

0224001478/16

I-022401497/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
 5/5/16
 2 R

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document.

K 224762

Addl. Dist. Sub - Registrar
 Kulti, Burdwan
 04 MAY 2016

Query No. 02240000574672 /2016.

Mouza :- Ruidi

P.S :- Kulti.

Area :- 310.15 decimals

Set forth value :- Rs. 1,8,88,000/=

Market value :- Rs. 6748265/=

S. R. N. - 19-201617-000331223-2

DEED OF SALE

THIS DEED OF SALE is made on this the 4th. day of May 2016.

Cont...P/2.

373
Date 27/4/2016
S.L. No. Ashis Roy
Name Kulti
Address
Purchased from Ast. Treasury Date 22 MAR 2016
Stamp Vendor PAROSH MUKHERJEE
A.D.S.R. Office Rng. No. 3176
Value Rs. 1000/- Signature

Parosh Mukherjee

Certified that the Endorsement
Sheet and the Signature Sheet
attached to this document are
part of the Document.

04 MAY 2016
Kulti, Burdwan
Addl. Dist. Sub - Registrar



[Signature]
Addl. Dist. Sub - Registrar
Kulti, Burdwan
04 MAY 2016

-: 2 :-

By :-

SMT. SHAKUNTALA KUMARI wife of Sri Ananda Gorai (PAN-ADWPK 5366Q) , by profession :-Service, by faith :- Hindu, by Nationality:- Indian , presntly residing at Chirkunda,Panchet Road,3No.Charai, P.O:-& P.S.-Chirkunda, Pin- 828202, District - Dhanbad ,(Jharkhand) here-in-after called the "**V E N D O R**" (which expression shall unless excluded by or repugnant to the context includes her heirs, successors, excutors, administrators, legal representative and permitted assigns) of the **ONE PART**.

IN FAVOUR OF :-

SRI ASHIS ROY son of Shreeganesh Ray (PAN -BHUPR 8442 K), by faith :-Hindu, by Nationality:- Indian,resident Birja Palli, Kulti P.O.& P.S.-Kulti, Pin- 713343, District -Burdwan ,within the State of West Bengal , here-in-after called the"**P U R C H A S E R** " (which expression shall unless excluded by or repugnant to the context includes his heirs, successors,excutors,administrators, legal representative and permitted assigns) of the **SECOND PART**.

Cont.....P/3.



[Handwritten signature]

**Addl. Dist. Sub - Registrar
Kulti, Burdwan
04 MAY 2016**

WHEREAS the schedule mentioned property alongwith other properties of Mouza-Raidi under P.S. Kulti within Dist. Burdwan (W.B) originally belonged to and possessed by Smt. Shakuntala Kumari wife of Sri Ananda Gorai, who purchased the same from Ibrahim Goloriya and Abdul Sukur by virtue of Registered Deed of sale being No-10921 for the year 2011 of A.D.S.R office at Asansol and Smt. Shakuntala Kumari, the Vendor herein owning and possessing the schedule below property as lawful owner thereof.

AND WHEREAS accordingly the above named vendor is now lawfully seized and possessed of the schedule below property, which is more clearly mentioned in schedule below and are otherwise well and sufficiently entitled to the lands, properties hereditaments and appurtenances with all easement rights attached thereto more fully described in schedule below.

*AND WHEREAS the Vendor above named are in urgent need of money to meet lawful necessity has decided and announced to sell measuring an area of **310.15** (three hundred ten point one five) Decimals of land of the aforesaid property, which is more clearly mentioned in schedule below free from all encumbrances at the price of **Rs. 18,00,000/=** (Rupees eighteen lacs) only verifying the said price to be the best, fair, reasonable and highest in the present market rate.*

Cont.....P/4.

*AND WHEREAS the Purchaser accepted the said offer announced by the Vendor and has agreed to pay the said sum of **Rs. 18,00,000/=** (Rupees eighteen lacs) only unto the vendor for purchasing the schedule property.*

NOW THIS DEED WITNESSETH that in consideration of the payment of the sum of **Rs. 18,00,000/=** (Rupees eighteen lacs) only made by the purchaser to the vendor, the whole of the afore-said consideration money as the sale price of the property (the receipt whereof the said vendor hereby admit and acknowledge) and the vendors in their personal capacity do hereby convey, grant, transfer and absolutely assign the schedule mentioned property to the purchaser free from all encumbrances, charges, claims and demands whatsoever **ALL THAT** land more specifically mentioned in schedule below.

*AND ALL the estate, right title, interest, claim and demand whatsoever together with all yards, courses, areas, sewers, drains, waterways, paths, passages, lights, liberties, privileges, easements of the vendor in or to the property hereby demised and every part thereto **TO HOLD** the same unto and to the use of the purchaser and his representatives absolutely and for-ever.*

AND the vendor and all persons claiming through or under her do hereby further agree with the purchaser, at all times hereafter and upon any reasonable requests and at the costs of the purchaser to do and execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof to the purchaser and his representatives and placing him in possession of the same according to the true intent meaning of this deed.

Cont....P/5.

AND the vendor do hereby also agree to save harmles and keep indemnified against all losses damages , costs and expenses which may sustain by reason of any claim being made by anybody whomsoever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the vendor do hereby further agree with the purchaser and declare that they have not done or been party to any act whereby the vendor is prevented from conveying or assigning the said property.

AND the vendor do hereby further agree with the purchaser and declare that the purchaser shall be entitled from this day to enjoy the property hereby demised and /or conveyed as absolute owner in any manner as they may like or find necessary from generation to generation without any disturbance of the vendor or her heirs , executors and legal representatives by using the same as mentioned in schedule below, appointing tenant thereto and /or transferring the property to any person or authority.

AND the vendors do hereby gives her consent and approval for recording of name of the purchaser in the Landlord's sherista and in the Municipal Corpoaration and shall help the purchaser in such recording of and mutation of their name in such places and the purchaser henceforth shall pay all rents and taxes of the Municipal Corporation and to the Government Revenue Department.



SCHEDULE

Within the District Burdwan, P.S- Kulti, Chowki & Sub-division-Asansol, A.D.S.R- Kulti, Mouza- Raidi, J.L. No- 29, Khatian No- 98 and L.R. Khatain- 12 & 9 :: -

- (i) R.S. & L.R Plot No- 42, Area- 2.15 decimals; Class-Danga
(ii) R.S. & L.R Plot No- 82, Area- 22.5 decimals; Class-Doba
(iii) R.S. & L.R Plot No-83, Area- 17 decimals; Class-Danga
(iv) R.S. & L.R Plot No- 91, Area- 40.5 decimals; Class-Baid
(v) R.S. & L. R Plot No- 95, Area- 11.5 decimals; Class-Kanali
(vi) R.S. & L. R Plot No- 96, Area- 6 decimals; Class-Kanali
(vii) R.S. & L.R Plot No- 97 , Area- 20.5 decimals; Class-Kanali
(viii) R.S. & L.R Plot No- 98 , Area- 3 decimals; Class-Kanali
(ix) R.S. & L.R Plot No- 99 , Area- 20.5 decimals; Class-Kanali
(x) R.S. & L.R Plot No- 100 , Area- 3.5 decimals; Class-Kanali
(xi) R.S. & L.R Plot No- 101 , Area- 1 decimals; Class-Baid
(xii) R.S. & L.R Plot No- 102, Area- 6.5 decimals; Class-Baid
(xiii) R.S. & L.R Plot No- 135 , Area- 155.5 decimals; Class-Baid

Total Area:- 310. 15 (three hundred ten point one five) decimals of Land hereby sold, Class of Land is being presently fit for danga & Doba and the said property surrounded by Agriculture land and there is no way to ingress and egress therefrom.

Cont.....P/7.

-: 7 :-

Proportionate ground rent is payable to the Govt. of West- Bengal, through B.L. & L.R.O. Kulti.

The finger prints of the ten fingers in both hands of both the Vendor and the Purchaser and have taken and the same will be treated as part of this deed.

IN WITNESSES WHEREOF the Vendor have signed and execute these presents on the day month and year written at the outset.

WITNESSES ::

1. *Brij Mohan Das*
S/o Ranchand Das
Ranchand Das
PST - Baranagar PS. Kulti
Baranagar
713324

Signature of Vendor

2.

Amar Nath Das
S/o Late Brij Mohan Das
Chhabra Hata
Po - Baranagar
Pin 713324

SIGNATURE OF THE VENDOR

Drafted and prepared by me
as per instruction of the Vendor
and typed by me :-

Debojay Mishra

Advocate, Asansol Court.
En. No :- F 922/870 of 2001.



Arbin Rana

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



Binita Devi

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

शुभमती सुमरी





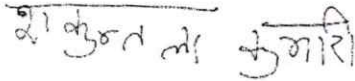
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



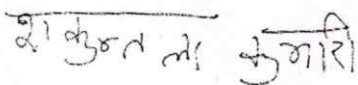


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

A. Seller & Buyer Details

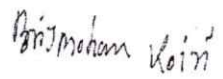
Seller, Buyer and Property Details

Presentant Details		
SL No.	Name, Address, Photo, Finger print and Signature of Presentant	
1	<p>Smt Shakuntala Kumari Wife of Shri Ananda Gorai Chirkunda, Panchet Road, 3 No. Charai, P.O:- Chirkunda, P.S:- Kulti, District:-Burdwan, West Bengal, India, PIN - 828202</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  04/05/2016 2:36:39 PM </div> <div style="text-align: center;">  LTI 04/05/2016 2:36:51 PM </div> </div> <div style="text-align: center; margin-top: 10px;">  04/05/2016 2:37:22 PM </div>

Seller Details		
SL No.	Name, Address, Photo, Finger print and Signature	
1	<p>Smt Shakuntala Kumari Wife of Shri Ananda Gorai Chirkunda, Panchet Road, 3 No. Charai, P.O:- Chirkunda, P.S:- Kulti, District:-Burdwan, West Bengal, India, PIN - 828202 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADWPK5366Q,; Status : Individual; Date of Execution : 04/05/2016; Date of Admission : 04/05/2016; Place of Admission of Execution : Office</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  04/05/2016 2:36:39 PM </div> <div style="text-align: center;">  LTI 04/05/2016 2:36:51 PM </div> </div> <div style="text-align: center; margin-top: 10px;">  04/05/2016 2:37:22 PM </div>

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Ashis Roy Son of Shreeganesh Ray Biraj Pally, Kulti, P.O:- Kulti, P.S:- Kulti, Kulti, District:-Burdwan, West Bengal, India, PIN - 713343 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BHUPR8442K,; Status : Individual

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Brijmohan Koiri Son of Shri Ramchandra Koiri Ramchandra Dangal, Barakar, P.O:- Barakar, P.S:- Kulti, District:-Burdwan, West Bengal, India, PIN - 713324 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Smt Shakuntala Kumari	 04/05/2016 2:38:22 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 42 , RS Khatian No:- 98	2.15 Dec	20,000/-	47,469/-	Proposed Use: Danga, ROR: Danga, Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L2	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 82 , RS Khatian No:- 98	22.5 Dec	1,35,000/-	3,97,404/-	Proposed Use: Doba, ROR: Doba, Width of Approach Road: 2 Ft., Adjacent to Metal Road,

Sch No.	Property Location	Land Details				
		Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L3	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 83 , RS Khatian No:- 98	17 Dec	1,00,000/-	3,75,333/-	Proposed Use: Danga, ROR: Danga, Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L4	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 91 , RS Khatian No:- 98	40.5 Dec	2,45,000/-	8,94,175/-	Proposed Use: Danga, ROR: Baid, Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L5	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 95 , RS Khatian No:- 98	11.5 Dec	70,000/-	2,53,902/-	Proposed Use: Danga, ROR: Kanali, Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L6	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 96 , RS Khatian No:- 98	6 Dec	30,000/-	1,32,470/-	Proposed Use: Danga, ROR: Kanali, Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L7	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 97 , RS Khatian No:- 98	20.5 Dec	1,24,000/-	4,52,607/-	Proposed Use: Danga, ROR: Kanali, Width of Approach Road: 2 Ft., Adjacent to Metal Road,

Sch No.	Property Location	Land Details				
		Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L8	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 98 , RS Khatian No:- 98	3 Dec	20,000/-	66,235/-	Proposed Use: Danga, ROR: Kanali, Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L9	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 99 , RS Khatian No:- 98	20.5 Dec	1,24,000/-	4,52,607/-	Proposed Use: Danga, ROR: Kanali, Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L10	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 100 , RS Khatian No:- 98	3.5 Dec	20,000/-	77,274/-	Proposed Use: Danga, ROR: Kanali, Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L11	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 101 , RS Khatian No:- 98	1 Dec	10,000/-	22,078/-	Proposed Use: Danga, ROR: Baid, Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L12	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 102 , RS Khatian No:- 98	6.5 Dec	40,000/-	1,43,510/-	Proposed Use: Danga, ROR: Baid, Width of Approach Road: 2 Ft., Adjacent to Metal Road,

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L13	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 135 , RS Khatian No:- 98	155.5 Dec	9,50,000/-	34,33,191/-	Proposed Use: Danga, ROR: Baid, Width of Approach Road: 2 Ft., Adjacent to Metal Road,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Smt Shakuntala Kumari	Shri Ashis Roy	2.15	100
L2	Smt Shakuntala Kumari	Shri Ashis Roy	22.5	100
L3	Smt Shakuntala Kumari	Shri Ashis Roy	17	100
L4	Smt Shakuntala Kumari	Shri Ashis Roy	40.5	100
L5	Smt Shakuntala Kumari	Shri Ashis Roy	11.5	100
L6	Smt Shakuntala Kumari	Shri Ashis Roy	6	100
L7	Smt Shakuntala Kumari	Shri Ashis Roy	20.5	100
L8	Smt Shakuntala Kumari	Shri Ashis Roy	3	100
L9	Smt Shakuntala Kumari	Shri Ashis Roy	20.5	100
L10	Smt Shakuntala Kumari	Shri Ashis Roy	3.5	100
L11	Smt Shakuntala Kumari	Shri Ashis Roy	1	100
L12	Smt Shakuntala Kumari	Shri Ashis Roy	6.5	100
L13	Smt Shakuntala Kumari	Shri Ashis Roy	155.5	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	D Mishra
Address	Asansol Court, Thana : Asansol, District : Burdwan, WEST BENGAL, PIN - 713304
Applicant's Status	Advocate

Office of the A.D.S.R. KULTI, District: Burdwan

Endorsement For Deed Number : I - 022401497 / 2016

Query No/Year	02240000574672/2016	Serial no/Year	0224001478 / 2016
Deed No/Year	I - 022401497 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Smt Shakuntala Kumari	Presented At	Office
Date of Execution	04-05-2016	Date of Presentation	04-05-2016
Remarks			

On 04/05/2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74,235/- (A(1) = Rs 74,228/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 74,235/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 74,235/- is paid, by online on 02/05/2016 3:10AM with Govt. Ref. No. 192016170003312232 on 02-05-2016, Bank: State Bank of India (SBIN0000001), Ref. No. 020516090020908 on 02/05/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,72,388/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 4,71,388/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 4,71,388/- is paid, by online on 02/05/2016 3:10AM with Govt. Ref. No. 192016170003312232 on 02-05-2016, Bank: State Bank of India (SBIN0000001), Ref. No. 020516090020908 on 02/05/2016, Head of Account 0030-02-103-003-02

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

Presented for registration at 14:00 hrs on : 04/05/2016, at the Office of the A.D.S.R. KULTI by Smt Shakuntala Kumari ,Executant.

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 67,48,255/-

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

Execution is admitted on 04/05/2016 by

Smt Shakuntala Kumari, Wife of Shri Ananda Gorai, Chirkunda, Panchet Road, 3 No. Charaj, P.O: Chirkunda,

Identified by Shri Brijmohan Koiri, Son of Shri Ramchandra Koiri, Ramchandra Dungal, Barakar, P.O: Barakar,
Thana: Kulti, , Burdwan, WEST BENGAL, India, PIN - 713324, By caste Hindu, By Profession Business

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,72,388/- and Stamp Duty paid by Stamp
Rs 1,000/-, by online = Rs 4,71,388/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 373, Purchased on 27/04/2016, Vendor named Paresh Mukherjee.
2. Rs 10/- is paid on Court Fees.



(Amaresh sah)

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0224-2016, Page from 26416 to 26433
being No 022401497 for the year 2016.



AS

Digitally signed by AMARESH SAH
Date: 2016.05.10 14:22:03 +05:30
Reason: Digital Signing of Deed.



(Amaresh sah) 10/05/2016 14:22:01
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)