

2198

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 069327

1080

80 23265

24265



Paresch Chandra Koley

Notarization sheet and Signature  
sheet attached with the document  
are part of the document.

A. D. S. R.

11-10-07

DEED OF SALEValued Rs. 3,00,000/-

THIS DEED OF CONVEYANCE is made this 28<sup>th</sup> day of September in the year of Christ Two Thousand Seven BETWEEN SRI PARESH CHANDRA KOLEY son of late Bhadreswar koley, by faith Hindu, by Nationality Indian, by occupation Business, residing at Vill. Dhobapukur, P.O. Bighati, P.S. Bhadreswar, Dist. Hooghly ; hereinafter referred to as the VENDOR (which terms or expression shall unless excluded by or repugnant subject to the context be deemed to mean and include his heirs executors, administrators, legal representatives , and or assigns) of THE FIRST PART.

Contd.....2

১৮৮০  
 নং ২০৭/০৮ জুলাই  
 দেওয়ান শ্রী দেবপ্রদাস দাস প্রাচ্যোক্ত  
 নং-খ্রীষ্টাব্দ ১৯০৮ কোর্ট  
 নং-৩০৮ শাসিত  
 দেওয়ান শ্রী-৬০৭৮ ৪০৮৮৮ চুক্তি  
 ১ ৮ JUL 2007



৩  
 Asst. District Sub-Registrar  
 Bandernagore, Hooghly

11 OCT 2007



=2=

A                      N                      D

M/S V. K. U D Y O G LIMITED, a Company registered under the provision of Indian Companies Act 1956 having its registered Office at 5/2, Russel Street, 6<sup>th</sup> Floor, Poonam Building, Kolkata represented by its Director SRI GUPTESWAR PRASAD sons of Late Jatan Prasad, by Nationality Indian, by Faith Hindu, by occupation Business, residing at 25B, Camac Street, 6D, Camac Court, P.S. Shakespeare Sarani, Kolkata- 17 ; herein after referred to as the PURCHASER which terms or expression shall unless excluded by or repugnant subject to the context be deemed to mean and include their heirs executors, administrators, legal representatives and or assigns) OF THE OTHER PART.

WHEREAS ALL THAT piece and parcel of Sali Land measuring an area of 10 (Ten) Satak comprised in R.S. Plot. No. 5851, appertaining R.S. Khatian No. 8755 under L.R. Plot No. 4669, corresponding to L.R. Khatian No. 1386 and 827, lying and situate at Mouza Bighati, J.L.No.14, within the ambit of Bighati Gram Panchayet, A.D.S.R. Office at Chandanagar, P.S. Bhadreswar, Dist. Hooghly ; particulars of which also mentioned in the Schedule hereunder written and also shown and delineated in the Map annexed herewith and bordered Red thereon and hereinafter referred to as the " said property " and which is the subject matter of the sale and transfer herein.

Contd.....3

=3=

AND WHEREAS the aforesaid property was originally owned and possessed by one Mukti Roy son of Nemai Chandra Roy, of Serampore, Hooghly.

AND WHEREAS by a Deed of sale registered in Book No. 1, Vol. No. 1, pages from 217 to 222, Being No. 36 for the year 1998 of Chandanagar Sub-Registrar office said Mukti Roy sold, transferred and delivered possession of the said property in favour of Sri Atin Pal and Sri Sanjay Pal of Chatra, Serampore, Hooghly.

AND WHEREAS by a Deed of sale registered in Book No. 1, Vol. No. 18, pages from 079 to 086, Being No. 695 for the year 2005 of District Registrar office said Sri Atanu Pal and Sri Sanjay Pal sold, transferred and delivered possession of the said property in favour of of Sri Partha Sarathi Ghosh son of Kartik Chandra Ghosh of Baidyabati, P.S. Serampore, Hooghly.

AND WHEREAS by a Deed of sale Dated 4<sup>th</sup> December 2006 registered in Book No. 1, Vol. No. 6, pages from 2431 to 2447, Being No. 02833 for the year 2006 of Chandanagar ADSR office said Sri Partha Sarathi Ghosh sold, transferred and delivered possession of the said property in favour of of Sri Paresh Chandra Koley the present Vendor herein.

AND WHEREAS by aforesaid purchase the present Vendor become the absolute owner of the schedule property and now in absolute khass possession by exercising its absolute right title and interest by cultivation and harvesting crops there from.

AND WHEREAS the Vendors by a resolution of their family meeting have decided to dispose off the schedule property and have agreed to sell their schedule property and was in search of prospective buyer who could purchase the said property.

Contd.....4

AND WHEREAS the purchaser through its principal agent approached the Vendor and made a proposal to purchase the said property and offered to pay a sum of Rs. 3,00,000/- (Rupees Three Lac) only.

AND WHEREAS the vendors considering the quantum of consideration money fair, reasonable and in conformity with the market price, accepted the offer.

AND WHEREAS the aforesaid Vendor has made representation to the purchaser that the property described in the Schedule hereunder is free from all encumbrances and the Vendor is competent and lawfully entitled to sell and transfer the said property to the purchaser and there is no claim lien or attachment over the said property and the Vendor also represented to the purchaser that the said property is not affected with any road alignment or Govt. Scheme or acquisition or requisition proceedings and if it is found that the said property is affected by any road alignment or any Govt. Scheme or acquisition or requisition proceedings then the Vendor shall pay damages to the purchaser entire consideration money together with interest cost and damages.

AND WHEREAS the Vendor also covenant with the purchaser that in case the purchaser is deprived of the whole or any part of the property hereby sold by reasons of any defect found in the title of the Vendor or any encumbrances or charges and alignment or any Govt. Scheme or acquisition or requisition proceedings on the same in that event the Vendor shall pay to the purchaser at a time by way of damages the whole amount of the sale price with interest from the date of payment of sale price together with cost, expenses, damages and mesne profits.

NOW THIS DEED WITNESSETH AS FOLLOWS :

THAT in pursuance of the said Agreement and in consideration of a sum of Rs. 3,00,000/- (Rupees Three Lac) only, paid by the purchaser to the Vendor

Contd.....5



paid at or before the execution hereof the Vendor doth ( the receipt whereof hereby as well as by the memo hereunder written admit and acknowledge ) and the Vendors as absolute owner doth hereby convey, transfer, assign and assure unto the purchaser ALL THAT piece and parcel of Sali Land measuring an area of 10 ( Ten ) Satak comprised in R.S. Plot. No. 5851, appertaining R.S. Khatian No. 8755 under L.R. Plot No. 4669, corresponding to L.R. Khatian No. 1386 and 827 , lying and situate at Mouza Bighati, J.L.No.14, within the ambit of Bighati Gram Panchayet, A.D.S.R. Office at Chandanagar, P.S. Bhadreswar, Dist. Hooghly, as fully described in the Schedule hereto and hereinafter called the " said property " OR HOWSOEVER OTHERWISE the said numbered described distinguished TOGETHER WITH all and signature the intangible asset, edifices, fixture, courtyard, compound walls, swears, drains water, courses, right,ways, paths, passages fences, hedges, ditches, trees water benefit liberties, easements and privileges belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto and all reversion or reversions reminder or reminders and the rents issues and profits thereof and all and every part thereof and the estate right, title, interest claim and demand whatsoever of the Vendors into upon the said property or any part thereof TO HAVE AND TO HOLD the said property or hereditament and premises hereby granted sold, conveyed and transferred or expressed so to be unto and to the use of the purchaser forever free from all encumbrances and the Vendors doth hereby covenant with the purchaser that notwithstanding any Act Deed or thing by the Vendors or executed or knowingly suffered to the contrary the Vendor is lawfully and sufficiently entitled to the said property hereditament and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alter defect or encumber or make void the said and that notwithstanding any such Act Deed or thing as aforesaid the Vendor has good, right, full power, absolute authority and perfect title to sell the said property hereditament and premises hereby granted, sold, conveyed and

transferred or expressed so to be unto and to the use of the purchaser in manner aforesaid and the purchasers shall and may at all times hereafter peaceably and quietly hold use possess and enjoy the said property hereditament and premises and receive the Rents issues and profits thereof without any lawfully or eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming through under or is trust for them or from or under any of his ancestor or predecessors in title AND that free from all encumbrances or any of his ancestor or predecessor-in-title or any person lawfully or equitably claiming as aforesaid and further that the Vendor and all persons having lawfully or equitably claiming any estate or in the Property hereditament and premises or any of them or any part thereof from under or in trust for them the Vendor or from or under any of his ancestor or predecessor-in-interest shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done or executed all such Act Deeds and things whatsoever for further and more perfectly assuring the said property hereditament and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of Sali Land measuring an area of 10 (Ten) Satak comprised in R.S. Plot. No. 5851, appertaining R.S. Khatian No. 8755 under L.R. Plot No. 4669, corresponding to L.R. Khatian No. 1386 and 827, lying and situate at Mouza Bighati, J.L.No.14, within the ambit of Bighati Gram Panchayet, A.D.S.R. Office at Chandanagar, P.S. Bhadreswar, Dist. Hooghly; and the said property is butted and bounded as follows :-

ON THE NORTH :	LAND OF L.R.DAG NO. 4669
ON THE SOUTH :	LAND OF L.R.DAG NO. 4672
ON THE EAST :	LAND OF L.R.DAG NO. 4673
ON THE WEST :	LAND OF DAG NO. 4670

*Prasenjit Chakraborty*

=7=

The property is situated within the Panchayet area for which annual rent of Total Rs. 2/- is payable to the Govt. of West Bengal.

IN WITNESSES WHEREOF the Vendor put his seal and signature the day, month and the year First Above written.

SIGNED AND DELIVERED BY  
THE VENDOR IN PRESENCE OF :-

1. Anil Manna  
vi Dhalbakur  
PO. Bughali  
PS Bhadrakur  
D Hooghly

*Parash ch Koley*  
SIGNATURE OF THE VENDOR

2. Biswajit K  
86/2, G.T. Road (West)  
West End Park  
P.O. Mullick Para P.S. Serampore  
DT. Hooghly. PIN- 712203

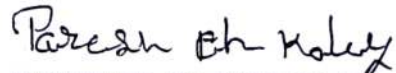
RECEIVED of and from the within  
named purchaser the within mentioned  
sum of Rs. 3,00,000/- (Rupees Three Lac)  
only, being the consideration  
in full as per Memo below :-

Contd.....8



MEMO OF CONSIDERATION

Received Rs. 3,00,000/- ( Rupees Three Lac) from the above named purchaser in cash.

  
SIGNATURE OF THE VENDOR

WITNESSES

1. Anil Manna

V - Dhobabukur

PO - Bighali

PS - Bhadrachar

P - Hooghly

2.

Biswajit R

86/2, G.T. Road (west)

West End Park

P.O. Mullikpala, P.S. Serampore

DT- Hooghly. PIN- 712203

Drafted by me :-



(DEBABRATA DAS) 23/2/21/91

Advocate Serampore Court.

Typed by :- S. Singh

Serampore Court.

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the Additional District Sub Registrar, Chandannagar**

Signature / LTI Sheet of Serial No 02138 / 2007

Document Number

I - 02111 , 2007

**I. Signature of the Presentant**

Name of the Presentant	Signature with date
Paresh Chandra Koley	<i>Paresh Ch Koley</i> 11/10/07

**II. Signature of the person(s) admitting the Execution**

LTI	SI No	Admission of Execution By	Status	Signature with Date
-----	-------	---------------------------	--------	---------------------

1 Paresh Chandra Koley  
ps - Bhadreswar  
Dhobapukur Bighati Hooghly

Self

*Paresh Ch Koley*  
11/10/07

**Name of Identifier of above Person(s)**

Goutam Gayen  
Serampur Court Hooghly

**Signature of Identifier with Date**

*Goutam Gayen*  
11/10/07



Government Of West Bengal  
Office of the ADSR Chandannagar  
Chandannagar, Hooghly  
Endorsement For deed Number 102111 of 2007  
(Serial No. 02138, 2007)

On 11/10/2007

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23,4,5 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:

Fee Paid in rupees under article : A(1) = 5324/- ,E = 14/- on:11/10/2007

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 484840/-

Certified that the required stamp duty of this document is Rs 24262 /- and the Stamp duty paid as: Impressive Rs- 1000

Deficit stamp duty

Deficit stamp duty : Rs 23265/- is paid by the draft no. :727444, Draft date:11/10/2007, Bank name:STATE BANK OF INDIA, Serampore, recieved on :11/10/2007.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.15 on :11/10/2007,at the Office of the ADSR Chandannagar by Paresh Chandra Koley,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :11/10/2007 by











1. Paresh Chandra Koley, son of Late Bhadreswar,Dhobapukur,Thana Bhadreswar, By caste Hindu,by Profession :Business

Identified By Goutam Gayen, son of Late Moti Lal Serampur Court Hooghly Thana: Serampur, by caste Hindu,By Profession :Law Clerk.

  
[Anil Kumar Ghoshal]  
A.D.S.R.

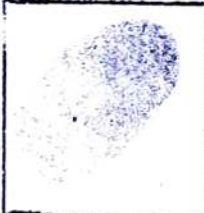




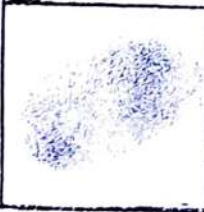



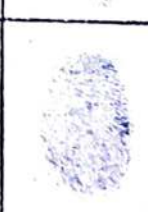
Office of the Additional District Sub Registrar, Chandannagar  
Govt. of West Bengal

# FINGER PRINTS OF BOTH HANDS

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L. H. F. P.
					R. H. F. P.



hishu

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L. H. F. P.
					R. H. F. P.

Photo



Parash ch Koley



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 4562 to 4575  
being No 02111 for the year 2007.



(Anil Kumar Ghoshal) 11-October-2007

A.D.S.R.

Office of the Additional District Sub Registrar, Chandannagar  
West Bengal

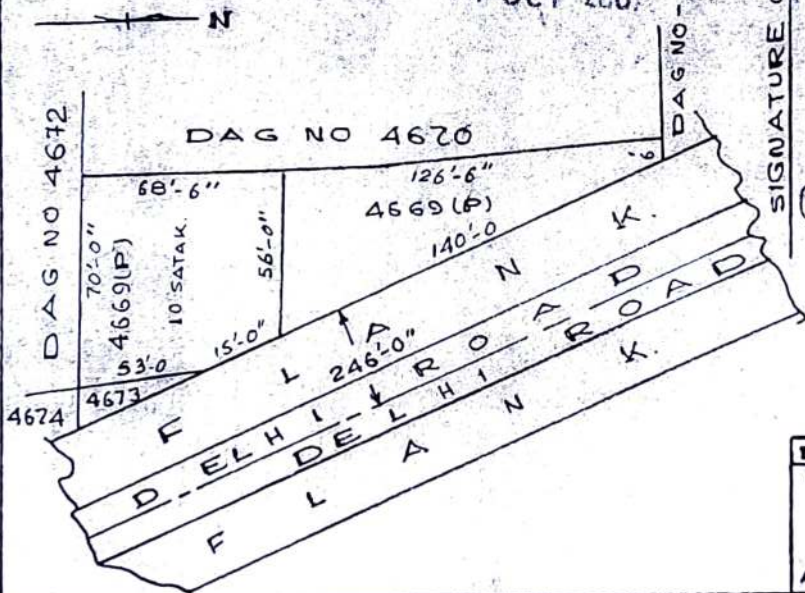
SALE DEED PLAN SHOWN BY RED BOUNDARY LINE  
 AT DAG NO-4669(P) KHATAN NO. 13869827  
 MOUZA-BIGHATI J.L NO-14 SHET NO-  
 UNDER BIGHATI GRAM PANCHAYAT P.S-BHA  
 DRESWAR DIST-HOOGHLY  
 LAND AREA - 10 SATAK (MORE OR LESS)  
 SCALE - 1:660. R.S DAG NO-5857 P.R.SKH NO 8755

NAME OF VENDEE

V.K. UDYOG LIMITED



adhat  
 District Sub-Registrar  
 Sandernagore, Hooghly  
 11 OCT 2007



SIGNATURE OF VENDOR

*Prakash Chandra Koley*

DRAWN BY.  
 D.DAS.  
 D.C.E.  
 AS DIRECTED.