

4823

I 4895



पश्चिम बंगाल WEST BENGAL

702105

5/23
 11,01,982 f
 A 12,111 f
 Mc 175 f
 P. for lot

₹ 5000
 B/c 49000
 11 12130
 66130 f

Soma Mishra

Certified that the Document
 submitted to this office
 signature sheet of the customer
 shown with attached are as the
 part of the document

[Signature]
 Additional District Sub-Registrar
 Raniganj, Burdwan
 2 NOV 2010

P.S.: Raniganj, MOUZA :: Amrasota.
 AREA SOLD:: 9 Cottahs 1 Chatak, SALE VALUE :: Rs.4,50,000/-

DEED OF SALE

THIS DEED OF SALE MADE THIS THE 2ND DAY OF NOVEMBER 2010

Contd....P/2

[Handwritten signature]

Sl. No. 601 Date 01/11/10 Value 5000/-
 Purchaser's Name Sri Pawan Bajoria
 Address Tilar Road, Ramiganj
 Stamp Vendor's Sign Ajoy Kumar Chand
 AJOY KUMAR CHAND
 STAMP VENDOR
 A. D. S. R. Office, Ramiganj
 Lic. No. 1 of 1989 29/10/10
 Purchased On
 From Assam Treasury



(Handwritten signature)

Additional District Sub-Registrar
 Raniganj, Burdwan

-2 NOV 2010

Gautam Mitra - (GAUTAM MITRA) OK.S
 s/o Lt JUDGE P.D. Mitra (DURGA PADA MITRA)
 Lisabagan
 P.O. P.O. Ramiganj
 Dt. Burdwan.

Soma Mitra.

-:2:-

IN FAVOUR OF :-

SRI PAWAN BAJORIA Son of Sri Ramawatar Bajoria, by profession-
Business,, by faith Hindu, Nationality -Indian, resident of 148/1, Tilak Road
Raniganj, P.O., P.S. & Addl. District Sub-Registry Office Raniganj, Chowki &
Sub-Division Asansol, District- Burdwan in the State of West Bengal, here-in-
after called the "**PURCHASER**" (which Expression shall mean and
includes all his legal heirs, representatives successors and permitted assign)
of the **ONE PART.**

Shahid
(Adv)

Cont.....P/3



Additional District Sub-Registrar
• Raniganj, Burdwan

12 NOV 2018

Soma Mitra .

-3-

BY :-

SMT. SOMA MITRA Wife of **Sri Gautam Mitra**, by faith Hindu, by Profession House-Wife, Nationality- Indian, Resident of Sishu Bagan Raniganj, P.O., P.S. & Addl. District Sub-Registry Office Raniganj, Chowki & Sub-Division Asansol, District Burdwan within the State of West Bengal, here-in-after called the "**V E N D O R**" (which Expression shall means and includes all her legal heirs, representatives successors and permitted assign) of the **OTHER PART.**

*Phool
(A/W)*

Cont..P/4



[Handwritten signature]

Additional District Sub-Registrar
Raniganj, Burdwan

- 2 NOV 2010

Soma Mitra.

-:4:-

WHEREAS out of the total **15 Decimals/Sataks** of land in **R.S. Plot No. 1343** of Mouza **Amrasota**, P.S. Raniganj, the Vendor Smt. Soma Mitra purchased **2/3rd share** of the said land from Sri Chitta Ranjan Bandopadhyay (Son of Late Prafully Kumar Bandopadhyay), Sri Susil Kanjilal (Son of Late Bagala Charan Kanjilal) & Smt. Gouri Devi (Wife of Late Gurudas Bandopadhyay) by virtue of a registered deed of sale **being no.1252 for the year 1998** of the Addl. District Sub-Registry Office Raniganj AND also purchased **1/3rd share** of the aforesaid land in **R.S. Plot No. 1343** from Smt. Sandhya Das Wife of Sri Nirmal Kumar Das by virtue of a registered deed of sale **being no. 630 for the year 1998** of the Addl. District Sub-Registry Office Raniganj on payment of sale consideration as mentioned therein.

AND WHEREAS since purchased of the aforesaid land details of which is mentioned in schedule below the Vendor all along owning & possessing the said land by exercise various over Act. of possession and her name has duly been recorded in the L.R. Record of Right against **L.R. Khatian No. 1271** of Mouza **Amrasota**.

Adv
(Adv)

Cont...P/5

AND WHEREAS accordingly the said Vendor is lawfully owned, possessed & occupied the land mentioned in schedule below and delineated in the plan annexed hereto without any disturbance or hinderrance from any body.

AND WHEREAS the purchaser has offered to purchase the said land morefully mentioned in the schedule below at the price of **Rs.4,50,000/- (Rupees four lac fifty thousand) only.**

AND WHEREAS the Vendor considering the said price offered by the purchaser to be the best, fair, reasonable and highest in the present market rate has accepted the said offer of the purchaser has agreed to sell the said land, property and hereditaments with all easement rights attached thereto unto the Purchaser together with all easement right, title, interest and possession therein free from all encumbrance.

NOW THIS DEED OF SALE WITNESSETH that in consideration of the payment of the sum of **Rs.4,50,000/- (Rupees four lac fifty thousand) only** made by the purchaser to the Vendor, by Demand Draft being no. 006558 Dt. 01.11.2010 of HDFC Bank, Raniganj Branch the whole of the aforesaid consideration money as the sale price of the property (the receipt whereof the Vendor doth hereby admits and acknowledges) and the said Vendor doth hereby absolutely sell, convey, grant, transfer, assign and assure unto the Purchaser all those piece and percels of land, hereditaments with all advantages, privileges, easements attached thereto fully and particularly described and mentioned in the schedule below with all appurtenances

*Richard
(Act)*



Additional District Sub-Registrar
Raniganj, Burdwan

1-2 NOV 2010

Soma Mish

-:6:-

what-so-ever there unto belonging to or in anyway appertaining thereto or there-with useally held, occupied, enjoyed, reputedly known as parts and parcels thereof to the said property hereby conveyed and transferred unto the purchaser and all the estate, right title and interest and claim and demand whatsoever of the Vendor into or upon the said property hereby conveyed and sold and delivered up khas possession unto the Purchaser AND THE PURCHASER on execution of this deed will be entitle to own, possess and occupy the said property as absolute owner there-of by using the same for their residential purpose and/or for any other purpose with all transferable right by way of sale , gift or other wise it so desires , including over all heriditaments and easements belonging and appertaining thereto without any disturbance or hindarance from any body.

That the Vendor doth here by covenant with the purchaser as follows:-

1] That the vendor have good and perfect title and full power and absolute authority to grant, sell, convey, transfer, assign and assure the said property and every part thereof in the manner aforesaid and that the said property hereby conveyed and sold is free from all encumbrances.

2] That the Vondor doth hereby covenant & declare that the Vondor herself and any predecessors-in-title of the Vondor had/have never made or done any thing or execute any deed or committed or knowingly suffered to the contray to the absolute title of the Vondor and the Vondor is lawfully and rightfully seized and possessed - of or otherwise well and sufficiently entitled

Choud
(Act)



[Handwritten signature]

Additional District Sub-Registrar
Burdwan, Burdwan

1-2 NOV 2010

Soma

-:7:-

to the said property hereby granted as an absolute and indefeasible estate, equivalent thereto free from all encumbrances and charges what-so-ever and that the Vendor have fully power and absolute and indefeasible right & authority to grant, convey settle transfer and assure the said land property hereby granted unto the Purchaser, in the manner aforesaid and according to the true intent and meaning of this deed.

3] That the Vendor hereby covenants with the Purchaser that the said property described and mentioned in the schedule below that the Purchaser shall hereafter peaceably and quitly hold, possess and enjoy the property in khas or otherwise in the right, title, interest of the Vendor without any interruption or disturbance claim or demand whatsoever from the Vendor or any person claiming through or under her.

4] That the said property is not affected by attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax Authority or Estate Duty Authority or other Govt. Authorities under public demand and recovery act and / or any other acts or otherwise what - so - ever and that there is no certificate case or proceedings against the Vendor for realisation of arrears of Income Tax or Estate Duty and / or other Taxes and dues or otherwise under the public demand and recovery act and / or any other acts for time being in force and that the said property is not otherwise charged, mortgaged or encumbered.

Chand
(Adv)

5] That the said property hereby transferred and conveyed is free and discharged by the Vendor from all rents, cesses and taxes and other imposi-



[Handwritten signature]

Additional District Sub-Registrar
Raniganj, Burdwan

12 NOV 2010

tions whatsoever due up - to - date or sufficiently indemnified against all encumbrances, claims and demands what-so-ever created or made by the Vendor.

6] That the Vendor doth hereby further agree and declare that the Purchaser will be entitled from this day to enjoy the property hereby sold as absolute owner, without any disturbance or interruption of the Vendor or her heirs, executors and legal representatives by constructing building thereto, appointing tenent therein and/or transferring the said property to any person or authority.

7] That the Vendor at the cost of the Purchaser do every act, deed and things and execute such deed or instrument for further or more perfectly assuring the right, title, interest and possession of the Purchaser in the said property as shall be reasonably required in that behalf without claiming any further monetary consideration therefor.

8] That in case of the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect be found in the title of the Vendor or of any Encumbrance or charges on the same to which this sale is not subject be found in future the Vendor will pay to the Purchaser by way of damages the whole of the sale price of such part of it and shall bear the same proportionately to the whole as the case may be and the Vendor shall always indemnify the Purchaser from such wrong or defect or for any charge of the said property and shall make good the defect in title of the property hereby demised at her own cost.

*Phal
(Act)*



Additional District Sub- Registrar
Raniganj, Burdwan

12 NOV 2010

-:9:-

9] That the Vendor her heirs, executors, assigns and administrators further covenants with the Purchaser, to save harmless, indemnify and keep indemnified the Purchaser his executors, assigns and administrator against all encumbrances charges and equities whatsoever.

10] That the Vendor hereby give her consent and approval for recording of name of the Purchaser in the Land Lords Serista and will help the Purchaser in such recording of and mutation of his names in such places and the Purchaser henceforth shall pay all rents and taxes to the concerned Municipality and to the Govt. Revenue Department.

*Chhoti
Taru*



Additional District Sub-Registrar
Raniganj, Burdwan

2 NOV 2010

-:10:-

SCHEDULE

Within the District of Burdwan, Police Station - Raniganj, Addl. District Sub-Registry Office- Raniganj, Chowki and sub-division - Asansol, Mouza - Amrasota, J.L. No. 18 (Eighteen), all that piece and parcel of lands, properties, hereditaments and appurtenances with all easement rights attached thereto situated in or upon R.S. Plot No. 1343(One thousand three hundred forty-three) Corresponding to L.R. Plot No. 3116(Three thousand one hundred sixteen) appertaining to R.S. Khatian No. 526(Five hundred twenty-six), 632(Six hundred thirty-two), & 633(Six hundred thirty-three) Corresponding to L.R. Khatian No. 1271(One thousand two hundred seventy-one) under Raniganj Municipality, Class of land "Baid"(Presently fit for Bastu), measuring an area of 0.15(Zero point one five) Acres or 9(Nine) Cottahs 1(One) Chataks of land hereby sold. being depicted in the annexed sketch map attached herewith and shown by red bounded line, which should be treated as part of this deed.

R.S. Plot No. 1343

THE AFORESAID LAND BUTTED AND BOUNDED BY :-

ON NORTH :R.S. Plot No. 1341 & 1342.

ON SOUTH :R.S. Plot No. 1345 & 1344.

ON EAST :12 fts. Wide Road.

ON WEST :Vacant Land.

Shor
(Adv)



Additional District Sub- Registrar
Raniganj, Burdwan

2 NOV 2010

Soma Mitra.

The finger print of the vendors and the purchasers are taken in the separate sheet, which is annexed herewith, and should be treated as part of this deed.

The proportionate ground rent is payable to the B.L. & L.R.O. Raniganj.

In Witness here-of the VENDOR put her signature on the day month and year written above first.

WITNESSES:-

1. *Gautam Mitra (GAUTAM MITRA)*
S/o Lt. Durgapada Mitra (DURGA PADA MITRA)
31 Subaganj
P.O. P.S. Raniganj
Bt. - Raniganj

2. *अजय कुमार (अजय)*
पते - २१५११२५५ ५०
हाल स/का करसी/पिस
रानीगंज जिला

3. *Sanjay Bajoria*
S/o Ramawatar Bajoria
Raniganj.

4. *सत्यजित*
मित्रा - कमल जीप
रानीगंज

Soma Mitra.
SIGNATURE OF THE VENDOR

DRAFTED BY ME AND
TYPED IN MY OFFICE

Jarwan Kantil Chosh
ADVOCATE



Additional District Sub-Registrar
Raniganj, Burdwan

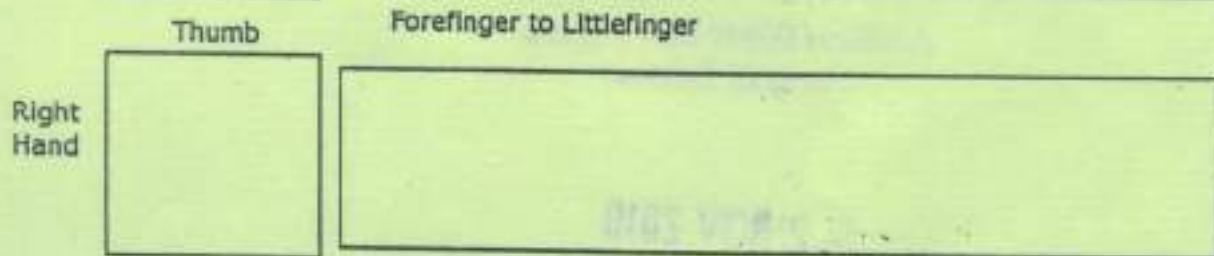
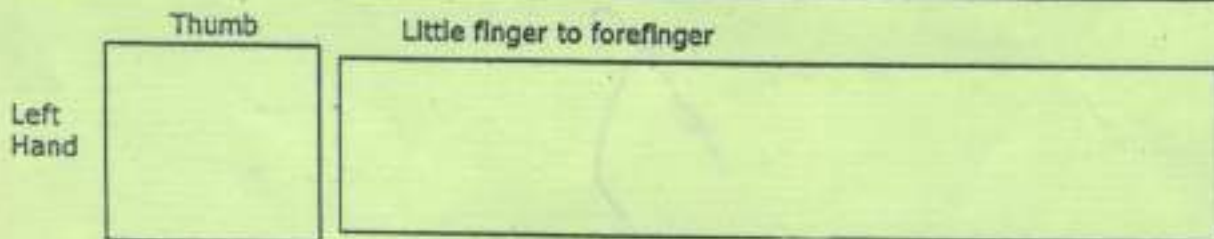
2 NOV 2010



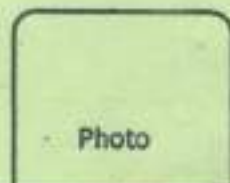
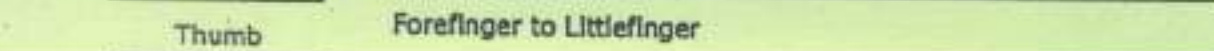
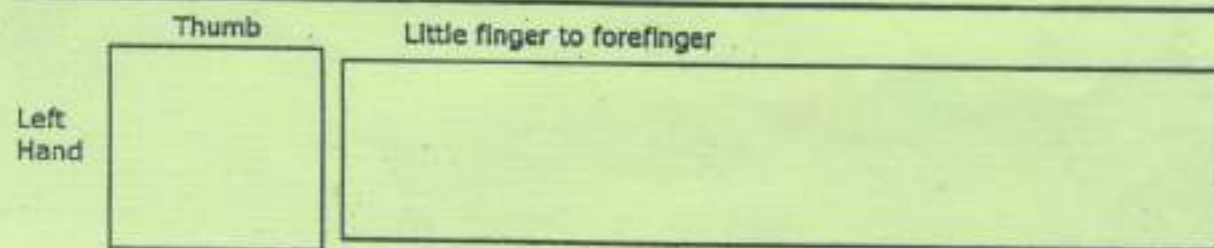
Finger Print & Photo attested by me : Pawan Bajaria



Finger Print & Photo attested by me : Soma Mishra



Finger Print & Photo attested by me :





Additional District Sub-Registrar
Raniganj, Burdwan

- 2 NOV 2010

Plan Showing R.S. & L.R. plots of land in mouza : Amrasota . J.L. no. 18,
P.S. Raniganj . Scale: 1" = 50' - 0".

Land measuring in :

R.S.plot no. 1343/ L.R. plot 3116 = 0.15 acre / 9 katta - 1 ch . sold shown : 

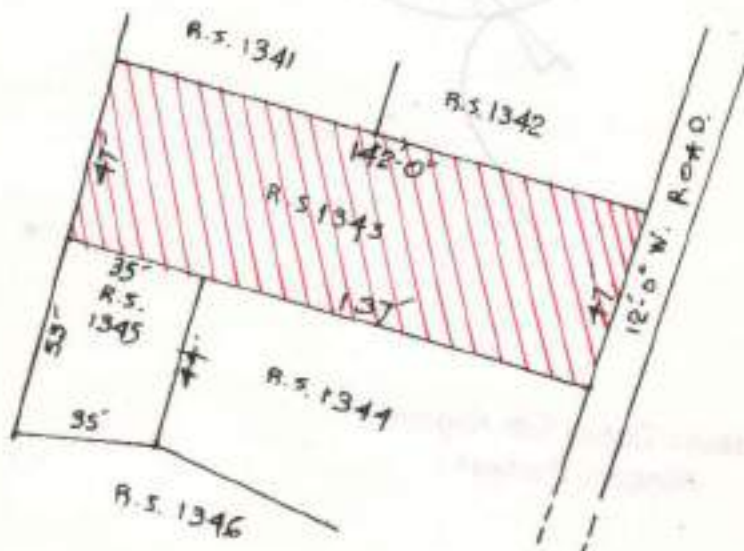
Area sold to :

SRI PAWAN BAJORIA
S/O Sri Ramawatar Bajoria
148/1 Tilak Road, Raniganj



Mouza Plan . 16"=1 Mile .

Soma Mitra.



BIBS VON S...

 D.K.NAG
Land & Mines Surveyor
For Nag & Associates
School Para, Raniganj

Plan showing R.T. & L.T. plot of land in mouza: Amanpara, P. No. 11
P. S. Raniganj, Block 7 - 50

Land measurement in: [unclear]
[unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]

Area of plot:

110.00 SQ. METERS
[unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]



Plan showing [unclear] [unclear] [unclear]

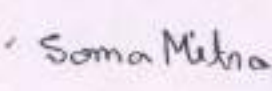


Additional District Sub-Registrar
Raniganj, Burdwan

2 NOV 2010

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. RANIGANJ, District- Burdwan
Signature / LTI Sheet of Serial No. 04823 / 2010, Deed No. (Book - I , 04895/2010)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Soma Mitra	 02/11/10

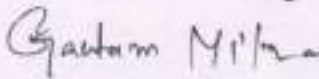
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Soma Mitra Address -Sishu Bagan Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India, P.O. :-Raniganj	Self	 02/11/2010	 LTI 02/11/2010	

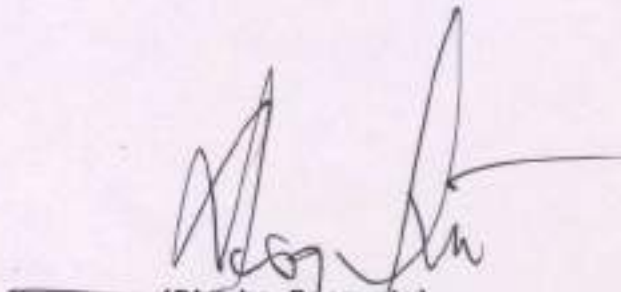
Name of Identifier of above Person(s)

Gautam Mitra
 Sisubagan, Thana:-Raniganj, District:-Burdwan, WEST
 BENGAL, India, P.O. :-Raniganj

Signature of Identifier with Date


 02/11/10




 (Dhruva Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. RANIGANJ
 Additional District Sub-Registrar
 Raniganj, Burdwan

02 NOV 2010



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

Endorsement For Deed Number : I - 04895 of 2010
(Serial No. 04823 of 2010)

On 02/11/2010

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 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) = 12111/- on 02/11/2010

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.-1101982/-

Certified that the required stamp duty of this document is Rs.- 66119 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the Bankers cheque number 340066, Bankers Cheque Date 29/10/2010, Bank Name State Bank of India, RANIGANJ, received on 02/11/2010
2. Rs. 12130/- is paid, by the Bankers cheque number 340065, Bankers Cheque Date 29/10/2010, Bank Name State Bank of India, RANIGANJ, received on 02/11/2010

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

Presented for registration at 13.00 hrs on :02/11/2010, at the Office of the A. D. S. R. RANIGANJ by Soma Mitra ,Executant.

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

Execution is admitted on 02/11/2010 by

1. Soma Mitra, wife of Sri Gautam Mitra , Sishu Bagan Raniganj, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India, P.O. :-Raniganj , By Caste Hindu, By Profession : House wife

Identified By Gautam Mitra, son of Late Durga Pada Mitra, Sisubagan, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India, P.O. :-Raniganj , By Caste: Hindu, By Profession: Others.

(Dhruva Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Dhruva Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR



02/11/2010 14:53:00

Endorsement Page 1 of 1
Additional District Sub-Registrar

Raniganj, Burdwan
2 NOV 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 585 to 601
being No 04895 for the year 2010.



(Dhruba Dasgupta) 02-November-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RANIGANJ
West Bengal

*Additional District Sub- Registrar
Raniganj, Burdwan*

12 NOV 2010