

4871

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

C 820909

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

Additional District Sub-Registrar
Banijanj, Burdwan

17 AUG 2016

Query No.- 0204000 1048104/2016

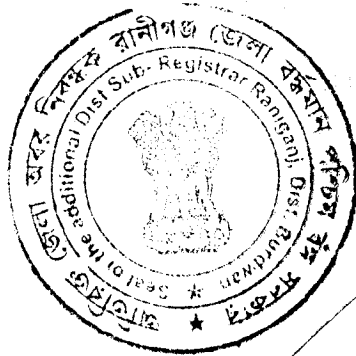
DEED OF SALE

Contd.... P/2

1.2016
M
17.8.16

Rinit Kumar Gannung

S.L. No. 620 Date 28/7/2016
Name Om. Prakash Bhuwalka
Address Ramiganj
Purchased from Asst. Treasurer 21 JUL 2016
Stamp Vendor PARESH BOKHERJEE
A.D.S.R. Office Rng. U No. 3176
Value Rs. 5000/- Signature *Parekh*



Additional District Sub-Registrar
Raniganj, Burdwan

17 AUG 2016

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श्री कमा गाम्मे

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DEED OF SALE :: Mouza : Searsole, P.O.- Searsole Rajbari, P.S.- Raniganj,
Sale Value : Rs 10,22,000.00 (Rupees Ten Lac and Twenty Two Thousand) Only,
Assessed Market Value Rs 10,22,000.00 (Rupees Ten Lac and Twenty Two
Thousand) 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, now fit for BASTU measuring an
Area 0.07 (Zero Point Zero Seven) Acre or 07 (Zero Seven) Decimal of vacant
land.

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Stamp Duty and Registration Fees already paid through GRIPS bearing GRN
No. 19-201617-001560099-1 dated 26th July 2016.

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Additional District Sub-Registrar
Raniganj, Burdwan

17 AUG 2016

= 3 =

Shri Laxma Gammud

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 BHUWALKA, son of Late Ganesh Das Bhuwalka, 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



Additional District Sub-Registrar
Rangaj, Burdwan

17 AUG 2016

= 4 =

Dr. Vikram Gaurav

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 and delineated in the Plan annexed hereto 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 free from all encumbrances at the price of Rs 10,22,000.00 (Rupees Ten Lac and Twenty Two 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 10,22,000.00 (Rupees Ten Lac and Twenty Two Thousand) only unto the Vendor for purchasing the Schedule mentioned property.

NOW THIS DEED WITNESSETH : That in consideration of the payment of the sum of Rs 10,22,000.00 (Rupees Ten Lac and Twenty Two Thousand) Only made by the purchaser as mentioned hereinbelow :-

1. Rs 10,00,000.00 (Rupees Ten Lac) Only by Cheque bearing no. 515683 dated 06.07.2016 with Allahabad Bank, Raniganj Branch.
2. Rs 22,000.00 (Rupees Twenty Two Thousand) Only by NEFT Via UTR no. N202160171043566 dated 20.07.2016 with H.D.F.C. Bank, Raniganj Branch.

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 the 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.



Additional District Sub-Registrar
Raniganj, Burdwan

17 AUG 2016

= 5 =

Rud Kumar Gammig

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.

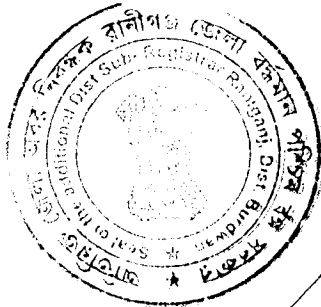
AND the Vendor do hereby further agree with the Purchaser and declare that he has not done or been party to any act, whereby the Vendor is prevented from conveying or assigning the said property.

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.

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, now fit for BASTU measuring an Area 0.07 (Zero Point Zero Seven) Acre or 07 (Zero Seven) Decimal of vacant land hereby sold, which is shown and delineated by the Red Hatch Mark in the plan annexed hereto, which do form a Part of this deed.



Additional District Sub-Registrar
Raniganj, Burdwan.

17 AUG 2016

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The Proportionate annual ground rent is payable to the Govt. Of West Bengal through the B. L. & L. R. O., Raniganj, 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 6 pages and in Page no. 1 (A) Photo & Ten Fingers Print given by the Parties duly attested, being part of this deed.

Witnesses

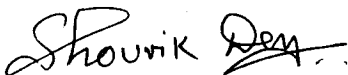
1. Shouvik Dey
S/o Pankaj Kumar Dey
C. R. Road.
P.O. & P.S. - Raniganj
PIN- 713347
Dist. - Burdwan (W.B.)



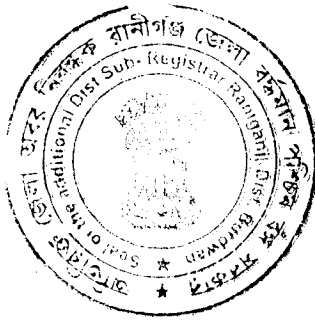
Signature of the Vendor

2. Vivek Bhattacharya
S/o Om Prakash Bhattacharya
S.N.S.B. Road,
Raniganj - 713347
Dist. - Burdwan, W.B.

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

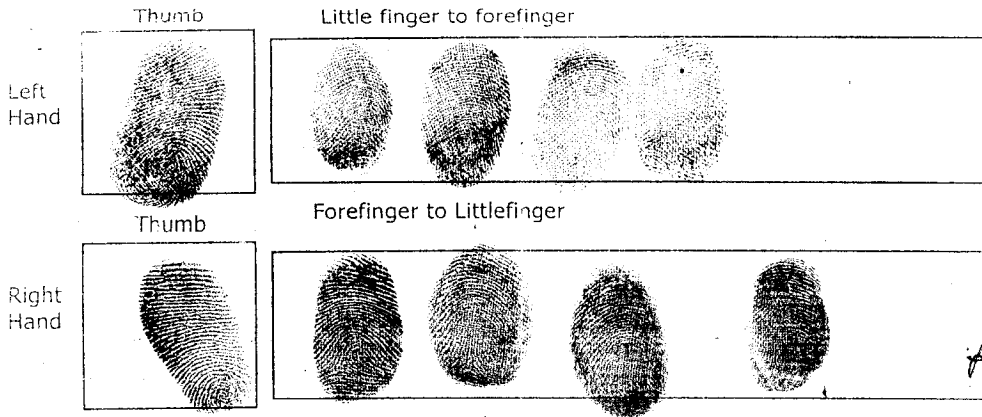


(Shouvik Dey)
ADVOCATE
Enrolment No. F/1747/2008



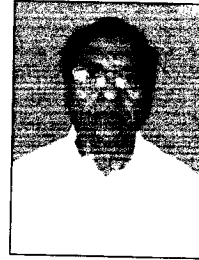
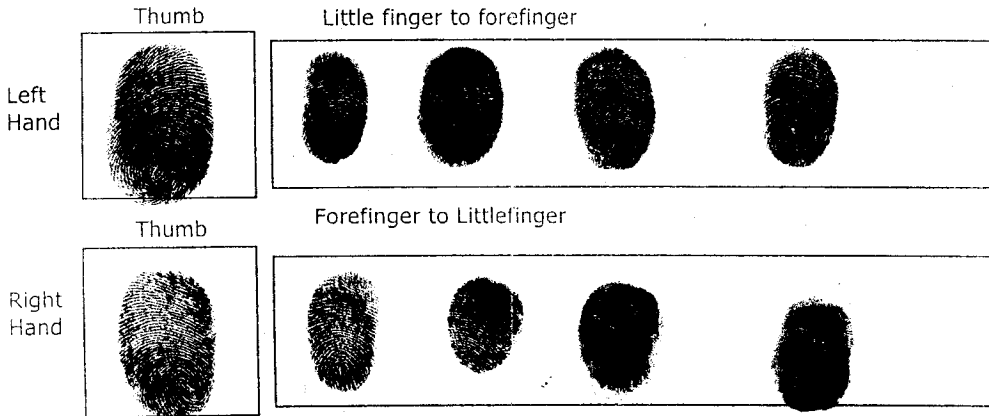
Additional District Sub-Registrar
Raniganj, Bardwan

17 AUG 2016



Anil Kumar Gannur

Finger Print & Photo attested by me : Anil Kumar Gannur



Anil Prakash Bhuvalka

Finger Print & Photo attested by me : Anil Prakash Bhuvalka

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

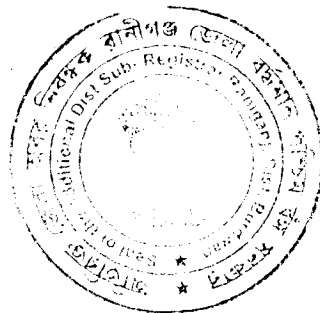
Right Hand

Thumb

Forefinger to Littlefinger

Photo

Finger Print & Photo attested by me :



Additional District Sub-Registrar
Raniganj, Burdwan

17 AUG 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:-

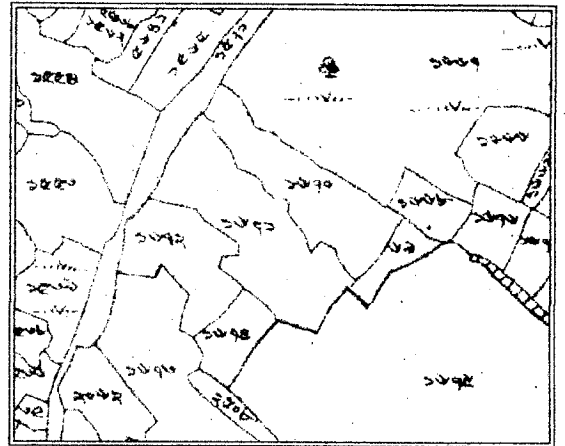
Land measuring in:

in R.S. plot no. 1670 (part)/ L.R. 2332 = 0.07 acre. sold shown

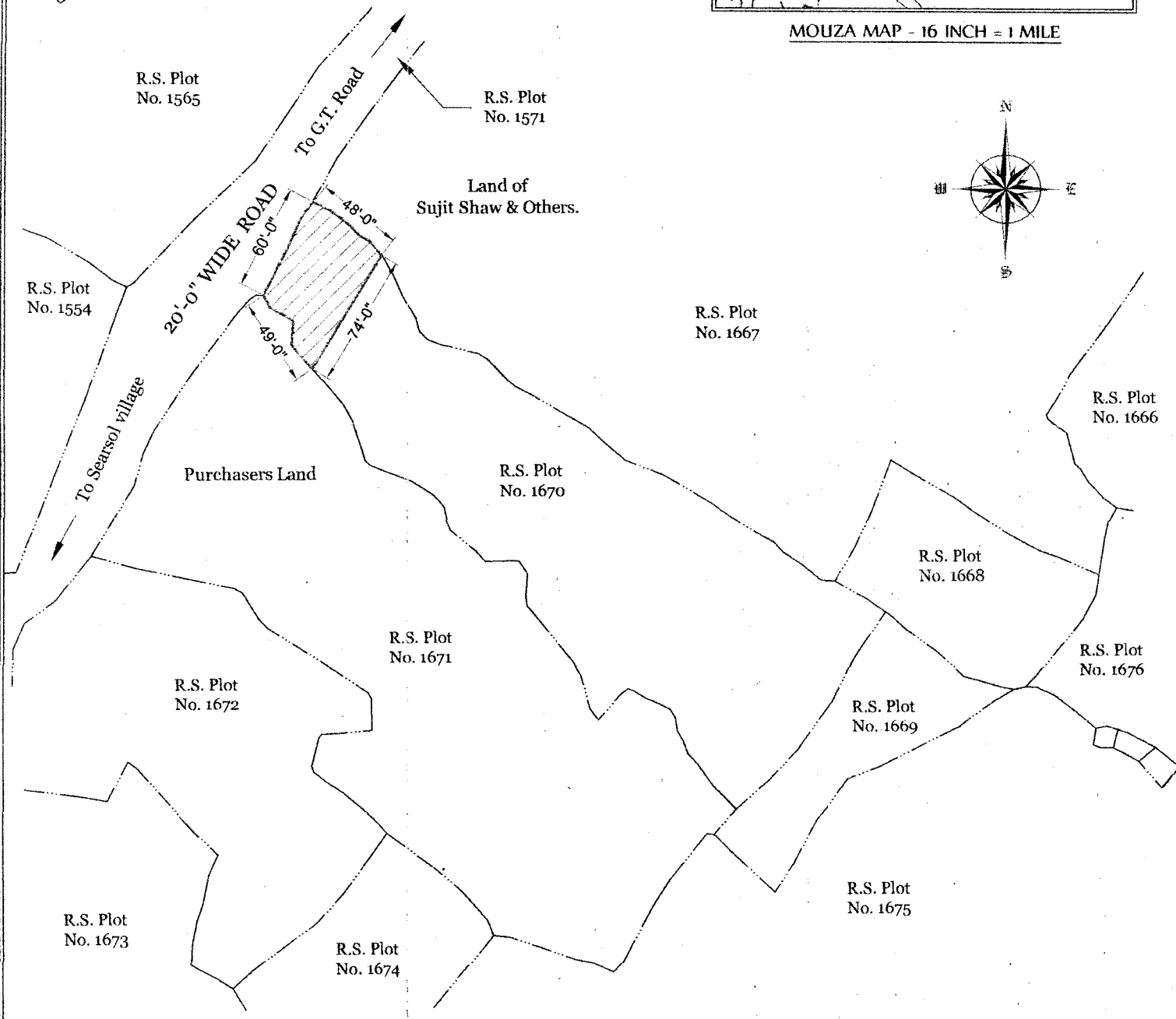
Area sold to :-

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

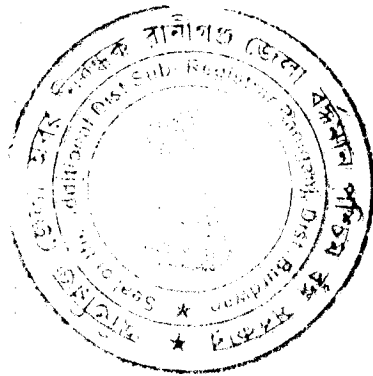
Smit Kumar Gannung



MOUZA MAP - 16 INCH = 1 MILE



DRAWING NO:- N&A/-----/SEARSOL-1670-1/PP/2016/1 OF 1				SCALE: 1" = 82.5 Ft. 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.L.
REV	CHK BY	DWN BY	DATE			
N1	D.k.Nag. Land & Mines Surveyor, Ex. Dy. Supdt. of Survey, Coal India Limited.(E.C.L.)	A.k.Nag. Civil Engineer & Land Surveyor.	23rd July,2016			



Additional District Sub-Registrar
Raigarh, Surgawad

17 AUG 2016

Major Information of the Deed

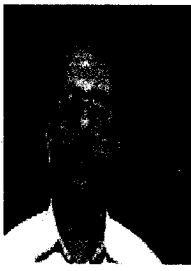

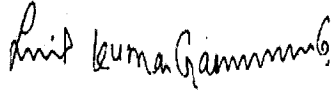
Deed No :	I-0204-04983/2016	Date of Registration	8/17/2016 3:06:21 PM
Query No/Year	0204-0001048104/2016	Office where deed is registered	
Query Date	26/07/2016 11:37:56 AM	A.D.S.R. RANIGANJ, District: Burdwan	
Applicant Name, Address & Other Details	SHOUVIK DEY C. R. ROAD,Thana : Raniganj, District : Burdwan, WEST BENGAL, PIN - 713347, Mobile No. : 9126060200, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 10,22,000/-	Rs. 10,22,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 61,330/- (Article:23)	Rs. 11,238/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Searsole

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-2332	LR-5609	Bastu	Baid	7 Dec	10,22,000/-	10,22,000/-	Property is on Road Adjacent to Metal Road,
Grand Total :					7Dec	10,22,000 /-	10,22,000 /-	

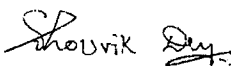
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Mr SUNIL KUMAR GANERIWALA H U F Son of Late DINANATH GANERIWALA Executed by: Self, Date of Execution: 28/07/2016 , Admitted by: Self, Date of Admission: 17/08/2016 ,Place : Office	 17/08/2016	 LTI 17/08/2016	 17/08/2016
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				

Buyer Details :

Sl No	Name Address, Photo, Finger print and Signature
1	Mr 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

Identifier Details :

Name & address	
Mr SHOUVIK DEY Son of Mr PANKAJ KUMAR DEY C. R. ROAD, P.O:- RANIGANJ, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN -713347, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SUNIL KUMAR GANERIWALA H U F	
	17/08/2016

Endorsement For Deed Number : I - 020404983 / 2016**On 17-08-2016****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.

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

Presented for registration at 13:20 hrs on 17-08-2016, at the Office of the A.D.S.R. RANIGANJ by Mr SUNIL KUMAR GANERIWALA H U F, Executant.

Certificate of Market Value(WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,22,000/-

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

Execution is admitted on 17/08/2016 by Mr SUNIL KUMAR GANERIWALA H U F, 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 Mr SHOUVIK DEY, Son of Mr PANKAJ KUMAR DEY, C. R. ROAD, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,238/- (A(1) = Rs 11,231/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-; by online = Rs 11,238/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2016 3:22PM with Govt. Ref. No: 192016170015600991 on 26-07-2016, Amount Rs: 11,238/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 243701992 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. 61,330/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 56,330/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 620, Amount: Rs.5,000/-, Date of Purchase: 28/07/2016, Vendor name: P Mukherjee

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/07/2016 3:22PM with Govt. Ref. No: 192016170015600991 on 26-07-2016, Amount Rs: 56,330/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 243701992 on 26-07-2016, Head of Account 0030-02-103-003-02



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 78947 to 78959
being No 020404983 for the year 2016.**



Digitally signed by SUMANTA DHAR
Date: 2016.08.29 16:15:16 +05:30
Reason: Digital Signing of Deed.

**(Sumanta Dhar) 29-08-2016 16:15:15
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.**

(This document is digitally signed.)