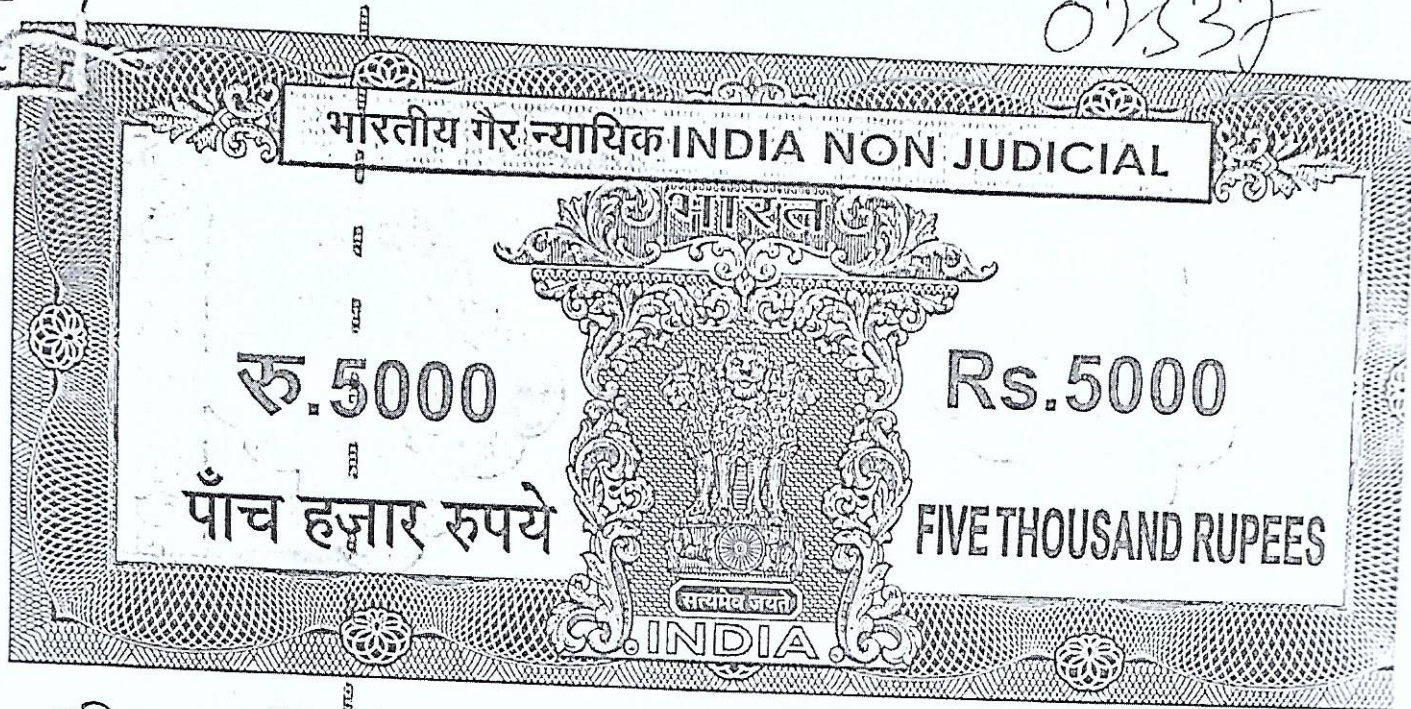


2662

02537



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 16963.

Certified that the Document is Admitted to Registration the Sign here Sheet and the Endorsements 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

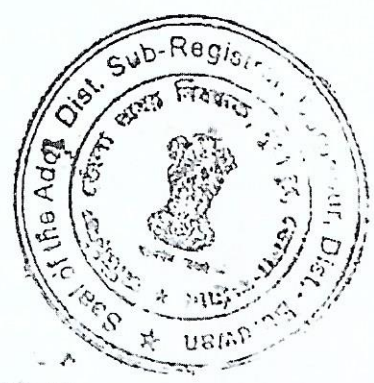
District - Burdwan , P.S. Durgapur , Mouza - Bhiringi
Area of land 28.664 Decimal , Under D.M.C. Area , Set
Forth Value Rs. 8,00,000/- & Market Value Rs. 67,19,831/-
alongwith 100 sq.ft structure .

Contd...P/2

Handwritten signature

Serial No. 907 28/3/2013
Sold to Kuldip Kumar Kedia.
Address Raniganj.
Value of Stamp 500/-
Date of Purchase of Stamp 22 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

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

SRI KULDIP KUMAR KEDIA (PAN NO AFLPK 3763Q)

son of late Chandi Prasad Kedia by faith Hindu, by occupation- Business by Nationality- Indian, Resident of 61/A N.S.B Road Raniganj P.S Raniganj 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).

Handwritten mark
= IN FAVOUR OF:

GAGAN GOENKA - H.U.F - Represented by Karta Sri Gagan Goenka (PAN No. AHCPG6839N) Son of Sri Prahlad Roy Genka by faith Hindu by occupation - Business, Resident of 21/1 Mandeville Garden P.S. Gariahat Kolkatta 700019 In the State of West Bengal ,

herein after called the PURCHASER of the other Part which expression shall unless excluded by or repugnant to the context be deemed to include her/his heirs, executors, administrators, representatives and assigns of the OTHER PART.

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 4148 for the year 1996 & 349 for the year 1996 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.

Handwritten mark
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

(3)

and agreed with the VENDORS for absolute sale to him/them of the schedule below plot at the price of Rs. 8,00,000/- (Rupees eight 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.

AND THAT SAID PURCHASER shall and may from time to time and all times hereafter peaceable and quietly enter upon have, hold, occupy posses and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part there of, 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

(4)

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-juice of any court or been notified for any kinds of requisition and vendor sale out the same to purchaser having good marketable the 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.

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

(5)

SCHEDULE

In the District of Burdwan, P.S Durpur Subdivision & ADSRO office Durgapur Mouza Bhiringi J.L. No.68,. Khatian No. 1575,& 15.38 & 351 B L & L R O Durgapur, Post Durgapur 16 Dist Burdwan.

- 1) R.S Plot no 540 (Five hundred forty) Bastu area 2.5 Decimal.
- 2) R.S Plot no 545 (Five hundred forty five) Bastu area 1.832 Decimal.)
- 3) R.S Plot no 561 (Five hundred sixty one) Bastu area 8.25 Decimal.
- 4) R.S Plot no 569 (Five hundred sixty nine) Bastu area 16.082 Decimal.

Total land in four plot . 28.664000 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 . 28.664 Twenty Eight point Six Six Four) Decimals

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

LAND IS BUTTED AND BOUNDED BY. NORTH Purchar's land, SOUTH Purchar's land EAST Purchar's land WEST Purchar's land

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.

Ref

(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. Anup Chowdhury
Shobha Shankar (al) Chowdhury
87/15 Jyotish Ray Road
KOL-53
2. Renu Kedia
61/A, N.S.B. Road
Rangpur, West Bengal.

Drafted, Prepared, Read Over

And Explained by me as per

Direction of the Vendor & Purchaser

Rok Shankar Chatterjee ✓

Licence No D.P.R-27

A.D.S.R Office Durgapur

Typist Subrata Roy
(Subrata Roy, A D S R Office Durgapur)

Anup Chowdhury

SIGNATURE OF VENDOR(S)

Craga Chatterjee

বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

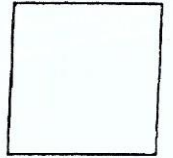
[Signature]



[Signature]

বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।



বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

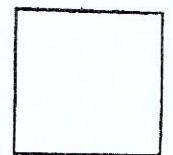
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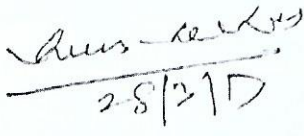
[Signature]

বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



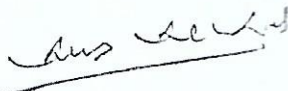



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।



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. 02662 / 2013, Doad No. (Book - I , 02537/2013)
 Signature of the Presentant

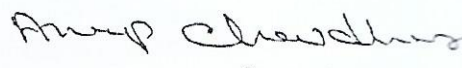
Name of the Presentant	Photo	Finger Print	Signature with date
Kuldip Kumar Kedla 61/ A, N. S. B. Road, Raniganj, RANIGANJ, Thana:-Raniganj, P.O. :-Raniganj ,District:-Burdwan, WEST BENGAL, India,	 28/03/2013	 LTI 28/03/2013	 28/3/13

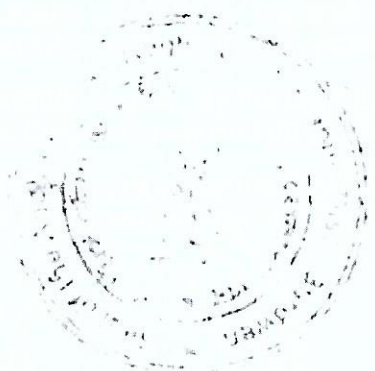
II . Signature of the person(s) admitting the Execution at Office.


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kuldip Kumar Kedla Address -61/ A, N. S. B. Road, Raniganj, RANIGANJ, Thana:-Raniganj, P.O. :-Raniganj ,District:-Burdwan, WEST BENGAL, India,	Self	 28/03/2013	 LTI 28/03/2013	
2	Gagan Goenka Address -21/1 Mandeville Garden, , KOLKATA MUNICIPAL CORPORATION, Thana: Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	Self	 28/03/2013	 LTI 28/03/2013	

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


 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 - 02537 of 2013
(Serial No. 02662 of 2013 and Query No. L000004590 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. 73916.00/-, on 28/03/2013

(Under Article : A(1) = 73909/- ,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.-67,19,831/-

Certified that the required stamp duty of this document is Rs.- 470398 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 19900/- is paid , by the draft number 042832, 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 042822, 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 042819, 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 042818, 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 042817, Draft Date 28/03/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 28/03/2013
6. Rs. 49500/- is paid , by the draft number 042507, 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 042808, 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

EndorsementPage 1 of 2

28/03/2013 16:21:00



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

Endorsement For Deed Number : I - 02537 of 2013
(Serial No. 02662 of 2013 and Query No. L000004590 of 2013)

8. Rs. 49500/- is paid , by the draft number 042809, 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 042810, 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 042811, 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 13.43 hrs on :28/03/2013, at the Office of the A.D.S.R. DURGAPUR by Kuldip Kumar Kedia ,Executant.

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

Execution is admitted on 28/03/2013 by

1. Kuldip Kumar Kedia, son of Late Chandhi Prasad Kedia , 61/ A, N. S. B. Road, Raniganj, RANIGANJ, Thana:-Raniganj, P.O. :-Raniganj ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. 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

28/03/2013 16:21:00

EndorsementPage 2 of 2