

245/17

I-302/17



पश्चिम बंगाल WEST BENGAL

C 487675

16/17

5-45

P.M

2-1612965/16

③

Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this documents
are part of the Document,

Additional District Sub-Registrar
BURDWAN

17 JAN 2017

कृते आईडीबीआई बैंक लि०
For IDBI BANK LTD.

Signature

प्राधिकृत अधिकारी
Authorized Officer

SALE CERTIFICATE

[Rule 9(6) For Immovable property]

THIS Sale Certificate MADE AND EXECUTED on this 16th
day of January' 2017 at Burdwan.

Contd..next page

Dipansu Ray
ss.

ক্রমিক নং ৬-১০০ তারিখ ২০.১২.১৭

ক্রেতার নাম M/S. Pannalal Murali

বাসস্থান Burdwan

মূল্য ৫০.০০০/-

বর্তমান ট্রেজারী হইতে খরিদ তারিখ
ডেডার - শ্রী লক্ষী নারায়ণ চক্রবর্তী
বর্তমান কোর্ট লাইসেন্স নং-৬/৭১-৭২

২০.১২.১৭



কৃতে আইডীবিআই বঁক লি.
For IDBI BANK LTD.

Dipankar Das
প্রাধিকৃত অধিকারী
Authorized Officer



37

কৃতে আইডীবিআই বঁক লি.
For IDBI BANK LTD.

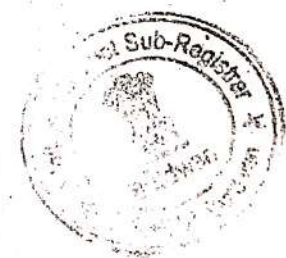
Dipankar Das
প্রাধিকৃত অধিকারী
Authorized Officer



38

Girish Kumar

Dipankar Das
S/o. *Kulip Das*
Village, Bagchi Para.
P.O. NEP, BKP.
Ved- 122



[Signature]

Additional District Sub-Registrar
BURDWAN

16 JAN 2017

कृते आईडीबीआई बैंक लि०
For IDBI BANK LTD.

Dipankar Das

प्राधिकृत अधिकारी
Authorized Officer

(Page No. : 2)

WHEREAS

The undersigned being the Authorized Officer of the IDBI Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No.54 of 2002) and in exercise of Powers conferred under Sub-section (13) of Rule 12 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of the **IDBI BANK LIMITED**, (PAN : **AABCI8842G**), a Company within the meaning of the Companies Act 1956 and also a banking company within the meaning of section 5(C) of the Banking Regulation Act, 1949, having its registered office at IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400005 and one of its zonal office at 44, Shakespeare Sarani, Kolkata- 700 017, represented through its Authorized Officer **Dipankar Das** son of Dwarindra Das, Deputy General Manager, by faith: Hindu, by occupation: Service, by nationality - Indian, as appointed by IDBI Bank Ltd. under the provisions of the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (hereinafter "SARFAESI Act") **in favour** of **M/S. PANNALAL MURARILAL**, (PAN **AAJFP2021P**) Borehat, Kalitala, P.O.- Nutanganj, P.S.- Burdwan, Dist-Burdwan, Pin-713102, W.B, represented

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कुते आईबीआई बैंक लि०
For IDBI BANK LTD.

Sipankar Das
प्राधिकृत अधिकारी
Authorized Officer

(Page No. : 3)

through its Partner **SRI GIRIDHARI AGARWAL** son of Roshanlal Agarwal, resident of Borehat, P.O. - Nutanganj, P.S. & District - Burdwan, the immovable property more fully mentioned in the schedule below, secured in favour of IDBI Bank Ltd., by Meditech Medical Limited having Regd. office at Goda, P.O - Lakurddi, P.S.- Burdwan, District, Burdwan, West Bengal-713104, in the state of West Bengal towards the financial facility of Term Loan of 235.00 Lakhs offered by IDBI Bank Ltd.

The undersigned acknowledge the receipt of Rs. 1,04,50,000/- (Rupees One crore four lakh and fifty thousand only), towards the Sale price in full and thereby handed over and/or delivered the possession of the scheduled property and Bank acknowledge all the liabilities for transfer the below mentioned schedule property through this sale certificate. The sale of the scheduled property was made free from all the charge and encumbrances known to the secured creditor on deposit of the money demanded by the undersigned.

: LIST OF ENCUMBRANCES :

The property is sold on "As is where is", "As is what is" & whatever there is basis" and "without recourse Basis".

All statutory liabilities/taxes/maintenance fee/ electricities /

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Dny
over

कुल्ले आईडीबीआई बैंक लि०
For IDBI BANK LTD.

Dipankar Das
अधिकृत अधिकारी
Authorized Officer

(Page No. : 4)

water charges etc. outstanding as on date and yet to fall due would be ascertained by the Purchaser and would be borne by the purchaser only.

THE FIRST SCHEDULE ABOVE REFERRED TO

**(Details of the said Immovable Properties so being
conveyed by these presents)**

Part - A

ALL THAT piece and parcels of **Bastu Land** situated at P.S. & District - Burdwan, **Mouza - Burdwan**, JL No. - 30, C.S. Khatian No. - 4103, **R.S. Plot No. 41**, **L.R. Plot No. 401**, Khatian No. - 10311 and 12134, bearing Holding No. - I of Kazirberh Mahalla within Cercle No. 20 and under the jurisdiction of Burdwan Municipality, upon which a two storied constructed pucca building standing thereon which covered area and Structures in the **Ground floor Measuring 3798 sq. ft or more or less 8.73 cents** and in the **First Floor Measuring - 3798 sq. ft AND** along with rest **19.27 cent Vacant land**, and the said property shown in the Red colour in the annexed sketch map attached herewith and the above mentioned property butted and bounded as follows :

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Shen.

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कृते आईडीबीआई बैंक लि०
For IDBI BANK LTD.

Dipankar Das
प्राधिकृत अधिकारी
Authorized Officer

(Page No. : 5)

BUTTED & BOUNDED BY :

On the North : By Main Road
On the South : By Wall
On the East : By Passage
On the West : By Road

THE SECOND SCHEDULE ABOVE REFERRED TO :

(Description of original title-deeds)

*Original Deed of Sale being No. 3730 & 3729, dated 28/05/1991
which is registered in the office of District Sub-Registrar at Burdwan.*

The Sale Value of the property is Rs. 1,04,50,000/- but Government Assessment Value of the property is Rs. 2,04,87,900/- hence the present deed has been prepared upon the stamp valued at Rs. 5,000/- and deficit stamp value and registration fees has been paid through e-challen.

The photos, finger prints, signatures of the parties are annexed herewith in separate sheets, which will be treated as the part of this deed.

Dny
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कृते आईडीबीआई बैंक लि०
For IDBI BANK LTD.

Dipankar Das
प्राधिकृत अधिकारी
Authorized Officer

(Page No. : 6)

IN WITNESS WHEREOF THE PARTIES hereto have set
and subscribed their respective hands, seals and signatures on
this **16th day of January' 2017 at Burdwan** in the presence of
the following witnesses.

कृते आईडीबीआई बैंक लि०
For IDBI BANK LTD.

SIGNED SEALED AND DELIVERED

Dipankar Das
प्राधिकृत अधिकारी
Authorized Officer

Witness :

1. *Bibymulu Das.*
s/o, *Dilip Das.*
12/1, *Bagchi Para.*
P.O. NCP. BKP. Kal-122.
2. *Biswajit Biswal.*
Let. Chitt. Ranjan Biswas.
Rathhala Ambagan Burdwan.

.....
Signature of Authorized Officer

(IDBI BANK LIMITED)

Name : Dipankar Das

Father's Name : Dwarindia Das

PAN : AABCI8842G of **IDBI BANK LIMITED**, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400005 and one of its zonal office at 44, Shakespeare Sarani, Kolkata- 700 017.

Drafted by me & typed in my
office as per bank proforma : --

Dipankar Das
Advocate
District Judge's Court,
Burdwan

.....
Viridhe...
Signature of Partner
(M/S. PANNALAL MURARILAL)

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कृते आईडीबीआई बैंक लि०
For IDBI BANK LTD.

Dipankar Das

प्राधिकृत अधिकारी
Authorized Officer

(Page No. : 7)

MEMO OF CONSIDERATION

Received with thanks from the within named Purchaser a sum of **Rs.1,04,50,000.00 (Rupees One crore four lakh and fifty thousand only)** being the entire consideration of the said property in the following manner:

Date	Particulars	Amount (Rs)
02.03.2016	RTGS-UTIBH16062024723	10,40,000.00
09.03.2016	Ref No-UTIB606900026534	15,72,500.00
15.03.2016	Ref No-160315066717099	20,00,000.00
19.03.2016	Ref No-UTIB607900086040	20,00,000.00
22.03.2016	Ref No-UTIB608200064534	20,00,000.00
24.03.2016	Ref No-UTIB608400033846	18,37,500.00

Total = 1,04,50,000.00
कृते आईडीबीआई बैंक लि०
For IDBI BANK LTD.

Dipankar Das

प्राधिकृत अधिकारी
Authorized Officer

WITNESSES :

1. Dibyendu Das
s/o Dipankar Das
12/1, Bagchi Para
P.O. NEI- B.N.P. Kalyan

2. Biswajit Biswas

Ch. Let Chitta Rajan Biswas.

Rathala Ambagan Kanchanagar. Burdwan.

Signature of Authorized Officer
(IDBI BANK LIMITED)

Name : Dipankar Das



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564
Miscellaneous Receipt

Visit Commission Case No / Year	0203000017/2017	Date of Application	16/01/2017
Query No / Year	02030001612965/2016		
Transaction	[0112] Sale, Certificate of Sale		
Applicant Name of QueryNo	Mr Dipankar Roy		
Stampduty Payable	Rs.14,34,163/-		
Registration Fees Payable	Rs.2,25,364/-		
Applicant Name of the Visit Commission	Mr Dipankar Roy		
Applicant Address	Burdwan , 713101		
Place of Commission	Burdwan Court Compound, Burdwan,		
Expected Date and Time of Commission	16/01/2017 6:43 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BURDWAN, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02030001612965/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dipankar Das 44,shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Judgment debtor [IDBI Bank Limited]			<i>Dipankar Das</i> 16-01-17 S-45 gm.
2	Giridhari Agarwal Borehat,, P.O:- Nutanganj, P.S:- Barddhaman, District:- Burdwan, West Bengal, India, PIN - 713102	Representative of Auction-purchaser [Pannalal Murarilal]			<i>Giridhari Agarwal</i> 16/01/17
SI No.	Name and Address of Identifier	Identifier of			Signature with date
1	Dibyendu Dan Son of Dilip Dan 12/1 Bagchipara, P.O:- NCI BKP, P.S:- Titagarh, District:-North 24- Parganas, West Bengal, India, PIN - 700122	Dipankar Das, Giridhari Agarwal			<i>Dibyendu Dan</i> 16/01/17

(Kaushik Bhattacharya)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BURDWAN
Burdwan, West Bengal

Major Information of the Deed

No / Year	I-0203-00302/2017	Date of Registration	17/01/2017
Deed No	0203-0001612965/2016	Office where deed is registered	
Deed Date	15/12/2016 9:17:23 PM	A.D.S.R. BURDWAN, District: Burdwan	
Applicant Name, Address & Other Details	Dipankar Roy Burdwan Court Compound, Burdwan, Thana : Barddhaman, District : Burdwan, WEST BENGAL, PIN - 713101, Mobile No. : 8001544768, Status : Advocate		
Transaction	[0112] Sale, Certificate of Sale		
Set Forth value	Rs. 1,04,50,000/-		
Stamp duty Paid(SD)	Rs. 14,34,163/- (Article:23)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: Goda Road, Mouza: Burdwan, Ward No: 26

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-41	RS-10311	Bastu	Bastu	28 Dec	1,00,00,000/-	1,49,33,324/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :					28Dec	100,00,000 /-	149,33,324 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	7596 Sq Ft.	4,50,000/-	55,54,576/-	Structure Type: Structure
Gr. Floor, Area of floor : 3798 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 3798 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		7596 sq ft	4,50,000 /-	55,54,576 /-	

Judgment-debtor Details :

SI No	Name, Address, Photo, Finger print and Signature
1	IDBI Bank Limited IDBI Tower, WTC Complex, P.O:- Mumbai, P.S:- CUFFE-PARADE, District:-Mumbai, Maharashtra, India, PIN - 400005 PAN No. AABCI8842G, Status :Organization, Executed by: Representative

Owner Details :**Address, Photo, Finger print and Signature****Pannalal Murarilal**

Borehat, Kalitala, P.O:- Nutanganj, P.S:- Bardhaman, District:-Burdwan, West Bengal, India, PIN - 713102 PAN No. AAJFP2021P, Status :Organization

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Dipankar Das Son of Not Mentioned Date of Execution - 16/01/2017, , Admitted by: Self, Date of Admission: 16/01/2017, Place of Admission of Execution: Pvt. Residence			
	44,shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : IDBI Bank Limited (as Deputy General Manager)			
2	Giridhari Agarwal Son of Roshanlal Agarwal Borehat,, P.O:- Nutanganj, P.S:- Bardhaman, District:-Burdwan, West Bengal, India, PIN - 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S Pannalal Murarilal (as Partner)			

Identifier Details :**Name & address**

Dibyendu Dan
 Son of Dilip Dan
 12/1 Bagchipara, P.O:- NCI BKP, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700122, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Dipankar Das, Giridhari Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	IDBI Bank Limited	M/S Pannalal Murarilal-28 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	IDBI Bank Limited	M/S Pannalal Murarilal-7596 Sq Ft

Endorsement For Deed Number : I - 020300302 / 2017

16-01-2017

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

Presented for registration at 17:45 hrs on 16-01-2017, at the Private residence by Dipankar Das ..

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 2,04,87,900/-

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

Execution is admitted on 16-01-2017 by Dipankar Das, Deputy General Manager, IDBI Bank Limited, IDBI Tower, WTC Complex, P.O:- Mumbai, P.S:- CUFFE-PARADE, District:-Mumbai, Maharashtra, India, PIN - 400005

Indetified by Dibyendu Dan, , Son of Dilip Dan, 12/1 Bagchipara, P.O: NCI BKP, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Others

Execution is admitted on 16-01-2017 by Giridhari Agarwal, Partner, M/S Pannalal Murarilal, Borehat, Kalitala, P.O:- Nutanganj, P.S:- Bardhaman, District:-Burdwan, West Bengal, India, PIN - 713102

Indetified by Dibyendu Dan, , Son of Dilip Dan, 12/1 Bagchipara, P.O: NCI BKP, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Others


Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

On 17-01-2017

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,25,364/- (A(1) = Rs 2,25,357/- , E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,25,364/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/01/2017 9:56PM with Govt. Ref. No: 192016170039375621 on 10-01-2017, Amount Rs: 2,25,364/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 281519898 on 10-01-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,34,163/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 14,29,163/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 860, Amount: Rs.5,000/-, Date of Purchase: 10/01/2017, Vendor name: L N Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/01/2017 9:56PM with Govt. Ref. No: 192016170039375621 on 10-01-2017, Amount Rs: 14,29,163/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 281519898 on 10-01-2017, Head of Account 0030-02-103-003-02


Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2017, Page from 5576 to 5594
being No 020300302 for the year 2017.



Digitally signed by CCA India 2011
Date: 2017.01.18 11:43:10 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 18-01-2017 11:43:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.



(This document is digitally signed.)