

J3054

P 12551

Annexure-I



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Case No. 09211/12 F-815000

B/L 3

Hari Bhujom Hazre.

Hari narayan Hazre

Jyotirmoy Hazre

Tusar Kant Hazre

for self and as

constituted attorney

of Sulekha Pandey,

Shama Layan, Puri

Shattacharya & Sulekha

Banarjee

Query No. 21110/2012.

DEED OF SALE

Valued at Rs. 11,00,000/-

Assessed Market Value : Rs. 28,43,624/-

(Sale after registered sale agreement without possession)

(vide Query No. 6544/2012, Serial No. 4171/2012, Deed No. I-4001/2012)

Area of land sold is : 30 Decimal in R.S. Plot No. 2734 within Mouza Santa, J.L.No. 20, P.S. Hirapur, District Burdwan.

THIS DEED OF SALE made on this the 11th day of December, 2012.

Contd.....P/2.

Sujay (Adv)

12 DEC 2012

তারিখ : ৩১ ডিসেম্বর ২০১২

পূর্ণ নাম :
কর্তার নাম ও পদবী :
বাস :
১/১, ১৩৩, ১৩৩, ১৩৩, ১৩৩

১৩৩ (১৩৩) ১৩৩-১৩৩
১৩৩-১৩৩

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- Hazi Bhajun Hazra.



22820

- Hazi Bhujen Hazra.



22821

- Hazi narayan Hazra



22822

- Sukumar Hazra



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2 DEC 2012



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 814999

Hari Bhajan Hazra.

Hari Narayan Hazra

Sukumar Hazra

*:2: Tusar Kanti Hazra
for self and as
constituted attorney
of Sulekha Pandey, Thame
Layek, Putul Bhattacharya
& Sikha Banerjee.*

BY

- (1) SRI HARI BHAJAN HAZRA,
- (2) SRI HARI NARAYAN HAZRA, both are Son of Late Gouri Shankar Hazra,
- (3) SRI SUKUMAR HAZRA,
- (4) SRI TUSAR KANTI HAZRA, both are Son of Late Hari Sadhan Hazra,
- (5) SMT. SULEKHA PANDEY, Wife of Sri Balaram Pandey,
- (6) SMT. JHARNA LAYEK, Wife of Late Bankronath Layek,
- (7) SMT. PUTUL BHATTACHARYA, Wife of Sri Ram Prasad Bhattacharya,
and
- (8) SMT. SIKHA BANERJEE, Wife of Sri Gopal Banerjee, Vendor Nos. 5 to 8
are Daughter of Late Hari Sadhan Hazra, all are by faith Hindu, Nationality

Contd.....P/3.

*Swaj
(Ach)*

दिनांक नं. ७९२ २०२२

पता: २०२२

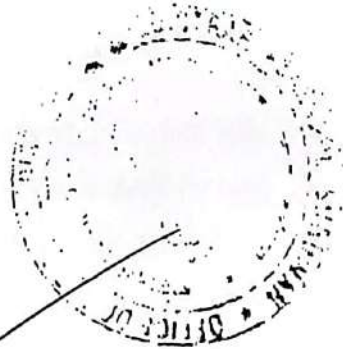
पं. नं. १५५५५५

श्री सुख कृष्ण ठाकुर
श्री सुख ठाकुर

२०२२ २०२२

 २२८२३

- सुख कृष्ण ठाकुर
for self and as constituted
attorney of Sulekha Pandey,
Thanna Layek, Putul
Bhattacharya & Sukha
Banerjee.


8

Sudhanta Hazra



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 814998

Hari Bhujan Hazra
Hari Narayan Hazra
Tuskar Hazra
:3: *Tuskar Kanti Hazra*
for self and as
constituted attorney
of Sulekha Banerjee,
Shama Lajpat,
Purbi Chatterjee
& Sebbe Banerjee

Indian, permanently resident of Village Santa, P.O. Santa, Via Burnpur, PIN 713325, P.S. Hirapur, District Burdwan, hereinafter jointly and severally called the "VENDORS" (which expression shall unless excluded by or repugnant to the context include all their heirs, successors, legal representatives and assigns) of the ONE PART.

The Vendor Nos. 5 to 8 are represented by their duly authorised, appointed, nominated, and constituted Attorney Sri Tusar Kanti Hazra (Vendor No. 4), Son of Late Hari Sadhan Hazra, by Faith Hindu, by occupation Service, Citizenship Indian, resident of Village Santa, P.O. Santa, Via Burnpur, PIN 713325, P.S. Hirapur, District Burdwan, by virtue of a Deed of General Power of Attorney dated 23/11/2010 and duly registered in Book No. IV, CD Volume No. 2, Page from 1304 to 1316, being No. 693 for the year 2010 of Addl. Dist. Sub-Registry Office, Asansol.

Imaji
(Adv)

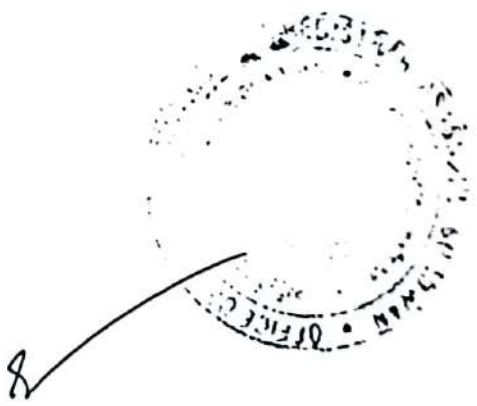
Contd.....P/4.

2012 12 20

স্বাক্ষরিত
কর্তৃপক্ষের নাম ও পদ
তারিখ: 2012 12 20

স্বাক্ষরিত
কর্তৃপক্ষের নাম ও পদ

2012 12 20 তারিখের আদেশক্রমে প্রেরণ



অতিরিক্ত সচিব

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 814997

Hari Bhajan Hazra.

Hari varayan Hazra

Jankumar Hazra

Tusam. Kant Hazra

for self and as

constituted attorney of
Suresh Pandey, Thane
Coyen, Pratul Bhattacharya
& Siree Banerjee

:4:

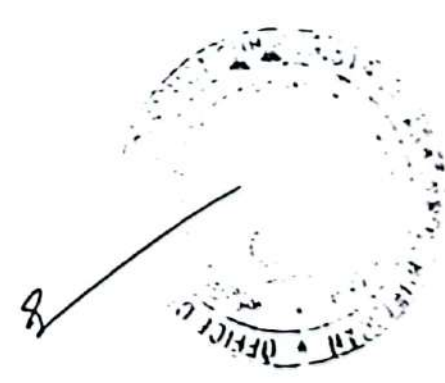
IN FAVOUR OF: -

SRI BROJENDRA MOHAN MAZUMDAR, Son of Sri Nabani Dhar Mazumdar, by faith Hindu, by occupation Business, Nationality Indian, bearing P.A.N. AELPM0076P, permanently resident of Radhanagar Road, P.O. Burnpur, P.S. Hirapur, Sub-Division & A.D.S.R. Office Asansol, District Burdwan, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the OTHER PART.

Imaji
(Adv)

Contd.....P/5.

242 ~~XXXXXXXXXX~~ 20 02 2012
20 02 2012
20 02 2012
20 02 2012
20 02 2012



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20 02 2012



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 814996

Hari Sadhan Hazra.
Hari Sadhan Hazra
Sukumar Hazra
Tusar Kanti Hazra
for self and as
constituted attorney
of Sukumar Hazra,
Thane Layan, Puri
Chattacharya & Saha
Banayer

:5:

WHEREAS the Vendor No. 1 & 2 along with the Vendor No. 3 to 8 being the sons and daughters of Hari Sadhan Hazra (since deceased), the other brother of Vendor No. 1 & 2, are the sole and exclusive owners, occupiers and possessors of the landed properties more fully mentioned in the Schedule below along with other properties which has been recorded in the names of the Vendor No. 1 & 2 and said Hari Sadhan Hazra (father of the Vendor No. 3 to 8) in the finally published L.R. Records of Rights in separate L.R. Khatian Nos. 3349, 3355 and 3362 as per their equal one-third share each.

Sujay
(Adv)

Contd.....P/6.

2022

2022

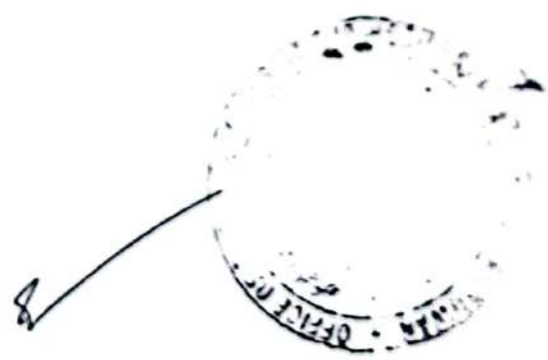
2022

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Hari Sadhan Hazra.

Hari Sadhan Hazra

:6:

Sax Kumar Hazra

Tusur Kanti Hazra
for self and as

constituted attorney

of Suresh Pandey,

Thane Lajek, Puri

Shachchaya & Sike
Banerjee.

AND WHEREAS aforesaid Hari Sadhan Hazra while owning and possessing his one-third share in the said undivided land expired leaving behind his two sons, i.e., the Vendor No. 3 & 4 and four daughters, i.e., the Vendor Nos. 5 to 8 as his only legal heirs and successors to inherit his share in the said land as per the Hindu Succession Act, 1956.

AND WHEREAS under the aforesaid circumstances all the Vendors are jointly the owners and possessors of the aforesaid land more fully mentioned in the schedule written hereunder along with other properties as per the Hindu Succession Act, 1956 and the Vendors since after their inheritance as aforesaid have been owning and possessing the said landed properties free from all encumbrances, charges and/or mortgages, etc. as per their respective shares having absolute right and full right and authority to sell the schedule mentioned land.

AND WHEREAS the Vendors being in urgent need of money to meet their lawful requirements and expenses jointly declared and expressed their intentions to sell and transfer the schedule mentioned 30 Decimal of land out of their aforesaid entire landed properties with specific demarcation as per the sketch plan annexed herewith and thereon shown in red border and thereby a Agreement for Sale was executed by and between the Vendors and Purchaser herein on 10/04/2012 and duly registered in Book No. I, CD Volume No. 11, Page from 364 to 391, being No. 4001 for the year 2012 of A.D.S.R. Office, Asansol upon the terms and conditions and consideration price more fully mentioned in the said Agreement for Sale.

Suraj
(Adv)

Contd.....P/7.

Harvi Bhayin Hazra.

Harvi narayan Hazra

:7: Tukumar Hazra

Tusar Kant Hazra

for self and as

constituted attorney

of Sulekha Pandey.

Thane bayer, Patal

Shattacharya &

Sikhe Saneyia

AND WHEREAS the Purchaser being satisfied with the title of the Vendors has agreed to complete the sale of the schedule mentioned land at a total consideration price of Rs. 11,00,000/- (Rupees eleven lakhs) only out of which Rs.7,50,000/- (Rupees seven lakhs fifty thousand only) was paid as an advance vide the agreement for sale dated 10/04/2012 and the balance consideration money of Rs. 3,50,000/- (Rupees three lakhs fifty thousand only) have been paid by the Purchaser in favour of the Vendors on this day.

AND WHEREAS the Vendors considering the said price to be fair, reasonable and highest according to present market value prevailing in the locality have accepted the said offer of the Purchaser and agreed to sell and transfer the schedule mentioned land to the Purchaser at and for the said total price of Rs.11,00,000/- (Rupees eleven lakhs) only on the terms mentioned hereunder.

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 total sum of Rs. 11,00,000/- (Rupees eleven lakhs) only paid by the Purchaser to the Vendors (the receipt whereof the Vendors doth hereby admit and acknowledge as per their respective share) 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 and appurtenance whatsoever attached and concerning to the said property free from any or all encumbrances TO HAVE AND TO HOLD the said property hereby granted, conveyed and transferred unto and to the use of the said Purchaser absolutely and for ever having all transferable

Contd.....P/8.

Suraj
(Adv)



Hari Bhajan Hazra

Hari Narayan Hazra

:8:

Suren Hazra

Taran Kanti Hazra

for self and as

constituted attorney

of Suresh Banerjee.

Thane Laya, Bhub

Bhattacharya &

Sikhe Bahaya.

rights therein such as sale, gift, lease, mortgage, exchange or otherwise etc. and the said Vendor for themselves, their heirs and successors doth hereby declare and covenant with the said Purchaser that the Vendors have good title, full power and absolute right to sell the schedule mentioned property and further declare that the Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said property and have not in any way encumbered the said property intended to be conveyed by this Deed of Sale and that the said Purchaser and/or his heirs, legal representatives and assigns hereafter shall and may at all times peacefully and quietly hold, possess, use and enjoy the schedule mentioned property by exercising his right of ownership and possession in any manner he likes over the said property including the liberty to raise/erect all sorts of construction in or upon the said property in accordance to law without any interruption, claim and/or demand whatsoever from or by the Vendors or any person or 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 said Purchaser in respect of the said property or part thereof and it is also covenanted by the Vendors that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the Vendors have no respectable and saleable title to the said property as hereinbefore stated by the Vendors in that event the Vendors including all their heirs, successors and assigns shall be bound and liable to make good and indemnify any or all losses sustained by the Purchaser and/or his heirs or assigns.

Contd.....P/9.

Sujay
(Adv)

Hari Bhujin Hazra
Hari Narayan Hazra
:9: Jankumar Hazra
Tusur. Kanti Hazra
for self and as
constituted attorney
of Sulekha Pandey.
Thane Laya, Nihil
Bhattacharya &
Sukhe Banerjee

It is further declared by the Vendors that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get his name mutated in the records and registers of S.D.L. & L.R.O., (Extn. Part I), Asansol or any other authority whenever required and the Vendors hereby conveys and accords all consents and approvals in that respect.

-:SCHEDULE OF THE LAND ABOVE REFERRED TO:-

Within the District of Burdwan, Chowki & Addl. Dist. Sub Registry Office Asansol, P.S. Hirapur, Mouza Santa, J.L. No. 20, under the limits of Asansol Municipal Corporation, all that piece and parcel of Kanali land, comprised in R.S. Plot No. 2734 (two thousand seven hundred thirty four), L.R. Plot No. 2494, measuring in total 30 (thirty) Decimal under R.S. Khatian No. 1977, L.R. Khatian No. 3349, 3355 and 3362 which is more specifically delineated in the sketch plan annexed herewith and thereon shown in Red Border and the said plan shall form part and parcel of this Deed of Sale.

Butted and bounded by :

On the North : R.S. Plot No. 2734; On the South : R.S. Plot No. 2735.

On the East : R.S. Plot No. 2533; On the West : R.S. Plot No. 2734.

The proposed use of the land sold is 'Patit' having no Road.

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

Contd.....P/10.

Imaji
(Ach)

:10:

IN WITNESS WHEREOF the Vendors named above set and subscribed their hands on the day, month and year first above written.

WITNESSES :-

1. Subhanta Hazra.

S/o Hari Bhajan Hazra,
VILL + P.O. - Santa
DIST - Bardhaman.
PIN - 713325

2. Sunita Ghaj
(Advocate)
Barisal Court.

Hari Bhujin Hazra.

Hari Narayan Hazra

Sukumar Hazra

Tusar Kanti Hazra

for self and as constituted
attorney of Sulekha Kundu,
Thama Layak, Pritul Bhattacharya
& Sikkha Banerjee.

Drafted and prepared by me
and printed in my Office.

Sunita Ghaj

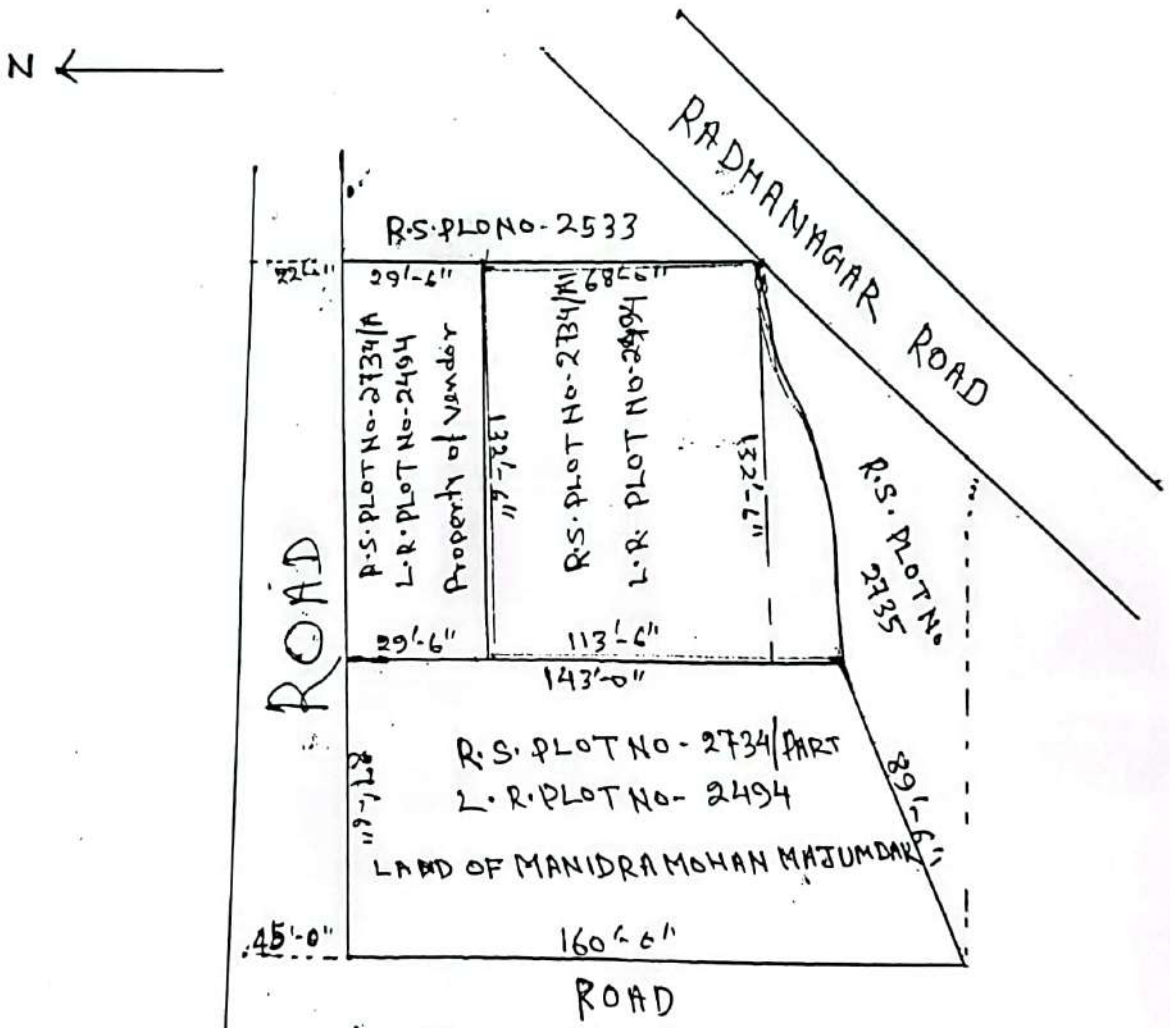
Advocate, Asansol Court.

Enrol. No. WB/1116/1999.

SIGNATURE OF THE VENDORS

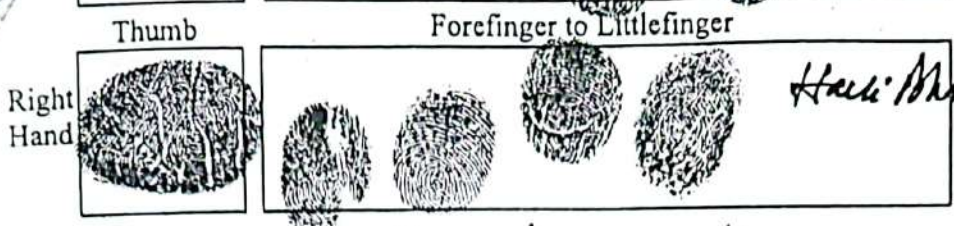
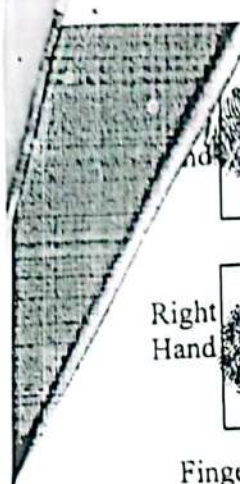
THE PLAN SHOW THE AREA 30 DECIMAL OF LAND SOLD IN FAVOUR OF SRI BROJENDRA MOHAN MAZUMDAR S/O SRI NABANI DHAR MAJUMDAR OF RADHANAGAR ROAD BURDIPUR.

DISTRICT BURDWAN P.S. HIRAPUR MOU 2A. SANTA. J. L. No. 20
 WARD NO 47 UNDER ASANSOL MUNICIPAL CORPORATION
 ON R.S. PLOT NO 2734, L.R. PLOT NO. 2494 SUB PLOT
 No 2734/AT UNDE R.S. KHATIAN NO 1977, L. R. KHATIAN
 3349, 3355, 3362 AREA 30 DECIMAL OF LAND IS SOLD
 SHOWN IN RED COLOUR.



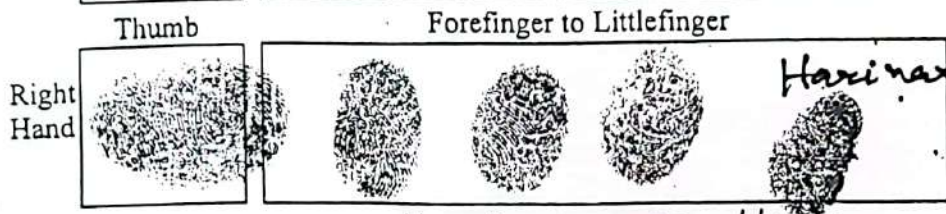
Hari Bhujan Hazra.
 Hari narayan Hazra
 Sukumar Hazra
 Tusur Karabi Hazra
 For self and as
 constituted attorney of
 Sulekha Ransay, Thanna Layak,
 Patul Bhattacharya & Siba
 Banerjee.

DRAWN BY:
 [Signature]
 SURVEYOR



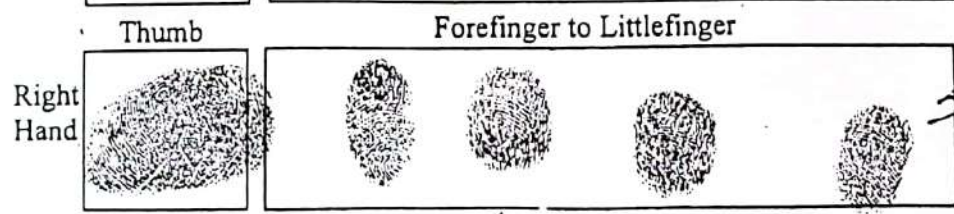
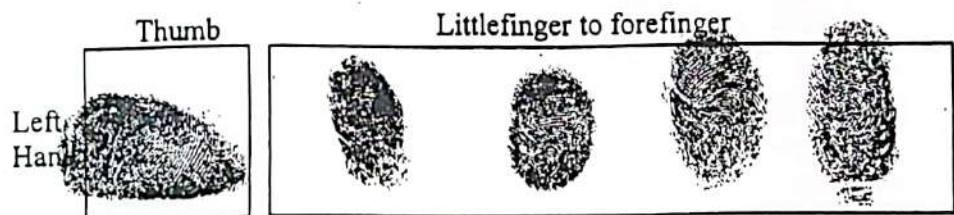
Hazi Bunyan Hazra

Finger Print attested by me : *Hazi Bunyan Hazra*

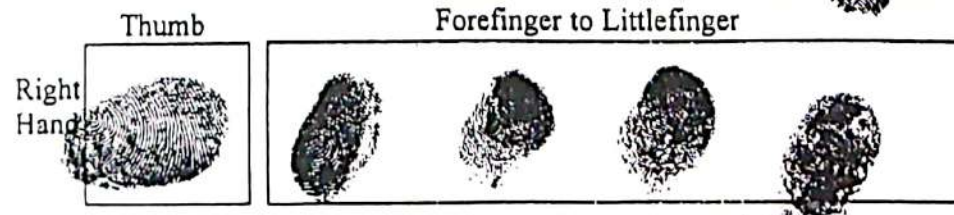
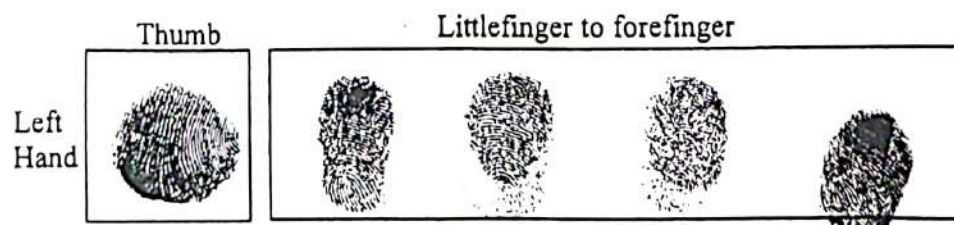


Hazi Navayan Hazra

Finger Print attested by me : *Hazi Navayan Hazra*



Finger Print attested by me : *Susuman Hazra*



Finger Print attested by me : *Tusar Kanti Hazra*



Finger Print attested by me : Brojindra Mohan Hajumder

Left Hand	Thumb	Littlefinger to forefinger	Photo
	Right Hand	Forefinger to Littlefinger	
Right Hand	Thumb	Forefinger to Littlefinger	
	Left Hand	Littlefinger to forefinger	

Finger Print attested by me :

Left Hand	Thumb	Littlefinger to forefinger	Photo
	Right Hand	Forefinger to Littlefinger	
Right Hand	Thumb	Forefinger to Littlefinger	
	Left Hand	Littlefinger to forefinger	

Finger Print attested by me :

Left Hand	Thumb	Littlefinger to forefinger	Photo
	Right Hand	Forefinger to Littlefinger	
Right Hand	Thumb	Forefinger to Littlefinger	
	Left Hand	Littlefinger to forefinger	

Finger Print attested by me :



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

Endorsement For Deed Number : I - 12551 of 2012
(Serial No. 13054 of 2012)

On

Payment of Fees:

On 11/12/2012

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

Presented for registration at 16.15 hrs on :11/12/2012, at the Private residence by Hari Bhajan Hazra , one of the Executants.

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

Execution is admitted on 11/12/2012 by

1. Hari Bhajan Hazra, son of Late Gouri Shankar Hazra , Santa, Thana:-Hirapur, P.O. :- ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Hari Narayan Hazra, son of Late Gouri Shankar Hazra , Santa, Thana:-Hirapur, P.O. :- ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
3. Sukumar Hazra, son of Late Hari Sadhan Hazra , Santa, Thana:-Hirapur, P.O. :- ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
4. Tusar Kanti Hazra, son of Late Hari Sadhan Hazra , Santa, Thana:-Hirapur, P.O. :- ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Service

Identified By Sushanta Hazra, son of Hari Bhajan Hazra, Santa, Thana:-Hirapur, P.O. :- ,District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

Executed by Attorney

Execution by

1. Tusar Kanti Hazra, son of Late Hari Sadhan Hazra , Santa, Thana:-Hirapur, P.O. :- ,District:-Burdwan, WEST BENGAL, India, By Caste Hindu By Profession: Service, as the constituted attorney of 1. Sulekha Pandey 2. Jharna Layek 3. Putul Bhattacharya 4. Sikha Banerjee is admitted by him.

Identified By Sushanta Hazra, son of Hari Bhajan Hazra, Santa, Thana:-Hirapur, P.O. :- ,District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Debasis Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

On 12/12/2012

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

(Debasis Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

12/12/2012 19:11:00

Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 12551 of 2012
(Serial No. 13054 of 2012)

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. 31280.00/-, on 12/12/2012

(Under Article : A(1) = 31273/- , E = 7/- on 12/12/2012)

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-28,43,624/-

Certified that the required stamp duty of this document is Rs.- 107493 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the Bankers cheque number 195733, Bankers Cheque Date 10/12/2012, Bank Name State Bank of India, ASANSOL, received on 12/12/2012
2. Rs. 49000/- is paid, by the Bankers cheque number 195723, Bankers Cheque Date 10/12/2012, Bank Name State Bank of India, ASANSOL, received on 12/12/2012
3. Rs. 4500/- is paid, by the Bankers cheque number 195754, Bankers Cheque Date 10/12/2012, Bank Name State Bank of India, ASANSOL, received on 12/12/2012

(Debasis Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

(Debasis Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I
CD Volume number 32
Page from 5876 to 5896
being No 12551 for the year 2012.



Debasis Patra

(Debasis Patra) 19-December-2012
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Office of the A.D.S.R. ASANSOL
West Bengal

Amended - I

130341

P 12461



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 814990

Hari Bhajan Hazra

Hari Narayan Hazra

Sukumar Hazra

Tisur Kanti Hazra

for self and as co-sellers
attorney of Sulekha Pandey,
Thana Laxee, Pitul
Bhattacharya & Sibhe Banerjee

Query No. 21109/2012.

DEED OF SALE

Valued at Rs. 9,00,000/-

Assessed Market Value : Rs. 20,69,991/-

(Sale after registered sale agreement without possession)

(vide Query No. 6545/2012, Serial No. 4174/2012, Deed No. I-4004/2012)

Area of land sold is : 09 Decimal in R.S. Plot No. 2734 within Mouza Santa, J.L. No. 20, P.S. Hirapur, District Burdwan.

THIS DEED OF SALE made on this the 10th day of December, 2012.

Contd.....P/2.

Sujay
(Adm)

DEC 2012

2012 12 02
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2012 12 02
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- Haree newayan Hazra



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1 DEC 2012
A date stamp indicating the document was processed on December 1, 2012.

- Sukumar Hazra



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 814989

Hari Hari Hazra

Hari Narayan Hazra

Sukumar Hazra

Tusar Kanti Hazra
for sey and as
condiditied attorney
of Sulekha Pandey,
Jarna Layek, Putul
Bhattacharya & Sikha
Banerjee.

BY

- (1) SRI HARI BHAJAN HAZRA,
- (2) SRI HARI NARAYAN HAZRA, both are Son of Late Gouri Shankar Hazra,
- (3) SRI SUKUMAR HAZRA,
- (4) SRI TUSAR KANTI HAZRA, both are Son of Late Hari Sadhan Hazra,
- (5) SMT. SULEKHA PANDEY, Wife of Sri Balaram Pandey,
- (6) SMT. JHARNA LAYEK, Wife of Late Bankronath Layek,
- (7) SMT. PUTUL BHATTACHARYA, Wife of Sri Ram Prasad Bhattacharya, and
- (8) SMT. SIKHA BANERJEE, Wife of Sri Gopal Banerjee, Vendor Nos. 5 to 8 are Daughter of Late Hari Sadhan Hazra, all are by faith Hindu, Nationality

Contd.....P/3.

Singh
(Adv)

তারিখ: ১৫/০৮/২০২২

নং: ১০০০/২০২২

ক্রমিক নাম ও বাসস্থান:

ব্রজেন মোহন দত্ত

১০০০/২০২২
সি. আসানসোল

চাটনাগড় টোল

১০০২/২০২২ সি. আসানসোল টেজারী

for self and as constituted
attorney of Sulekha Pandey,
Thana Layek, Butul
Bhattacharya & Sikha
Banerjee.



Susanta Hazra.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 814988

Hari Sadhan Hazra

Hari Sadhan Hazra

Tusar Kanti Hazra

:3: for self and as
constituted attorney
of Sulekha Banerjee,
Thame Layek,
Purul Bhattacharya
& Sibke Banerjee

Indian, permanently resident of Village Santa, P.O. Santa, Via Burnpur, PIN 713325, P.S. Hirapur, District Burdwan, hereinafter jointly and severally called the "VENDORS" (which expression shall unless excluded by or repugnant to the context include all their heirs, successors, legal representatives and assigns) of the ONE PART.

The Vendor Nos. 5 to 8 are represented by their duly authorised, appointed, nominated, and constituted Attorney Sri Tusar Kanti Hazra (Vendor No. 4), Son of Late Hari Sadhan Hazra, by Faith Hindu, by occupation Service, Citizenship Indian, resident of Village Santa, P.O. Santa, Via Burnpur, PIN 713325, P.S. Hirapur, District Burdwan, by virtue of a Deed of General Power of Attorney dated 23/11/2010 and duly registered in Book No. IV, CD Volume No. 2, Page from 1304 to 1316, being No. 693 for the year 2010 of Addl. Dist. Sub-Registry Office, Asansol.

*Sujati
(Adv)*

Contd.....P/4.

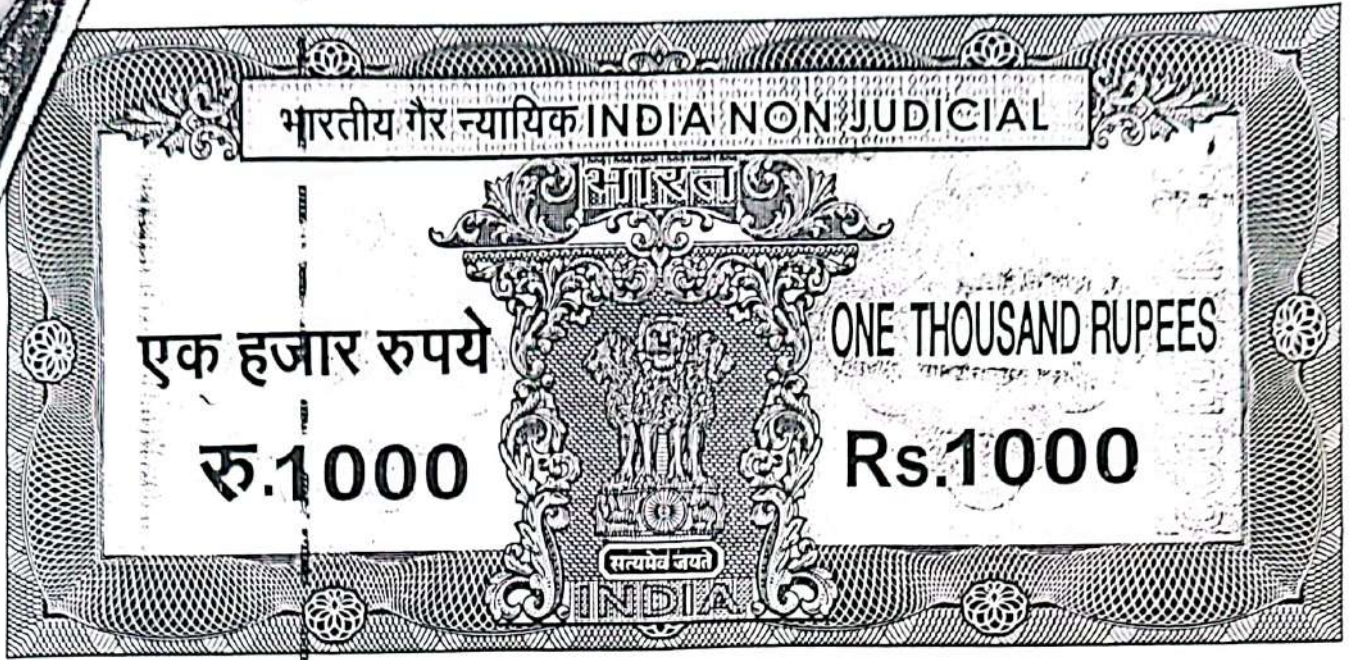
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2012



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 814987

Harri Bhayan Hazra.
Harri Narayan Hazra

Sankar Hazra
Fusar Kanti Hazra
for self and as
Constituted attorney of
Suresh Pandey, Thane
Cape, Puri Bhattacharya
& Siba Banerjee

:4:

IN FAVOUR OF: -

SRI BROJENDRA MOHAN MAZUMDAR, Son of Sri Nabani Dhar Mazumdar, by faith Hindu, by occupation Business, Nationality Indian, bearing P.A.N. AELPM0076P, permanently resident of Radhanagar Road, P.O. Burnpur, P.S. Hirapur, Sub-Division & A.D.S.R. Office Asansol, District Burdwan, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the OTHER PART.

Contd.....P/5.

Luaps
(Adh)

স্মারক নং: ৩৮- [Redacted] ১০ ১২ ২০১২
স্থান: [Redacted]
প্রিন্সিপাল মাধ্যমিক বিদ্যালয়:
[Redacted] অসম, অসম
[Redacted]

শ্রীমতী মাল্লী সত্যমতী
শ্রীমতী মাল্লী

১০ ১২ ২০১২ অসম অসম অসম অসম
[Redacted]





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 814986

Hari Sadhan Hazra,

Hari Narayan Hazra

Sukumar Hazra

Twar Kunti Hazra

for self and as

constituted attorney of

Sulekha Pandey, Bama

Layen, Pral Khatanchary

& Siba Banerjee.

:5:

WHEREAS the Vendor No. 1 & 2 along with the Vendor No. 3 to 8 being the sons and daughters of Hari Sadhan Hazra (since deceased), the other brother of Vendor No. 1 & 2, are the sole and exclusive owners, occupiers and possessors of the landed properties more fully mentioned in the Schedule below along with other properties which has been recorded in the names of the Vendor No. 1 & 2 and said Hari Sadhan Hazra (father of the Vendor No. 3 to 8) in the finally published L.R. Records of Rights in separate L.R. Khatian Nos. 3349, 3355 and 3362 as per their equal one-third share each.

Luaps
(Adv)

Contd.....P/6.

Hari Bhujim Hazra,

Hari Narayan Hazra

Inkumar Hazra

Tusur Ranji Hazra
for self and as
constituted attorney
of Suresh Pandey,
Thane Laxkar, Purnil
Shattacharya &
Sikha Sanjya.

:6:

AND WHEREAS aforesaid Hari Sadhan Hazra while owning and possessing his one-third share in the said undivided land expired leaving behind his two sons, i.e., the Vendor No. 3 & 4 and four daughters, i.e., the Vendor Nos. 5 to 8 as his only legal heirs and successors to inherit his share in the said land as per the Hindu Succession Act, 1956.

AND WHEREAS under the aforesaid circumstances all the Vendors are jointly the owners and possessors of the aforesaid land more fully mentioned in the schedule written hereunder along with other properties as per the Hindu Succession Act, 1956 and the Vendors since after their inheritance as aforesaid have been owning and possessing the said landed properties free from all encumbrances, charges and/or mortgages, etc. as per their respective shares having absolute right and full right and authority to sell the schedule mentioned land.

AND WHEREAS the Vendors being in urgent need of money to meet their lawful requirements and expenses jointly declared and expressed their intentions to sell and transfer the schedule mentioned 09 Decimal of land out of their aforesaid entire landed properties with specific demarcation as per the sketch plan annexed herewith and thereon shown in red border and thereby a Agreement for Sale was executed by and between the Vendors and Purchaser herein on 11/04/2012 and duly registered in Book No. I, CD Volume No. 11, Page from 431 to 456, being No. 4004 for the year 2012 of A.D.S.R. Office, Asansol upon the terms and conditions and consideration price more fully mentioned in the said Agreement for Sale.

Contd.....P/7.

Swap
(Adv)



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Additional handwritten text or markings at the bottom of the stamp area.

Hari Bhujari Hazra.

Hari Narayan Hazra

:7:
Sukumar Hazra

Tusur Kumbho Hazra
for say and as
constituted attorney
Shri. Suresh Pandey,
Bharna Laya, Patil
Bhatnagar &
Sikha Bahaya

AND WHEREAS the Purchaser being satisfied with the title of the Vendors has agreed to complete the sale of the schedule mentioned land at a total consideration price of Rs. 9,00,000/- (Rupees nine lakhs) only out of which Rs.3,00,000/- (Rupees three lakhs only) was paid as an advance vide the agreement for sale dated 11/04/2012 and the balance consideration money of Rs.6,00,000/- (Rupees six lakhs only) have been paid by the Purchaser in favour of the Vendors on this day.

AND WHEREAS the Vendors considering the said price to be fair, reasonable and highest according to present market value prevailing in the locality has accepted the said offer of the Purchaser and agreed to sell and transfer the schedule mentioned land to the Purchaser at and for the said total price of Rs.9,00,000/- (Rupees nine lakhs) only on the terms mentioned hereunder.

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 total sum of Rs. 9,00,000/- (Rupees nine lakhs) only paid by the Purchaser to the Vendors (the receipt whereof the Vendors doth hereby admit and acknowledge as per their respective share) 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 and appurtenance whatsoever attached and concerning to the said property free from any or all encumbrances TO HAVE AND TO HOLD the said property hereby granted, conveyed and transferred unto

Contd.....P/8.

Suaj
(Adv)



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Haribhujin Hazare.

Haribhujin Hazare

:8: Sukumar Hazare
Tusar Kante Hazare
for self and as
constituted attorney
of Suresh Pandey, Thane
Layak, Puntal Bhatnagar
& Suresh Banarje.

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 etc. and the said Vendor for themselves, their heirs and successors doth hereby declare and covenant with the said Purchaser that the Vendors have good title, full power and absolute right to sell the schedule mentioned property and further declare that the Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said property and have not in any way encumbered the said property intended to be conveyed by this Deed of Sale and that the said Purchaser and/or his heirs, legal representatives and assigns hereafter shall and may at all times peacefully and quietly hold, possess, use and enjoy the schedule mentioned property by exercising his right of ownership and possession in any manner he likes over the said property including the liberty to raise/erect all sorts of construction in or upon the said property in accordance to law without any interruption, claim and/or demand whatsoever from or by the Vendors or any person or 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 said Purchaser in respect of the said property or part thereof and it is also covenanted by the Vendors that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the Vendors have no respectable and saleable title to the said property as hereinbefore stated by the Vendors in that event the Vendors including all their heirs, successors and assigns shall be bound and liable to make good and indemnify any or all losses sustained by the Purchaser and/or his heirs or assigns.

Suresh
(Ads)

Contd.....P/9.



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3 (1) 10

Hari Bhujar Hazra,
Hari Narayan Hazra

:9:
Sukumar Hazra
Tusar Kanti Hazra
for self and as
conjointly attorney
of Sulekha Pandey,
Thama Layek, Pratul
Bhattacharya & Sikkha
Banerjee.

It is further declared by the Vendors that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get his name mutated in the records and registers of S.D.L. & L.R.O., (Extn. Part I), Asansol or any other authority whenever required and the Vendors hereby conveys and accords all consents and approvals in that respect.

:-SCHEDULE OF THE LAND ABOVE REFERRED TO:-

Within the District of Burdwan, Chowki & Addl. Dist. Sub Registry Office Asansol, P.S. Hirapur, Mouza Santa, J.L. No. 20, under the limits of Asansol Municipal Corporation, all that piece and parcel of Kanali land, comprised in R.S. Plot No. 2734 (two thousand seven hundred thirty four), L.R. Plot No. 2494, measuring in total 09 (nine) Decimal under R.S. Khatian No. 1977, L.R. Khatian No. 3349, 3355 and 3362, which is more specifically delineated in the sketch plan annexed herewith and thereon shown in Red Border and the said plan shall form part and parcel of this Deed of Sale.

Butted and bounded by :

On the North : 25'-0" feet wide Chinnamasta Road; On the South : R.S. Plot No. 2734; On the East : R.S. Plot No. 2533; On the West : R.S. Plot No. 2734.

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

Contd.....P/10.

Sujay
(Adv)



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:10:

IN WITNESS WHEREOF the Vendors named above set and subscribed their hands on the day, month and year first above written.

WITNESSES :-

1. Subhanta Hazra.
S/o Heri Bhajan Hazra.
VILL + Post - Santa
Dist - Berhampur.
PIN - 713325

Hari Bijan Hazra
Hazi narayan Hazra

2. Subrata Das
(Advocate)
Asansol Court.

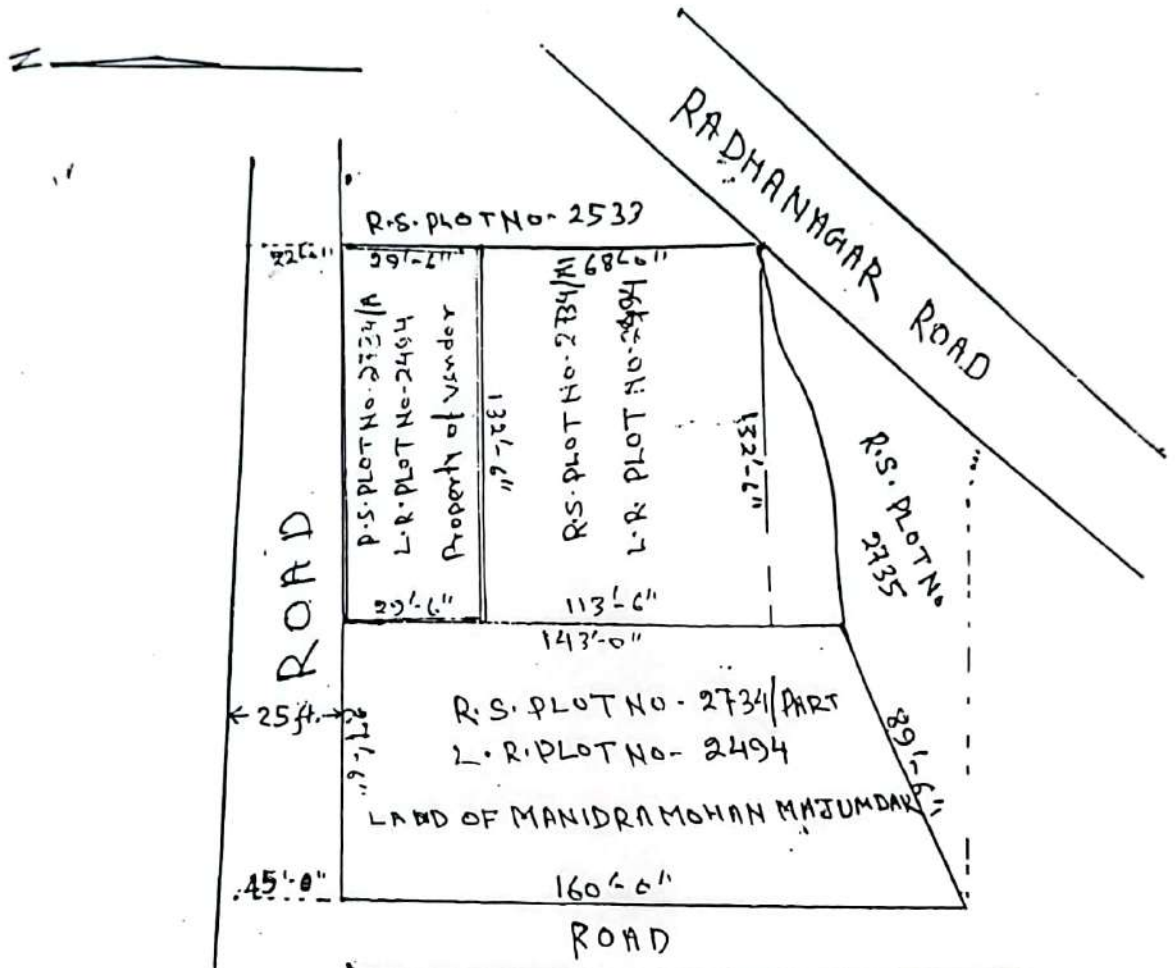
Sukumar Hazra
Tusar Kanti Hazra
For self and as constituted
attorney of Sulekha Pandey,
Thana Layek, Pratul
Bhattacharya & Sikha
Banerjee.

Drafted and prepared by me
and printed in my Office.

Subrata Das
Advocate, Asansol Court.
Enrol. No. WB/1116/1999.

SIGNATURE OF THE VENDORS

SITE PLAN SHOW THE AREA 30 DECIMAL OF LAND SOLD IN
FAVOUR OF SRI BROJENDRA MOHAN MAZUMDAR S/O SRI
NABANI DHAR MAJUMDAR OF RADHANAGAR ROAD BURNPUR.
DISTRICT BUDWAN P.S. HIRAPUR MOUZA SANTA Z.L. NO
20, WARD NO- 47 UNDERASANSOL MUNICIPAL CORPORATION
ON R.S. PLOT NO 2734, L.R. PLOT NO 2494 SUBPLOT NO 2734/A
UNDE R.S. KHATIYAN NO 1977 L.R. KHATIYAN NO 3349, 3355,
3362 AREA 09 DECIMAL OF LAND IS SOLD
SHOWN IN RED COLOUR



Hazi Shujim Hazra.
Hazi Navayan Hazra
Sukumar Hazra
Tusar Kanti Hazra
For self and as
constituted attorney of
Sulekha Pandey, Thama Chakr,
Putul Bhattacharya & Siba Banerjee.

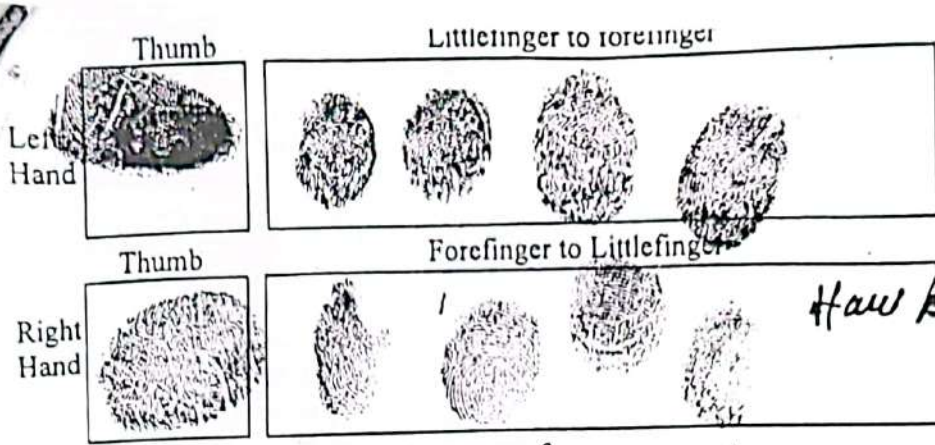
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SURVEYOR

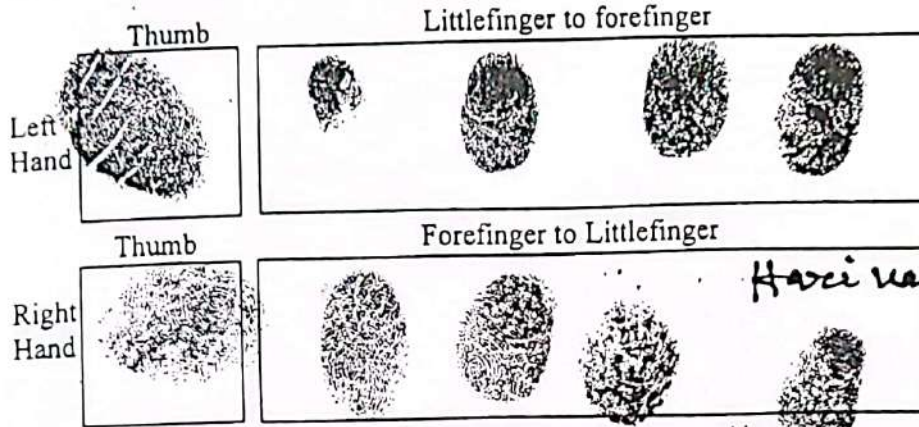


9
UNIVERSITY OF
MADRAS

2000



Finger Print attested by me : Hazi Bhaiyan Hazza



Finger Print attested by me : Hazi Nazayan Hazza



Finger Print attested by me : (S. Hazza) Susuman Hazza



Finger Print attested by me : Tusan Kantu Hazza



9 ✓

1912

1912



Finger Print attested by me : Brijendra Mohan Majumdar

Left Hand	Thumb	Littlefinger to forefinger	Photo
Right Hand	Thumb	Forefinger to Littlefinger	Photo

Finger Print attested by me :

Left Hand	Thumb	Littlefinger to forefinger	Photo
Right Hand	Thumb	Forefinger to Littlefinger	Photo

Finger Print attested by me :

Left Hand	Thumb	Littlefinger to forefinger	Photo
Right Hand	Thumb	Forefinger to Littlefinger	Photo



Finger Print attested by me :











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2011
2011

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. 13014 / 2012, Deed No. (Book - I , 12461/2012)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Hari Bhajan Hazra Santa, Thana:-Hirapur, P.O. :- District:-Burdwan, WEST BENGAL, India,	 11/12/2012	 LTI 11/12/2012	<i>Hari Bhajan Hazra</i> 11.12.2012

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Hari Bhajan Hazra Address -Santa, Thana:-Hirapur, P.O. :- District:-Burdwan, WEST BENGAL, India,	Self	 11/12/2012	 LTI 11/12/2012	<i>Hari Bhajan Hazra</i>
2	Hari Narayan Hazra Address -Santa, Thana:-Hirapur, P.O. :- District:-Burdwan, WEST BENGAL, India,	Self	 11/12/2012	 LTI 11/12/2012	<i>Hari narayan Hazra</i>
3	Sukumar Hazra Address -Santa, Thana:-Hirapur, P.O. :- District:-Burdwan, WEST BENGAL, India,	Self	 11/12/2012	 LTI 11/12/2012	<i>Sukumar Hazra</i>
4	Tusar Kanti Hazra Address -Santa, Thana:-Hirapur, P.O. :- District:-Burdwan, WEST BENGAL, India,	Self and as Attorney	 11/12/2012	 LTI 11/12/2012	<i>Tusar Kanti Hazra</i>

Name of Identifier of above Person(s)
 Sushanta Hazra
 Santa, Thana:-Hirapur, P.O. :- ,District:-Burdwan,
 WEST BENGAL, India,

Signature of Identifier with Date

Sushanta Hazra

11.12.12

(Debasis Patra)

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





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

Endorsement For Deed Number : I - 12461 of 2012
(Serial No. 13014 of 2012)

On

Payment of Fees:

On 11/12/2012

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, 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. 22766.00/-, on 11/12/2012

(Under Article : A(1) = 22759/- ,E = 7/- on 11/12/2012)

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.-20,69,991/-

Certified that the required stamp duty of this document is Rs.- 57549 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the Bankers cheque number 195735, Bankers Cheque Date 10/12/2012, Bank Name State Bank of India, ASANSOL, received on 11/12/2012
2. Rs. 3550/- is paid, by the Bankers cheque number 195734, Bankers Cheque Date 10/12/2012, Bank Name State Bank of India, ASANSOL, received on 11/12/2012

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

Presented for registration at 13.55 hrs on :11/12/2012, at the Office of the A.D.S.R. ASANSOL by Hari Bhajan Hazra , one of the Executants.

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

Execution is admitted on 11/12/2012 by

1. Hari Bhajan Hazra, son of Late Gouri Shankar Hazra , Santa, Thana:-Hirapur, P.O. :- , District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others

(Debasis Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

11/12/2012 16:51:00 Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 12461 of 2012

(Serial No. 13014 of 2012)

2. Hari Narayan Hazra, son of Late Gouri Shankar Hazra , Santa, Thana:-Hirapur, P.O. : ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
3. Sukumar Hazra, son of Late Hari Sadhan Hazra , Santa, Thana:-Hirapur, P.O. :- ,District:-Burdwan WEST BENGAL, India, , By Caste Hindu, By Profession : Others
4. Tusar Kanti Hazra, son of Late Hari Sadhan Hazra , Santa, Thana:-Hirapur, P.O. :- ,District:-Burdwan WEST BENGAL, India, , By Caste Hindu, By Profession : Service
Identified By Sushanta Hazra, son of Hari Bhajan Hazra, Santa, Thana:-Hirapur, P.O. :- ,District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

Executed by Attorney

Execution by

1. Tusar Kanti Hazra, son of Late Hari Sadhan Hazra , Santa, Thana:-Hirapur, P.O. :- ,District:-Burdwan, WEST BENGAL, India, By Caste Hindu By Profession: Service, as the constituted attorney of 1. Sulekha Pandey 2. Jhama Layek 3. Putul Bhattacharya 4. Sikha Banerjee is admitted by him.
Identified By Sushanta Hazra, son of Hari Bhajan Hazra, Santa, Thana:-Hirapur, P.O. :- ,District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Debasls Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

(Debasls Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I
CD Volume number 32
Page from 3898 to 3919
being No 12461 for the year 2012.



[Handwritten Signature]

(Debasis Patra) 17-December-2012
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Office of the A.D.S.R. ASANSOL
West Bengal

B M. Enterprise

Prop:- Brijendra Mohan

Mazumdar

Radhanagar Road Burupur 713325

~~West Bengal~~ Paschim Burdwan 713325

GST. No - 19 A E L P M 0676 P 1 Z U