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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

966149

Verified that the Document is
admitted to Registration to the
signature sheet of the endorsement
sheet with attached are to the
part of the document

Additional District Sub-Registrar
Raniganj Burdwan

22 DEC 2010

Dilip Kumar Roy
DILIP KUMAR ROY
As Constituted P.W. of Attorney
of Anupam Vinayog Pvt. Ltd.

DEED OF SALE

DEED OF SALE :: Mouza Andal (Under Andal Gram Panchayat), P.S. Andal, Sale Value :
Rs. 2,40,000/-, Assessed Market Value : Rs. 3,31,680/-, Area : 4 Cottah.

THIS DEED OF SALE is made on this the 22nd day of December, 2010 (TWO
THOUSAND TEN); - BY -

St.No. 2256 Date 20/12/10
Sold to Niva Chatterjee
Address Sonapur
Value of Stamp 5000/-
Date of Purchase of the Stamp
Paper from Treasury
Name of the Treasury from Where
Purchase:- Durgapur

20 DEC 2010

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-16
Licence No-1193



Additional District Sub-Registrar
Raniganj Burdwan
22 DEC 2010

Sushanta Chatterjee
s/o Kanchan Chatterjee
vill + PO - Sonapur
P.S. Pandaveswar
Dist. Burdwan
Pin- 713378

Dilip Kumar Roy
DILIP KUMAR ROY
As Constituted Power of Attorney
of Anupam Viniyog Pvt. Ltd.

-:: 2 ::-

ANUPAM VINIYOG PRIVATE LIMITED, a Company registered under Indian Companies Act, 1956, having its Regd. Office situated at 13, No. Royed Street, 3rd floor, Kolkata-700 01, represented by its Director **MR. PRADIP KUMAR KARAR**, Son of Late N.C. Karar, by faith Hindu, Nationality Indian, by Occupation Business, a resident of 1 No. Cook Burn Lane, 3rd floor, Kolkata-700 016, duly represented by its Lawful Constituted Attorney **SRI DILIP KUMAR ROY**, Son of Late Sanat Kumar Roy, (by virtue of a Regd. General Power of Attorney being No. IV-5749 for the year 2007 (dtd. 16/10/2007) of A.D.S.R. Office Raniganj, Dist. Burdwan), by faith Hindu, Nationality Indian, by Occupation Business, a resident of 166T/1, Raipur Road, P.O. & P.S. Jadavpur, Kolkata-700 047, Dist. 24 Parganas (S), herein-after called the "**SELLER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, successors, successors-in-office and assigns) of the **ONE PART**;

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

SMT. NIVA CHATTERJEE, Wife of Sri Kanchan Chatterjee, by faith Hindu, Nationality Indian, by Occupation Housewife, a resident of Vill. & P.O. Sonapur, P.S. Pandaveswar, A.D.S.R. Office Raniganj, Sub-division Durgapur, Dist. Burdwan (W.B), herein-after called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, successors, executors, assigns, administrators and legal representatives) of the **OTHER PART**;

WHEREAS the properties described in the Schedule below and herein-after referred to as the said property is owned and possessed by the Seller who is the absolute owner of the same.

AND WHEREAS Seller purchased the schedule mentioned landed property alongwith other properties from its lawful owners Saraswati Rani Chatterjee & Others by virtue of a Regd. Deed of Sale being No. 3309 for the year 2007 of A.D.S.R. Office Raniganj for valuable consideration.

2.2 DEC 2010
Additional District Sub-Registrar
Raniganj Burdwan



Dilip Kumar Roy
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-: 3 :-

AND WHEREAS Seller also purchased the schedule mentioned landed property from its lawful owner Sri Tapan Chattopadhyay, Son of Late Adhar Chattopadhyay, by virtue of a Regd. Deed of Sale being No. 3466 for the year 2007 of A.D.S.R. Office Raniganj for valuable consideration.

AND WHEREAS by virtue of such purchase by two separate Regd. Deed of Sale as above mentioned, the Seller became the sole and absolute owner and possessor of the schedule mentioned landed property alongwith other properties.

AND WHEREAS accordingly the Seller is now absolutely seized and possessed of and is otherwise well and sufficiently entitled to the aforesaid lands, properties, hereditaments and appurtenances with all easement rights, attached thereto morefully described and mentioned in Schedule below and delineated in the Plan annexed hereto having had acquired the same in the manner aforesaid and in exclusive possession and the Seller have absolute right, full power and authority to sell the schedule mentioned property free from all encumbrances.

AND WHEREAS the Seller abovenamed is in urgent need of money to defray its expenses as also to meet other lawful necessities has decided and announced to sell the aforesaid property, which is more clearly mentioned in Schedule below free from all encumbrances at the price of Rs. 2,40,000/- (Rupees Two Lac forty thousand) only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

AND WHEREAS the Purchaser accepted the said offer announced by the Seller and has agreed to pay the said sum of Rs. 2,40,000/- (Rupees Two Lac forty thousand) only unto the Seller for purchasing the Schedule mentioned property.

Adhar

NOW THIS DEED WITNESSETH : That in consideration of the payment of the sum of Rs. 2,40,000/- (Rupees Two Lac forty thousand) only made by the Purchaser in Cash to the Seller, the whole of the aforesaid consideration money as the sale price of the Property (the receipt whereof the said Seller do hereby admit and acknowledge) and the



Additional District Sub-Registrar
Raniganj, Burdwan
22 DEC 2010

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-: 4 :-

Seller in its personal capacity do hereby convey, grant, transfer, and absolutely assign the Schedule mentioned land to the Purchaser free from all encumbrances, charges, claims and demands what-so-ever. **ALL THAT** vacant land more specifically mentioned in Schedule below and delineated in the Plan annexed hereto.

ANDALL the estate, right, title, interest, claim and demand what-so-ever together with all liberties, privileges, easements of the Seller in or to the property hereby conveyed and every part thereto **TO HOLD** the same unto and to the use of the Purchaser and her representatives absolutely.

AND the Seller and all persons claiming through or under the Seller do hereby further agree with the Purchaser at all times, hereafter and upon any reasonable request and at the costs of the Purchaser to do and execute all such lawful acts, deeds and things what-so-ever for further and more perfectly conveying and assuring the said property and every part thereof to the Purchaser and her representatives and placing her in possession of the same according to the true intent meaning of this deed.

AND the Seller do hereby also agree to save harmless and keep indemnified the Purchaser against all losses, damages, costs, and expenses which she may be sustained by reason of any claim being made by anybody whom-so-ever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the Seller do hereby further agree with the Purchaser and declare that he has not done or been party to any act, whereby the Seller is prevented from conveying or assigning the said property.

Witness
AND the Seller do hereby further agree with the Purchaser and declare that the Purchaser shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as an absolute owner as her own chattel in any manner as she may like or find necessary from generation to generation without any disturbance of the Seller or its heirs, executors and legal representatives, and have every right to sell, alienate, lease, gift, mortgage etc. to any person or authority.



Additional District Sub-Registrar
Raniganj Burdwan

22 DEC 2010 . .

Roy
Dilip Kumar Roy
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As Constituted Power of Attorney
of Anupam Vinayak Pvt. Ltd

-:: 5 ::-

AND the Seller do hereby give its consent and approval for recording the name of the Purchaser in the Landlord's Sherista and in the Gram Panchayat and shall help the Purchaser in such recording and/or mutating of her name in such place or places and the Purchaser henceforth shall pay all rents and taxes to the Panchayat and to the Govt. Revenue Department.

S C H E D U L E

WITHIN the Dist. of Burdwan, Sub-division Durgapur, P.S. Andal, A.D.S.R. Office Raniganj, Mouza Andal, J.L. No. 52, all that piece and parcel of land, hereditaments and appurtenances with all easement rights attached thereto, appertaining to **Khatian Nos. 757 (Seven hundred fifty seven), 1248 (One thousand two hundred forty eight), 1418 (One thousand four hundred eighteen), 1471 (One thousand four hundred seventy one), 2397 (Two thousand three hundred ninety seven), 2439 (Two thousand four hundred thirty nine), 2754 (Two thousand seven hundred fifty four), 2755 (Two thousand seven hundred fifty five) & 2781 (Two thousand seven hundred eighty one), bearing Plot No. 2702 (Two thousand seven hundred two)** of Baid land presently fit for Bastu, measuring an Area **4 (Four) Cottah** of Vacant land hereby sold, which is shown and delineated by **Red Border Line** and marked by **Sub-Plot No. 4 (Four)** in the Plan annexed hereto, which do form a Part of this deed. Rayat Dakhali Swatiya. The property hereby sold is butted and bounded as follows :-

 ON THE NORTH :: 25'ft. wide Kuchha Road.
ON THE SOUTH :: Plot No. 2702 (P).
ON THE EAST :: Plot No. 2702 (P).
ON THE WEST :: 20'ft. wide Kuchha Road.

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



Additional District Sub-Registrar
Raniganj Burdwan

22 DEC 2010 . .

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As Constituted Power of Attorney
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-:: 6 ::-

IN WITNESSES WHEREOF the Seller hereof has executed and signed these presents on the day, month and year written at the outset.

This Deed has been printed in 6 Pages and in Page No.1(A), Ten Fingers Print given by the Parties, being the part of this Deed.

WITNESSES :-

1. Sushanta Chatterjee
S/o Kanchan Chatterjee
vill + po - Sonapur
P.S. Pandareswar
Dist - Burdwan Pin-713378
- 2.

Dilip Kumar Roy

DILIP KUMAR ROY
As Constituted Power of Attorney
of Anupam Viniyog Pvt. Ltd.

(SIGNATURE OF THE SELLER).

Drafted and prepared by me
as per draft supplied by the parties :-

Manoj Chakraborty

Advocate. Sargapuri Court
Enrolment No. WB/340/2002

Computer Type & Printed by me :-

Saini Sew

Typist.
C.R. RANIGANJ.



Additional District Sub-Registrar
Raniganj Burdwan

12-2 DEC 2010

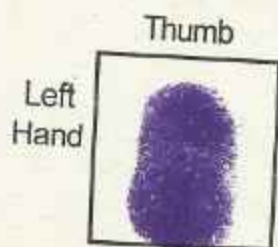


Dilip Kumar Roy

DILIP KUMAR ROY

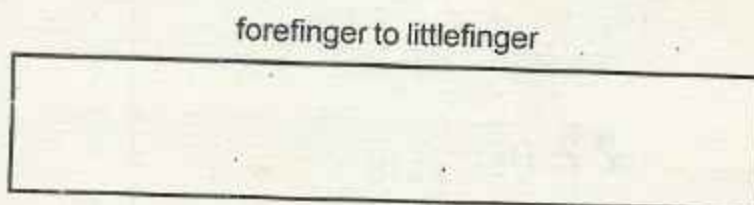
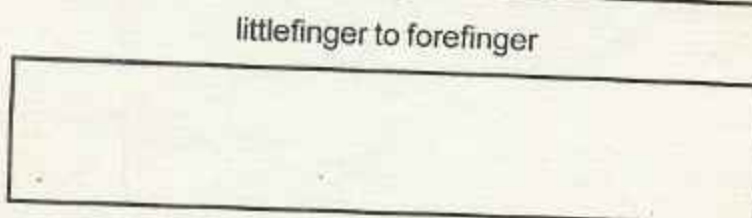
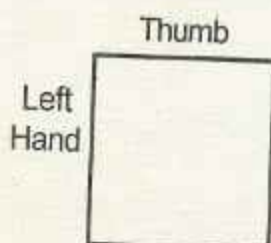
Finger Print & Photo attested by me :

Dilip Kumar Roy

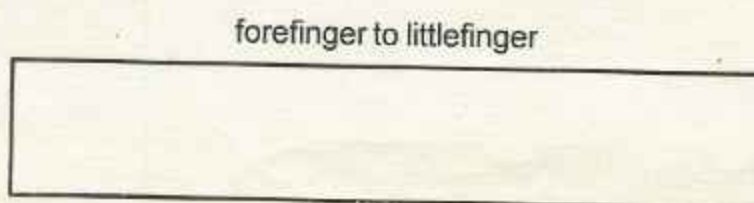
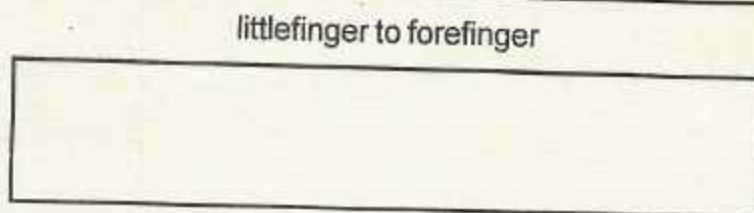
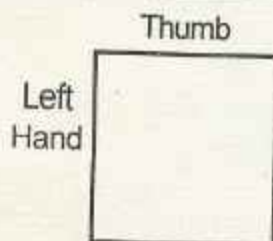


Nirja Chatterjee

Finger Print & Photo attested by me : *Nirja Chatterjee*



Finger Print & Photo attested by me :



Finger Print & Photo attested by me :

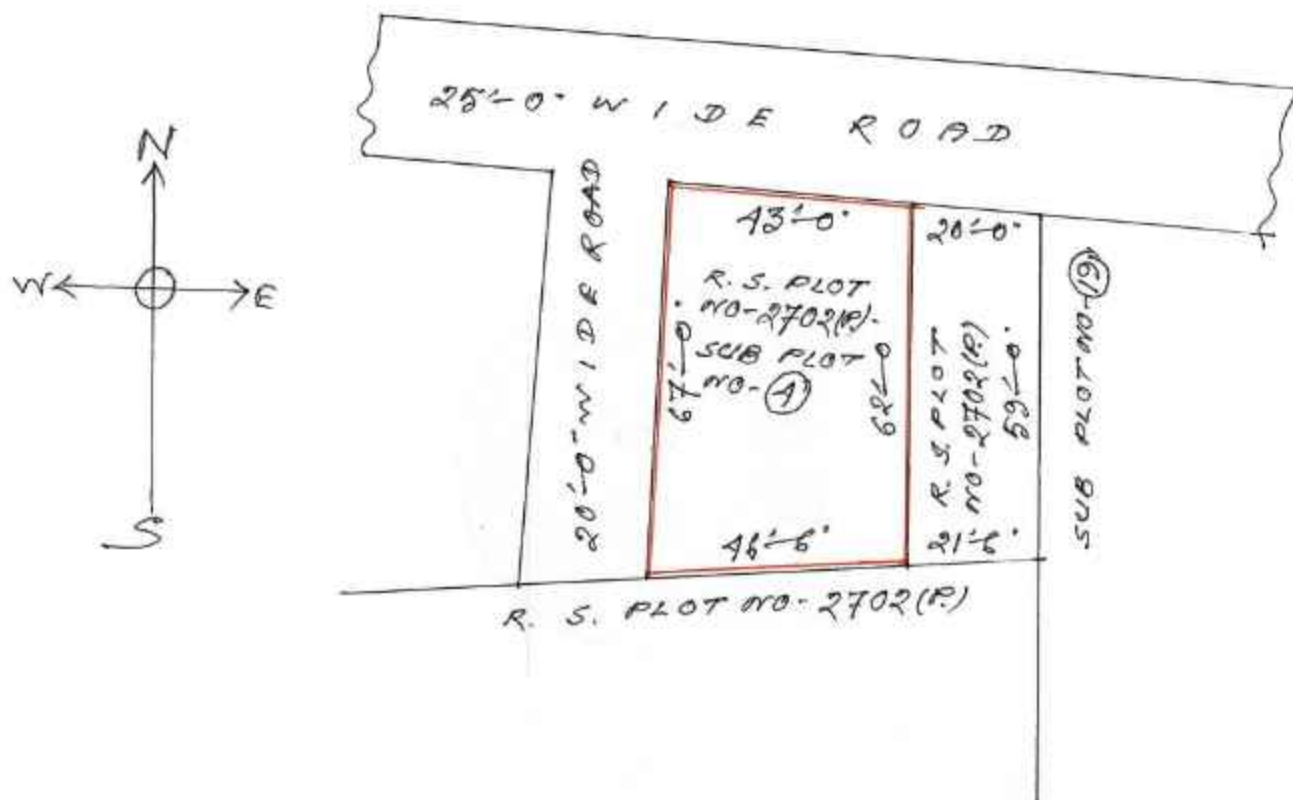
22 DEC 2010



Additional District Sub-Registrar
Raniganj Burdwan

22 DEC 2010

Sketch Map Showing Part of Mouza.-Andal. J.L.No-52. P.S.-Andal.
Dist.-Burdwan. R.S.Plot no-2702(Part). Sub Plot no-① in Area
04(Four)Katha of Area Red Bounded Mark. Scale 1"=33'-0"
The Land Sold to-Niva Chatterjee.



DRAWN BY SURVEYOR

Dis
 24/11/08

LAND SURVEYOR
 Pandu Chandra Das
 Certificate No. X-2490
 Vill-SRIKSHETINAPUR
 P.O.-Andal, Dist.-Burdwan.

Dilip Kumar Roy

DILIP KUMAR ROY
 As Constituted Power of Attorney
 of Anupam Vinayog Pvt. Ltd.,



Additional District Sub-Registrar
Raniganj Burdwan

22 DEC 2010

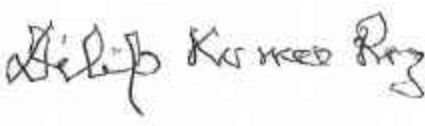
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. RANIGANJ, District- Burdwan

Signature / LTI Sheet of Serial No. 05685 / 2010, Deed No. (Book - I , 05748/2010)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Dilip Kumar Roy	 22/12/10

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Dilip Kumar Roy Address -166 T/1 Raipur Road, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Jadavpur Pin :-700047	Attorney		 LTI	
			22/12/2010	22/12/2010	

Name of Identifier of above Person(s)

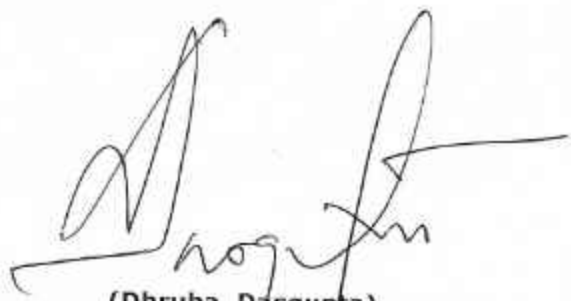
Sushanta Chatterjee
Sonepur, Thana:-Pandabeswar, District:-Burdwan,
WEST BENGAL, India, P.O. :-Sonepur

Signature of Identifier with Date

Sushanta Chatterjee

22/12/10




(Dhruva Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RANIGANJ
Additional District Sub-Registrar
Raniganj, Burdwan



Additional District Sub-Registrar
Raniganj Burdwan

22 DEC 2010



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

Endorsement For Deed Number : I - 05748 of 2010
(Serial No. 05685 of 2010)

On

Payment of Fees:

On 22/12/2010

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 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. 3641/-, on 22/12/2010

(Under Article : A(1) = 3641/- on 22/12/2010)

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.-331680/-

Certified that the required stamp duty of this document is Rs.- 16584 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 11584/- is paid, by the draft number 472711, Draft Date 21/12/2010, Bank Name State Bank of India, ANDAL, received on 22/12/2010

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

Presented for registration at 11.45 hrs on :22/12/2010, at the Office of the A. D. S. R. RANIGANJ by Dilip Kumar Roy ,Executant.

Executed by Attorney

Execution by

1. Dilip Kumar Roy, Representative of Director, Anupam Viniyog Pvt. Ltd., 13 No Royed Street , 3rd Floor, District:-Kolkata, WEST BENGAL, India, P.O. :-Kolkata Pin :-700001 , as the constituted attorney of Pradip Kumar Karar is admitted by him.

Identified By Sushanta Chatterjee, son of Kanchan Chatterjee, Sonepur, Thana:-Pandabeswar, District:-Burdwan, WEST BENGAL, India, P.O. :-Sonepur , By Caste: Hindu, By Profession: Others.



(Dhruva Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

Additional District Sub-Registrar
Raniganj Burdwan

22 DEC 2010



Additional District Sub-Registrar
Raniganj Burdwan

22 DEC 2010



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

Endorsement For Deed Number : I - 05748 of 2010
(Serial No. 05685 of 2010)

(Dhruba Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Dhruba Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR

22/12/2010 12:38:00

EndorsementPage 2 of 2

Additional District Sub-Registrar
Reniganj Burdwan

22 DEC 2010



Additional District Sub-Registrar
Raniganj Burdwan

22 DEC 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 795 to 807
being No 05748 for the year 2010.



(Dhruba Dasgupta) 22-December-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RANIGANJ
West Bengal

Additional District Sub-Registrar
Raniganj, Bardhaman

22 DEC 2010



Additional District Sub-Registrar
Raniganj Burdwan

22 DEC 2010