

5058

AND PR...

05805



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 459806

Certified that the Document
 is A... to be... in the
 Sign... Sheet and the Endr-
 osement... this
 Document are the Part of this
 Document.

A.D.S.R. Durgapur
 Burdwan

05 JUL 2013

(1)

SALE DEED

Dist. : Burdwan, P.S.- Durgapur Mouza : Bhiringi under
 Durgapur Municipal Corporation, area of land measuring
 about 12 Decimal, Set Forth Value Rs.2,75,000/-, Market
 Value Rs.27,81,815/-

Relaxing

04 JUL 2013

Sl. No. 123 Date 03 JUL 2013
Name of the Vendor Pranil Red Ray goenka
Address Kolkata - 19
Value of Stamps
Date of Purchase of this
Name of the Treasury
Name of the Vendor

HARSH MAYER
STAMP VENDOR
ADDL. DIST. OFFICE
BURGAUR-18
LICENCE No - 2/188P



Additional District Sub-Registrar
Durgapur, Burdwan

05 JUL 2013

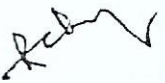
This deed of sale is made on 5th day of July 2013 by.

SRI BIJAN KANTI MAJI son of late Jyotish Chandra Maji (PAN NO AETPM 1907 D)
by faith Hindu, by occupation- Business by Nationality-Indian, Resident of Bhiringi
Durgapur 13 P.S Durgapur Dist-Burdwan (XV. B) hereinafter called the VENDOR(S)
(Which term shall unless excluded by or repugnant to the context be deemed to include
his/their heirs, successors,, assigns, administrators, legal representatives and executors
of the other part.

IN FAVOUR OF.

SRI PRAHLAD ROY GOENKA (PAN NO ADXPG9161A) son of late Onkar Mal 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 QTHFR PART.

Whereas the lands mentioned in the scheduled below property has been
duly recorded in L.R. record in the name of Vendor and the vendor is
owing, seizing & possessing the same with unferrared power and authority
to convey the schedule below property.



(3)

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 Residential 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. 2,75,000/- (Rupees two lac seventy five 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 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.

Relay

(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-lease 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.

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

Memo of consideration :- P

*Received Rs - 275000/- by way of B/D. vide.
B/D - No - 316302, dated 04/07/2013, of
Panjab & Sind bank, Kolkata main branch.*

(5)

SCHEDULE

In the District of Burdwan, P.S Durpur Subdivision & ADSRO office Durgapur Mouza Bhiringi J.L. No.68, Khatian No. 1538, L.R 72 B L & L R O Durgapur, Post Durgapur 16 Dist Burdwan.

R.S Plot no 562/3150 (Five hundred sixty two bata three thousand one hundred fifty) L.R Plot 937 (nine hundred thirty seven) Kanali area 12 (twelve) 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 Purchar's land

SOUTH R.S Plot 540

EAST R.S Plot 541

WEST R.S Plot 562/3151

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.

Reliance

(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. Ajit Kumar Maji
AN- Late Romgali Maji
Vill - Shiringi
Durgapur-73
2. Anup Chowdhary
8715 Jyotish Roy Road
Kolkata-700053

Drafted, Prepared, Read Over

And Explained by me as per

Direction of the Vendor & Purchaser

Rokshakar Chatterjee

Licence No D.P.R-27

A.D.S.R Office Durgapur

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

Bijan Kanti Maji

SIGNATURE OF VENDOR(S)

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও চিহ্ন গুলি আমার দ্বারা প্রত্যায়িত হইল।

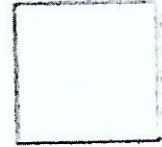
Byjan Kanti Maji



Byjan Kanti Maji

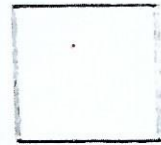
বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও চিহ্ন গুলি আমার দ্বারা প্রত্যায়িত হইল।



বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও চিহ্ন গুলি আমার দ্বারা প্রত্যায়িত হইল।



বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও চিহ্ন গুলি আমার দ্বারা প্রত্যায়িত হইল।





Byjan Kanti Maji



Byjan Kanti Maji

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. 06058 / 2013, Deed No. (Book - I , 05805/2013)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bijan Kanti Maji Bhiringi, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213	 05/07/2013	 LTI 05/07/2013	<i>Bijan Kanti Maji</i> 05-07-13

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bijan Kanti Maji Address -Bhiringi, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213	Self	 05/07/2013	 LTI 05/07/2013	<i>Bijan Kanti Maji</i>

Name of Identifier of above Person(s)
Ajit Kumar Maji
Bhiringi, Durgapur, Thana:-Durgapur,
District:-Burdwan, WEST BENGAL, India, Pin :-713213

Signature of Identifier with Date
Ajit Kumar Maji
5/7/13



(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 - 05805 of 2013
(Sorial No. 06058 of 2013 and Quory No. 0206L000007791 of 2013)

On 05/07/2013

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. 30598.00/-, on 05/07/2013

(Under Article : A(1) = 30591/- ,E = 7/- on 05/07/2013)

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.-27,81,815/-

Certified that the required stamp duty of this document is Rs.- 194737 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49500/- is paid , by the Bankers cheque number 770570, Bankers Cheque Date 04/07/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 05/07/2013
2. Rs. 49500/- is paid , by the Bankers cheque number 770562, Bankers Cheque Date 04/07/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 05/07/2013
3. Rs. 49500/- is paid , by the Bankers cheque number 770561, Bankers Cheque Date 04/07/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 05/07/2013
4. Rs. 41237/- is paid , by the Bankers cheque number 770582, Bankers Cheque Date 04/07/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 05/07/2013

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

Presented for registration at 13.20 hrs on :05/07/2013, at the Office of the A.D.S.R. DURGAPUR by Bijan Kanti Maji ,Executant.

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

Execution is admitted on 05/07/2013 by



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

EndorsementPage 1 of 2

05/07/2013 16:16:00



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

Endorsement For Deed Number : I - 05805 of 2013
(Serial No. 06058 of 2013 and Query No. 0206L000007791 of 2013)

1. Bijan Kanti Maji, son of Late Jyotish Chandra Maji , Bhiringi, Durgapur, Thana:-Durgapur,
District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
Identified By Ajit Kumar Maji, son of Late Ramgoti Maji, Bhiringi, Durgapur, Thana:-Durgapur,
District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste: Hindu, By Profession: Others.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR



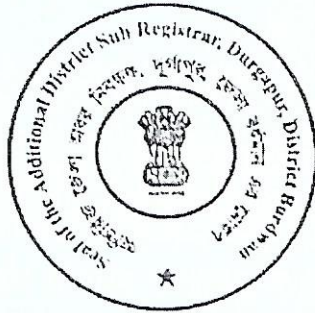
(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR


05/07/2013 15:16:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 490 to 501
being No 05805 for the year 2013.




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