

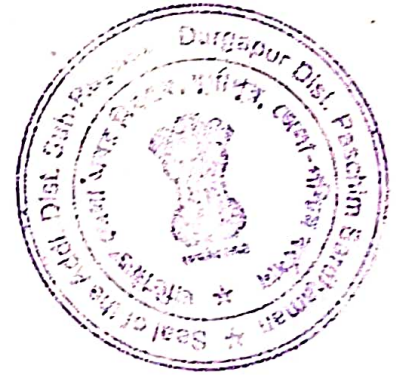
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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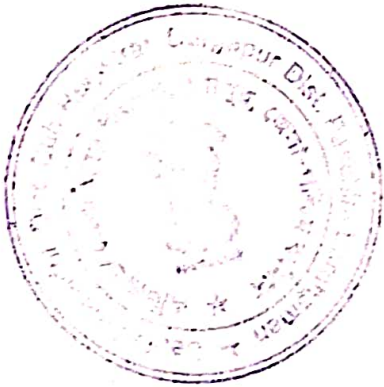
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P. Nayak (Adv)

Daf BDM

10/10/2021

...



Government of West Bengal
A.D.S.R. DURGAPUR
Receipt for fees for copy under application for inspection
FORM -1556 & 1557

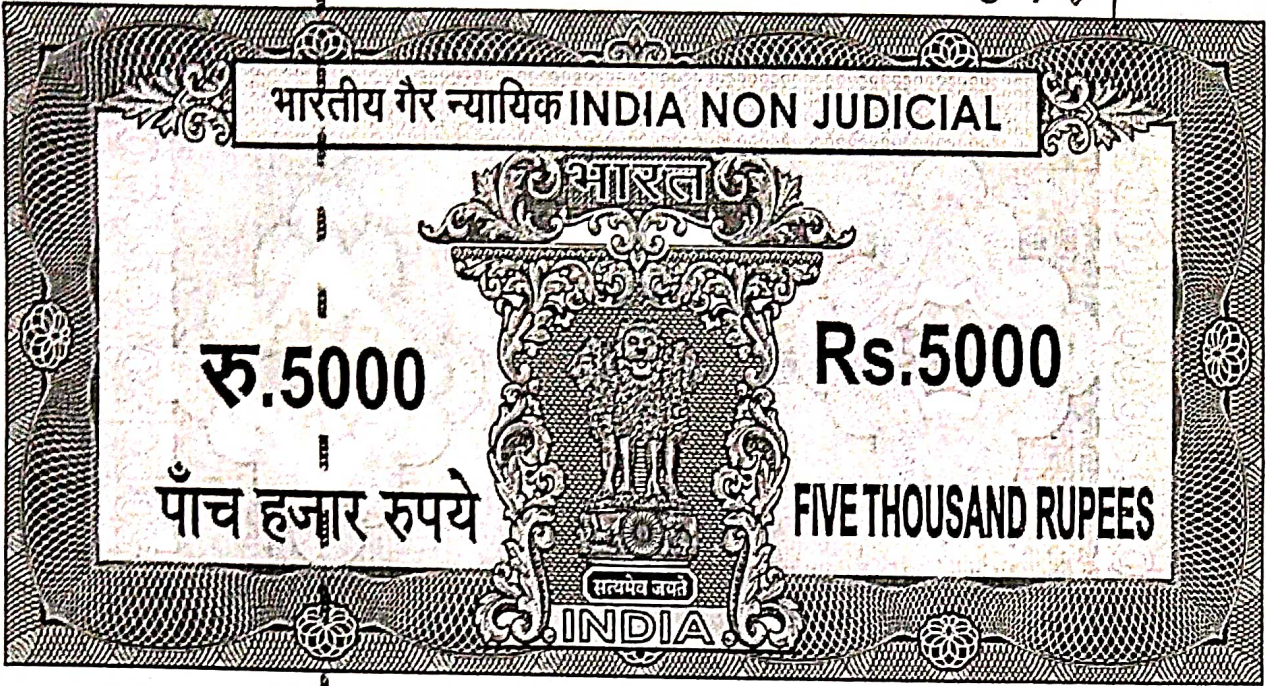
Copy No.	2306004751/2021	Dated:	16/11/2021
Date	16/11/2021		
Received Form	R Nayak		
On account of copy Deed No.	02542		
Registered in	Book No.- 1, Volume No.- 6 /, Total Pages- 13 for the year 2013 of the office A.D.S.R. DURGAPUR		
Searching Fee Under Article	F1 -	2 /-	
	F2 -	2 /-	
Copying Fee Under Article	G(a) -	97 /-	
	G(b) -	0 /-	
Charges for Preparing Map or Plan	₹	0 /-	
Stamp Paper (Value)	₹	10 /-	
Xerox Copy (Value)	₹	0 /-	
Court Fee (Value)	₹	10 /-	
Total Amount Received	₹	121 /-	

Mr. Partha Bairaggya

A.D.S.R. DURGAPUR

OFFICE OF THE A.D.S.R. DURGAPUR
Addl. Dist. Sub-Registrar

Durgapur, Paschim Bardhaman



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 169685

1-45

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Document are the Part of the
Document.

A.D.S.R. Durgapur
Burdwan

28 MAR 2013

S A L E D E E D

District - Burdwan , P.S.Durgapur , Mouza - Bhiringi
Area of land 52.58 Decimals alongwith 100 sq.ft
Structure , Under D.M.C. Area , Set Forth Value
Rs.10,00,000/- & Market Value Rs.1,24,41,770/-

Contd...P/2

Act

Serial No. 929 Date 28/3/2013
Sold to. Capan Gouanka,
Address. kolkata-19
Value of Stamp. Rupee
Date of Purchase of this Stamp Paper 25 MAR 2013
from the Treasury
Name of the Treasury from where
Purchased, DURGAPUR.

Subrata Kumar Chakraborty
Stamp Vendor
A.D.S.R. Office, Durgapur-16
Licence No. 5 of 1989



Additional District Sub-Registrar
Durgapur, Burdwan

28 MAR 2013

(2)

This deed of sale is made on. 28th day of March 2013 by:

- 1) SRI DILIP KUMAR KEDIA son of late Chandi Prasad Kedia (PAN NO AFLPK 3764K)
- 2) SMT MIRA DEVI KEDIA wife of Sri Sandip Kumar Kedia (PAN NO-AFLPK 3761 N)
- 3) SMT MANJU DEVI KEDIA wife of Sri Kuldip Kumar Kedia (PAN NO AFLPK 3765J)

All are by faith Hindu, by occupation- Business , by Nationality-Indian, Resident of Aldrin Path Bidhannagar Durgapur 12 P.S Newtownship Dist-Burdwan (W.B) herein after called the Vendor(s) of the First Part which expression shall unless the context otherwise required include the heir, successors, and representatives of the Vendor(s).

manu
IN FAVOUR OF:

SRI GAGAN GOENKA (PAN NO AHCPG6839N) son of Sri Prahlad Roy Goenka by faith Hindu, by occupation- Business, by Nationality-Indian, Resident of 21/1 Mandeville Garden P.S Gariahat Kolkatta 700019 (W.B) herein after called the PURCHASER of the other Part which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns of the OTHER PART.

feh
Whereas the lands mentioned in the Scheduled below property has been duly purchased by the aforesaid vendor by dint of a registered sale deed vied no 1296 for the year 1999 & 901, 904 , 905 for the year 1991 of A.D.S.R.office Durgapur and from the date of purchased and record the vendor(s) is owning, seizing & possessing the same with unfettered power and authority to convey the schedule below property.

(3)

AND WHEREAS the VENDORS being in need of ready cash at hand for his/her/there personal domestic requirement to meet up financial crisis hereby make up his/her there mind to sell out the schedule below plot. AND WHEREAS the Purchaser who is in search of such plot for Residential purpose hereby expressing his intention to buy out the same and agreed with the VENDORS for absolute sale to him/them of the schedule below plot at the price of Rs. 10,00,000/- (Rupees Ten lac only) which has been paid by the Purchaser and the Vendors do/does hereby acknowledge the receipt of said sale price by putting his/her/there signature in this Deed.

AND WHEREAS by virtue, of this deed of sale the VENDORS convey, transfer, assign and relinquish all right, title interest, along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at any time had or no have in any manner covering both in law and equity free from any Encumbrance either factual, or implied or latent whatsoever in favour of purchaser for good so that the purchaser shall be able to use, occupy, enjoy the schedule property and every party there of quite peacefully, freely and clearly to the exclusion of others and as such VENDOR jointly and severally shall keep the PURCHASER harmless and indemnified from any charges license, attachments, executions, encumbrance, if any existing at the date of transfer which are not known the PURCHASER.

AND WHEREAS the VENDOR bind(s) himself/her self/them selves singly and jointly to execute deeds, things at the request and cost of the purchaser to do and execute or cause to be done anything which may effectual be necessary for the Purchaser to enjoy property more faithfully and factually according to the true meaning and intent of this deed of conveyance.

REL

(4)

AND THAT SAID PURCHASER shall and may from time to time and all times hereafter peaceable and quietly enter upon have, hold, occupy possess and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from only the said VENDORS or by any person, or persons claiming from, under or in trust of him/her/their. The vendors bind(s) him self/her self/them selves and declare that schedule below plot have 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 purchaser having good marketable title without any kinds of encumbrance and at present there is no other portion / area of the schedule plot which stand in the name of VENDORS.

AND WHEREAS THE PURCHASER shall be factually, legally entitled to get his name recorded in the records of B.L. & L.R.O. Durgapur, during settlement and to mutate his name recorded in the Rent Roll of Government of West Bengal Electricity and Water supply Authority and any authority and will be able to pay any rent, rates, and charges without any connection or concerned whatsoever with the VENDORS.

The purchaser shall regularly pay holding taxes, and taxes in respect of his purchased scheduled plot according to his free choice.

AEV

(5)

SCHEDULE

In the District of Burdwan, P.S Durpur Subdivision & ADSRO office Durgapur Mouza
Bhirangi J.L. No.68,, Khatian No. 941, 1409, 1444, 1548 & 1216 B L & L R O Durgapur,
Post Durgapur 16 Dist Burdwan.

1) R.S Plot no 566 (Five hundred sixty six) Baid area 2.70 Decimal.

2) R.S Plot no 567 (Five hundred sixty seven) kanali area 2.70 Decimal.

LAND IS BUTTED AND BOUNDED BY. North R.S Plot no 568 South 30 feet Kancha
Road East R.S Plot no 3163 West R.S Plot no 566 & 567.

3) R.S Plot no 568 (Five hundred sixty eight) Bastu area 45.18 Decimal.

4) R.S Plot no 572 (Five hundred seventy two) Bastu area 2 Decimal.

LAND IS BUTTED AND BOUNDED BY. North South East & West Purchaser's land .

Total land in four plot 52.58 (fifty two point five eight) Decimal land along with 100 sqft
structure is being sold. It is used for residential purpose. The Sketch map shall be
considered as a part of this deed. The aforesaid land is not within acquired land of
Government .

Payable rent to be paid to the Collector Burdwan through B.L.& L.R.O Durgapur Dist
Burdwan.

It is hereby declared that the full name, color passport size Photograph and finger prints
of each finger of both the hands Vendor and purchaser are attested in separate page
1(A) same part and parcel of this Deed.

sel

(6)

IN WITNESS WHERE OF THE Vendor (S) put his/her/their signature on the day, month and year above written in presence of witness in this deed of sale after receipt of sale consideration as full and final above described.

WITNESS:

1. Anand choudhary
S/O Late Shankar Lal choudhary
87/15 Jyotish Roy Road
Kolkata

2. Ranu Kedia
61/A. N.S.B. Road
Rangpur West Bengal.

Sikhpedia
Mira Devi Kedia
Manju Devi Kedia

Drafted, Prepared, Read Over

And Explained by me as per

Direction of the Vendor & Purchaser

Raj Shekhar Choudhary

Licence No D.P.R-27

A.D.S.R Office Durgapur

Typist Subrata Roy

(Subrata Roy, A D S R Office Durgapur)

SIGNATURE OF VENDOR(S)

Craya Cranka

Signature of vendor

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ ওলি আমার দ্বারা প্রত্যায়িত হইল।

Pr
Gangadhar



Gangadhar

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ ওলি আমার দ্বারা প্রত্যায়িত হইল।

Mira Devi Kedia



Mira Devi Kedia

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ ওলি আমার দ্বারা প্রত্যায়িত হইল।

Manju Devi Kedia



Manju Devi Kedia

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ ওলি আমার দ্বারা প্রত্যায়িত হইল।

Ganga Ganga











Ganga Ganga

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. DURGAPUR, District- Burdwan
Signature / LTI Sheet of Serial No. 02666 / 2013, Deed No. (Book - I , 02542/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Dilip Kumar Kedia Aldrin Path, Bidhannagar, Durgapur, Thana: -New Township, District: -Burdwan, WEST BENGAL, India, Pin :-713212	 28/03/2013	 LTI 28/03/2013	<i>Dilip k kedia</i> 28/03/13

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dilip Kumar Kedia Address -Aldrin Path, Bidhannagar, Durgapur, Thana: -New Township, District: -Burdwan, WEST BENGAL, India, Pin :-713212	Self	 28/03/2013	 LTI 28/03/2013	<i>Dilip k kedia</i>
2	Mira Devi Kedia Address -Aldrin Path, Bidhannagar, Durgapur, Thana: -New Township, District: -Burdwan, WEST BENGAL, India, Pin :-713212	Self	 28/03/2013	 LTI 28/03/2013	<i>Mira Devi Kedia</i>
3	Manju Devi Kedia Address -Aldrin Path, Bidhannagar, Durgapur, Thana: -New Township, District: -Burdwan, WEST BENGAL, India, Pin :-713212	Self	 28/03/2013	 LTI 28/03/2013	<i>Manju Devi Kedia</i>
4	Gagan Goenka Address -21/1, Mandeville Garden, KOLKATA MUNICIPAL CORPORATION, Thana: -Gariahat, WEST BENGAL, India, Pin :-700019	Self	 28/03/2013	 LTI 28/03/2013	<i>Gagan Goenka</i>

Name of Identifier of above Person(s)
Anup Chowdhary
87/15, Jyotish Roy Road, KOLKATA MUNICIPAL
CORPORATION, District: -Kolkata, WEST BENGAL,
India, Pin :-700053

Signature of Identifier with Date

Anup Chowdhary
28/03/13

(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 02542 of 2013
(Serial No. 02666 of 2013 and Query No. L000004589 of 2013)

On 28/03/2013

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, 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:

Amount By Cash

Rs. 136858.00/-, on 28/03/2013

(Under Article : A(1) = 136851/- ,E = 7/- on 28/03/2013)

Certificate of Market Value(WB PUVI rules of 2001)

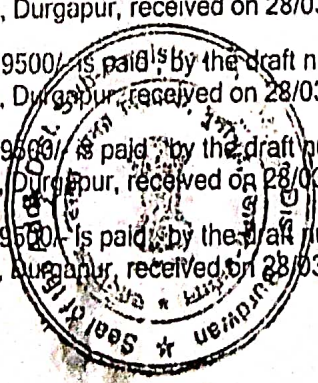
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,24,41,770/-

Certified that the required stamp duty of this document is Rs.- 870934 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 24434/- is paid , by the draft number 042852, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
2. Rs. 49500/- is paid , by the draft number 042784, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
3. Rs. 49500/- is paid , by the draft number 042785, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
4. Rs. 49500/- is paid , by the draft number 042786, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
5. Rs. 49500/- is paid , by the draft number 042787, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
6. Rs. 49500/- is paid , by the draft number 042788, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
7. Rs. 49500/- is paid , by the draft number 042789, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013



(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

28/03/2013 16:56:00

EndorsementPage 1 of 3



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 02542 of 2013
(Serial No. 02666 of 2013 and Query No. L000004589 of 2013)

8. Rs. 49500/- is paid , by the draft number 042790, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
9. Rs. 49500/- is paid , by the draft number 042791, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
10. Rs. 49500/- is paid , by the draft number 042792, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
11. Rs. 49500/- is paid , by the draft number 042793, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
12. Rs. 49500/- is paid , by the draft number 042794, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
13. Rs. 49500/- is paid , by the draft number 042795, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
14. Rs. 49500/- is paid , by the draft number 042796, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
15. Rs. 49500/- is paid , by the draft number 042797, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
16. Rs. 49500/- is paid , by the draft number 042843, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
17. Rs. 49500/- is paid , by the draft number 042850, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013
18. Rs. 49500/- is paid , by the draft number 042851, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013

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

Presented for registration at 13.45 hrs on :28/03/2013, at the Office of the A.D.S.R. DURGAPUR by Dilip Kumar Kedia , one of the Executants.

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

Execution is admitted on 28/03/2013 by

1. Dilip Kumar Kedia, son of Late Chand Prasad Kedia , Aldrin Path, Bidhannagar, Durgapur, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713212, By Caste Hindu, By Profession : Business



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

28/03/2013 16:56:00

EndorsementPage 2 of 3



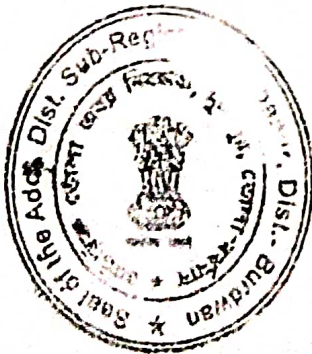
Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 02542 of 2013
(Serial No. 02666 of 2013 and Query No. L000004589 of 2013)

2. Mira Devi Kedia, wife of Sandip Kumar Kedia , Aldrin Path, Bidhannagar, Durgapur, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713212, By Caste Hindu, By Profession : Business
3. Manju Devi Kedia, wife of Kuldip Kumar Kedia , Aldrin Path, Bidhannagar, Durgapur, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713212, By Caste Hindu, By Profession : Business
4. Gagan Goenka, son of Prahlad Roy Goenka , 21/1, Mandeville Garden, KOLKATA MUNICIPAL CORPORATION, Thana:-Gariahat, District:-Kolkata, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Business

Identified By Anup Chowdhary, son of Late Shankar Lal Chowdhary, 87/15, Jyotish Roy Road, KOLKATA MUNICIPAL CORPORATION, District:-Kolkata, WEST BENGAL, India, Pin :-700053, By Caste: Hindu, By Profession: Others.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 3774 to 3786
being No 02542 for the year 2013.



Signature

(Satyajit Biswas) 28-March-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal

Certified to be true copy

Signature
A.D.S.R. Durgapur
Paschim Bardhaman

16 NOV 2021

COMPARED BY

Signature

16 NOV 2021

Digitally signed by ANUP KUMAR MANDAL

Date: 2021.01.15 15:28:57 +05:30

Reason: Digitally e-Signing the Completion Certificate of the Deed.