

7239

7.4376



पश्चिम बंगाल WEST BENGAL

029697

Certified that the document is admitted to registration. The Signature Sheet and the endorsement sheets attached with this document are the Part of this document.

Asst. District Sub-Registrar,
Asansol, Dist. Burdwan

Valued Rs. 12,25,000/-

At Mouza – Narsamuda

P.S. Asansol (South),

J.L. No. 9, R.S. Khatian No. 419,

R.S. Plot No. 847/2160, Area 1 Bigha 1 Cottah and 9 Chhitaks or 15525 sq. ft. or 1442 sq. mtrs of land with abandoned bungalow, fittings & constructions

Holding No. 44 (237) (Part)

Under Ward No. 50 of A.M.C.

Contd...p2

BOG INDIA LIMITED

Asst. H. K.

2029780/-
Slr 76510
45300

121810

22319

22326

2 PM

29/5 -

7657020 (2500x3+100+500+10)

Chhagadai Mahendra Kumar Sales (P) Ltd.
Asansol

03/10/17

103/10/17

STAMP CLERK

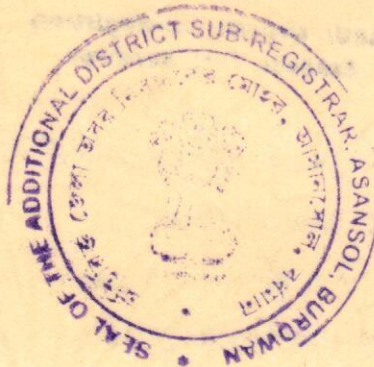
ASANSOL TREASURY

Ashis Kish

BOC INDIA LIMITED

Ashis Kish

AUTH. SIGNATORY



Addl. District Sub-Registrar
Asansol, Dist. Burdwan

Mahendra Sharma

Mahendra



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

029698

-:2:-

SALE DEED

THIS DEED OF SALE made on this the 6th day of October, 2007, BY M/S BOC INDIA LTD., a company under the Companies Act, 1956, PAN-AAACB2528H, having it's registered office at P-43, Taratala Road, Kolkata-700088 represented by it's authorized representative Sri Ashish Mitra son of late

Contd...p/3



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

029699

BOC INDIA L
Amitava Mitra
AUTH. SIGNATORY
-:3:-

Amitava Mitra, by faith Hindu, by occupation Service, by citizenship Indian, resident of 692B, Block-O, New Alipur, Kolkata-700053, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context include all it's legal heirs, successors) of the ONE PART.

Contd...p/4



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 284035

BOC INDIA LIMITED

Abhishek

AUTH. SIGNATORY

-:4:-

AND

In favour of M/s CHHAGAN LAL MAHENDRA
KUMAR SALES PRIVATE LIMITED, a Limited
company incorporated under the Companies Act 1956,
represented by it's Managing Director Sri Mahendra
Sharma son of Sri Chhaganlal Sharma, by faith Hindu,

Contd...p/5



BOC INDIA, LTD.
Abhis Rite
 AUTH. SIGNATORY

-:5:-

by occupation Business, by citizenship Indian, PAN-AJUPS8600D, having it's office at 33 M. B. Lane, Asansol, P.S. Asansol (South), Sub-Division and Addl. Dist. Sub-Registry office Asansol, Dist. Burdwan, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include it's assigns and successors) of the OTHER PART.

Contd...p/6



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

16AA 871092

BOG INDIA LIMITED
Auth. Signature
AUTH. SIGNATORY

:-6:-

WHEREAS the property described in the schedule below (hereinafter referred to as "the said property") belonged to one Smt. Rajlakshmi Bhattacharya wife of late Nrisingha Bhattacharya of Apcar Garden, Asansol who acquired the same from their ancestors and they sold and transferred the said property in favour of the vendor

Contd...p/7

BOC INDIA

Ashis Rishi

AUTH. SIGNATORY

-:7:-

vide registered deed of sale at Sub-Registry office Asansol and since after it's purchase the vendor has been owning and possessing the same as it's exclusive lawful owners thereof free from all encumbrances whatsoever.

AND WHEREAS the vendor never deposited the original sale deed to any financial institution to mortgage the same.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the said property at a total price of Rs. 12,25,000/- (Rupees twelve lac twenty five thousand) only comprising Rs. 10,25,000/- (Rupees ten lac twenty five thousand) only for the land and Rs. 2,00,000/- (Rupees two lac) only for the building and other structures.

AND WHEREAS in terms of the aforesaid agreement between the parties the vendor has agreed to

Contd...p/8

BOC INDIA LTD. 30

Ashis K. R.

AUTH. SIGNATORY

-:8:-

convey and transfer the said property to the purchaser at the aforesaid price.

NOW THIS DEED WITNESSETH AS FOLLOWS :

That in pursuance of the aforesaid agreement and in consideration of the said price of Rs. 12,25,000/- (Rupees twelve lac twenty five thousand) only paid by the purchaser to the vendor (the receipt whereof the vendor do hereby admit and acknowledge), the vendor hereby convey, transfer and assign unto and to the use of the purchaser all that piece of land along with house, construction fittings and structures standing thereon situated at Mouza Narsamuda, P.S. Asansol (South), Sub-Registry office Asansol in the Dist. Burdwan, admeasuring approximately 1 (One) Bigha 1 (One) Cottah 9 (Nine) Chhitaks equivalent to 15525 (Fifteen thousand

Contd...p/9

-:9:-

five hundred twenty five) sft. or 1442 (One thousand four hundred forty two) sq. mtrs. Or more or less and more particularly described in the schedule hereunder written and delineated in red colour boundary on the plan annexed hereto (hereinafter collectively referred to as "the said property") together with all rights, liberties, privileges, easements, appertaining to the said property for ever and the vendor covenant with the purchaser and declare that they have good title in the said property to convey the said property hereby sold and that the said property is free from all encumbrances and they have delivered the peaceful possession of the same unto the purchaser and the purchaser shall be at liberty to use and enjoy the same and to get income and profit of the same and that the purchaser shall hereafter peaceably hold, use, own and

Contd...p/10

-:10:-

enjoy the same without any interruption, claim or demand whatsoever from the vendor at all times to come and the vendor at the request and cost of the purchaser shall execute or cause to be done or executed affidavit/affidavits and all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto the purchaser and to swear affidavit in favour of the purchaser in respect of the said property to mutate and other necessary acts and deeds.

Be it further stated that the purchaser, his heirs, legal representatives, successors, administrators, assigns shall enjoy the property mentioned in the schedule below from generation to generation with all right, title, interest of the purchaser according to their choice, preference and

Contd...p/11

-:11:-

necessity including all sorts of transferring right and changing the nature and character of the same and is at liberty to mutate his name towards the conveyed property and to pay rents and cess of the same to the authority or authorities in his name from this day of sale to the Govt. of West Bengal and to the Asansol Municipal Corporation or to any other local or public body in respect thereof.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land here determents all premises and building, Bungalow with compound wall, garage fitting, trees within the District of Burdwan, Sub-Division & Addl. Dist. Sub-Registry office Asansol, P.S. Asansol (South), Mouza Narsamuda, J.L. No. 9 comprised in R.S. Khatian No. 419 (Four hundred nineteen), R.S. Plot No. 847/2160 (Eight hundred forty seven bata two

Contd...p/12

-:12:-

thousand one hundred sixty), C.S. Plot No. 847 (Eight hundred forty seven), measuring 1 (One) Bigha 1 (One) Cottah 9 (Nine) Chhitaks equivalent to 15525 (Fifteen thousand five hundred twenty five) sft. or 1442 (One thousand four hundred forty two) sq. mtrs approximately as delineated on the map or plan hereto annexed.

The property hereby sold is butted and bounded by

On the East : IISCO Railway line.

On the West : Narsamuda Village Road.

On the North : Property of Sri Sachin Roy

on Plot No. 847/2160.

On the South : Property on Plot No. 847

Proportionate yearly rent is payable to the state of West Bengal through B.L. & L.R.O., Asansol.

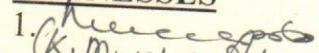
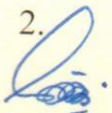
Contd...p/13

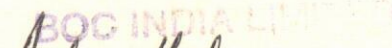
-:13:-

The property hereby sold is morefully described in the sketch map annexed hereto and the property shown marked in RED Border, which be treated as a part of this deed. A set of finger prints duly attested by both the parties are also annexed hereto

IN WITNESS WHEREOF the above named Vendor and purchaser hereto set forth their respective hands and seals in presence of the following witnesses on the day month and year as mentioned above.

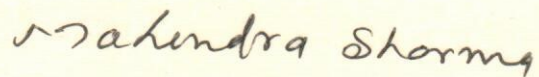
WITNESSES

1. 
(K. Mukhopadhyay)
Son of Late P.D. Mukherjee
P-43 Taratola Road
Kolkata 700088
2. 
(A. Bhattacharya)
Son of Binod Bhattacharya
P-43 Taratola Road,
Kolkata. 700088



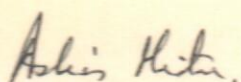

AUTH. SIGNATORY

Signature of the Vendor



Signature of the Purchaser

Contd...p/14



Ashis Hita.

-:14:-

Finger prints of the vendor and the purchaser are affixed herewith.

Ashis Hita

Drafted & Prepared by me
and printed in my office.

Majibur Rahaman
(Majibur Rahaman)
Deed Writer, Licence No. 23
of A.D.S.R office, Asansol.

Memo of Consideration :-

Received of and from the within named purchaser the sum of Rs. 12,25,000/- (Rupees twelve lac twenty five thousand) only being the total consideration within expressed paid to us as included in the Demand Draft No. 120652 dated 20.09.2007 drawn on State Bank of India Service Branch Kolkata favouring BOC India Limited for Rs. 1,05,00,000/- (Rupees one crore five lac) only.

BOC INDIA LIMITED

Ashis Hita

Signature of the Vendor

AUTH. SIGNATORY

Ashis Hita.

Photograph



	Thumb	Little finger to fore finger			
Left Hand					
	Thumb	Fore finger to little finger			
Right Hand					

Finger prints attested by me : Mahendra Sharma

Photograph



	Thumb	Little finger to fore finger			
Left Hand					
	Thumb	Fore finger to little finger			
Right Hand					

Finger prints attested by me : Ashis Hita

Photograph

	Thumb	Little finger to fore finger			
Left Hand					
	Thumb	Fore finger to little finger			
Right Hand					

Finger prints attested by me :

Government Of West Bengal
Office of the A. D. S. R. ASANSOL
ASANSOL
Enforcement For deed Number :I-04376 of :2007
(Serial No. 07239, 2007)

On 06/10/2007

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

Presented for registration at 14.00 on :06/10/2007, at the Private residence by Ashis Mitra, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on :06/10/2007 by

1. Mahendra Sharma, son of Sri Chhaganlal Sharma, 33, m B Lane, Thana Asansol South, Pin 713301, By caste Hindu, by Profession :Business

Identified By K. Mukhopadhyay, son of Lt. P.d. Mukherjee P43, Taratala Road Kolkata-700088 700088 Thana: Taratala, by caste Hindu, By Profession :Service.

Executed by Attorney

1. Execution By Ashis Mitra, son of Late Amitava Mitra, M/s Boc India Ltd., Thana: Taratala, 700088 By caste Hindu, by Profession :Service, as the constituted attorney of 1. M/s Boc India Ltd. is admitted by him.

Identified By K. Mukhopadhyay, son of Lt. P.d. Mukherjee P43, Taratala Road Kolkata-700088 700088 Thana: Taratala, by caste Hindu, By Profession :Service.


Name of the Registering officer : **Dipankar Mahato**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL**

On 08/10/2007

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-

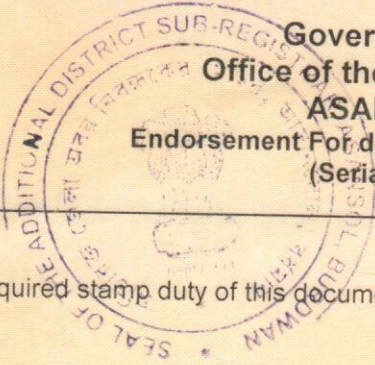
Payment of Fees:

Fee Paid in rupees under article : A(1) = 22319/- , E = 7/- on:08/10/2007

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-2029780/-


[Dipankar Mahato]
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Govt. of West Bengal



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

**Endorsement For deed Number :I-04376 of :2007
(Serial No. 07239, 2007)**

Certified that the required stamp duty of this document is Rs 121797 /- and the Stamp duty paid as: Impresive Rs- 76510

Deficit stamp duty

Deficit stamp duty : Rs 45300/- is paid by the draft no. :742607, Draft date:05/10/2007, Bank name:STATE BANK OF INDIA, Asansol, recieved on :08/10/2007.

**Name of the Registering officer :Dipankar Mahato
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR
OF ASANSOL**

**[Dipankar Mahato]
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Govt. of West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 186 to 210
being No 04376 for the year 2007.



(Dipankar Mahato) 08-October-2007
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Office of the A. D. S. R. ASANSOL
West Bengal

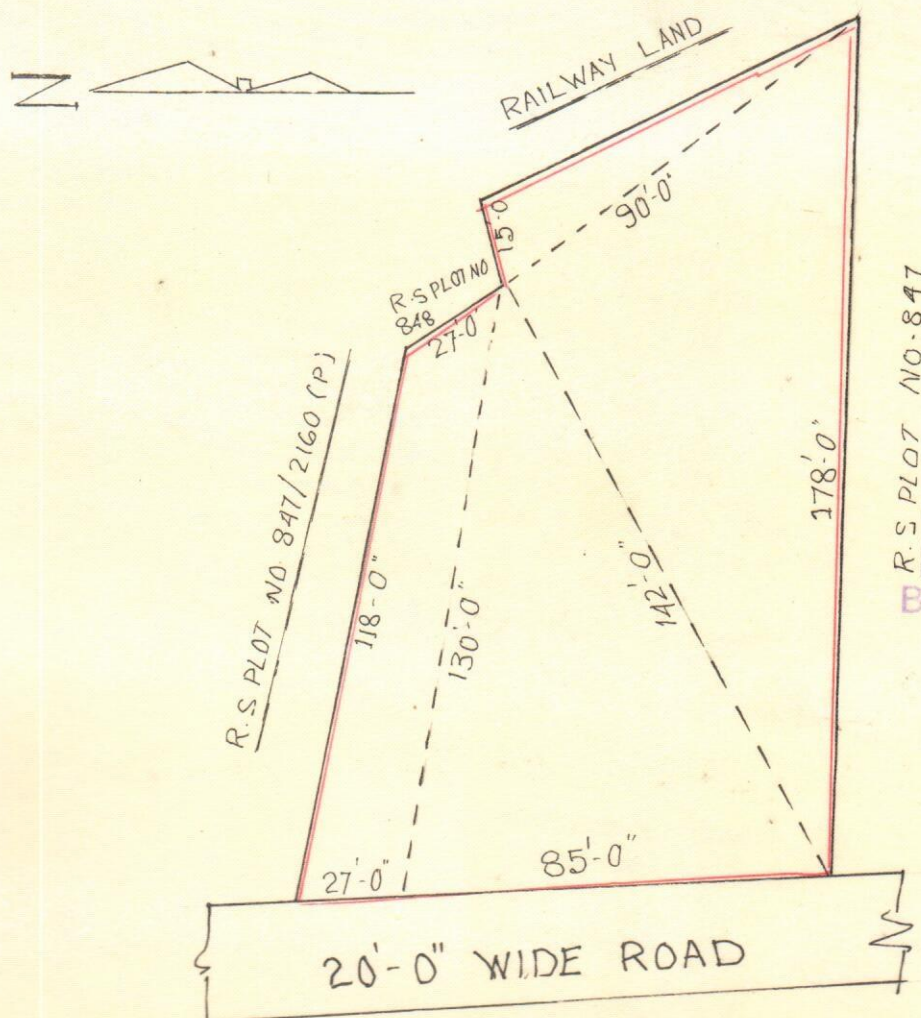
SITE PLAN SHOWING THE LAND WITHIN R.S PLOT NO 847/2160 R.S KH.
NO-419 L.R PLOT NO-972 L R KH NO-695 MOUZA-NARASAMUDA J.L NO 9

SOLD BY:- B.O.C INDIA LIMITED (FORMERLY INDIA OXIGEN LTD.

SOLD TO:- CHHAGANLAL MAHENDRA KUMAR SALES PVT LTD

SOLD AREA MORE OR LESS 0.36 ACRE SHOWN IN RED

SCALE :- 1" = 40'-0"



BOC INDIA LIMITED

Ashis Rishi

AUTH. SIGNATORY

Rabin Datta
Rabin Datta.
Planner, Designer & Estimator
A.M.C. Lic. NO. 50304
Asansol - 713301
☎ : 98321-20525

DRAWN BY:

SIG. OF AUTHORISED PERSON OF
B. OG INDIA LT-D (FORMERLY INDIA OXIGEN)