

क्तियवङ्ग पश्चिम बंगाल WEST BENGAL

C 491891

Additional District Sub-Registral Ranigani, Burdwan

4 JAN 2010

## DEED OF SALE

DEED OF SALE :: Mouza- Amrasota, P.S. Raniganj, Sale Value Rs. 3,24,770/-,
Assessed Market Value : Rs. 3,24,770/-, Area 3 Cottah 2 Chattak.

THIS DEED OF SALE is made this the 4 Ht. day of January, 2010 (TWO THOUSAND TEN);

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Additional District Sub-Registral Raniganj, Burchian

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Occupation Housewife, resident of M.C. Road, Raniganj, P.O., P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B) herein-after called the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, successors, executors, assigns, administrators and legal representatives) of the ONE PART;

## -:: IN FAVOUR OF ::-

under Indian Companies Act, 1956 having its Registered Office situated at 20/B, Abdul Hamid Street, 7th Floor, Kolkata-700 069, its PAN: AABCM7274Q, represented by its Director, SRI GOPAL KUMAR AGARWALA, Son of Late Bishwanath Agarwala, by faith Hindu, Citizenship Indian, by Occupation Business, resident of N.S.B. Road, Goenka Park, Raniganj, P.O., P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, District Burdwan (W.B) herein-after called the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the OTHER PART;

WHEREAS the properties described in the Schedule below and herein-after referred to as the said property is owned and possessed by the Vendor who is the absolute owner of the same.

AND WHEREAS the Vendor purchased the Schedule mentioned property from (1) Sri Ramabatar Luharuwalla, Son of Late Prahlad Rai Luharuwalla & (2) Smt. Pushpa Devi Luharuwalla, Wife of Sri Ramabatar Luharuwalla of Raniganj, by a Regd. Deed of Sale being No. 723 for the year 2003 of A.D.S.R. Office Raniganj for a valuable consideration.

AND WHEREAS accordingly the Vendor is now absolutely seized and possessed of and is otherwise well and sufficiently entitled to the aforesaid lands, properties, hereditaments and appurtenances with all easement rights, attached thereto morefully described and mentioned in Schedule below having had acquired the same in the manner aforesaid and in exclusive possession.

Cont....P/3.

AND WHEREAS the Vendor abovenamed is in urgent need of money to defray her family expenses as also to meet other lawful necessities have decided and announced to sell her land, which is more clearly mentioned in Schedule below and delineated in the Plan annexed hereto, free from all encumbrances at the price of Rs. 3,24,770/- (Rupees Three Lac twenty four thousand seven hundred seventy) only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

AND WHEREAS the Purchaser accepted the said offer announced by the Vendor and has agreed to pay the said sum of Rs. 3,24,770/- (Rupees Three Lac twenty four thousand seven hundred seventy) only unto the Vendor for purchasing the Schedule mentioned property.

NOW THIS DEED WITNESSETH: That in consideration of the payment of the sum of Rs. 3,24,770/- (Rupees Three Lac twenty four thousand seven hundred seventy) only made by the Purchaser by Cheque being No. 653951 dtd. 29-12-2009 of ICICI Bank, Asansol Branch by R.T.D.S., in favour of the Vendor, the whole of the aforesaid consideration money as the sale price of the land (the receipt whereof the said Vendor do hereby admit and acknowledges) and the Vendor in her personal capacity do hereby convey, grant, transfer, and absolutely assign her land to the Purchaser free from all encumbrances, charges, claims and demands what-so-ever. ALL THAT vacant land more specifically mentioned in Schedule below and delineated in the Plan annexed hereto.

AND ALL the estate, right, title, interest, claim and demand what-so-ever together with all yards, courses, areas, sewers, drains, water-ways, paths, passages, lights, liberties, privileges, easements of the Vendor in or to the property hereby conveyed and every part thereto TO HOLD the same unto and to the use of the Purchaser and its representatives absolutely.

AND the Vendor and all persons claiming through or under her do hereby further agree with the Purchaser at all times, hereafter and upon any reasonable request and at the costs of the Purchaser to do and execute all such lawful acts, deeds and things what-so-ever for further and more perfectly conveying and assuring the said property and every part thereof to the Purchaser and its representatives and placing it in possession of the same according to the true intent meaning of this deed.

Cont...P/4

AND the Vendor do hereby also agree to save harmless and keep indemnified the Purchaser against all losses, damages, costs, and expenses which the Purchaser may be sustained by reason of any claim being made by anybody whom-so-ever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the Vendor do hereby further agree with the Purchaser and declare that she has not done or been party to any act, whereby the Vendor is prevented from conveying or assigning the said property.

AND the Vendor do hereby further agree with the Purchaser and declare that the Purchaser shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as an absolute owner as its own chattel in any manner as the Purchaser may like or find necessary from generation to generation without any disturbance of the Vendor or her heirs, executors and legal representatives, and have every right to sell, alienate, lease, gift, mortgage etc. to any person or authority.

AND the Vendor do hereby give her consent and approval for recording of name of the Purchaser in the Landlord's Sherista and in the Municipality and shall help the Purchaser in such recording of and mutation of its name in such place or places and the Purchaser henceforth shall pay all rents and taxes to the Municipality and to the Govt. Revenue Department.

## SCHEDULE

Raniganj, Mouza Amrasota, J.L. No. 18, Ward No. 21, (under Raniganj Municipality), all that piece of parcel of land, hereditaments and appurtenance with all easement rights attached thereto appertaining to R.S. Khatian No. 168 (One hundred sixty eight) bearing R.S. Plot No. 1290 (One thousand two hundred ninety), Class of land Danga at present fit for Bastu, measuring an Area 3 (Three) Cottah 02 (Two) Chattak of Vacant land hereby sold, which is shown and delineated by Red Border Line in the Plan annexed hereto, which do form a Part of this deed. Rayat Dakhali Swatiya.

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The Proportionate annual ground rent is payable to the Govt. of West Bengal through the B.L. & L.R.O., Raniganj, Dist. Burdwan.

IN WITNESSES WHEREOF the Vendor hereof has execute and signed these presents on the day, month and year written at the outset.

This Deed Writing completed in 5 Pages and in Page No.1(A), Ten Fingers Print given by the Parties, being the part of this Deed.

WITNESSES :-

Penakri Sen Let Letendruker Sen 34. Der R.R. Rood Burolauen 2. Burolauen

Sistu Bagan

(SIGNATURE OF THE VENDOR).

manase Sen

Drafted and prepared by me and explained to the executant by me:-

(MALAY KR. MAJI)

Deed Writer,

Licence No. Rani-20,

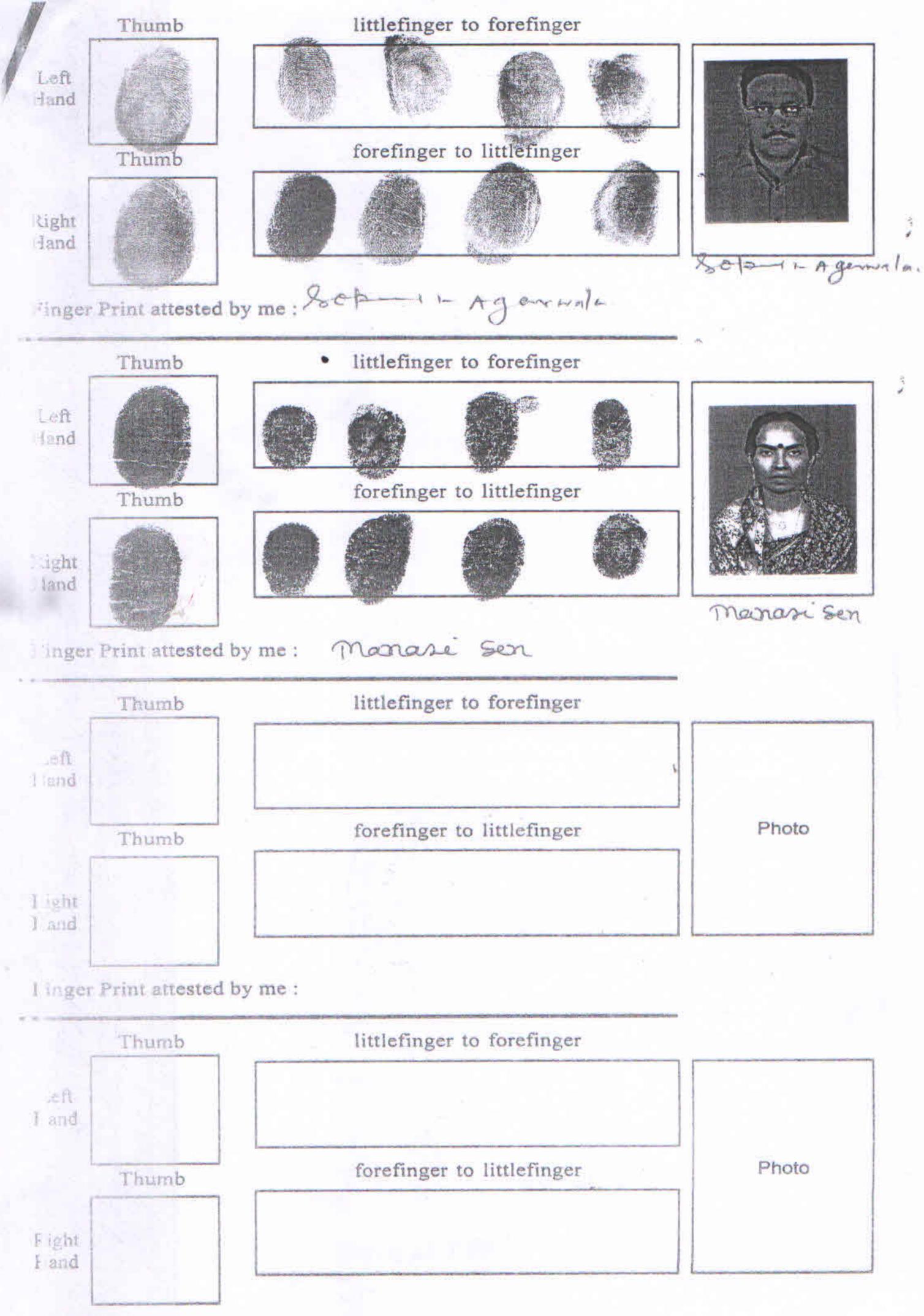
Raniganj A.D.S.R. Office.

Typed & Printed by me :-

Sean Sen

Typist.

C.R. Rond, RANIGANJ.



Finger Print attested by me:

RT PLAN SHOWING IN MOUZA AMRASOTA J.L NO:-18 R.S PLOT 10:- 1290(P) P.S:-RANIGANJ DIST:- BURDWAN.SCALE:- 1"=33'-00"

MEASURING AREA 3K 2 CH( MORE /LESS )PURCHASED BY MARVELLOUS

REPRESENTED BY :-

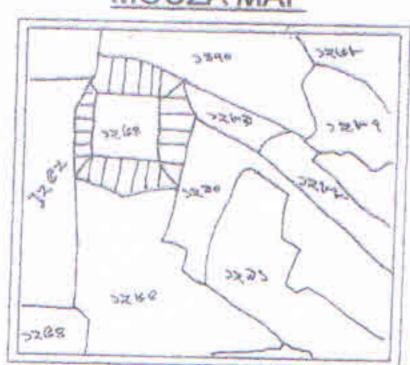
GOPAL KUMAR AGARWAL(DIRECTOR)

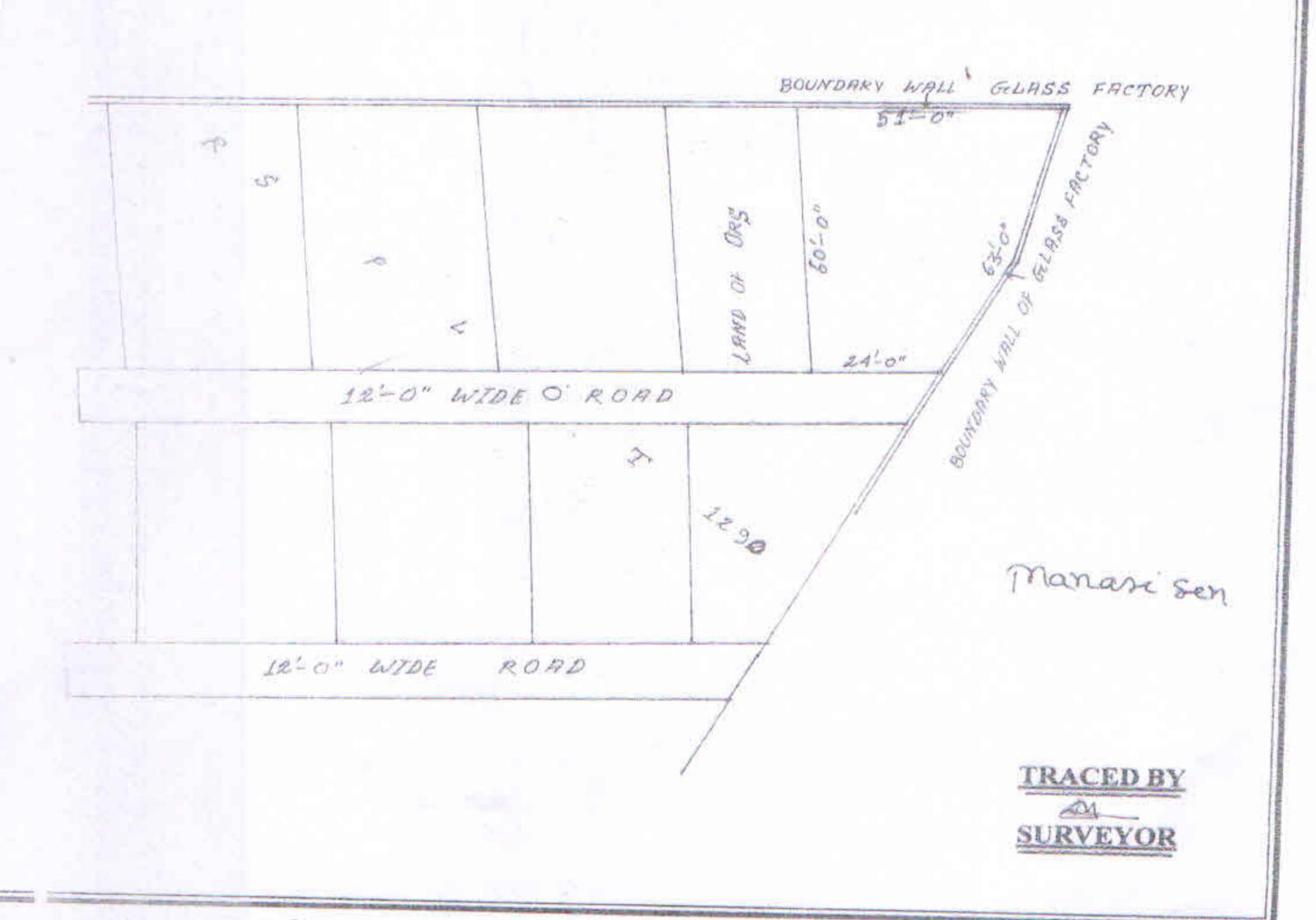
20/B/ABDUL HAMID STREET 7 TH FLOOR

KULKOTA 69



MOUZA MAP





Government of West Bengal Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue Office of the A. D. S. R. RANIGANJ, District-Burdwan

Signature / LTI Sheet of Serial No. 00008 / 2010, Deed No. (Book - I , 00008/2010)

Signature of the Presentant

Name of the Presentant	Signature with date
AND THE PROPERTY OF THE PERSON	- A
Manashi Sen	
	Manasi Sen
	, 1, 1,
	4/1/10

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

11 No. Admission of Execution By

Status

Self

Photo

**Finger Print** 

Signature

Signature of Identifier with Date

Manashi Sen Address - M C Road Raniganj, Raniganj, Dist- Burdwan

LTI

manasi sen

04/01/2010

04/01/2010

Lime of Identifier of above Person(s)

aki Sen

Ranigani, 34 Dr. R R Read, Ranigani, Dist-Burdwan



(Sadhan Sarkar)

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

Additional District Sub-Registral

age 1 of 1

04/01/2010

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

Endorsement For Deed Number: I - 00008 of 2010 ...
(Serial No. 00008 of 2010)

### On 04/01/2010

# 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 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:

ee Paid in rupees under article: A(1) = 3564/- on 04/01/2010

## Ce tificate 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.-324770/-

Derified that the required stamp duty of this document is Rs.- 19486 /- and the Stamp duty paid as:

#### De licit stamp duty

Deflicit stamp duty Rs. 18490/- is paid, by the draft number 218501, Draft Date 04/01/2010, Bank Name State Bank Of India, RANIGANJ, received on 04/01/2010

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

Presented for registration at 13.44 hrs on :04/01/2010, at the Office of the A. D. S. R. RANIGANJ by Vianashi Sen, Executant.

# Ac mission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Excitation is admitted on 04/01/2010 by

Manashi Sen, wife of Pinaki Sen, M C Road Raniganj, Raniganj, Dist-Burdwan, Thana Raniganj, By Casie Hindu, By Profession: House wife

Identified By Pinaki Sen, son of Late Jitendra Kr. Sen, 34 Dr. R R Road, Raniganj, Dist-Burdwart, Thana: Raniganj, By Caste: Hindu, By Profession: Others.

(Sadhan Sarkar)
ADDITIONAL DISTRICT SUB-REGISTRAR



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( Sadhan Sarkar )
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 1
Additional District Sub- Registrar

Raniganj, Surdwan

**2010** 4 JAN 2010

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