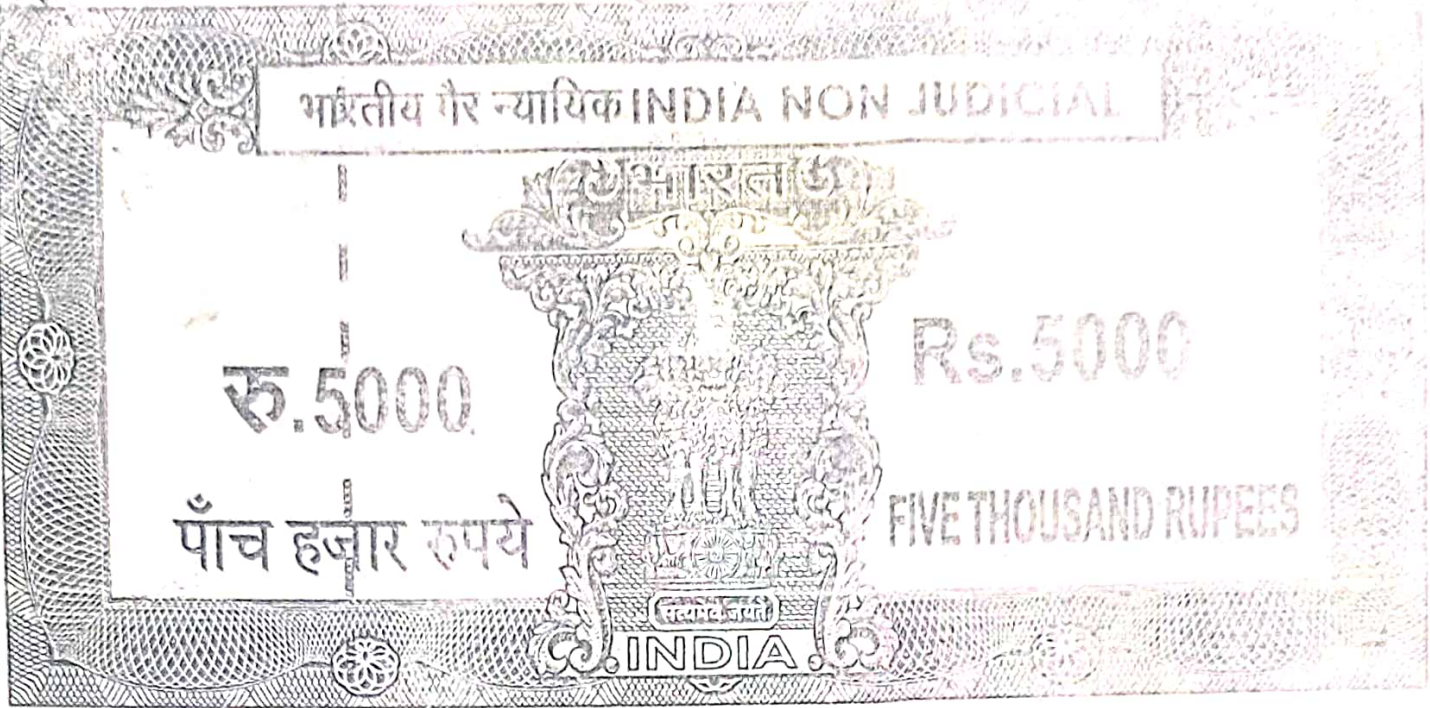


215

5

22/1/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 464121

30,00,000
 17,500
 1,20,00

257
 District Sub-Registrar-II
 Burdwan

Bikash Kumar Saha,
 Rajesh Khatke
 P. S. & District - Burdwan
 Belkash Gram Panchayat
 Belkash, Burdwan

District Sub-Registrar-II
 Burdwan
 21.1.13

Certified that the Endorsement
 Sheet's and the Signature Sheet's
 attached to this document is
 the part of the document

[Signature]
 District Sub-Registrar-II
 Burdwan

DEED OF SALE

P.S. & District - Burdwan under Belkash Gram Panchayat

Sale Deed Value of Rs. 30,00,000/-

Area : 86 Decimals

22 JAN 2013

A. Kona

Contd. next page

સાચી નં 1899 ક

Hareesh Patel

Sari & Sonam from Land. MAHESH

5000

2.1.2013

કાનન મનદા લેસિલેશન પ્રક્રિયા

Bipul Kumar Patel.

વેન નં
747

Bipul Kumar Patel.

748

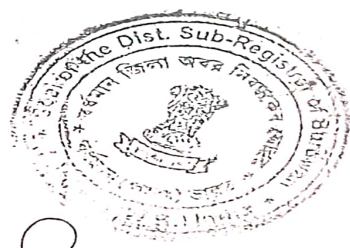
Rajesh Kotech

749

સાચી નં 1899 ક

750

Ramesh Kumar Parmar



District Sub-Registrar-1
Burhanpur

19 JAN 2013

Bipul Kumar Patel.
Rajesh Kotak
son of SK Jalil
Ramen Kumar Parmar
Chimanlal Parmar
Bharat Kumar Mehta

(Page No. : 2)

THIS DEED OF SALE made this 21st day of January, 2013

BETWEEN

- I) SRI BIPUL KUMAR PATEL, son of Late Kanjibhai Patel, by Nationality - Indian, by Religion - Hindu, by Profession - Business, residing at 76, B.B. Ghosh Road, Tentultala Bazar, Town, P.O., P.S. & District - Burdwan, PAN : AFHPP7926C
- II) SRI RAJESH KOTAK, son of Late Dhirajlal Kotak, by Nationality - Indian, by Religion - Hindu, by Profession - Business, residing at 5 No. Wilbari Lane, Sarbamongalal Para, Town, P.O., P.S. & District - Burdwan, PAN : AESPK4061P
- III) SK. JALIL, son of Late Sk. Ramjan, by Nationality - Indian, by Religion - Islam, by Profession - Business, residing at Sarailkar Dhamsore, P.O. Rajbati, Town, P.S. & District - Burdwan, PAN : AKOPJ0214D
- IV) SRI BHARAT KUMAR MEHETA, son of Nanalal Meheta, by Nationality - India, by Religion - Hindu, by Profession - Business, residing at 127 (New 6) B.C. Road, Barabazar, P.O. Rajbati, Town, P.S. & District - Burdwan, PAN : ADRPM 2292A
- V) SRI RAMESH KUMAR PARMAR, PAN : ADRPP4421A
- VI) SRI CHIMANLAL PARMAR, PAN : AFOPP0576R, both sons of Late Premji Ramji Parmar, both by Nationality - Indian, by Religion - Hindu, by Profession - Business, residing at "M/s. Premji Ramjee", B.C. Road, Barabazar, Opposite Sabji Market, P.O. Rajbati, Town, P.S. & District - Burdwan hereinafter collectively referred to as the vendors of the **FIRST PART** which term shall unless the context otherwise requires include their heirs, successors, administrators and assigns.

Contd. next page

Bibul Kumar Patel.
Rajesh Kotak.
Sri S. S. Sanyal
Ramesh Kumar Sharma
Chaman Lal Parmar.
Bhawani Kumar Mehta

(Page No. : 3)

AND

- i) Mrs. Madhu Patel, wife of Sri Haresh Patel, PAN : AKIPP2555M
- ii) Sri Haresh Patel, son of Velji Arjun Patel @ Velji Patel, PAN : AHSP7552K
- iii) Mrs. Sangita Patel, wife of Dipak Patel, PAN : AKIPP2554L
- iv) Dipak Patel, son of Velji Arjun Patel @ Velji Patel, PAN : AHSP7551L, all by Nationality - Indian, by Religion - Hindu, by Profession - Business, residing at 11A Sashi Bhusan Ghosh Lane, P.O. Mahesh, District - Hooghly, PIN - 712202 hereinafter referred to as the vendees of the SECOND PART which term shall unless the context otherwise requires include their heirs successors, administrators and assigns.

WHEREAS the property mentioned in the schedule below originally belonged to Sri Mrigendra Nath Ghosh, son of Late Khunjabehari Ghosh, who while owning and enjoying the said property alongwith other properties settled the said properties in favour of his seven sons and one daughter by a Deed of Settlement dated 15.02.1954, registered in Book No. I, Volume 15, Pages 57 to 69 in the office of District Sub-Registrare Office, Burdwan being No. 849. In the said Deed of Settlement the properties mentioned in Schedule "Ka" were settled in favour of Sri Nihar Kumar Ghosh who as owner and possessor of the said properties got his name recorded in the Revisional Settlement Record of Rights as also in the present L.R. Record of Rights and the said records have been finally published. Thereafter said Nihar Kumar Ghosh by a Deed of Settlement dated 18.04.1986 being No. 3203, registered in the office of A.D.S.R.

KOMAR

Contd. next page

Bipul Kumar Saha
Rajesh Kothak
Smt. G. Sanyal
Ramesh Kumar Patra
Chinmoy Lal Patra
Shanti Kumar Naha

(Page No. : 4)

Burdwan settled the schedule property alongwith his other properties in favour of his three sons and five daughters. In the said deed of settlement properties mentioned in the schedule "A" were settled in favour of Meera Ghosh who being the absolute owner and possessor got her name recorded in the L.R. Record of Rights and transferred the schedule property by way of a Registered Deed of Sale being No.- 4253 to Sk. Borjahan, son of Late Sk. Jalil in the year 2011 registered in the office of DSR-II, Burdwan and became divested of all her right, title and interest therein. On the strength of the said Registered Deed of Sale of the year 2011, the said Borjahan was in peaceful possession of the schedule property as the sole owner thereof. And said Sk. Borjahan by a Registered Deed of Sale registered in the office of District Sub-Registrar - II, Burdwan on 18.11.2011 and executed on 10.11.2011 sold the schedule property to the six vendors mentioned therein and among the vendors i.e. vendors 1, 2, 3 & 4 have $\frac{1}{5}$ th share each while vendors No. 5 & 6 together have $\frac{1}{5}$ th share i.e. vendor No. 5 and 6 each has $\frac{1}{10}$ th share in the schedule property. After the purchase as aforesaid the vendors are owning and possessing the schedule property according to their respective shares i.e. vendor No. 1, 2, 3 & 4 have $\frac{1}{5}$ th share each while vendor No. 5 & 6 together have $\frac{1}{5}$ th share according to the share of their contribution in the consideration money.

WHEREAS the vendors of the 1st part advertised for sale of the schedule property at a consideration of Rs. 30,00,000/- (Rupees thirty lakh) for 86 cents of vacant land out the total area of 1.26 acres and the vendees of the 2nd part agreed to purchase the said portion

Contd. next page

Bipul Kumar Selli.
Rajesh Katak
over by
Ramesh Kumar Panwar
Chinmal Paswan
Ghanat Kumar Mehta

(Page No. : 5)

of the schedule property at the price offered by the vendors:

AND WHEREAS each vendor will get his share of money of the consideration money according to the share of each vendor as stated hereinabove.

NOW THIS DEED WITNESSES that in consideration of a sum of Rs. 30,00,000/- (Rupees thirty lakh) paid by the vendees the receipt whereof is being acknowledged the vendors do hereby and hereunder grant convey, sale, transfer assign and assure all their estate and interest in the schedule property together with all easement right annexed to the said property to the vendees.

And all the estate, right, title, interest, claim, demand whatsoever of the vendors into or upon the same and every part thereof in law and equity to enter upon and TO HAVE HOLD OWN and possess the same unto and the use of the vendees absolutely and forever together with title deeds, writings and other evidences of title and the vendors do hereby covenant with the vendees that notwithstanding any acts deed or things heretofore done, executed or knowingly suffered to the contrary the vendors are now lawfully seized and possessed of the schedule property free from any encumbrances attachments or defect in title whatsoever and that the vendors have full power and absolute authority to sell the said property in manner aforesaid. The vendees shall hereafter peaceably and quietly hold possess and enjoy the schedule property in khas without any claim or demand whatsoever from the vendors or any person or persons claiming through or under them. And further that the vendors covenant with the vendees to save harmless, indemnify and keep indemnified the vendees from or against all

2070

Contd. next page

Bipul Kumar Patel

Rajesh Katak

con. S. B. Sanyal

Ramesh Kumar Parman

Chandra Lal Parman

Bhawan Kumar Mehta

(Page No. : 6)

encumbrances, charges and equities whatsoever, and the vendors further covenant that they shall at the request and costs of the vendees their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the schedule property and every part thereof in manner aforesaid according to the true interest and meaning of this deed. The vendors do hereby declare that if any latent defect or defects is or are detected either in the property or in the title of the vendors subsequently of which the vendors are aware but the vendees could not discover, their utmost and diligent efforts notwithstanding, the vendees will be at liberty to rescind this deed and the vendors will refund the total consideration money together with interest at the prevailing market rate.

The vendors further agree that they will extend all sorts of co-operation to the vendees to enable them to get their names mutated in the records of concerned offices and if necessary they will appear in person before the concerned authorities to help the vendees in this regard.

THE SCHEDULE

District, P.S. & Sub-Registry - Burdwan, Mouza - Yusufabad under Belkash Gram Panchayet, J.L. No. 17, Khatian No. 757, R.S. Khatian No. 950, L.R. Khatian No. 1945, 1946, 1947, 1948, 1949, 1950, Plot No. 290, sixteen annas share measuring 86 cents out of a total area of 1.28 acres.

annas

Contd. next page

Bipul Kumar Patel.
Rajesh Kotak

चौधरी ब्रजेश चौधरी
Ramesh Kumar Parmar
Chinam Lal Parmar.

(Bharat Kumar Mehta)

(Page No. : 7)

The property butted and bounded by :

On the North : Gopal Tah

On the South : Krishan Sharma

On the East : Sk. Borjahan

On the West : Gopal Josh

IN WITNESS WHEREOF the vendors have executed this deed on the day, month and year first above written.

Witness :

- 1) Debabrata Mukherjee
Mithabukur, Burdwan
- 2) Bijoy Kumar Patil.
Radhanagar Burdwan
- 3) Govind Patel.
Kesabganj chattri Burdwan
Drafted by me & typed in office :

Bharat Kumar Mehta.
Chinam Lal Parmar.
Ramesh Kumar Parmar
चौधरी ब्रजेश चौधरी
Rajesh Kotak
Bipul Kumar Patel.

Signature of the Vendors

Computerised typed by : -

(Sandip Ray)
Solutions
Judge Court Compound (North)
Dist. & District - Burdwan

id by me
Kona
3 waiter
Sadan
reg. office
L-710-54

Bipul Kumar Patel
Rajesh Kotak
Ramesh Kumar Parmar
Chimanlal Parmar
Bharat Kumar Mehta

Consideration Money of the Schedule Property made by the Vendees by the following ways :

Date	Paid by Vendee	Bank Name	Cheque No.	Paid to Vendor	Amount
14.01.2013	Madhu Patel	IDBI, Srirampur Br.	000702	Bipul Kumar Patel	Rs 200000.00
14.01.2013	Madhu Patel	IDBI, Srirampur Br.	000713	Sk. Jalil	Rs 200000.00
14.01.2013	Madhu Patel	IDBI, Srirampur Br.	000703	Rajesh Kotak	Rs 200000.00
14.01.2013	Madhu Patel	IDBI, Srirampur Br.	000711	Chimanlal Parmar	Rs 100000.00
14.01.2013	Madhu Patel	IDBI, Srirampur Br.	000712	Bharat Kumar Mehta	Rs 200000.00
14.01.2013	Madhu Patel	IDBI, Srirampur Br.	000704	Ramesh Kumar Parmar	Rs 100000.00

Date	Paid by Vendee	Bank Name	Cheque No.	Paid to Vendor	Amount
15.01.2013	Dipak Patel	IDBI, Srirampur Br.	000720	Bipul Kumar Patel	Rs 100000.00
15.01.2013	Dipak Patel	IDBI, Srirampur Br.	000721	Rajesh Kotak	Rs 100000.00
15.01.2013	Dipak Patel	IDBI, Srirampur Br.	000722	Ramesh Kumar Parmar	Rs 50000.00
15.01.2013	Dipak Patel	IDBI, Srirampur Br.	000723	Chimanlal Parmar	Rs 50000.00
15.01.2013	Dipak Patel	IDBI, Srirampur Br.	000724	Bharat Kumar Mehta	Rs 100000.00
15.01.2013	Dipak Patel	IDBI, Srirampur Br.	000725	Sk. Jalil	Rs 100000.00

Date	Paid by Vendee	Bank Name	Cheque No.	Paid to Vendor	Amount
14.01.2013	Haresh Patel	IDBI, Srirampur Br.	000705	Bipul Kumar Patel	Rs 100000.00
14.01.2013	Haresh Patel	IDBI, Srirampur Br.	000706	Rajesh Kotak	Rs 100000.00
14.01.2013	Haresh Patel	IDBI, Srirampur Br.	000707	Ramesh Kumar Parmar	Rs 50000.00
14.01.2013	Haresh Patel	IDBI, Srirampur Br.	000708	Chimanlal Parmar	Rs 50000.00
14.01.2013	Haresh Patel	IDBI, Srirampur Br.	000709	Bharat Kumar Mehta	Rs 100000.00
14.01.2013	Haresh Patel	IDBI, Srirampur Br.	000710	Sk. Jalil	Rs 100000.00

Date	Paid by Vendee	Bank Name	Cheque No.	Paid to Vendor	Amount
14.01.2013	Sangita Patel	IDBI, Srirampur Br.	000714	Bipul Kumar Patel	Rs 200000.00
14.01.2013	Sangita Patel	IDBI, Srirampur Br.	000715	Rajesh Kotak	Rs 200000.00
14.01.2013	Sangita Patel	IDBI, Srirampur Br.	000716	Ramesh Kumar Parmar	Rs 100000.00
14.01.2013	Sangita Patel	IDBI, Srirampur Br.	000717	Chimanlal Parmar	Rs 100000.00
14.01.2013	Sangita Patel	IDBI, Srirampur Br.	000718	Bharat Kumar Mehta	Rs 200000.00
14.01.2013	Sangita Patel	IDBI, Srirampur Br.	000719	Sk. Jalil	Rs 200000.00

দশ হস্তাসুলীর টিপ ছাপ ও ফটো

বাম হাত						 Dipak Patel
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর _____

Dipak Patel.

বাম হাত						 Hanesh Patel
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর _____

Hanesh Patel

বাম হাত						 Sangita Patel
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর _____

Sangita Patel

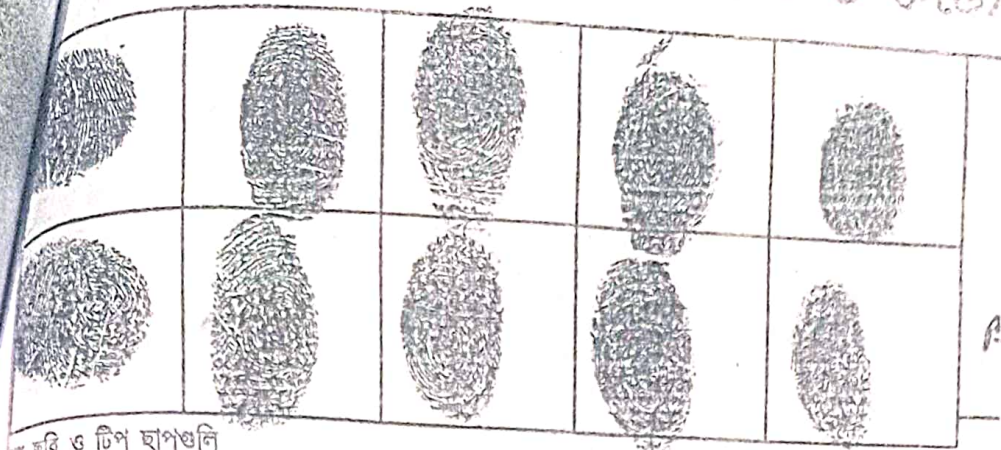
বাম হাত						 Madhu Patel
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর _____

Madhu Patel

দশ হস্তাসূত্রীৰ টিপ ছাপ ও ফটো

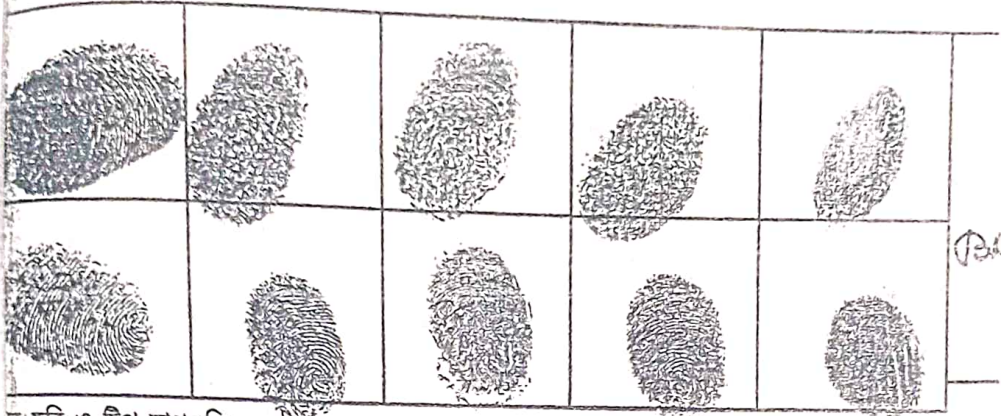


Bipul Kumar Patel.

দশ হস্তাসূত্রীৰ টিপ ছাপগুলি
দ্বাৰা প্রত্যায়িত হইল।

স্বাক্ষর _____

Bipul Kumar Patel.

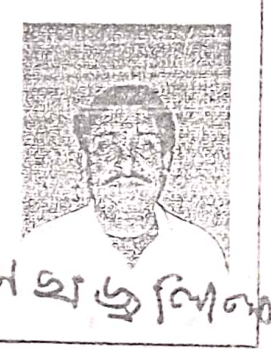


Bikaraj Kumar Mehta.

দশ হস্তাসূত্রীৰ টিপ ছাপগুলি
দ্বাৰা প্রত্যায়িত হইল।

স্বাক্ষর _____

Bikaraj Kumar Mehta.

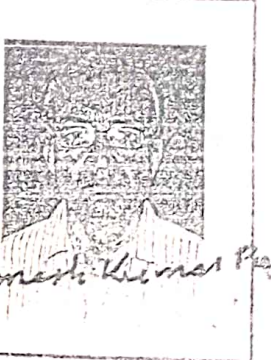


অনন্ত কুমার মিশ্র

দশ হস্তাসূত্রীৰ টিপ ছাপগুলি
দ্বাৰা প্রত্যায়িত হইল।

স্বাক্ষর _____

অনন্ত কুমার মিশ্র



Ramesh Kumar Sharma

দশ হস্তাসূত্রীৰ টিপ ছাপগুলি
দ্বাৰা প্রত্যায়িত হইল।

স্বাক্ষর _____

Ramesh Kumar Sharma

দশ হস্তাস্থলীর টিপ ছাপ ও ফটো

বাম হাত						 Chinon Lal Parmar Chinon Lal Parmar
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর _____

বাম হাত						 Rajesh Kotak Rajesh Kotak
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর _____

বাম হাত						ফটো
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর _____

বাম হাত						ফটো
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর _____



Government Of West Bengal
Office Of the D.S.R. - II BURDWAN
District:-Burdwan

Endorsement For Deed Number : I - 00227 of 2013

(Serial No. 00215 of 2013)

On
payment of Fees:
On 21/01/2013

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

Presented for registration at 18.10 hrs on :21/01/2013, at the Private residence by Bipui Kumar Patel, one of the Executants.

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

Execution is admitted on 21/01/2013 by

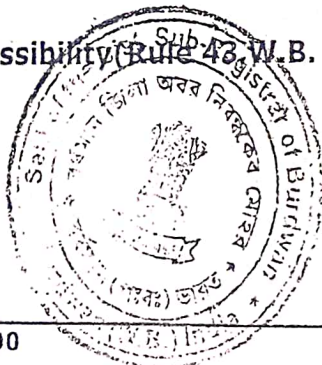
1. Bipul Kumar Patel, son of Late Kanjibhai Patel , 76 B B Ghosh Road Tentultaia Bazar Town, Thana:-Barddhaman, P.O. :-Burdwan ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. Rajesh Kotak, son of Late Dhirajlal Kotak , 5 No Wilbaria Lane Sarbamangala Para Town, Thana:-Barddhaman, P.O. :-Burdwan ,District:-Burdwan, WEST BENGAL, India, . By Caste Hindu, By Profession : Business
3. Sk Jalil, son of Late Sk Ramjan , Saraitikar Dhamsore, Thana:-Barddhaman, P.O. :-Rajbati ,District:-Burdwan, WEST BENGAL, India, , By Caste Muslim, By Profession : Business
4. Bharat Kumar Meheta, son of Nanalal Meheta , 127 (New 6) B C Road Bara Bazar, Thana:-Barddhaman, P.O. :-Rajbati ,District:-Burdwan, WEST BENGAL, India, , By Caste Muslim, By Profession : Business
5. Ramesh Kumar Parmar, son of Late Premji Ramji Parmer , B C Road Bara Bazar Opposite Sabji Market, Thana:-Barddhaman, P.O. :-Rajbati ,District:-Burdwan, WEST BENGAL, India, , By Caste Muslim, By Profession : Business
6. Chimanlal Parmar, son of Late Premji Ramji Parmer , B C Road Bara Bazar Opposite Sabji Market, Thana:-Barddhaman, P.O. :-Rajbati ,District:-Burdwan, WEST BENGAL, India, , By Caste Muslim, By Profession : Business

Identified By Bijoy Kumar Patel, son of Gopaldas Patel, Radhanagar Burdwan, Thana:-Barddhaman, P.O. :- ,District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Sujan kumar Maity)
DISTRICT SUB-REGISTRAR-II

On 22/01/2013

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)



(Sujan kumar Maity)

DISTRICT SUB-REGISTRAR-II

22/01/2013 13:24:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - II BURDWAN
District:-Burdwan

Endorsement For Deed Number : I - 00227 of 2013
(Serial No. 00215 of 2013)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A.
Article number : 23, 4 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. 33028.00/-, on 22/01/2013

(Under Article : A(1) = 32989/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 22/01/2013)

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.-30,00,000/-

Certified that the required stamp duty of this document is Rs.- 180010 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 45000/- is paid, by the Bankers cheque number 607705, Bankers Cheque Date 11/01/2013, Bank
Name State Bank of India, BURDWAN, received on 22/01/2013
2. Rs. 45000/- is paid, by the Bankers cheque number 607706, Bankers Cheque Date 11/01/2013, Bank
Name State Bank of India, BURDWAN, received on 22/01/2013
3. Rs. 45000/- is paid, by the Bankers cheque number 607703, Bankers Cheque Date 11/01/2013, Bank
Name State Bank of India, BURDWAN, received on 22/01/2013
4. Rs. 40010/- is paid, by the Bankers cheque number 607704, Bankers Cheque Date 11/01/2013, Bank
Name State Bank of India, BURDWAN, received on 22/01/2013

(Sujan kumar Maity)
DISTRICT SUB-REGISTRAR-II




(Sujan kumar Maity)
DISTRICT SUB-REGISTRAR-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 3448 to 3463
being No 00227 for the year 2013.




(Sujan kumar Maity) 20-January-2013
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II BURDWAN
West Bengal