

In 3225/13

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL L.R. Kh-366, 367, 368, 369 A 778597

certified that this document is
correctly registered. This document
is a true and correct copy of the
original as it appears in the
records of the office of the
Registrar.

[Signature]
Addl. Dist. Sub-Registrar
Kharagpur
Dist - Paschim Medinipur.

Stamp 5000/-
Mr. 15.60.168/-
No. 17/160/-
Panchayat Area

SALE DEED

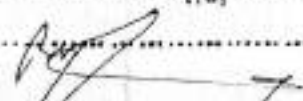
District - Paschim Medinipur, **21 MAY 2013**
P. S. - Kharagpur (Local)
Mouza - Jharia, J. L. No. - 208,
R.S. Khatian No. - 77,
L.R. Khatian No. - 142,
R.S. & L.R. Plot No. - 296,
Area of Land = 24 decs. of Jal land
at present patit land capable of bastu
Sale Price Rs. 12,00,000/-
Assessed Govt. market Value Rs. 15,60,168/-
Panchayet Area
THIS DEED OF SALE made on this
20th day of May 2013.

[Vertical Signature]

[Signature]

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 ତାରିଖ ୨୦ ମା ୨୦୧୩ ଜଣା ପକ୍ଷର ଗୋଟିଏ
 ଲୋକ ଶ୍ରୀ ଜ୍ଞାନକୃଷ୍ଣା ଦିବି
 ନା ୩୦୩୩୩୩
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 ଠିକଣା ୩୩୩୩ ରାଜ୍ୟ -
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 ଶ୍ରୀ ରାମଚନ୍ଦ୍ର


 ଶ୍ରୀ ଦେବରତ ଭଞ୍ଜ
 ହଜାପୁର ଏ.ଡି.ଏସ.ଆର. ଅଫିସ୍



Addl. Dist. Sub-Registrar
 Khareguda
 Dist. Paschim Medinipur

20 MAY 2013



INDIA NON JUDICIAL

WEST BENGAL

62AA 542360

1-3225 6/06/2013

Fees Paid Under Article

F (i) - Rs.	2.00
F (ii) - Rs.	2.00
G (A) - Rs.	2.00
G (B) - Rs.	150.00
Value of Stamp - Rs.	12.00
Court Fee - Rs.	10.00
Carriage Paper - Rs.	10.00
Cost of Plan - Rs.	10.00
Cost of Stamp - Rs.	186.00

Total Rs. 1

Copy prepared signed Seal
 And delivered to the Applicant as per
 Order No. 4231/1300
 Dt. 06.06.2013

Additional District
 Sub-Registrar Kharagpur
 06.06.2013





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P ✓

**BETWEEN
SRI LOKNATH SENAPATI**

S/O - Late Gopal Senapati

by caste - Hindu, by Nationality Indian, by occupation -
Cultivation, resident of vill - Walipur, P.O. - Barkola, P.S. -
Kharagpur (Local), A.D.S.R. Office. - Kharagpur, Dist-
Paschim Medinipur (hereinafter called the 'VENDOR'
which expression shall unless the context otherwise requires
include the heirs, successors and representatives of the
VENDOR) of the **ONE PART.**

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Contd. - 3



AND

1. ZARQUA ZIA

W/O- Md. Kamal Ahmad

by faith - Muslim, by nationality- Indian, by occupation- House-
hold work, resident of Bhawanipur, Holding No. 423/1, Ward
No.- 5, Near S.B.I. Bhawanipur, P.O.- Kharagpur, Pin No.-
721301, A.D.S.R.Office.- Kharagpur, P.S.- Kharagpur
(Town), Dist.- Paschim Medinipur

2. SMT. MAMONI PANDIT

W/O- Sri Samrat Pandit

by caste - Hindu, by nationality- Indian, by occupation- House-
hold work, resident of Sanjoal (Natun Para), P.O.-
Kharagpur, A.D.S.R.Office.- Kharagpur, P.S.- Kharagpur
(Town), Dist.- Paschim Medinipur.

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Contd. - 4



3. SMT. BINDU GUPTA

W/O- Sri Mukesh Kumar Gupta

by caste - Hindu, by nationality- Indian, by occupation- Household work, resident of Bhagwanpur, Ward No.- 16, P.O.- Kharagpur, Pin No.- 721301, A.D.S.R. Office.- Kharagpur, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur.

4. JULEKHA PARBHIN

W/O- Abdul Bari

by faith - Muslim, by nationality- Indian, by occupation- Household work, resident of Bhawanipur, Ward No.- 6, P.O.- Kharagpur, Pin No.- 721301, A.D.S.R. Office.- Kharagpur, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur (hereinafter called the 'VENDEES' which expression shall unless the context otherwise requires include the heirs, successors and representatives, administrators and executors of the VENDEES) of the OTHER PART.

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THIS INDENTURE is in respect of **24** decs. jal land at present patit land capable of bastu in Mouza - Jharia, J. L. No. - 208, R.S. Khatian No. - 77, L.R. Khatian No. - 142, R.S. & L.R. Plot No.- 296, as mentioned in schedule below for a consideration of Rs. **15,60,168/-** (Rupees fifteen lakhs sixty thousand one hundred sixty eight) only.

WHEREAS the vendor is lawfully seized and possessed of the schedule property/ land stated herein schedule below as its owner which is free from all encumbrances which is mentioned and described in the schedule hereunder written and hereafter referred to as the said property.

WHEREAS I am the instant vendor **Loknath Senapati** the absolute owner of the schedule land fully described in the schedule below **WHEREAS** the schedule land alongwith other land is the self acquired property of the instant vendor **Loknath Senapati** by a registered Deed of Partition being No. 1277 for the year 1971 Executed and Registered at Sub-Registrar of Kharagpur with the other co-sharer of his brother **Siba Prasad Senapati** and by that Partition Deed the instant vendor got the "Kha" schedule property in R.S. Plot No.- 77, area - 2 acre out of 4 acre 01 decs. as sixteen annas share of Mouza -

Contd. -6

Signature of Loknath Senapati

15/12/14
1/12

Jharia, J.L. No. - 208, within P.S. - Kharagpur (Local), Dist. - Paschim Medinipur and by that Partition Deed the instant vendor became the sole and absolute owner of the "Kha" schedule property as sixteen annas share and he also duly recorded his name in the finally published L.R.R.O.R. under L.R. Khatian No. 142 of Mouza - Jharia, J.L. No. - 208, within P.S. - Kharagpur (Local), Dist. - Paschim Medinipur and the instant vendor is exercising his right, title, interest and possession over the said land by paying rent to the State of West Bengal and he has valid right, title, interest and possession uptill now without any interruption from others over the said land.

AND WHEREAS the Vendor is in need of money to meet some domestic affairs and decided and agreed to sell the schedule property/ land measuring area - 24 decs. of jal land at present patit land capable of bastu for a consideration of Rs. 15,60,168/- (Rupees fifteen lakhs sixty thousand one hundred sixty eight) only which is deemed to be the highest prevalent market value thereof Rs. 15,60,168/- (Rupees fifteen lakhs sixty thousand one hundred sixty eight) only.

Shri K. K. Choudhary

15/11/11

AND WHEREAS the Vendees have agreed to purchase the aforesaid schedule land jointly for the highest consideration of Rs. **15,60,168/-** (Rupees fifteen lakhs sixty thousand one hundred sixty eight) only **AND WHEREAS VENDOR** accepted said offer of the **VENDEES**.

NOW THIS DEED WITNESSETH as follows that in pursuance of the said agreement between the vendor and the vendees/ purchasers and in consideration of Rs. **15,60,168/-** (Rupees fifteen lakhs sixty thousand one hundred sixty eight) only have already been paid by the Vendees to the Vendor by cash in presence of the following witnesses (the receipt of which the Vendor of schedule property hereby acknowledges) and the Vendor does hereby convey, transferred and assigns unto and the use of Vendees and their heirs, executors, administrators and assigns. **ALL THAT TITLE, INTEREST** into or upon the said property/ land hereby Conveyed unto the Vendees and their heirs etc. and assigns absolutely forever as ordinarily pass on such sale.

AND THAT THE VENDOR does hereby convey and declare for himself and his heirs, executors, representatives, and

Chaitanya Jyoti Prasad

Chaitanya
Prasad

AND THAT the vendor further covenant that if transfer that the property/ land hereby covenant by the vendor is not free from all encumbrances as herein before stated by him the vendor his heirs, executors, administrators and assigns will be civilly and criminally liable to the vendees/ purchasers their heirs, executors, administrators and assigns and all will be bound to make good any loss sustained by them.

AND THAT in order to ascertain the proper location and area of the sold property/ land a site plan annexed herewith in "Red" colour wash and the said plan is made a part of this Deed.

AND THAT in support of this Deed the vendor handed over to the vendees xerox copy of Partition Deed, L.R. Record and other relating papers.

IN WITNESS whereof the Vendor named above execute this Deed of Sale duly signed by the vendor in presence of the witnesses on the day, month and year first above written.

Handwritten initials

Vertical handwritten signature

Schedule of sold Land here by transferred

Within District - Paschim Medinipur. A.D.S.R. Office -
Kharagpur, P.S. - Kharagpur (Local), Mouza - Jharia, J. L.
No. - 208, R.S. Khatian No. - 77,

L.R. Khatian No. - 142 (One hundred forty two)

R.S. & L.R. Plot No. - 296 (Two hundred ninety six),

Area of Land = 24 (Twenty-four) decs. out of 2 acres of Jal land
at present patit land capable of bastu

Measurement of the sold land

As shown in the Red wash hand sketch map.

Butted and bounded by :-

North: Siba Prasad Senapati (Plot No.- 296)

South: Ruisonda Mouza & Drain

East: Abdul Bari

West: Vendor's land (Plot No.- 296)

Sale Price Rs. 15,60,168/- (Rupees fifteen lakhs sixty thousand one hundred sixty eight) only.

*Shon
A.S.R.*

Contd. -11

Shon Prasad Senapati

Annual assessed rent will be payable to the B.L. & L.R.O.
Kharagpur - 1, on behalf of the State of West Bengal.

Witnesses:-

1) *Syamul mawik*

Lite. Pachdate mawik

v. *Wali Pur*

2) *Borkala Kharigh Pur (Lokal)*

Arup Senapati

Lokenath Senapati

vi Wali Pur, P.O Borkala, PS-K.G.P (D)

Drafted, by:-

Susanta Kumar Roy,
Advocate

Susanta Kumar Roy

Advocate,

Judges Court, Midnapore,

Enrolment No.- F- 486/480 of 1984

Computer Typed By :-

Tapas Kumar Maiti

(Tapas Kumar Maiti)

Inda, Kharagpur.

This Deed is completed in 11
pers and there are 2 nos of
witnesses. Two additional
page containing finger prints
of the Vendor and the Vend-
ees have been annexed
hereto, forming part of the
Deed.

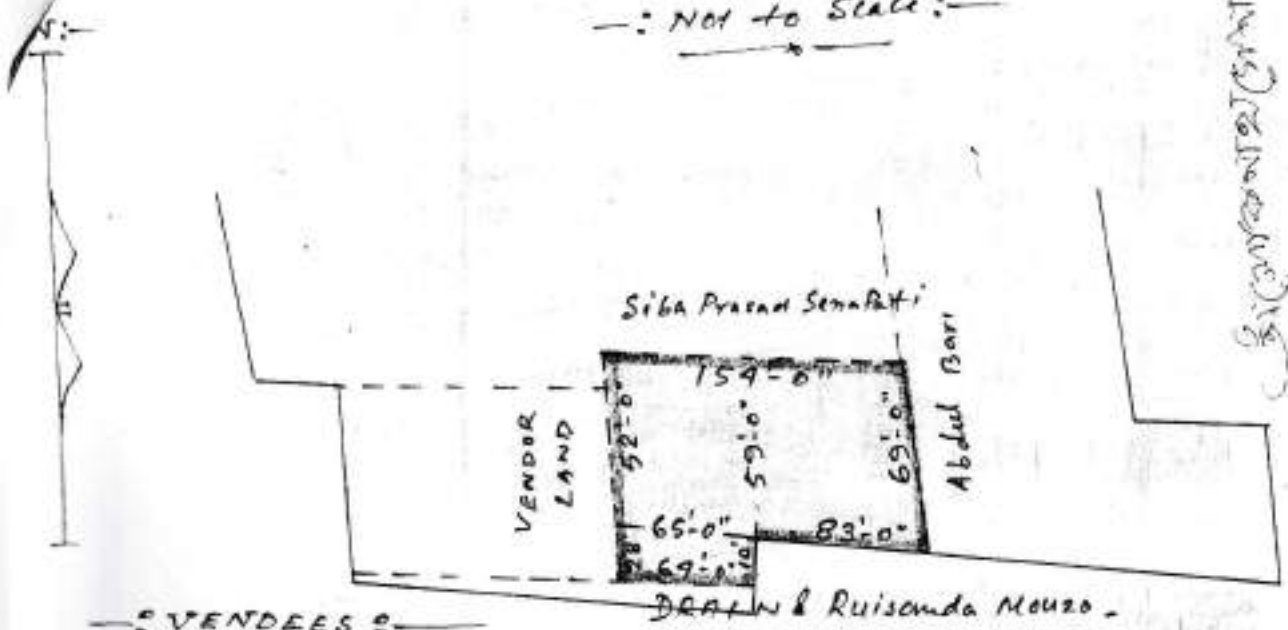
(Signature)

(Signature)

Mouza - Jharria. J.L. No - 208
P.S. - Kharagpur (Local)
Dist - Paschim Midnapur.

—: NOT to Scale:—

Sri Loknath Senapati



—: VENDEES :—

1. Zargua Zia.
 No - Md. Kamal Ahmad.
 At - Bhawanipur. Near S.B.I
 P.O + P.S - Kharagpur.
2. Smt. Mamoni Pandit
 No - Sni Samrat Pandit
 At - Sangual (Naturanpara)
 P.O + P.S - Kharagpur.
3. Smt. Bindu Gupta.
 No - Sni Mukesh Kumar Gupta.
 At - Bhagwanpur
 P.O + P.S - Kharagpur.
4. Julekha Parbhin.
 No - Abdul Bari.
 At - Bhawanipur.
 P.O + P.S - Kharagpur.

Draughtsman
S. Tandil -

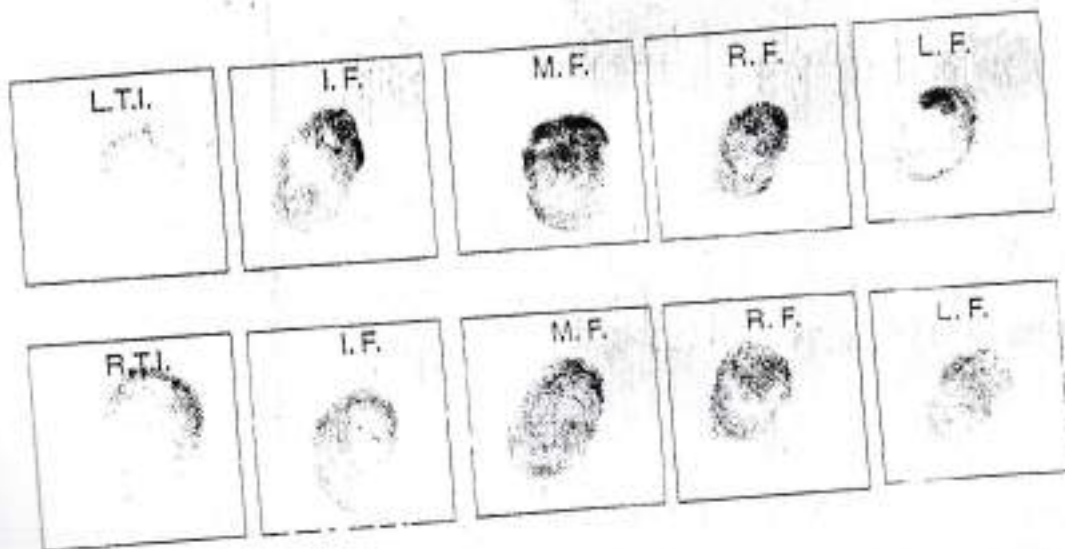
—: VENDOR :—

Sni Loknath Senapati
 No - Late Gopal Senapati.
 Vill - Walipur. P.O - Barkola.
 P.S - Kharagpur (Local)
 Dist - Paschim Midnapur.

—: Reference :—

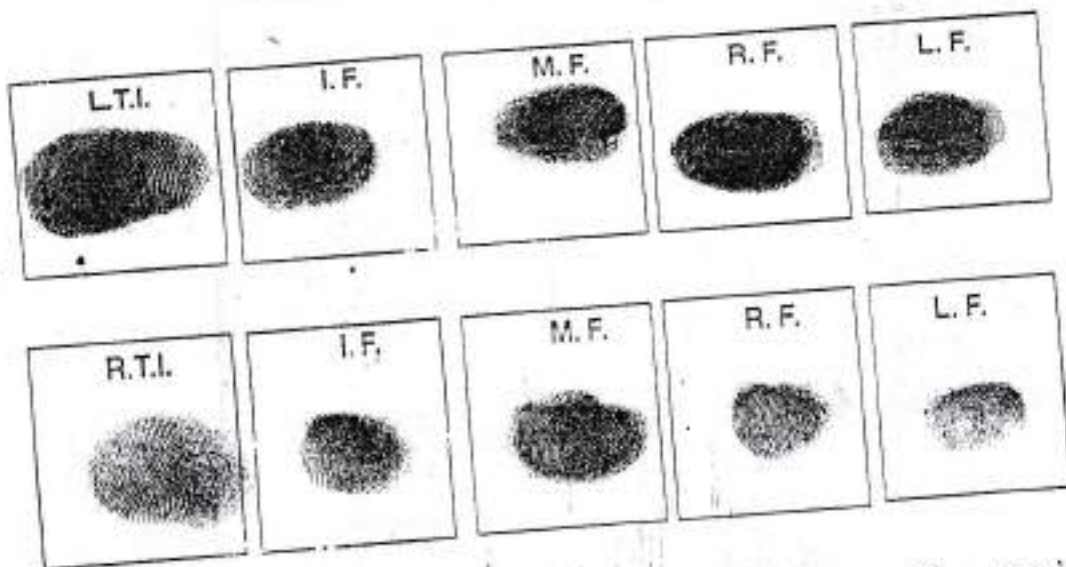
Mouza - Jharria. J.L. No - 208.
 P.S - Kharagpur. Kh. No - R.S. 77
 L.R - 142. Plot No R.S.L.R - 296.
 Shown in red wash -
 Total Area - 24 decimal.

THUMB IMPRESSION OF VENDEE



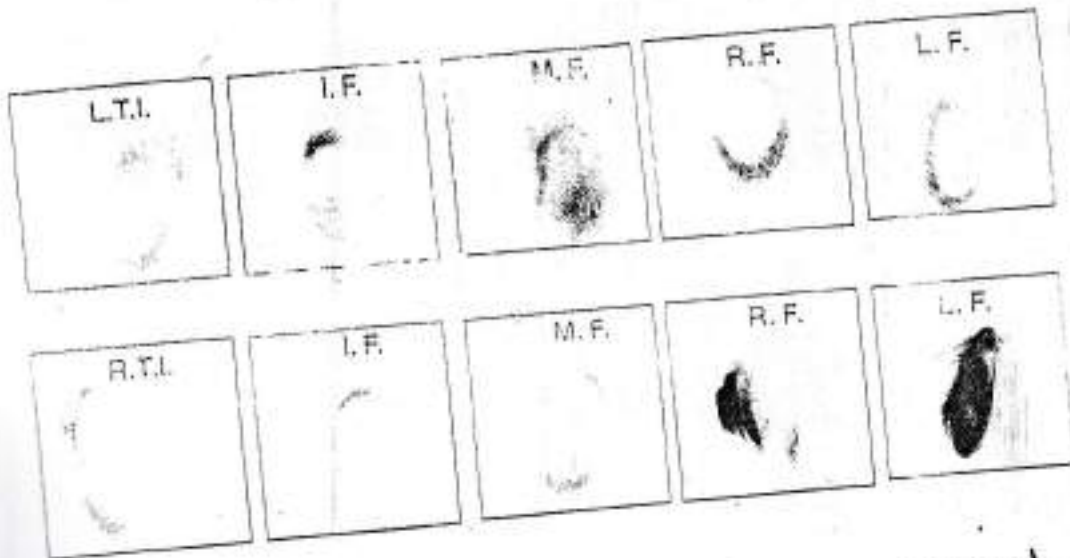
Zarqa Zia
SIGNATURE

THUMB IMPRESSION OF VENDEE



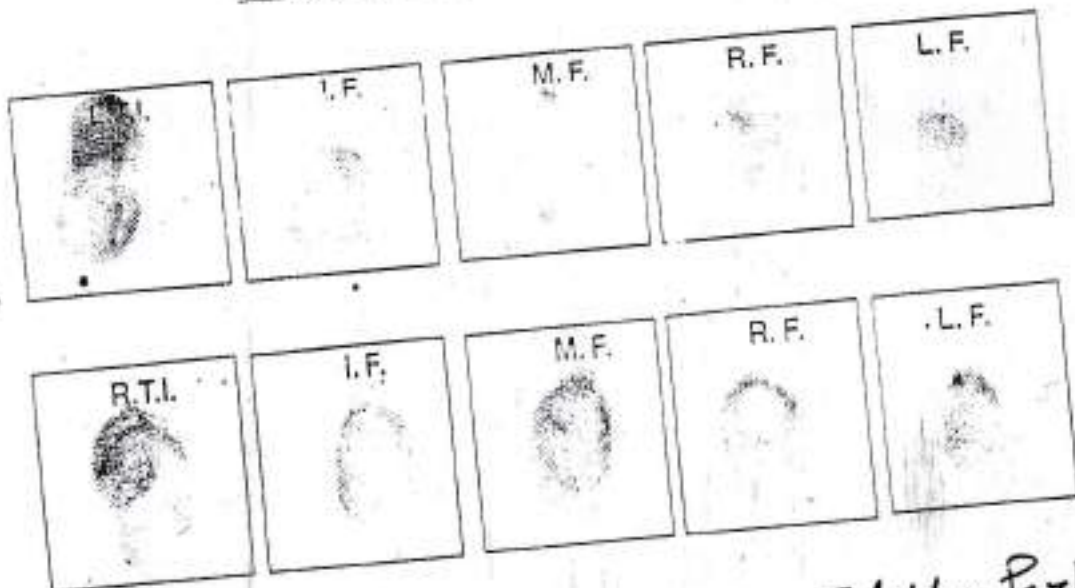
Mamoni pandit
SIGNATURE

THUMB IMPRESSION OF VENDEE



Bindu Gupta
SIGNATURE

THUMB IMPRESSION OF VENDEE



Julekha Parbhin
SIGNATURE

THUMB IMPRESSION OF VENDOR




श्री राजकान्त शर्मा

SIGNATURE

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. KHARAGPUR, District- Paschim Midnapore
Signature / LTI Sheet of Serial No. 03192 / 2013

Signature of the Presentant

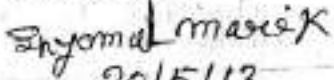
Name of the Presentant	Photo	Finger Print	Signature with date
Loknath Senapati Village:Walipur, Thana:-Kharagpur, P.O. :-Barkola ,District:-Paschim Midnapore, WEST BENGAL, India,	 20/05/2013	 LTI 20/05/2013	 20.5.13

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Loknath Senapati Address -Village:Walipur, Thana:-Kharagpur, P.O. :-Barkola ,District:-Paschim Midnapore, WEST BENGAL, India,	Self	 20/05/2013	 LTI 20/05/2013	

Name of Identifier of above Person(s)
 Shyamal Mark
 Village:Walipur, Thana:-Kharagpur, P.O. :-Barkola
 ,District:-Paschim Midnapore, WEST BENGAL, India,

Signature of Identifier with Date


20/5/13



Government Of West Bengal
Office Of the A.D.S.R. KHARAGPUR
District:-Paschim Midnapore

Endorsement For Deed Number : I - 03225 of 2013
(Serial No. 03192 of 2013 and Query No. L000005217 of 2013)

On 20/05/2013

Payment of Fees:

Amount By Cash

Rs. 17167.00/-, on 20/05/2013

(Under Article : A(1) = 17160/- ,E = 7/- on 20/05/2013)

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.-15,60,168/-

Certified that the required stamp duty of this document is Rs.- 78018 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

Presented for registration at 13.40 hrs on :20/05/2013, at the Office of the A.D.S.R. KHARAGPUR by Sri Loknath Senapati ,Executant.

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

Execution is admitted on 20/05/2013 by

1. Sri Loknath Senapati, son of Late Gopal Senapati , Village:Walipur, Thana:-Kharagpur, P.O. :-Barkola ,District:-Paschim Midnapore, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
Identified By Shyamal Marik, son of Late Pashupati Marik, Village:Walipur, Thana:-Kharagpur, P.O. :-Barkola ,District:-Paschim Midnapore, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Tushar Kanti Mandal)
A. D. S. R. KHARAGPUR

On 21/05/2013

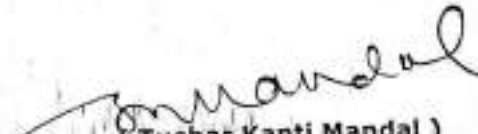
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 24050/- is paid , by the draft number 414337, Draft Date 21/05/2013, Bank : State Bank of India, 11 T Kharagpur, received on 21/05/2013
2. Rs. 49000/- is paid , by the draft number 414329, Draft Date 21/05/2013, Bank : State Bank of India, 11 T Kharagpur, received on 21/05/2013


(Tushar Kanti Mandal)
A. D. S. R. KHARAGPUR

21/05/2013 13:36:00

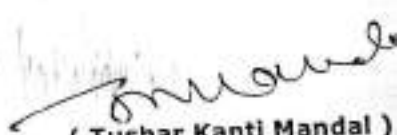
EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. KHARAGPUR
District:-Paschim Midnapore

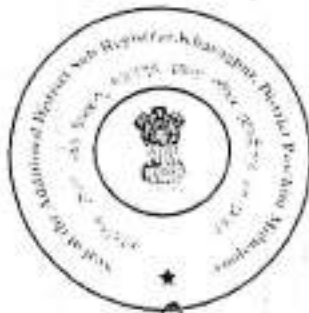
Endorsement For Deed Number : I - 03225 of 2013
(Serial No. 03192 of 2013 and Query No. L000005217 of 2013)

(Tushar Kanti Mandal)
A. D. S. R. KHARAGPUR


(Tushar Kanti Mandal)
A. D. S. R. KHARAGPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 3272 to 3291
being No 03225 for the year 2013.



Tushar Kanti Mandal

(Tushar Kanti Mandal) 23-May-2013
A. D. S. R. KHARAGPUR
Office of the A.D.S.R. KHARAGPUR
West Bengal