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28 Dec

28 Dec

046/6



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

A 459103

10-53

Certified that the Document is A handed to registration the Signature Sheet and the Endorsements of this Document are the Part of this Document.

A.D.S.R. Durgapur
Burdwan

05 JUN 2013

S A L E D E E D

District - Burdwan , P.S.Durgapur , Mouza- Bhiringi
Area of Land 28 Decimal, set Forth Value Rs.8,50,000/-
and Market Value Rs.64,90,903/- , Under D.M.C.Area.

Contd...P/2

Handwritten signature

SL No. 1669 Date 04 JUN 2013
 Sold to Prabhat Ray Goenka,
 Address Kolkata - 19
 Value of Stamps 32500
 Date of Purchase of this 31 MAY 2013
 this Stamp Paper from Treasury
 Name of the Treasury from
 where Purchased, DURGAPUR TREASURY

HARIJOSH NAYAK
 STAMP VENDOR
 ADDL DIST. S. F. OFFICE
 DURGAPUR-10
 LICENCE No. - 2/188F



8

Additional District Sub-Registrar
 Durgapur, Burdwan

05 JUN 2013

(2)

This deed of sale is made on 5th day of June, 2013 by:

SRI AJIT KUMAR MAJI (PAN -AFRPM8445H) .

son of late Ramgati Maji by faith Hindu, by occupation- Business by Nationality-Indian, Resident of Bhiringi Durgapur-13 P.S Durgapur Dist-Burdwan (W.B) Pin no 713213 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).

IN FAVOUR OF:

SRI PRAHLAD ROY GOENKA (PAN ADXPG9161A) son of late Onkar Mai Goenka by faith Hindu, by occupation- Business, by Nationality-Indian, Resident of 21/1 Mandeville Garden P.S Gariahat Kolkatta 700019 (W.B) 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.

WHEREAS THE Land mentioned in the Schedule below has duly recorded in the LR. record of rights in the name of aforesaid vendor and from the date of, record the vendor is owing, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below property.

AND WHEREAS the purchaser approached the Vendor to sell of the said property which is morefully mentioned in the schedule below at a price of Rs. 8,50,000/- (Rupees Eight lacs fifty thousand only) and the Vendor has agreed to the said price and agreed to sell the same to the Purchaser.

(3)

NOW THIS DEED WITNESSES THAT in consideration of a sum of Rs 8,50,000/- (Rupees Eight lacs fifty thousand only) paid by the Purchaser by Demand Draft of Punjab & Sindi Bank, Howrah Branch amounting to Rs 8,50,000/- (Rupees Eight lacs fifty thousand only) being no 212598, dated 29/5/2013 ,as the price of the property and the receipt whereof is being acknowledge the Vendor does hereby and hereunder grant, convey, sale, transfer, assign the schedule mentioned land and building with all appurtenances, together with all homestead, trees, tanks, hedges, ditches, ways, waters, watercourse, lights, liberties, privileges easements whatever to the land decribed in the Schedule to the Purchaser.

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 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 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 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 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.

(4)

AND THAT SAID PURCHASER shall and may from time to time and all times hereafter peaceable 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.

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

MEMO OF CONSIDERATION

Received Rs. 8,50,000/- by way of Demand Draft, being No. 212598 of Punjab & Sind Bank, Howrah Branch dt. 29.5.2013.

Ajit Kumar Maji
SIGNATURE OF VENDOR(S)

(5)

SCHEDULE

In the District of Burdwan, P.S Durpur Subdivision & ADSRO office Durgapur Mouza Bhiringi J.L. No.68,, Khatian No. 1538, & LR 71 B L & L R O Durgapur, Post Durgapur 16 Dist Burdwan.

R.S Plot no 562 (Five hundred sixty two) LR Plot 921 (Nine hundred twenty one) Kanali area 28 (Twenty eight) Decimal land 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 Durgapur Dist Burdwan.

LAND IS BUTTED AND BOUNDED BY.

NORTH RS Plot no 561

SOUTH RS Plot no 563

EAST RS Plot no 540, 592/3150, 562/3151

WEST RS Plot no 568.

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.

(6)

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. Pourash Chandra
S/O Late Chandra Pr. Karki
b/A N 53 Row
Ramgarh. W.B.

Ajit Kumar Maji
SIGNATURE OF VENDOR(S)

2. Subrata Roy
S/O Late Chali Pali Karki
A-133, A/D RIN Path
Bichhan naga, Durgam (WB)

Drafted, Prepared, Read Over and
Explained by me as per Direction of the
Vendor & Purchaser.











Licence No D.P.R-27

A.D.S.R Office Durgapur

Typist

Subrata Roy

(Subrata Roy, ADSR Office Durgapur)

ডান হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ ওলি আমার দ্বারা প্রত্যায়িত হইল।

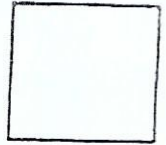


Ajit Kumar Majhi

Ajit Kumar Majhi

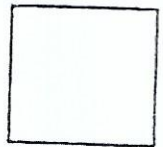
বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					







উপরের ছবি ও টিপ ওলি আমার দ্বারা প্রত্যায়িত হইল।



বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ ওলি আমার দ্বারা প্রত্যায়িত হইল।



বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ ওলি আমার দ্বারা প্রত্যায়িত হইল।





Ralheal Jyog Goenka



Ralheal Jyog Goenka

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. 04828 / 2013

4616/13

Name of the Presentant	Photo	Finger Print	Signature with date
Ajit Kumar Maji Bhiringi, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213	 05/06/2013	 LTI 05/06/2013	Ajit Kumar Maji 05/06/2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ajit Kumar Maji Address -Bhiringi, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213	Self	 05/06/2013	 LTI 05/06/2013	Ajit Kumar Maji

Name of Identifier of above Person(s)
 Pradip Kumar Kedia
 61/ A, N S B Road, Raniganj, District:-Burdwan, WEST
 BENGAL, India,

Signature of Identifier with Date

Pradip Kumar Kedia
5/6/13



(Signature)

(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 - 04616 of 2013
(Serial No. 04828 of 2013 and Query No. 0206L000007787 of 2013)

On 05/06/2013

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. 49500/- is paid , by the Bankers cheque number 328348, Bankers Cheque Date 04/06/2013, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 05/06/2013
2. Rs. 21897/- is paid , by the Bankers cheque number 328353, Bankers Cheque Date 04/06/2013, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 05/06/2013

(Under Article : A(1) = 71390/-, E = 7/- on 05/06/2013)

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.-64,90,903/-

Certified that the required stamp duty of this document is Rs.- 454373 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49500/- is paid , by the draft number 448924, Draft Date 04/06/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 05/06/2013
2. Rs. 49500/- is paid , by the draft number 448926, Draft Date 04/06/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 05/06/2013
3. Rs. 49500/- is paid , by the draft number 448927, Draft Date 04/06/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 05/06/2013
4. Rs. 49500/- is paid , by the draft number 448928, Draft Date 04/06/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 05/06/2013
5. Rs. 49500/- is paid , by the draft number 448930, Draft Date 04/06/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 05/06/2013
6. Rs. 49500/- is paid , by the draft number 448934, Draft Date 04/06/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 05/06/2013
- Rs. 49500/- is paid , by the draft number 448933, Draft Date 04/06/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 05/06/2013



(Satyajit Biswas

DISTRICT SUB-REGISTRAR OF DURGAPUR



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

Endorsement For Deed Number : I - 04616 of 2013
(Serial No. 04828 of 2013 and Query No. 0206L000007787 of 2013)

8. Rs. 49500/- is paid , by the draft number 448935, Draft Date 04/06/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 05/06/2013
9. Rs. 49500/- is paid , by the draft number 448931, Draft Date 04/06/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 05/06/2013
10. Rs. 3873/- is paid , by the draft number 448929, Draft Date 04/06/2013, Bank : State Bank of India, C-Zone, Durgapur, received on 05/06/2013

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

Presented for registration at 10.50 hrs on :05/06/2013, at the Office of the A.D.S.R. DURGAPUR by Ajit Kumar Maji ,Executant.

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

Execution is admitted on 05/06/2013 by

1. Ajit Kumar Maji, son of Late Ramgati Maji , Bhiringi, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
Identified By Pradip Kumar Kedia, son of Late Chandi Prasad.Kedia, 61/ A, N S B Road, Raniganj, District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

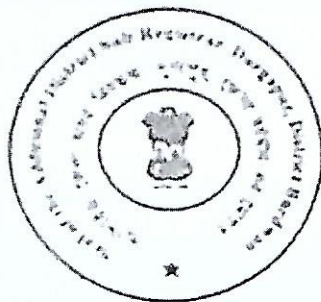
(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR



(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

date of Registration under section 60 and Rule 69

registered in Book - I
CD Volume number 11
Page from 2311 to 2322
being No 04616 for the year 2013.



fmg
(Satyjit Biswas) 05-June-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal