

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 030078

Quin
20.08.2019
02:00 pm

1000 185186/2019

I certify that the document is
deposited to Registration. The
signature sheet and the
endorsement sheets attached
with this document are the part
of this document.

[Signature]
Addl. District Sub-Registrar

PURULIA

20/08/19

Deed of Sale

THIS DEED OF SALE made on this the 20th day of August 2019 (Two thousand Nineteen)

BETWEEN

Md. Kalim, son of Late Md. Yasin, Muslim by faith, Indian by citizen, Business by occupation, resident of House No. 11, Line No. 6B, Block/Sector Dhatkidih, P.O. Bistupur, P.S. Bistupur, Dist. Purbi Singhbhum, Jharkhand, PIN - 831001, here-in-after referred to as Seller/Vendor (which expression shall unless excluded by or repugnant to the context be deemed to include his successors and assignees) of the ONE PART; .PAN - AEOPM9631F.

AND

Mohammad Salim Shaikh, son of Late Shaikh Rahamgul, Muslim by faith, Indian by citizen, Business by occupation, resident of Naya Basti, Purulia, P.S. Purulia (Town), P.O. & Dist. Purulia, West Bengal, here in after called and referred to as the Vendor/Purchaser/Vendee (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assignees of the OTHER PART;

(2)

[Handwritten signature]

WHEREAS the landed property situated at Mouza Purulia in R.S. Plot No. 14696, appertaining to R.S. Khatian No. 3364, under Municipality Ward No. 10, Holding No. 965/1, situated at Kasai Mahalla Road Bye Lane, Chunabhathi Road, originally belonged to Abdul Nayeem and the revisional record of right in respect of the said property was recorded in the name of Abdul Nayeem as rayat under provision of W.B.E.A. Act.

AND

WHEREAS said Abdul Nayeem by executing a Deed of Gift in favour of Present Vendor being No. 1621, dated 17.05.2016, registered at D.S.R. Office, Purulia and by virtue of the above mentioned deed the Present Vendor came in ownership and possession of the same.

AND

WHEREAS by virtue of the above mentioned Deed the Present Vendor came in ownership and possession of the same and mutating his name in the office of the B.L. & L.R.O. Purulia-I in respect of the aforesaid property vide Mutation Case No. 106/2017 and got his name mutated in the local Municipality and holding No. 965/1 in Ward No. 10.

AND

WHEREAS due to urgent need of money the present vendor declare to sell the aforesaid landed property within R.S. Plot Nos. 14696, measuring 14.35 (Fourteen point three five) Decimals which is fully described in the schedule below and delineated in the annexed map;

AND

WHEREAS the purchaser having come to know the intention of the vendor, approached the vendor and offered to purchase the aforesaid landed property measuring 14.35 (Fourteen point three five) Decimals (including Drain Passage which is situated at Eastern portion of the property) fully described in the schedule below and delineated in the annexed map at a settled price of Rs. 51,00,000/- (Rupees Fifty one Lakhs) only with the mutual consents of both the parties



NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

1. That in pursuance of the said agreement the sum of Rs. Rs. 51,00,000/- (Rupees Fifty one Lakhs) only paid by the Vendee to the Vendor by cheques/ cash, fully described in the payment schedule, the receipt of which the Vendor hereby acknowledges, the Vendor/Owner hereby transfer by way of absolute sale of all that property measuring 14.35 (Fourteen point three five) Decimals, described in the schedule below as per site plan annexed herewith, being marked in Red-colour to hold the same to the Vendee as absolute owner.
2. The Vendor hereby covenant with the purchaser / Vendee as follows :-
 - a) That the said property described fully in the schedule of this sale deed shall be quietly entered into and upon held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or any persons claiming through or under themselves and without any lawful disturbance or interruption by any other person / persons whatsoever.
 - b) That the Vendor will at the cost of Vendee / Purchaser or the person acquiring the same to execute and do every such assurance or things necessary for further or more perfectly assure the said property to the Vendees/Purchaser as may reasonably be required.
 - c) That the Vendor does not hold the property on this day beyond the ceiling prescribed under the law and the title and interest hereby transferred subsists and the Vendor had power to sell the same.
 - d) That the property hereby transferred as mentioned in the schedule below is free from encumbrances, attachments or any liability or obligation.
3. That the vendor has delivered peaceful possession of the property mentioned in the schedule below to the purchasers on the day above written.
4. That the purchaser, on the strength of this deed of purchase, will be entitled to get his name mutated in the office of the B.L.& L.R.O. Purulia-I and the concerned municipality by filing this sale deed or certified copy of it and will



5. That the purchaser, by this sale deed acquired all the rights i.e. to transfer, to sell, to gift, to mortgage etc. including easement which the Vendor had in the property till today.
6. That the Purchaser shall have full right to possess the schedule below property as per desire and have full rights over all the civic amenities therein including electric connection, water supply connection etc. and the purchasers shall hereafter peaceably and quietly hold, possess and enjoy the said property by constructing brick built houses, tenements hereditaments, wells, latrines, bathrooms etc. in khas or through tenants or in any manner without any claim or demand whatsoever from the vendor.
7. That the Vendor is completely divested of all his interest in the property and those vest to the purchaser from this day above written by virtue of this sale deed.
8. The necessary documents/papers have been hand over to the purchaser and the purchaser have received the same and the purchaser have verified the same and after verification and found all those things correct. Purchased the property described in the schedule below. That if any encumbrance made by the Vendor or any claim by any other person whatsoever will be found in future against the property mentioned in Schedule below the Vendor will in every aspects co-operate to solve the dispute and or problem.
9. That be it noted that the plan attached herewith demarcating the plot of the land with specific boundary in Red Colour will be treated as part and parcel of this Sale Deed.

IN WITNESSES WHEREOF the Vendor has signed this sale deed on the date mentioned above.



The Schedule above referred to

District Purulia, P.S. Purulia (Town) & Sub-Registry office Purulia, Pargana Chharrah,
Mouza Purulia, J.L. No. 292 at present 2, under Purulia Municipality Ward No. 10,
Holding No. 965/1, situated at Chuna Bhatti Bye Lane, R.S. Khatian No. 3364 (Three
thousand three hundred sixty four), R.S./L.R. Plot No. 14696 (Fourteen thousand
six hundred ninety six), Bastu land measuring 0.1435 Acre out of which measuring
14.35 (Fourteen point three five) Decimals, as shown in red ink in the annexed
 map, which is bounded by:

On the North - Sellers own land
 On the South - 10'-0" wide Chunabhatti Road
 On the East - Land of Abdul Rouf
 On the West - Usman Gali

And Measuring :

Northern side : east to west 34'-6" + 35'-0" + 8'-9"
 Southern side : east to west 40'-7" + 55'-0"
 Eastern side : north to south 15'-4" + 28'-0" + 61'-3"
 Western side : north to south 21'-0" + 35'-8" + 20'-3"

(6)



Payment Schedule

Received Rs. 51,00,000/- (Rupees fifty one lakhs) only as per details below :-

Bank Name & Branch	Date	RTGS UTR No.	Amount
Bank of India, B.K.C. Br.	20.08.2019	BKIDR52019082000518751	Rs. 15,00,000/-
Bank of India, B.K.C. Br.	19.08.2019	BKIDN19231509554	Rs. 5,00,000/-
Bank of India, B.K.C. Br.	19.08.2019	16573027	Rs. 5,00,000/-
Bank of India, B.K.C. Br.	19.08.2019	16569962	Rs. 5,00,000/-
Bank of India, B.K.C. Br.	19.08.2019	BKIDR520190081900382414	Rs. 10,00,000/-
Bank of India, B.K.C. Br.	17.08.2019	16230089	Rs. 5,00,000/-
Bank of India, B.K.C. Br.	17.08.2019	16232881	Rs. 5,00,000/-
Bank of India, B.K.C. Br.	18.02.2018	BWY130218140319118	Rs. 99,000/-
		By Cash	Rs. 1,000/-



Signature of the Vendor



In witness whereof the Vendor hereto signed this deed on the date mentioned hereinabove having understood the contents of this SALE DEED.

Note - In 8th page photographs of the Vendor and the Vendee are pasted, signed with their ten fingers' impression.



Signature of the Vendor

Witnesses :

1. Md. Ehtesham
S/O Md. Kalim
H.No. 11, Line no. 6
'B' Block, Dhakidih
PS. PO. Bistupur Dist. Purbi Singhbhum
Jharkhand - 831001
2. Rangela Kumar
of Purulia.

Drafted by: **Sourav Banerjee**

Sri Sourav Banerjee
Deed Writer
Licence No. 133, Purulia

























Typed by:

Jayants Paulan

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স্বাক্ষর

ক্রমানুযায়ী দাতার ও গ্রহীতার স্বাক্ষরিত ছবিসহ
বাম ও ডান হাতের দশ আঙ্গুলের টিপ ছাপ।

					
	বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	বাম হাত				
					
	বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ডান হাত				
					
	বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	বাম হাত				
					
	বৃদ্ধাঙ্গুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ডান হাত				

স্বাক্ষর

স্বাক্ষর

Major Information of the Deed




Deed No :	I-1402-04758/2019		Date of Registration	20/08/2019
Query No / Year	1402-1000185186/2019		Office where deed is registered	
Query Date	19/08/2019 1:41:29 PM		A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Mohammad Salim Shaikh J K College Road Neya Basti, Thana : Purulia Town, District : Purulia, WEST BENGAL, Mobile No. : 9820004610, Status :Buyer/Claimant			
Transaction	[0101] Sale, Sale Document			
Set Forth value	Rs. 51,00,000/-			
Stamp duty Paid(SD)	Rs. 3,25,468/- (Article:23)			
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)			
	Additional Transaction		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
	Market Value		Rs. 54,24,300/-	
	Registration Fee Paid		Rs. 54,250/- (Article:A(1), E)	

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Chuna Bhatti Bye Lane(word no 10), Mouza: Purulia-(002), , Ward No: 10 JI No: 292/2, Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-14696	LR-3364	Bastu	Bastu	14.35 Dec	51,00,000/-	54,24,300/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					14.35Dec	51,00,000 /-	54,24,300 /-	

Seller Details :



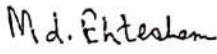
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Mohammed Kalim (Presentant) Son of Late Mohammed Yasin Executed by: Self, Date of Execution: 20/08/2019 , Admitted by: Self, Date of Admission: 20/08/2019 ,Place : Office	 20/08/2019	 LTI 20/08/2019	 20/08/2019
House No 11, Line No 6, B Block, Sector Dhatkidi, P.O:- Blistupur, P.S:- BISTOPUR, District:-Purbi Singhbhum, Jharkhand, India, PIN - 831001 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AEOPM9631F, Status :Individual, Executed by: Self, Date of Execution: 20/08/2019 , Admitted by: Self, Date of Admission: 20/08/2019 ,Place : Office				



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Mohammad Salim Khaikh Son of Late Rahamgul Shaikh J K College Road Neya Basti, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ALNPS6140F, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mohammad Ehetesham Son of Mr Mohammad Kalim House No 11, Line No 6, B Block, Sector Dhatkidi, P.O:- Bistupur, P.S:- BISTOPUR, District:-Purbi Singhbhum, Jharkhand, India, PIN - 831001			
Identifier Of Mr Mohammed Kalim	20/08/2019	20/08/2019	20/08/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Mohammed Kalim	Mr Mohammad Salim Khaikh-14.35 Dec

Endorsement For Deed Number : I - 140204758 / 2019

On 19-08-2019

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 54,24,300/-



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

On 20-08-2019

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.



Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
for registration at 14:00 hrs on 20-08-2019, at the Office of the A.D.S.R. PURULIA by Mr Mohammed
Executant.

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

Execution is admitted on 20/08/2019 by Mr Mohammed Kalim, Son of Late Mohammed Yasin, House No 11, Line No 6, B Block, Sector Dhatkidi, P.O: Bistupur, Thana: BISTOPUR, , Purbi Singhbhum, JHARKHAND, India, PIN - 831001, by caste Muslim, by Profession Business

Identified by Mr Mohammad Ehetesham, . . . Son of Mr Mohammad Kalim, House No 11, Line No 6, B Block, Sector Dhatkidi, P.O: Bistupur, Thana: BISTOPUR, , Purbi Singhbhum, JHARKHAND, India, PIN - 831001, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 54,250/- (A(1) = Rs 54,243/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 54,250/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/08/2019 4:16PM with Govt. Ref. No: 192019200060678311 on 19-08-2019, Amount Rs: 54,250/-, Bank: BANK OF INDIA (BKID0004000), Ref. No. 86501292 on 19-08-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,25,468/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,20,468/-.

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 5872, Amount: Rs.5,000/-, Date of Purchase: 20/08/2019, Vendor name: Debdas Bhattacharya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/08/2019 4:16PM with Govt. Ref. No: 192019200060678311 on 19-08-2019, Amount Rs: 3,20,468/-,

Bank: BANK OF INDIA (BKID0004000), Ref. No. 86501292 on 19-08-2019, Head of Account 0030-02-103-003-02

Ruhul Amin

Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1402-2019, Page from 199160 to 199178
being No 140204758 for the year 2019:



Digitally signed by RUHUL AMIN
Date: 2019.08.21 15:53:34 +05:30
Reason: Digital Signing of Deed.

Ruhul

(Ruhul Amin) 21-08-2019 15:53:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)

To :

The District Magistrate , Dist.-Purulia

From :

Mohammad Salim Shaikh son of late Rahamgul Shaikh
Chunabhathi , Kasai Mahalla , Ward No.-10 , P.O.& Dist.-
Purulia , P.S.-Purulia(T) , West Bengal-723101

Sub.: Legal action against encroachment of Chunabhaty
Road & harassment to others by some persons at
Chunabhaty Road .

I the undersigned Mohammad Salim Shaikh son of late Rahamgul Shaikh residing at Chunabhaty , Kasai Mahalla , Ward No.-10 ,P.O. & Dist.-Purulia ,P.S.-Purulia(T), West Bengal-723101 would like to inform you that I have a property situated in the District of Purulia, Chunabhaty , Kasai Mahalla ,Ward No.-10 under Purulia Municipality , P.S.-Purulia (Town), P.O.-Purulia bearing J.L.No.-02, R.S./L.R. Plot No.-14696, R.S./L.R. Khatian No.-3364, Holding No.-965, under Purulia Municipality and submit my burning problems as below and request your help to overcome from the harassment facing by me.

Since last many years, the front side of my above noted said land which are the road of the Chunabhaty has been forcefully , illegally encroached by the some persons and they are running their business with the electricity connection of the W.B.S.E.D.C.L. and therefore I am facing problems to enter and construction of my building at that land. In this matter , I severally told that persons to vacate the front side of my said property but all the persons paying no heed of my protest .



Contd.....P/2

(2)

Though I tried to convince them that, the space they encroached are of Chunabhaty Road area and let me to enter and construction of my building over my own land . However, they are not ready to listen me and even other members of the society who are also tried to convince them. Now they started harassment by making restrain to enter and construction of building at my own property .

On this situation, I request the concerned authority to please initiate legal action against all the persons to vacate their illegal encroachment and remove the illegal occupancy of Chunabhaty Road and thereby unnecessary harassment to others.

Hope you will do the needful favourably with an immediate effect, which will help to avoid other encroachments also in our area.

Thanking you.

Yours truly



(Mohammad Salim Shaikh)

Date : 27/01/2020

Place: Purulia

Copy to: The Councillor, Ward No.-10, Purulia Municipality

The Chairman , Purulia Municipality

The Station Manager , W.B.S.E.D.C.L. , Purulia

The Superintendent of Police , Dist .-Purulia



Government of West Bengal
Office of the Block Land & Land Reforms Officer
Purulia - I, Dist.- Purulia.

E-Mail:: blropurulia1401@gmail.com

Phone:: 03252-224289

❑ **MUTATION CERTIFICATE** ❑

(Form - A)

To,
Sri Mohammad Salim Shaikh
S/O - Late Shaikh Rahangul
Address: Nayabasti
P.O. Purulia P.S. Purulia
District : Purulia



Reference : Mutation Case No. 1053 of 2019

He is hereby informed that his name has been mutated in respect of land described in the schedule below subject to the following terms and conditions :

- That the applicant shall pay the applicable land revenue and cesses against the land as determined under the provisions of section 23 of the W.B.L.R. Act, 1955 with its amendments upto date.
- That the mutation is granted without prejudice to any of the provisions of Chapter-II of the W.B.E.A. Act, 1953, Chapter - IIB of the W.B.L.R. Act, 1955, the Urban Land (Ceiling & Regulation) Act, 1976 , the Land Acquisition Act, 1948 and/or other laws for the time being in force, as may be applicable.
- That the applicant shall apply to the Government for Long Term Settlement of the land under usual terms and conditions on Payment of rent and scelami, if, in future, the land in question is found to be vested in the State. In case, no such application is made, He will be liable to be evicted from the land as per provisions of the law for the time being in force.
- That the mutation is granted with the recorded classification of the land. The applicant shall not convert the plot of land or any of its part without prior permission from the Collector, as required under Section 4C of the W.B.L.R Act, 1955. In the event if any unlawful conversion is made by the applicant on the plot of land or any of its part, such of his/her activity shall attract the penal provisions of the Section 4D of the said Act, 1955.

Schedule of Land

District & Police Station	Mouza with JL No	RS Khatian No	RS Plot No.	Total Area in acre	Mutated area in acre	Present Classification in the RoR	Remarks, if any
Purulia & Purulia(T)	Purulia 02	3364	14696	0.1435	0.1435	Bastu	NIL

Emg 16/06/2020

Prescribed Authority
Appointed u/s 50 of the W.B.L.R. Act, 1955 &
Revenue Officer
Purulia - I, Dist.- Purulia
Revenue Officer
Office of the B.L. & L.R.O.
Purulia - I

Government of West Bengal
Office of the Additional District Magistrate and
District Land & Land Reforms Officer, Purulia.
CONVERSION CERTIFICATE


Conversion case No 169/2020

This is to certify that the following schedule of land owned by Sri Mohammad Salim Shaikh Son of Late Shaikh Rahamgul of Nayabasti , P.O. Purulia P.S. Purulia , Dist:- Purulia is allowed to be used for the purpose of Abasan with effect from 14.10.2020 in terms of sec 4C of W.B.L.R.Act 1955(Amendment Act 1981, W.B. Act I of 1981) read with rule 5A of W.B.L.R.Rules 1965(amended vide Notification No. 4297/LR/I A-05/07 GE(M) dt 17.9.09) on the following terms and conditions:-

- That the order directing change, conversion or alteration is without prejudice to any of the provisions of Chapter II B of W.B.L.R.Act 1955.
- That the order directing change, conversion or alteration is without prejudice to the provision of sub Section (3) of sec 6 of the W.B.E.A.Act 1953 (West Bengal Act I of 1954).
- That where the object of change or conversion or alteration is to use the plot of land for a purpose for which approval or permission or license from an appropriate authority is necessary, order directing change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order granting change, or conversion or alteration as sought for is made.

LAND SCHEDULE

District	Police Station	Mouza & J.L.No	Khatian No (R.S.)	Plot No. (R.S.)	Converted area (in acre)	Recorded Classification	Proposed Classification
Purulia	Purulia(T)	Purulia (02)	3364	14696	0.1435	Bastu,	ABASAN



Collector U/S 4C of WBLR Act, 1955 and
ADM and DL&LRO, Purulia.

01/12 dated

Memo no IV/119(Prl-1)/

169(20)/R/20

Copy forwarded to: - 1. Sri Mohammad Salim Shaikh Son of Late Shaikh Rahamgul of Nayabasti , P.O. Purulia P.S. Purulia , Dist:- Purulia for information.
2. B.L& L.R.O. Purulia-I for information and taking necessary action. The relevant case records in Original are returned herewith.


Collector U/S 4C of WBLR Act, 1955 and
ADM and DL&LRO, Purulia.

01/12