

3657

J-3718

5000Rs. *Verify*



*Sale*  
*02/9*  
*1-47*

*Sale*  
*1032049/-*  
*5/23*  
*A-11352/-*  
*4e 175/-*  
*Rta 10/-*

*St- 5000.00*  
*MD 26000.00*  
*MD 31000.00*  


---

*62000.00*

**certified that the Document is admitted to Registration on the signature sheet & the endorsement sheets with attached fee to the part of the document**

*Rajeev Kash Tode*

*Pinendra Jain*

*Sheela*

*Sa*  
 Additional District Sub-Registrar  
 Raniganj, Burdwan

**- 2 SEP 2009**

**DEED OF SALE**

**DEED OF SALE :: Mouza- Amrasota, P.S. Raniganj, Sale Value Rs.3,30,000/-, Assessed Market Value : Rs. 10,32,049/-, Area- 8 Cottah 2 Chattak.**

\*\*\*\*\*

**THIS DEED OF SALE is made this the 2<sup>nd</sup> day of September, 2009 (TWO THOUSAND NINE);**  
 - BY -



Sl. No. 586 Date 31/8/2008  
Name Sukhchain Singh Oberoi  
Address Raniganj  
Purchased ... asury Dt. 28/8/09  
Stamp Vendor ... CSH MUKHERJEE  
A.D.S.R. office Rang. L. No. 3/78

Value Rs. 50000 Signature *[Signature]*  
PARESH MUKHERJEE  
STAMP - VENDOR  
Raniganj



*[Signature]*  
Additional District Sub-Registrar  
Raniganj, West Bengal

DEED OF SALE  
- 2 SEP 2009

DEED OF SALE  
THIS DEED OF SALE is made for the purpose of September, 2009 TWO THOUSAND  
Market Value : Rs. 50,000/-



Prakash Todi

Jinendra Jain

Shree Kumar

--- 2 ---

(1) **SRI OM PRAKASH TODI**, Son of Late Jagannath Todi, by faith Hindu, Nationality Indian, by Occupation Business, PAN : **ACNPT9949A**, resident of West Apcar Gardens, Asansol-4, P.S. Asansol (S), A.D.S.R. Office & Sub-Division Asansol, Dist. Burdwan (W.B),  
(2) **SRI JINENDRA KUMAR JAIN**, Son of Sri Bimal Kumar Jain, by faith Hindu, Nationality Indian, by Occupation Business, PAN : **ACTPJ4351L**, resident of 28B, Ratan Sarkar Garden Street, Kolkata and (3) **SRI MAHESH KHEDWAL**, Son of Vidyadhar Khedwal, by faith Hindu, Nationality Indian, by Occupation Business, PAN : **AMDPK8211G**, resident of G.T. Road, Raniganj, P.S. Raniganj, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B) hereinafter jointly and severally called the "**VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, assigns, administrator and legal representatives) of the **ONE PART**;

--- **IN FAVOUR OF** ---

(1) **SRI SUKHCHAIN SINGH OBEROI**, Son of Late Swarup Singh Oberoi, PAN : **AADPO4487C**, (2) **SMT. HARSHARAN KAUR**, Wife of Sri Sukhchain Singh Oberoi PAN : **AADOP4484B**, both by faith Hindu, Nationality Indian, by occupation Business & Housewife, residents of N.S.B. Road Bye Lane (Near Neelkantha Hotel), Raniganj, P.O. & P.S. Raniganj, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B), herein-after jointly and severally called the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, assigns, administrators and legal representatives) of the **OTHER PART**;

WHEREAS the Vendors jointly purchased the schedule mentioned property by virtue of a Regd. Deed of Sale being No. **2293 for the year 2005 of A.D.S.R. Office Raniganj**, executed by it's lawful owners Smt. Kailash Devi Luharuwalla, Wife of Late Ramratanlal Luharuwalla & Others of N.S.B. Road, Raniganj, P.O. & P.S. Raniganj, Dist. Burdwan.

Cont...P/3.





Additional District Sub-Registrar  
Burdwan, Burdwan

- 2 SEP 2009



Prakash Todi

Sindora Jain

Chh...

-: 3 :-

AND WHEREAS by virtue of such acquirement, the Vendors recorded their ownership in separate L.R. Record of Rights and became the absolute owners of the schedule mentioned landed property and the vendors have been owning and possessing the same as its lawful owners thereof free from all encumbrances whatsoever and the vendors have absolute right, full power and authority to sell the schedule mentioned property free from all encumbrances.

AND WHEREAS the Vendors being in urgent need of money to meet their legal and lawful expenses have decided to sell and transfer the said schedule mentioned property free from all encumbrances.

AND WHEREAS the Purchasers being satisfied with the titles of the vendors upon the schedule mentioned property have agreed to purchase the same AND WHEREAS for this, the purchasers have offered to purchase the schedule mentioned property free from all encumbrances for the total consideration of Rs. 3,30,000/- (Rupees Three Lac thirty thousand) only for their own interest and requirement.

AND WHEREAS the Vendors considering the said price offered by the Purchasers to be reasonable, fair and highest in the present market rate and on the present state of affairs have accepted the said offer of the purchasers and have agreed to sell the said schedule mentioned property with all easement rights attached thereto unto the purchasers together with all their subsisting rights, titles, interest and possession therein free from all encumbrances.

AND WHEREAS towards the total consideration, the purchasers have paid unto the Vendors the sum of Rs. 3,30,000/- (Rupees Three Lac thirty thousand) only as the total amount of consideration on this day of the execution of this Deed.

Cont...P/4.



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Additional District Sub-Registrar  
Raniganj, Burdwan

- 2 SEP 2009



Prakash Tode

Jinendra Jain

Devi Kulkarni

--: 4 :-

**NOW THIS DEED WITNESSETH AS FOLLOWS :-**

That in pursuance of the said agreement and in consideration of the payment of the said sum of Rs. 3,30,000/- (Rupees Three Lac thirty thousand) only made by the purchasers by Three Cheques being (i) Cheque No. 000007 dtd. 01-09-2009 for Rs. 55,000/- (Rupees Fifty five thousand) only and (ii) Cheque No. 000062 dtd. 01-09-2009 for Rs. 55,000/- (Rupees Fifty five thousand) only in favour of Vendor No. (1), (iii) Cheque No. 000006 dtd. 01-09-2009 for Rs. 55,000/- (Rupees Fifty five thousand) only & (iv) Cheque No. 000064 dtd. 01-09-2009 for Rs. 55,000/- (Rupees Fifty five thousand) only in favour of Vendor No. (2) and (v) Cheque No. 000008 dtd. 01-09-2009 for Rs. 55,000/- (Rupees Fifty five thousand) only and (vi) Cheque No. 000063 dtd. 01-09-2009 for Rs. 55,000/- (Rupees Fifty five thousand) only in favour of Vendor No. (3), all of Union Bank of India, Raniganj Branch, the whole of the aforesaid consideration amount and the receipt whereof the said vendors do hereby admit and acknowledge, the said vendors hereby grant and convey unto and to the use of the purchasers all those piece and parcel of land as described in the schedule below together with all areas, paths, passages, liberties, privileges, easements, appurtenances whatsoever to the said land belonging or in any way appurtenant thereto free from all encumbrances TO HAVE AND TO HOLD the same hereby granted for ever and the said vendors do hereby for themselves, their heirs, administrators, legal representatives and assigns covenant with the purchasers and declare that they are seized and possessed of and have not in any way encumbered or charged the property conveyed and that the said purchasers shall and may at all times peaceably and quietly possess and enjoy the same without any manner of interruption, claim or demand whatsoever from or by the said Vendors or any persons claiming under them AND THAT the vendors shall and will and for all times to come at the request and cost of the said purchasers do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the purchasers to the said property or any part thereof and the vendors further covenant that if it transpires that the property hereby conveyed is not free from all encumbrances the vendors shall be liable to the purchasers and the vendors shall be bound to make good any losses sustained by the purchasers and to refund the consideration money together with damages at a time.

Be it further stated that the purchasers all their heirs, successors, administrators, assigns shall enjoy the property mentioned in the schedule below from generation to generations with all right, title, interest of the vendors according to their choice, preference and necessity including all sorts of transferring right by way of sale, gift, mortgage, lease or

Cont....P/5.





*[Handwritten signature]*  
Additional District Sub-Registrar  
Raniganj, Burdwan

2 SEP 2009



Abra Kashi Todr.

Gourdon Jain

Deo Kishor

:-: 5 :-:

otherwise and changing the nature of the property and are at liberty to mutate their names towards the conveyed property and to pay rents and cesses to the authority or authorities in the name of the purchasers from this day of sale to the Landlord the Govt. of West Bengal through the B.L. & L.R.O., Raniganj and all consents and approvals are hereby accorded by the vendors by this deed.

### SCHEDULE

Within the District of Burdwan, P.S. Raniganj, Sub-division Asansol, Addl. Dist. Sub-Registry Office Raniganj, Mouza Amrasota, J.L. No. 18, the land appertaining to;

(1) C.S. Khatian No. 239 (Two hundred thirty nine) corresponding to R.S. Khatian Nos. 551 (Five hundred fifty one) & 552 (Five hundred fifty two) and L.R. Khatian Nos. 143 (One hundred forty three), 1778 (One thousand seven hundred seventy eight) & 1779 (One thousand seven hundred seventy nine) bearing R.S. Plot No. 1268 (One thousand two hundred sixty eight) corresponding to L.R. Plot No. 3060 (Three thousand sixty), Classification Baid, measuring an Area 7 (Seven) Cottah 7 (Seven) Chattak or 0.123 Acre and;

(2) R.S. Khatian No. 61 (Sixty one) corresponding to L.R. Khatian Nos. 143 (One hundred forty three), 1778 (One thousand seven hundred seventy eight) & 1779 (One thousand seven hundred seventy nine) bearing R.S. Plot No. 1287 (One thousand two hundred eighty seven) corresponding to L.R. Plot No. 3059 (Three thousand fifty nine), Classification Baid, measuring an Area 11 (Eleven) Chattak or 0.011 Acres.

**IN TWO PLOTS TOTAL MEASURING AN AREA 8 (EIGHT) COTTAH 2 (TWO) CHATTAK OR 0.134 (ZERO POINT ONE THREE FOUR) ACRES** of Vacant fit for Bastu land alongwith all its easement rights attached thereto is hereby sold by this Indenture.

The property hereby sold is morefully delineated in the Sketch Map annexed hereto and the property shown marked in **RED Hutch Mark**, which will be treated as a part of this Deed.

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Additional District Sub-Registrar  
Raniganj, Burdwan

2 SEP 2009



AbraKash Tode

Finard on Jain

Allee

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

**IN WITNESSES WHEREOF** the Vendors above named do hereby sign and execute this Deed of Sale in good health and sound mind in presence of the following witnesses on this day, month and year as mentioned above.

This Deed Writing completed in 6 Pages and in Sheet No. 1(a), Ten Fingers Print given and duly attested by the Parties, being the part of this Deed.

**WITNESSES :-**

1. Namak Ban Jhon Jhon Wole.  
Ho. K.N. Jhon Jhon Wole.  
Sizubagan - Raniganj,

2. Satin Kumar Begana.  
S/o. Sri Binod Kumar Begana  
N.S.B Road, Raniganj

AbraKash Tode

Finard on Jain

Allee

(SIGNATURE OF THE VENDORS).

Drafted and prepared by me as per instruction of the Vendors and read over and explained the contents to the parties :-

Maloy Kumar Maji

**(MALOY KUMAR MAJI)**  
Deed Writer,  
Licence No. Rani-20  
Raniganj A.D.S.R. Office.

Typed & Printed by me :-

Salil Sen

**SALIL SEN,**  
C.R. Road, RANIGANJ.



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Additional District Sub-Registrar  
Raniganj, Burdwan

- 2 SEP 2009



দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

*Anupam Kash Todi*

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

*Jitendra Jain*

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

*Sheela*

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :



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Additional District Sub-Registrar  
Rangamati Burdwan

Additional District Sub-Registrar  
Rangamati Burdwan

02-9.09



দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ডান হাত					



Sukhchain Singh Oberoi

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Sukhchain Singh Oberoi

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ডান হাত					

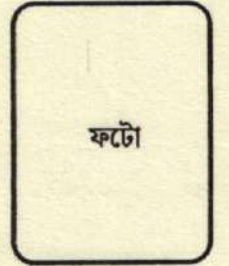


Harsharan Kaur

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Harsharan Kaur

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ডান হাত					



ফটো

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ডান হাত					



ফটো

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :





Additional District ~~Sub~~ Registrar  
Raniganj, Burdwan

- 2 SEP 2009



**Plan Showing R.S. & L.R. plots of land in Mouza : Amrasota, J.L. no. 18**


**P.s. Raniganj . Scale : 64" = 1 Mile.**

Legend:

Land measuring in :

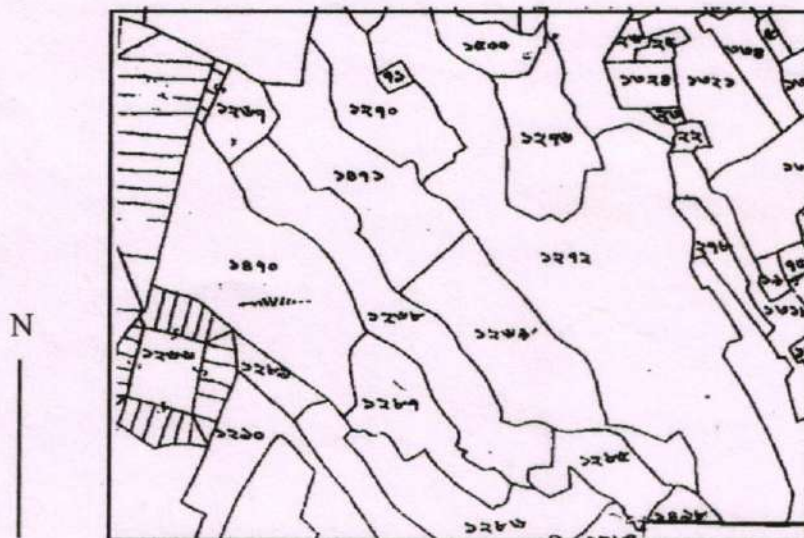
R.S. plot no. 1268 = 7 katta - 7 ch / 0.123 acre

R.S. plot no. 1287 = 0 Katta - 11 ch / 0.011 acre

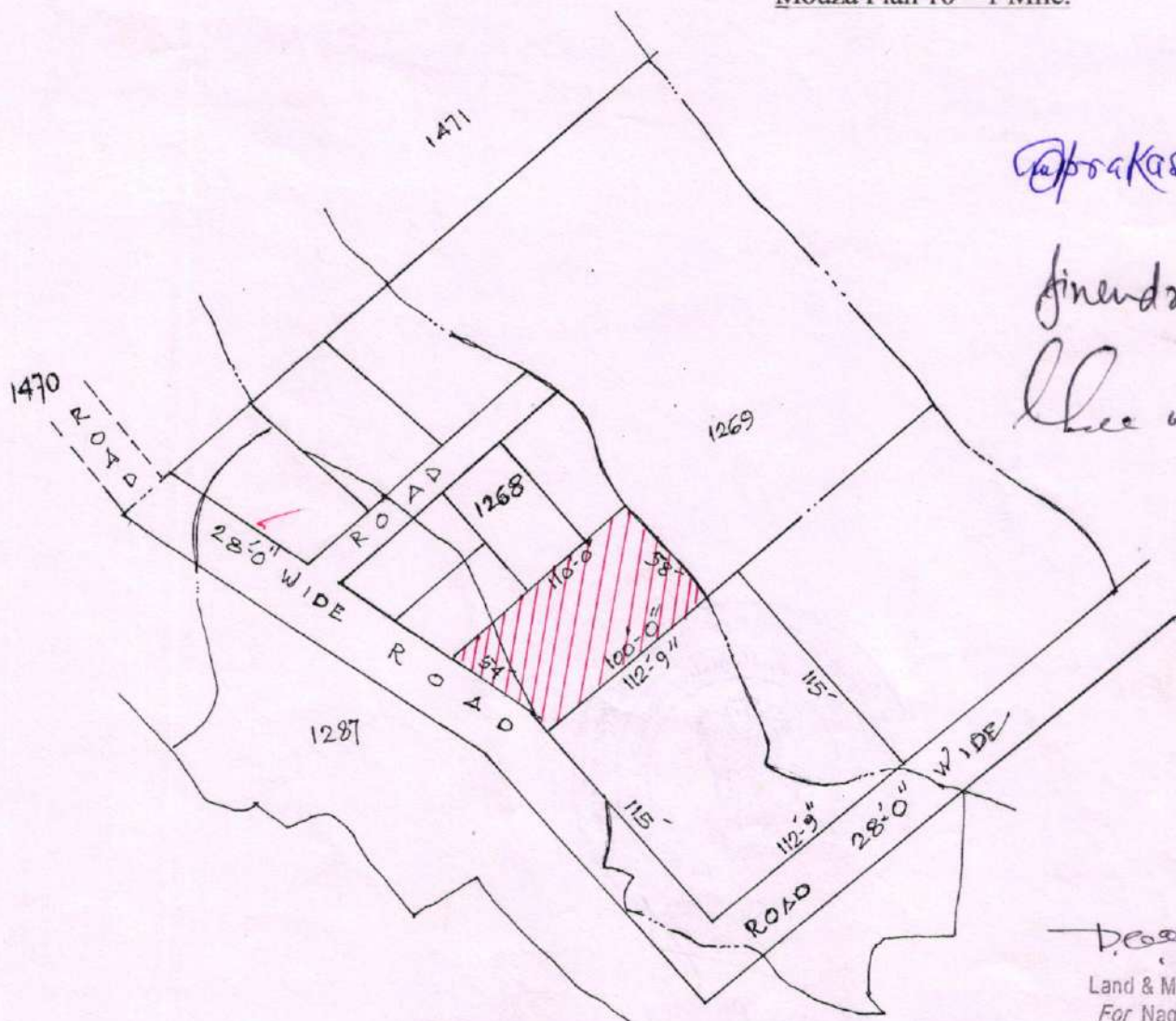
Total land = 8 katta-2 ch / 0.134 acre sold shown : 

**Area sold to:**

- 1) Sukhchain Singh Oberoi  
S/o. Late Sarup Singh Oberoi
- 2) Harsharan Kaur Oberoi  
w/o. Sukhchain Singh Oberoi  
N.S.B. Road, Raniganj.



Mouza Plan 16"=1 Mile.



*Apurkash Todi*

*Amend on plan*

*Chae kishwal*

*D.K. NAG*  
D.K.NAG  
Land & Mines Surveyor  
For Nag & Associates  
School Para, Raniganj



Plot No. 127 & 128 of land in Mouza : Anandpur II, Tal. :  
Raniganj, Dist. : Burdwan

Area of the land : 127 = 1.034 acre and 128 = 1.034 acre  
Total area = 2.068 acre



Area of the land : 127 = 1.034 acre and 128 = 1.034 acre  
Total area = 2.068 acre

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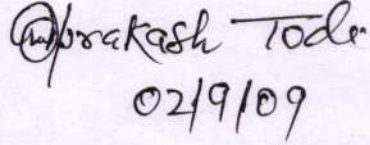


Additional District Sub-Registrar  
Raniganj, Burdwan  
-2 SEP 2009



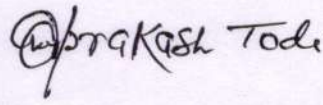


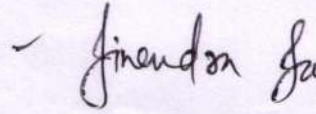


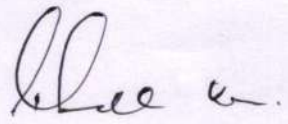


**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. RANIGANJ, District- Burdwan**  
**Signature / LTI Sheet of Serial No. 03657 / 2009, Deed No. (Book - I , 03718/2009)**

I . Signature of the Presentant

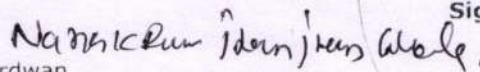
Name of the Presentant	Signature with date
Om Prakash Todi	 02/9/09

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Om Prakash Todi Address -West Apcar Gardens Asansol-4, Dist- Burdwan	Self		 LTI	
			02/09/2009	02/09/2009	
2	Jinendra Kumar Jain Address -28 B Ratan Sarkar Garden Street, Kolkata,	Self		 LTI	
			02/09/2009	02/09/2009	
3	Mahesh Khedwal Address -G T Road Raniganj, Raniganj, Dist- Burdwan	Self		 LTI	
			02/09/2009	02/09/2009	

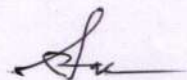
Name of Identifier of above Person(s)

Nanakram Jhunjunwala  
PS-Raniganj, Sishubagan, Raniganj, Dist- Burdwan



Signature of Identifier with Date





(Sadhan Sarkar)

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



Government Of West Bengal  
Office of the A. D. S. R. RANIGANJ  
RANIGANJ  
Endorsement For deed Number :I-03718 of :2009  
(Serial No. 03657, 2009)

On 02/09/2009

Certificate of Admissibility(Rule 43)

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. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 11352/- on:02/09/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1032049/-

Certified that the required stamp duty of this document is Rs 61923 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty 1.Rs 26000/- is paid, by the draft number 216408, Draft Date 31/08/2009 Bank Name STATE BANK OF INDIA, Raniganj, received on :02/09/2009. 2.Rs 31000/- is paid, by the draft number 216404, Draft Date 31/08/2009 Bank Name STATE BANK OF INDIA, Raniganj, received on :02/09/2009.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

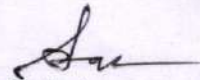
Presented for registration at 13.52 hrs on :02/09/2009, at the Office of the A. D. S. R. RANIGANJ by Om Prakash Todi, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 02/09/2009 by

1. Om Prakash Todi, son of Late Jagannath Todi, West Apcar Gardens Asansol-4, Dist- Burdwan, Thana Asansol ( S ), By caste Hindu, by Profession : Cultivation
  2. Jinendra Kumar Jain, son of Bimal Kumar Jain, 28 B Ratan Sarkar Garden Street, Kolkata, Thana Not Mentioned, By caste Hindu, by Profession : Business
  3. Mahesh Khedwal, son of Vidyadhar Khedwal, G T Road Raniganj, Raniganj, Dist- Burdwan, Thana Raniganj, By caste Hindu, by Profession : Business
- Identified By Nanakram Jhunhunwala, son of K N Jhunhunwala Sishubagan, Raniganj, Dist- Burdwan Thana: Raniganj, by caste Hindu, By Profession : Others.



  
[Sadhan Sarkar]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF RANIGANJ  
Govt. of West Bengal

Additional District Sub-Registrar  
Raniganj, Burdwan

2 SEP 2009



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 5186 to 5198  
being No 03718 for the year 2009.



(Sadhan Sarkar) 02-September-2009  
ADDITIONAL DISTRICT SUB-REGISTRAR/  
Office of the A. D. S. R. RANIGANJ  
West Bengal

*Sadhan Sarkar*  
Additional District Sub-Registrar  
Raniganj, Burdwan

- 2 SEP 2009