

3774



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 293545

Commission  
 10-10-13  
 10-6-13

Certified that the Document  
 is A related to Registered the  
 Signature Sheet and the End-  
 rosements 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]*  
 10-6-13



THIS DEED OF SALE MADE BY **NEOTECH STRUCTURES PVT. LTD** [PAN-AACCN911836] 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-7711405 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).

IN FAVOUR OF

**JAI MATADI REAL ESTATE DEVELOPEMENT 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 BHAI GWANDAS 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




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 Lacs) only which already paid Rs. 5,00,000/- (Five Lacs) in cheque vide no. 904262 dated 27.04.2013 of S.B.I. F.C.I. Branch, Durgapur and Rs. 5,00,000/- (Five Lacs) through Demand Draft vide no-316898 dated 10.05.2013 of S.B.I. City Centre Branch and rest Rs. 6,00,000/- (Six Lacs) only through Demand Draft vide no-316899 dated 10.05.2013 of S.B.I. City Centre Branch 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 peacefully, freely and clearly to the exclusion of others and as such VENDOR (S) shall

  
(Sd/-)



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 be 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 mutate their name into the Rent Roll of Govt., of West Bengal, Electricity and Water

Handwritten signature and initials, possibly 'ABC' followed by a checkmark and a dash.



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-5035, comprised in Plot No-1403. 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	-	Residential House
WEST	-	Plot No 1403(P)

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 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 10<sup>th</sup> 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:

Vedip

VINAY KEDIA  
S/o G. L. Kedia  
54A Patapaditya Road  
Kolkata-26

Palash Chatterjee  
S/o Sunil Chatterjee  
Vill No- Gopinathpur  
DGP-19

NEOTECH STRUCTURES  
PRIVATE LIMITED

Ajay Ghosh.  
Authorised 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.

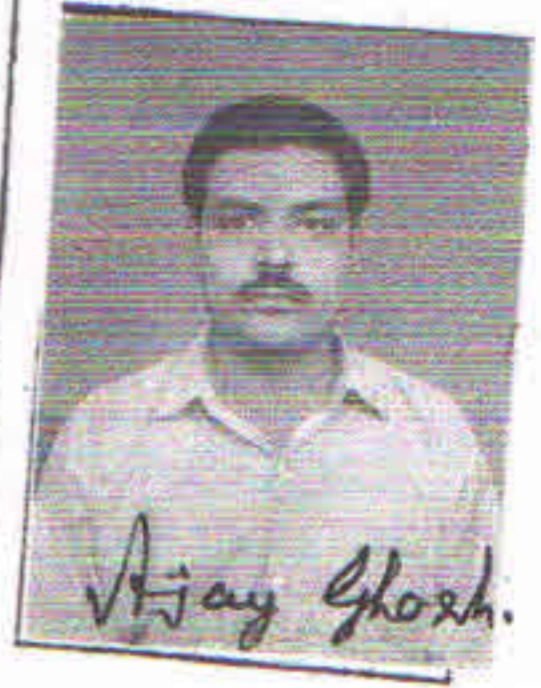
Subrata Mukherjee

Subrata Mukherjee  
Advocate Durgapur Court  
Enrollment No. 506/07



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					

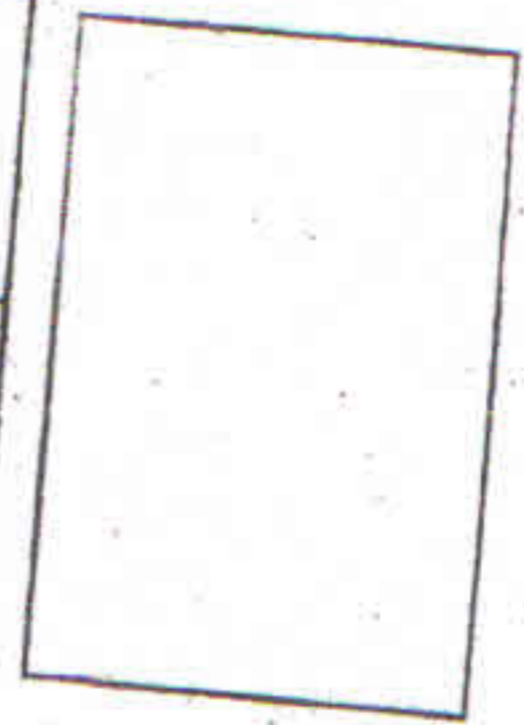


Colour Passport size photograph, finger prints of both the hands is attested.

*হিতানন্দ কল*

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

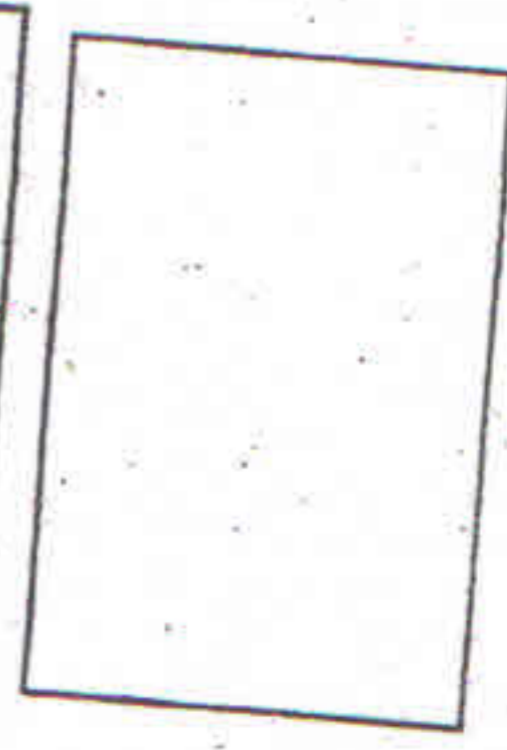
Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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

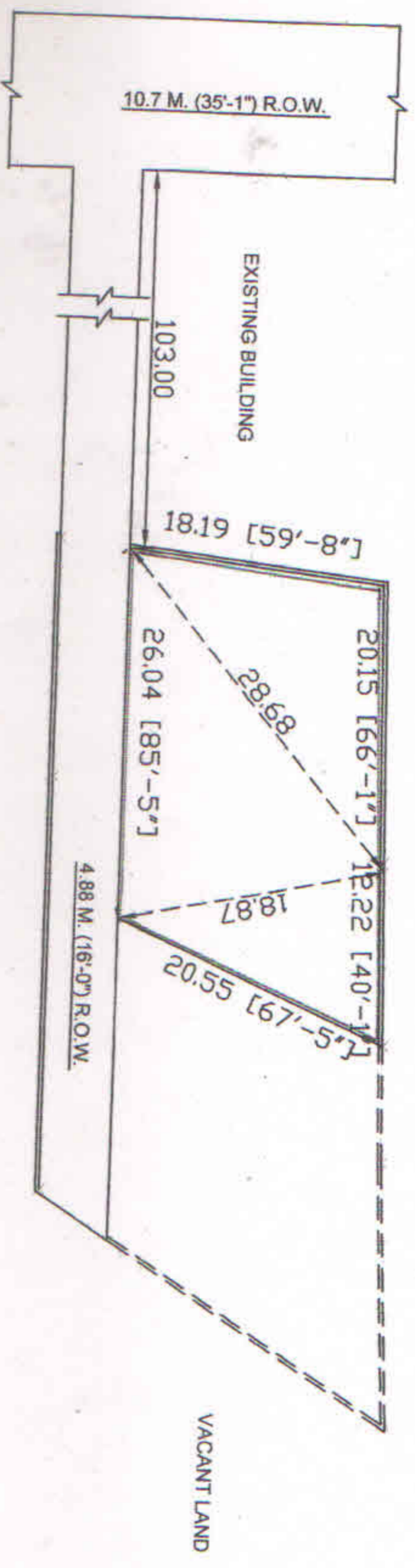
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Right Hand					



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



DEED PLAN SHOWING THE LAND OVER RS PLOT NO : 1403 (P),  
 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.



SCALE  $\frac{1}{500}$

SUKUMAR PATRA  
 (Surveyor)  
 Sur. Reg No. -11252  
*Sukumaran Patra*  
 Sign of Surveyor  
 Sukumar Patra  
 Reg. no. 11252

NEOTECH STRUCTURES  
 PRIVATE LIMITED  
 Authorised Signatory  
 Sign of  
 Sailer

NEOTECH STRUCTURES  
 PRIVATE LIMITED  
*Ajay Ghosh*  
 Authorised Signatory

Sign of  
 purchaser





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

Endorsement For Deed Number : I - 03774 of 2013  
(Serial No. 03954 of 2013 and Query No. L000006544 of 2013)

On 10/05/2013

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

Presented for registration at 18.11 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 R s.- 5000/-

( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR

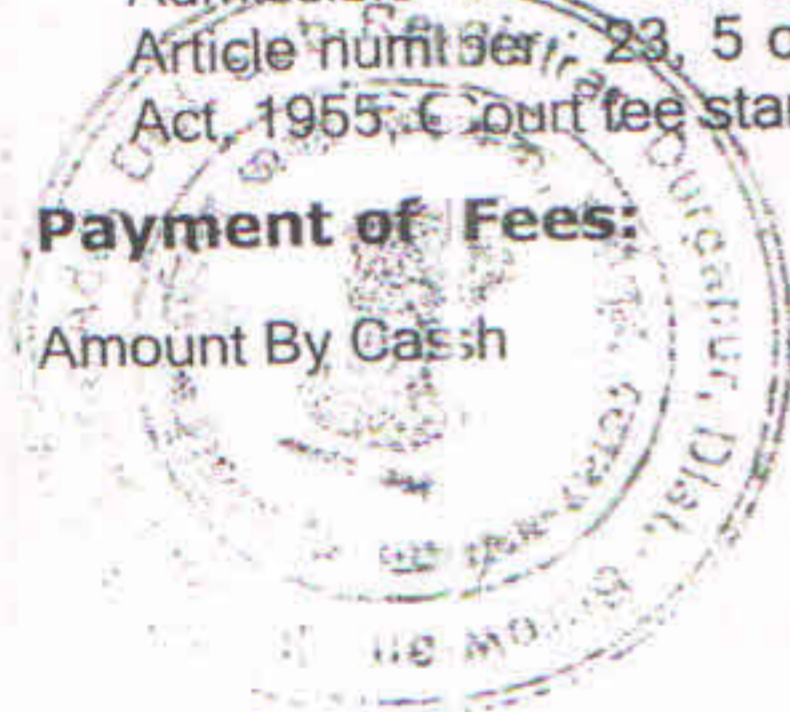
On 13/05/2013

**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 - 03774 of 2013  
(Serial No. 03954 of 2013 and Query No. L000006544 of 2013)

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

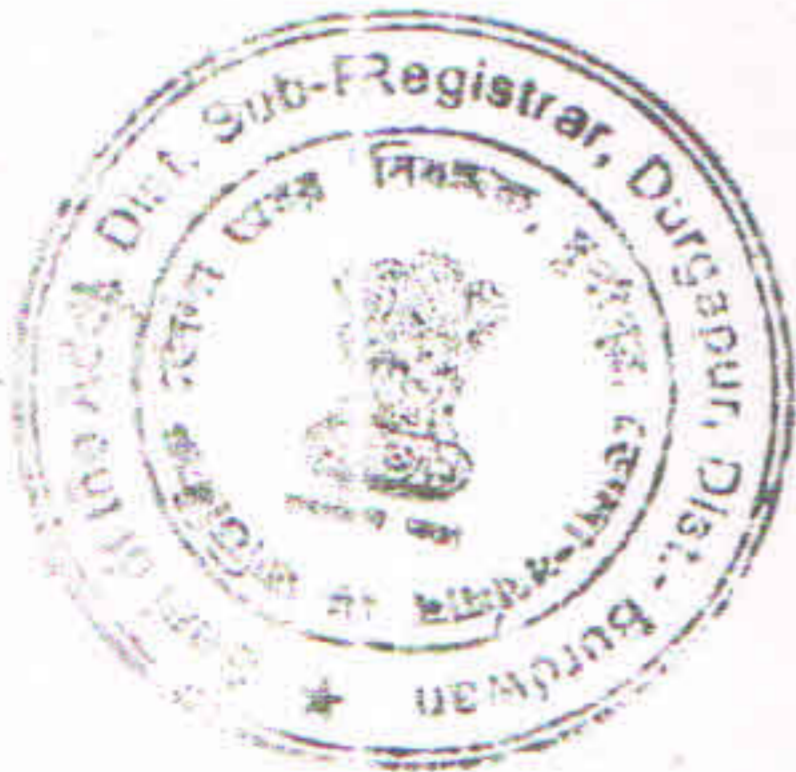
( Under Article : A(1) = 17589/- ,E = 7/- on 13/05/2013 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49830/- is paid , by the Bankers cheque number 316833, 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 316807, 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

13/05/2013 12:00:00

EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 2599 to 2610  
being No 03774 for the year 2013.



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