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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 169183

Certified that the Document
is A. affixed to Register - the
Sign are Sheet and the Endr.
assments are the Part of this
Document.

A.D.S.R. Durgapras
Bardwan

07 MAR 2013

DEED OF SALE

Under Jemua Gram Panchayat, P.S. New Township,
Mouza - Tetikhola, Land area - 3.26 Cottah
Sale Value - & Market Value - Rs. 7,04,160/-

2037
 Prebal Baran Shetty
 Raja
 Value of Stamp
 Date of Purchase of the Stamp
 Paper from
 Name of the
 Durgapur

06 MAR 2013

Debnath Chatterjee
 Stamp Vender
 A.D.S. Office, Durgapur



Additional District Sub-Registrar
 Durgapur, Burdwan

07 MAR 2013

: 2 :

THIS INDENTURE OF CONVEYANCE made this 7th day of March, 2013 (Two thousand thirteen)

BETWEEN

SRI TUFANESWAR BHATTACHARYYA son of Late Kali Shankar Bhattacharyya, by faith Hindu Nationality Indian, by occupation Business, resident of Tetikhala, Durgapur-12, P.O. Arrah, P.S. New Township, Dist. Burdwan, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his respective heirs, executors, administrators, representatives, successors and assigns) of the FIRST PART.

IN FAVOUR OF :

1) SRI PRABAL BARAN CHATTERJEE (PAN - ADBPC5113C) & (2) SRI SHAIBAL CHATTERJEE (PAN - ADBPC4954F) both are sons of Late Ajit Chatterjee, both are by faith Hindu Nationality Indian, both are by occupation Business, both are resident of College Road Barjora, P.O. & P.S. Barjora, Dist. Bankura (W.B.), PIN - 722202, hereinafter referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, representatives, successors and assigns) of the OTHER PART.



WHEREAS the Vendor has purchased piece and parcel of land measuring 3.26 Cottah comprised in Plot No. Sabek - 43, Hal - 67 , Khatian No. 270, Hal Khatian No. 1139 under Mouza – Tetikhola by Registered Deed of Sale being No. 2196 of the year 2002 of Durgapur A.D.S.R. Office from Hirubala Dhibar of Gopalpur and also duly recorded under one man one khatian by the Vendor's name and the Vendor is absolute owner with his own possession and widely acclaimed owner of the property who has been possessing the same and owing to the fact that the Vendor is desirous of Purchasing a plot at his suitable place and as such the Vendor is desirous of dispossessing off the below mentioned scheduled property to which the done approached and fetching the highest market value the Vendor has agreed to execute the instant deed wherein the subject matter of consideration stands to the tune of Rs. 7,04,160/- (Rupees seven lakh four thousand one hundred sixty) only and the Vendor furthermore declared that on and after execution of this instant Sale deed the Vendor shall hand over vacant piece of land in favour of the Purchasers free from all encumbrances.

That the Vendor in pursuance of executing this instant Sale deed has acknowledged an amount of Rs. 7,04,160/- (Rupees seven lakh four thousand one hundred sixty) only as full and final settlement and the Vendor acknowledge the receipt of the full consideration from the Purchasers.

That the Vendor is the absolute and sale owner of the scheduled property and has clear and marketable title which is free from all encumbrances and his name has been duly recorded in the record of rights as mentioned by the B.L. & L.R.O.



That the schedule land is legally and beneficially owned/occupied, absolutely controlled or otherwise used by the Vendor for lawful purpose with uninhabited sale of rights/alienations and none other than the Vendor has any right in any manner whatsoever in the scheduled property that the Vendor has neither enter into any agreement or memorandum of understanding to sell with any third party neither has received any advanced/part consideration from any person whatsoever neither the schedule land is subject matter of any encumbrance, charge, attachment, lieu nor any proceedings or lispendens in any court is about to sub-judice.

The Vendor shall do or cause to be done all acts. Deeds and things to transfer the perfect title upon the Vendor and subsequently after execution of this deed the done shall be entitled to peaceful possession without any objection from any quarter in the event the done suffers any loss of account of any defect entitled of the Vendor shall make good all defects from losses and damages which may have been suffered by the done and the Vendor further agrees to indemnify the done from all claims, demands from expenses etc.

That the Vendor has handed over the original documents in respect to the schedule property and there is no other original documents in the custody of the Vendor.

If any provision of this deed of sale is held to be invalid, void or unenforceable by reasons of any law, administration a tide order that determination shall not effect the validity of this sale deed.

That neither the Vendor nor his legal heir successors shall on and after execution of this sale deed shall claim any right, title interest over the scheduled property and if the title of the Vendor is found to be defective the Vendor shall compensate the done in all respect.



AND THAT SAID PURCHASERS shall and may from time to time and all times hereafter peaceable and quiet 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 VENDOR or by any person or persons claiming, from, under or in trust of him.

The Vendor bind himself 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-judice of any court or been notified for any kinds of requisition and Vendor sells out the same to Purchasers having good marketable title without any kinds of encumbrances.

AND WHEREAS the PURCHASERS shall be factually, legally entitled to get their name recorded in the records of B.L. & L.R.O. Durgapur during settlement and to mutate their name into the Rent Roll of Govt. of West Bengal, and will be able to pay any rent, rates, and charges without any connection or concerned whatsoever with the VENDOR.

The Purchasers shall regularly pay holding taxes, land taxes in respect of their purchased scheduled land to his free choice.



MEMO OF CONSIDERATION

<u>Sl. No.</u>	<u>Banker's Name & Branch</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Amount (Rs.)</u>
01.	HDFC Bank Limited (City Centre, Durgapur)	849394	07.03.2013	352,080.00
02.	HDFC Bank Limited (City Centre, Durgapur)	801142	07.03.2013	352,080.00
TOTAL :				<u>704,160.00</u>

(Rupees Seven Lakh Four Thousand One Hundred Sixty Only)

Tufanwar Bhatia chuzis



SCHEDULE

ALL THAT piece and parcel of plot of land situated within the District of Burdwan, Sub-Division & Addl. District Sub-Registration Office at Durgapur, P.S. New Township, Mouza – Tetikhola, J.L.No. 96 under Jemua Gram Panchayat, Khatian No. 270 (two hundred seventy), Hal Khatian No. 1139 (one thousand one hundred thirty nine),

1) Plot No. 43 (forty three), Hal Plot No. 67 (sixty seven) Danga,

Land area – 3.26 Cottah (three point two six cottah) or more or less
5.38 Decimal (five point three eight decimal).

The sketch map of the land is annexed with this deed and the sketch map is the part and parcel of this deed.

This schedule land is used as Residential purpose.

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

The schedule land is not acquired by any Govt.

Butted and bounded by :

On the North : Plot No. 43(P) OF S. SEN.

On the South : Plot No. 43(P) OF S. MISHRA.

On the East : 40 ft. wide Road

On the West : Land of Swapan Mishra



It is hereby declared that the full name, colour passport size photograph, finger prints of both the hands of the Vendor & Purchasers are attested in additional pages in this deed and these will be treated as a part of this deed.

IN WITNESS WHEREOF the Vendors doth hereby put his signature on the day, month and year as set forth at the very outset at his own will and consent, health and sound.

WITNESS :

1. Ashok Kumar Mukherjee
Ashok Kumar Mukherjee
Bihar Sahasr Housing Colony
S. 101. D.P. - 6

Tufan Kumar Bhattacharya
SIGNATURE OF THE VENDOR

2. Partha Sarathi Ghosh
vill - Parangam
Post - Dumdum
D.G.P. - 6

Drafted, prepared, Read over and explained by me.

Deputy Magistrate
L.A. D.P. 36

Typed by :

Shusovan Chatterjee
Shusovan Chatterjee
Durgam-26.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Tufan Kumar Bhattacharya

Tufan Kumar Bhattacharya

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Prabhat Baran Chatterjee

Prabhat Baran Chatterjee

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Shraibal Chatterjee

Shraibal Chatterjee

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

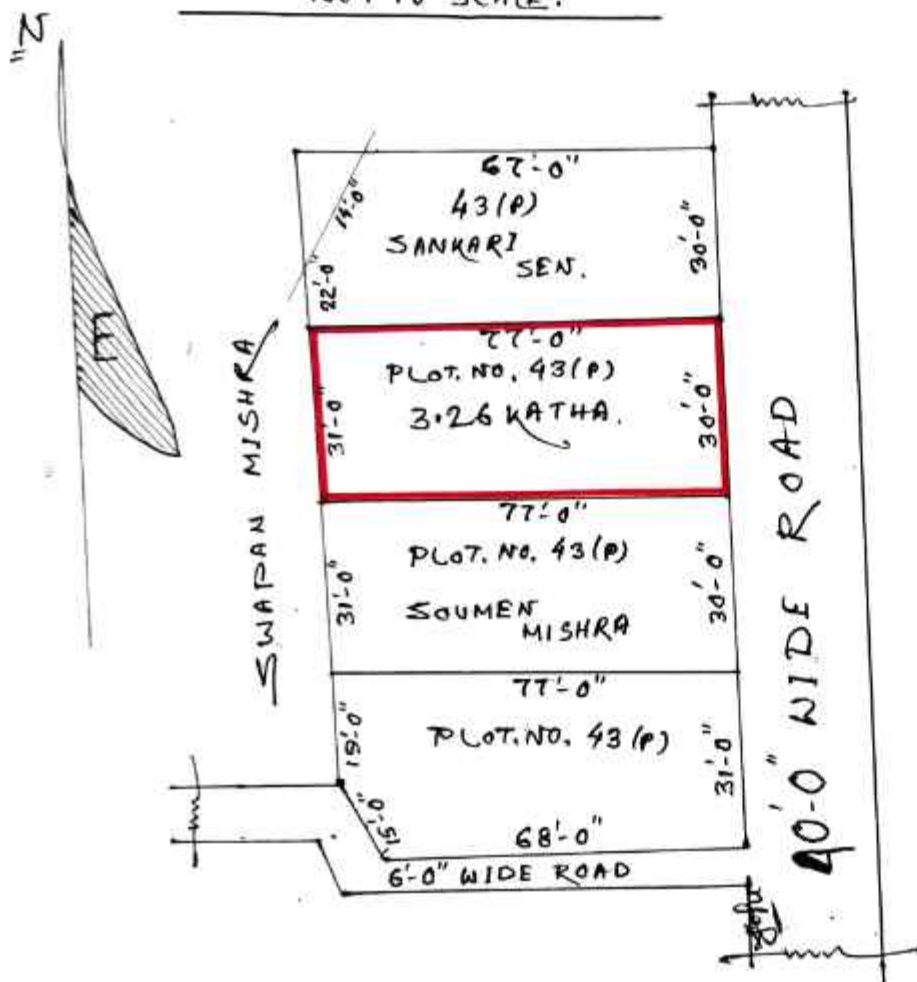


Colour Passport size photograph, finger prints of both the hands is attested.

PLAN SHOWING THE LAND OF MOUZATETIKHOLA J.L. NO. 96
 NEW TOWN SHIP DIST. BURDWAN, PLOT NO. 43 (P)
 AREA MORE OR LESS 3.26 KATHA KATHA/DEC. BOUNDED IN RED MARK
 SOLD TO: PRABAL BARAN CHATTERJEE & SHAIBAL CHATTERJEE.

Ref No. DEED PLAN TO DEED PLAN,
 NOT TO SCALE.

Date 07/03/2013.



Surveyor

DEBDAS GOPE

AT - KULDIHA, DGP-12

REG. NO. - WB/K-627/2008 OF

GOVT. OF WEST BENGAL, BDN.

PH. NO. - 9732053871

Tufanswar Chatterjee

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. 01821 / 2013, Deed No. (Book - I , 01723/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Tufaneswar Bhattacharyya Tetikhala, Thana:-New Township, P.O. :-Arrah District:-Burdwan, WEST BENGAL, India, Pin :-713212	 07/03/2013	 LTI 07/03/2013	Tufaneswar Bhattacharyya 7/3/2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Tufaneswar Bhattacharyya Address -Tetikhala, Thana:-New Township, P.O. :-Arrah ,District:-Burdwan, WEST BENGAL, India, Pin :-713212	Self	 07/03/2013	 LTI 07/03/2013	Tufaneswar Bhattacharyya 7/3/2013

Name of Identifier of above Person(s)

Debasish Mukherjee
 Bidhan Nagar Housing Colony,, DURGAPUR MC,
 Thana:-New Township, District:-Burdwan, WEST
 BENGAL, India, Pin :-713206

Signature of Identifier with Date

Debasish Mukherjee
 7/3/2013



(Satyajit Biswas)

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 - 01723 of 2013
(Serial No. 01821 of 2013)

On 07/03/2013

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. 7751.00/-, on 07/03/2013

(Under Article : A(1) = 7744/- ,E = 7/- on 07/03/2013)

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.-7,04,160/-

Certified that the required stamp duty of this document is Rs.- 35218 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 30218/- is paid , by the Bankers cheque number 865249, Bankers Cheque Date 06/03/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 07/03/2013

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

Presented for registration at 11.05 hrs on :07/03/2013, at the Office of the A.D.S.R. DURGAPUR by Tufaneswar Bhattacharyya ,Executant.

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

Execution is admitted on 07/03/2013 by

1. Tufaneswar Bhattacharyya, son of Late Kali Shankar Bhattacharyya , Tetikhala, Thana:-New Township, P.O. :-Arrah ,District:-Burdwan, WEST BENGAL, India, Pin :-713212, By Caste Hindu, By Profession : Business

Identified By Debasish Mukherjee, son of Ashoke Mukherjee, Bidhan Nagar Housing Colony,, DURGAPUR MC, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713206, By Caste: Hindu, By Profession: Others.



(Satyajit Biswas)
 ADDITIONAL DISTRICT SUB-REGISTRAR OF
 DURGAPUR

(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

07/03/2013 11:47:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 4589 to 4602
being No 01723 for the year 2013.



(Satyajit Biswas) 07-March-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal