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पश्चिम बंगाल WEST BENGAL

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Carry over the stamp to the admission in the deed. The endorsement must be joined with this document as the Part of this document.

Query No. 015542/2010

Assessed Market Value Rs. 7,93,185/-

Adm. District Sub-Registrar  
Asansol, Dist. Burdwan  
05 OCT 2010

### DEED OF SALE

Area of Land is sold : 0.1745 acres

Comprising part of R.S. Plot Nos. 6363, 6366, 6368,  
6373, 6432, 6433, 6434, 6435, 6436

Within Mouza : Hirapur, J.L.No: 18, P.S. Hirapur.

Dist. Burdwan.

THIS DEED OF SALE is made on this the 4<sup>th</sup> day  
of Oct 2010 by:

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Adml. District Sub-Registrar  
Anantpur, Dist. Anantpur

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Mrs. **Srimati Karmakar** W/O of Nabani Karmakar, by faith Hindu, by occupation house wife, resident of Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan, hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the context shall include all her heirs, assigns, legal representatives and executors) of the ONE PART

IN FAVOUR OF

**P.K.Thakur & Co. (P) Ltd**, a Company registered under the Companies Act, having its' registered office at Riverside Road PO: Burnpur 713325, Dist. Burdwan, to be represented by its' Directors (1) SRI Pradip Kumar Thakur, Son of Late Shibadas Thakur and (2) Kumari Debleena Thakur D/O Sri Pradip Kumar Thakur, both by faith Hindu, by occupation Business, residence of Riverside Road, Burnpur, PO: Burnpur 713325, P.S - Hirapur, Dist. Burdwan. hereinafter called the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context shall include all their heirs, successors, legal representatives and assigns) of the OTHER PART;

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WHEREAS the VENDOR is the owner, occupier and possessor of the land more fully mentioned in the schedule hereunder written situated Within the District of Burdwan, Chowki and Sub-Registry Office Asansol, P.S. Hirapur, Mouza Hirapur J.L.No. 18, within the jurisdiction of Asansol Municipal Corporation, Ward No. 37, all those pieces and parcels of undivided share of the plots of land measuring more or less **0.1745** (Zero point One Seven Four Five) acres out of total area 8.38 (eight point Three eight) acres comprised in R.S. Plot No. 6373, 6436, 6368, 6432, 6433, 6434, 6435, 6366, 6363 which have been more fully described in the schedule below;

AND WHEREAS the VENDOR has acquired the aforesaid land by virtue of inheritance from their predecessors;

AND WHEREAS the VENDOR has become the co-sharers in respect of the land as mentioned in the Schedule below having all sorts of transferable rights and the said property is free from all encumbrances, lien or charges what so ever.

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AND WHEREAS the land as described in the Schedule below has been duly recorded with the recent settlement record of rights i.e. the L. R. Record of Rights in the name of the VENDOR/or their predecessors in interest;

AND WHEREAS the VENDOR has proclaimed to sell the aforesaid undivided landed properties measuring **0.1745** (Zero point One Seven Four Five) acres amounting to a total consideration price of Rs. 7,93,185/- (Rupees Seven Lac Ninety Three Thousand One Hundred Eighty Five) only.

AND WHEREAS the 'PURCHASER' coming learn about the intentions of the VENDOR has proposed to purchase the said landed properties as described in the Schedule below at the aforesaid consideration price Rs. 7,93,185/- (Rupees Seven Lac Ninety Three Thousand One Hundred Eighty Five) only.

AND WHEREAS the VENDOR has accepted the said proposal of the 'PURCHASER' and both the parties have agreed with the following terms and conditions.

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AND WHEREAS the VENDOR accepting the said offer of the 'PURCHASER' has agreed to sell the property mentioned in the Schedule below at the consideration price of Rs. 7,93,185/- (Rupees Seven Lac Ninety Three Thousand One Hundred Eighty Five) only;

AND WHEREAS the 'PURCHASER' has paid a sum of Rs. 7,93,185/- (Rupees Seven Lac Ninety Three Thousand One Hundred Eighty Five) only unto the VENDOR on this day, month and year first above written as per memo of consideration as stated hereinafter towards the full and final payment of the consideration price of the schedule mentioned property and the VENDOR doth hereby receives and acknowledges the receipts of the said sum of money being Rs. 7,93,185/- (Rupees Seven Lac Ninety Three Thousand One Hundred Eighty Five) only on the day, month and year first above written;

AND WHEREAS the parties hereto have agreed to sell and purchase the property mentioned in the Schedule below together with all common rights and easement rights attached thereto;

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of this execution of Sale Deed between the VENDOR and the 'PURCHASER' and in Consideration of the said sum of Rs. 7,93,185/- (Rupees Seven Lac Ninety Three Thousand One Hundred Eighty Five) only as per memo of consideration paid by the 'PURCHASER' to the VENDOR as total consideration price of the property mentioned in the Schedule below, the VENDOR doth hereby grants, conveys, sells and transfers unto and to the use of the 'PURCHASER' all that property mentioned in the Schedule below together with all common rights, facilities and easement rights etc. attached thereto free from all encumbrances TO HAVE AND TO HOLD the property mentioned in the Schedule below hereby conveyed, granted and transferred unto and to the use of the said 'PURCHASER' absolutely and for ever having all sorts of transferable rights therein AND THAT the VENDOR doth hereby for himself his heirs, successors, executors and assigns declares and covenants with the said 'PURCHASER' that the VENDOR has good title, full power

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possession of the property mentioned in the Schedule below; AND THAT THE VENDOR shall remain bound to restore the possession of the 'PURCHASER' over the property mentioned in the Schedule below if the 'PURCHASER' is ever dispossessed from the property mentioned in the Schedule below due to any defect of title of the VENDOR over the property mentioned in the Schedule below that may be found in future, otherwise the VENDOR shall be bound to make good all losses, which may be sustained by the 'PURCHASER'.

AND THAT it is further declared by the VENDOR that the 'PURCHASER' by virtue of this Deed of Sale will be competent and entitled to get their name mutated in the records of the Revenue Department of the State of west Bengal/ S.D.L & L. R. O. Asansol under the state of West Bengal as also as in the records and Assessment Register of Asansol Municipal Corporation or any other legal authority and the VENDOR or any other legal authority and the VENDOR undertakes to render all help and assistances as will be found essential in this regard.

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SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

Within the District of Burdwan, Chowki and Sub-Registry Office Asansol, P.S. Hirapur, Mouza Hirapur, J.L. No. 18, under the limits of Asansol Municipal Corporation, Ward No. 37, all that pieces and parcels of the undivided proportionate shares of the plots ad-measuring more or less **0.1745** (Zero point One Seven Four Five) acres out of total area 8.38 (Eight point Three Eight) acres recorded in R.S. Khatian No. 3083 comprised in R.S. Plot Nos. 6373, 6436, 6368, 6432, 6433, 6434, 6435, 6366, 6363 is classified and furnished below:

Sl. No.	R.S.Plot No.	R.S.Khatian No.	Comprising L.R.Plot No.	Classification of Land	Total area of the Land (in acres)	Individual Share	Area to be registered (in acres)
1	6363	3083	6568	Baid	2.48	0.0208	0.0517
2	6366	3083	6571	Baid	0.65	0.0208	0.0135
3	6368	3083	6573	Baid	2.45	0.0104	0.0255
4	6373	3083	6579	Danga	0.10	0.0104	0.001
5	6432	3083	6638	Baid	0.08	0.0208	0.0017
6	6433	3083	6639	Kanali	1.63	0.0208	0.0339
7	6434	3083	6640	Baid	0.10	0.0208	0.0021
8	6435	3083	6641	Kanali	2.06	0.0208	0.0429
9	6436	3083	6642	Baid	0.21	0.0104	0.0022

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All that Pieces & parcels of the plots are classified as agricultural land and Danga and it is proposed to be used as 'Bastu'. The above plots are surrounded all the sides by R.S. Plot Nos. 6205, 6783, 6207, 6365, 6364, 6360, 6776, 6362, 6771, 6374, 6372, 6371, 6369, 6416, 6418, 6428, 6429 and 6467.

The retable rent in respect of the above referred property is payable to the State of West Bengal through the Revenue Officer, the S.D.L & L.R.O. Asansol.

The value of the property sold hereby, for the purpose of paying stamp duty has been assessed by the A.D.S.R. Asansol as Rs. 7,93,185/- (Rupees Seven Lac Ninety Three Thousand One Hundred Eighty Five) only and the stamp duty has been given accordingly.

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Memo of consideration:

In Witness Whereof the VENDOR hereunto put her respective hand and seal on the day month and year first above written;

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Witnesses

1. Subhendu Mondal  
Cholale S. N. Mondal,  
Barhayan Dabkhiafure

2. Ajit Kumar Karunakar  
Hirapur. Bumpur.  
Bundwan.

SIGNATURES OF THE VENDOR:

Coloured photographs of the VENDORS and the VENDEE affixed on the Finger Print demy paper attached in between page no. & of this Deed.

Prepared by me as per instructions of the Vendor and read over to the parties and printed in my office.

Annada Ch. Layek

(Annada Charan Layek)

Deed Writer

Licence No. 47

A.D.S.R Office, Asansol.

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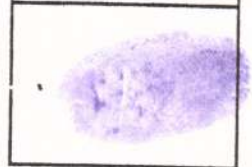


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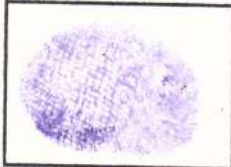
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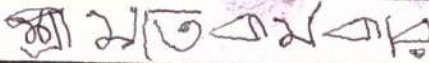


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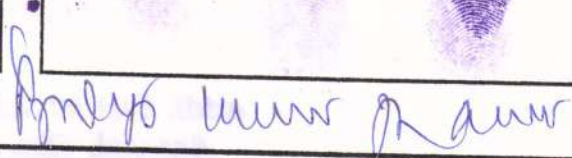


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**Government Of West Bengal**  
**Office Of the A. D. S. R. ASANSOL**  
**District:-Burdwan**

**Endorsement For Deed Number : I - 10246 of 2010**  
**(Serial No. 10043 of 2010)**

**On 04/10/2010**

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

Presented for registration at 15.42 hrs on :04/10/2010, at the Private residence by Srimati Karmakar ,Executant.

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

Execution is admitted on 04/10/2010 by

1. Srimati Karmakar, wife of Nabani Karmakar , Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife

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

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

**On 05/10/2010**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 8723/- ,E = 7/- on 05/10/2010

**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.-793185/-

Certified that the required stamp duty of this document is Rs.- 47601 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 42601/- is paid, by the draft number 064716, Draft Date 04/10/2010, Bank Name State Bank of India, BURNPUR, received on 05/10/2010

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

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

05/10/2010 14:41:00

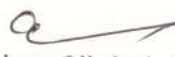
EndorsementPage 1 of 1



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 29  
Page from 3992 to 4006  
being No 10246 for the year 2010.



  
(Ananda Mohan Sikdar) 06-October-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL  
Office of the A. D. S. R. ASANSOL  
West Bengal