



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

702728

Query No. 018528/2010

Assessed Market Value Rs. 17,08,185/-

DEED OF SALE

29 NOV 2010

Area of Land is sold : 0.3758 acres

Comprising part of R.S. Plot Nos. 6363, 6366, 6368, 6373, 6432, 6433, 6434, 6435, 6436, 6444, 6445, 6460.

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

Dist. Burdwan.

THIS DEED OF SALE is made on this the 26th day
ofNov..... 2010 by:

Contd.....p/2

२०२०

✓ sri manoj kumar makar



11555



Bulu sen.

Kalpna Karmakar

As constituted attorney
for self

sri monoj kos mahar

Subheader Headline

: (2) :

(1) **SRI Manoj Karmakar** S/O of Late Nabani Karmakar, by faith Hindu, by occupation Business, resident of Hirapur, P.O. Burnpur, P.S. Hirapur, Dist. Burdwan, (2) **SMT Bula Sen** W/O of Onker Sen, by faith Hindu, by occupation house wife, resident of Ranitala, P.O. Kulti, Dist. Burdwan, (3) **SMT Kalpana Karmakar** W/O of Tarapada Karmakar, by faith Hindu, by occupation house wife, resident of MAMC, Durgapur, Dist. Burdwan, hereinafter called the VENDORS which expression shall unless repugnant to and contrary to the contest includes it's heirs, successors, representatives, and assigns of the ONE PART;

The VENDORS No. 2, 3 herein are to be represented by their Lawful constituted Attorney **SRI Manoj Karmakar** S/O of Late Nabani Karmakar, by virtue of Registered Power of Attorney Deed No. IV-597 dated 28.09.2010 of ADSR Office, Asansol, the VENDORS NO 1 herein;

: (3) :

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, hereinafter called the 'PURCHASER' to be represented by its' Directors (1) SMT Anuradha Thakur W/O SRI Pradip Kumar Thakur, and (2) Kumari Sharmila 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. (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;

WHEREAS the VENDORS are the owners, 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,

Contd.....P./4

: (4) :

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 **0.3758** (Zero point Three Seven Five Eight) acres out of total area **8.95** (Eight point Nine Five) acres comprised in R.S. Plot No. 6363, 6366, 6368, 6373, 6432, 6433, 6434, 6435, 6436, 6444, ~~6445~~, 6460 which have been more fully described in the schedule below;

AND WHEREAS the VENDORS have acquired the aforesaid land by virtue of inheritance from their predecessors;

AND WHEREAS the VENDORS have 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.

Contd.....P./5.

: (5) :

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 VENDORS/or their predecessors in interest;

AND WHEREAS the VENDORS have proclaimed to sell the aforesaid undivided landed properties measuring **0.3758** (Zero point Three Seven Five Eight) acres amounting to a total consideration price of **Rs. 17,08,185/-** (Rupees Seventeen Lac Eight 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 of **Rs. 17,08,185/-** (Rupees Seventeen Lac Eight Thousand One Hundred Eighty Five) only.

Contd.....P./6

: (6) :

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

AND WHEREAS the VENDOR accepting the said offer of the 'PURCHASER' have agreed to sell the property mentioned in the Schedule below at the consideration price of **Rs. 17,08,185/-** (Rupees Seventeen Lac Eight Thousand One Hundred Eighty Five) only;

AND WHEREAS the 'PURCHASER' has paid a sum of **Rs. 17,08,185/-** (Rupees Seventeen Lac Eight Thousand One Hundred Eighty Five) only unto the VENDORS 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 VENDORS doth hereby receive and acknowledge the receipts of the said sum of money being **Rs. 17,08,185/-** (Rupees Seventeen Lac Eight 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;

Contd.....P./7.

: (7) :

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. 17,08,185/-** (Rupees Seventeen Lac Eight 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 VENDORS doth hereby grant, convey, sell and transfer 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 themselves their heirs, successors, executors and assigns declares and covenants with the said 'PURCHASER' that the VENDORS have good title, full power and absolute right to sell and transfer the said

Contd.....P./8.

: (8) :

property and further declare that He/she is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Schedule mentioned property together with all common rights and easement rights attached thereto and that the VENDOR have not in any way encumbered the property mentioned in the Schedule below intended to be conveyed by this Deed of Sale AND THAT the said 'PURCHASER' including all their legal heirs, successors, executors and assigns shall and may at all time peacefully and quietly hold, possess, use and enjoy the said property mentioned in the Schedule below hereby sold as lawful owner thereof without any interruptions, obstructions, claims and/or demands whatsoever from or by the VENDOR or any person/persons lawfully and equitably claiming under or in trust for his and that the said VENDORS shall and will be bound for all times to come at the cost and request of the said 'PURCHASER' and/or it's heirs do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly

: (9) :

assuring the title of the 'PURCHASER' to the said property mentioned in the Schedule below or part thereof. AND THAT the VENDOR have delivered the vacant possession of the property mentioned in the Schedule below unto the 'PURCHASER' free from all encumbrances, lien or charges and the 'PURCHASER' has accepted the 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 VENDORS 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 its 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

Contd.....P./10

: (10) :

West Bengal as also as in the records and Assessment Register of Asansol Municipal Corporation or any other legal authority and also to make any sorts of construction/statue/Tower/Well etc. upon the said land and the VENDORS or any other legal authority undertake to render all help and assistances as will be found essential in this regard.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

Schedule – 'A'

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 (inherited from Late Nabani Karmakar and Late Kanai Karmakar) of the plots ad-measuring more or less **0.3490** (Zero point Three Four Nine Zero) 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. 6363, 6366, 6368, 6373, 6432, 6433, 6434, 6435, 6436 are classified and furnished below:

: (11) :

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	0.0416	0.1034
2	6366	3083	6571	Baid	0.65	0.0416	0.027
3	6368	3083	6573	Baid	2.45	0.0208	0.051
4	6373	3083	6579	Danga	0.10	0.0208	0.002
5	6432	3083	6638	Baid	0.08	0.0416	0.0034
6	6433	3083	6639	Kanali	1.63	0.0416	0.0678
7	6434	3083	6640	Baid	0.10	0.0416	0.0042
8	6435	3083	6641	Kanali	2.06	0.0416	0.0858
9	6436	3083	6642	Baid	0.21	0.0208	0.0044

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.

Schedule – 'B'

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 shares of the plots ad-measuring more or less **0.0268** (Zero point Zero Two Six Eight) acres out of total area **0.57** (Zero point Five Seven) acres recorded in R.S. Khatian No. 3083 comprised in R.S. Plot Nos. 6444, 6445, 6460 are classified and furnished below:

: (12) :

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	6444	3083	-	Baid	0.28	0.0312	0.0087
2	6445	3083	-	Kanali	0.42	0.0104	0.0044
3	6460	3083	-	Bahal	0.22	0.0624	0.0137

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. 17,08,185/-** (Rupees Seventeen Lac Eight Thousand One Hundred Eighty Five) only and the stamp duty has been given accordingly.

Contd.....P./13

: (13) :

Memo of consideration:

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

Witnesses:

1. Suthendri Mondal 1.
c/o S.N. Mondal
Hirapur Ambagan Dakshin
Purva.

Bulu Sen.

Kalpana karmakar

As constituted Attorney for self
Sri Manoj karmakar

2. Ajit Kumar Karmakar
vill. Hirapur, Bumpur.

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 Charan Layek

(Annada Charan Layek)

Deed Writer

Licence No. 47

A.D.S.R Office, Asansol.

Left Hand

Little Finger to Forefinger

Thumb

Right Hand

Thumb

Forefinger to Little Finger

Finger Print Attested by me : Sri Manoj Karimakar

Left Hand

Little Finger to Forefinger

Thumb

Right Hand

Thumb

Forefinger to Little Finger

Finger Print Attested by me : Anusadha Sharma

Left Hand

Little Finger to Forefinger

Thumb

Right Hand

Thumb

Forefinger to Little Finger

Finger Print Attested by me : Shanika Shakur



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

Endorsement For Deed Number : I - 11723 of 2010
(Serial No. 11500 of 2010)

On

Payment of Fees:

On 26/11/2010

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

Presented for registration at 17.20 hrs on :26/11/2010, at the Private residence by Sri Manoj Karmakar ,Executant.

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

Execution is admitted on 26/11/2010 by

1. Sri Manoj Karmakar, son of Late Nabani Karmakar , Hirapur, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :-Burnpur , By Caste Hindu, By Profession : Business

Identified By Subhendu Mondal, son of Late S. N. Mondal, Hirapur Ambagan Dakshin Para, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, P.O. :-Burnpur , 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. :-Burnpur By Caste Hindu By Profession: Business,as the constituted attorney of 1.Smt. Bula Sen 2.Smt. Kalpana Karmakar is admitted by him.

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

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

On 29/11/2010

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:

Amount By Cash

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

29/11/2010 16:25:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 11723 of 2010
(Serial No. 11500 of 2010)

Rs. 18795/-, on 29/11/2010

(Under Article : A(1) = 18788/- ,E = 7/- on 29/11/2010)

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.-1708185/-

Certified that the required stamp duty of this document is Rs.- 102501 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49324/- is paid, by the draft number 415233, Draft Date 26/11/2010, Bank Name State Bank of India, RANGAPARA, received on 29/11/2010
2. Rs. 49324/- is paid, by the draft number 415232, Draft Date 26/11/2010, Bank Name State Bank of India, RANGAPARA, received on 29/11/2010

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



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

15

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 33
Page from 4473 to 4490
being No 11723 for the year 2010.



(Ananda Mohan Sikdar) 30-November-2010
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Office of the A. D. S. R. ASANSOL
West Bengal