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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 648269



[Signature]
 Additional District Sub-Registrar
 Raniganj Burdwan

28 FEB 2013

[Signature]
 Anjan Kumar Baidyan

DEED OF SALE

DEED OF SALE :: Mouza Searsole, P.S. Raniganj, Sale Value : Rs. 1,35,000/-,
 Assessed Market Value : 16,98,112/-, Area 78 Decimal.

THIS DEED OF SALE is made on this the 28th day of February,
 2013 (TWO THOUSAND THIRTEEN);

- BY -

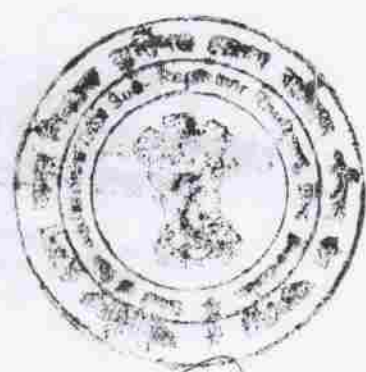
8201 J

सिवाय प्रिन्सिपल नॉन जूडिशियल

चुव 26/2/2013
Om Prakash Bhuralka
Raniganj
2000.00

13 FEB 2013

चुव 26/2/2013
Om Prakash Bhuralka
Raniganj
2000.00



(Signature)

Additional District Sub-Registrar
Raniganj Burdwan

Vivek Bhuralka
s/o Om Prakash Bhuralka
N.S.B. Road, Raniganj

28 FEB 2013

Pawan Kumar Bagaria

-: 2 :-

SRI PAWAN KUMAR BAGARIA, Son of Late Teluram Bagaria, by faith Hindu, Nationality Indian, by Occupation Business, resident of 23/3, Agrasen Street, Block-B, F-1, Liluah-711204, P.S. Bali, Howrah, 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 BHUWALKA, Son of Late Ganesh Das Bhuwalka, by faith Hindu, Indian National, by Occupation Business, resident of N.S.B. Road, Raniganj, P.O. Raniganj, P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B), hereinafter called the "**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**:

WHEREAS the properties described in the Schedule below and herein-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 the then lawful owners (1) Sri Binod Keshri, Son of Sri Jawaharlal Keshri & (2) Sri Rajkumar Keshri, Son of Sri Shankar Prasad Keshri of Dr. R.R. Road, Raniganj, by virtue of a **Regd. Deed of Sale being No. 847 for the year 2004 of A.D.S.R. Office Raniganj** for valuable consideration.

AND WHEREAS the name of the Vendor has duly been recorded in the finally Published L.R. Record of Rights as Rayat;

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 free from all encumbrances.

Cont..P/3.

Additional District Sub-Registrar

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Additional District Sub-Registrar
Raniganj, Burdwan

28 FEB 2013

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RINAY KUMAR RAJGANS

-:: 3 ::-

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 Schedule below, free from all encumbrances at the price of Rs. 1,35,000/- (Rupees One Lac thirty five thousand) 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. 1,35,000/- (Rupees One Lac thirty five thousand) only unto the Vendor for purchasing the Schedule mentioned property for Agricultural purpose.

NOW THIS DEED WITNESSETH : That in consideration of the payment of the sum of Rs. 1,35,000/- (Rupees One Lac thirty five thousand) only made by the Purchaser in Cash to the 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 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 to the use of the Purchaser and his representatives absolutely.

AND the Vendor and all persons claiming through or under him 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.

Cont...P/4.

10/10/2013

Subject: [Faint text, possibly a reference number or subject line]

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Additional District Sub-Registrar
Burdwan

28 FEB 2013

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Farman Kumar Bhatnagar

-: 4 :-

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 for Agricultural purpose as he may like or find necessary from generation to generation without any disturbance of the Vendor or his heirs, executors and legal representatives, and have every right to sell, alienate, lease, gift, mortgage etc. to any person(s) or authority.

AND the Vendor do hereby give his consent and approval for recording the name of the Purchaser in the Landlord's Sherista and in 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 Dist. 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 R.S. Khatian No. 422 (Four hundred twenty two) corresponding to L.R. Khatian No. 4473 (Four thousand four hundred seventy three) bearing R.S. Plot No. 1671 (One thousand six hundred seventy one) corresponding to L.R. Plot No. 2333 (Two thousand three hundred thirty three) of Baid land, measuring an Area 0.78 (Zero Point Seven Eight) Acre or 78 (Seventy eight) Decimal of Agricultural land hereby sold, which is shown and delineated by Red Hatch mark in the Plan annexed herewith, which do form a part of this deed. Rayat Dakhali Swatiya.

Cont. P/5.

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
	ডান হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Prakash Bhushan

Prakash Bhushan

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
	ডান হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Pawan Kumar Bagari

Pawan Kumar Bagari

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
	ডান হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
	ডান হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :



					Fingerprints

Signature of the person whose fingerprints are taken in the above
 mentioned boxes



					Fingerprints

Signature of the person whose fingerprints are taken in the above
 mentioned boxes



					Fingerprints

Additional District Sub-Registrar
 Raniganj, Burdwan



		28 FEB 2013			Fingerprints

Signature of the person whose fingerprints are taken in the above
 mentioned boxes

-: 5 :-

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

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 5 Pages and in Page No. 1(A), Photo & Ten Fingers Print given by the Parties duly attested, being the part of this Deed.

WITNESSES :-

1. Vivek Bhunia
s/o Om Prakash Bhunia
N.S.B. Road, Raniganj

2. *[Signature]*
Raniganj

[Signature]
(SIGNATURE OF THE VENDOR)

Drafted & prepared by me :-

[Signature]
Advocate,
Enrolment No. F/457/478/96.

Typing & Printed by me :-

[Signature]
Salil Sen.
C.R. RANIGANJ.




Additional District Sub-Registrar
Ranigani, Burdwan

28 FEB 2013

Plan Showing portion of land in R.S. plot no. 1671 in Mouza:
Searsol , J. L. no. 17 , P.S. Raniganj . Scale: 64"=1 Mile .

Land measuring in :

R.S. plot no. 1671 / L.R. plot no. 2333 = 0.78 acre (out of 1.17 acre) sold shown : 

Area Sold To :

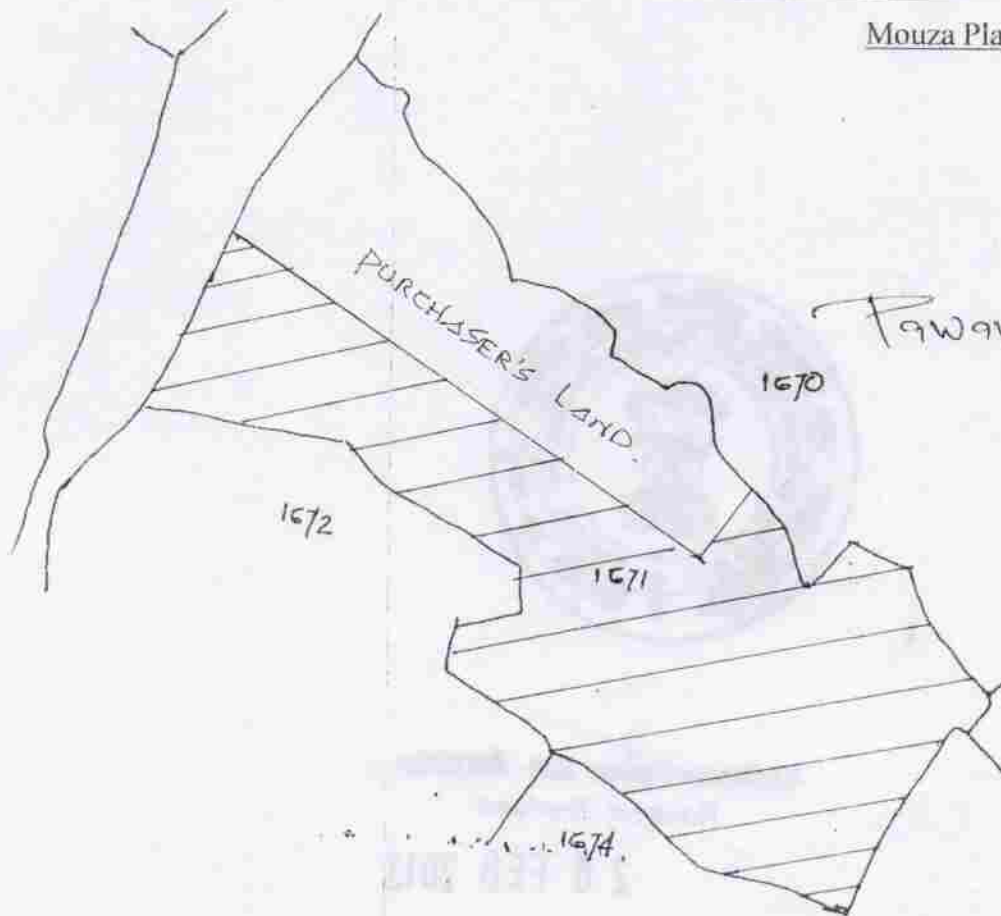
Sri Om Prakash Bhuwalka ,

S/o. Late Ganesh Das Bhuwalka .

51 , N.S.B Road , Raniganj .



Mouza Plan .16"=1 Mile .



Pawan Kumar Bagaria

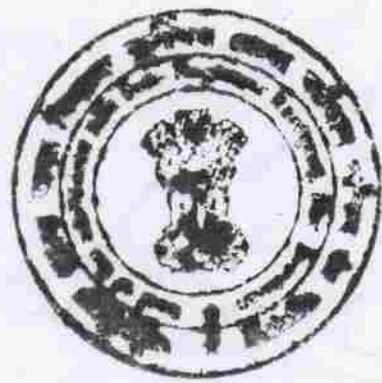
D.K. Nag
Land & Survey Director
School Para, Raniganj

For further details of the above, please refer to the original documents.

For further details of the above, please refer to the original documents.



For further details of the above, please refer to the original documents.



Additional District Sub-Registrar
Banihari, Burdwan

28 FEB 2013

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. 01060 / 2013, Deed No. (Book - I , 01068/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Pawan Kumar Bagaria 23/3 Agrasen Street, Block B, F-1 Liluah,, Thana:-Bally, P.O. :-Liluah ,District:-Howrah, WEST BENGAL, India, Pin :-711204	 28/02/2013	 LTI 28/02/2013	<i>Pawan Kumar Bagaria</i> 28.2.2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pawan Kumar Bagaria Address -23/3 Agrasen Street, Block B, F-1 Liluah,, Thana:-Bally, P.O. :-Liluah ,District:-Howrah, WEST BENGAL, India, Pin :-711204	Self	 28/02/2013	 LTI 28/02/2013	<i>Pawan Kumar Bagaria</i>

Name of Identifier of above Person(s)

Vivek Bhuwarka
N S B Road Raniganj, Thana:-Raniganj, P.O. :-Raniganj ,District:-Burdwan, WEST BENGAL, India,

Signature of Identifier with Date

Vivek Bhuwarka
28.2.2013



(Signature)
(Amitava Dutta)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. RANIGANJ

28 FEB 2013



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

Endorsement For Deed Number : I - 01068 of 2013
(Serial No. 01060 of 2013)

On 28/02/2013

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, 5 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:

Amount By Cash

Rs. 18685.00/-, on 28/02/2013

(Under Article : A(1) = 18678/- , E = 7/- on 28/02/2013)

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.-16,98,112/-

Certified that the required stamp duty of this document is Rs.- 101897 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 47950/- is paid , by the draft number 716258, Draft Date 25/02/2013, Bank : State Bank of India, PUNJABI MORE, RANIGANJ, received on 28/02/2013
2. Rs. 49000/- is paid , by the draft number 713879, Draft Date 28/12/2012, Bank : State Bank of India, PUNJABI MORE, RANIGANJ, received on 28/02/2013

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

Presented for registration at 13.45 hrs on :28/02/2013, at the Office of the A.D.S.R. RANIGANJ by Pawan Kumar Bagaria ,Executant.

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

Execution is admitted on 28/02/2013 by

1. Pawan Kumar Bagaria, son of Late Teluram Bagaria , 23/3 Agrasen Street, Block B, F-1 Liluah, Thana: Liluah, P.O:- Liluah, District:-Howrah, WEST BENGAL, India, Pin :-711204, By Caste Hindu, By Profession: Business

Identified By: Vivek Bhuwarka, son of Om Prakash Bhuwarka, N S B Road Raniganj, Thana:-Raniganj, P.O:- Raniganj, District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others




(Amitava Dutta)

ADDITIONAL DISTRICT SUB-REGISTRAR

28/02/2013 14:34:00

Endorsement Page 1 of 2
Additional District Sub-Registrar
Raniganj Burdwan

28 FEB 2013



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

Endorsement For Deed Number : I - 01068 of 2013
(Serial No. 01060 of 2013)

(Amitava Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR




(Amitava Dutta)

ADDITIONAL DISTRICT SUB-REGISTRAR

28/02/2013 14:34:00

Endorsement Page 2 of 2
Additional District Sub-Registrar

Raniganj Burdwan

28 . . . 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 4460 to 4471
being No 01068 for the year 2013.



(Amitava Dutta) 05-March-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. RANIGANJ
West Bengal

Additional District Sub-Registrar
Raniganj, Purba Medinipur

05 MAR 2013

