

00053

100046

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 042160

Certified that Signature Sheet,
Indorsement Sheets attached
herewith the deed are part of
this document.

Addl Dist Sub Registrar, Singur
P. O. Singur, Dist.-Hooghly.

9 JAN 2007

DEED OF SALE

THIS DEED OF is made on this ...04.15... day of January in the year

Two thousand seven A.D. BETWEEN M/S SILVERTOSS SUPPLIERS

PVT. LTD. represented by one of its Director SRI ANAND KUMAR

SINGH son of Sri Jaiprakash Singh, by faith Hindu, by occupation

business, by Nationality Indian, residing at 5, Nimtala Ghat Street, P.S.

Jorabagan, Kolkata - 700006, hereinafter referred to as the "VENDOR"

(which term or expression shall unless excluded by or repugnant subject

to the context be deemed to mean and includes its successor or

successors-in-office and/or assigns) of the ONE PART.

Contd. P-2

11055

2006/29th December

সহকারী সচিব সাহা পোখরা
সহকারী সচিব মুসলী দ্বার পান্ডেয়

নং- Kolkata-6

কলকাতা-৬

উপস্থিত - অধ্যক্ষ চন্দ্রা ব. দাস

নং-বীরাবনু

29 DEC 2006

Amend ✓
e.T.7
2



Suburban
Amend ✓
Director ✓



addl Dist. Registrar, Singu
P. O.-Singur, Dist.-Hooghly.

24-1-2007

Shiba Prasad Khara.
S/O Lali Kanai Lal Khara.
Champsara, Bardhaman.
Hooghly.
Business.

AND

SRI SATYA PRAKASH PANDEY son of Sri Murali Dhar Pandey, by faith Hindu, by occupation business by Nationality Indian, residing at 67/22, Strand Road, P.S. Posta, Kolkata 700006, hereinafter called the "PURCHASER" (which expression shall unless by or repugnant to the context be deemed and to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the property measuring 24 sataks out of 39 sataks, comprised in R.S. & L.R. Plot No. 2001, appertaining to R.S. Khatian No. 433, corresponding to L.R. Khatian No. 1071, 1128 and 674 Kri of Sali land, and the property measuring an area of 11 sataks out of 22 sataks, comprised in R.S. & L.R. No. 1986, appertaining to R.S. Khatian No. 526, corresponding to L.R. Khatian No. 244 Kri, of Sali land, and the property measuring an area of 17 sataks comprised in R.S. & L.R. plot No. 1987, appertaining to R.S. Khatian No. 596, corresponding to L.R. Khatian No. 89 Kri, of Sali land, and the property measuring an area of 12 sataks comprised in R.S. & L.R. Plot No. 2002/2065, appertaining to R.S. Khatian No. 488, corresponding to L.R. Khatian No. 304,605,632,902,912 and 993 Kri of Sali land, and the property measuring an area of 16 sataks out of 27 Sataks of Sali land comprised in R.S.

Contd. P-3



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4 JAN 2007

& L.R. plot no. 2003, appertaining to R.S. Khatian No. 598, corresponding to L.R. Khatian No. 270, 413, 531, 698, 918 and 976 Kri and the property measuring an area 6 Sataks out of 19 Sataks comprised in R.S. & L.R. plot no. 2003/2066, appertaining to R.S. Khatian No. 598, corresponding to L.R. Khatian No. 304, 605, 632, 902, 912 and 993 Kri, all are lying and situate at mouza Chhinamore, J.L.No. 92, Revenue survey No. 912, within the ambit of Chhinamore Bagdanga Gram Panchayet, A.D.S.R.O. & Police Station Singur, Dist-Hooghly, morefully and particularly described in the schedule hereun written and also shown and delineated in the Map/ plan annexed herewith, hereinafter referred to as the said property and which are subject matter of the sale or transfer herein, originally seized and possessed by the present Vendor M/S. Silvertoss Suppliers Pvt. Ltd. represented by one of its Director Sri Anand Kumar Singh of 5, Nimtala Ghat Street, P.S. Jorabagan, Kolkata - 6, which he has purchased from Sri Gosta Dhara son of late Jatindra Nath Dhara of Maliapara, P.O. Bighati, P.S. Bhadreswar, Dist Hooghly, by way of a regd. deed of sale being No. 01627 for the year 2006 and entered into their Book No. 1, Volume No. 3, pages from 2558 to 2580 registered at Additional District sub-registry office at Singur, Dist-Hooghly and since then the said Vendor enjoying and possessing the said property by way of cultivation thereon



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and paying all the relevant rent and taxes to the appropriate authority, which is morefully described in the schedule below free from all encumbrances, charges, liens, whatsoever and also enjoying the said property by way of exclusive possession without any interference by others.

AND WHEREAS due to various reasons, the Vendor decided to sale the said property situated and laying in mouza Chhinamore, P.S. Singur, Dist - Hooghly, free from all encumbrances, charges, liens, whatsoever at or for the price of Rs. 2,58,000/- Two Lakhs Fifty Eight thousand only the present highest market value of that locality.

AND WHEREAS by the intervencion of the local people, the Vendor is agree to sale and the Purchaser has agreed to purchase the property as mentioned in the schedule below free from all encumbrances, charges liens, whatsoever at or for the price of Rs.2,58,000/- Two Lakhs Fifty Eight thousand only

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.2,58,000/- Two Lakhs Fifty Eight thousand only only paid by the Purchaser to the Vendor, the receipt whereof the Vendor doth hereby admit and acknowledge and acquit, release and discharge the purchaser from the said consideratrion and the Vendor as awner doth by these present indefeasibly grant, sell,



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convey and transfer, assign and assure unto and to the use of the purchaser absolutely for ever. ALL THAT piece and parcel of land morefully described in the schedule hereunder free from all encumbrances, attachments and other defects in the title all that the property mentioned in the schedule below together with the right to use in all respect of all path, passages, fixtures, electric supply connection and easements, usually held, used, occupied or enjoyed or reputed to belong or be appurtenant to them TOGETHER WITH all right, title, interest claim and demand whatsoever both at law in equity of the Vendor upon the said property and TO HAVE AND TO HOLD own, possess and enjoy the said property and every part thereof hereby granted, sold or conveyed and transferred to the use of the Purchaser forever free and discharged from OR OTHERWISE by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from or to these presents and the Vendor do hereby for his heirs, executors, administrators, legal representatives, covenant with the Purchaser that NOTWITHSTANDING any act, deed or things whatsoever by the Vendor or by any of its predecessors-in-title, successors, done or executed or knowingly suffered to the contrary the Vendor had at all materials times hereto before and now has good right, full power and absolute authority



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and indefeasible title to grant, sell, convey, transfer, assign and assure the schedule property hereby granted, conveyed and transferred unto the purchaser in the manner aforesaid together with the right to use the common paths, passages, apputtenances to the said property.

AND THAT the purchaser, his heirs, executors, administrators, legal representatives and assigns and representatives shall and may at all times hereafter peceably and quietly possess and enjoy the schedule mentioned property and every part thereof without any lawful eviction, interruption, disturbances claim or demand whatsoever from or by the Vendor or any person or persons lawfully and equitably claiming any right from under or in trust for the Vendor ALL RIGHT the Purchaser shall at all times in future shall have good right, full power and absolute authority to deal with the schedule mentioned property in any way, he likes i.e. sale, gift, lease, lien, mortgage whatsoever.

ALL THAT the Vendor hereby covenants that he or successors will freely and clearly, absolutely acqitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and indemnified the purchaser herin from and against all manner or charges, liens, debts and attachments and encumbrances, whatsoever made or suffered by the Vendor.



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AND FURTHER the Vendor on this day shall handover all the relevant original documents and papers in respect of the schedule mentioned property to the Purchaser herein, more fully mentioned in the schedule of the property and the Vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser, his/their, heirs, executors, administrators, legal representatives and/or cause to be done and executed all such acts, deeds and things whatsoever for better and more perfectly assuring the said property unto and to the use of the purchaser according to the true intent and meaning these presents as shall or may be reasonably required.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Sali agricultural land measuring 24 (twenty four) sataks out of 39 sataks, comprised in R.S. & L.R. Plot No. 2001 (two thousand one), appertaining to R.S. Khatian No. 433 (four hundred thirty three), corresponding to L.R. Khatian No. 1071 (one thousand seventy one), 1128 (one thousand one hundred twenty eight) and 674 Kri (six hundred seventy four).

And the property measuring an area of 11 (eleven) sataks out of 22 sataks of Sali agricultural land comprised in R.S. & L.R. plot No. 1986 (one thousand nine hundred eighty six), appertaining to R.S. Khatian No. 526 (five hundred twenty six), corresponding to L.R. Khatian No. 244 (two



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hundred fourty four) Kri.

And the property measuring an area of 17 (seventeen) sataks of Sali agricultural land comprised in R.S. & L.R. Plot No. 1987 (one thousand nine hundred eighty seven) appurtaining to R.S. Khatian No. 596 (five hundred ninety six), corresponding to L.R. Kh. No. 89 (eighty nine) Kri.

And the property measuring an area of 12 (twelve) sataks of Sali agricultural land comprised in R.S. & L.R. Plot no. 2002/2065 (two thousand two bata two thousand sixty five), appurtaining to R.S. Khatian No. 488 (four hundred eighty eight), corresponding to L.R. Khatian No. 304 (three hundred four), 605 (six hundred five), 632 (six hundred thirty two) 902 (nine hundred two), 912 (nine hundred twelve) and 993 (nine hundred ninety three) Kri.

And the property measuring an area of 16 (sixteen) sataks out of 27 sataks, of Sali agricultural land comprised in R.S. & L.R. plot No. 2003 (two thousand three), appurtaining to R.S. Khatian No. 598 (five hundred ninety eight), correspondiong to L.R. Khatian No. 270 (two hundred seventy), 413 (four hundred thirteen), 531 (five hundred thirty one), 698 (six hundred ninety eight), 918 (nine hundred eighteen), and 976 (nine hundred seventy six) Kri.

And the property measuring an area of 6 (six) sataks out of 19 sataks, comprised in R.S. & L.R. plot No. 2003/2066 (two thousand three bata



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two thousand sixty six), appertaining to R.S. Khatian No. 598 (five hundred ninety eight), corresponding to L.R. Khatian No. 304 (three hundred four), 605 (six hundred five), 632 (six hundred thirty two), 902 (nine hundred two), 912 (nine hundred twelve) and 993 (nine hundred ninety three) Kri.

All are lying and situated at mouza Chhinamore, J.L. No. 92, Revenue survey No. 912, within the ambit of Bagadanga-Chhinamore Gram Panchayet, A.D.S.R.O. and Police station Singur, Dist - Hooghly, with all other easement rights whatsoever. That at present the salable property in total measuring 86 (eighty six) Sataks. Which is free from all sorts of encumbrances, charges, liens, whatsoever, with all other easement rights whatsoever.

The total annual rent of Rs. 20/- payable to the Collectorate of Hooghly, through B.L. & L.R.O. Singur, Dist - Hooghly.

The plan is annexed herewith which is a part and parcel of this deed and which is marked with RED border as shown in the said plan.

THE LAND IS BUTTED AND BOUNDED BY

On the North : Sali Land of Dag No. 1992,1998,1999

On the South : Sali Land of Dag No. 1986,2066,2003, 2001

On the East : Sali Land of Dag No. 2078, 2079

On the West : Sali Land of Dag No. 1988,1989



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P. O. Sagar, Dist. Hooghly,

4 JAN 2007

IN WITNESSES WHEREOF the above named Vendor put his signature on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of :

Witnesses :

1. Shiba prasad Khara.
Champsara.

2. Joy debi Koley.
of Champsara.

Drafted by me

Rathindranath
Advocate, 4/6/11/88.

Serampore court

Typed By :

Jyoti Printers
P.B. Mahanta
Serampore, Hooghly

m/s. Sankar Das & Co. Ltd.
Amal K. Das
Director
Signature of the Vendor



Adl. Dist. Sub-Registrar, Singur
P. O. Singur, Dist. Hooghly.

4 JAN 2007

MEMO OF CONSIDERATION

Received an amount of Rs.2,58,000/- Two Lakhs Fifty Eight thousand only from the above named Purchaser on the following manner :-

Received By Cash 2,58,000/- Two Lakhs Fifty Eight thousand only.

m/s Silver Star Supplies & Co. Ltd.
Amount to Rs. 2,58,000/-
Signature of the Vendor

In the presence of :

Witnesses :

1. Shiba Prasad Khara.
Champsara.

2. Joydutta Koley.
of Champsara.

Drafted by me :

Rathindranath
Advocate, 17/11/88.

Serampore court

Typed By :












Jyoti Printers
P. B. Mahanta
Serampore, Hooghly













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P. O.-Singur, Dist.-Hooghly.

9 JAN 2007

SPECIMEN FORM FOR TEN FINGERPRINTS

 <p><i>Anand</i> as Director</p>	LEFT HAND FINGER PRINT				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND FINGER PRINT				
	Thumb	Fore	Middle	Ring	Little
					

 <p><i>Satya Pranam</i></p>	LEFT HAND FINGER PRINT				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND FINGER PRINT				
	Thumb	Fore	Middle	Ring	Little
					

	LEFT HAND FINGER PRINT				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND FINGER PRINT				
	Thumb	Fore	Middle	Ring	Little

	LEFT HAND FINGER PRINT				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND FINGER PRINT				
	Thumb	Fore	Middle	Ring	Little



4441 Dist. ² Sub-Registrar, Singur
P. O.-Singur, Dist.-Hooghly,

1 JAN 2007

Government Of West Bengal
Office of the A. D. S. R. SINGUR
SINGUR

Endorsement For deed Number :I-00046 of :2007
(Serial No. 00053, 2007)

On 04/01/2007

Presentation(Under Section 52 & Rule 22A(3) 46(1))

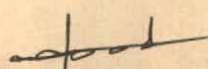
Presented for registration at 18.45 on :04/01/2007,at the Private residence by Anand Kr. Singh,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :04/01/2007 by

1. Anand Kr. Singh, Director, M/s. Silvertoss Suppliers Pvt. Ltd., 5, Nimlata Ghat St, Kol -700006, Kol -700006, pr on
Business

Identified By Shiba Prosad Khara, son of Lt. Kanailal Khara Champsara Baidyabati Hooghly Thana: Serampore, by caste
Hindu, By Profession :Business.


Name of the Registering officer :

Designation : 04.01.07

On 09/01/2007

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :2
Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 8272/- , E = 7/- on:09/01/2007

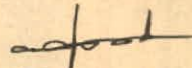
Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 752500/-

Certified that the required stamp duty of this document is Rs 37635 /- and the Stamp duty paid as: Impressive Rs- 1000

Deficit stamp duty

Deficit stamp duty : Rs 36645/- is paid by the draft no. :342589, Draft date:04/01/2007, Bank name:STATE BANK OF INDIA,
Singur, recieved on :09/01/2007.


Name of the Registering officer :

Designation : 09.01.07

[..]

A.D.S.R. Singur

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF SINGUR



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P. O.-Singur, Dist.-Hooghly.


4 JAN 2007

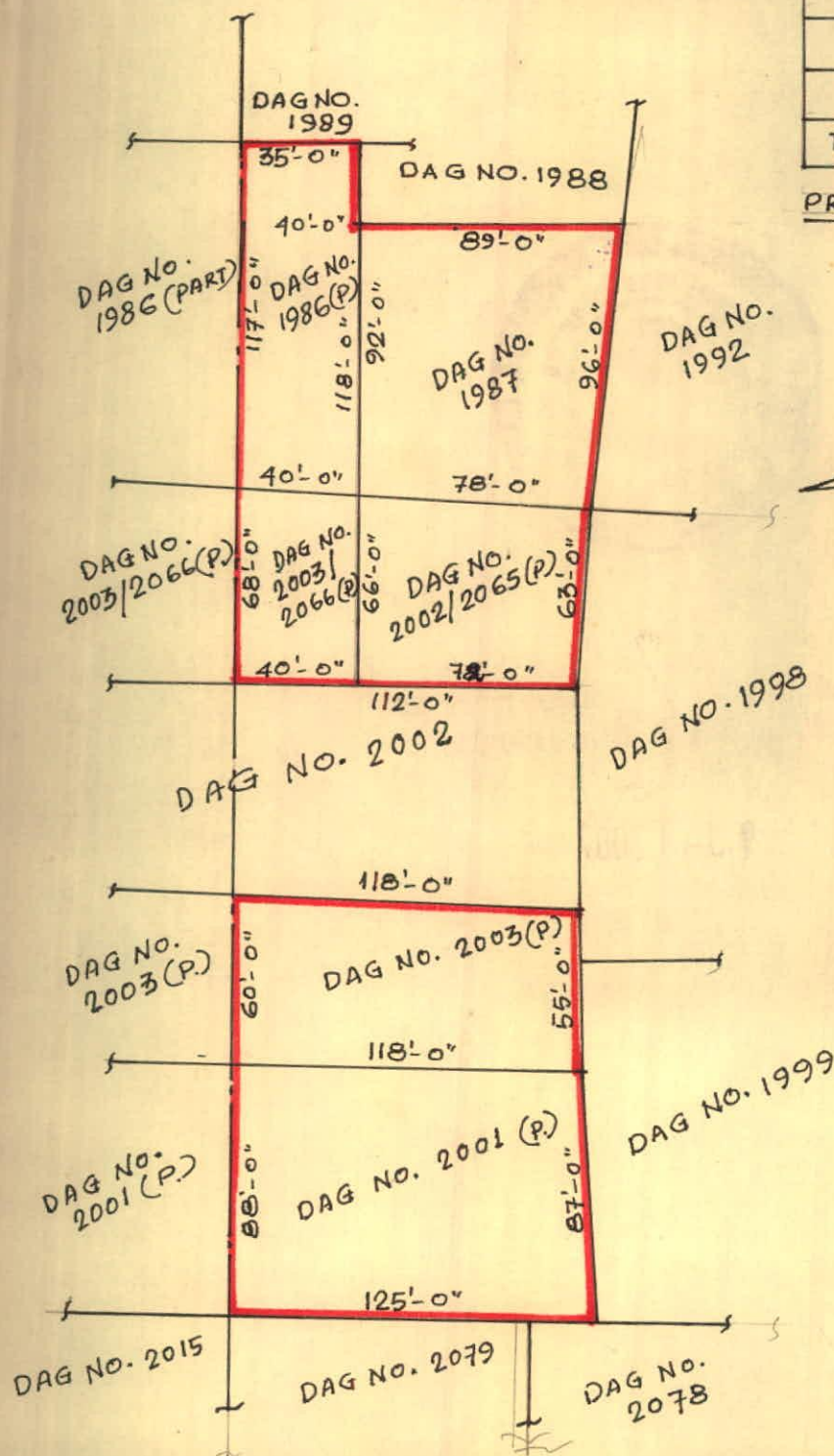
SALE DEED PLAN SHOWN IN R.S. DAG NO. 1986(P), 1987, 2001 (P),
2003(P), 2002/2065, 2003/2066(P) OF MOUZA-CHHINAMORE, J.I. NO. 92,
SHEET NO. 2, UNDER BAGDANGA-CHHINAMORE GRAM-PANCHAYET,
P.S. SINGUR, DIST. HOOGHLY. SCALE: 1" = 64'-0"

VENDOR: M/s. SILVERTOSS SUPPLIER'S PVT. LTD.
DIRECTOR, SRI ANAND KUMAR SINGH.
S/O. JAIPRAKASH SINGH.

PURCHASER: SATYA PRAKASH PANDEY
S/O. MURALI DHAR PANDEY

AREA STATEMENT			
MOUZA	DAG NO.	KA:CH.SFR.	SATAK
CHHINAMORE	1986	6-10-21	11
"	1987	10-4-25	17
"	2001	14-8-14	24
"	2003	9-10-39	16
"	2002/2065	7-4-7	12
"	2003/2066	3-10-3	6
TOTAL =		52-0-19	86

PRO AREA SHOWN IN... 



Silver Toss Supplier Pvt. Ltd.
Director

REG No. 66381
 DRN. BY- (S. ROY)
 SURVEYOR & DRAUGHTSMAN
 (CIVIL)
 BRIDYABATI, HOOGHLY



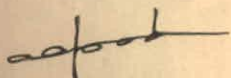
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2 JAN 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 648 to 663
being No 00046 for the year 2007.





(..) 09-January-2007

A.D.S.R Singur

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF SINGUR
West Bengal

