

0728/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 226637

E 226637

A  
13:30  
14/02/19

স্বাক্ষরিত এবং সীলন করা হয়েছে  
শ্রীকর্তার এবং সীলন করা হয়েছে  
অনুমোদিত এই দস্তাবেজ  
এই পত্রের অংশ হিসেবে

Additional District Sub-Registrar  
Raniganj, Paschim Bardhaman

14 FEB 2019

মাস্টার শ্রীকর্তা

Query No./Year::0204-0000169618/2019

G.R.N - 19 - 201819 - 034350196-2

MOUZA:: Searsole, P.S. ::Raniganj,

## DEED OF SALE

THIS DEED OF SALE IS MADE THIS THE 14<sup>th</sup> DAY OF FEBRUARY 2019

Contd...

✓  
SERIAL No. 552 DATE 12/02/2019  
PURCHASERS NAME Shyam Bahadur  
ADDRESS Rangaj  
DISTRICT Bardhaman  
STAMP PURCHASED FROM ASANSOL  
TREASURY ON DATED.....  
VALUE OF THE STAMP BOOKS 5, FEB 2019

Asmit Mondal

STAMP STOREY SRI ASHIS MONDAL  
A. D. S. R. OFFICE, RANGAJ  
L No. - 2 (2005-06)



✓  
Additional District Sub-Registrar  
Rangaj, Paschim Bardhaman

14 FEB 2019



Mahesh Sharma

IN FAVOUR OF :-

---: 2 :-

1] **MR. SHYAM BAHADUR** (having Income Tax PAN::AMXPB3953E) Son of Late Churamoni Bahadur, 2] **MRS. RENU DEVI THOKI** (having Income Tax PAN::AMXPT1537A) Wife Shri Shyam Bahadur, both by faith Hindu, Nationality-Indian, by Occupation Business & House-Wife, Resident of Haldar Bandh, Kritania Para Raniganj, P.O. & P.S. Raniganj, Sub-Division Asansol, District- Paschim Bardhaman, Pin No. 713347, in the State of West Bengal here-in-after for the sake of brevity jointly and severally called the "**PURCHASERS**" (which expression shall include and mean all their respective heirs, successors, executors, administrators, legal representative and assigns) of the **ONE PART**.

Contd....P/3.

MADESH SHARMA.

-:3:-

BY:-

MR. MADESH SHARMA (having Income Tax PAN::CGLPS1833G) Son of Shri Pratap Narayan Sharma, by faith Hindu, by Profession Business, Nationality- Indian, Resident of Rajpara Raniganj, P.O. & P.S. Raniganj, Sub-Division Asansol, District Paschim Bardhaman, Pin No. 713347, within the State of West Bengal,, ere-in-after called the "**VENDOR**" (which expression shall include and means all his heirs, successors, executors, administrators, legal representative and assigns) of the **OTHER PART**.

Cont.....P/4

Madhesh Sharma.

--:4:--

WHEREAS the Vendor **Mr. Madesh Sharma** purchased land mentioned in schedule below by virtue of two registered deed of sale **being no.1239 & 3969 both for the year 2015** of the Addl. District Sub-Registry Office Raniganj AND his name has duly been recorded in the L.R. Record of Right.

Cont.....P/5



AND WHEREAS accordingly the said Vendor is lawfully owned, possessed & occupied the landed property with all easement right attached thereto details of which is mentioned in schedule below without any disturbance or hinderance from any body.

AND WHEREAS the Vendor abovenamed desiring to develop his other property out of the consideration received from the sale as also to meet up other lawful necessity have decided and announced to sell the said property more fully described and mentioned in schedule below & delineated in the plan annexed hereto.

AND WHEREAS the Purchasers having come to know of such intention of the Vendor have proposed to purchase the said property more clearly mentioned in schedule below and delineated in the plan annexed hereto and offered a sum of **Rs.10,68,738/- (Rupees ten lakh sixty-eight thousand seven hundred thirty-eight) only.**

AND WHEREAS the Vendor considering the said price offered by the purchasers to be the best fair, reasonable and highest in the present market rate have accepted the said offer of the purchasers and have agreed to sell the said lands, properties and hereditaments with all easement rights attached thereto unto the purchasers together with all their subsisting right, title interest and possession therein free from all encumbrances.

Madi

NOW THIS SALE DEED WITNESSETH that in consideration of the payment of the sum of **Rs.10,68,738/-** (**Rupees ten lakh sixty-eight thousand seven hundred thirty-eight**) only made by the purchasers to the Vendor the whole of the aforesaid consideration money as the sale price of the property (the receipt where-of the said Vendor doth here by admit and acknowledge) and the said Vendor doth here by sell, convey, grant, transfer unto the purchasers all those piece and parcels of land more particularly mentioned in schedule below together with all existing passage, lights, rights liberties privileges, easements benefits advantages and appurtenances whatsoever thereunto belonging or in any way appertaining there to or there with usually held, occupied enjoyed reputed or known as parts and parcels there- of or appurtenant thereto the said property here by conveyed and transferred unto the purchasers AND all estate, right, title interest and possession, claim and demand whatsoever of the vendor into or upon the same and every part there -of TO HAVE AND TO HOLD the same unto and to the use of the purchasers their heirs executors, administrators, assigns absolutely and for ever together with all easement rights attached thereto free from all encumbrances and the purchasers from this date by virtue of this deed became the absolute owners of the same.

**The Vendor doth here by covenant with the purchasers as follows:-**

1] That the Vendor have good and perfect title and full power and absolute authority to grant, sell, convey, transfer, assign and assure the said property and every part there-of in the manner aforesaid and that the said property hereby conveyed and sold is free from all encumbrances.



Madness

-:7:-

2] That the Vendor doth hereby covenant & declare that the Vendor himself and any predecessors-in-title of the Vendor had/have never made or done any thing or execute any deed or committed or knowingly suffered to the contray to the absolute title of the Vendor and the Vendor is lawfully and rightfully seized and possessed - of or otherwise well and sufficiently entitled to the said property hereby granted as an absolute and indefeasible estate, equivalent thereto free from all encumbrances and charges what-so-ever and that the Vendor have fully power and absolute and indefeasible right & authority to grant, convey settle transfer and assure the said land /property hereby granted unto the Purchasers, in the manner aforesaid and according to the true intent and meaning of this deed.

3] That the Vendor doth hereby covenants with the Purchasers that the said property described and mentioned in the schedule below that, the Purchasers shall hereafter peaceably and quitly hold, possess and enjoy the property in khas or otherwise in the right, title, interest of the Vendor without any interruption or disturbance claim or demand whatsoever from the Vendor or any person claiming through or under him by use for Patit there-on and/or transferring the said land to any persone or authority.

4] That the said property is not affected by attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax Authority or Estate Duty Authority or other Govt. Authorities under public demand and recovery act and/or any other acts or otherwise



what - so - ever and that there is no certificate case or proceedings against the Vendor for realisation of arrears of Income Tax or Estate Duty and / or other Taxes and dues or otherwise under the public demand and recovery act and / or any other acts for time being in force and that the said property is not otherwise charged, mortgaged or encumbered.

5 ] That the said property hereby transferred and conveyed is free and discharged by the Vendor from all rents, cesses and taxes and other impositions whatsoever due up - to - date or sufficiently indemnified against all encumbrances claims and demands what-so-ever created or made by the Vendor.

6 ] That the Vendor doth hereby further agree and declare that the Purchasers will be entitled from this day to enjoy the property hereby sold as absolute owner by use for Patit and/or transferring the said land to any persone authority, without any disturbance or interruption of the Vendor or his heirs, executors and legal representatives .

7 ] That the Vendor at the cost of the Purchasers do every act, deed and things and execute such deed or instrument for further or more perfectly assuring the right, title, interest and possession of the Purchasers in the said property as shall be reasonably required in that behalf without claiming any further moneytary consideration therefor.

Madhesh Sharma.

--:9:--

8] That in case of the Purchasers will be deprive of the whole or any part of the property hereby sold by reason of any defect be found in the title of the Vendor or of any Encumbrance or charges on the same to which this sale is not subject be found in future the Vendor will pay to the Purchasers by way of damages the whole of the sale price of such part of it and shall bear the same proportionately to the whole as the case may be and the Vendor shall always indemnify the Purchasers from such wrong or defect or for any charge of the said property and shall make good the defect in title of the property hereby demised at his own cost.

9] That the Vendor his heirs, executors, assigns and administrators further covenants with the Purchasers, to save harmless, indimnify and keep indimnified the Purchasers their heirs executors, assings and administrator against all encumbrances charges and equities whatsoever.

10] That the Vendor hereby give his consent and approval for recording of name of the Purchasers in the Land Lords Serista and municipality and will help the Purchasers in such recording of and mutation of their names in such places and the Purchasers henceforth shall pay all rents and taxes to the concerned Govt. Revenue Department.



Mahesh Sharma.

-:10:-

**SCHEDULE OF LAND ABOVE REFERRED TO**

All that piece and parcel of lands, properties, hereditaments and appurtenances with all easement rights attached thereto situated in the District of Paschim Bardhaman, Additional District Sub-Registry Office - Raniganj, P.S. - Raniganj, Sub-Division - Asansol, Mouza-Searsole, J.L.No.17(Seventeen), appertaining to L.R.Khatian No.6999(Six thousand nine hundred ninety-nine) bearing R.S.Plot No. 1554(One thousand five hundred fifty-four) Corresponding to L.R. Plot No. 2172(Two thousand one hundred seventy-two), Class of Land "Baid", measuring an area of 0.33(Zero point three three) Acres or 33(Thirty-three) Decimals/Satsks of Agriculture vacant land hereby sold, as shown in the plan annexed herewith and bounded by red bounded line should be treated as part of this deed. There is no road.

**THE AFORESAID LAND BUTTED AND BOUNDED BY:-**

On North :- Agriculture Vacant Land.

On South :- Agriculture Vacant Land.

On East :- Agriculture Vacant Land.

On West :- Agriculture Vacant Land.

The finger prints of ten fingers in both hands of both the Vendor and the Purchaser have taken in separate sheet(dammy), inclosed herewith and the same will be treated as part of this deed.

The proportionate ground rent is payable to the B.L.& L.R.O.Raniganj.

In Witness here-of the VENDORS put their signature on the day month and year written above first.

WITNESSES:-

1. Hari Shankar Thakur  
S/o:- Lt. Deodhari Thakur  
P.N.M. Road, Raniganj  
West Burdwan (W. B.)

Jambh Kumar  
2. P.N. Malia Road, Raniganj  
P. Burdwan (W. B.)

Ritesh Ojha  
S/o:- Jagdish Narayan Ojha  
R.N.M lane (Hathiya Talaw)  
Raniganj Dist:- Paschim Burdwan

Madhesh Sharma.

VENDOR

Drafted & Prepared by me  
and typed in my office

Debray Mishra  
Asansol Court  
En. No. F 922/870 of 2001.  
Law Clerk :-

Hari Shankar Thakur

Hari Shankar Thakur

P.N. Malia Road, Raniganj.

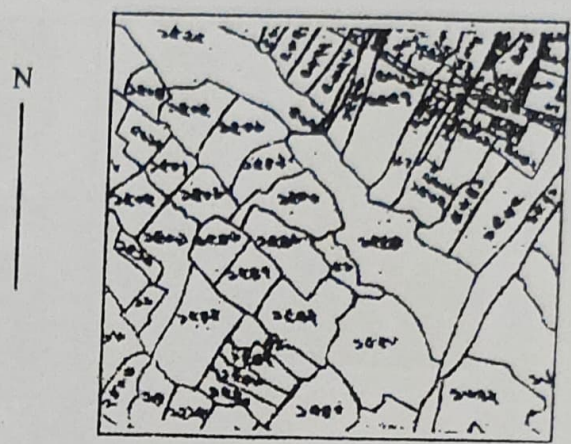


Plan Showing R.S.&L.R.Plots of land in Mouza: Searsole J.L.No, 17 P.S.Raniganj  
Dist Paschim Bardhaman.

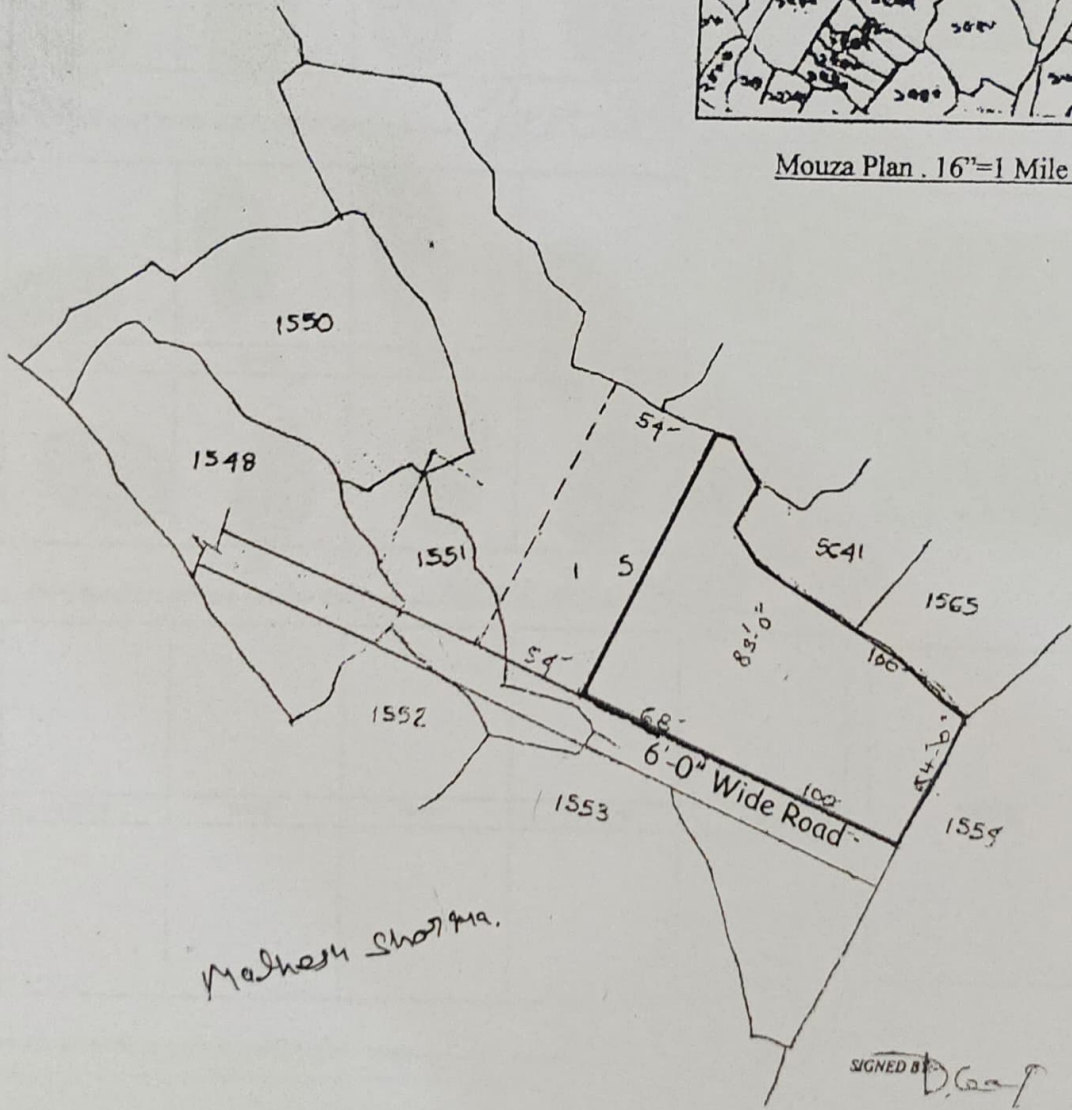
Portion of land Measuring in:-

R.S.Plot No, 1554(L.R.Plot No, 2172 Area= 0.33 Acre Sold Shown

Purchaser Name:- 1) Mr. Shyam Bahadur S/O- Late Churumoni Bahadur  
2) Mrs. Renu Devi Thoki W/O- Sri Shyam Bahadur



Mouza Plan . 16"=1 Mile .





বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



Mahesh Sharma

Mahesh Sharma

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। স্বাক্ষর

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



Gyan Bahadur

Gyan Bahadur

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। স্বাক্ষর

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

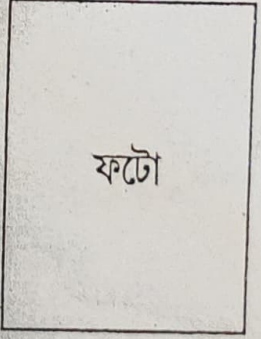


Renu Devi Thakri

Renu Devi Thakri

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। স্বাক্ষর

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। স্বাক্ষর

বাম হাত					
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1] Rs.5,00,000/-(Rupees five lakh)only vide A/c Payee Cheque being no. 596201, Dt. 13.09.2018, United Bank of India, Raniganj.

2] Rs.3,00,000/-(Rupees three lakh)only vide A/c Payee Cheque being no. 126202, Dt. 13.09.2018, United Bank of India, Raniganj

3] Rs.34,369/-(Rupees thirty-four thousand three hundred sixty-nine)only vide A/c Payee Cheque being no. 596208, Dt. 12.02.2019, United Bank of India, Raniganj.

4] Rs.2,34,369/-(Rupees two lakh thirty-four thousand three hundred sixty-nine)only vide A/c Payee Cheque being no. 126209, Dt. 13.02.2019, United Bank of India, Raniganj.

**IN TOTAL Rs. 10,68,738/-(RUPEES TEN LAKH SIXTY-EIGHT THOUSAND SEVEN HUNDRED THIRTY-EIGHT)ONLY.**

*Madhegy Sharma.*

SIGNATURE OF THE VENDOR





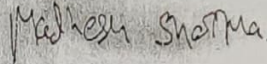
Query No / Year	0204-0000169618/2019	Office where deed is registered
Query Date	31/01/2019 8:57:03 AM	A.D.S.R. RANIGANJ, District: Burdwan
Applicant Name, Address & Other Details	HARISHANKAR THAKUR P.N.MALIA ROAD, RANIGANJ, Thana : Raniganj, District : Burdwan, WEST BENGAL, PIN - 713347, Mobile No. : 9474516052, Status : Buyer/Claimant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value	Market Value	
Rs. 50,000/-	Rs. 10,68,738/-	
Stampduty Paid(SD)	Registration Fee Paid	
Rs. 64,134/- (Article:23)	Rs. 10,694/- (Article:A(1), E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

### Land Details :

District: Burdwan, P.S:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Searsole Pin Code : 713358

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2172	LR-6999	Bagan	Baid	0.33 Acre	50,000/-	10,68,738/-	Width of Approach Road: 6 Ft.,
Grand Total :					33Dec	50,000 /-	10,68,738 /-	

### Seller Details :



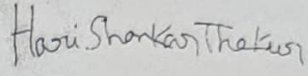
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr MADESH SHARMA</b> <b>(Presentant)</b> Son of Shri PRATAP NARAYAN SHARMA Executed by: Self, Date of Execution: 14/02/2019 , Admitted by: Self, Date of Admission: 14/02/2019 ,Place : Office			
	14/02/2019	14/02/2019	LTI 14/02/2019	14/02/2019
RAJPARA RANIGANJ, P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CGLPS1833G, Status :Individual, Executed by: Self, Date of Execution: 14/02/2019 , Admitted by: Self, Date of Admission: 14/02/2019 ,Place : Office				

Major Information of the Deed :- I-0204-00728/2019-14/02/2019



1	<b>Mr SHYAM BAHADUR</b> Son of Late CHURAMONI BAHADUR HALDAR BANDH KRITANIA PARA RANIGANJ, P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMXPB3953E, Status :Individual, Status : Not Executed
2	<b>Mrs Renu Devi Thoki</b> Wife of Shri SHYAM BAHADUR HALDAR BANDH KRITANIA PARA RANIGANJ, P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMXPT1537A, Status :Individual, Status : Not Executed

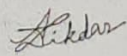
**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr HARISHANKAR THAKUR</b> Son of Late DEODHARI THAKUR P.N.MALIA ROAD, RANIGANJ, P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347			
	14/02/2019	14/02/2019	14/02/2019
Identifier Of Mr MADESH SHARMA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MADESH SHARMA	Mr SHYAM BAHADUR-16.5 Dec, Mrs Renu Devi Thoki-16.5 Dec

**Endorsement For Deed Number : I - 020400728 / 2019**

On 04-02-2019  
**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 10,68,738/-



**AVIJIT SIKDAR**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**Burdwan, West Bengal**

On 14-02-2019  
**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 of Indian Stamp Act 1899.

Major Information of the Deed :- I-0204-00728/2019-14/02/2019



Execution is admitted on 14/02/2019 by Mr MADESH SHARMA, Son of Shri PRATAP NARAYAN SHARMA, RAJPARA RANIGANJ, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others  
Indetified by Mr HARISHANKAR THAKUR, , Son of Late DEODHARI THAKUR, P.N.MALIA ROAD, RANIGANJ, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Business

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,694/- ( A(1) = Rs 10,687/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,694/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/02/2019 12:00AM with Govt. Ref. No: 192018190343501962 on 07-02-2019, Amount Rs: 10,694/-,  
Bank: Allahabad Bank ( ALLA0210031), Ref. No. 110219009009694 on 11-02-2019, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 64,134/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 59,134/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 552, Amount: Rs.5,000/-, Date of Purchase: 12/02/2019, Vendor name: A Mondal  
2. Stamp: Type: Court Fees, Amount: Rs.10/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/02/2019 12:00AM with Govt. Ref. No: 192018190343501962 on 07-02-2019, Amount Rs: 59,134/-,  
Bank: Allahabad Bank ( ALLA0210031), Ref. No. 110219009009694 on 11-02-2019, Head of Account 0030-02-103-003-02

*Avijit SIKDAR*

AVIJIT SIKDAR  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
Burdwan, West Bengal



volume number 0204-2019, Page No. ....  
being No 020400728 for the year 2019.



Digitally signed by AVIJIT SIKDAR  
Date: 2019.03.05 16:09:06 +05:30  
Reason: Digital Signing of Deed.

*Avijit SIKDAR*

(AVIJIT SIKDAR) 3/5/2019 4:08:24 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.

(This document is digitally signed.)

*SSC*