

3656

I-3717

5000Rs. *Verified*



Jan 02/19 1-47

Sale
2286386/-
5/20
A-25146/-
4/c 175/-
49/100 10/-

St - 5000.00
BD 46000.00
BD 43100.00
BD 43100.00

137900.00

...ertified that the Document is admitted to Registration to the signature sheet & the endorsement sheets with attached file to the part of the document

Sn
Additional District Sub-Registrar
Raniganj, Burdwan

Prakash Todi
Girindar Jain
Allex Khandu

- 2 SEP 2009

DEED OF SALE

DEED OF SALE :: Mouza- Amrasota, P.S. Raniganj, Sale Value Rs.7,20,000/-, Assessed Market Value : Rs. 22,86,386/-, Area- 18 Cottah.

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

1205 31/8/09 500/-

Purchaser's Name: Sukh chain Singh Oberoi
Address: Raniganj
Stamp Vender's Sign: Ajoy ur Chaw

AJOY KUMAR CHAND

Stamp Vender
S. R. Office, Raniganj
Lic. No. 1 of 1989

Registered On: 28/8/09



Ajoy
Additional District Sub-Registrar
Raniganj, Burdwan

-2 SEP 2009

Om Prakash Todi
Jinendra Jain
Sri Mahesh Khedwal

-: 2 :-

(1) **SRI OM PRAKASH TODI**, Son of Late Jagannath Todi, by faith Hindu, Nationality Indian, by Occupation Business, PAN : **ACNPT9949A**, resident of West Apar 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**, & (3) **SRI SARABJEET SINGH OBEROI**, Son of Sri Sukhchain Singh Oberoi, PAN : **AAIPO3196R**, all 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
Raniganj, Bardwan

- 2 SEP 2009

Prakash Toke

Jinendra Jain

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-: 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. 7,20,000/- (Rupees Seven Lac twenty 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. 7,20,000/- (Rupees Seven Lac twenty thousand) only as the total amount of consideration on this day of the execution of this Deed.

Cont...P/4.



Additional District Sub-Registrar
Raniganj, Burdwan

2 SEP 2009



Additional District Sub-Registrar
Raniganj, Burdwan

2 SEP 2009

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-: 5 :-

otherwise and changing the nature of the property and are at liberty to mutata 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 13 (Thirteen) Cottah 06 (Six) Chattak or 0.2212 Acre** and;

(2) **R.S. Khatian Nos. 250 (Two hundred fifty) & 251 (Two hundred fifty 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. 1269 (One thousand two hundred sixty nine)** corresponding to **L.R. Plot No. 3061 (Three thousand sixty one)**, Classification Danga, **measuring an Area 4 (Four) Cottah 10 (Ten) Chattak or 0.0764 Acres.**

IN TWO PLOTS TOTAL MEASURING AN AREA 18 (EIGHTEEN) COTTAH OR 0.2976 (ZERO POINT TWO NINE SEVEN SIX) 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

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. Nanak Ram Jaisankar
S/o. Late K.R. Jaisankar, W.B.
Hibridan, Raniganj.
2. Satish Kumar Bagchi.
S/o Sri Binod Kumar Bagchi,
N.S.B Road, Raniganj.

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

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

(SIGNATURE OF THE VENDORS).

Apurkash Tado.

Binod m. Jaisankar

Binod m. Jaisankar

Typed & Printed by me :-

Salil Sen

SALIL SEN,
C.R. Road, RANIGANJ.



[Handwritten signature]
Additional District Sub Registrar
Raniganj, Burdwan

2 SEP 2009

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



Sukrchain Singh Oberoi

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Sukrchain Singh

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					



Sarbjot Singh Oberoi

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Sarbjot Singh Oberoi

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



ফটো

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

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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 : *Prakash Todi*

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



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল : *Jinendra Jain*

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



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল : *Sheel Kumar*

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
 Kantganj, 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 :

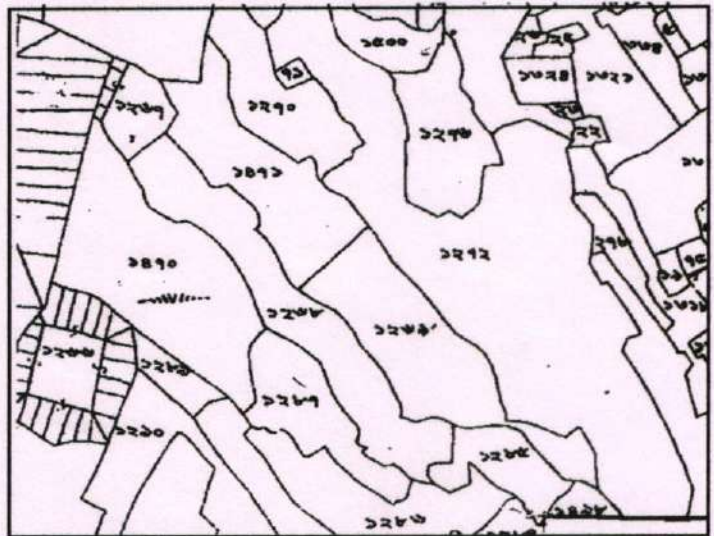
R.S. plot no. 1268 = 13 katta-9 ch / 0.224 acre

R.S. plot no. 1269 = 4 Katta -7 ch / 0.073 acre

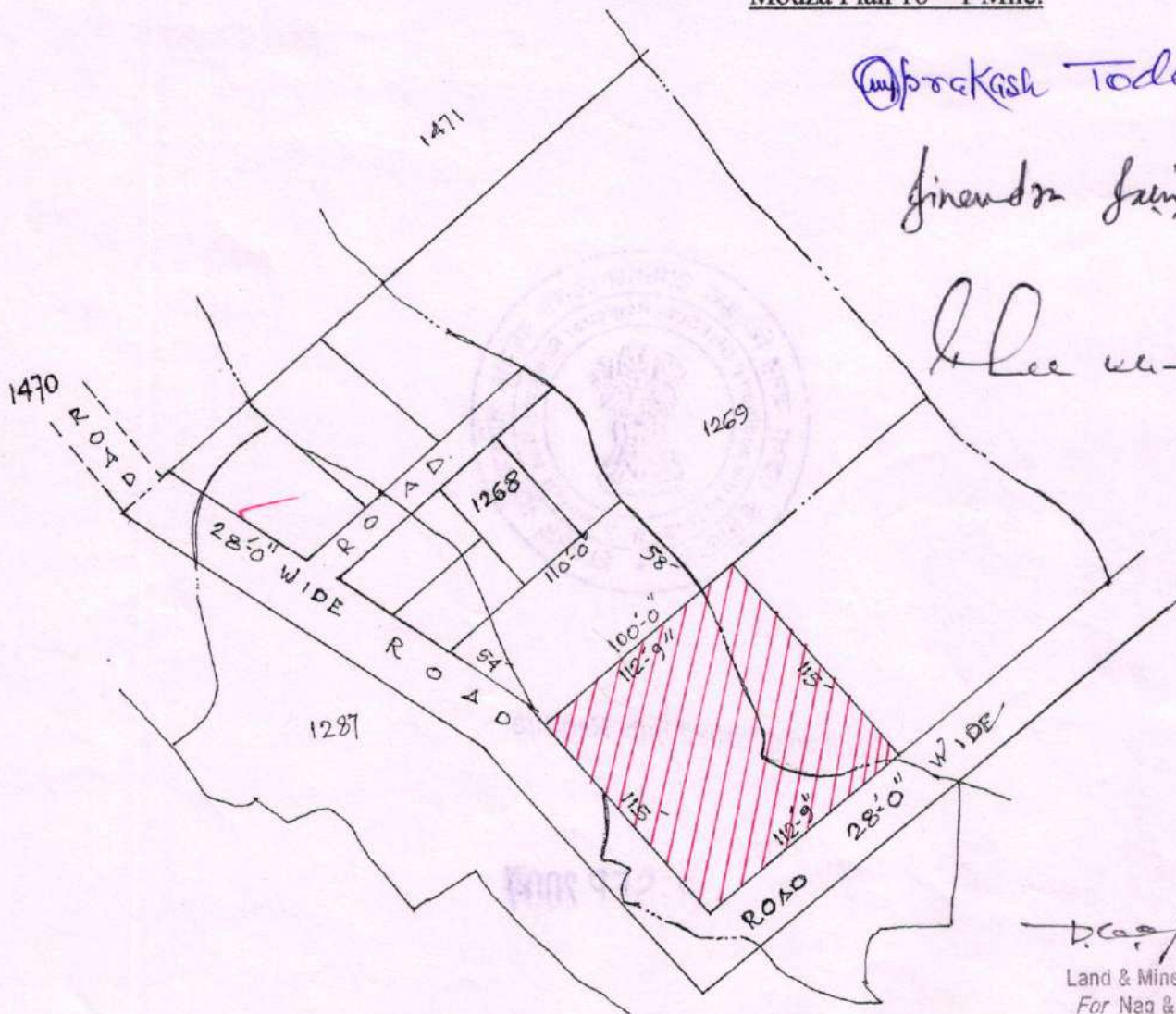
Total land = 18 katta-0 ch / 0.297 acre sold shown : 

Area sold to:

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



Mouza Plan 16"=1 Mile.



Ambrakash Tode

Jinendra Jain

Hee ul-soe

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

Legend

Land measuring in

R.1 plot no. 1258 - 81 katta - 9 ch. 10.334 aua

R.2 plot no. 1259 - 4 katta - 7 ch. 0.73 aua

Total land = 18 katta - 0 ch. 0.27 aua sold shown

Area sold to

1) Subhram Singh Ghansi

2) Late Singh Ghansi

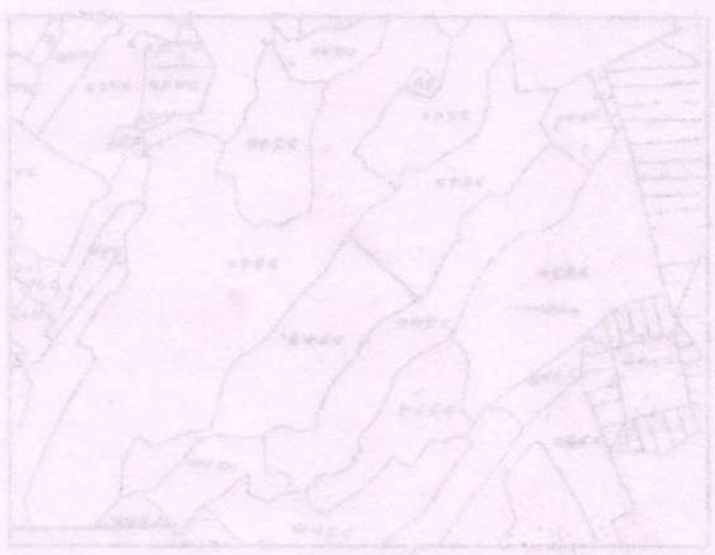
3) Phoolan Singh Ghansi

4) Late Subhram Singh Ghansi

5) Late Singh Ghansi

6) Late Subhram Singh Ghansi

M.S. Subhram



Plot Plan to 1" = 1 Mile

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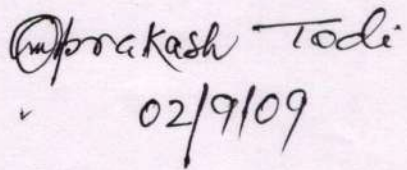


Additional District Sub-Registrar
Raniganj, Burdwan



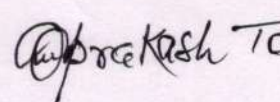


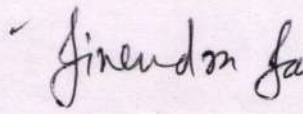


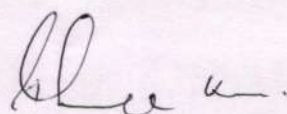
29 SEP 2009

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. 03656 / 2009, Deed No. (Book - I , 03717/2009)

I . Signature of the Presentant

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

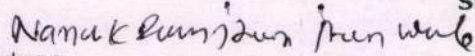
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Om Prakash Todi Address -West Apcar Garden, 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, Dist- Burdwan	Self		 LTI	
			02/09/2009	02/09/2009	

Name of Identifier of above Person(s)

Nanak Ram Jhunjhunwala
PS-Raniganj, Sisubagan, 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-03717 of :2009
(Serial No. 03656, 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) = 25146/- 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- 2286386/-

Certified that the required stamp duty of this document is Rs 137183 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty 1.Rs 46000/- is paid, by the draft number 216406, Draft Date 31/08/2009 Bank Name STATE BANK OF INDIA, Raniganj, received on :02/09/2009. 2.Rs 43100/- is paid, by the draft number 216405, Draft Date 31/08/2009 Bank Name STATE BANK OF INDIA, Raniganj, received on :02/09/2009. 3.Rs 43100/- is paid, by the draft number 216407, 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 13.50 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)

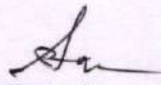
Execution is admitted on 02/09/2009 by

1. Om Prakash Todi, son of Late Jagannath Todi, West Apcar Garden, Asansol-4 Dist- Burdwan, Thana Asansol (S), By caste Hindu, by Profession :Business
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, Dist- Burdwan, Thana Raniganj, By caste Hindu, by Profession :Business

Identified By Nanak Ram Jhunjhunwala, son of Late K. N Jhunjhunwala Sisubagan, Raniganj, Dist- Burdwan Thana: Raniganj, by caste Hindu, By Profession :Others.



Page : 1 of 1


[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 5173 to 5185
being No 03717 for the year 2009.



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

Sar
Additional District Sub-Registrar
Raniganj, Burdwan

2 SEP 2009