri Sanat Kumar Pan		 1489	 Jiban Kumar Ghosh



(Jayanti Mukhopadhyay)

DISTRICT SUB-
REGISTRAR

Query No:-06012001274714/2021, 06/08/2021 01:27:33 PM HOOGHLY (D.S.R. - I)

Page: 2 of 3

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भारत सरकार
 Unique Identification Authority of India

Enrolment No.: 1040/96618/04819



To
 Sanat Kumar Pan ✓
 S/O Biswanath Pan
 HANRAL
 SOMSARA
 Haral
 Hanral
 Hooghly West Bengal - 712149
 7063736125


Download Date: 11/11/2017

Generation Date: 24/10/2017

Signature valid ✓

आपका आधार क्रमांक / Your Aadhaar No. :
8361 6876 5510
 मेरा आधार, मेरी पहचान

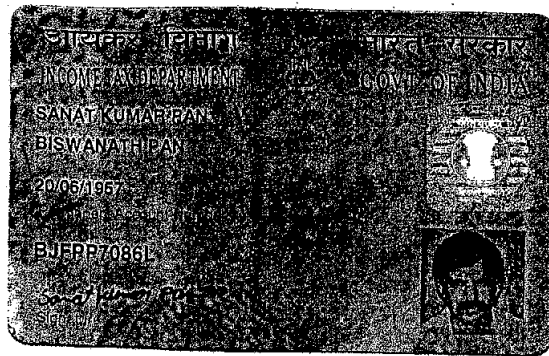




 Sanat Kumar Pan
 Date of Birth/DOB: 20/06/1957
 Male/ MALE

8361 6876 5510
 मेरा आधार, मेरी पहचान

Sanat Kumar Pan

- On the North : Magpet Polymers Pvt. Ltd.
- On the South : Dag No. R.S. 288,299 and 297
- On the East : Dag No. R.S. 287
- On the West : Dag No. 349

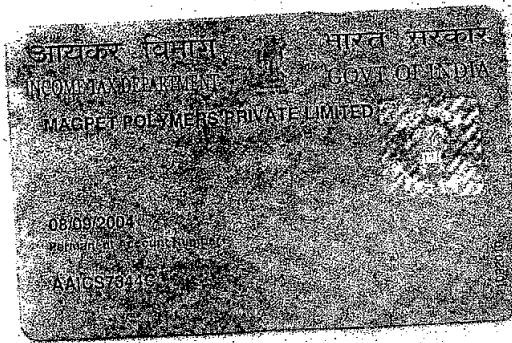


Sanat Kumar Pan

JP 0 1

Company

23 01



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GOVERNMENT OF INDIA

NAME: SANKET BAID
 FATHER: SURENDRA BAID

Year of Birth: 1965
 Sex: Male

7572 2665 7919

आधार - आधार नम्बर अधिकार

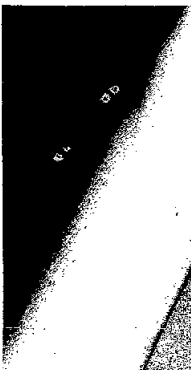
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: 144, COTTON STREET, Barabazar H.O., Barabazar, Kolkata, West Bengal, 700007

1947 1500 180 1347 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1847, Kolkata-700007

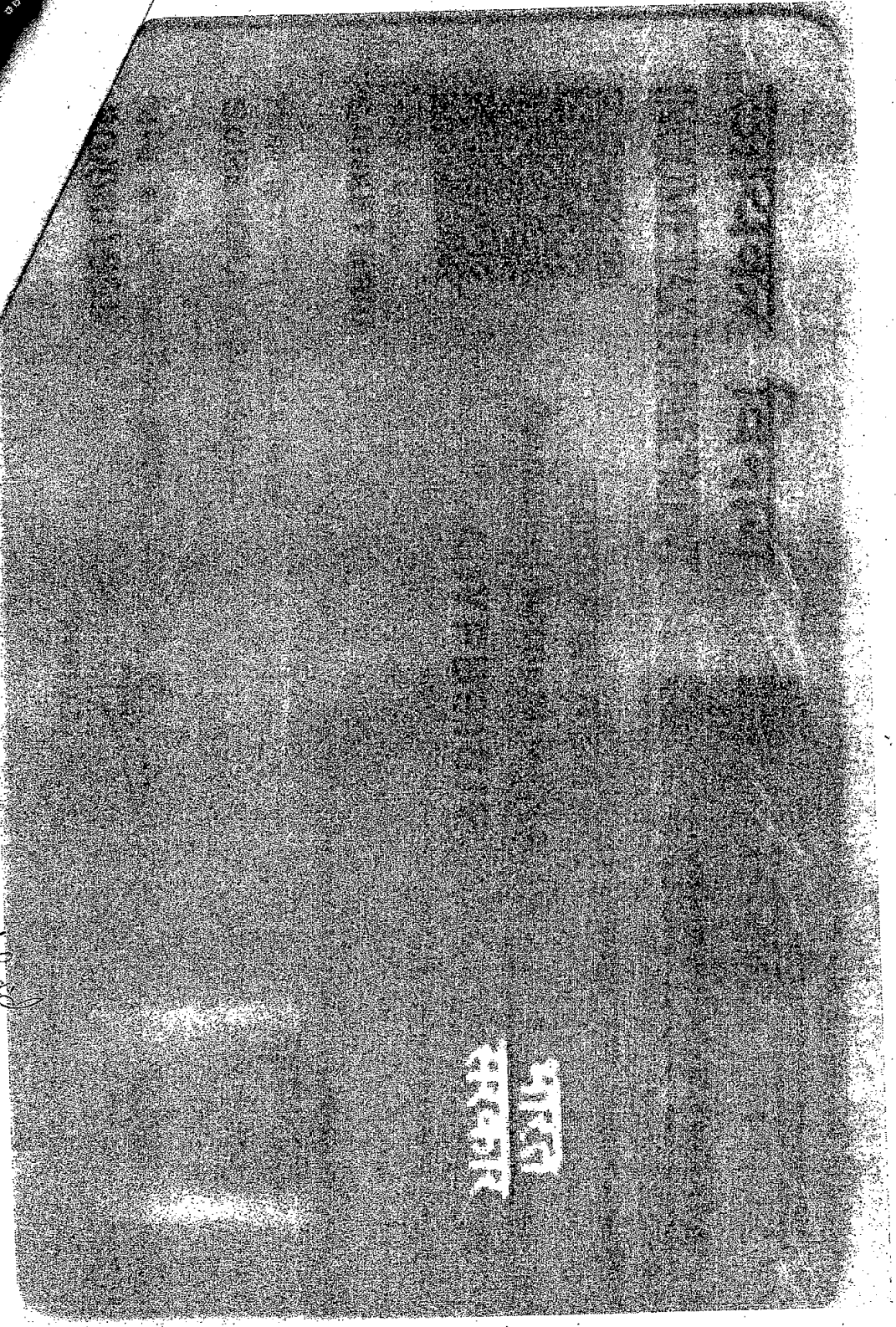
Sanket Baid

On the North : Magpet Polymers Pvt. Ltd.
 On the South : Dag No. R.S. 288,299 and 297
 On the East : Dag No. R.S. 287
 On the West : Dag No. 349



96
14

Sample 1509



11/15/14



10.0



জীবন কুমার ঘোষ
Jibon Kumar Ghosh
পিতা : বাসুদেব ঘোষ
Father : Basudeb Ghosh

জন্মতারিখ/DOB: 03/09/1959
সুপুরুষ / Male



6699 2028 4202

আধার - সাধারণ মানুষের অধিকার

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Major Information of the Deed

	I-0601-05964/2021	Date of Registration	13/08/2021
	0601-2001274714/2021	Office where deed is registered	
	27/07/2021 5:44:43 PM		0601-2001274714/2021
Name, Address Details	Jahar Lal Pal Chinsurah Court, Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 9163668668, Status :Deed Writer		
		Additional Transaction	
Mode, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Original value	Market Value		
50,00,000/-	Rs. 50,00,000/-		
Amount Paid (SD)	Registration Fee Paid		
Rs. 1,50,020/- (Article:23)	Rs. 50,046/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :

District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Ayama, JI No: 51, Pin Code : 712305

Sl No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-354 (RS :-300)	LR-148	Industrial Use	Shali	50 Dec	50,00,000/-	50,00,000/-	
Grand Total :					50Dec	50,00,000 /-	50,00,000 /-	

Seller Details :

Sl No.	Name, Address, Photo, Finger print and Signature
1	Shri Sanat Kumar Pan (Presentant) Son of Late Biswanath Pan Somsara, City:- , P.O:- Hanral, P.S:-Dadpur, District:-Hooghly, West Bengal, India, PIN:- 712149 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BJxxxxxx6L, Aadhaar No: 83xxxxxxxx5510, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Pvt. Residence

Buyer Details :

Sl No.	Name, Address, Photo, Finger print and Signature
1	MAGPET POLYMERS PVT. LTD. 36A, Pratapaditya Road, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx4C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

On the North : Magpet Polymers Pvt. Ltd.
On the South : Dag No. R.S. 288,299 and 297
On the East : Dag No. R.S. 287
On the West : Dag No. 349

Details :

Photo, Finger Print and Signature

Shri Sanat Kumar Baid

Surendra Kumar Baid 144 Cotton Street, City:- Kolkata, , P.O:- Barabazar, P.S:-Posta, Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Business, of: India, , PAN No.:: AJxxxxxx1E, Aadhaar No: 75xxxxxxxx7919 Status : Representative, Representative of : MAGPET POLYMERS PVT. LTD. (as Director)

Details :

	Photo	Finger Print	Signature
Shri Jiban Kumar Ghosh of Late Basudeb Ghosh Dadpur, City:- , P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN:- 712149			
Identifier Of Shri Sanat Kumar Pan, Shri Sanket Baid			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Sanat Kumar Pan	MAGPET POLYMERS PVT. LTD.-50 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Ayama, JI No: 51, Pin Code : 712305

Sch. No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 354, LR Khatian No:- 148	Owner:সনত কুমার গান, Gurdian:বিশ্বনাথ , Address:গোমসাজা , Classification:খাসি, Area:0.50000000 Acre,	Shri Sanat Kumar Pan

110 0 1

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

Registration at 11:34 hrs on 06-08-2021, at the Private residence by Shri Sanat Kumar Pan, Executant.

Market Value (WB PU VI rules of 2001)

The market value of this property which is the subject matter of the deed has been assessed at Rs

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

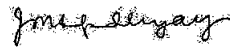
is admitted on 06/08/2021 by Shri Sanat Kumar Pan, Son of Late Biswanath Pan, Somsara, P.O: Hanral, Dadpur, Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by Profession Cultivation

by Shri Jiban Kumar Ghosh, Son of Late Basudeb Ghosh, Shrirampur, P.O: Hanral, Thana: Dadpur, Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by profession Business

Mission of Execution (Under Section 58, W.B. Registration Rules, 1962) (Representative)

Execution is admitted on 06-08-2021 by Shri Sanket Baid, Director, MAGPET POLYMERS PVT. LTD. (Private Limited Company), 36A, Pratapaditya Road, City:-, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Shri Jiban Kumar Ghosh, Son of Late Basudeb Ghosh, Shrirampur, P.O: Hanral, Thana: Dadpur, Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by profession Business



Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

On 10-08-2021

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 50,046/- (A(1) = Rs 50,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2021 9:35PM with Govt. Ref. No: 192021220043604991 on 03-08-2021, Amount Rs: 50,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 65373461 on 03-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,50,020/- and Stamp Duty paid by by online = Rs 1,49,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2021 9:35PM with Govt. Ref. No: 192021220043604991 on 03-08-2021, Amount Rs: 1,49,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 65373461 on 03-08-2021, Head of Account 0030-02-103-003-02



Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

On 13-08-2021

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.

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Registration Fees payable for this document is Rs 50,046/- (A(1) = Rs 50,000/- ,E = Rs 14/- ,H =
/-) and Registration Fees paid by Cash Rs 32/-

Stamp Duty payable for this document is Rs. 1,50,020/- and Stamp Duty paid by Stamp Rs

/ Stamp
Type: Impressed, Serial no 7442, Amount: Rs.1,000/-, Date of Purchase: 15/07/2021, Vendor name: Sd
Type: Court Fees, Amount: Rs.10/-

Jayanti Mukhopadhyay

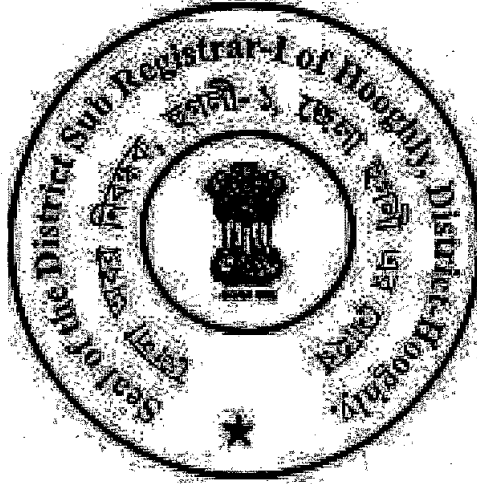
Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

On the North : Magpet Polymers Pvt. Ltd.
On the South : Dag No. R.S. 288,299 and 297
On the East : Dag No. R.S. 287
On the West : Dag No. 349

Registration under section 60 and Rule 69.

Book - I

Serial 0601-2021, Page from 181896 to 181920
105964 for the year 2021.



Jayanti Mukhopadhyay

Digitally signed by JAYANTI
MUKHOPADHYAY
Date: 2021.08.17 15:58:54 +05:30
Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 2021/08/17 03:58:54 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
West Bengal.

(This document is digitally signed.)
