

गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

A 169635

Certified that the Documents  
is Attached to Registeration the  
Stamp duty and the Under-  
document is correct with this  
Documents are the Part of this  
Document

10,  
A. U. S. B. Durgapur  
Burdwan

28 MAR 2013

NO. 544 PAF

S A L E D E E D

District - Burdwan , P.S. Durgapur, Mouza - Bhiringi  
Area of land 49 Decimals , Under D.M.C. Area , set  
forth value Rs.10,00,000/- and Market Value Rs.1,14,34,079,  
Alongwith 100 Sq.ft structure.

\*\*\*\*\*

Contd...2/2

RC 1

728 28/3/13

Subd. Pirwala 2011  
Kolkata - 13

Value Rs. 5000/-  
Date 22. MAR 2013  
From 1 to 1  
Name of the  
Purchased

Subrata Kumar Chakrabarty  
Stamp License  
A. D. S. R. Office, Durgapur-1  
Licence No. 5 of 1929

8

Subd. Pirwala 2011  
Durgapur, Birdayan

28 MAR 2013

This deed of sale is made on 28<sup>th</sup> day of March 2013 by:

SRI DILIP KUMAR KEDIA (PAN NO AFLPK 3764K)

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).

IN FAVOUR OF:

SMT NIRMALA DEVI GOENKA (PAN NO AEAPG1656G ) wife 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 her 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 4706 for the year 1994 & 597 for the year 1993 & 3318 for the year 1991 & 1307 for the year 1991 & 6425 for the year 1990 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. vide deed No. 349/1996 of Sale Deed.

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. 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.

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

(4)

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 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.

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. 1548 & 1575 B L & L R O Durgapur, Post Durgapur 16 Dist Burdwan.

- 1) R.S Plot no 569 (Five hundred sixty nine) Bastu area 34 Decimal.
- 2) R.S Plot no 570 (Five hundred seventy) Bastu area 15 Decimal.

Total land in two plot 49 ( forty nine ) 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.

(b)

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 choudhary  
S/O Late Shankar Lal Choudhary  
87/15 Jyotish Roy Road.  
KOL-53


2. Ranu Kedia  
G/A. N. S. Road  
Ranigiri west-Bangur.

✓  
Ranu Kedia

Drafted, Prepared, Read Over

And Explained by me as per

Direction of the Vendor & Purchaser

Rox Sharma, 

SIGNATURE OF VENDOR(S)

Licence No D.P.R-27

A.D.S.R Office Durgapur

Typist

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

Nirmala Devi Goumbe

Signature of Purchaser  
(Vendor)

বাম হাত					
	বৃহস্পতি	শুক্র	মঙ্গল	বুধ	শনি
ডান হাত					

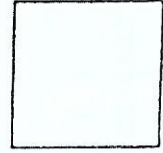
উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

*Shyama*



বাম হাত					
	বৃহস্পতি	শুক্র	মঙ্গল	বুধ	শনি
ডান হাত					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।



বাম হাত					
	বৃহস্পতি	শুক্র	মঙ্গল	বুধ	শনি
ডান হাত					

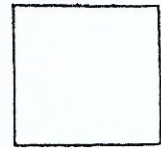
উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

*Nirmala Devi Goswami*





বাম হাত					
	বৃহস্পতি	শুক্র	মঙ্গল	বুধ	শনি
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. 02664 / 2013, Deed No. (Book - I , 02539/2013)  
 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	Dilip Kumar Kedia 28.03.2013

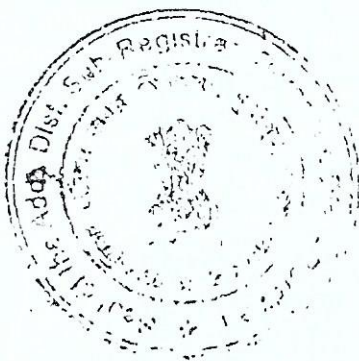
Signature of the person(s) admitting the Execution at Office.

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	Dilip Kumar Kedia
2	Nirmala Devi Goenka Address -21/1 Mandevilla Garden, Thana: -Gariahat, District: -Kolkata, WEST BENGAL, India, Pin :-700019	Self	 28/03/2013	 LTI 28/03/2013	Nirmala Devi Goenka

Name of Identifier of above Person(s)  
 Anup Chowdhary  
 715 Jyotish Roy Road, 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 - 02539 of 2013  
(Serial No. 02664 of 2013 and Query No. L000004588 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. 125781.00/-, on 28/03/2013

( Under Article : A(1) = 125774/- ,E = 7/- on 28/03/2013 )

**Certificate of Market Value(WB PUVI rules of 2001)**

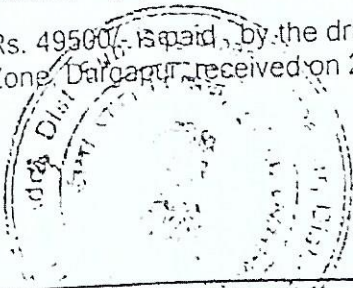
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,14,34,079/-

Certified that the required stamp duty of this document is Rs.- 800396 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 3396/- is paid , by the draft number 042825, 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 042812, 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 042813, 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 042814, 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 042815, 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 042816, 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 042846, 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 16:43:00



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

Endorsement For Deed Number : I - 02539 of 2013  
(Serial No. 02664 of 2013 and Query No. LG00004588 of 2013)

8. Rs. 49500/- is paid , by the draft number 042845, 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 042844, 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 042842, 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 042849, 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 042840, 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 042839, 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 042838, 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 042837, 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 042836, 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 042835, Draft Date 28/03/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 28/03/2013

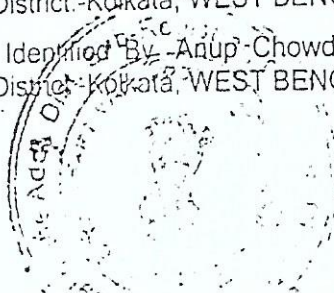
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13.42 hrs on :28/03/2013, at the Office of the A.D.S.R. DURGAPUR by Dilip Kumar Kedia ,Executant.

**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 Chandhi Prasad Kedia , 61/ A, N S B Road Road, Raniganj, Thana -Raniganj, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
  2. Nirmala Devi Goenka, wife of Prahlad Roy Goenka , 21/1 Mandevilla 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

28/03/2013 16:43:00

EndorsementPage 2 of 3



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

Endorsement For Deed Number : I - 02539 of 2013  
(Serial No. 02664 of 2013 and Query No. L000004588 of 2013)

( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR



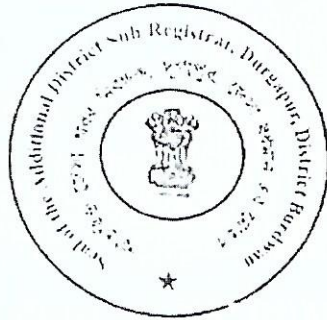
( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

28/03/2013 16:43:00

EndorsementPage 3 of 3

ificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 3851 to 3863  
being No 02539 for the year 2013.



*by*  
(Satyajit Biswas) 01-April-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR  
Office of the A.D.S.R. DURGAPUR  
West Bengal