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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 198765

Certified that the Documents
 is Admitted to Registration the
 Signature Sheet and the Endr-
 esements Attached with this
 Documents are the Part of this
 Document.

A D S R. Durgapal
 Bardwan

(1)

Lawsoni Kanti Chatterjee

16 DEC 2014 SALE DEED

Dist. : Burdwan, P.S. Kanksa Mouza :
 Bamunara, under Gopalpur Grampanchayat,
 area of land measuring about 6 Decimal Set
 Forth Value Rs.10,90,909/-, Market Value
 Rs. 17,42,400/-

Handwritten signature

(2)

THIS DEED OF SALE made this 15th day of December of the year Two thousand and Fourteen (2014) BETWEEN:

SRI LAKSHMIKANTA CHATTOPADHYAY (PAN : AMBPC8192J)

son of late Satyendra Chattopadhyay by faith Hindu, by occupation retired person by Nationality-Indian, Resident of Vill Bamunara P.O Bamunara Durgapur 12 P.S Kanksa Dist Burdwan (W.B) Pin no 713212.....

Hereinafter called the VENDOR(S) (Which term shall unless excluded by or repugnant to the context be deemed to include his/her/their heirs, successors, assigns, executors legal representatives and administrators) of the one part.

IN FAVOUR OF:

1) SRI PANKAJ MUKHERJEE (PAN : AJOPM7641Q) .

son of late Swapan Kumar Mukherjee by faith Hindu , by occupation Business by Nationality-Indian, Resident of B-132, Aldrin Path, Bidhannagar Durgapur 12. P.S Dist Burdwan (W.B) Pin no 713212.

2) SRI MAHADEV PAL (PAN BIEPP3457M) son of late Nakul Pal

3) SRI RAJPATI CHOUDHARY (PAN ADYPC3170A) son of Sri Sadholal Choudhary both are by faith Hindu, by occupation Business by Nationality-Indian, Resident of Vill Bamunara P.O Bamunara Durgapur 12 P.S Kanksa Dist Burdwan (W.B) Pin no 713212.....

herein after called the PURCHASER(S) (Which term shall unless excluded by or repugnant to the context be deemed to include his/her/their heirs, successors, assigns, administrators, legal representatives and executors) of the other part.

WHEREAS THE Land mentioned in the Schedule below has duly recorded in the L.R. record of rights in the name of aforesaid vendor and from the date of, record and inheritance the vendors is owing, seizing, possessing the same

Lakshmi Kant Chattopadhyay

(3)

as owner with having unfettered power and authority to convey schedule below property.

AND WHEREAS the Vendor is lawfully seized and possessed of or otherwise sufficiently entitled to the said property described fully in the schedule below.

AND WHEREAS the VENDOR(S) being in need of ready cash at hand for his/her/there personal domestic requirement to meet up financial crisis hereby make up his/her there mind to sell out the schedule below plot. AND WHEREAS the Purchaser who is in search of such plot for residential purpose hereby expressing his intention to buy out the same and agreed with the VENDOR(S) for absolute sale to him/them of the schedule below plot at the price of Rs. 10,90,909/- (Rupees Ten lac ninety thousand nine hundred nine only) which has been paid by the Purchaser and the Vendor(s) do/does hereby acknowledge the receipt of said sale price by putting his/her/there signature in this Deed.

AND WHEREAS by virtue, of this deed of sale the VENDOR(S) 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 no have in any manner covering both in law and equity 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 party there of quite peacefully, freely and clearly to the exclusion of others and as such VENDOR(S) jointly and severally shall keep the PURCHASER(S) harmless and indemnified from any charges license, attachments, executions, encumbrance, if any existing at the date of transfer which are not known the PURCHASER(S).



Leasnikad: Challopadygony

(4)

AND WHEREAS the VENDOR(S) bind(s) himself/her self/them selves singly and jointly 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 be necessary for the Purchaser to enjoy property more faithfully 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 posses and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part there of, without any let or hindrance whatsoever from only the said VENDOR(S) or by any person, or persons claiming from, under or in trust of him/her/their. The vendors bind(s) him self/her self/them selves and 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-juice of any court or been notified for any kinds of requisition and vendor sale out the same to purchaser having good marketable the without any kinds of encumbrance and at present there is no other portion / area of the schedule plot which stand in the name of VENDOR(S).

AND WHEREAS THE PURCHASER(S) shall be factually, legally entitled to get his name recorded in the records of B.L. & L.R.O. Kanksa, during settlement and to mutate his name recorded in the Rent Roll of Government of West Bengal Electricity and Water supply Authority and any authority and will be able to pay any rent, rates, and charges without any connection or concerned whatsoever with the VENDOR(S).

The purchaser shall regularly pay holding taxes, and taxes in respect of his purchased scheduled plot according to his free choice.

[Handwritten signature]

Laxminikanti Chatterjee

(5)

SCHEDULE

In the District of Burdwan, P.S Kanksa Subdivision & A D S R office Durgapur Mouza Bamunara J.L. No. 58 Khatian No. 630 (six hundred thirty), B.L & L.R O Kanksa Post Panagarh Bazar Dist - Burdwan.

R.S Plot no 1377/5035 (one thousand three hundred seventy seven bata five thousand thirty five) L.R 1060 (one thousand sixty) Baid area 6 (six) Decimal is being sold. It is used for residential purpose. There is no structure over the plot. The aforesaid land is not within acquired land of Government .

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

LAND IS BUTTED AND BOUNDED BY:

- NORTH : Land of Plot No.1377.
- SOUTH : Land of Plot No.1378.
- EAST : Land of Plot No.1377.
- WEST : Land of Mouza -Khantpukur.

It is hereby declared that the full name, color passport size Photograph and finger prints of each finger of both the hands Vendor(s) and purchaser(s) are attested in separate page 1(A) same part and parcel of this Deed.



Laxminandan Chatterjee



District Collector, Burdwan, West Bengal

IN WITNESS WHEREOF the parties herein have executed these presents on the day, month and year first above-written.

WITNESS:

1. Joydeb Chytee
 S/O Lakshmi Kanta Chytee
 Vill + Po - Banumaraah
 Durgapur - 12.
 P. S. - Kanksa
 Dist - Burdwan.

2. Sudeb Chandra Saitoh
 S/O Late Ghulan Saitoh
 Piyar Dayapur - 8
 Lakshmi Kanta Chittopadhyay
 SIGNATURE OF VENDOR(S)

Drafted, Prepared, Read Over
And Explained by me as per
Direction of the Vendor(s) & Purchaser(s)

Prady K. Adharyo
Advocate



Advocate Durgapur court.

Enrollment no WB 512/2000

Typist *Subrata Roy*

(Subrata Roy, A D S R Office Durgapur)

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



Laxshmi Kauli Chellapadhyay

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

Laxshmi Kauli Chellapadhyay

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



Mahadev Paul

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল। ✓

Mahadev Paul

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



Pawan Kumar

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল। ✓

Pawan Kumar

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



Rajpati Chandhary

✓ Rajpati Chandhary



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

Endorsement For Deed Number : I - 09560 of 2014
(Serial No. 09954 of 2014 and Query No. 0206L000017436 of 2014)

On 15/12/2014

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

Presented for registration at 18.45 hrs on :15/12/2014, at the Private residence by Lakshmi Kanta Chattopadhyay ,Executant.

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

Execution is admitted on 15/12/2014 by

1. Lakshmi Kanta Chattopadhyay, son of Late Satyendra Chattopadhyay , Village:Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, Pin :-713212, By Caste Hindu, By Profession : Retired Person

Identified By Joydeb Chatterjee, son of Lakshmi Kanta Chatterjee, Village:Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, Pin :-713212, By Caste: Hindu, By Profession: Business.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR

On 16/12/2014

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. 19169.00/-, on 16/12/2014

(Under Article : A(1) = 19162/- ,E = 7/- on 16/12/2014)

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.-17,42,400/-

Certified that the required stamp duty of this document is Rs.- 87130 /- and the Stamp duty paid as:
Impressive Rs - 5000/-



1. Rs. 85740/- is paid, by the Bankers cheque number 430342, Bankers Cheque Date 11/12/2014, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 16/12/2014

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR



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

Endorsement For Deed Number : I - 09560 of 2014
(Serial No. 09954 of 2014 and Query No. 0206L000017436 of 2014)

2. Rs. 32390/- is paid , by the Bankers cheque number 430343, Bankers Cheque Date 11/12/2014, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 16/12/2014

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR




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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 28
Page from 2950 to 2960
being No 09560 for the year 2014.




(Satyajit Biswas) 16-December-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal

পশ্চিমবঙ্গ সরকার
সমষ্টি ভূমি ও ভূমি সংস্কার অধিকারিকের কার্য
কান্ধা, বর্ধমান

- দাগের তথ্য -

০২১৩০৫৮

জেলা- বর্ধমান

ব্লক - কান্ধা

থানা- কান্ধা

মৌজা- বামুনাড়া

জে.এল.নং- ০০

দাগ নং- ১০৬০

শ্রেণী- বাইল

জমির পরিমাণ(এ)- ০.০৬

সাবেক দাগ নং-

খতিয়ান নং শ্রেণী

অংশ অংশ পরিমাণ(এ) সায়তন বিবরণ মন্তব্য

৬৩০ বাইল

১.০০০০

০.০৬

স্বাক্ষরিত চৌপাধ্যায়
পিতা-সত্যেন্দ্র
সং-নিজ

১.০০০০

০.০৬



২২/১০/১৪
Revenue Officer
B.L. & L.R.O.
KANKSA
BURDWAN

Appl. Fee: Rs.10, Auth. Fee: Rs.10, Total: Rs.20

Pl.Copy-12945

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22/10/2014