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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 619080

Certified that the Document
 is a true and correct copy of the
 original as shown to the Officer
 and that the Documents are the Part of this
 Document

A. S. R. Dasgupta
 Sub-Registrar

15 MAY 2013

15 MAY 2013

DEED OF SALE

Under Molendighi Gram Panchayat, P.S. Kankas, Mouza-
 Arrah, Land area - 29 Decimal, Sale Value - Rs. 5,00,000/-
 Market Value - Rs. 13,05,000/-

1392

10/05/13

कार्यालय नाम: M/S Ashoka

Construction

रकम: 5000/-

24 APR 2013

पंजीकृत नाम: Kanwar Lal Beharalal
 शास्त्री केदार - निवासी कला बाजार
 कोट कला बाजार : दुर्गापुर
 जिला दुर्गापुर - 245004



28 MAY 2013

7

Additional District Sub-Registrar
Durgapur, Burdwan

15 MAY 2013

: 2 :

THIS INDENTURE OF CONVEYANCE made this 15th day of May 2013 (two thousand thirteen)

BETWEEN

SMT. CHAMELI CHATTERJEE wife of Sri Samir Chatterjee, by faith Hindu Nationality Indian, by occupation Housewife, resident of Arrah Babupara, 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 her respective heirs, executors, representatives, successors and assigns) of the FIRST PART.

IN FAVOUR OF :

M/S. ASHOKA CONSTRUCTION a firm under Indian Partnership Act, 1956, Registered Office at A/13 Meghmollar Sarani, Bidhannagar, Durgapur-12, side Office at City Park, Sankarpur (West), Durgapur-6, Dist. Burdwan, represented by its Partners (1) Sri Samir Chatterjee son of Sri Sisir Chatterjee and (2) Smt. Chameli Chatterjee wife of Sri Samir Chatterjee, both are by faith Hindu Nationality Indian, by occupation Business, residents of Arrah Babupara, Durgapur-12, P.S. Kanksa, Dist. Burdwan, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its respective heirs, executors, administrators, representatives, successors and assigns) of the OTHER PART.

DDN. AAOFA 8434A.



WHEREAS the Vendor has purchased scheduled mentioned property by Registered Deed of Sale being No. 6453 of the year 2008 of Durgapur A.D.S.R. Office from Rudradev Mukherjee & others of Arrah and also duly recorded 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 Purchaser who is in search of such Plot hereby expressing her intention to buy out the same agreed with the Vendor for absolute sale to him of the schedule below property at price of Rs. 5,00,000/-- (Rupees five lakhs) only which is already paid by the Vendor 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 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 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 PURCHASER 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 PURCHASER.

AND WHEREAS the Vendor bind herself to 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 to enjoy the property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.



: 4 :

AND THAT SAID PURCHASER 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 herself 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 Vendors sells out the same to Purchaser having good marketable title without any kinds of encumbrances.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get her name recorded in the records of B.L. & L.R.O. Kanksa during settlement and to mutate her 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 Purchaser shall regularly pay holding taxes, land taxes in respect of its purchased scheduled Plot to his 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 :

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. 2742 (two thousand seven hundred forty two),

- 1) Plot No. 1112/1999 (one thousand one hundred twelve by one thousand nine hundred ninety nine), Hal Plot No. 1146 (one thousand one hundred forty six) Baid,
Land area - 29 Decimal

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

The schedule land is not acquired by any Govt.

Butted and bounded by :

On the North : Land of Rabi Lochan Banerjee
On the South : 32 ft. Road
On the East : Plot No. 1998
On the West : Land of Manik Chatterjee



: 6 :

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

IN WITNESS WHEREOF the Vendor doth hereby put her signature on the day, month and year as setforth at the very outset at her own will and consent, health and sound.

WITNESS :

1. Shyamal Murcherjee
s/o Sri Bhakali Murcherjee
Vill + P.O. Kuldaha
D.A. P.-12

Chameli Chatterjee

2. Jyeshtha K. Shoo
D.A.P.-16

SIGNATURE OF THE VENDOR

Drafted, prepared, Read over and explained by me.

Debarati Mahanta
L. No. DPP-36

Typed by :

Shusovan Chakraborty
Shusovan Chakraborty
Durgapur-16.

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.

Chameli Chatterjee

Chameli 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.

Chameli Chatterjee

Chameli 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.

Sonu Chatterjee

Sonu Chatterjee

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. 04102 / 2013, Deed No. (Book - I , 03917/2013)
Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Chameli Chatterjee Arrah Babupara, Thana:-Kanksa, District:-Burdwan, WEST BENGAL, India, Pin :-713212	 15/05/2013	 LTI 15/05/2013	<i>Chameli Chatterjee</i> 15/5/13

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Chameli Chatterjee Address -Arrah Babupara, Thana:-Kanksa, District:-Burdwan, WEST BENGAL, India, Pin :-713212	Self	 15/05/2013	 LTI 15/05/2013	<i>Chameli Chatterjee</i>

Name of Identifier of above Person(s)

Shyamal Mukherjee
Village:Kuldiha, Thana:-Kanksa, P.O. :-Kuldiha
,District:-Burdwan, WEST BENGAL, India, Pin
:-713212

Signature of Identifier with Date

Shyamal Mukherjee
15-5-13



(Signature)
(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

Enforcement For Case Number - 1 - 83817 of 2013
(Serial No. 94102 of 2013 and Query No. 1.000000023 of 2013)

On 19/05/2013

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissibility under rule 43 of West Bengal Registration Rules, 1962 duly invoked under sub-rule 1A, Article number - 23, 3 of Indian Stamp Act 1899 also under section 3 of West Bengal Land Revenue Act, 1957. Court fee stamp paid Rs. 50/-.

Payment of Fees

Amount By Cash

- Rs. 14,000/- on 15/05/2013
- [Under Article Act) = 14,000/- & Rs. on 15/05/2013]

Certificate of Market Value (WB PVT) rules of 2001

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 1,10,00,000/-

Certified that the required stamp duty of this document is Rs. 22,000/- and the Stamp duty paid an amount Rs. 22,000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 40,000/- is paid by the Bankers charge number 117137, Bankers Charge Date 15/05/2013, State Bank of India, DURGAPUR CITY CENTRE, received on 15/05/2013
2. Rs. 10,000/- is paid by the Bankers charge number 117136, Bankers Charge Date 15/05/2013, State Bank of India, DURGAPUR CITY CENTRE, received on 15/05/2013

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


Presented for registration at 1.10 hrs. on 15/05/2013, at the Office of the A.D.S.R. DURGAPUR by Charanjit Chatterjee, Executive.

Admission of Execution (Under Section 13, W.B. Registration Rules, 1962)

Execution is admitted on 15/05/2013 by

1. Charanjit Chatterjee, wife of Santu Chatterjee, Ansh Bahadur, Thana Karaka, District - Burdwan, Pin - 713212, By Caste Hindu, By Profession - House wife
2. Mahendra, son of Shakti Mahajan, Village Kujipra, Thana Karaka, P.O. Karaka, District - Burdwan, WEST BENGAL, India, Pin - 713212, By Caste Hindu, By Profession -




 (Sabyasachi Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
 Enforcement Page 1 of 2



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

**Endorsement For Deed Number : 1 - 03917 of 2013
(Serial No. 04102 of 2013 and Query No. L000006823 of 2013)**

**(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR**




**(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
EndorsementPage 2 of 2**

15/05/2013 14:13:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 4404 to 4415
being No 03917 for the year 2013.




(Satyajit Bhattacharya) 15-May-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal