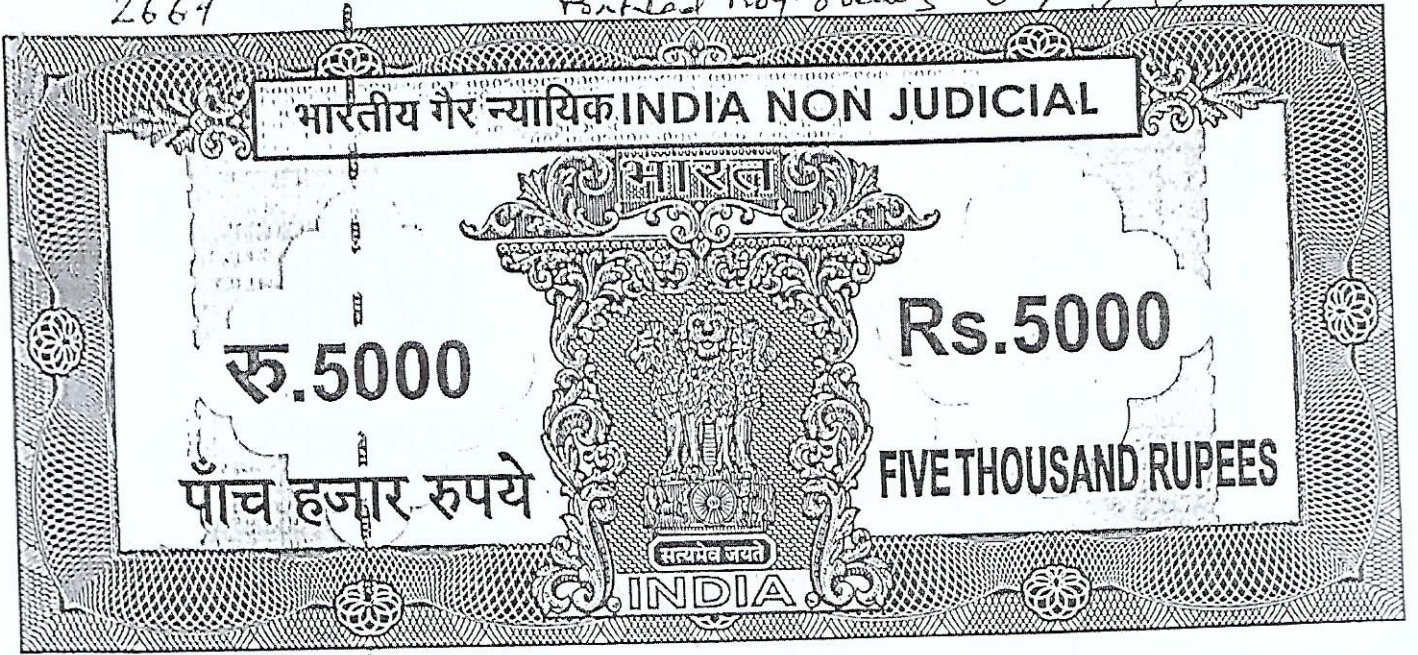


2667

DUP. BY KEALS 2 TAN-
AND
Rohit Roy-Senke

02543



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 169686

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

A.D.S.R. Durgapur
Burdwan

28 MAR 2015

S A L E D E E D

District - Burdwan , P.S.Durgapur , Mouza - Bhiringi
Area of land 45.914 Decimals alongwith 100 Sq.ft
Structure, Set Forth Value Rs.11,00,000/- and Market
Value Rs.1,07,18,691/-

Rec ✓

Contd...P/2

924 / 28/3 / 2013
Serial No. _____
Sold to Dilip Kumar Chakraborty
Address Rangpur,
Value of Stamps 5229/-
Date of Purchase Stamp Paper 25 MAR 2013
from the Treasury _____
Name of the Treasury from where
Purchased, District _____

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



0

Additional District Sub-Registrar
Durgapur, Burdwan

28 MAR 2013

(2)

Dilip Kumar Kedia

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

1), DILIP KUMAR KEDIA (PAN NO AFLPK37640)

2) SRI SANDIP KUMAR KEDIA (PAN NO AFLPK3760P)

Both are 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).

see note 1
=

IN FAVOUR OF:

SRI PRAHLAD ROY GOENKA (PAN NO ADXPG9161A) son of late Onkar Mal 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.

Ref

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 & 4535 for the year 1993 & 2241 for the year 1999 of A.D.S.R.office Durgapur and from the date of purchased and record the vendor(s) is owning, seizing & possiessing 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. 11,00,000/- (Rupees Eleven 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.



(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-lease 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.



(5)

SCHEDULE

In the District of Burdwan, P.S Durpur Subdivision & ADSRO office Durgapur Mouza Bhiringi J.I. No.68, Khatlan No. 1538, 351 1548 & 1575 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 1.082 Decimal.
- 5) R.S Plot no 546 (Five hundred forty six) Bastu area 22.25 Decimal.
- 6) R.S Plot no 570 (Five hundred seventy) Bastu area 10 Decimal.

Total land in six plot 45.914 (forty five point nine one four) 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.

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.

feh

(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
S/o Late Shankar Lal Chowdhury
87/15 Jyotish Roy Road
Kolkata-53

2. Ranu Koley
G/A. N.S.M. Road
Rangpur West Bengal.

Drafted, Prepared, Read Over
And Explained by me as per
Direction of the Vendor & Purchaser
Roshan Chatterjee

Licence No D.P.R-27

A.D.S.R Office Durgapur

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

Sanku 15/11/11
Diplicia

SIGNATURE OF VENDOR(S)

Prahad Roy Golek
Signature of vendor

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



কি
Up Kedia

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

Up Kedia

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

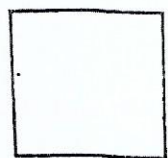


Sandeep 178 11-2

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

Sandeep 178 11-2

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					





Pradip Roy Goshal

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।







Pradip Roy Goshal

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. 02667 / 2013, Deed No. (Book - I , 02543/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Dilip Kumar Kedia 61/ A, N S B Road Road, Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India,	 28/03/2013	 LTI 28/03/2013	<i>Dilip Kumar Kedia</i> 28/03/13

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dilip Kumar Kedia Address -61/ A, N S B Road Road, Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India,	Self	 28/03/2013	 LTI 28/03/2013	<i>Dilip Kumar Kedia</i>
2	Sandip Kumar Kedia Address -61/ A, N S B Road Road, Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India,	Self	 28/03/2013	 LTI 28/03/2013	<i>Sandip Kumar Kedia</i>
3	Prahlad Roy Goenka Address -21/1 Mandeville Garden, Thana:-Gariahat, District:-Kolkata, WEST BENGAL, India, Pin :-700019	Self	 28/03/2013	 LTI 28/03/2013	<i>Prahlad Roy Goenka</i>

Name of Identifier of above Person(s)
 Anup Chowdhary
 67/15 Jyotish Roy Road, District:-Kolkata, WEST
 BENGAL, India, Pin :-700053

Signature of Identifier with Date
Anup Chowdhary
 28/03/13



(Signature)
 (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 - 02543 of 2013
(Serial No. 02667 of 2013 and Query No. L000004591 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. 117905.00/-, on 28/03/2013

(Under Article : A(1) = 117898/- ,E = 7/- on 28/03/2013)

Certificate of Market Value(WB PUVI rules of 2001)

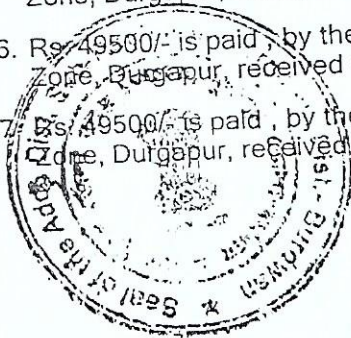
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,07,18,691/-

Certified that the required stamp duty of this document is Rs.- 750318 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 2818/- is paid , by the draft number 042831, 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 042848, 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 042847, 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 042781, 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 042780, 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 042776, 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 042775, 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 3

28/03/2013 17:09:00



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

Endorsement For Deed Number : I - 02543 of 2013
(Serial No. 02667 of 2013 and Query No. L000004591 of 2013)

8. Rs. 49500/- is paid , by the draft number 042777, 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 042779, 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 042778, 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 042767, 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 042766, 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 042771, 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 042770, 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 042769, 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 042768, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013

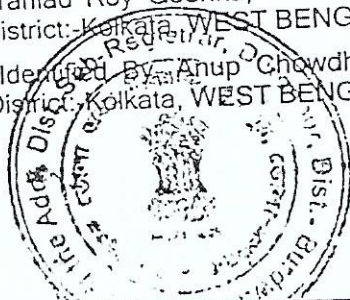
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.47 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 Chandī Prasad Kedia , 61/ A, N S B Road Road, Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. Sandip Kumar Kedia, son of Late Chandī Prasad Kedia , 61/ A, N S B Road Road, Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
3. Prahlad Roy Goenka, son of Late Onkar Mal Goenka , 21/1 Mandeville Garden, 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, District: Kolkata, WEST BENGAL, India, Pin :-700053, By Caste: Hindu, By Profession: Others.



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

EndorsementPage 2 of 3

28/03/2013 17:09:00



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

Endorsement For Deed Number : I - 02543 of 2013
(Serial No. 02667 of 2013 and Query No. L000004591 of 2013)

(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 3787 to 3799
being No 02543 for the year 2013.




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