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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 293548

Commission
on 10-05-13
at 6-10 P.M.

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

13 MAY 2013

SALE DEED

District : Burdwan, P.S. Coke-Oven, Mouza : Gopinathpur,
Under Durgapur Municipal Corporation, area of land measuring
about 8 Katha, Sale Value - Rs.16,00,000/- , Market Value
Rs. Rs.16,00,000/-.

[Handwritten signature]
CA 51.

Sl. No. 2391 Date 10/5/13
Name San Matadi Real Estate Development
Address RA 149
Value of Stamp Paper 5000/-
Date of Purchase of the Stamp Paper from Treasury 08-MAY 2013
Name of the treasury from where Purchase-Durgapur DOP-11

Jitendra Nath Mondal
Stamp Vender
Durgapur Court, Durgapur-18
Licence No-1/65

Ajay Ghosh



1457

NEOTECH STRUCTURES
PRIVATE LIMITED
Ajay Ghosh
Authorized Signatory



Additional District Sub-Registrar
Durgapur, Burdwan

20 MAY 2013

Reddy
VINAY KED RA
C/O C.L. Reddy
54A, Mahatma Jyotiba Road
Kolkata-26
Burdwan

THIS DEED OF SALE MADE BY NEOTECH STRUCTURES PVT. LTD [PAN-AACCN91836] Being a company incorporated according to Company's Act 1956 having its registered office at No-29A, Sri Hariram Goenka Street, Kolkata-700007 herein after referred to as "THE VENDOR" represented by its Authorized Signatory SRI AJAY GHOSH S/o of Gopal Chandra Ghosh, resident of at Village & Post-Dafarpur, Howraha-711405 hereinafter called the VENDOR(S) of the First Part which expression shall unless the context otherwise required include their heirs, successors and representatives of the VENDOR(S). PAN-

IN FAVOUR OF

JAI MATADI REAL ESTATE DEVELOPMENT PVT. LTD [PAN-AACCCJ4203B] Being a company incorporated according to Company's Act 1956 having its registered office at Kadamtala (Near Zonal Center), P.S. Coke Oven, PIN -713211, District - Burdwan herein after referred to as "THE PURCHASER" represented by its Director SRI BHAGWANDAS GUPTA Son of Dwarika Prasad Gupta resident of Kadamtala (Near Zonal Center), P.S. Coke Oven, PIN -713211, District - Burdwan (W.B.) hereinafter called the PURCHASER(S). Which expression shall unless the context otherwise required include their heirs, successors and representatives of the PURCHASER (S).

WHEREAS the said Vendors are absolutely seized and possessed of all the piece and parcel of BASTU land described in the schedule hereunder written which respective land have been purchased for lawful consideration by the said vendors by virtue of the registered Sale Deed No-I,00085/2009 of A.D.S.R. Durgapur and their name duly has been recorded in L.R.R.O.R. in Khatian no-5835 vide mutation case no-IV 1567/10


(A-11)

AND WHEREAS by virtue of said acquisition by way of purchase of the present vendors acquired a valid , good , clear and free marketable right , title and interest over the schedule below land and are owing, seizing and possessing the same as absolute owner having unfettered power and authority to convey the schedule below property.

AND WHEREAS the vendor(s) are in urgent need of money and as such the vendor(s) agreed to dispose the schedule mentioned property by way of sale.

AND WHEREAS the purchaser (s) who are in search of such plot for their residential project purpose hereby expressing their intention to buy out the same agreed with the vendor(s) for absolute sale to them of the schedule below land and building at price of Rs. 16, 00,000/- (Sixteen Lacks) only out of which already paid Rs. 4,00,000/- (Four Lacs) in cheque vide no. 904265 dated 10.05.2013 of S.B.I. F.C.I. Branch and Rs. 3,00,000/- (Three Lacs) in through draft no. 034495 dated 10.05.2013 Axis Bank. City Centre Branch and Rs. 9,00,000/- (Nine Lacs) only in cash as such the vendors do hereby confirm regarding receipt of sale consideration by putting their signature in this deed.

AND WHEREAS by virtue of this Sale Deed the VENDOR (S) 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 now have in any manner covering both in law and enquiry free from any encumbrance either factual or implied or latent whatsoever in favour of purchaser for good so that the purchaser (s) shall be able to use, occupy, enjoy the schedule property and every part thereof quite


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peacefully, freely and clearly to the exclusion of others and as such VENDOR (S) shall keep the PURCHASER (S) harmless and indemnified from any charges licence, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASER(s).

AND WHEREAS the VENDOR bind(s) themselves execute Deeds, things, at the request and cost of the purchaser to do and execute or cause to be done anything which may effectual necessary for the PURCHASER(s) to enjoy the property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASER (s) 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 VENDOR (S) or by any person, or persons claiming from, under or in trust of them.

The vendors bind(s) themselves to 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 (s) sale out the same to purchaser (s) having good marketable title without any kinds of encumbrances.

AND WHEREAS the PURCHASER (S) shall be factually, legally entitled to get their name (s) recorded in the records of B.L. & L.R.O. Durgapur during settlement and to


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mutate their name into the Rent Roll of Govt., of West Bengal, Electricity and Water supply authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the VENDOR(S).

The Purchaser (s) shall regularly pay holding taxes, land taxes in respect of their purchased scheduled plot and building to their free choice.

SCHEDULE

All that piece and parcel of Bastu Land measuring more or less 8 Katha along with a straw thatched and cemented flooring house measuring more or less 100 Sq. Ft In District Burdwan, Sub-Division and A.D.S.R. Office-Durgapur, Mouza- Gopinathpur, J.L.No.-85, Khatian No.-318, 1734, L.R.Khatian-5935, comprised in Plot No-1403 area of land 7.75 Katha and 1403/2499 area of land 0.25 Katha .The Price of the house is Rs. 80,000/-(Eighty Thousand) only and price of the land is Rs. 15,20,000/-(Fifteen Lacs Twenty Thousand) only. The price of land and House is Rs. 16,00,000/-(Sixteen Lacs) only.

The Proposed Land used for Residential Purpose.

Butted and Bounded -

NORTH	-	16 Ft Wide Road
SOUTH	-	Residential House
EAST	-	Plot No 1403(P)
WEST	-	Land of Rabindranath Roy


(A.V.)

Sold area delineated in red mark on the Sketch annexed hereto the Sketch is a part and parcel of this deed.

The schedule mentioned land have not been acquired by the Govt.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of representative of Vendors / Purchaser are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the Vendors put their signature on this 10th day of May, 2013 in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES:

Reddy

VINAY KEDIA

8/0 G. L. Kedre

54 A Pratapaditya Road
Kolkata-26

Salash Chatterjee

S/o Sunil Chatterjee

Vill/10 - Gopinathpur
DGP-19

**NEOTECH STRUCTURES
PRIVATE LIMITED**

Ajay Ghosh

▲uthorised Signatory

SIGNATURE OF THE VENDORS

Drafted by me and typed at my office & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.

Subrata Mukherjee

**Subrata Mukherjee
Advocate Durgapur Court
Enrollment No. 506/07**

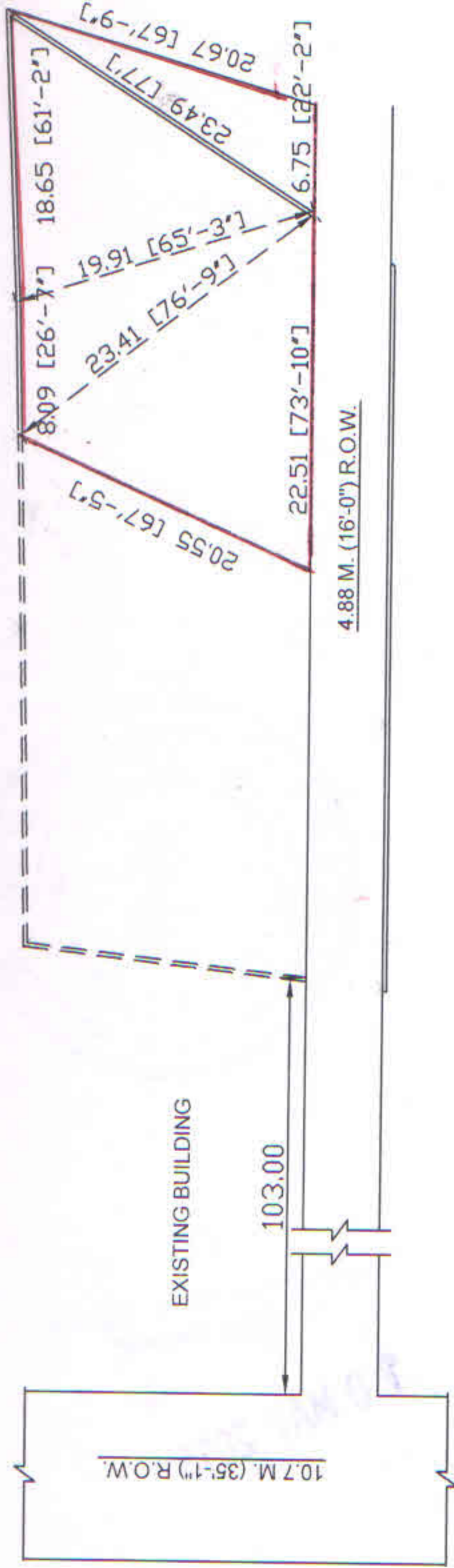
DEED PLAN SHOWING THE LAND OVER RS PLOT NO :1403 (P), 1403/2499.
 IN MOUZA GOPINATHPUR JL NO:85 P.S: COKE-OVEN, DIST: BURDWAN.

AREA OF THE LAND : 8.00 COTTAHS (MORE OR LESS) BOUNDED IN RED
 COLOUR

PURCHASER : JAI MATADI REAL ESTATE DEVELOPMENT PVT. LTD.



EXISTING BUILDING



SCALE= 1:500

NEOTECH STRUCTURES

PRIVATE LIMITED

Ajay Ghosh
 Authorised Signatory

Sign of
 Sailer

SUKUMAR PATRA
 (Surveyor)
 Sur. Reg No.-11252

Sukumar Patra

Sign of Surveyor
 Sukumar Patra
 Reg. no. 11252

Sign of
 purchaser

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Ajay Ghosh.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

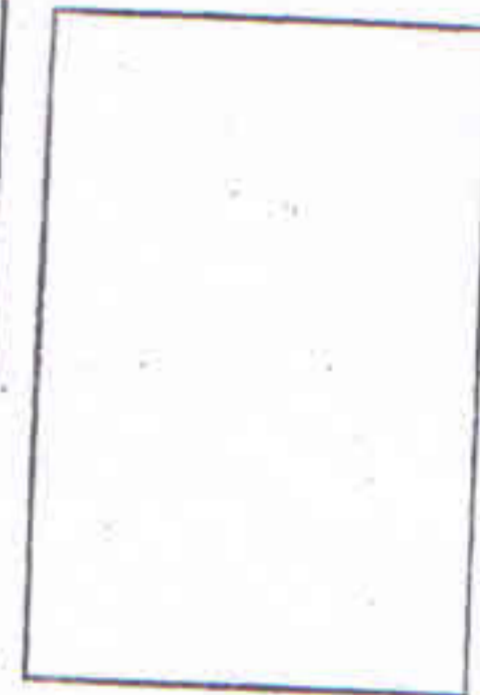


Colour Passport size photograph, finger prints of both the hands is attested.

Ajay Ghosh.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.



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

Endorsement For Deed Number : I - 03775 of 2013
(Serial No. 03955 of 2013 and Query No. L000006548 of 2013)

On 10/05/2013

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

Presented for registration at 18.10 hrs on :10/05/2013, at the Private residence by Ajay Ghosh, Executant.

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

Execution is admitted on 10/05/2013 by

1. Ajay Ghosh
Authorised Signatory, Neotech Structures Pvt. Ltd., 29 A, Hariram Goenka Street, KOLKATA MUNICIPAL CORPORATION, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
, By Profession : Others
Identified By Vinay Kedia, son of G. L. Kedia, 54 A, Pratapaditya Road, District:-Kolkata, WEST BENGAL, India, Pin :-700026, By Caste: Hindu, By Profession: Business.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR

On 11/05/2013

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.-16,00,000/-

Certified that the required stamp duty of this document is Rs.- 96010 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR

On 13/05/2013

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



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

13/05/2013 12:00:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 03775 of 2013
(Serial No. 03955 of 2013 and Query No. L000006548 of 2013)

Rs. 17596.00/-, on 13/05/2013

(Under-Article : A(1) = 17589/- ,E = 7/- on 13/05/2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49830/- is paid , by the Bankers cheque number 316832, Bankers Cheque Date 10/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 13/05/2013
2. Rs. 41190/- is paid , by the Bankers cheque number 316828, Bankers Cheque Date 10/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 13/05/2013

(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 9
Page from 2611 to 2622
being No 03775 for the year 2013.



fmj
(Satyajit Biswas) 13-May-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal