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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 224479

17/5/16
2R
Registered v. 15/3

21/5/16
K 224479

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

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

Query No-02240000558306/2016.

Mouza :- Ruidi

P.S :- Kulti.

Area :- 308 decimals

Set forth value :- Rs. 18,50,000/=

Market value :- Rs. 68,00,146/=

GRN- 19-2016/17-000331334-2

DEED OF SALE

THIS DEED OF SALE is made on this the 17th day of May 2016.

Cont...P/2.

शुभमि अमिप

-: 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 :-

MD. MUSLIM son of Md. Siddique (PAN -ADLPM 0182 H) by faith :- Muslim, by Nationality:- Indian,resident 2b/h/1, Chhatu Babu Lane, Ward No-55, Kolkata Municipal corporation, P.O.& P.S.-Entaly, Pin- 700014, District -Kolkata ,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.

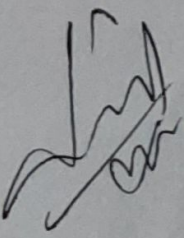
Prasa Kumar Singh

-: 3 :-

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 Sri Suresh Yadav, Sri Jagbhawan Roy and Smt. Mundari Devi by virtue of Registered Deed of sale being No-110 for the year 2010 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 308 (three hundred eight) Decimals of land of the aforesaid property, which is more clearly mentioned in schedule below free from all encumbrances at the price of Rs. 18,50,000/ = (Rupees eighteen lacs and fifty thousand) only verifying the said price to be the best, fair, reasonable and highest in the present market rate.



Cont.....P/4.

21/3 1/2 1/2 1/2 1/2

-: 4 :-

AND WHEREAS the Purchaser accepted the said offer announced by the Vendor and have agreed to pay the said sum of **Rs. 18,50,000/=** (Rupees eighteen lacs and fifty thousand) only unto the vendors for purchasing the schedule mentioned property.

NOW THIS DEED WITNESSETH that in consideration of the payment of the sum of **Rs. 18,50,000/=** (Rupees eighteen lacs and fifty thousand) only made by the purchaser to the vendor , the whole of the aforesaid 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 ande 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.

PRIYA KUNJUR

-: 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.

Cont.....P/6.

ALBONDA BARI

-: 6 :-

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-
45 and 149:-

(i) R.S. & L.R Plot No- 103, Area- 85 decimals;

(ii) R.S. & L.R Plot No- 104, Area- 26 decimals;

(iii) R.S. & L.R Plot No- 105, Area- 85 decimals;

(iv) R.S. & L.R Plot No- 106, Area- 37 decimals;

(v) R.S. & L. R Plot No- 107, Area- 26 decimals;

(vi) R.S. & L. R Plot No- 129/141, Area- 21 decimals;

(vii) R.S. & L.R Plot No- 135, Area- 28 decimals;

**Total Area:- 308 (three hundred eight) decimals of Land hereby
sold**, Class of Land is Baid (Presently fit for danga) 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.

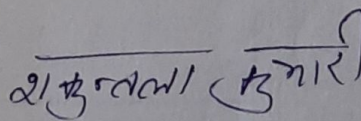
-:MEMO OF CONSIDERATION:-

The Purchaser through a Cheques Vide No- 418676 of Rs. 10,00,000/= dated 15/3/2016 of State Bank Of India, Mihijam, Branch, Jamtara, Jharkhand and rest amount paid in cash to the Vendor.

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

WITNESSES ::

Saswat Ray
S/o Shree Ganesha Ray
L.C. Mode, Kulti
P.O. → Kulti Pin-713343
D.T → Burdwan



SIGNATURE OF THE VENDOR

Liswanalti Sharma.
S/o Benarasi Sharma
Kulti. L.C. Mode. Post- Kulti.

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.

Thumb

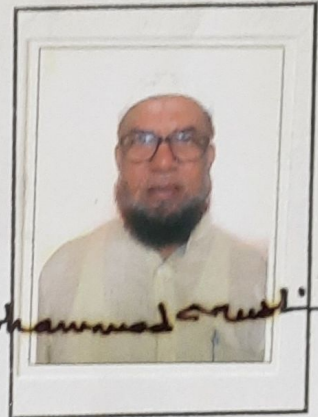
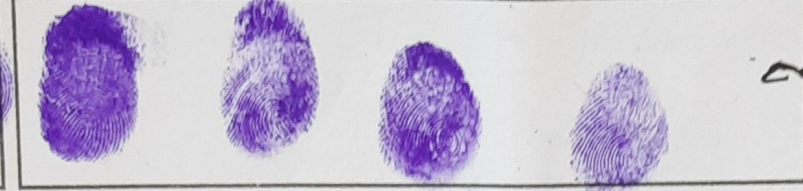
Littlefinger to forefinger



Thumb

Forefinger to Littlefinger

Right Hand



Mohammed Asuli

Finger Print attested by me : Mohammed Asuli

Thumb

Littlefinger to forefinger

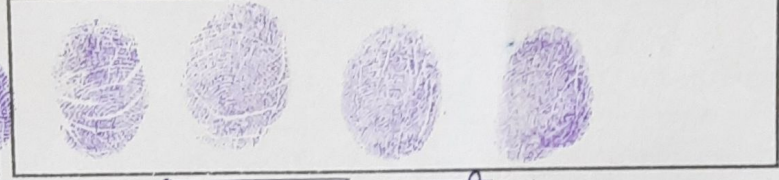
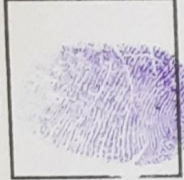
Left Hand



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Forefinger to Littlefinger

Right Hand



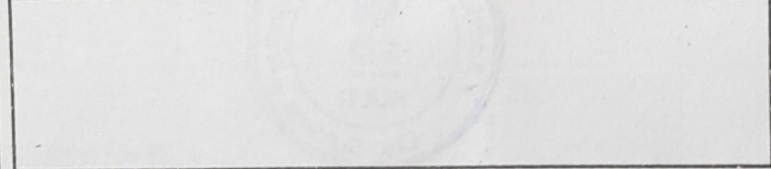
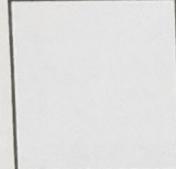
Subarna Prasad

Finger Print attested by me : Subarna Prasad

Thumb

Littlefinger to forefinger

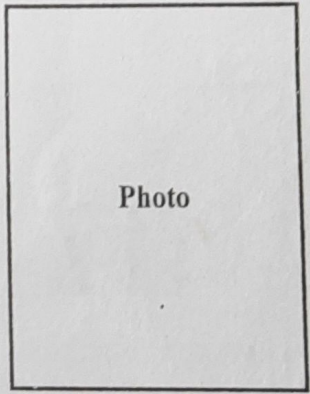
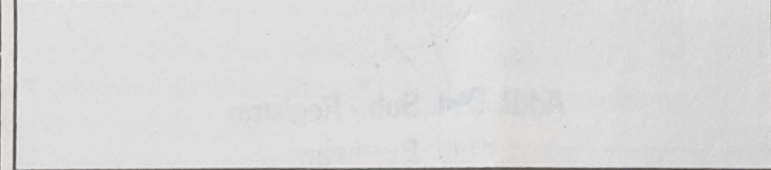
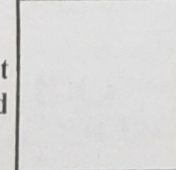
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Forefinger to Littlefinger

Right Hand



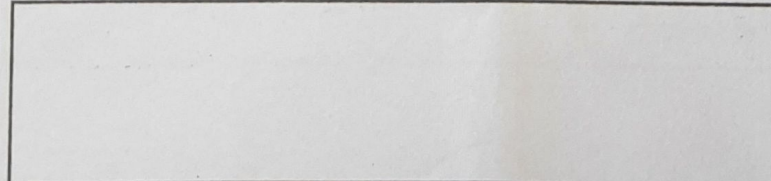
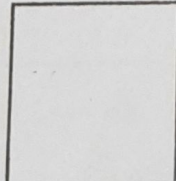
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Finger Print attested by me :

Thumb

Littlefinger to forefinger

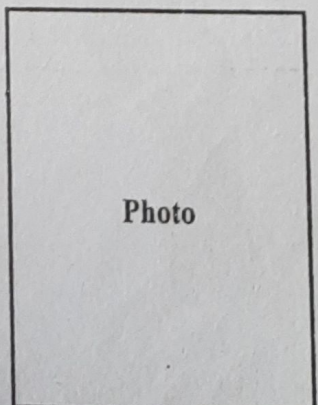
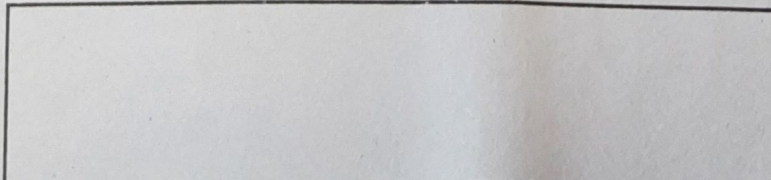
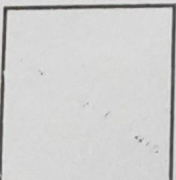
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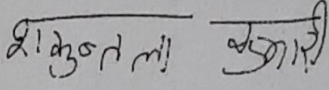
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Finger Print attested by me :



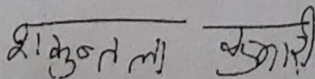
Seller, Buyer and Property Details

Seller & Buyer 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:- CHIRKUNDA, District:-Dhanbad, Jharkhand, India, PIN - 828202</p>	 17/05/2016 5:16:08 PM	 LTI 17/05/2016 5:15:52 PM
		 17/05/2016 5:18:54 PM	

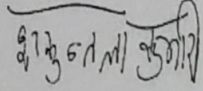
Seller Details

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:- CHIRKUNDA, District:-Dhanbad, Jharkhand, India, PIN - 828202 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADWPK5366Q,; Status : Individual; Date of Execution : 17/05/2016; Date of Admission : 17/05/2016; Place of Admission of Execution : Office</p>	 17/05/2016 5:16:08 PM	 LTI 17/05/2016 5:15:52 PM
		 17/05/2016 5:18:54 PM	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Md Muslim Son of Md Siddique 2b/h/1, Chhatu Babu Lane, Ward No. 55, Kolkata Mun, P.O:- Entaly, P.S:- Entaly, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. ADLPM0182H,; Status : Individual</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Saswat Ray Son of Shree Ganesh Ray L.c. More, 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,</p>	Smt Shakuntala Kumari	 17/05/2016 5:16:58 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:- 103 , RS Khatian No:- 45	85 Dec	5,00,000/-	18,76,664/-	Proposed Use: Danga, ROR: Baid, 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:- 104 , RS Khatian No:- 45	26 Dec	1,50,000/-	5,74,038/-	Proposed Use: Danga, ROR: Baid, Width of Approach Road: 2 Ft., Adjacent to Metal Road,

No.	Property Location	Land Details			Market Value(In Rs.)	Other Details
		Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)		
L3	District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Raidi	RS Plot No:- 105 , RS Khatian No:- 45	85 Dec	5,00,000/-	18,76,664/-	Proposed Use: Danga, ROR: Baid, 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:- 106 , RS Khatian No:- 45	37 Dec	2,00,000/-	8,16,901/-	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:- 107 , RS Khatian No:- 45	26 Dec	1,50,000/-	5,74,038/-	Proposed Use: Danga, ROR: Baid, 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:- 129/141 , RS Khatian No:- 45	21 Dec	1,50,000/-	4,63,646/-	Proposed Use: Danga, ROR: Baid, 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:- 135 , RS Khatian No:- 149	28 Dec	2,00,000/-	6,18,195/-	Proposed Use: Danga, ROR: Baid, Width of Approach Road: 2 Ft., Adjacent to Metal Road,

Transfer of Property from Seller to Buyer

Transfer of Property from Seller to Buyer

No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Smt Shakuntala Kumari	Md Muslim	85	100
L2	Smt Shakuntala Kumari	Md Muslim	26	100
L3	Smt Shakuntala Kumari	Md Muslim	85	100
L4	Smt Shakuntala Kumari	Md Muslim	37	100
L5	Smt Shakuntala Kumari	Md Muslim	26	100
L6	Smt Shakuntala Kumari	Md Muslim	21	100
L7	Smt Shakuntala Kumari	Md Muslim	28	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



certified by Saswat Ray, Son of Shree Ganesh Ray, L.c. More, Kulti, P.O: Kulti, Thana: Kulti, , City/Town: Kulti, Burdwan, WEST BENGAL, India, PIN - 713343, By caste Hindu, By Profession Business

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,76,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 4,75,020/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 370, 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



ate of Registration under section 60 and Rule 69.
red in Book - I
e number 0224-2016, Page from 28835 to 28851
No 022401635 for the year 2016.



As

Digitally signed by AMARESH SAH
Date: 2016.05.20 13:38:55 +05:30
Reason: Digital Signing of Deed.

(Amaresh sah) 20/05/2016 13:38:54
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)