

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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> Addl. District Sub-Registrer Asansol, Dist Burdwar

Query No. 2637/2015 Market Value Rs. 22,00,000/- 3 MAR 3615

DEED OF SALE OF Rs. 10,00,000/-

Area of land sold is: 11 Decimal comprised

in R.S. Plot No. 6429 situated in Mouza :

Hirapur, J.L. No. 18 P.S. Hirapur under

Ward No. 37 of Asansol Municipal Corporation

THIS DEED OF SALE made this the12 lb.

day of March in the year 2015 by :

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Aphill District Sub-Registrer Asunsoi, Dist. Burdwan

Sri Ajit Kumar Maji (PAN : ADWPM5643C), 2 Sri Sanjit Maji (PAN : ADQPM4388N) 3 Sri Samir Maji (PAN : ALFPM2841M) all sons of Late Kali Pada Maji, 4, Sri Haradhan Maji (PAN : COEPM0468L) S/o Late Manik Maji @ Tarapada Maji 5.-Sri Subodh Kumar Maji (PAN : AYIPM7196F) 6. Sri Dilip Kumar Maji (PAN : AESPM0113J) 7_Sri Fatik Chandra Maji (PAN : ADWPM5644F) 8. Sri Kalyan Maji (PAN : APOPM6771P) 9. Sri Lakhsmi Kanta Maji (PAN : ATIPM7513P) all sons of Late Hiralal Maji 10 Sri Gobardhan Maji (PAN : ADWPM9777F) 11. Sri Tarapada Maji @ Sri Tara Maji (PAN : ADWPM9778L) 12 Sri Kanai Lal Maji (ADWPM5650K) 13 Sri Balai Chandra Maji (PAN : ADVPM7801P) all sons of Late Debu Maji @ Debendra Nath Maji 14. Sri Sanjoy Maji (PAN: BLQPM4437F) S/o Late Sunil Maji, all by faith Hindu, citizenship Indian, by occupation retired person, cultivation and business, all are residents of : Hirapur Village, P.O. Hirapur, Burnpur-713325, P.S. Hirapur, Sub Division and Addl. Dist. Sub Registry Office Asansol, Dist. Burdwan hereinafter jointly and severally called the 'VENDORS'

(which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the ONE PART.

The Vendors Nos. 4 to 9 are represented by their constituted attorney 8ri Dilip Kumar Gupta (PAN: AFHPG0921N) S/o Ram Avtar Gupta (Patwari), by faith Hindu, citizenship Indian, resident of: Shastri Nagar, P.O. Burnpur-713325, P.S. Hirapur, Dist. Burdwan empowered by Development Power of Attorney being Deed No. I-6559 for the year 2014 of Asansol Addl. Dist. Sub Registry Office.

IN FAVOUR OF

SMT. RITA KESHRI (PAN: AJVPK3256E) W/o Sri Satish Kumar Keshri, by faith Hindu, citizenship Indian, by occupation business, resident of : 'Keshri House', 154, Patliputra Colony, Patna, Pin-800013 in the state of Bihar hereinafter called the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context include all her heirs, successors, legal representatives and assigns) of the OTHER PART.

WHEREAS the schedule mentioned land comprised in C.S. Plot No. 4248 (P) corresponding to R.S. Plot No. 6429 of Mouza Hirapur including other lands originally belonged to (i) Dukhu Maji @ Dukhaharan Maji (since deceased) S/o Late Kunja Maji in his 1/3rd share (ii) Debu Maji @ Debendra Nath Maji S/o Late Kunja Maji in his 1/3rd share and (iii) Nakul Maji (since deceased) S/o Late Kunja Maji in his 1/3rd share in the R.S. Record of Rights under R.S. Khatian No. 3020 of Mouza Hirapur, P.S. Hirapur.

AND WHEREAS while owning and possessing his 1/3rd share of the above noted land aforesaid Dukhu Maji @ Dukhaharan Maji died leaving his three sons namely (i) Kalipada Maji (since deceased) (ii) Manik Maji @ Tarapada Maji and (iii) Hiralal Maji (since deceased) as his only legal heirs and successors who inherited the said lands left by deceased Dukhu Maji @ Dukhaharan Maji in equal 1/3rd share each under the provisions of Hindu Succession Act 1956.

AND WHEREAS while owning and possessing his undivided 1/3rd share of the above noted land aforesaid Nakul Maji during his lifetime, he sold and transferred his undivided 1/3rd share to his nephew Kalipada Maji S/o

Late Dukhu Maji @ Dukhaharan Maji by a registered Deed of Sale being Deed No. 3889 for the year 1959 of Asansol Sub Registry Office on receipt of valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS in the above circumstances aforesaid Kalipada Maji was the lawful and rightful owner of 1/9th share (by way of inheritance) + 1/3rd share (by way of purchase) = 4/9th share i.e. 0.4444 of the above noted land and the said land had been duly recorded in his name in the L.R. Settlement Record of Rights under L.R. Khatian No. 676 of Mouza Hirapur, P.S. Hirapur. And thereafter said Kalipada Maji died leaving his three sons i.e. Vendors No. 1 to 3 as his only legal heirs who inherited the said lands left by deceased Kalipada Maji under the provisions of Hindu Succession Act.

AND WHEREAS said Manik Maji while owning and possessing his 1/9th share i.e. 0.1111 of the above noted land been duly recorded in his name in the L.R. Settlement Record of Rights under L.R. Khatian No. 2900 of Mouza Hirapur, P.S. Hirapur. And aforesaid Manik Maji died leaving his only son i.e. Vendor No. 4 as his only legal heir who inherited the said lands left by deceased Manik Maji under the provisions of Hindu Succession Act.

AND WHEREAS said Hiralal Maji while owning and possessing his 1/9th share i.e. 0.1111 of the above noted land been duly recorded in his name in the L.R. Settlement Record of Rights under L.R. Khatian No. 4469 of Mouza Hirapur, P.S. Hirapur. And aforesaid Hiralal Maji died leaving his five sons i.e. Vendor No. 5 to 9 as his only legal heirs who inherited the said lands left by deceased Hiralal Maji under the provisions of Hindu Succession Act.

AND WHEREAS while owning and possessing his undivided 1/3rd share of the above noted land aforesaid Debu Maji @ Debendra Nath Maji died leaving his five sons i.e. Vendors No. 10 to 13 and one Sunil Maji (since deceased) as his only legal heirs who inherited jointly the 1/3rd share of the above noted land left by deceased Debu Maji @ Debendra Nath Maji in equal 1/5th share each under the provisions of Hindu Succession Act.

AND WHEREAS be it mentioned that the said 1/3rd share of the above noted lands left by deceased Debu Maji @ Debendra Nath Maji erroneously recorded in the name of the Vendors No. 10 to 13 under L.R. Khatian Nos. 920, 1305, 580 and 2190 except the name of deceased Sunil Maji. And subsequently aforesaid Sunil Maji died leaving his only son i.e. Vendor 14 as his only legal heir who inherited the said lands left by deceased Sunil Maji under the provisions of Hindu Succession Act.

AND WHEREAS in the circumstances the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said lands more fully mentioned in the schedule below which is free from all encumbrances, charges and/or mortgages;

AND WHEREAS the Vendors being in urgent need of money to meet their legal requirements and expenses declared and expressed their intention to sell and transfer the said land more fully mentioned in the schedule below;

AND WHEREAS and the Purchaser having come to know of such intention and declaration of the Vendors proposed and offered to purchase the schedule mentioned lands at a total consideration of price of Rs. 10,00,000/
- (Rupees ten lac) only.

AND WHEREAS the Vendors considering the said price as fair, proper, reasonable and highest according to market value prevailing in the locality accepted the said offer of the Purchaser and agreed to sell, convey and transfer the schedule mentioned land unto and in favour of the Purchaser at and for the said consideration price of Rs. 10,00,000/- (Rupees ten lac) only on the terms mentioned hereinbelow;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the Vendors and the Purchaser and in consideration of the said sum of Rs. 10,00,000/- (Rupees ten lac) only paid by the Purchaser to the Vendors (the receipt whereof the Vendors doth hereby admit and acknowledge) as total price of the said land, the Vendors doth hereby grant, convey sell and transfer unto and to the use of the said Purchaser all that land more fully mentioned and described in the schedule below together with the right of path, passage, lights, liberties, privileges, easement & appurtenance whatsoever attached and concerning to the said land free from any or all encumbrances TO HAVE AND TO HOLD the said land hereby granted, conveyed, and transferred unto and to the use of the said Purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said Vendors for themselves their heirs and successors doth hereby declares and covenants with the said Purchaser that the Vendors have good

title, full power and absolute right to sell and transfer the schedule mentioned land and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and that the Vendors has not in any way encumbered the schedule mentioned land intended to be conveyed by this Deed of Sale AND THAT the said Purchaser including all his legal heirs, successors, legal representatives shall and may at all times peacefully/quietly hold, possess, use, enjoy the said lands as lawful and rightful owner thereof with liberty to erect all sort of construction upon the said land in accordance with a sanctioned building plan without any interruptions, obstructions, claim and/or demand whatsoever from or by the Vendors or any person/persons lawfully/equitably claiming under or in trust for them AND THAT the said Vendors shall and will for all times to come at the cost and request of the said Purchaser do or execute or cause to be done or executed all such acts, deeds and/or things for further or more

perfectly assuring the title of the Purchasers relating to the said land AND THAT the Vendors doth hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned lands is not free from all encumbrances and/or the Vendors have no valid perfect and marketable title to the said lands as hereinbefore stated by the Vendors in that event the Vendors including all their legal heirs will be bound to pay back the entire consideration amount with legal interest to the Purchaser and shall also be liable to make good and indemnify all losses and damages which the Purchaser may suffer due to any defect in the title of the Vendors in respect of the said land hereby sold to the Purchaser.

It is hereby further declared by the Vendors that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get its names mutated in the records of S.D.L. & L.R.O., Extn., Part-1, Asansol under the state of West Bengal.

SCHEDULE OF THE LAND ABOVE REFERRED TO:

In the District of Burdwan, P.S. Hirapur, Sub Division & Addl. Dist. Sub-Registry Office Asansol, within Mouza Hirapur, J.L. No. 18, Ward No. 37 of Asansol Municipal Corporation all that 'Kanali' class of land measuring 0.11 (zero point eleven) acres i.e. 11 (eleven) decimal comprised in C.S. Plot No. 4248 (P) under C.S. Khatian No. 35, R.S. Plot No. 6429 (six thousand four hundred twenty nine) under R.S. Khatian No. 3020 corresponding to L.R. Plot No. 6635 (six thousand six hundred thirty five) under L.R. Khatian Nos. 676, 2900, 4469, 920, 1305, 580, 2190 respectively.

The said lands hereby sold is more specifically delineated in the sketch plan hereto annexed and thereon shown in red border which shall form part of this Deed. The said lands hereby sold is butted and bounded by :

On the North : By the property of P.K. Thakur and Satish Kr. Keshri.

On the South: By the property of Satish Kr. Keshri.

On the East : By the property of Satish Kr. Keshri.

On the West : By 50 feet wide Riverside road.

The proportionate annual rent is payable to the State of West Bengal through S.D.L. & L.R.O., Extn., Part-1, Asansol.

Sheets containing photos and finger prints of both hands duly attested by the parties concerned is annexed hereto which shall form part of this Deed.

IN WITNESS WHEREOF the Vendors named above signed and executed this Deed of Sale on the day, month and year first above written.

Witnesses:

1. Subherely Hordel c/o Late S.N. Mordal. Amabagan Dakshia paren

2. Sudesh Markan Sto Low K. R. Man Kani Hat wo - 2 5 know hum

Prepared by me as per instruction by the Vendors and read over, explained to the parties and printed in my office

Nanda Sheel Milite (Nanda Dulal Mitra)

Deed Writer Licence No. 28 Asansol A.D.S.R. Office

- 1. Ajit kumar Maji.
- 2. Sangit Maji
- 3. Samire Mage

sofet James (\$10

As constituted attorney of Haradhan Maji, Tarapada Maji, Subodh Kumar Maji, Dilip Kumar Maji, Fatik Chandra Maji, Kalyan Maji and Lakhsmi Kanta Maji

- 10. Sohar Than Man
- 11. Tarapada Maj. pli. Tora Maj. Pli. 12. Kanai lal Ney:
- 13. Baler d. Mari.

Signature of the Vendors

SITE PLAN OF R.S. PLOT NO. 6429, L.R. PLOT NO. 6635 SITUATED WITHIN MOUZA HIRAPUR, J.L. NO. 18, P.S. HIRAPUR MEASURING AREA 11 (ELEVEN) DECIMAL.

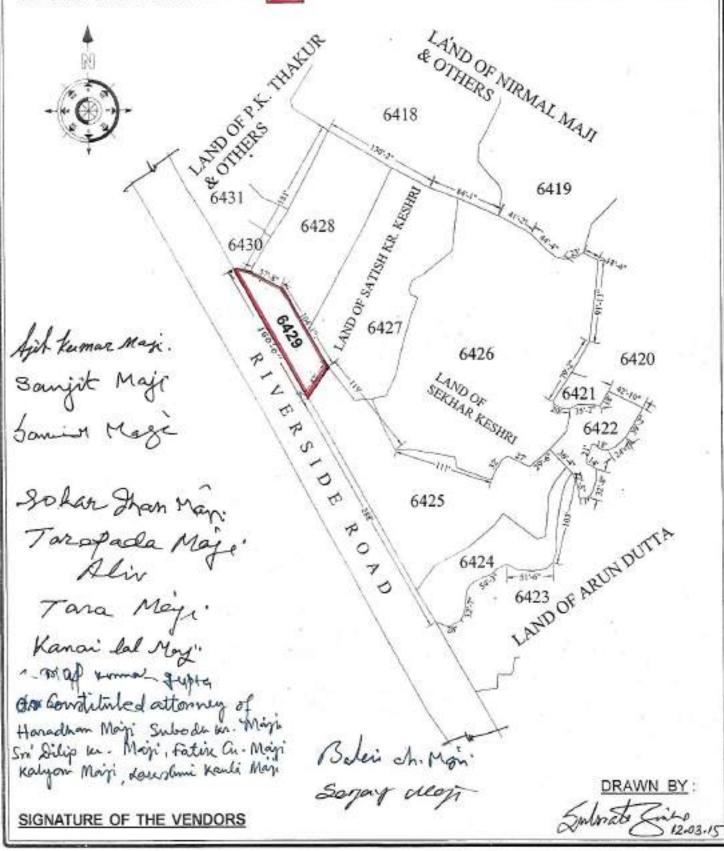
SOLD BY: SRI AJIT KUMAR MAJI 2. SRI SANJIT MAJI 3. SRI SAMIR MAJI 4. SRI HARADHAN MAJI 5. SRI SUBODH KUMAR MAJI 6. SRI DILIP KUMAR MAJI 7. SRI FATIK CHANDRA MAJI 8. SRI KALYAN MAJI 9. SRI LAKHSMI KANTA MAJI 10. SRI GOBARDHAN MAJI 11. SRI TARAPADA MAJI @ SRI TARA MAJI 12. SRI KANAI LAL MAJI 13. SRI BALAI CHANDRA MAJI 14. SRI SANJOY MAJI ALL OFHIRAPUR VILLAGE, P.S. HIRAPUR, DIST. BURDWAN.

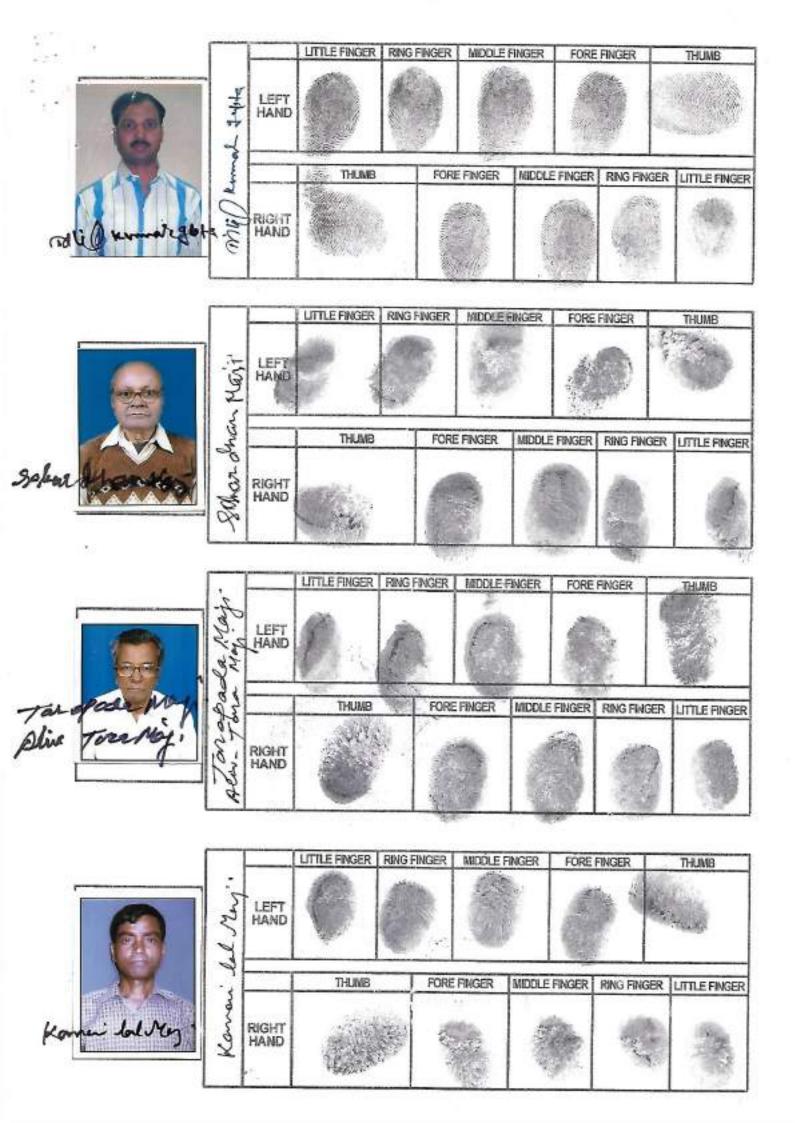
SOLD TO: SMT. RITA KESHRI W/O SRI SATISH KUMAR KESHRI OF: 'KESHRI HOUSE', 154, PATLIPUTRA COLONY, PATNA, PIN-800013.

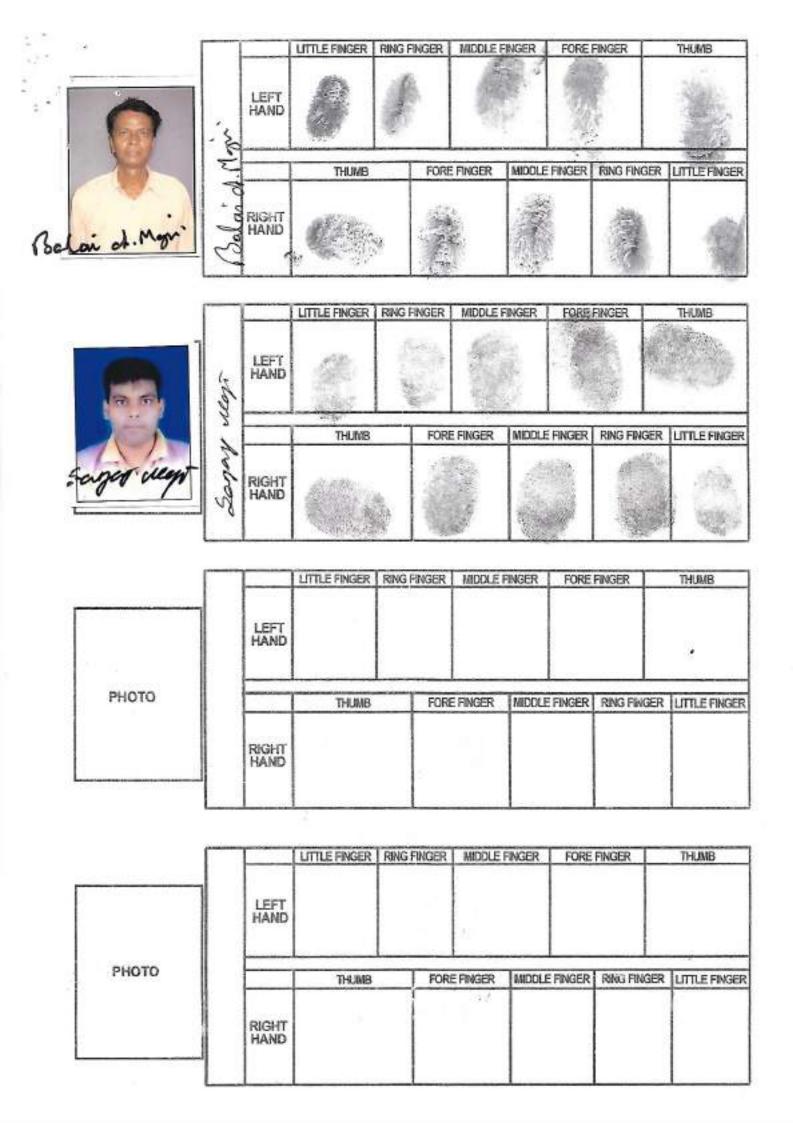
PUCHASED AREA SHOWN IN RED

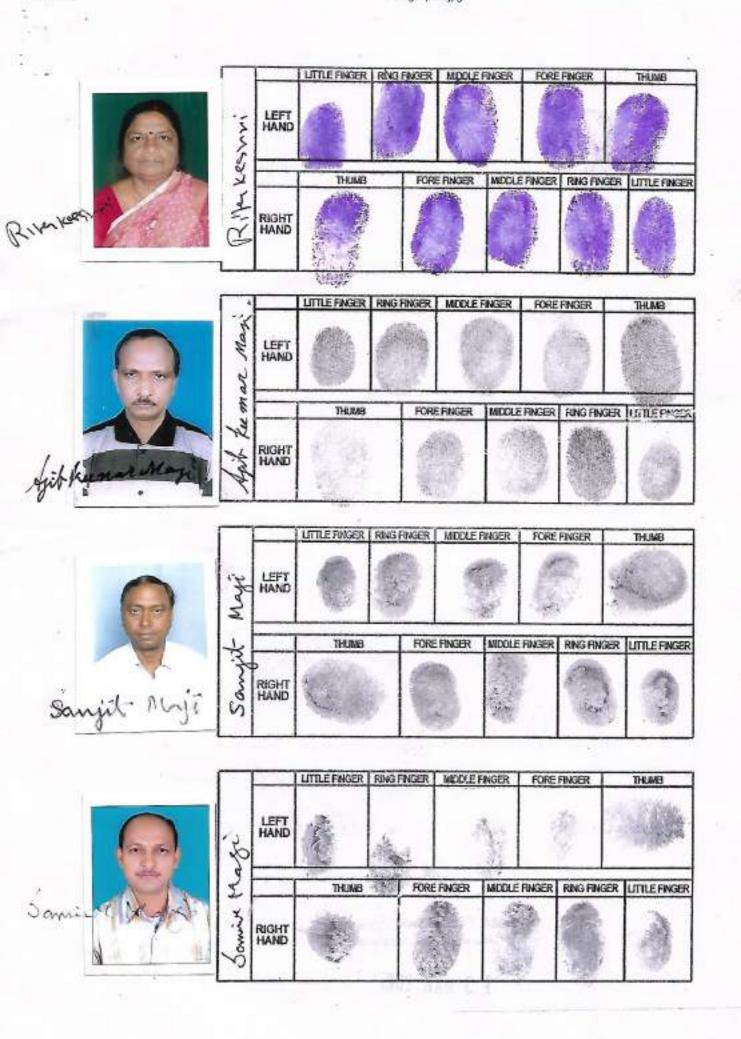


SCALE 48" = 1 MILE









Government of West Bengal Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the A.D.S.R. ASANSOL, District- Burdwan

Signature / LTI Sheet of Serial No. 01744 / 2015, Deed No. (Book - I , 01761/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date	
Ajit Kumar Maji Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India		LTI 13/03/2015	Ajih Kermar Ma 13/03/15	

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

il No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ajit Kumar Maji Address -Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self		ιπ	fjik kuman Ma 13/03/1
			13/03/2015	13/03/2015	
2	Sanjit Maji Address -Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self		LΠ	Sanjit May
			13/03/2015	13/03/2015	
3	Samir Maji Address -Hirapur VIIIage, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self	1	(LST)	5 amin (2/8)
			13/03/2015	13/03/2015	
4	Dilip Kumar Gupta Address -Shastrinagar Burnpur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Attorney			13/03 moment 8/4
			13/03/2015	13/03/2015	

(Debasiš Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Office of the A.D.S.R. ASANSOL

Government of West Bengal Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the A.D.S.R. ASANSOL, District- Burdwan

Signature / LTI Sheet of Serial No. 01744 / 2015, Deed No. (Book - I , 01761/2015)

the person(s) admitting the Execution, at Office,

51 No.	Admission of Execution By	Status	Photo	Finger Print	Signature
	Gobardhan Maji Address -Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self		LTI	Johan Shon Mani
			13/03/2015	13/03/2015	
6	Tarapada Maji Address -Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self		ETI	Tarapadavaji.
			13/03/2015	13/03/2015	
7	Kanailal Maji Address -Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self	息	LTI	Koneri lal Maj
			13/03/2015	13/03/2015	
8	Balai Chandra Maji Address -Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self		LTI	Baleri A. Mg
			13/03/2015	13/03/2015	
9	Sanjoy Maji Address -Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India	Self		LΠ	Sayay Maji
			13/03/2015	13/03/2015	

Name of Identifier of above Person(s)

Subhendu Mondal Ambagan Dakshinpara, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India Subterde Mordal

(Debasis Patra) ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL Office of the A.D.S.R. ASANSOL



Office Of the A.D.S.R. ASANSOL District:-Burdwan

Endorsement For Deed Number : I - 01761 of 2015 (Serial No. 01744 of 2015 and Query No. 0205L000002637 of 2015)

On 13/03/2015

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. 24196.00/-, on 13/03/2015

(Under Article: A(1) = 24189/- ,E = 7/- on 13/03/2015)

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.-22,00,000/-

Certified that the required stamp duty of this document is Rs.- 132010 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

- Rs. 49000/- is paid, by the Bankers cheque number 805451, Bankers Cheque Date 12/03/2015, Bank: State Bank of India, ASANSOL, received on 13/03/2015
- Rs. 49000/- is paid, by the Bankers cheque number 805450, Bankers Cheque Date 12/03/2015, Bank: State Bank of India, ASANSOL, received on 13/03/2015
- Rs. 29010/- is paid, by the Bankers cheque number 805452, Bankers Cheque Date 12/03/2015, Bank: State Bank of India, ASANSOL, received on 13/03/2015

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

Presented for registration at 13.32 hrs on :13/03/2015, at the Office of the A.D.S.R. ASANSOL by Ajit Kumar Maji , one of the Executants.

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

Execution is admitted on 13/03/2015 by

 Ajit Kumar Maji, son of Late Kalipada Maji, Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, By Caste Hindu, By Profession: Retired Person

(Debasis Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

13/03/2015 16:03:00

EndorsementPage 1 of 2



Government Of West Bengal Office Of the A.D.S.R. ASANSOL

District:-Burdwan

Endorsement For Deed Number : I - 01761 of 2015 (Serial No. 01744 of 2015 and Query No. 0205L000002637 of 2015)

- Sanjit Maji, son of Late Kalipada Maji , Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, By Caste Hindu, By Profession: Others
- Samir Maji, son of Late Kalipada Maji, Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, By Caste Hindu, By Profession: Business
- Gobardhan Maji, son of Late Debu Maji@debendra Nath Maji , Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, By Caste Hindu, By Profession: Business
- Tarapada Maji Alias Tara Maji, son of Late Debu Maji@debendra Nath Maji , Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, By Caste Hindu, By Profession: Business
- Kanailal Maji, son of Late Debu Maji@debendra Nath Maji , Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, By Caste Hindu, By Profession: Business
- Balai Chandra Maji, son of Late Debu Maji@debendra Nath Maji, Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, By Caste Hindu, By Profession: Business
- Sanjoy Maji, son of Late Sunil Maji, Hirapur Village, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, By Caste Hindu, By Profession: Business

Identified By Subhendu Mondal, son of Late S N Mondal, Ambagan Dakshinpara, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

Executed by Attorney

Execution by

 Dilip Kumar Gupta, son of Ramavtar Gupta(patwari), Shastrinagar Bumpur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India By Caste Hindu By Profession: Others, as the constituted attorney of 1. Haradhan Maji 2. Subodh Kumar Maji 3. Dilip Kumar Maji 4. Fatik Chandra Maji 5. Kalyan Maji 6. Lakshmi Kanta Maji is admitted by him.

Identified By Subhendu Mondal, son of Late S N Mondal, Ambagan Dakshinpara, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

(Debasis Patra) ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

(Debasis Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOI

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 8 Page from 2203 to 2224 being No 01761 for the year 2015.



(Debasis Patra) 18-March-2015 ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL Office of the A.D.S.R. ASANSOL West Bengal