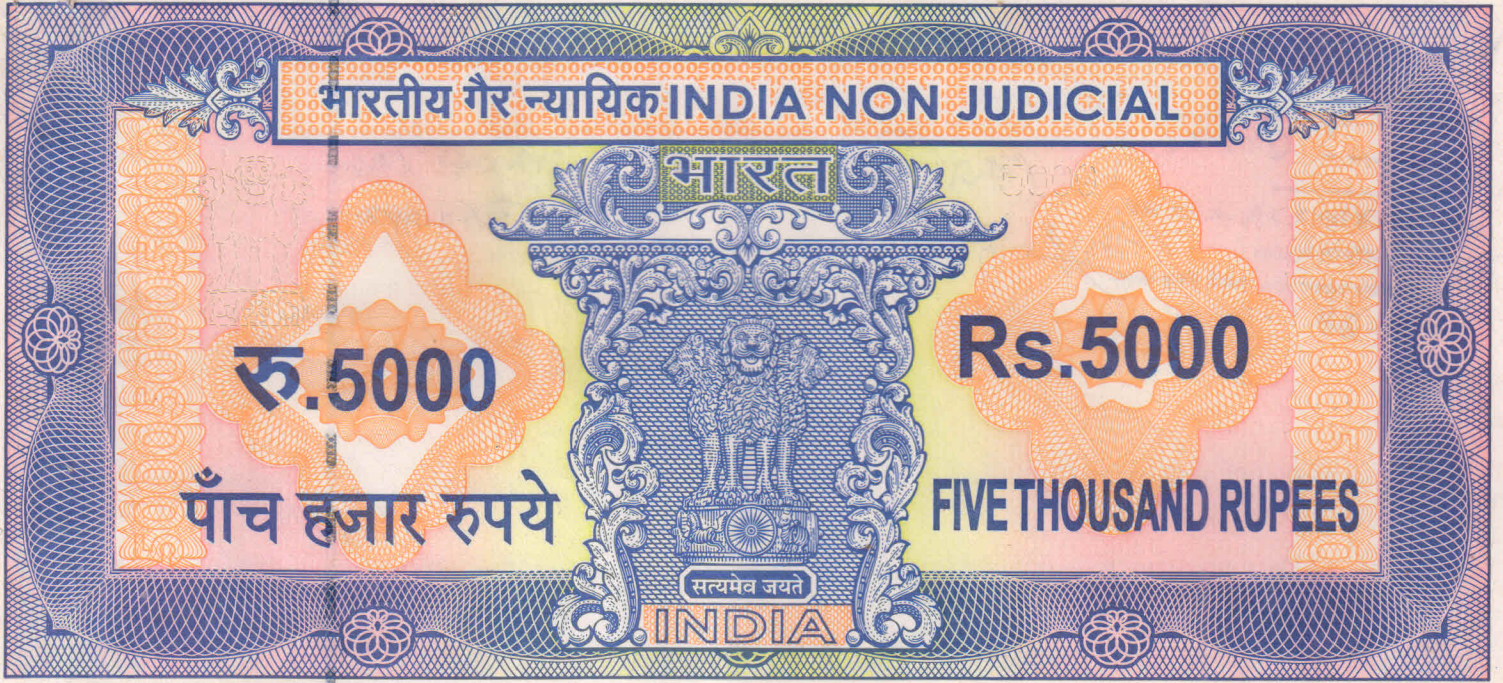


00480

I-478 4/2



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

verified E.R.O.R

3/3/14

12:06 PM

সুপ্রভা গাঙ্গুলি
Naigangul



Md. Rozvee Rahman

B 088686

B 088686

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

Signature
Addl. Dist. Sub-Registrar
Kulti, Burdwan

Query No. 0933/2014

Market Value Rs. 23,33,749/-

13 MAR 2014

sf - 5000
 B/c 37035
 B/c 49000
 B/c - 49000

 140035

A+E = 250705
 175

 258455

107-

DEED OF SALE OF Rs. 2,30,200/-

Area of land sold is : 127 decimal

being Plot Nos. 87, 89, 96, 101, 135

situated in Mouza Raidi, P.S. Kulti

THIS DEED OF SALE made this the 13th.....day

of March..... in the year 2014 by :

স্মারক নং ১৬০/ তারিখ ১১.৩.১৪

মলা ০০০০

ক্রম নং

১০.৩.১৪

২০০ (সিএসডি) - ১২২২ - ১২২২

স্বাক্ষর



স্বাক্ষর

Addl. Dist. Sub-Registrar
Kulti, Burdwan

13 MAR 2014

25/2/12

Harish Yadav

(2)

Md. Rezaur Rahman

25

ACAPJ8685L

1. SRI SURESH YADAV 2. SRI NARESH YADAV both sons of Late Ram Dular Yadav, both by faith Hindu, citizenship Indian, residents of : Kulti, P.O. Kulti, P.S. Kulti, Addl. Dist. Sub Registry Office Kulti, 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

PAN NO - ACGPR8605J

MD. REZAUR RAHMAN S/o Md. Khalilur Rahaman, by faith Muslim, citizenship Indian, by occupation business, resident of : Akhtari Manzil, House No. 20, Jamtara Road, P.O. & P.S. Mihijam, Dist. Jamtara, Jharkhand-815354 hereinafter called the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the OTHER PART;

WHEREAS the schedule mentioned land were owned and possessed by (i) Smt. Purnia Goalini (Yadav) (since deceased) W/o Soba Yadav and (2) Soba Yadav (since deceased) S/o Late Golak Yadav which they jointly

25/2/12

25/2/12

29/2/21 5116

Narish Yadav

(3)

Md. Rezaul Rahman

purchased purchased by a registered Deed of Sale being Deed No. 4056 for the year 1970 of Asansol Sub Registry Office from Shaktipada Mondal S/o Late Banku Bihari Mondal for valuable consideration as mentioned in the said Sale Deed;

AND WHEREAS aforesaid (i) Smt. Purnia Goalini (Yadav) and (2) Soba Yadav while owning and possessing the said land had been duly and correctly recorded in their name in the L.R. Record of Rights under L.R. Khatian Nos. 79 and 149 of Mouza Raidi, P.S. Kulti;

AND WHEREAS while owning and possessing the said land aforesaid (i) Smt. Purnia Goalini (Yadav) and (2) Soba Yadav died leaving their only son Ram Dular Yadav (since deceased) as their only legal heir who inherited the said lands more fully mentioned in the schedule below left by his deceased parent Smt. Purnia Goalini (Yadav) and Soba Yadav;

AND WHEREAS since such acquired said Ram Dular Yadav while owning and possessing the said land died leaving his two sons namely (i) Suresh Yadav i.e. Vendor No. 1 herein and (ii) Naresh Yadav i.e. Vendor No. 2 herein as his only legal heirs who inherited the said land left by deceased Ram Dular Yadav and have become lawful and rightful owners of the said lands more fully mentioned in the schedule below;

21/12/15

Narain Yadav

(4)

Md. Rezaul Karim

AND WHEREAS in the above circumstances the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the schedule mentioned land in their respective share 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 to the intending Purchaser/s;

AND WHEREAS the Purchaser having come to know of such intention and declaration of the Vendors proposed and offered to purchase the schedule mentioned land at a total consideration of Rs. 2,30,200/- (Rupees two lac thirty thousand two hundred) 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 Purchaser and agreed to sell, convey and transfer the schedule mentioned land in favour of the Purchaser at and for the said consideration of Rs. 2,30,200/- (Rupees two lac thirty thousand two hundred) only on the terms mentioned hereinbelow :-

1912 12 16

Narish Yadav

(5)

Mod. Rezauz Rahman

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the Vendors and the Purchaser and in consideration of the said sum of Rs. 2,30,200/- (Rupees two lac thirty thousand two hundred) only paid by the Purchaser 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 Purchaser 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 Purchaser 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 declare and covenant with the said Purchaser that the Vendors have good title, full power and absolute right to sell and transfer the said land and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and that the Vendors

23/2/21 21/6/21

Harish Yadav
(6)

Md. Rezaul Karim

have not in any way encumbered the said land intended to be conveyed by this Deed of Sale AND THAT the said Purchaser including all his heirs, legal representatives and assigns shall and may at all times peacefully/quietly hold, possess, use and enjoy the said land as lawful and rightful owner thereof 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 Purchaser 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 Purchaser relating to the said land or part thereof AND THAT the Vendors doth hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned land is not free from all encumbrances and/or the Vendors have no valid perfect and marketable title to the said property as hereinbefore stated by the Vendors in that event the Vendors including all their legal heirs and successors 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.

১১২২১৭৬০

Md. Nazim Uddin

(7)

Md. Rezaul Karim

It is further declared by the Vendors that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get his name mutated in the records of B.L. & L.R.O., Kulti under the state of West Bengal and the Vendors undertake to render all such help and assistance as will be found essential in this regard.

SCHEDULE OF THE LAND ABOVE REFERRED TO :

In the District of Burdwan, P.S. Kulti, Sub Division Asansol, & Addl. Dist. Sub-Registry Office Kulti within Mouza Raidi, J.L. No. 29 all that particulars of land which are given below :

R. S KH No 12

<u>L.R. Kh.</u>	<u>Plot No.</u>	<u>Class</u>	<u>Area sold</u>
87, 149	87	Baid	12 decimal
87, 149	89	Kanali	18 decimal
87, 149	96	Kanali	12 decimal
87, 149	101	Baid	02 decimal
87, 149	135	Baid	83 decimal

Total 127 decimal (one acre twenty seven decimal) of land are hereby sold by this Deed of Sale.

The said lands hereby sold are surrounding with agricultural lands of others without any road.

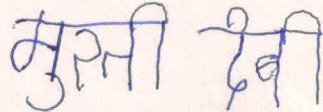
১১২২১৭৬০

(8)

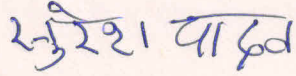
The proportionate annual rent is payable to the State of West Bengal through B.L. & L.R.O., Kulti.

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

Witnesses :

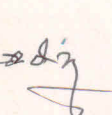
1. 
Wife of Suresh Yadav
KULTI

2. RITADevi
KULTI

1. 
2. Harjain Yadav

Signature of the Vendors

Prepared by me as per instruction of the Vendors and as per documents supplied by the Vendors and explained and read over to the Vendors and printed in my office


(Chanchal Puitandy)

Deed Writer

Licence No. 03

ADSR Office, Asansol



सुरेश पाद

सुरेश पाद

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



Naresh Yadav

Naresh Yadav

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



Mr. Rajeev Sharma

Mr. Rajeev Sharma

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



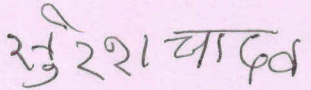


PHOTO



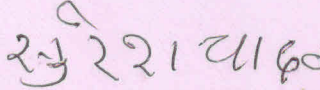


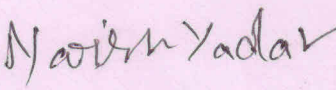
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. KULTI, District- Burdwan
Signature / LTI Sheet of Serial No. 00480 / 2014, Deed No. (Book - I , 00462/2014)-
478/2014

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Suresh Yadav Kulti, Thana:-Kulti, District:-Burdwan, WEST BENGAL, India,	 13/03/2014	 LTI 13/03/2014	 13-3-14

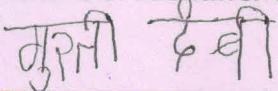
II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Suresh Yadav Address -Kulti, Thana:-Kulti, District:-Burdwan, WEST BENGAL, India,	Self	 13/03/2014	 LTI 13/03/2014	
2	Naresh Yadav Address -Kulti, Thana:-Kulti, District:-Burdwan, WEST BENGAL, India,	Self	 13/03/2014	 LTI 13/03/2014	

Name of Identifier of above Person(s)

Murti Devi
Kulti, Thana:-Kulti, District:-Burdwan, WEST BENGAL,
India,

Signature of Identifier with Date




13-3-14




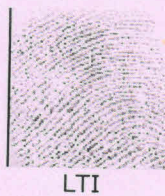





(SKJOHNY)

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. KULTI, District- Burdwan
Signature / LTI Sheet of Serial No. 00480 / 2014, Deed No. (Book - I , 00478/2014)

I . Signature of the Presentant

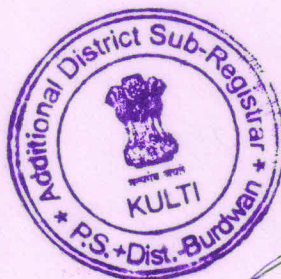
Name of the Presentant	Photo	Finger Print	Signature with date
Suresh Yadav Kulti, Thana:-Kulti, District:-Burdwan, WEST BENGAL, India,	 13/03/2014	 LTI 13/03/2014	Signature of the presentant is on another page hi 13/3/14

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Suresh Yadav Address -Kulti, Thana:-Kulti, District:-Burdwan, WEST BENGAL, India,	Self	 13/03/2014	 LTI 13/03/2014	Signature of the execution is on another page. hi 13/3/14
2	Naresh Yadav Address -Kulti, Thana:-Kulti, District:-Burdwan, WEST BENGAL, India,	Self	 13/03/2014	 LTI 13/03/2014	Signature of the execution is on another page. hi 13/3/14
3	Rezaur Rahaman Address -Akhtari Manzil,house No-20,jamtara Road, P.O. :-Mihijam, District:-Jamtara, JHARKHAND, India,	Self	 13/03/2014	 LTI 13/03/2014	Mr. Rezaur Rahaman

Name of Identifier of above Person(s)
Murti Devi
Kulti, Thana:-Kulti, District:-Burdwan, WEST BENGAL,
India,

Signature of Identifier with Date



SKJOHNY
(SKJOHNY)



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

Endorsement For Deed Number : I - 00478 of 2014
(Serial No. 00480 of 2014 and Query No. 0224L000000933 of 2014)

On 13/03/2014

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. 25670.00/-, on 13/03/2014

(Under Article : A(1) = 25663/- ,E = 7/- on 13/03/2014)

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.-23,33,749/-

Certified that the required stamp duty of this document is Rs.- 140035 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 37035/- is paid , by the Bankers cheque number 713660, Bankers Cheque Date 10/03/2014, Bank : State Bank of India, ASANSOL, received on 13/03/2014
2. Rs. 49000/- is paid , by the Bankers cheque number 713688, Bankers Cheque Date 10/03/2014, Bank : State Bank of India, ASANSOL, received on 13/03/2014
3. Rs. 49000/- is paid , by the Bankers cheque number 713689, Bankers Cheque Date 10/03/2014, Bank : State Bank of India, ASANSOL, received on 13/03/2014

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

Presented for registration at 12.06 hrs on :13/03/2014, at the Office of the A.D.S.R. KULTI by Suresh Yadav , one of the Executants.

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

Execution is admitted on 13/03/2014 by

1. Suresh Yadav, son of Late Ram Dular Yadav , Kulti, Thana:-Kulti, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Naresh Yadav, son of Late Ram Dular Yadav , Kulti, Thana:-Kulti, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
3. Rezaur Rahaman, son of Md Khalilur Rahaman , Akhtari Manzil,house No-20,jamtara Road, P.O. :-Mihijam, District:-Jamtara, JHARKHAND, India, , By Caste Muslim, By Profession : Business



13/03/2014 17:29:00

(SKJOHNY)
EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 00478 of 2014
(Serial No. 00480 of 2014 and Query No. 0224L000000933 of 2014)

Identified By Murti Devi, wife of Suresh Yadav, Kulti, Thana:-Kulti, District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(SK JOHNY)



(SKJOHNY)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 178 to 192
being No 00478 for the year 2014.



SKJOHNY

(SKJOHNY) 26-March-2014

Office of the A.D.S.R. KULTI
West Bengal

