

P 5656

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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10/11/11
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with this document is the Part
of this document.

Query No. 9378/2011

Market Value Rs. 10,06,400/-

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

Area of land sold is : 37 Decimal

being R.S. Plot No. 6362 situated in

Mouza : Hirapur, P.S. Hirapur

addl. District Sub-Registrar
Asansol, Dist. Bardhaman

28 JUN 2011

THIS DEED OF SALE made this the 13th day of

June in the year 2011 by :

संविद कल- २२ तारीख- २१८१२०२२

दस्तावेज- २०२२
कलकत्ता नगर ३ दिनांक

प्रमाणित करने के लिए

२१२

२१८१२०२२

Hani gopal Karmakar
@ Fatik Karmakar



6173
Hani gopal Karmakar
@ Fatik Karmakar

addl. District Sub-Registrar
Asansol, Dist. Burdwan

6174
Raghu Nathi Karmakar

6175

Likha H Karmakar

6176

(2)

1. Sri Nani Gopal Karmakar alias Fatik Karmakar S/o Late Satya Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur-713325, P.S. Hirapur, Dist. Burdwan

2. Sri Raghunath Karmakar S/o Late Fani Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur-713325, P.S. Hirapur, Dist. Burdwan

3. Sri Loknath Karmakar S/o Late Fani Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur-713325, P.S. Hirapur, Dist. Burdwan

4. Sri Jagannath Karmakar S/o Late Fani Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur-713325, P.S. Hirapur, Dist. Burdwan

5. Smt. Shefali Karmakar (Salui) W/o Sunil Salui and daughter of Late Fani Karmakar, by faith Hindu, citizenship Indian, resident of : Sodepur Workshop, P.O. Sodepur, P.S. Kulti, Dist. Burdwan

6. Smt. Santana Karmakar W/o Sri Naresh Karmakar and daughter of Late Fani Karmakar, by faith Hindu, citizenship Indian, resident of : Adra, Upper Beniasole, P.O. Adra, P.S. Raghunathpur, Dist. Purulia

7. Smt. Sakuntala Karmakar W/o Tarapada Karmakar and daughter of Late Fani Karmakar, by faith Hindu, citizenship Indian, resident of : Hostel More, Sukanta Pally, Riverside Road, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan

8. Smt. Anjala Karmakar W/o Dinabandhu Karmakar and daughter of Late Fani Karmakar, by faith Hindu, citizenship Indian, resident of : Ichhapur, P.S. Durgapur, Dist. Burdwan
9. Smt. Srimati Karmakar W/o Late Nabani Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan
10. Sri Prabir Karmakar S/o Late Nabani Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan
11. Sri Manoj Karmakar S/o Late Nabani Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan
12. Smt. Bula Sen W/o Onkar Sen and daughter of Late Nabani Karmakar, by faith Hindu, citizenship Indian, resident of : Ranitala, Kulti, P.O. & P.S. Kulti, Dist. Burdwan
13. Smt. Kalpana Karmakar W/o Tarapada Karmakar and daughter of Late Nabani Karmakar, by faith Hindu, citizenship Indian, resident of : MAMC, Durgapur, P.O. & P.S. Durgapur, Dist. Burdwan
- No. 12 and 13 are represented by their constituted attorney Sri Manoj Karmakar i.e. Vendor No. 11 empowered by a General Power of Attorney being Deed No. IV-597 for the year 2010 of Asansol Addl. Dist. Sub Registry Office;

14. Smt. Pratima Karmakar W/o Late Mohit Karmakar and daughter-in-law of Late Nabani Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan
15. Smt. Sundari Karmakar W/o Late Santosh Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan
16. Sri Ashok Kumar Karmakar S/o Late Santosh Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan
17. Sri Lakshman Karmakar S/o Late Santosh Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan
18. Sri Goutam Karmakar S/o Late Santosh Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan
19. Sri Subir Kumar Karmakar S/o Late Santosh Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan

20. Smt. Kakali Karmakar W/o Madan Karmakar and daughter of Late Santosh Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan
21. Smt. Sandhya Rani Karmakar W/o Late Bijay Krishna Karmakar, by faith Hindu, citizenship Indian, resident of : Gayadih, P.O. Adra, P.S. Kashipur, Dist. Purulia
22. Sri Tapas Karmakar S/o Late Bijay Krishna Karmakar, by faith Hindu, citizenship Indian, resident of : Gayadih, P.O. Adra, P.S. Kashipur, Dist. Purulia
23. Smt. Kanchan Karmakar W/o Pradip Karmakar and daughter of Late Bijay Krishna Karmakar, by faith Hindu, citizenship Indian, resident of : Kendana, P.O. Sadhana Rangamati, P.S. Saltora, Dist. Bankura
24. Smt. Binapani Karmakar W/o Subhas Karmakar and daughter of Late Bijay Krishna Karmakar, by faith Hindu, citizenship Indian, resident of : Shivaji Puram, Near Dhaniya Meheri Pool, Lucknow (U.P.)
25. Smt. Ratna Karmakar W/o Susanta Karmakar and daughter of Late Bijay Krishna Karmakar, by faith Hindu, citizenship Indian, resident of : Sonamukhi Bazar, P.O. Sonamukhi, Dist. Bankura

26. Smt. Swapna Karmakar W/o Soumen Karmakar and daughter of Late Bijay Krishna Karmakar, by faith Hindu, citizenship Indian, resident of : Traffic Colony-III, C-II, Unit-4, Kharagpur, P.O. Kharagpur, Dist. Midnapur
Vendor No. 23 to 26 are represented by their constituted attorney Sri Tapas Karmakar i.e. Vendor No. 22 empowered by two different General Power of Attorney.

27. Sri Amit Karmakar S/o Late Kalipada Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan

28. Smt. Chanchala Karmakar W/o Late Kalipada Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan

29. Smt. Sabita Karmakar W/o Saktipada Karmakar and daughter of Late Kalipada Karmakar, by faith Hindu, citizenship Indian, resident of : Sanka, P.O. Raghunathpur, Dist. Purulia

30. Smt. Babita Karmakar W/o Anup Karmakar and daughter of Late Kalipada Karmakar, by faith Hindu, citizenship Indian, resident of : Near Manoj Cinema, Kumarpur, P.S. Asansol (South), Dist. Burdwan

31. Smt. Kabita Karmakar W/o Bablu Karmakar and daughter of Late Kalipada Karmakar, by faith Hindu, citizenship Indian, resident of : Post Office Road, Mango, P.O. Mango, Dist. Jamshedpur (Jharkhand)
32. Smt. Namita Dey W/o Ardhendy Dey and daughter of Late Kalipada Karmakar, by faith Hindu, citizenship Indian, resident of : Kitadih, P.O. Kitadih, Dist. Jamshedpur (Jharkhand)
33. Smt. Habubala Karmakar W/o Late Kamakshya Karmakar, by faith Hindu, citizenship Indian, resident of : Kendana, P.O. Sadhana Rangamati, P.S. Saltora, Dist. Bankura
34. Sri Tarun Karmakar S/o Late Kamakshya Karmakar, by faith Hindu, citizenship Indian, resident of : Kendana, P.O. Sadhana Rangamati, P.S. Saltora, Dist. Bankura
35. Smt. Amita Karmakar W/o Pravakar Karmakar and daughter of Late Kamakshya Karmakar, by faith Hindu, citizenship Indian, resident of : Kendana, P.O. Sadhana Rangamati, P.S. Saltora, Dist. Bankura
36. Smt. Mangala Salui W/o Abani Salui and daughter of Late Kamakshya

Karmakar, by faith Hindu, citizenship Indian, resident of : Sripur, P.S. Kulti,
Dist. Burdwan

~~37.~~ Sri Sadhan Karmakar S/o Late Bhabataran Karmakar, by faith Hindu,
citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist.
Burdwan

~~38.~~ Sri Ajit Kumar Karmakar S/o Late Bhabataran Karmakar, by faith Hindu,
citizenship Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, Dist.
Burdwan

39. Smt. Amita Karmakar W/o Kashinath Karmakar and daughter of Late
Bhabataran Karmakar, by faith Hindu, citizenship Indian, resident of : Hirapur,
P.O. Burnpur, P.S. Hirapur, Dist. Burdwan

~~40.~~ Sri Subodh Bouri S/o Late Sadananda Bouri, by faith Hindu, citizenship
Indian, resident of : Hirapur, P.O. Burnpur, P.S. Hirapur, 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.

IN FAVOUR OF

P.K. THAKUR & CO. PVT. LTD., a company registered under the companies Act having its registered office at : Riverside Road, Burnpur, Hirapur, P.O. Burnpur-713325, P.S. Hirapur, Dist. Burdwan and represented by its Directors (1) Sri Pradip Kumar Thakur S/o Late Shibadas Thakur (2) Smt. Anuradha Thakur W/o Sri Pradip Kumar Thakur (3) Miss Sharmila Thakur and (4) Miss Debleena Thakur both daughters of Sri Pradip Kumar Thakur, all by faith Hindu, citizenship Indian, by occupation business, resident of : Riverside Road, Burnpur, Hirapur, P.O. Burnpur-713325, P.S. Hirapur, Chowki and Addl. Dist. Sub Registry Office Asansol, Dist. Burdwan hereinafter called the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context include all its successors-in-office, legal representatives and assigns) of the OTHER PART.

WHEREAS schedule mentioned land including other lands of Mouza Hirapur, P.S. Hirapur originally belonged to (1) Fani Karmakar S/o Bishnu Karmakar, (2) Fatik Karmakar i.e. Vendor No. 1 (3) Nabani Karmakar both sons of Satya Karmakar (4) Narayan Karmakar (5) Bhabataran Karmakar (6) Kamakshya Karmakar and (7) Kanai Karmakar all sons of Brahmananda Karmakar and the said lands had been/have been duly and correctly recorded in their names in the R.S. Record of Rights under R.S. Khatian No. 3083 of Mouza Hirapur, P.S. Hirapur;

AND WHEREAS said Kanai Karmakar while exercising his share of the said lands he died unmarried condition leaving his above named three full brothers namely (1) Narayan Karmakar (2) Bhabataran Karmakar and (3) Kamakshya Karmakar as his only legal heirs who inherited the lands of deceased Kanai Karmakar in equal 1/3rd share each under the provisions of Hindu Succession Act 1956;

AND WHEREAS the Vendor No. 1 Sri Fatik Karmakar while exercising his share of the above noted lands has been duly and correctly recorded in his name in the L.R. Record of Rights under L.R. Khatian No. 2069 of Mouza Hirapur, P.S. Hirapur;

AND WHEREAS said Fani Karmakar while exercising his share of the above noted lands died leaving his three sons namely (1) Raghunath Karmakar i.e. Vendor No. 2 (2) Loknath Karmakar i.e. Vendor No. 3 (3) Jagannath Karmakar i.e. Vendor No. 4 and four daughters namely (1) Smt. Shefali Karmakar (Salui) W/o Sunil Salui i.e. Vendor No. 5 (2) Smt. Santana Karmakar W/o Sri Naresh Karmakar i.e. Vendor No. 6 (3) Smt. Sakuntala Karmakar W/o Tarapada Karmakar i.e. Vendor No. 7 and (4) Smt. Anjala Karmakar W/o Dinabandhu Karmakar i.e. Vendor No. 8 as his only legal heirs and successors who inherited the said land in equal 1/7th share each under the provisions of Hindu Succession Act 1956;

AND WHEREAS the Vendor Nos. 5 to 8 while exercising their said lands have been duly and correctly recorded in their names in the L.R. Record of Rights under L.R. Khatian Nos. 5400, 5399, 5398 and 5397 respectively of Mouza Hirapur, P.S. Hirapur;

AND WHEREAS said Nabani Karmakar while exercising his share of the above noted lands had been duly and correctly recorded in his name in the L.R. Record of Rights under L.R. Khatian No. 1640 and after that he died

leaving his widow Smt. Srimati Karmakar i.e. Vendor No. 9 and three sons namely (1) Sri Manoj Karmakar i.e. Vendor 10 and (2) Prabir Karmakar i.e. Vendor No. 11 and (3) Mohit Karmakar (since deceased) and two daughters namely (1) Smt. Bula Sen W/o Onkar Sen i.e. Vendor No. 12 (2) Smt. Kalpana Karmakar W/o Tarapada Karmakar i.e. Vendor No. 13 as his only legal heirs and successors who inherited the said land in equal 1/5th share each under the provisions of Hindu Succession Act 1956. Subsequently said Mohit Karmakar died leaving his widow Smt. Pratima Karmakar i.e. Vendor No. 14 who inherited the lands of deceased Mohit Karmakar under the Hindu Succession Act 1956;

AND WHEREAS said Narayan Karmakar while exercising his share of he died leaving his three sons namely (1) Santosh Karmakar (since deceased) (2) Bijay Krishna Karmakar (since deceased) and (3) Kalipada Karmakar (since deceased) as his only legal heirs who inherited the said land of deceased Narayan Karmakar in equal 1/3rd share each under the provisions of Hindu Succession Act 1956.

AND WHEREAS since such inheritance said Santosh Karmakar became the lawful and rightful owner of the above noted land which had been duly and correctly recorded in his name in the L.R. Record of Rights under L.R. Khatian No. 5159 of Mouza Hirapur, P.S. Hirapur and while exercising the said land he died leaving his widow Smt. Sundari Karmakar i.e. Vendor No. 15 and four sons namely (1) Ashok Kumar Karmakar i.e. the Vendor 16 (2) Lakshman Karmakar i.e. the Vendor 17 (3) Goutam Karmakar i.e. the Vendor 18 and (4) Subir Kumar Karmakar i.e. the Vendor 19 and only daughter Smt. Kakali Karmakar i.e. Vendor No. 20 as his only legal heirs and successors who inherited the said land of deceased Santosh Karmakar in equal 1/6th share each under the provisions of Hindu Succession Act 1956.

AND WHEREAS said Bijay Krishna Karmakar while exercising his share of the above noted land he died leaving his widow Smt. Sandhya Rani Karmakar i.e. Vendor No. 21 and only son Sri Tapas Karmakar i.e. the Vendor 22 and four daughters namely (1) Smt. Kanchan Karmakar i.e. Vendor No. 23 (2) Smt. Binapani Karmakar i.e. Vendor No. 24 (3) Smt. Ratna Karmakar i.e. Vendor No. 25 and (4) Smt. Swapna Karmakar i.e. Vendor No. 25 as his only

legal heirs and successors who inherited the said land of deceased Bijay Krishna Karmakar in equal 1/6th share each under the provisions of Hindu Succession Act 1956.

AND WHEREAS since such acquire the Vendor No. 21 Smt. Sandhya Rani Karmakar and the Vendor No. 22 Sri Tapas Karmakar while exercising the said lands have been duly and correctly recorded in their names in the L.R. Record of Rights under L.R. Khatian Nos. 5163 and 5164 respectively of Mouza Hirapur, P.S. Hirapur;

AND WHEREAS said Kalipada Karmakar while exercising his share of the above noted land he died leaving his widow Smt. Chanchala Karmakar i.e. Vendor No. 28 and only son Sri Amit Karmakar i.e. the Vendor 27 and four daughters namely (1) Smt. Sabita Karmakar i.e. Vendor No. 29 (2) Smt. Babita Karmakar i.e. Vendor No. 30 (3) Smt. Kabita Karmakar i.e. Vendor No. 31 and (4) Smt. Namita Dey i.e. Vendor No. 32 as his only legal heirs and successors who inherited the said land of deceased Kalipada Karmakar in equal 1/6th share each under the provisions of Hindu Succession Act 1956.

AND WHEREAS since such acquire the Vendor No. 28 Smt. Chanchala Karmakar and the Vendor No. 27 Sri Amit Karmakar while exercising the said lands have been duly and correctly recorded in their names in the L.R. Record of Rights under L.R. Khatian Nos. 5168 and 5167 respectively of Mouza Hirapur, P.S. Hirapur;

AND WHEREAS since such unheritance said Kamakshya Karmakar became the lawful and rightful owner of the above noted land in his share which had been duly and correctly recorded in his name in the L.R. Record of Rights under L.R. Khatian No. 597 and while exercising the said lands he died leaving his widow (second wife) Smt. Habubala Karmakar i.e. Vendor No. 33 and only son Sri Tarun Karmakar (S/o second wife Habubala Karmakar) i.e. Vendor 34 and two daughters namely (1) Smt. Amita Karmakar (D/o second wife Habubala Karmakar) i.e. Vendor No. 35 (2) Smt. Mangala Salui (d/o first wife Late Tarubala Karmakar) i.e. Vendor No. 36 as his only legal heirs and successors who inherited the said lands of deceased Kamakshya Karmakar under the provisions of Hindu Succession Act 1956.

AND WHEREAS aforesaid Bhabataran Karmakar while exercising his share of above noted lands he died leaving his two sons namely (1) Sadhan Karmakar i.e. Vendor No. 37 and (2) Ajit Kumar Karmakar i.e. Vendor No. 38 and only daughter namely Smt. Amita Karmakar i.e. Vendor No. 39 as his only legal heirs and successors who inherited the said lands of deceased Bhabataran Karmakar in equal 1/3rd share each under the provisions of Hindu Succession Act 1956.

AND WHEREAS the Vendors No. 37 and 38 while exercising the lands of deceased Bhabataran Karmakar have been duly and correctly recorded in their names in the L.R. Record of Rights under L.R. Khatian Nos. 5160 and 5162 of Mouza Hirapur, P.S. Hirapur;

AND WHEREAS the schedule mentioned land had been duly and correctly recorded in the name of Sadananda Bouri S/o Kshudiram Bouri in the R.S. Record of Rights as Jor dang in the Remarks Column under R.S. Khatian No. 3083 being R.S. Plot No. 6362 as well as L.R. Record of Rights being L.R. Plot No. 6566 of Mouza Hirapur, P.S. Hirapur;

AND WHEREAS said Sadananda Bouri died leaving his only son Sri Subodh Bouri i.e. Vendor NO. 40 as his legal heir and for avoiding all future

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complications, said Subodh Bouri i.e. Vendor 40 have been executing this Deed of Sale with the Vendors No. 1 to 39 as a Co-Vendor;

AND WHEREAS the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land 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 Purchasers 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 Purchasers 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 Purchasers and in consideration of the said sum of Rs.10,00,000/- (Rupees ten lac) only paid by the Purchasers 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 Purchasers 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 Purchasers 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 Purchasers that the Vendors have good title, full power and absolute right to sell and transfer the schedule mentioned land and further declare that he is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and that the Vendors have not in any way encumbered the schedule mentioned land

intended to be conveyed by this Deed of Sale AND THAT the said Purchasers including all their legal heirs and successors shall and may at all times peacefully/quietly hold, possess, use, enjoy the said lands as lawful and rightful owners 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 Purchasers 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 Vendor 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 Vendor that the Purchasers by virtue of this Deed of Sale will be competent and entitled to get their 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, Chowki & Addl. Dist. Sub-Registry Office Asansol, within Mouza Hirapur, J.L. No. 18, Ward No. 37 of Asansol Municipal Corporation all that 'Danga' class of land measuring 37 (thirty seven) decimal comprised in R.S. Plot No. 6362 (six thousand three hundred sixty two) under R.S. Khatian No. 3083 corresponding to L.R. Plot No. 6566 (six thousand five hundred sixty six) under L.R. Khatian Nos. 2069, 2075, 5400, 5399, 5398, 5397, 1640, 5159, 5163, 5164, 5167, 5168, 597, 5160 and 5162.

The said lands hereby sold are surrounding in all side without any road by agricultural lands of different plots.

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

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

Witnesses :

1. Jayamoy Chatterji
det. S.P. Chatterjee
Hirapur.

2. Dipak Seal
s/o - Dilip Seal.
Upper Colony,
Sitarampur
Dist - Burdwan

1. Nani Gopal Karmakar @
Fatik Karmakar
(Nani Gopal Karmakar

@ Fatik Karmakar)

2. Raghunath Karmakar
(Raghunath Karmakar)

3. Loknath Karmakar.
(Loknath Karmakar)

4. Jagannath Karmakar.
(Jagannath Karmakar)

5.

[Shefali Karmakar (Salui)]

(22)

✓6. Santana Karmakar

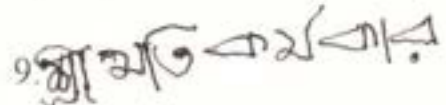
(Santana Karmakar)

✓7.

(Sakuntala Karmakar)

✓8.

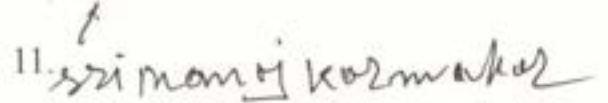
(Anjala Karmakar)

9. 

(Srimati Karmakar)

10. Pradinkarmakar

(Prabir Karmakar)

11. 

(Manoj Karmakar)

for self and as constituted attorney
of Vendor No. 12 Smt. Bula Sen and
Vendor No. 13 Smt. Kalpana Karmakar

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14. *Pratima Karmakar*

(Pratima Karmakar)

15.

(Sundari Karmakar)

16.

(Ashok Kumar Karmakar)

17.

(Lakshman Karmakar)

18.

(Goutam Karmakar)

19.

(Subir Kumar Karmakar)

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20.

(Kakali Karmakar)

21.

(Sandhya Rani Karmakar) and

22.



(Tapas Karmakar)

Vendors No. 22 : for self

and as constituted attorney of

Vendor No. 23. Smt. Kanchan Karmakar,

Vendor No. 24. Smt. Binapani Karmakar

Vendor No. 25. Smt. Ratna Karmakar

and Vendor No. 26. Smt. Swapna Karmakar

27.

(Amit Karmakar)

Contd. Page 25

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28.

(Chanchala Karmakar)

* 29.

(Sabita Karmakar)

* 30.

(Babita Karmakar)

* 31.

(Kabita Karmakar)

* 32.

(Namita Karmakar)

33. Habubala Karmakar

By the pen of Gayamay Chatterjee

(Habubala Karmakar)

(25)

28.

(Chanchala Karmakar)

* 29.

(Sabita Karmakar)

* 30.

(Babita Karmakar)

* 31.

(Kabita Karmakar)

* 32.

(Namita Karmakar)

33. Habubala Karmakar

By the pen of Gayamayi Chatterjee

(Habubala Karmakar)

(26)

34. Tarun Karmakar.

(Tarun Karmakar)

35. Amita Karmakar

(Amita Karmakar)

36.

(Mangala Salui)

37.

Sadhan Karmakar

(Sadhan Karmakar)

38. Ajit Kumar Karmakar.

(Ajit Kumar Karmakar)

39.

(Amita Karmakar)

40. Subodh Bouri

(Subodh Bouri)

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

Pijush Kanti Das.

(Pijush Kanti Das)


Advocate

Enrl. No. : WB/828/1973

Asansol Court

PHOTO	Left Hand	Little Finger to Forefinger	Thumb
	Right Hand	Thumb	Forefinger to Little Finger

Finger Print Attested by me :

	Left Hand	Little Finger to Forefinger	Thumb
			
	Right Hand	Thumb	Forefinger to Little Finger
			

Finger Print Attested by me :












Rajiv Kumar Nandan

	Left Hand	Little Finger to Forefinger	Thumb
			
	Right Hand	Thumb	Forefinger to Little Finger
			












Finger Print Attested by me : *Seelina Nandan*

PHOTO	Left Hand	Little Finger to Forefinger	Thumb
Right Hand	Thumb	Forefinger to Little Finger	

Finger Print Attested by me :

 Anuradha Sharma	Left Hand	Little Finger to Forefinger	Thumb
		   	
Right Hand	Thumb	Forefinger to Little Finger	
		   	

Finger Print Attested by me : Anuradha Sharma

 Shaniila Shakur	Left Hand	Little Finger to Forefinger	Thumb
		   	
Right Hand	Thumb	Forefinger to Little Finger	
		   	

Finger Print Attested by me : Shaniila Shakur



शुभाच गडे

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Mani gopal Karna Kar
@ Fali Karna Kar

Mani gopal Karna Kar
@ Fali Karna Kar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Manoj K. Kulkarni

Manoj K. Kulkarni

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Beati Mahawar

Beati Mahawar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Jagannath Karmakar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Abhinav Karmakar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Prabir Karmakar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Apil Kumar Karmakar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Terun Karmakar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sadhon Kumar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Amrita Karmakar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Rajeev Nath

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Smt. Rajeev Nath

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Rajeev Nath

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Smt. Rajeev Nath

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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

Endorsement For Deed Number : I - 06117 of 2011
(Serial No. 05656 of 2011)

On 13/06/2011

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

Presented for registration at 16.35 hrs on :13/06/2011, at the Private residence by Sri Nani Gopal Karmakar Alias Fatik Karmakar, one of the Executants.

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

Execution is admitted on 13/06/2011 by

1. Sri Nani Gopal Karmakar Alias Fatik Karmakar, son of Late Satya Karmakar , Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
2. Sri Raghu Nath Karmakar, son of Late Fani Karmakar , Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
3. Sri Loknath Karmakar, son of Late Fani Karmakar , Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
4. Sri Prabir Karmakar, son of Late Nabani Karmakar , Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
5. Sri Manoj Karmakar, son of Late Nabani Karmakar , Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
6. Smt. Pratima Karmakar, wife of Late Mohit Karmakar , Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
7. Sri Tapas Karmakar, son of Late Bijay Krishna Karmakar , Gayadih, Thana:-Kashipur, District:-Purulia, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
8. Tarun Karmakar, son of Late K. Karmakar , Kendana, Thana:-Saltora, District:-Bankura, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
9. Habu Bala Karmakar, wife of Late K. Karmakar , Kendana, Thana:-Saltora, District:-Bankura, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
10. Amita Karmakar, wife of Pravakar Karmakar , Kendana, Thana:-Saltora, District:-Bankura, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
11. Sadhan Karmakar, son of Late B. Karmakar , Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
12. Ajit Kumar Karmakar, son of Late B. Karmakar , Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
13. Subodh Bauri, son of Late Sadananda Bauri , Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others

(Ananda Mohan Sikdar)

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

28/06/2011 12:51:00 P

EndorsementPage 1 of 4



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

Endorsement For Deed Number : I - 06117 of 2011
(Serial No. 05656 of 2011)

14. Smt. Srimati Karmakar, wife of Late Nabani Karmakar , Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
15. Santana Karmakar, wife of Sri Naresh Karmakar , Adra, Upper Beniasole, Thana:-Raghunathpur, District:-Purulia, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
- Identified By Dipak Seal, son of Dilip Seal, Upper Colony, Sitarampur, Thana:-Kulti, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

Executed by Attorney

Execution by

1. Sri Manoj Karmakar, son of Late Nabani Karmakar , Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- By Caste Hindu By Profession: Others, as the constituted attorney of 1.Smt. Bula Sen 2.Smt. Kalpana Karmakar is admitted by him.
2. Sri Tapas Karmakar, son of Late Bijay Krishna Karmakar , Gayadih, Thana:-Kashipur, District:-Purulia, WEST BENGAL, India, P.O. :- By Caste Hindu By Profession: Others, as the constituted attorney of 1.Smt. Kanchan Karmakar 2.Smt. Binapani Karmakar 3.Smt. Ratna Karmakar 4.Smt. Swapna Karmakar is admitted by him.

Identified By Dipak Seal, son of Dilip Seal, Upper Colony, Sitarampur, Thana:-Kulti, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Ananda Mohan Sikdar)
 ADDITIONAL DISTRICT SUB-REGISTRAR OF
 ASANSOL

On 14/06/2011

Payment of Fees:

Amount By Cash

Rs. 11073/-, on 14/06/2011

(Under Article : A(1) = 11066/- ,E = 7/- on 14/06/2011)

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.-1006400/-

Certified that the required stamp duty of this document is Rs.- 60394 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

(Ananda Mohan Sikdar)
 ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL



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

Endorsement For Deed Number : I - 06117 of 2011
(Serial No. 05656 of 2011)

1. Rs. 13810/- is paid, by the draft number 251165, Draft Date 13/06/2011, Bank Name State Bank of India, ASANSOL, received on 14/06/2011
2. Rs. 41600/- is paid, by the draft number 069733, Draft Date 08/04/2011, Bank Name State Bank of India, BURNPUR, received on 14/06/2011

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

On 16/06/2011

Endorsement for issuing commission

[Case No. 03985 - 2011]

A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Ananda Mohan Sikdar, R. O. A D S R Asansol, for the purpose of enquiring whether this document has been executed by

1. Sri Jagannath Karmakar Son of Late Fani Karmakar, Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- , by whom it purports to have been executed.

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

Endorsement by Commissioner after execution of commission

1. [Case No. 03985 - 2011]

Having visited the residence of : 1.Sri Jagannath Karmakar Son of Late Fani Karmakar of Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- By Caste Hindu By Profession: Others, I have this day examined the said 1.Sri Jagannath Karmakar Who has been identified to my satisfaction by Raju Dawn, son of Late Anadi Nath Dawn, Budha, Thana:-Asansol, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others. And the said 1.Sri Jagannath Karmakar has Admitted the execution of this document.

Signature of the Commissioner
 (Ananda Mohan Sikdar)
 Designation: R. O.
 Office: A D S R Asansol

Endorsement by a Registering Officer on receipt of Commissioner's report

[Case No. 03985 - 2011]

From the above report I am satisfied that this document has been executed by the said Sri Jagannath Karmakar and I accordingly admit it to registration

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL



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

Endorsement For Deed Number : I - 06117 of 2011
(Serial No. 05656 of 2011)

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

On 27/06/2011

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. 0/-, on 27/06/2011

Payment of Fees:

Exempted (on 27/06/2011)

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

(Ananda Mohan Sikdar)

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 1305 to 1344
being No 06117 for the year 2011.



(Ananda Mohan Sikdar) 29-June-2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Office of the A. D. S. R. ASANSOL
West Bengal