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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 395671

12/10/16

I hereby certify that the document is
 a true and correct copy of the original.
 The document is a copy of the original
 and is a true and correct copy of the original.
 I hereby certify that the document is
 a true and correct copy of the original.

Sypho...

Binky Grock

21 MAY 2016

Query No. - 02050000572377/2016

DEED OF SALE

Set forth Value of Rs.47,00,000/-

Assessed Market Value Rs.47,27,268/-

P.S. Asansol (S), Mouza- Asansol, J.L. No: 35, R.S. Plot No: 766, Asansol, West Bengal.

This Deed of Sale is made on this the ^{23rd} day of May, 2016.

-By-

Sypho...

2-1

Pinky Goel

SMT. PINKY GOEL (PAN: ADEPG4867A), W/O SRI RAM NIWAS GOEL, by faith Hindu, Nationality Indian, by occupation Business, resident of S.P. Mukherjee Road Bye Lane, Murgasole, P.O. Asansol, P.S. Asansol(S), Sub-Division and A.D.S.R. office Asansol, Dist. Burdwan, Pin 713303 (W.B.), hereinafter called the "VENDOR" (which expression shall unless contrary or Repugnant to its context, includes of her heirs, legal representative, assigns, executors, administrators and successors) of the ONE PART.

A N D

:: INEFAVOUR OF ::

SRI MUKESH JALAN (PAN : AGKPI2460M), S/O LATE CHOTHMAL JALAN , by faith Hindu, by occupation Business, by Nationality Indian, resident of S.P. Mukherjee Road Bye Lane, Murgasole, P.O. Asansol, P.S. Asansol(S), Sub-Division and A.D.S.R. office Asansol, Dist. Burdwan, Pin 713303 (W.B.), hereinafter called the "PURCHASER" (which expression shall unless Contrary or repugnant to its context, includes his heirs, legal representatives, successors, executors, administrators, assigns) of the OTHER PART.

WHEREAS the Bastu land measuring 64 DECIMALS ON R.S. Plot No: 766 within Mouza- Asansol, J.L. No: 35, Asansol, was previously owned and possesses by Abinash Chandra De, S/o- Late Ranaji Kant

Pinky Goel

De and accordingly the said property had been duly and correctly recorded in his name in the said finally published in R.S. Khatian No: 754 of the said Mouza.

AND WHEREAS aforesaid Abinash Chandra De during his life time bequeathed the said property to his two daughters i.e. SMT. ARUNA DAS, & SMT. ARATI DEY in equal shares by executing a WILL dated 16.03.1976. after the death of said Abinash Chandra De, Smt. Arna Das being the executrix of the said WILL got the same probated on 21.09.1992 in probate case No: 363/ 1989 of the Ld. Court of District Delegate at Asansol and there by both became absolute joint owners in possession of the said bequeathed property in equal share each.

AND WHEREAS 1) SMT. ARUNA DAS, & 2) SMT ARATI DE both are jointly sold and transferred the land measuring 13 decimals on ~~R.S. Plot No: 766~~ under R.S. Khatian No: 754 within Mouza-Asansol, J.L. No: 356, P.S. Asansol, Dist-Burdwan on payment of valuable consideration to the vendor SMT. PINKY GOEL wife of Sri Ram Niwas Goel, by a registered deed of sale being Deed No: 1894 for the year 2011 of Addl. Dist. Sub-Registry Office at Asansol and becomes absolute owner thereof.

Khatian
No

Pinky Goel

AND WHEREAS the seller (Smt. Pinky Goel) got recorded her name in finally published L.R. Record of right in L.R. Khatian No: 3958 of the said Mouza.

AND WHEREAS the seller has absolute right and authority to sell the land measuring 13 decimals in the above noted plots morefully mentioned in the schedule below free from all encumbrances.

AND WHEREAS the above named seller being in urgent need of money to meet her legal and lawful expenses and also for purchasing an suitable property, has declared her option to sell, convey and assign her aforesaid property described in the schedule below for a consideration of Rs.47,00,000/- (Rupees Forty seven lakhs) only and the purchaser above named being desirous of purchasing the same has approached the seller to sell and convey his aforesaid property unto the purchaser and seller has accepted the offer and proposal made by the purchaser and agreed to sell her property unto the purchaser and the purchaser has agreed to purchase the same at the aforesaid price.

AND WHEREAS the seller above named being consideration it to be the just and highest market price of her aforesaid property has agreed to sell the same unto the purchase.

Pratik Goshal

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

That in pursuance of the said agreement and in consideration of the payment of the said sum of Rs.47,00,000/- (Rupees Forty seven lakhs) only, the receipt whereof the said seller does hereby admit and acknowledge, the said seller hereby grant of convey unto and to the use of the purchaser all those piece and parcel of land as described in the schedule below together With all areas , paths, passages, right, liberties privileges, easements, appurtenances whatsoever to the said land belonging or in any appurtenant thereto free from all encumbrances to HAVE AND TO HOLD the same herby granted for ever and the said seller does herby for himself , all her heirs successors administrators, legal representatives and assigns. covenant with the purchaser and declare he is seized and possessed of and has not in any way encumbered or charged the property hereby conveyed and that the said purchaser shall and may at all times peaceably and quietly possess and enjoy the same without any manner of interruption ; claim or demand whatsoever from or by said seller or any person claim under them AND THAT the seller shall and will and for all times to come at the request and cost of the said purchaser do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the purchaser to the said property or any part

Rinky Groob

thereof and the seller further conforms that if it transpires that the property hereby conveyed is not free from all encumbrances the seller shall be liable to the purchaser and the seller shall be bound to make good any loss sustained by the purchaser and to refund the consideration money together with damages at a time.

Be it stated that the purchaser all his heirs, successors, administrators, assigns shall enjoy the property mentioned in the schedule below from GENERATION TO GENERATION with all right, title, interest of the seller according to his choice, preference and necessity including all sorts of transferring rights by way of sale, gift, mortgage, lease or otherwise and changing the nature of the property and is at liberty to mutate his names towards the conveyed property and to pay rents and cess to the authority or authorities in the name of the purchaser from this day of the sale to the landlord the Govt. of West Bengal through the S.D.L. and L.R.O., Extn., Part-1 Asansol and all consents and approvals are hereby accorded by the seller by this deed.

:- SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

Within District Burdwan, Sub-Division and A.D.S.R. office Asansol, P.S. Asansol (S), Mouza- Asansol, J.L. No: 35, under the limits of Asansol Municipal Corporation and the piece and parcel of Rayati land in R.S. Khatian No: 754 and L.R. Khatian No: 3958.

Asansol

Pinky Sinha

R.S. Plot No: 766, L.R. Plot No: 949, Class- Danga, measuring an area 7 (Seven) Cottahs 4 (Four) Chhitaks of land is hereby sold by this deed.

Proposed use of the sold land : Bastu.

The property hereby sold is butted and bounded by :-

- On the North : Road
On the South : House of Kalipada Sinha
On the west : Land of others.
On the East : House of Pramod Kumar Jalan & others.

MEMO OF CONSIDERATION

1. Rs.10,00,000/- by A/C payee cheque being No. 502131, dt. 07.03.2016 of Vijaya Bank, Asansol Branch.
2. Rs.8,00,000/- by RTGS, dt. 13.04.2016 from Vijaya Bank, Asansol Branch being UTR No. VIJBH16104084664.
3. Rs.8,00,000/- by RTGS, dt. 15.04.2016 from Vijaya Bank, Asansol Branch being UTR No. VIJBR52016041500097371.

1/2/2016
AS

Prakash Ghosh

4. Rs.8,00,000/- by RTGS, dt. 16.04.2016 from Vijaya Bank, Asansol Branch being UTR No. VIJBR52016041600011394.
5. Rs.13,00,000/- by RTGS, dt. 23.05.2016 from Vijaya Bank, Asansol Branch being UTR No. VIJBH16144050624.

Total amount paid to the vendor Rs.47,00,000/-

The proportionate annual rent is payable to the Govt. of West Bengal through the S.D.L. & L.R.O., Extn-I, Asansol, Dist. Burdwan.

A sheet containing photos and finger prints of both hands duly attested by the parties concern is annexed hereto which do form a part of this deed.

The property hereby sold has been clearly shown in the plan annexed herewith delineated as RED border line which do form the part of this Deed.

Prakash Ghosh

IN WITNESSES WHEREOF the vendor hereby set forth her hand and seal on this Deed of Sale on the day, month and year first above written.

WITNESSES :-

1. Ashish Jalan
S/O Pramod Ks Jalan
S.P. Mukherjee Road
MURGASAL. ASONSAL
P.5 - ASONSAL (South)

Pinky Groh

Signature of the Vendor

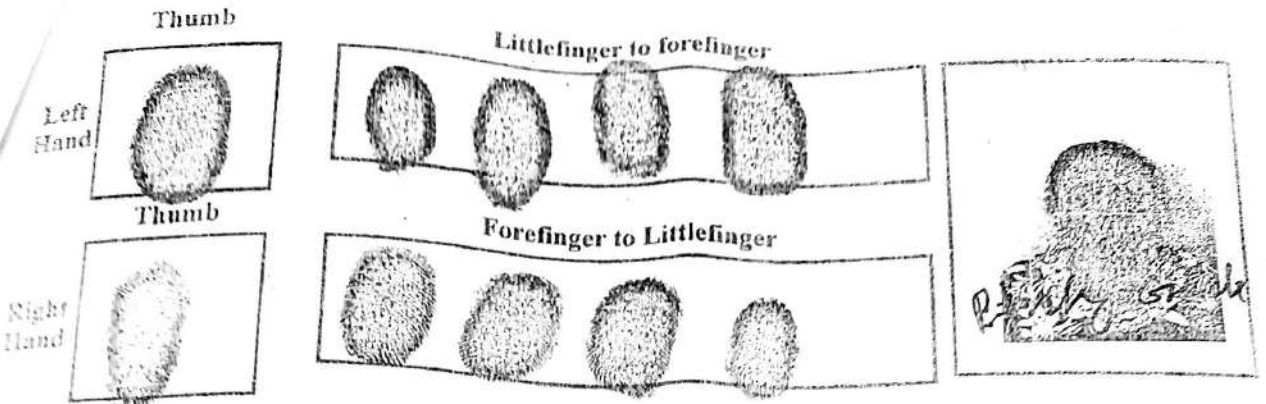
2. Sobhanam Batabyal
S/O L.T. Puranjoy Batabyal
Santinagar Metaji road
Bunn Pur, Hivapur
Burdalan

*Drafted and Prepared by me
and explained the contents in their
language.*

Sudipto Chatter

Advocate

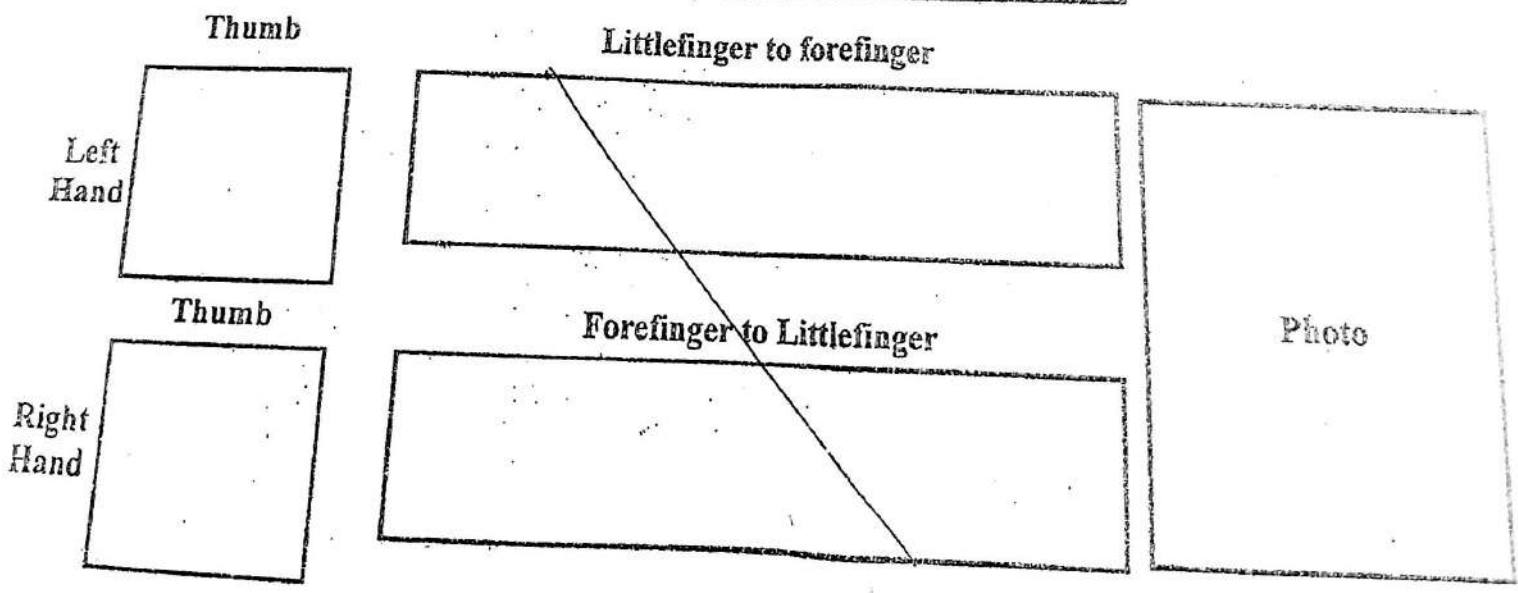
Enrolment No. F-560/2003,



Finger Print attested by me : Pinky Goels



Finger Print attested by me : Mukesh Jaiswal



Finger Print attested by me :

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-000545191-2 Payment Mode Counter Payment
GRN Date: 18/05/2016 12:43:24 Bank: State Bank of India
BRN: 200516090020249 BRN Date: 20/05/2016 02:56:44

DEPOSITOR'S DETAILS

Name : ASHISH JALAN Id.No. : 02050000572377/1/2016
[Tender Number]
Contact No. : Mobile No. : 91-9641246335
E-mail :
Address : S.P. MUKHERJEE ROAD, MURGA SOLE, ASANSOL
Applicant Name : Mr SUDIPTO GHATAK
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	02050000572377/1/2016	Property Registration Stamp duty	0030-02-103-003-02	325919
2	02050000572377/1/2016	Property Registration Fees	0030-03-104-001-16	52004

In Words : Rupees Three Lakh Seventy Seven Thousand Nine Hundred Twenty Three only
Total 377923

Seller, Buyer and Property Details

Seller & Buyer Details

Presentant Details

Name, Address, Photo, Finger print and Signature of Presentant

Smt PINKY GOEL
 Wife of Shri RAM NIWAS GOEL
 S.P.MUKHERJEE ROAD BYE LANE,
 MURGASOLE, P.O:- ASANSOL, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India. PIN - 713303



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Pinky Goel

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Seller Details

SL No. Name, Address, Photo, Finger print and Signature

1 Smt PINKY GOEL
 Wife of Shri RAM NIWAS GOEL
 S.P.MUKHERJEE ROAD BYE LANE,
 MURGASOLE, P.O:- ASANSOL, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADEPG4867A,; Status : Individual; Date of Execution : 23/05/2016; Date of Admission : 24/05/2016; Place of Admission of Execution : Office



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Buyer Details

SL No.

Name, Address, Photo, Finger print and Signature

Shri MUKESH JALAN
 Son of Late CHOTHMAL JALAN
 S.P.MUKHERJEE ROAD BYE LANE, MURGASOLE, P.O:- ASANSOL, P.S:- Asansol (S), Asansol,
 District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Others,
 Citizen of: India, PAN No. AGKPJ2460M,; Status : Individual

B. Identifire Details**Identifier Details**

SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri ASHISH JALAN Son of Shri PROMOD KUMAR JALAN S.P.MUKHERJEE ROAD, 3RD BYE LANE, MURGASOLE, P.O:- ASANSOL, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Smt PINKY GOEL	 24/05/2016 1:54:30 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:- Asansol, Municipality: ASANSOL MC, Road: S. P. Mukherjee Bye Lane, Mouza: Asansol	RS Plot No:- 766, RS Khatian No:- 754	7 Katha 4 Chatak	47,27,268/-	47,27,268/-	Proposed Use: Bastu, ROR: Danga, Property is on Road

D. Applicant Details**Details of the applicant who has submitted the requisition form**

Applicant's Name	SUDIPTO GHATAK
Address	ASANSOL COURT, Thana : Asansol (S), District : Burdwan, WEST BENGAL.
Applicant's Status	Advocate

Office of the A.D.S.R. ASANSOL, District: Burdwan
Endorsement For Deed Number : I - 020503985 / 2016

Query No/Year	02050000572377/2016	Serial no/Year	0205003898 / 2016
Deed No/Year	I - 020503985 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Smt PINKY GOEL	Presented At	Office
Date of Execution	23-05-2016	Date of Presentation	24-05-2016

Remarks

On 24/05/2016

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 52,004/- (A(1) = Rs 51,997/- , E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 52,004/-

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

1. Rs. 52,004/- is paid, by online on 20/05/2016 2:56AM with Govt. Ref. No. 192016170005451912 on 18-05-2016, Bank: State Bank of India (SBIN0000001), Ref. No. 200516090020249 on 20/05/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,30,919/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,25,919/-

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

1. Rs. 3,25,919/- is paid, by online on 20/05/2016 2:56AM with Govt. Ref. No. 192016170005451912 on 18-05-2016, Bank: State Bank of India (SBIN0000001), Ref. No. 200516090020249 on 20/05/2016, Head of Account 0030-02-103-003-02

Presentation (Under Section 52 & Rule 22A(3) (4) (1) W.B. Registration Rules, 1962)

Presented for registration at 12:00 hrs on : 24/05/2016, at the Office of the A.D.S.R. ASANSOL by Smt PINKY GOEL, Executant.

Certificate of Market Value (WB PUV rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 47,27,268/-

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

Execution is admitted on 24/05/2016 by

Smt PINKY GOEL, Wife of Shri RAM NIWAS GOEL, S.P.MUKHERJEE ROAD BYE LANE, MURGASOLE,

By caste Hindu, By Profession Business
Identified by Shri ASHISH JALAN, Son of Shri PROMOD KUMAR JALAN, S.P.MUKHERJEE ROAD, 3RD BYE
LANE, MURGASOLE, P.O: ASANSOL, Thana: Asansol (S). . City/Town: ASANSOL, Burdwan, WEST.
BENGAL, India, PIN - 713303, By caste Hindu, By Profession Others

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,30,919/- and Stamp Duty paid by Stamp
Rs 5,000/-, by online = Rs 3,25,919/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 4524, Purchased on 19/05/2016, Vendor named P Panja.

Saurav Roychowdhury

(Saurav Roychowdhury)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ASANSOL

Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0205-2016, Page from 80433 to 80449
being No 020503985 for the year 2016.



Digitally signed by SAURAV
ROYCHOWDHURY
Date: 2016.06.03 15:51:01 +05:30
Reason: Digital Signing of Deed.

Saurav Roychowdhury

(Saurav Roychowdhury) 6/3/2016 3:51:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)