

2150

D-02082



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

708424

Handwritten notes on the left side of the page, including a signature and some illegible scribbles.

Handwritten signature and a purple ink stamp, possibly a notary or official seal.

18 MAR 2011

Handwritten initials 'Ah' and the date '23/12/11'.

Handwritten calculations and notes: '147000', '98510', '195510', '200310', and '200310'.

**SALE DEED**

Dist : Burdwan, P.S. Kanksa, Mouza : Bamunara, Under Gopalpur Gram Panchayet, area of land measuring about 100 decimal, Sale Value – Rs.9,09,000/- , Market Value Rs. 33,41,520/- .

Handwritten signature or name at the bottom left of the page.

Sl.No.....1885 Date...11/03/11  
Sold to...Pankaj Mukherjee Sothers  
Address...1/9, Debinagar, Benachity, DGP-13  
Value of Stamp.....5000/-  
Date of Purchase of the Stamp  
Paper from Treasury.....04 MAR 2011  
Name of the Treasury from Where  
Purchase:- Durgapur

Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-16  
Licence No-1/93



WUS RAM B T



Additional District Collector  
Durgapur, West Bengal

18 MAR 2011



THIS DEED OF SALE MADE BY 1) Smt. Kusum Garg [PAN-ABQPR4465H] w/o Sri Yougesh Kumar Garg by faith Hindu, by occupation- Housewife 2. Sri Pushkar Garg [PAN NO-ALDPG5829P] S/o Sri Yougesh Kumar Garg by faith Hindu, by occupation- Business, represented by the lawful constituted attorney Sri Yougesh Kumar Garg S/o Late Bhagwat Prasad Garg by virtue of G.P. deed No. IV-144/2008 before ADSR, Durgapur AT Durgapur 3) Sri Yougesh Kumar Garg [PAN-AATPG1750E] S/o Late Bhagwat Prasad Garg [PAN-AATPG1750E] by faith Hindu, by occupation- Business, All are, resident of D.N. 58, Sashtri Avenue, Bidhannagar, Durgapur-713212, P.S. New Township, [REDACTED] registry and Sub Division- Durgapur, Dist- Burdwan. 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

**1. Pankaj Mukherjee [PAN-AJOPM7641Q]** Son of Late Swapan Kumar Mukherjee, by faith Hindu, by occupation Business, by Nationality- Indian resident of 1/9 Debinagar, Benachity, Durgapur-713213 District-Burdwan. **2. Dr. Malaya Mukherjee [PAN-ALSPM9084D]** wife of Pankaj Mukherjee by faith Hindu, by occupation Business, by Nationality- Indian resident of 1/9 Debinagar, Benachity, Durgapur-713213 District-Burdwan **3. Sri Anup Purakayastha [PAN-AHOPP4591L]** Son of Late Chandra Jeet Purakayastha, by faith Hindu, by occupation- Business Resident of 3/19 SEPCE Township, B-Zone Durgapur-05 P.S.- Durgapur, District:-Burdwan **4. Smt Ratna Saha [PAN-AJEPS1057Q]** Wife of Sri Madhusudan Saha by faith Hindu, by occupation- Business Resident of M-3/3, Ramkrishnapally, Gurudwara Road Durgapur-13 P.S.- Durgapur District:-Burdwan hereinafter called the PURCHASER. which expression shall unless the context otherwise required include their heirs, successors and representatives of the PURCHASER.

*Ratna Saha*

WHEREAS the said Vendors are absolutely seized and possessed of all the piece and parcel of PUKUR PARH 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 Kobalas and their name duly has been recorded in LRROR.

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, ceasing and possessing the same as absolute owner which having unfettered power and authority to convey the schedule below property.

AND WHEREAS the vendor(s) are urgent need of money and as such the vendors agreed to dispose the schedule mentioned property by way of sale.

AND WHEREAS the purchaser who are in search of such plot for INDUSTRIAL purpose hereby expressing their intention to buy out the same agreed with the vendors for absolute sale to them of the schedule below land at price of Rs. 9,09,000/- (Nine Lacs Nine Thousand) only which already paid as such the vendors do hereby confirm regarding receipt of sale consideration by putting their signature in this deed.

*Handwritten signature*

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 VENDOR shall keep the PURCHASER 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 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 VENDORS or by any person, or persons claiming from, under or in trust of their.

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-judic of any court or been notified for any kinds of requisition and vendor sale 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 his name (s) recorded in the records of B.L. & L.R.O. Kanksa during settlement and to mutate his name into the Rent Roll of Govt., of West Bengal, Electricity and Water 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 his purchased scheduled plot and building to his free choice.

## SCHEDULE

ALL the land situated within Mouza – Bamunara, J.L. No. 58, P.S. Kanksa,  
Dist : Burdwan, comprising in Khatian No. 2696, 2697, 2698

R.S.Plot No.	L.R.Plot No.	Nature	Area
<u>853</u>	<u>641</u>	<u>Pukur Parh</u>	<u>100Decimal</u>

The Proposed Land used for Industrial Purpose.

Butted and Bounded –


NORTH - 40 Ft wide Road (Kacha)

SOUTH - Rest part of R.S. Plot No. 853

EAST - Rest part of R.S. Plot No. 853 & R S Plot No.852

WEST - R.S. Plot No. 842/4937,846,847,850, 854

Sold area delineated in red mark on the Sketched annexed hereto the  
Sketched is a part and parcel of this deed.

 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) (B) 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 17<sup>th</sup> day of March, 2011 in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

**WITNESSES:**

1) *ଅକ୍ଷୟ ଚନ୍ଦ୍ର ମହାନ୍ତି*  
*ଅକ୍ଷୟ ଚନ୍ଦ୍ର ମହାନ୍ତି*  
*ସା. ଉ. ଶା. ଶା. ଶା. ଶା.*

*Pravin Gargy*  
*Youngster lawyer for self and*  
*Constituted Power of attorney of*  
*Sri Pushkar Gargy*

2) *Pranab Goswami*  
*S/o Late Gopi balne Goswami*  
*vill- Bamunara.*

**SIGNATURE OF THE VENDORS**

Drafted by me & 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.

*Pranab Goswami*  
*vill- Bamunara.*  
*A. D. S. R. obilee*  
*L. No - D. P. R - 41*

Computerized by me

*Biswajit Mueherjee*  
*Soinagar Pally, Berachity,*  
*Durgapur - 13.*



বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যয়িত হইল।

দশ আঙ্গুলের টিপ ছাপ



Pankaj Mukherjee

বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যয়িত হইল।

দশ আঙ্গুলের টিপ ছাপ



Malaya Mukherjee

বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যয়িত হইল।

A.P.  
দশ আঙ্গুলের টিপ ছাপ



Anup Prakashgupta

বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যয়িত হইল।

R.S.  
দশ আঙ্গুলের টিপ ছাপ



Ratna Saha



বাম হাত					
	বৃদ্ধাসুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

*Mussum Choudhury*

বাম হাত					
	বৃদ্ধাসুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

*Yogendra Kumar*

বাম হাত					
	বৃদ্ধাসুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

বাম হাত					
	বৃদ্ধাসুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



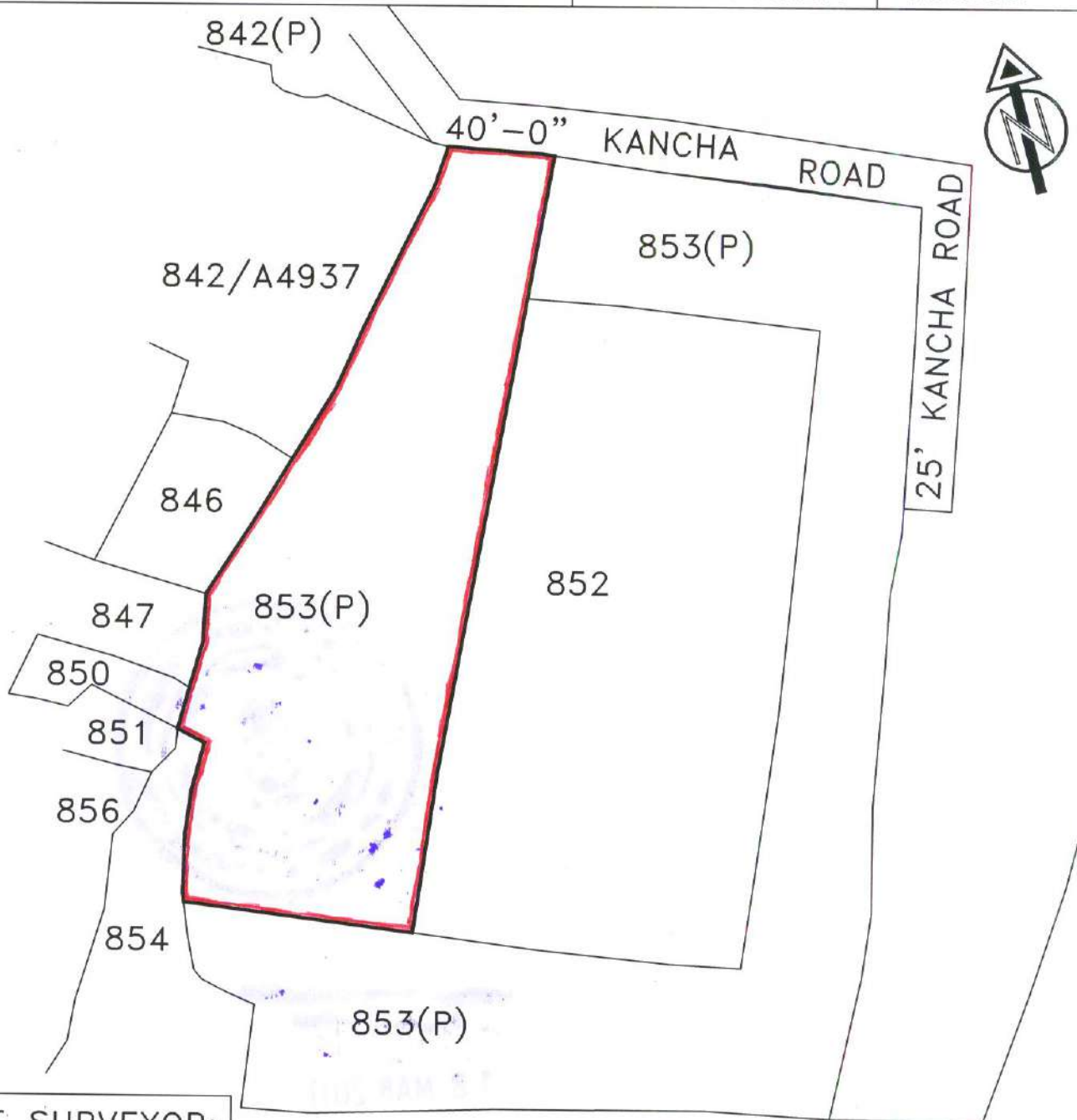
উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

MOUZA : BAMUNARA, J.L. NO.- 58,  
KHATIAN NO. - 2696, 2697, 2698,  
P.S.- KANKSA, DIST.- BURDWAN

PLOT NO.:		AREA
R.S.	L.R.	IN DEC.
853	641	100.00
TOTAL AREA		100.00

SOLD AREA : 100.00 DECIMAL 

PURCHASER NAME :



SING. OF SURVEYOR:

ABHIJIT DATTA (B. Arch, A.I.V, R.E.M.A.)  
(Registered Architect & Valuer)  
C. A. No.- 27188/2001-02  
Enlisted Architect Under  
D.M.C. Lic. No.- DMC/BPD/43 of .....  
Sign.....Dt. ....

*Kurum Chary  
You must have got for self  
and constituted Power of attorney  
of Sri. Puskharaj*





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

Endorsement For Deed Number : I - 02082 of 2011  
(Serial No. 02150 of 2011)

On

Payment of Fees:

On 18/03/2011

**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. 36758/-, on 18/03/2011

( Under Article : A(1) = 36751/- ,E = 7/- on 18/03/2011 )

**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.-3341520/-

Certified that the required stamp duty of this document is Rs.- 200501 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 48510/- is paid, by the Bankers cheque number 322982, Bankers Cheque Date 17/03/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/03/2011
2. Rs. 49000/- is paid, by the Bankers cheque number 322988, Bankers Cheque Date 17/03/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/03/2011
3. Rs. 49000/- is paid, by the Bankers cheque number 322986, Bankers Cheque Date 17/03/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/03/2011
4. Rs. 49000/- is paid, by the Bankers cheque number 322979, Bankers Cheque Date 17/03/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/03/2011

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

Presented for registration at 13.07 hrs on :18/03/2011, at the Office of the A. D. S. R. DURGAPUR by Kusum Garg , one of the Executants.

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

Execution is admitted on 18/03/2011 by



*Annab Basu*  
Additional District Sub-Registrar  
Durgapur, Burdwan

18 MAR 2011 (Annab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

**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. 02150 / 2011, Deed No. (Book - I , 02082/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Kusum Garg	<i>Kusum Garg</i> 18.3.11

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kusum Garg Address -D. N.-58, Sastri Avenue, Bidhannagar, , DURGAPUR MC, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713212	Self		 LTI	<i>Kusum Garg</i>
			18/03/2011	18/03/2011	
2	Yogesh Kumar Garg Address -D. N.-58, Sastri Avenue, Bidhannagar, , DURGAPUR MC, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713212	Self and as Attorney		 LTI	<i>Yogesh Kumar Garg</i>
			18/03/2011	18/03/2011	

**Name of Identifier of above Person(s)**

Imdadul Haque  
, Village:Arati, Thana:-Faridpur, District:-Burdwan,  
WEST BENGAL, India, P.O. :-

**Signature of Identifier with Date**

*Imdadul Haque*  
18/3/2011



*Arnab Basu*  
**Additional District Sub-Registrar**  
**DURGAPUR**

(Arnab Basu)

**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 - 02082 of 2011**

**(Serial No. 02150 of 2011)**

1. Kusum Garg, wife of Yougesh Kumar Garg , D. N.-58, Sastri Avenue, Bidhannagar, , DURGAPUR MC, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713212 , By Caste Hindu, By Profession : House wife

2. Yougesh Kumar Garg, son of Late Bhagwat Prasad Garg , D. N.-58, Sastri Avenue, Bidhannagar, , DURGAPUR MC, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713212 , By Caste Hindu, By Profession : Business

Identified By Sk. Imdadul Haque, son of Alimuddin Sk., , Village:Arati, Thana:-Faridpur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Others.

**Executed by Attorney**

Execution by

1. Yougesh Kumar Garg, son of Late Bhagwat Prasad Garg , D. N.-58, Sastri Avenue, Bidhannagar, , DURGAPUR MC, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713212 By Caste Hindu By Profession: Business,as the constituted attorney of Pushkar Garg is admitted by him.

Identified By Sk. Imdadul Haque, son of Alimuddin Sk., , Village:Arati, Thana:-Faridpur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Others.

( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR



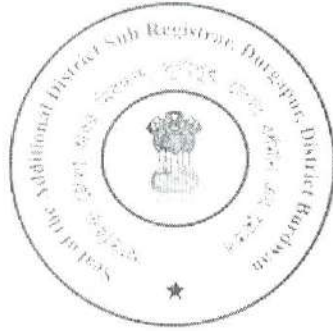
*(Signature)*  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR

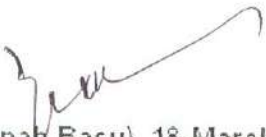
18 MAR 2011 ( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 365 to 378  
being No 02082 for the year 2011.



  
(Arnab Basu) 18-March-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR  
Office of the A. D. S. R. DURGAPUR  
West Bengal