

4559 | Pooja Goenka 25.7060 Dec 04 364



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 293954

Certified that the Document  
is Admitted to Registration and the  
Sign. Co. Sheet and the Encl.  
documents are the Part of this  
Document.

A.D.S.R. Durgapur  
Burdwan  
27 MAY 2013

S A L E D E E D

Dist- Burdwan , P.S. Durgapur , Mouza - Bhiringi ,  
Area of Land 25.7060 Decimals , set Forth value  
Rs. 7,80,000/- & Market Value Rs. 59,59,112/- Under  
D.M.C. Area .

\*\*\*\*\*

Contd...P/2

*Handwritten signature*

HEAD

27 MAY 2013

1472

Sold to.....  
 Address.....  
 Value of Stamps.....  
 Date of Purchase of this  
 this Stamp Paper from Treasury.....  
 Basis of the Treasury from -  
 where Purchased, DURGAPUR TREASURY

Smt. Rajya goenka.

Kolkata. - 13.

Rs 5000/-

24 MAY 2013

HANU M. NAYEK  
 STAMP VENDOR  
 ADDL. DIST. S. R. OFFICE  
 DURGAPUR-16  
 LICENCE No. - 31188



Additional District Sub-Registrar  
 Durgapur, Burdwan

27 MAY 2013

(2)

This deed of sale is made on 27th day of May 2013 by:

- 1) SMT RAJ KEJRIWAL (Pan no AFLPK3767L ) wife of Sri Sarwan Kejriwal Daughter of late Chandi Prasad Kedia by faith Hindu, by occupation housewife , by Nationality-Indian, Resident of 61/A N.S.B Road Raniganj P.S Raniganj Dist Burdwan (W.B).
- 2) SMT ALKA MITTAL (Pan no AELPM0086R ) wife of Sri Suresh Mittal Daughter of late Chandi Prasad Kedia by faith Hindu, by occupation housewife , by Nationality-Indian, Resident of 61/A N.S.B Road Raniganj P.S Raniganj Dist Burdwan (W.B) represented by their constituted attorney Sri Kuldip Kumar Kedia son of late Chandi Prasad Kedia by faith Hindu, by occupation Business, by Nationality-Indian, Resident 61/A N.S.B Road Raniganj P.S Raniganj Dist Burdwan (W.B).
- 3) SMT MAYA AGARWAL (Pan no AEWPC7220E ) wife of Sri Sanjeev Agarwal Daughter of late Chandi Prasad Kedia by faith Hindu, by occupation housewife , by Nationality-Indian, Resident of 61/A N.S.B Road Raniganj P.S Raniganj Dist Burdwan (W.B). represented by her constituted attorney Sri Pradip Kumar Kedia son of late Chandi Prasad Kedia by faith Hindu, by occupation Business, by Nationality-Indian, Resident 61/A N.S.B Road Raniganj P.S Raniganj Dist Burdwan (W.B) herein after called the VENDOR(S) of the First Part which expression shall unless the context otherwise required include the heir, successors, and representatives of the VENDOR(S). G.P.NO iv 182. iv 205, & iv 206 for the year 2013 of A.D.S.R Office Durgapur.

IN FAVOUR OF:

Kedia

SMT POOJA GOENKA (Daughter of Sri Pradip Kumar ) Wife of SRI GAGAN GOENKA

*Handwritten signature*

(3)

by faith Hindu, by occupation housewife, by Nationality-Indian, Resident of 21/1 Mndeville Garden P.S Garlahat Kolkatta 700019 in the state of West Bengal herein after called the PURCHASER of the other Part which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns of the OTHER PART. Pan no ANBPK4750F.

Whereas the lands mentioned in the Scheduled below property has been purchased by the vendor's father of Chandi Prasad Kedia in her lifetime by a registered sale deed vied no 4985, 4986, 6556 for the year 1991 & vide no 1160 for the year 1995 of A.D.S.R office Durgapur and said Chandi Prasad Kedia died leaving behind the vendors as her legal heirs and the vendors are enjoying the property without any disturbance whatsoever and from the date of inheritance the present Vendors has been owning and possessing and lawfully seized and possessed of or otherwise sufficiently entitled to the said land mentioned in the schedule below .

AND WHEREAS the VENDORS 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 Agriculture purpose hereby expressing his intention to buy out the same and agreed with the VENDORS for absolute sale to him/them of the schedule below plot at the price of Rs. 7,80,000/- (Rupees seven lack eighty thousand only) which has been paid by the Purchaser and the Vendors 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 VENDORS 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



(4)

that the purchaser shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such VENDOR jointly and severally shall keep the PURCHASER harmless and indemnified from any charges license, attachments, executions, encumbrance, if any existing at the date of transfer which are not known to the PURCHASER.

AND WHEREAS the VENDOR 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 effectually 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 shall and may from time to time and all times hereafter peaceably and quietly 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 VENDORS 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-judice of any court or been notified for any kinds of requisition and vendor sale out the same to purchaser having good marketable title without any kinds of encumbrance and at present there is no other portion / area of the schedule plot which stand in the name of VENDORS.

AND WHEREAS THE PURCHASER shall be factually, legally entitled to get his name recorded in the records of B.L. & L.R.O. Durgapur, 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 VENDORS.

RS

(5)

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

### SCHEDULE

In the District of Burdwan, P.S Durgapur Subdivision & ADSRO office Durgapur Mouza Bhiringi J.L. No.68, Khatian No. 144, 387, 366, 1414, B L & L R O Durgapur, Post Durgapur 16 Dist Burdwan.

- 1) R.S Plot no 539 ( five hundred thirty nine ) Baid area 3.858 Decimal.Khatian no 144.
- 2) R.S Plot no 541 ( five hundred forty one ) Baid area 3.42 Decimal.Khatian no 387,
- 3) R.S Plot no 542 ( five hundred forty two ) Baid area 3 Decimal.Khatian no 387,
- 4) R.S Plot no 543 ( five hundred forty three ) Baid area 12.858 Decimal.Khatian no 366 .
- 5) R.S Plot no 548 ( five hundred forty eight ) Baid area 2.57 Decimal.Khatian no 1414.

Total land of five plot 25.7060 ( twenty five point seven zero six zero ) Decimal land is being sold. It is used for residential purpose. There is no structure over the plot's. The aforesaid land is not within acquired land of Government .

The rent for the land to be paid to the Govt of W.B being superior landlord through B L & L R O Durgapur as may be assessed.

LAND IS BUTTED AND BOUNDED BY.

ON THE NORTH : Land of Purchaser , ON THE SOUTH: Land of Purchaser, ON THE EAST : Land of Purchaser, ON THE WEST : Land of Purchaser.

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

IN WITNESS WHERE OF THE Vendor (S) put his/her/their signature on the day, month and year above written in presence of witness in this deed of sale after receipt of sale consideration as full and final above described.

WITNESS:

1. Amitava Chatterjee  
S/o. Mahendra Nath Chatterjee  
R.K. Pally - Benachity  
D.P. 13

Subscribed as a  
Constituted attorney  
of Ras Kishore Chatterjee

2. Subrata Dey  
City Centre,  
Durgapur - 16

Present in the  
As a constituted attorney  
of Maya Banerjee

Drafted, Prepared, Read Over

And Explained by me as per

Direction of the Vendor & Purchaser  
Roushokan Chatterjee

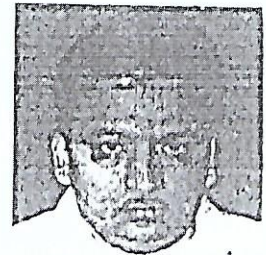
SIGNATURE OF VENDOR(S)

Licence No D.P.R-27

A.D.S.R Office Durgapur

Typist Subrata Roy.  
(Subrata Roy, A D S R Office Durgapur)

ডান হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



*Arup Chakraborty*

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল। *Arup Chakraborty*

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

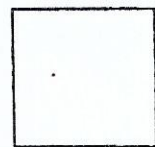


*Pooja Goenka*

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

*Pooja Goenka*

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



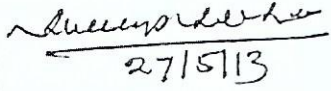


*Pooja Goenka*



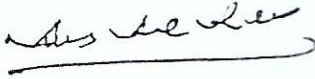


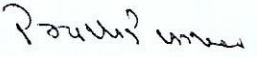
উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।



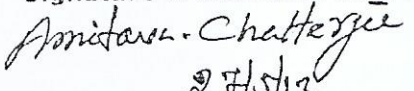
Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A.D.S.R. DURGAPUR, District- Burdwan  
 Signature / LTI Sheet of Serial No. 04559 / 2013, Deed No. (Book - I , 04364/2013)  
 Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kuldip Kumar Kedia 61/ A, N S B Road, Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India,	  27/05/2013	  LTI 27/05/2013	 27/5/13

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kuldip Kumar Kedia Address 61/ A, N S B Road, Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India,	Attorney	  27/05/2013	  LTI 27/05/2013	
2	Pradip Kumar Kedia Address 61/ A, N S B Road, Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India,	Attorney	  27/05/2013	  LTI 27/05/2013	

Name of Identifier of above Person(s)  
 Amitava Chatterjee  
 K K Pally, Benachity, DURGAPUR MC,  
 Thana:-Durgapur, District:-Burdwan, WEST BENGAL,  
 India, Pin :-713213

Signature of Identifier with Date  
  
 27/5/13





(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 - 04364 of 2013  
(Serial No. 04559 of 2013 and Query No. 0206L000007796 of 2013)

On 27/05/2013

**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 Draft

1. Rs. 16056/- is paid , by the Bankers cheque number 327766, Bankers Cheque Date 27/05/2013, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 27/05/2013
2. Rs. 49500/- is paid , by the Bankers cheque number 327780, Bankers Cheque Date 27/05/2013, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 27/05/2013

( Under Article : A(1) = 65549/- ,E = 7/- on 27/05/2013 )

**Certificate of Market Value(WB PUVI rules of 2001)**

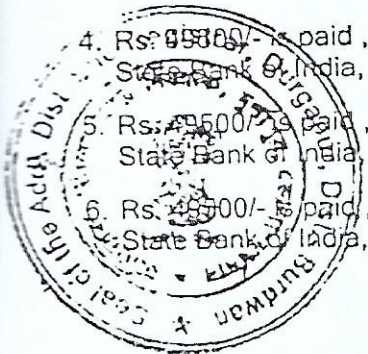
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-59,59,112/-

Certified that the required stamp duty of this document is Rs.- 417148 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49500/- is paid , by the Bankers cheque number 327759, Bankers Cheque Date 27/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/05/2013
2. Rs. 49500/- is paid , by the Bankers cheque number 327762, Bankers Cheque Date 27/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/05/2013
3. Rs. 49500/- is paid , by the Bankers cheque number 327763, Bankers Cheque Date 27/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/05/2013
4. Rs. 49500/- is paid , by the Bankers cheque number 327764, Bankers Cheque Date 27/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/05/2013
5. Rs. 49500/- is paid , by the Bankers cheque number 327760, Bankers Cheque Date 27/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/05/2013
6. Rs. 49500/- is paid , by the Bankers cheque number 327761, Bankers Cheque Date 27/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/05/2013



( 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 - 04364 of 2013  
(Serial No. 04559 of 2013 and Query No. 0206L000007796 of 2013)

7. Rs. 16148/- is paid , by the Bankers cheque number 327777, Bankers Cheque Date 27/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/05/2013
8. Rs. 49500/- is paid , by the Bankers cheque number 327776, Bankers Cheque Date 27/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/05/2013
9. Rs. 49500/- is paid , by the Bankers cheque number 327775, Bankers Cheque Date 27/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 27/05/2013

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

Presented for registration at 13.11 hrs on :27/05/2013, at the Office of the A.D.S.R. DURGAPUR by Kuldip Kumar Kedia , one of the Executants.

**Executed by Attorney**

Execution by

1. Kuldip Kumar Kedia, son of Late Chandi Prasad Kedia , 61/ A, N S B Road, Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India, By Caste Hindu By Profession: Business,as the constituted attorney of 1. Raj Kejriwal 2. Alka Mittal is admitted by him.
2. Pradip Kumar Kedia, son of Late Chandi Prasad Kedia , 61/ A, N S B Road, Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India, By Caste Hindu By Profession: Business,as the constituted attorney of Maya Agarwal is admitted by him.

Identified By Amitava Chatterjee, son of Mahendra Nath Chatterjee, R K Pally, Benachity, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste: Hindu, By Profession: Others.

( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR




( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Notice of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 10  
Page from 4532 to 4543  
being No 04364 for the year 2013.



  
(Satyajit Biswas) 27-May-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR  
Office of the A.D.S.R. DURGAPUR  
West Bengal