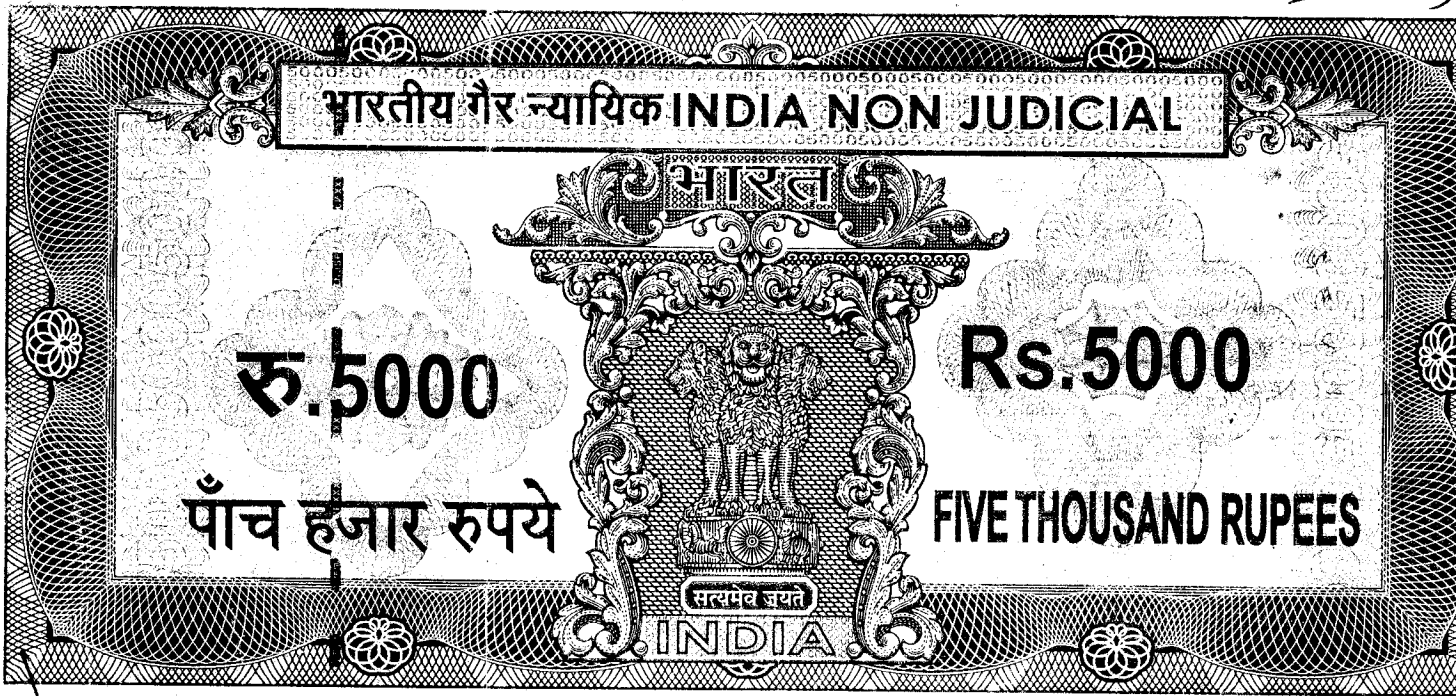


4413

D - 4519



33/11/16
 28.7.16

पश्चिम बंगाल WEST BENGAL

C 820910

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

[Handwritten Signature]

Additional District Sub-Registrar
 Raniganj, Burdwan

29 JUL 2016
 28 JUL 2016

29 JUL 2016

Query No. - 994/21/2016

Sunit Kumar Gammang

19-201617 - 001560408

DEED OF SALE

Contd.... P/2

[Handwritten Signature]

S.L. No. 616
Date 28/7/2016
Name Om Prakash Bhuwalka
Address Raniganj
Purchased from Asst. Treas. 21 JUL 2016
Stamp vendor PARESH KUMAR JEE
A.D.S.R. Office Rng. U No. 3176
Value Rs. 5000/-
Signature *[Handwritten Signature]*

Anil Kumar Gannu



1037

Anil Kumar Gannu



**Additional District Sub-Registrar
Raniganj, Bardwan**

28 JUL 2016

Handwritten notes in Bengali script, including names like 'Om Prakash Bhuwalka' and other illegible text.

= 2 =

Shri Kuma Gammur

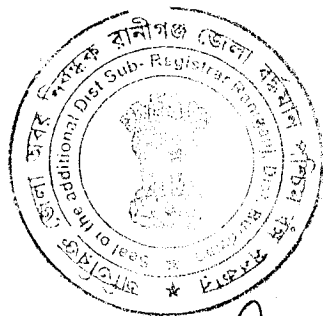
.....

DEED OF SALE :: Mouza : Searsole, P.O.- Searsole Rajbari, P.S.- Raniganj, Sale Value : Rs 22,82,075.00 (Rupees Twenty Two Lac Eighty Two Thousand and Seventy Five) Only, Assessed Market Value Rs 22,82,075.00 (Rupees Twenty Two Lac Eighty Two Thousand and Seventy Five) Only, bearing L. R. Khatian No 5609 (Five Six Zero Nine) bearing R. S. Plot No. 1670 (One Six Seven Zero) corresponding to L. R. Plot No. 2332 (Two Three Three Two), Class of land BAID, measuring an Area 0.37 (Zero Point Three Seven) Acre or 37 (Three Seven) Decimal of vacant land.

.....

Stamp Duty and Registration Fees already paid through GRIPS bearing GRN No. 19-201617-001560496-1 dated 26th July 2016.

.....



Additional District Sub-Registrar
Radiganj, Burdwan

28 JUL 2016

= 3 =

Sri Sunil Kumar Ganeriwala

THIS DEED OF SALE is made on this the 28th day of July 2016

-: BY AND BETWEEN :-

Sri Sunil Kumar Ganeriwala (H.U.F.), son of Late Dinanath Ganeriwala, by faith Hindu, Nationality Indian, by occupation Business, **PAN : AAMHS4324K**, resident of 3, C. L. M. Lane, Raniganj, P.O. & P.S. – Raniganj, PIN – 713347, A.D.S.R. Office Raniganj, Sub-Division Asansol, Dist. – Burdwan (W.B.), hereinafter called "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, successors, executors, assigns, administrators and legal representatives) of the ONE PART,

-: IN FAVOUR OF :-

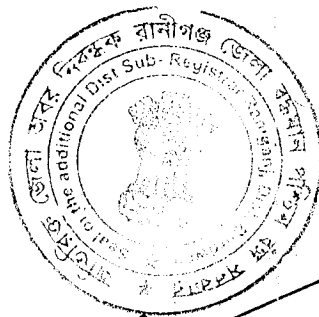
Sri Om Prakash Bhuwarka, son of Late Ganesh Das Bhuwarka, by faith Hindu, Nationality Indian, by occupation Business, **PAN : AIZPB1892J**, resident of 51, N.S.B. Raod, Raniganj, P.O. & P.S. – Raniganj, PIN – 713347, A.D.S.R. Office Raniganj, Sub-Division Asansol, Dist. – Burdwan (W.B.), hereinafter called "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, successors, executors, assigns, administrators and legal representatives) of the OTHER PART,

AND WHEREAS the properties described in Schedule below and here-in-after referred to as the said property is owned and possessed by the Vendor who is the absolute owner of the same.

AND WHEREAS the vendor purchased the Schedule mentioned property from its lawful owner SMT. JAYASHREE MONDAL, wife of Sirish Chandra Mondal of Searsole Babupara, Searsole Rajbari, Raniganj, by virtue of a Registered Deed of Sale being no. I-5179 for the year 2011 of A.D.S.R. Office Raniganj for a Valuable Consideration.

AND WHEREAS the aforesaid SMT. JAYASHREE MONDAL purchased the Schedule mentioned property from its lawful owner Sri Sanjit Kumar Das & Others of Domohani, by virtue of a Registered Deed of Sale being no. I-2358 for the year 2005 of A.D.S.R. Office Raniganj for a Valuable Consideration.

Contd.... P / 4



Additional District Sub-Registrar
Raniganj, Burdwan

28 JUL 2016

= 4 =

Subit Kuma. Gaurav

AND WHEREAS the name of the Vendor has duly been recorded in the finally published L.R. Record of Rights.

AND WHEREAS accordingly the Vendor is now absolutely seized and possessed of and is otherwise well and sufficiently entitled to the aforesaid lands, properties hereditaments and appurtenances with all easement rights, attached thereto morefully described and mentioned in Schedule below having had acquired the same in the manner aforesaid and in exclusive possession and the Vendor's have absolute right, full power and authority to sell the Schedule mentioned property.

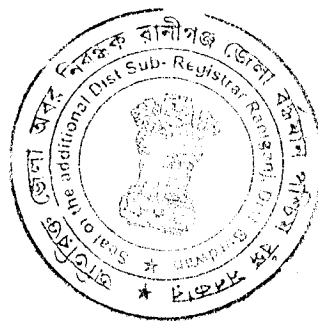
AND WHEREAS the Vendor abovenamed is in urgent need of money to defray his family expenses as also to meet other lawful necessity has decided and announced to sell the aforesaid property, which is more clearly mentioned in the Schedule below and delineated in plan annexed hereto free from all encumbrances at the price of Rs 22,82,075.00 (Rupees Twenty Two Lac Eighty Two Thousand and Seventy Five) Only verifying the said price to be the best, fair, reasonable and highest in the present market rate.

AND WHEREAS the Purchaser accepted the said offer announced by the Vendor and has agreed to pay the said sum of Rs 22,82,075.00 (Rupees Twenty Two Lac Eighty Two Thousand and Seventy Five) only unto the Vendor for purchasing the Schedule mentioned property for Baid purpose.

NOW THIS DEED WITNESSETH : That in consideration of the payment of the sum of **Rs 22,82,075.00 (Rupees Twenty Two Lac Eighty Two Thousand and Seventy Five)** Only made by the purchaser as mentioned hereinbelow :-

1. Rs 1,00,000.00 (Rupees One Lac) Only by Cheque bearing no. 172722 dated 15.12.2015 with Allahabad Bank, Raniganj Branch.
2. Rs 5,00,000.00 (Rupees Five Lac) Only by Cheque bearing no. 172732 dated 07.03.2016 with Allahabad Bank, Raniganj Branch.
3. Rs 5,00,000.00 (Rupees Five Lac) Only by Cheque bearing no. 001138 dated 04.04.2016 with Allahabad Bank, Raniganj Branch.
4. Rs 10,00,000.00 (Rupees Ten Lac) Only through RTGS Via UTR no. ALLA201606165003133739 dated 16.06.2016 with Allahabad Bank, Raniganj Branch.
5. Rs 1,82,075.00 (Rupees One Lac Eighty Two Thousand and Seventy Five) Only through NEFT Via UTR no. N202160171039729 dated 20.07.2016 with H.D.F.C. Bank, Raniganj Branch.

Contd.... P / 5



Additional District Sub-Registrar
Kanigawa, Barisal

28 JUL 2016

Suit Kuma Gammur G

= 5 =

In favour of Vendor, the whole of the aforesaid consideration money as the sale price of the property (the receipt whereof the said Vendor do hereby admit and acknowledge) and the Vendor in his personal capacity do hereby convey, grant, transfer and absolutely assign his land to the Purchaser free from all encumbrances, charges, claims and demands what-so-ever. **ALL THAT** vacant land more specifically mentioned in Schedule below and delineated in plan annexed hereto.

AND ALL the estate, right, title, interest, claim and demand what-so-ever together with all yards, courses, paths, passages, lights, liberties, privileges, easements of the Vendor in or to the property hereby conveyed and every part thereto **TO HOLD** the same unto and the use of the Purchaser and his representatives absolutely.

AND THE Vendor and all persons claiming through or under his do hereby further agree with the Purchaser at all times, hereafter and upon any reasonable request and at the costs of the Purchaser to do and execute all such lawful acts, deeds and things what-so-ever for further and more perfectly conveying and assuring the said property and every part thereof to the Purchaser and his representatives and placing him in possession of the same according to the true intent meaning of this deed.

AND the Vendor do hereby also agree to save harmless and keep indemnified the Purchaser against all losses, damages, costs and expenses which he may be sustained by reason of any claim being made by anybody whom-so-ever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the Vendor do hereby further agree with the Purchaser and declare that he has not done or been party to any act, whereby the Vendor is prevented from conveying or assigning the said property.

AND the Vendor do hereby further agree with the Purchaser and declare that the Purchaser shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as an absolute owner as his own chattel in any manner as he may like or find necessary from generation to generation without any disturbance of the Vendor or his heirs, executors, successors and legal representatives and have every right to sell, alienate, lease, gift, mortgage etc. to any person or authority.



Additional District Sub-Registrar
Raigarh, Burawan

28 JUL 2016

= 6 =

Rinit Kama Bagnan

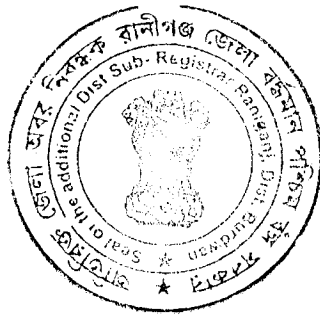
AND the Vendor do hereby give his consent and approval for recording the name of the Purchaser in the Landlord's Sherista and the Municipality and shall help the Purchaser in such recording and / or mutating of his name in such place or places and the Purchaser henceforth shall pay all rents and taxes to the Municipality and to the Govt. Revenue Department.

SCHEDULE

In the District of Burdwan, Sub-Division Asansol, under P.S. Raniganj, A.D.S.R. Office Raniganj, Mouza Searsole, J.L.No. 17, all that piece and parcel of land hereditaments and appurtenance with all easement rights attached thereto appertaining to L.R. Khatian No 5609 (Five Six Zero Nine) bearing R.S. Plot No. 1670 (One Six Seven Zero) corresponding to L.R. Plot No. 2332 (Two Three Three Two), Class of land BAID, measuring an Area 0.37 (Zero Point Three Seven) Acre or 37 (Three Seven) Decimal of Baid vacant land hereby sold. The property hereby sold is surrounded by Agriculture Land. There is no road from any side of the said land and shown & delineated by RED Hatch Mark in the plan annexed hereto, which do form part of this deed. Rayati Dakhali Swatiya.

The Proportionate annual ground rent is payable to the Govt. Of West Bengal through the B. L. & L. R. O., Raniganj, Burdwan.





Additional District Sub-Registrar
Ramganj, Buxar

28 JUL 2016

= 7 =

IN WITNESSES WHEREOF the Vendor hereof has executed and signed these presents on the day, month and year written at the outset.

This deed has been printed in 7 pages and in Page no. 1 (A) Photo & Ten Fingers Print given by the Parties duly attested, being part of this deed.

Witnesses

1. *Handwritten signature*
श्रीमान - (पुनित कुमार शर्मा)
श्रीमती - (पुनित कुमारी शर्मा)
अपना - (पुनित कुमारी शर्मा)
चपरा - (पुनित कुमारी शर्मा)

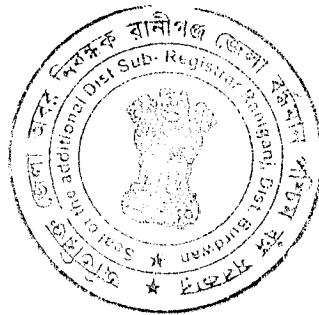
Handwritten signature of Punit Kumar Gammur

Signature of the Vendor

2. Shouvik Dey
s/o - Pankaj Kumar Dey
C. R. Road
P.O. & P.S. - Ramiganj
PIN - 713347
Dist. - Burdwan

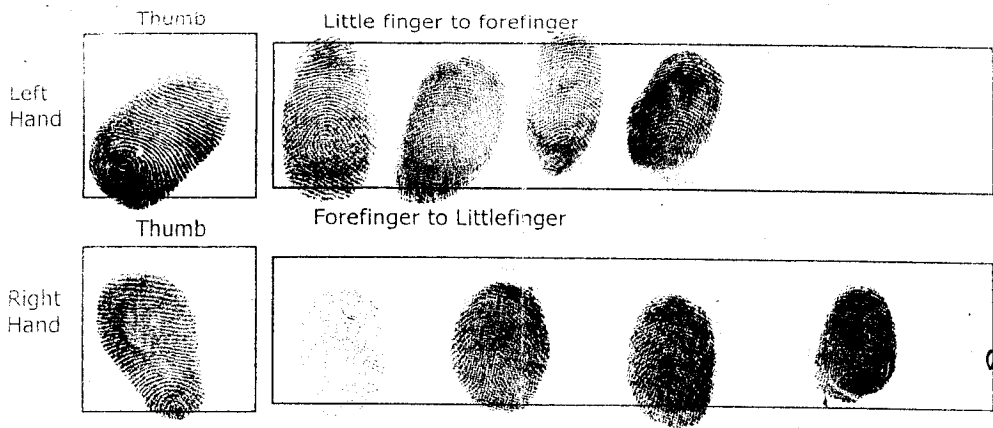
Drafted and prepared by me:
As per instructions of the Parties
& typed and printed in my office

Handwritten signature of Punit Kumar Sharma
(Punit Kumar Sharma)
ADVOCATE
Enrolment No. F/209/958/2012

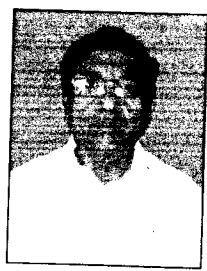
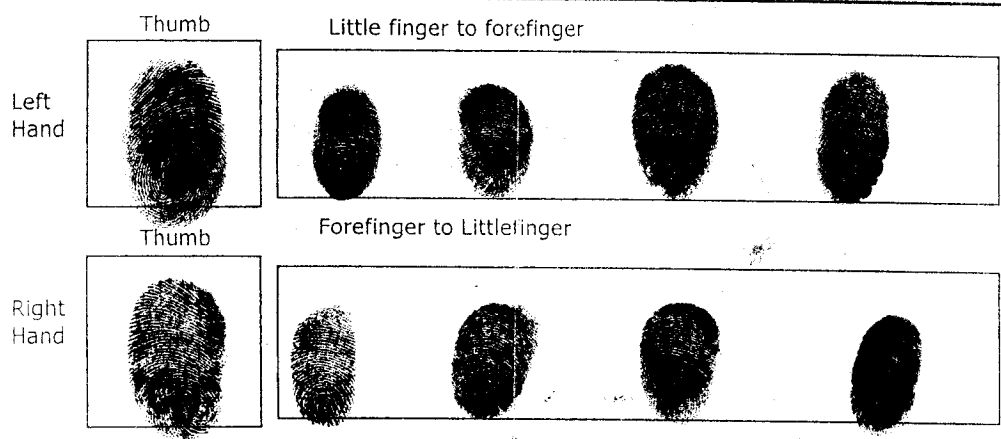


Additional District Sub-Registrar
Kapiganj, Burdwan

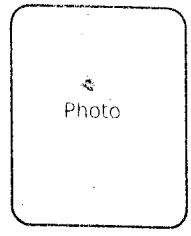
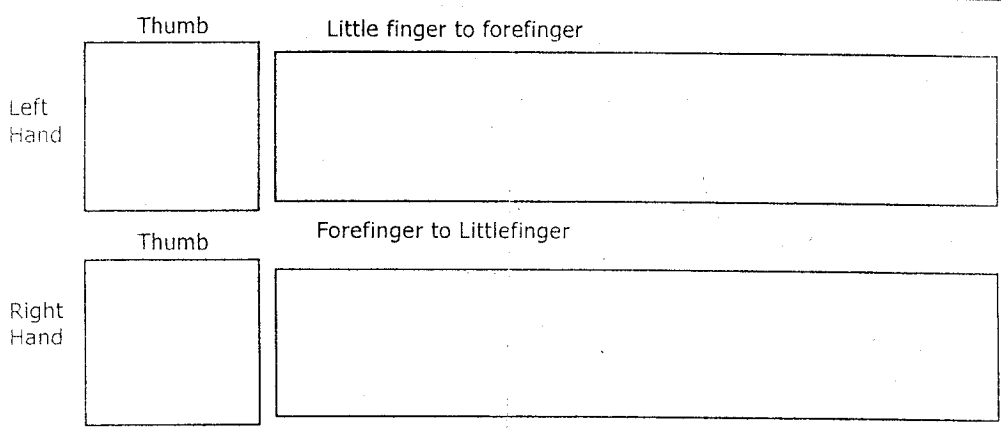
28 JUL 2016



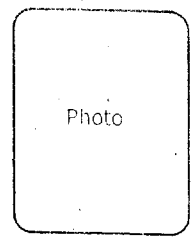
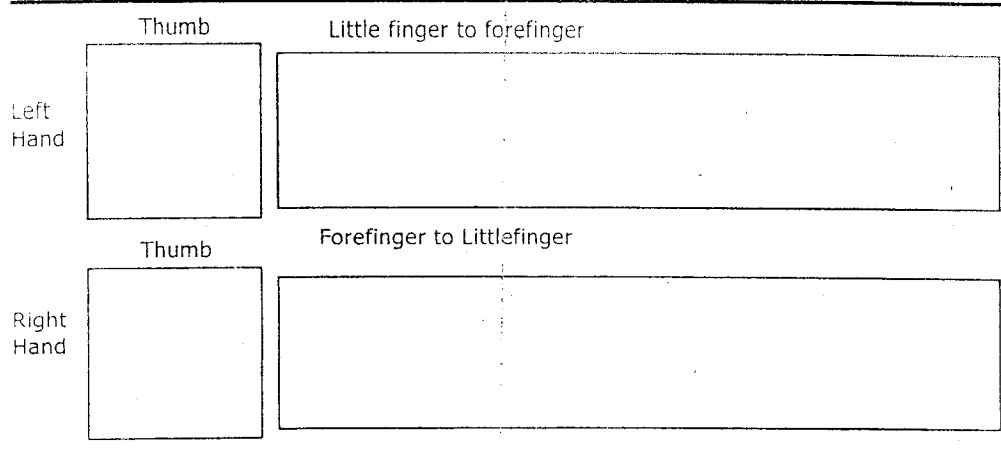
Finger Print & Photo attested by me : *Ravi Kumar Gammale*



Finger Print & Photo attested by me : *Ravi Prakash Bhuwalia*



Finger Print & Photo attested by me :



Finger Print & Photo attested by me :



[Handwritten signature]


Additional District Sub-Registrar
Kenaganj, Burdwan

28 JUL 2016

**PLAN SHOWING PORTION OF LAND IN R.S. PLOT NO. 1670 & L.R. 2332 IN MOUZA - SEARSOL ,
J.L. NO. 17, P.S - RANIGANJ. (SCALE 1" = 82.5 FEET)**

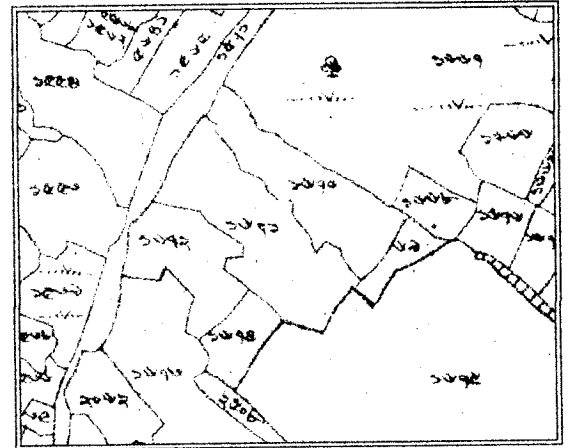
Legend:-

Land measuring in:

in R.S. plot no. 1670 (part)/L.R. 2332= 0.37 acre. sold shown: 

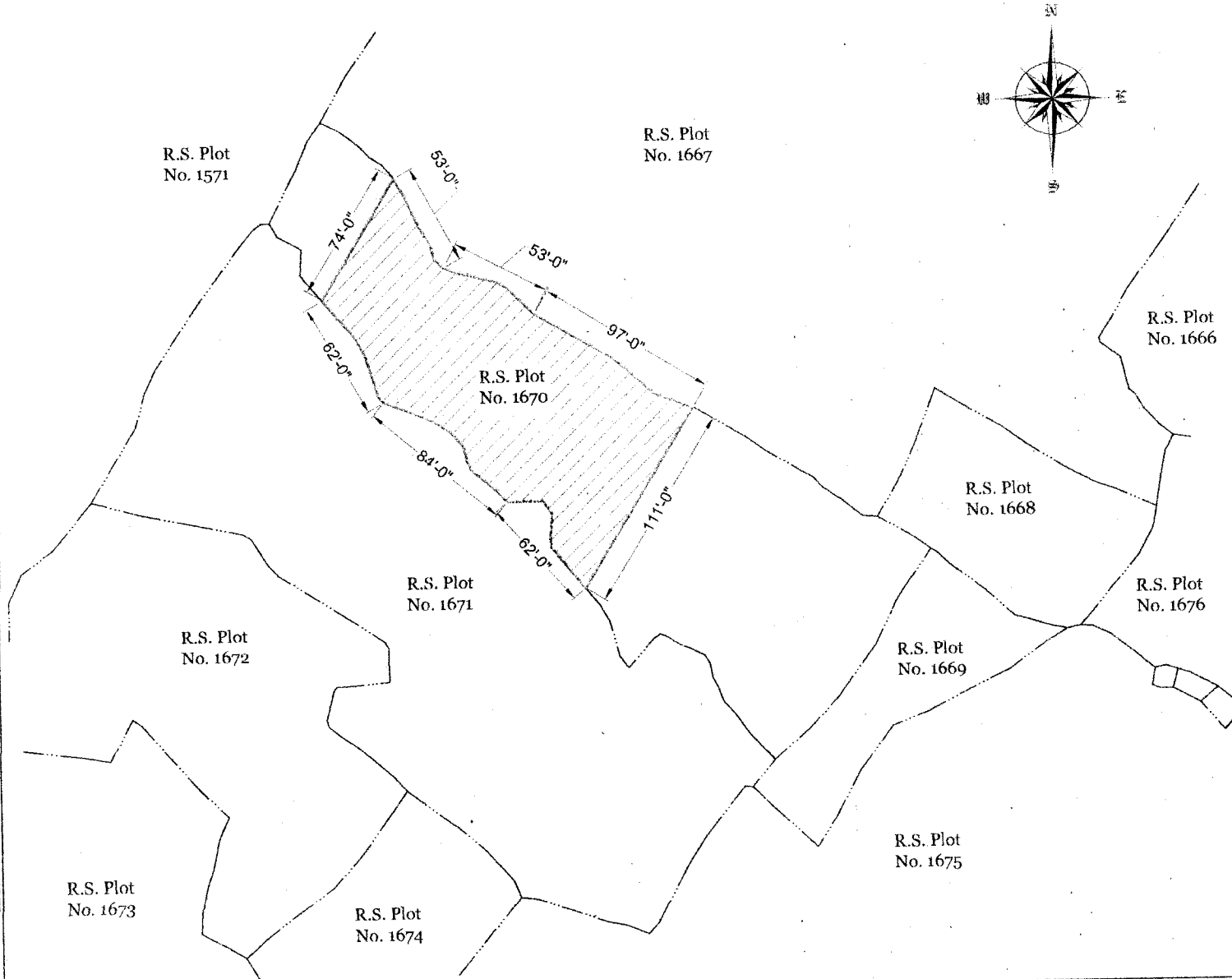
Area sold to :-

SRI. OM PRAKASH BHUWALKA,
S/o. Late. Ganesh Das Bhuwalka.
51, N.S.B Road, P.O. Raniganj - 713347




MOUZA MAP - 16 INCH = 1 MILE

Print kama Gammat

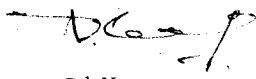


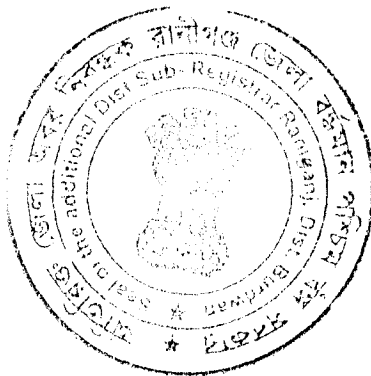
DRAWING NO:- N&A/-----/SEARSOL-1670-1/PP/2016/1 OF 1			
REV	CHK BY	DWN BY	DATE
N1	D.k.Nag. Land & Mines Surveyor. Ex. Dy. Supdt. of Survey, Coal India Limited.(E.C.I.)	A.k.Nag. Civil Engineer & Land Surveyor.	23rd July,2016

SCALE: 1"= 82.5 FL.
Notes: All Dimintions
are in Feet Inches.



SURVEYED BY:-
NAG & ASSOCIATES.
(Survey, Planning & Consultation)
Regd.Office: 40, A.B.Road, School Para,
P.O. Raniganj,Dist : Burdwan (W.B)-713347
Ph No: 94343-82685 / 95642-95656/94646
E-Mail: nag_associates@outlook.com

SEIGNED BY:-

D.k.Nag,
Land & Mines Surveyor,
Ex. Dy. Supdt. of Survey, E.C.I.



Additional District Sub-Registrar
Reniganj, Burdwan

28 JUL 2016

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Shri Sunil Kumar Ganeriwala HUF Son of Late Dinanath Ganeriwala C.L.M. LANE, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Sunil Kumar Ganeriwala HUF Son of Late Dinanath Ganeriwala C.L.M. LANE, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAMHS4324K,; Status : Individual; Date of Execution : 28/07/2016; Date of Admission : 28/07/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Om Prakash Bhuwalka Son of Late Ganesh Das Bhuwalka 51, N.S.B.ROAD, RANIGANJ, P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIZPB1892J,; Status : Individual

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Ajay Pandit Son of Shri Kedar Pandit Searsole Rajbari, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713358 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Shri Sunil Kumar Ganerwala HUF	

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:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Searsole	LR Plot No:- 2332 , LR Khatian No:- 5609	37 Dec	22,82,075/-	22,82,075/-	Proposed Use: Khamar, ROR: Baid, Width of Approach Road: 2 Ft.,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Punit Kumar Sharma
Address	Raniganj, Thana : Raniganj, District : Burdwan, WEST BENGAL
Applicant's Status	Advocate

Office of the A.D.S.R. RANIGANJ, District: Burdwan

Endorsement For Deed Number : I - 020404519 / 2016

Query No/Year 02040000994121/2016 Serial no/Year 0204004413 / 2016
Deed No/Year I - 020404519 / 2016
Transaction [0101] Sale, Sale Document
Name of Presentant Shri Sunil Kumar Presented At Private Residence
Ganeriwala HUF
Date of Execution 28-07-2016 Date of Presentation 28-07-2016

Remarks

On 18/07/2016

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 22,82,075/-



(Sumanta Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Burdwan, West Bengal

On 28/07/2016

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

Presented for registration at 17:37 hrs on : 28/07/2016, at the Private residence by Shri Sunil Kumar Ganeriwala HUF ,Executant.

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

Execution is admitted on 28/07/2016 by

Shri Sunil Kumar Ganeriwala HUF, Son of Late Dinanath Ganeriwala, C.L.M. LANE, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, W.B. PIN - 713347, by caste Hindu, by Profession Business

Identified by Shri Ajay Pandit, Son of Shri Kedar Pandit, Searsole Rajbari, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713358, By caste Hindu, By Profession Others



(Sumanta Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Burdwan, West Bengal

On 29/07/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,109/- (A(1) = Rs 25,102/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,109/-

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

1. Rs. 25,109/- is paid, by online on 26/07/2016 3:33PM with Govt. Ref. No. 192016170015604961 on 26-07-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 243705000 on 26/07/2016, Head of Account 0030-03-104-001-16

Certificate of Admissibility(Rule 43,W.B. Registration Rule - 1908)

Admissible under rule 21 of West Bengal Registration Rule, 1902 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,33,934/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,31,934/-

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

1. Rs. 1,31,934/- is paid, by online on 26/07/2016 3:33PM with Govt. Ref. No. 192016170015604961 on 26-07-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 243705000 on 26/07/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 61, Dated on 28/07/2016, Vendor named P Mukherjee.
2. Rs 10/- is paid on Court Fees.



(Sumanta Dhar)

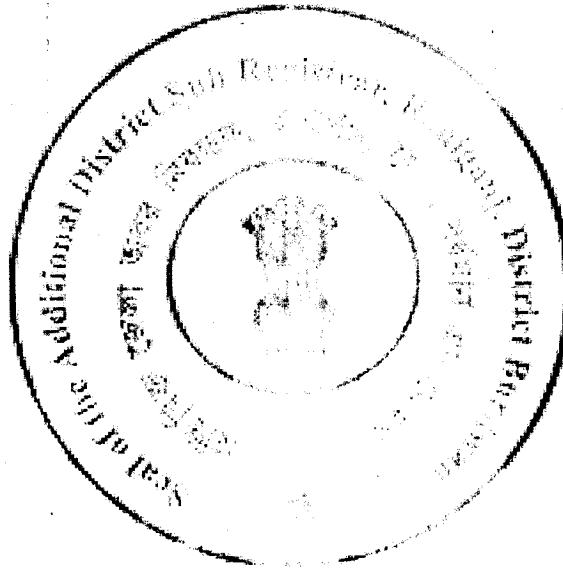
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0204-2016, Page from 73088 to 73132

being No 020404519 for the year 2016.



Digitally signed by SUMANTA DHAR
Date: 2016.08.05 16:40:09 +05:30
Reason: Digital Signing of Deed.

(Sumanta Dhar) 05-08-2016 16:40:08
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)