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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 011209

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the document.

7030000

Stamp 5000

DD 487120

492000

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E-7

D. S. S. J.

BURDWAN

06 SEP 2011

(Ref : Query No.007483/2011)

DEED OF SALE

Value of Rs. 58,59,600/-

(Assessed Market Value of Rs. 70,30,000/-)

In the Dist. of Burdwan, P.S. Durgapur
within Mouza Bhiringi, R.S. Plot No. 5/2833,
under R.S. Khatian No. 56 corresponding to
L.R. Plot No. 89 under L.R. Khatian No. 9005,
Area 14 Cottahs of land with tile roofed house

Sanjaykr unol

Contd...p/2

Sl. No. 229 Date 25/8/11 Value Rs. 500

Purchaser's Name Divya Distributors

Address 17, Olive Road, Kolkata - 1

Purchased from Asansol Treasury on Stamp Vendor Sri Joy Prakash Shaw 24 AUG 2011

(Sri Joy Prakash Shaw)
A.D.S.R. Office: Asansol
Dist. Burdwan (W.B.)
Licence No. 3/89



[Signature]
D. S. R. O.
BURDWAN
06 SEP 2011

-:2:-

Sanjoy Kumar Ghose

THIS DEED OF SALE is made on this the 6th day of September, 2011, By and BETWEEN :-

Sri Sanjoy Kumar Ghose son of late Sunil Kumar Ghose, by faith Hindu, by occupation Business, PAN-AHYPG1225E, by citizenship Indian, resident of Benachity, Durgapur-13, P.S. Durgapur, Sub-Division & Addl. Dist. Sub-Registry office Durgapur, Dist. Burdwan, hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the context include each of his heirs, legal representatives and assigns) of the FIRST PART.

AND

In favour of "DIVYA DISTRIBUTORS", a Partnership firm having it's office at 10, Clive Row, Second Floor, Room No. 206/4, Kolkata-700001 in the state of West Bengal, PAN-AAGFD0964J. represented by it's Partners 1) Sri Surendra Kumar Sharma son of late Chhagan Lal Sharma, by faith Hindu, by occupation Business, by citizenship Indian, resident of 4A, Heritage Mayfair, 3 Mayfair Road, Kolkata-700019, in the state of West Bengal, 2) Sri Devendra Agarwal son of Sri Durga Prasad Agarwal, by faith Hindu, by occupation Business, by citizenship Indian, resident of Flat No. 5B, Fourth Floor, 170,

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CP
B. B. R.-J
BURDWAN
06 SEP 2011

Block-'B' Bangur Avenue, Kolkata-700055, in the state of West Bengal, 3) Sri Anurag Dokania son of Sri Suresh Kumar Dokania, by faith Hindu, by occupation Business, by citizenship Indian, resident of Dokania Bhavan, Matkuria, Bank More, Dhanbad, P.S. Dhanbad, Sub-Division & Dist. Dhanbad in the state of Jharkhand hereinafter called the Purchaser (which expression shall include it's successors, assigns and representatives unless contrary to or repugnant to the context) of the SECOND PART.

WHEREAS one Sri Sujib Lochan Ghosh son of late Rasamoy Ghosh of Benachity, Durgapur-13, P.S. Durgapur, Dist. Burdwan sold and transferred the land measuring 14 (Fourteen) Cottahs equivalent to 23.1 (Twenty three point one) decimals with house on R.S. Plot No. 5/2833 (Five bata two thousand eight hundred thirty three) under R.S. Khatian No. 56 (Fifty six) corresponding to L.R. Plot No. 89 (Eighty nine) under L.R. Khatian No. 9005 (Nine thousand five) within Mouza Bhiringi, P.S. Durgapur, Dist. Burdwan to the vendor Sri Sanjoy Kumar Ghose by two nos. of registered deed of sale being no. 1764 and 1767 of Book No. 1 for the year 2011 of Addl. Dist. Sub-Registry office Durgapur.

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M. S. R. I
BURDWAN

06 SEP 2011

-:4:-

Sanjoy Kumar Choudhary

AND WHEREAS by virtue of such purchase the vendor has become absolute owner of the land measuring 14 (Fourteen) Cottahs equivalent to 23.1 (Twenty three point one) decimals with house in the above noted plot morefully mentioned in the schedule below and since the date of such purchase the vendor has been owning and possessing the same peacefully and uninterruptedly.

AND WHEREAS the vendor is absolute owner of the land measuring 14 (Fourteen) Cottahs equivalent to 23.1 (Twenty three point one) decimals with house in the above noted plot morefully mentioned in the schedule below which is free from all encumbrances.

AND WHEREAS the vendor has decided and declared to sell the land with house mentioned in the schedule below which is free from all encumbrances.

AND WHEREAS the vendor accordingly proposed to sell the land measuring 14 (Fourteen) Cottahs equivalent to 23.1 (Twenty three point one) decimals with house in the above noted plot morefully mentioned in the schedule below at a consideration of Rs. 58,59,600/- (Rupees fifty eight lac fifty nine thousand six hundred) only free from all encumbrances.

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-:5:-

Sanjay K. Khosla

AND WHEREAS the purchaser has offered to purchase the same at the consideration of Rs. 58,59,600/- (Rupees fifty eight lac fifty nine thousand six hundred) only and the vendor has accepted the said offer of the purchaser and has agreed to sell the said property mentioned in the schedule below to the purchaser free from all encumbrances.

AND WHEREAS towards the said transaction the purchaser has paid Rs. 58,59,600/- (Rupees fifty eight lac fifty nine thousand six hundred) only to the vendor as per the memo of consideration below.

AND WHEREAS the vendor has received the said sum of Rs. 58,59,600/- (Rupees fifty eight lac fifty nine thousand six hundred) only from the purchaser.

AND WHEREAS the purchaser requested the vendor to execute and register the sale deed in favour of purchaser.

AND WHEREAS the vendor has agreed with the said proposal of the purchaser being executed and registered the sale deed.

NOW THIS DEED WITNESSETH AS FOLLOWS :-

That in pursuance of the said contract and in consideration of sum of Rs. 58,59,600/- (Rupees fifty eight lac

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06 SEP 2011

-:6:-

Sanjay Kumar Gokhale

fifty nine thousand six hundred) only paid by the purchaser to the vendor as per the memo of consideration below, in receipt whereof the vendor do hereby admit and acknowledge the said sum of Rs. 58,59,600/- (Rupees fifty eight lac fifty nine thousand six hundred) only from the purchaser, the vendor doth hereby sell, grant, convey and transfer unto the purchaser all the property described in the schedule hereunder and delivered possession of the schedule mentioned property unto the purchaser free from all encumbrances together with all the right, title, interest and easement and privileges and all common and absolute enjoyment and right the vendor have/had and so long enjoyed and also of all areas TO HAVE AND TO HOLD the hereditaments hereby sold, granted and conveyed unto and to the use of the said purchaser, it's successors-in-office, executors, administrators, representatives and assigns for ever AND that vendor doth hereby for himself, his heirs, successors, executors, administrators and assigns covenant with the said purchaser and declare that he is seized and possessed of and has not in any way encumbered the schedule mentioned property conveyed by this deed of sale and that the said purchaser, it's successors, executors, administrators and

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Handwritten signature

D. B. Das
BURDWAN

06 SEP 2011

-.7:-

Sanjay Kumar Khose

assigns shall and may at all times peaceably and quietly possess and enjoy the said property and receive rents and profits thereof without any interruption, claim or demand whatsoever from or by the said vendor or any person/persons lawfully or equitably claiming from under or in trust for him and that the purchaser is at liberty to construct new building and to use and enjoy the property mentioned in the schedule below according to the purchaser's choice and preference and that the said vendor will be at liberty to come at the request and cost of the purchaser it's heirs, successors, executors administrators or assigns do or execute or caused to be done or executed all such acts, deeds, and things and to swear affidavit/affidavits and to appear personally or through authorised person/persons for further and for more perfectly assuring the title of the purchaser in respect of the property mentioned in the schedule below and also for mutation of the said property or any part thereof in favour of the purchaser that may be reasonably required.

It is specifically promised unto the purchaser by the vendor that if for the purpose of mutation of the property mentioned in the schedule below in the name of the purchaser before the B.L. & L.R.O. Durgapur the presence of the vendor is

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-:8:-

Sanjay Kumar Khosla

necessary and required affidavits, the vendor shall be present and will swear affidavit/affidavits in favour of the purchaser before the authority concerned.

AND WHEREAS it is also specifically mentioned that the purchaser will mutate it's name in the record of Durgapur Municipal Corporation in respect of the land and house mentioned in the schedule below and the purchaser will pay the municipal tax for the property morefully mentioned in the schedule below.

Be it further covenanted that the purchaser it's heirs, successors, administrators or assigns shall enjoy the property mentioned in the schedule below with all right, title, interest of the vendor according to choice, preference and necessity of the purchaser including all sorts of transferring right by way of sale, gift, lease, mortgage, exchange, creating tenancy, raising all sorts of house by purchaser towards the conveyed property and to pay tax/taxes to the State Government, Municipal Corporation/ Authorities in the name of the purchaser and to get receipt therefore from the day of sale, rent payable to the Government of West Bengal through the B.L. & L.R.O. Durgapur.

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D. K. Das
BURDWAN

06 SEP 2011

Sanyogho Khose

-.9:-

SCHEDULE OF THE PROPERTY
(Above referred to)

In the Dist. of Burdwan, Police Station Durgapur, Sub-Division & Addl. Dist. Sub-Registry Office Durgapur, J.L.No. 68, Mouza Bhiringi, R.S. Khatian No. 56 (Fifty six), L.R. Khatian No. 9005 (Nine thousand five),

R.S. Plot No. 5/2833. (Five bata two thousand eight hundred thirty three) corresponding to L.R. Plot No. 89 (Eighty nine), measuring 14 (Fourteen) Cottahs equivalent to 23.1 (Twenty three point one) decimals of land with tile roofed house with all easements rights etc. is hereby sold.

Butted and bounded by :-

On the North : 30'-0 wide Road.

On the South : Property on R.S. Plot No. 8.

On the East : Property on R.S. Plot No. 5 & 2834.

On the West : Property on R.S. Plot No. 5/2833 (Part).

Covered Area : 300 (Three hundred) sft.

The sold property is shown in RED border line in the annexed plan which will form a part of this deed.

Proposed Use:- Land-Bastu, House-Residential.

The annual proportionate rent of the same is payable to the Government of West Bengal through B.L. & L.R.O. Durgapur.

Contd... p/10



(Signature)
D.P.R.V.
BURDWAN
06 SEP 2011

Memo of Consideration :-

Demand Draft No. 079677 dated 05.09.2011 issued by State Bank of India Biplabi Rash Bihari Basu Road Kolkata Branch for Rs. 58,59,600/- (Rupees fifty eight lac fifty nine thousand six hundred) only.

In witness whereof the vendor put his signature unto these presents day month and year mentioned at outset.

Witnessess :-

1. *Sudesh K. Ghose*
Benacholy DGP-13

2. *Sanjay M. Ghose*
Sanjay M. Ghose
Sanjay M. Ghose
Sanjay M. Ghose

Sanjay M. Ghose
Signature of the vendor.

Drafted and prepared by me and printed in my office, read over & explained by me to the vendor.

Majibur Rahaman
(Majibur Rahaman)
Deed Writer, Licence No. 23,
of A.D.S.R office Asansol.

Note : Two sheets containing finger prints and photographs duly attested by the party concerned is annexed hereto.

Sanjay M. Ghose




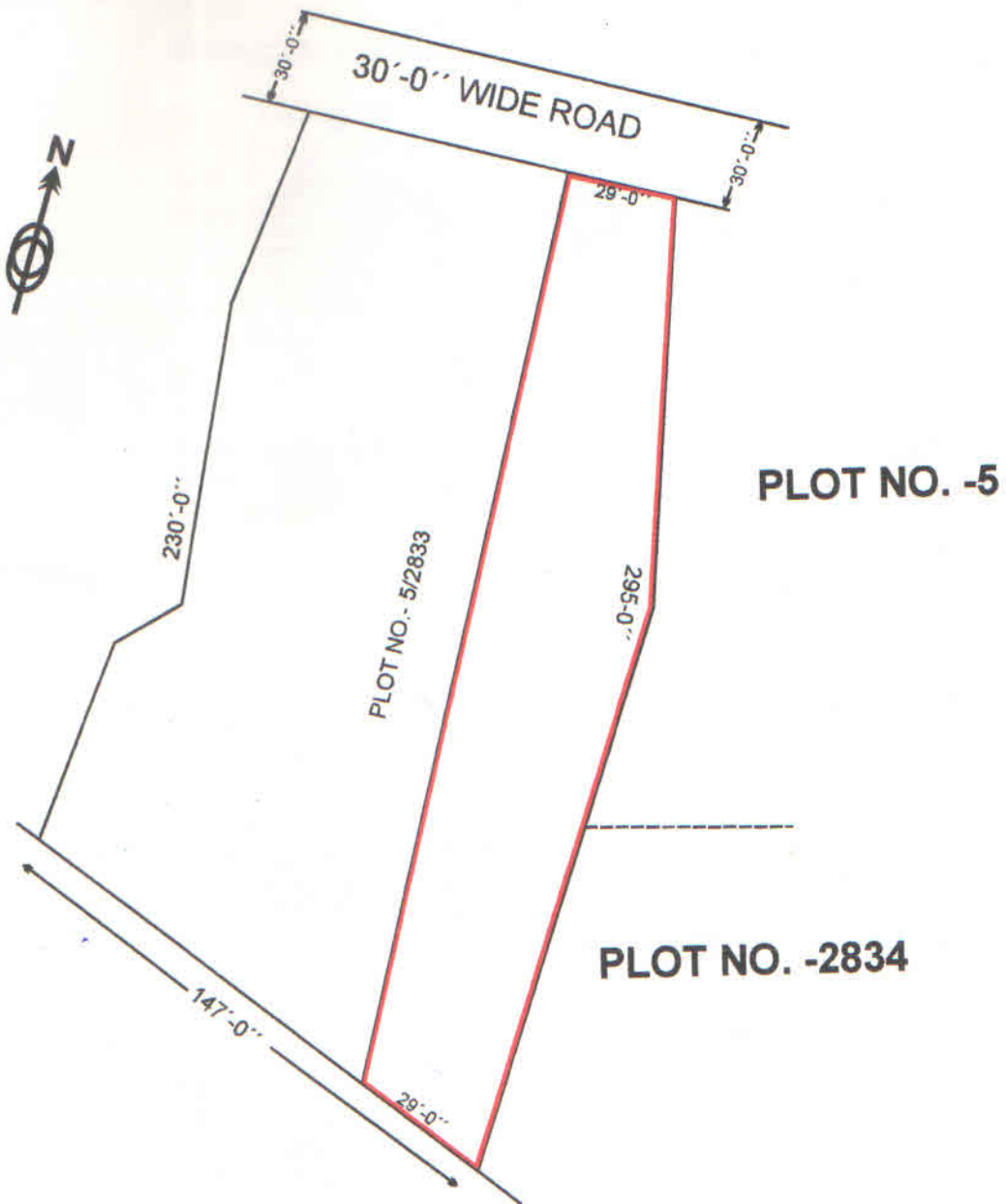

D. S. R. S.
BURDWAN
06 SEP 2011

...OWING THE LAND MEASURING 14 COTTAHS WITH TILE ROOFED HOUSE ON R. S.
...O. - 5/2833 UNDER R.S. KHATIAN NO- 56 CORRESPONDING TO L. R. PLOT NO.- 89
...R L. R. KHATIAN NO.- 9005 WITHIN MOUZA - BHIRINGI, P.S. - DURGAPUR, DIST-
...DWAN..

SOLD BY :- SRI SANJOY KUMAR GHOSE SON OF LATE SUNIL KUMAR GHOSE OF BENACHITI
DURGAPUR -13, DIST-BURDWAN..

SOLD TO :- "DIVYA DISTRIBUTORS", OFFICE 10, CLIVE ROW, 2ND FLOOR, ROOM NO.-206/4
KLOKATA-700001

SOLD AREA RED BORDER THUS 



Sanjoy Kumar Ghose
SIGNATURE OF THE VENDOR

NO. 14 CONTAINS WITH THE ROOFED HOUSE ON R. 2
CORRESPONDING TO L. R. PLOT NO. 58
BANGALURU DIST.

CHIEF OF THE DISTRICT

ROOM NO. 2ND FLOOR, ROOM NO. 10



PLOT NO. 5

A handwritten signature in blue ink, appearing to be "D. R. R."

D. R. R.
BURDWAN

06 SEP 2011

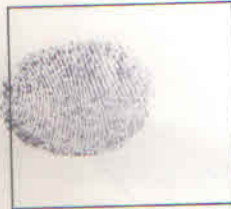
2011/09/06

Photograph



Thumb

Left Hand

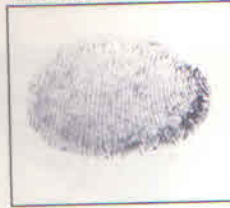


Little finger to fore finger



Thumb

Right Hand



Fore finger to little finger



Finger prints attested by me : Sugendra Kumar Sharma

Photograph



Anurag Dolawia

Thumb

Left Hand



Little finger to fore finger



Thumb

Right Hand



Fore finger to little finger



Finger prints attested by me : Anurag Dolawia

Photograph



Devendra Agarwal

Thumb

Left Hand



Little finger to fore finger



Thumb

Right Hand



Fore finger to little finger



Finger prints attested by me : Devendra Agarwal



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D. F. I. S.
BURDWAB

06 SEP 2011



Photograph



Thumb

Little finger to fore finger

Left Hand



Thumb

Fore finger to little finger

Right Hand



Finger prints attested by me :

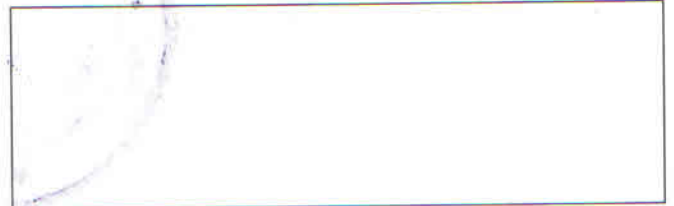
Sanjay Mahale

Photograph

Thumb

Little finger to fore finger

Left Hand



Thumb

Fore finger to little finger

Right Hand



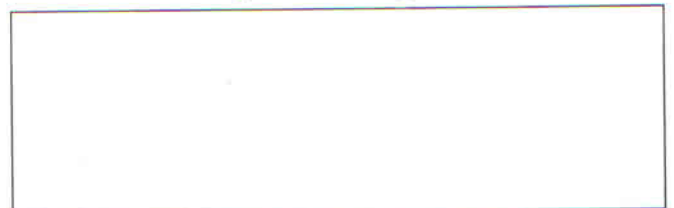
Finger prints attested by me :

Photograph

Thumb

Little finger to fore finger

Left Hand



Thumb

Fore finger to little finger

Right Hand



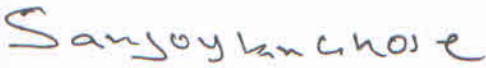
Finger prints attested by me :





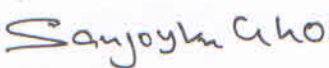
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D. S. M. S.
BURDWAN
06 SEP 2011

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the D. S. R.-I BURDWAN, District- Burdwan
 Signature / LTI Sheet of Serial No. 03763 / 2011, Deed No. (Book - I , 04217/2011)
 Signature of the Presentant

Name of the Presentant	Signature with date
Sanjoy Kumar Ghose	 6/9/2011


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sanjoy Kumar Ghose. Address -Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur	Self	 06/09/2011	 LTI 06/09/2011	


Name of Identifier of above Person(s)

Sucharita Ghose
 Benachity, Dgp-13, , Thana:-Durgapur,
 District:-Burdwan, WEST BENGAL, India, P.O.

Signature of Identifier with Date


 6/9/11




 (Sujan kumar Maity)
 DISTRICT SUB-REGISTRAR-I
 Office of the D. S. R.-I BURDWAN



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D. U. R. O
BURDWAN
06 SEP 2011



Government Of West Bengal
Office Of the D. S. R.-I BURDWAN
District:-Burdwan

Endorsement For Deed Number : I - 04217 of 2011
(Serial No. 03763 of 2011)

On

Payment of Fees:

On 06/09/2011

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 : 23,4 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. 77358/-, on 06/09/2011

(Under Article : A(1) = 77319/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 06/09/2011)

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.-7030000/-

Certified that the required stamp duty of this document is Rs.- 492110 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 487120/- is paid, by the draft number 079664, Draft Date 05/09/2011, Bank Name State Bank of India. BIPLABI R B BASU RD, received on 06/09/2011

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

Presented for registration at 13.58 hrs on :06/09/2011, at the Office of the D. S. R.-I BURDWAN by Sanjoy Kumar Ghose ,Executant.

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

Execution is admitted on 06/09/2011 by

1. Sanjoy Kumar Ghose, son of Late Sunil Kumar Ghose , Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur , By Caste Hindu, By Profession : Business
Identified By Sucharita Ghose, wife of Sanjoy Kr. Ghose, Benachity, Dgp-13, , Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.



(Sujan kumar Maity)
DISTRICT SUB-REGISTRAR-I

(Sujan kumar Maity)
DISTRICT SUB-REGISTRAR-I



[Handwritten signature]
D. B. R. I
BURDWAN
06 SEP 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 339 to 355
being No 04217 for the year 2011.



(Sujan Kumar Maity) 06-September-2011
DISTRICT SUB-REGISTRAR-I
Office of the D. S. R.-I BURDWAN
West Bengal