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পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

A 619693

11-26
 047282



A.D.S.R. Durgappa
 Bardwan

06 MAY 2013

DEED OF SALE

Under M olandighi Gram Panchayat, P.S. Kanksa,
 Mouza - Arrah, Land area - 19.81 Cottah, Sale
 Value - Rs. 10,00,000/-, Market Value - Rs. 14,70,892/-.

क्रमिक नं. 844 तार 03/05/13
क्रोडार नाम Prabal Kumar Chatterjee
ठिकाण राजपुर

दस्तावेज नं. 1000
वर्षास. 1 नं. ट्रेजरी हईत खरिद तार 02 MAY 2013

स्ट्याम्प भेडार-बिचय हाजुरा
तातार ए. डि. एस. आर अफिस
लाहिसेस नं-8/2011-12

सकल-



Additional District Sub-Registrar
Durgapur, Burdwan

06 MAY 2013

: 2 :

THIS INDENTURE OF CONVEYANCE made this 6th day of May 2013 (Two thousand thirteen)

BETWEEN

SRI HARIDAS CHATTOPADHYAY son of Bhuban Mohan Chattopadhyay, by faith Hindu Nationality Indian, by occupation Cultivation, resident of Arrah, Durgapur-12, P.S. Kanksa, Dist. Burdwan, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his respective heirs, executors, representatives, successors and assigns) of the FIRST PART. PAN: ABYPC9375K.

IN FAVOUR OF :

1) SRI PRABAL BARAN CHATTERJEE , (2) SRI SHAIBAL CHATTERJEE both are sons of Late Ajit Chatterjee, both are by faith Hindu Nationality Indian, both are by occupation Business, both are resident of College Road, Barjora, P.S. Barjora, Dist. Bankura, PIN – 722202, hereinafter referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, representatives, successors and assigns) of the OTHER PART. PAN – 1) ADBPC5113C & (2) ADBPC4954F.

WHEREAS the scheduled mentioned property is the recorded property under one man one khatian by the Vendor's name and the Vendor is owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below property.

AND WHEREAS the Vendor is urgent need of money and as such the Vendor agreed to dispose the schedule mentioned property by way of sale.

AND WHEREAS the Purchasers who is in search of such Plot hereby expressing their intention to buy out the same agreed with the Vendor for absolute sale to him of the schedule below property at price of Rs. 10,00,000/-- (Rupees ten lakhs) only which is already paid by the Vendor do hereby confirm regarding receipt of sale consideration by putting his signature in this deed.

AND WHEREAS by virtue of this Sale Deed the VENDOR 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 Purchasers for good so that the Purchasers 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 Vendors shall keep the PURCHASERS harmless and indemnified from any charges license, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASERS.

AND WHEREAS the Vendor bind himself to execute Deeds, things, at the request and cost of the Purchasers to do and execute or cause to be done anything which may effectual necessary for the PURCHASERS to enjoy the property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

④

AND THAT SAID PURCHASERS shall and may from time to time and all times hereafter peaceable and quiet 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 or by any person or persons claiming, from, under or in trust of him.

The Vendor bind himself 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 sells out the same to Purchasers having good marketable title without any kinds of encumbrances.

AND WHEREAS the PURCHASERS shall be factually, legally entitled to get their name recorded in the records of B.L. & L.R.O. Kanksa during settlement and to mutate their name into the Rent Roll of Govt. of West Bengal, and will be able to pay any rent, rates, and charges without any connection or concerned whatsoever with the VENDOR.

The Purchasers shall regularly pay holding taxes, land taxes in respect of their purchased scheduled Plot to their free choice.

The property hereinafter described in schedule is free from all encumbrances and if any discrepancy found on my part, I will be taken under the custody of the Court of Law.



5(a)

MEMO OF CONSIDERATION

Received of and from within named Purchasers the within mentioned sum of Rs. 10,00,000/- (Rupees ten lakhs) only in full payment of the consideration money as per memo below.

M E M O

<u>Bank's name & Branch</u>	<u>Cheque No. & Date</u>	<u>Amount</u>
HDFC Bank, CityCentre Branch Durgapur-16	849401 dt.4.5.2013	5,00,000/-
-do-	008996 dt.4.5.2013	5,00,000/-

8

SCHEDULE

ALL THAT piece and parcel of plot of land situated within the District of Burdwan,
Sub-Division & Addl. District Sub-Registration Office at Durgapur, P.S. Kanksa,
Mouza – Arrah , J.L.No. 91 under Molandighi Gram Panchayat,
Khatian No. 717 (seven hundred seventeen)

- 1) Plot No. 1570 (one thousand five hundred seventy) Danga L.R. Plot 1661
Land area – 19.81 Cottah (nineteen point eight one) or more or less
32.68 Decimal

The sketch map of the land is annexed with this deed and the sketch map is
the part parcel of this deed.

Payable rent to be paid to the Collector Burdwan through B.L. & L.R.O.
Kanksa, District Burdwan.

The schedule land is not acquired by any Govt.

Butted and bounded by :

On the North : 16 ft. Wide Road
On the South : Plot No. 1570
On the East : Plot No. 1570
On the West : Plot No. 1570

B

It is hereby declared that the full name, colour passport size photograph, finger prints of both the hands of each finger of the Vendor & Purchasers are attested in additional pages in this deed and these will be treated as a part of this deed.

IN WITNESS WHERE OF the Vendors doth hereby put their signature on the day, month and year as set forth at the very outset at their own will and consent, health and sound.

WITNESS :

Handwritten witness signatures in Odia script, including names like 'Rajis muni' and 'Rajis'.

Handwritten signature: 'Jagat'.

Handwritten witness signatures and notes in Odia script, including '24/11-2011' and '15/11-08/2011'.

Handwritten signature in Odia script.

Readover, explained and Prepared by :

Signature of 'Deball' and handwritten text 'L No: DPR 36'.

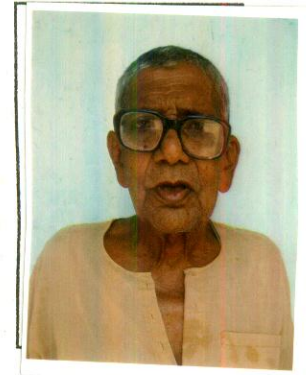
SIGNATURE OF THE VENDOR.

Typed by me :

Signature of 'Debdas Gope' and typed name 'Debdas Gope Kuldiha'.

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.

श्री 288 नमन एन वारुण

श्री 288 नमन एन वारुण

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.

Prabal Baran Chatterjee

Prabal Baran Chatterjee

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

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



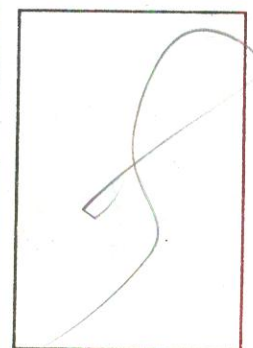
Colour Passport size photograph, finger prints of both the hands is attested.

Shaibal Chatterjee

Shaibal Chatterjee

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

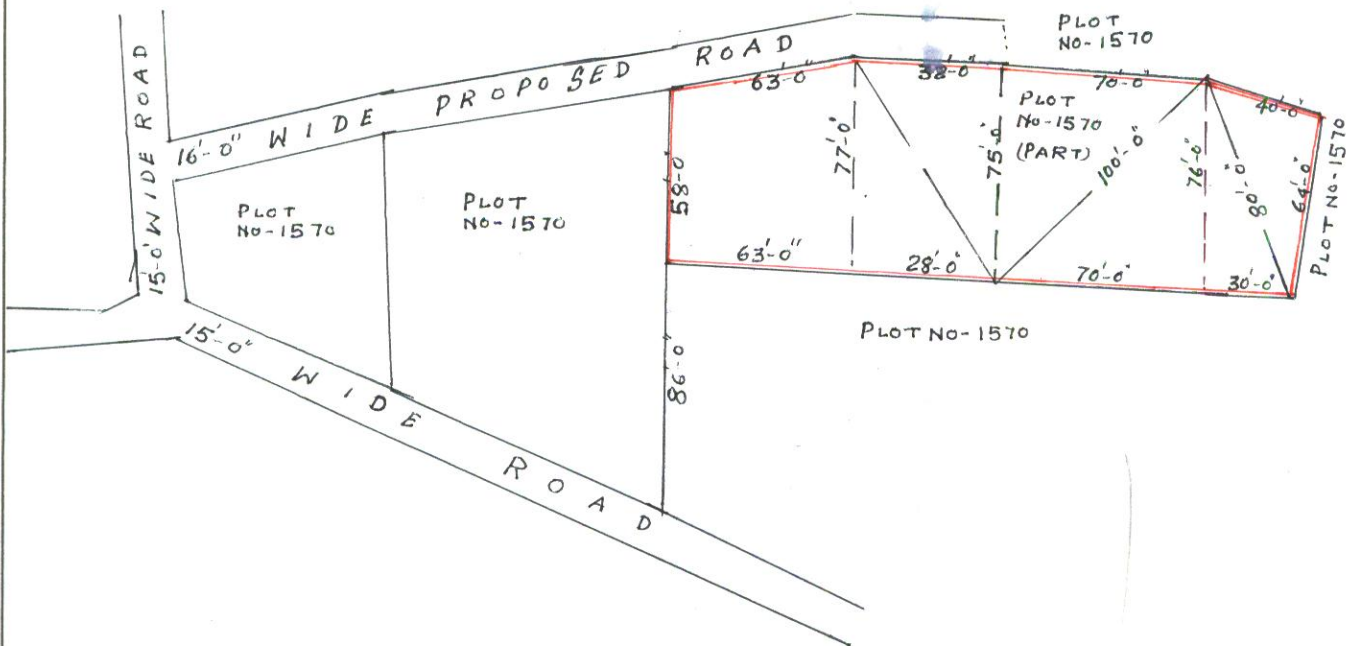
Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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

SKETCH MAP IS SHOWING THE LAND OF MOUZA-ARRAH J.LNO-91
P.S KANKSA DIST. BURDWAN R.S PLOTNO- 1570 (PART) HAL-1661
IN AREA MORE/LESS 19.81 KATHA LAND SHOWN IN RED MARK

SOLD TO-(1) PRABAL BARAN CHATTERJEE
(11) SHAIBAL CHATTERJEE
ALL S/O-LATE AJIT CHATTERJEE


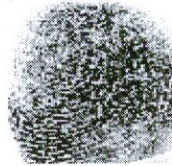
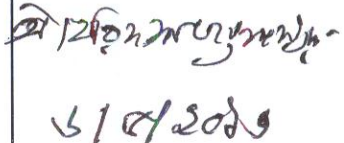


Prabal Baran Chatterjee


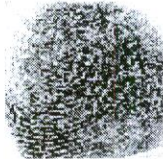

TRACED BY
Mondal
Surveyor
MOHIT KR. MONDAL
Govt. Regd. No.-W.B.K. 565/1999
Bargaria, Burdwan, DGP-5
Date- 5/4/2013

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. 03600 / 2013, Deed No. (Book - I , 03447/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Haridas Chattopadhyay Village:Arrah, Thana:-Kanksa, District:-Burdwan, WEST BENGAL, India, Pin :-713212	 06/05/2013	 LTI 06/05/2013	 06/05/2013


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Haridas Chatteropadhyay Address -Village:Arrah, Thana:-Kanksa, District:-Burdwan, WEST BENGAL, India, Pin :-713212	Self	 06/05/2013	 LTI 06/05/2013	

Name of Identifier of above Person(s)

Santi Gope
Arrah, District:-Burdwan, WEST BENGAL, India,

Signature of Identifier with Date


06/05/2013





(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 - 03447 of 2013
(Serial No. 03600 of 2013 and Query No. L000005954 of 2013)

On 06/05/2013

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

Rs. 16177.00/-, on 06/05/2013

(Under Article : A(1) = 16170/- ,E = 7/- on 06/05/2013)

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.-14,70,892/-

Certified that the required stamp duty of this document is Rs.- 73555 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 18715/- is paid , by the Bankers cheque number 316506, Bankers Cheque Date 06/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 06/05/2013
2. Rs. 49840/- is paid , by the Bankers cheque number 316504, Bankers Cheque Date 06/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 06/05/2013

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

Presented for registration at 11.26 hrs on :06/05/2013, at the Office of the A.D.S.R. DURGAPUR by Haridas Chattopadhyay ,Executant.

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

Execution is admitted on 06/05/2013 by

1. Haridas Chattopadhyay, son of Bhuban Mohan Chattopadhyay , Village:Arrah, Thana:-Kanksa, District: Burdwan, WEST BENGAL, India, Pin :-713212, By Caste Hindu, By Profession : Cultivation
Identified By Santi Gope, son of Mantu Gope, Arrah, District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu. By Profession: Others.



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

06/05/2013 12:34:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 03447 of 2013
(Serial No. 03600 of 2013 and Query No. L000005954 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 8
Page from 3837 to 3850
being No 03447 for the year 2013.




(Satyajit Biswas) 07-May-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal