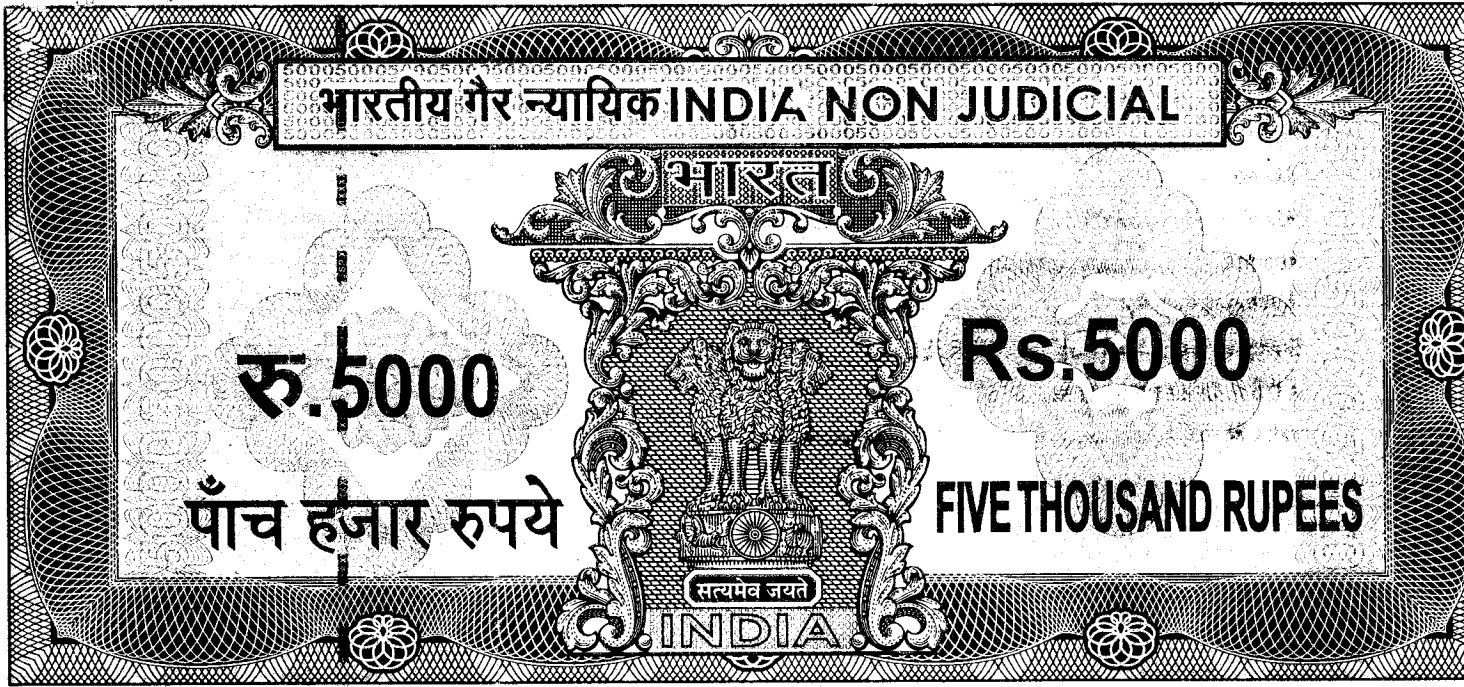


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T-447



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 820908

1.18M  
 P  
 28.7.16

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

Additional District Sub-Registrar  
 Raniganj, Burdwan

28 JUL 2016

Rishikema Gammur G

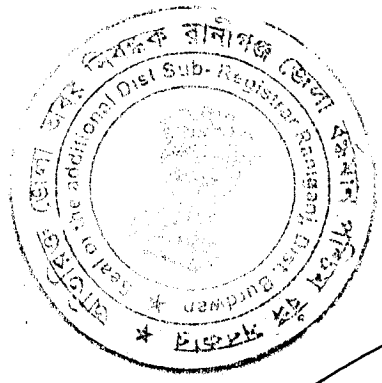
Query No.- 994109/2016

G.M. 19-2016/2-00150...

# DEED OF SALE

Contd.... P/2

S.L. No .. 625 Date ..... 28/7/2016  
Name ..... Om Prakash Bhuwarka  
Address ..... Raniganj .....  
Purchased from Asl. Tr ..... 27 JUL 2016  
Stamp Vendor PARESH MUKHERJEE  
A.D.S.R. Office Rng. LI No/ 3176  
Value Rs. 5000 Signature *Parekh*



*Parekh*  
Additional District Sub-Registrar  
Raniganj, Burdwan

28 JUL 2016

= 2 =

Rajkumar Gammang

.....

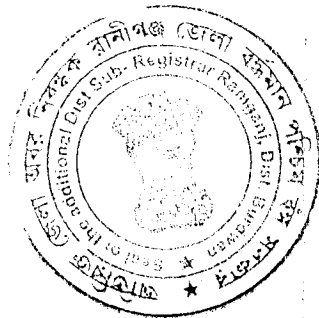
**DEED OF SALE :: Mouza : Searsole, P.O.- Searsole Rajbari, P.S.- Raniganj,**  
**Sale Value : Rs 24,56,187.00 (Rupees Twenty Four Lac Fifty Six Thousand One**  
**Hundred and Eighty Seven) Only, Assessed Market Value Rs 24,56,187.00 (Rupees**  
**Twenty Four Lac Fifty Six Thousand One Hundred and Eighty Seven) 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 0.40 (Zero Point Four Zero) Acre or 40 (Four**  
**Zero) Decimal of vacant land.**

.....

**Stamp Duty and Registration Fees already paid through GRIPS bearing GRN**  
**No. 19-201617-001560960-1 dated 26<sup>th</sup> July 2016.**

.....





*[Handwritten Signature]*  
**Additional District Sub-Registrar  
Raniganj, Burdwan**

**28 JUL 2016**

= 3 =

Sunil Kumar Ganeriwala

**THIS DEED OF SALE is made on this the 28<sup>th</sup> 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.

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

Contd.... P / 4



*[Handwritten signature]*

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

**28 JUL 2016**

= 4 =

Pooj Kumar Samant

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 24,56,187.00 (Rupees Twenty Four Lac Fifty Six Thousand One Hundred and Eighty Seven) 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 24,56,187.00 (Rupees Twenty Four Lac Fifty Six Thousand One Hundred and Eighty Seven) 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 24,56,187.00 (Rupees Twenty Four Lac Fifty Six Thousand One Hundred and Eighty Seven) Only made by the purchaser as mentioned hereinbelow :-

1. Rs 3,00,000.00 (Rupees Three Lac) Only by Cheque bearing no. 172724 dated 23.12.2015 with Allahabad Bank, Raniganj Branch.
2. Rs 10,00,000.00 (Rupees Ten Lac) Only by Cheque bearing no. 172738 dated 27.04.2016 with Allahabad Bank, Raniganj Branch.
3. Rs 10,00,000.00 (Rupees Ten Lac) Only by Cheque bearing no. 172740 dated 06.06.2016 with Allahabad Bank, Raniganj Branch.
4. Rs 1,56,187.00 (Rupees One Lac Fifty Six Thousand One Hundred and Eighty Seven) Only by NEFT Via UTR no. N202160171046912 dated 20.07.2016 with H.D.F.C. Bank, Raniganj Branch.





**Additional District Sub-Registrar  
Raiganj, Burdwan**

**28 JUL 2016**



= 5 =

Rup Kumar Gaur

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.

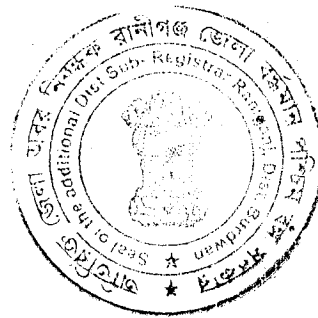
AND ALL the estate, right, title, interest, claim and demand what-so-ever together with all yards, courses, paths, passages, lights, liberties, privileges, easements of the Vendor in or to the property hereby conveyed and every part thereto **TO HOLD** the same unto and the use of the Purchaser and his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



*[Handwritten signature]*

**Additional District Registrar  
Burdwan, Burdwan**

**28 JUL 2016**

**28 JUL 2016**

= 6 =

Subd. Revenue Officer

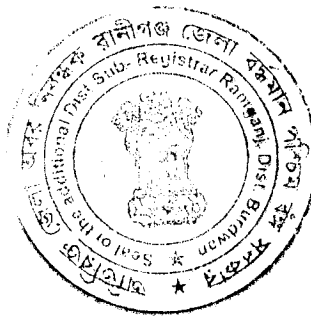
AND the Vendor do hereby give his consent and approval for recording the name of the Purchaser in the Landlord's Sherista and the Municipality and shall help the Purchaser in such recording and / or mutating of his name in such place or places and the Purchaser henceforth shall pay all rents and taxes 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 0.40 (Zero Point Four Zero) Acre or 40 (Four Zero) Decimal of 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.





*[Handwritten signature]*

**Additional District Sub-Registrar  
Rajiganj, Burdwan**

**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. *Pratima Das*  
*Pratima Das*  
*Pratima Das*  
*Pratima Das*


*Pratima Das*  
Signature of the Vendor

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

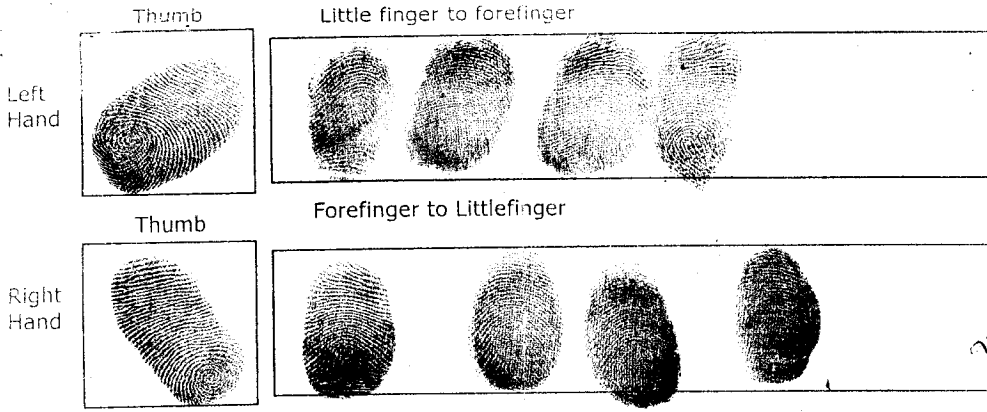
Drafted and prepared by me:  
As per instructions of the Parties  
& typed and printed in my office

*Punit Kumar Sharma*  
(Punit Kumar Sharma)  
ADVOCATE  
Enrolment No. F/209/958/2012



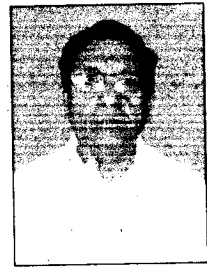
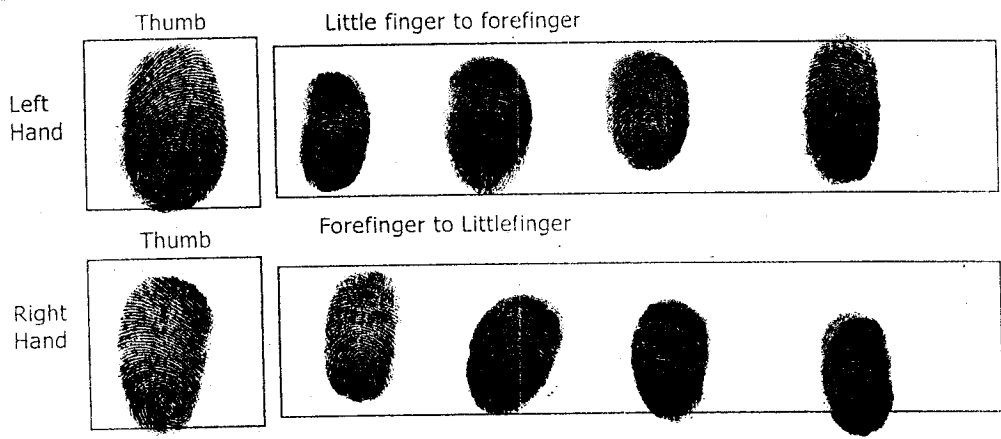
  
**Additional District Sub-Registrar**  
**Raziganj, Burdwan**

**28 JUL 2016**



*Amirul Haq Gannu*

Finger Print & Photo attested by me : *Amirul Haq Gannu*



*Am Prakash Bhowal*

Finger Print & Photo attested by me : *Am Prakash Bhowal*

Left Hand

Thumb

Little finger to forefinger

Right Hand

Thumb

Forefinger to Littlefinger

Photo

Finger Print & Photo attested by me :

Left Hand

Thumb

Little finger to forefinger

Right Hand

Thumb

Forefinger to Littlefinger

Photo

Finger Print & Photo attested by me :



A handwritten signature in black ink, consisting of a stylized, cursive script.

**Additional District Sub-Registrar**  
Radiganj, Bardhaman


**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 = 0.40 acre. sold shown: 

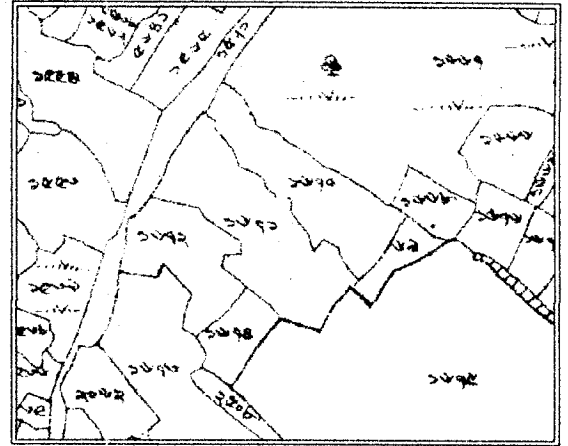
**Area sold to :-**

**SRI. OM PRAKASH BHUWALKA,**

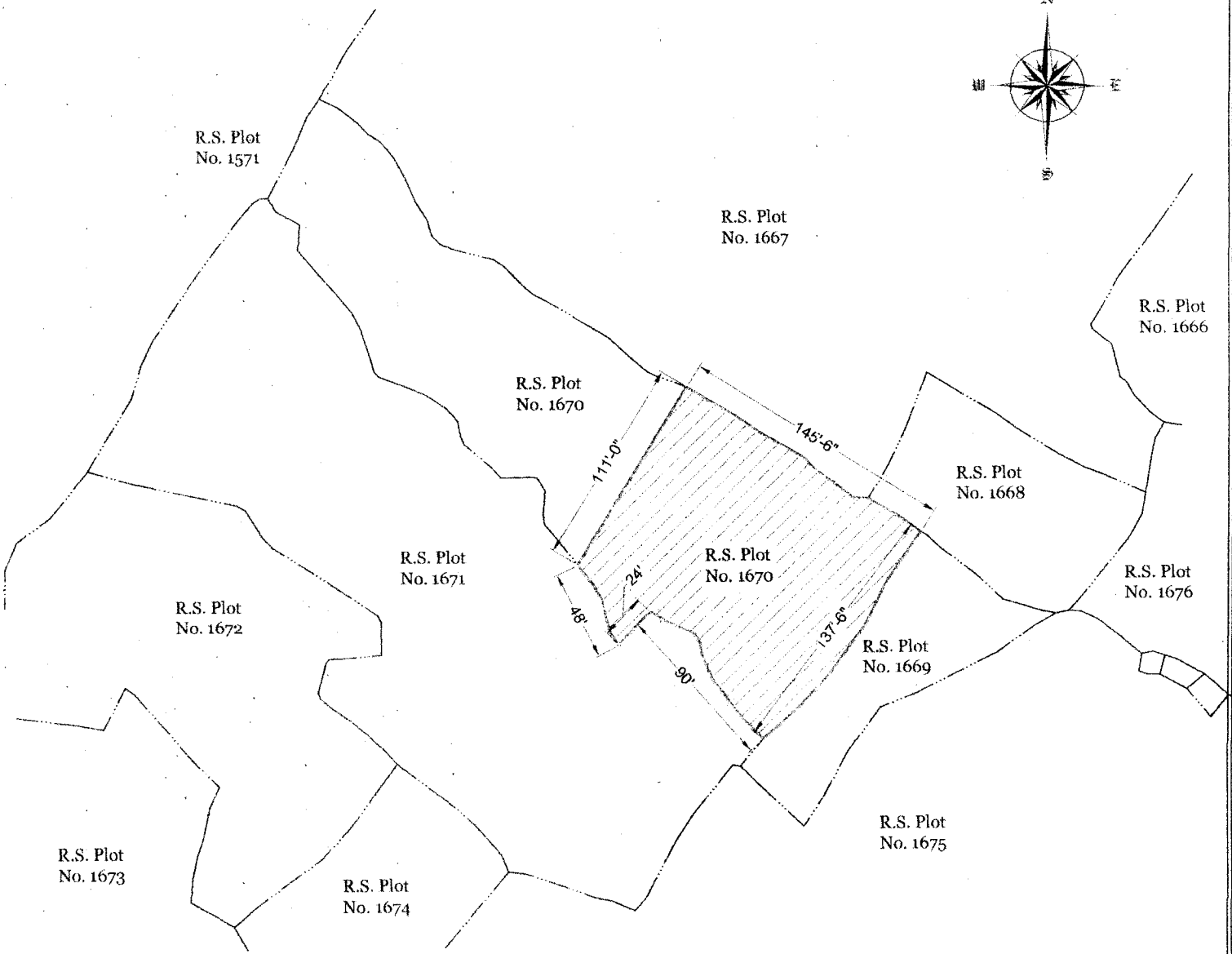
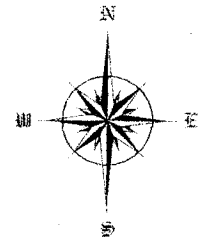
**S/o. Late. Ganesh Das Bhuwalka.**

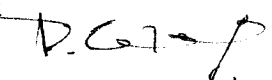
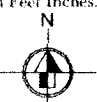
**51, N.S.B Road, P.O. Raniganj -713347**

*Om Prakash Bhuwalka*



**MOUZA MAP - 16 INCH = 1 MILE**



DRAWING NO:- N&A/-----/SEARSOL-1670-1/PP/2016/1 OF 1				SCALE: 1" = 82.5 FL.	SURVEYED BY:- <b>NAG &amp; ASSOCIATES.</b> ( 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.L.
REV	CHK BY	DWN BY	DATE			
N1	D.k.Nag. Land & Mines Surveyor, Ex. Dy. Supdt. of Survey, East India Limited, E.C.L.	A.k.Nag. Civil Engineer & Land Surveyor.	23rd July, 2016			



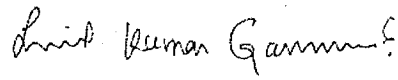


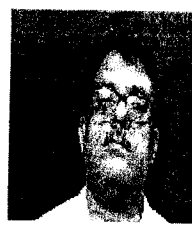

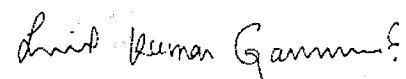
**Additional District Sub-Registrar**  
Raniganj, Burdwan

28 JUL 2016

## Seller, Buyer and Property Details

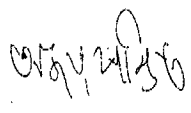
### A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature 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	 28/07/2016 4:14:47 PM	 LTI 28/07/2016 4:14:58 PM
		 28/07/2016 4:15:14 PM	

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 : 26/07/2016; Date of Admission : 28/07/2016; Place of Admission of Execution : Office	 28/07/2016 4:14:47 PM	 LTI 28/07/2016 4:14:58 PM
		 28/07/2016 4:15:14 PM	

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, 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, P.O:- Searsole Rajbari, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Shri Sunil Kumar Ganeriwala HUF	 28/07/2016 4:15:27 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:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Searsole	LR Plot No:- 2332 , LR Khatian No:- 5609	40 Dec	24,56,187/-	24,56,187/-	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	Ranisyer More, 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 - 020404472 / 2016

Query No/Year	02040000994109/2016	Serial no/Year	0204004365 / 2016
Deed No/Year	I - 020404472 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri Sunil Kumar Ganeriwala HUF	Presented At	Office
Date of Execution	26-07-2016	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 24,56,187/-



(Sumanta Dhar)

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

On 28/07/2016

**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 27,023/- ( A(1) = Rs 27,016/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,023/-

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

1. Rs. 27,023/- is paid, by online on 26/07/2016 3:45PM with Govt. Ref. No. 192016170015609601 on 26-07-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 243708322 on 26/07/2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,47,381/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,42,381/-

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

1. Rs. 1,42,381/- is paid, by online on 26/07/2016 3:45PM with Govt. Ref. No. 192016170015609601 on 26-07-2016, Bank: HDFC Bank ( HDFC0000014), Ref. No. 243708322 on 26/07/2016, Head of Account 0030-02-

103-003-02

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

Presented for registration at 13:18 hrs on : 28/07/2016, at the Office of the A.D.S.R. RANIGANJ 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, India, PIN - 713347, by caste Hindu, by Profession Business

Indetified by Shri Ajay Pandit, Son of Shri Kedar Pandit, Searsole, P.O: Searsole Rajbari, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Others

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,47,381/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,42,381/-

**Description of Stamp**

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 625, Purchased 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 72328 to 72342**

**being No 020404472 for the year 2016.**



Digitally signed by SUMANTA DHAR  
Date: 2016.08.05 11:49:05 +05:30  
Reason: Digital Signing of Deed.

**(Sumanta Dhar) 05-08-2016 11:49:04  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.**

**(This document is digitally signed.)**