

6741/17

D6938/17

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 379706

Certified that this document is Admitted to registration The Signature Sheet and the endorsement Sheets attached herewith are the parts of this document

Addl. Dist. Sub Registrar
Kharagpur
Dist. Paschim Medinipur

SALE DEED

District - Paschim Medinipur,

P.S. - Kharagpur (Local)

Mouza - Mirpur, J.L. No. - 240,

R.S. Khatian No. - 364,

L.R. Khatian No. - 1228,

R.S. Plot No. - 120,

L.R. Plot No. - 129, Area = 0.81 decs.

R.S. Plot No. - 123,

L.R. Plot No. - 143, Area = 3.80 decs.

Total Measuring Area in two Plots = 4.61 decs of Bastu.

Value - 13,88,128/-

Panchayet Area

THIS DEED OF SALE

made on this 25th day of September, 2017.

Contd. - 2

man
25/9
11:40 p.m.
500/-
1010 / 1348414

SHIV SANKALP CONSTRUCTION

Ashwesh Singh
Partner

Sebasini Bandy

R. Singh

ক্রমিক নং 219/2 ম: Five thousand
জেলা পশ্চিম মেদিনীপুর

তারিখ 25-9-2017

ক্রেতা শ্রী: Poytine H Rakesh Kumar Pori Shiv San Kalp construction

নাম: Gaikata Shapeda Puri

পো: Kharagpur থানা - বঙ্গপুর

স্বক: রাজ্য

ভেদার শ্রী: [Signature]

শ্রী দেবব্রত বসু
বঙ্গপুর, এ. ডি. এস. আর. অফিস

১০০০০/-

Five thousand only



A/dl Dist. Sub Registrar
Kharagpur
Dist. Paschim Medinipur

25 SEP 2017



Debashis Bag

Debashis Bag

BETWEEN

SRI DEBASHIS BAG, PAN - AGXPB6948H

S/O - Sri Haradhan Bag

by caste - **Hindu**, by Occupation- **Business**, by nationality- **Indian** and resident of **Kaushallya, P.O.- Kharagpur, A.D.S.R. Office.- Kharagpur, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721301** (hereinafter called the '**VENDOR**' which expression shall unless the context otherwise requires include the heirs, successors and representatives of the **VENDOR**) of the **ONE PART**.

Debashis Bag



AND

SHIV SANKALP CONSTRUCTION, having it's Office at
2059/1734, Gaikata, Jhapetapur, P.O.- Kharagpur, A.D.S.R. Office.-
Kharagpur, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur,
Pin- 721301, PAN - ADCFS6246H, represented by it's Partner
SRI RAKESH KUMAR, PAN - AJMPS3255Q

S/O- Sri Arjuna Singh

by caste - **Hindu**, by Occupation- **Business**, by nationality- **In-
dian** and resident of **Jhapetapur Gopalnagar, P.O.- Kharagpur,**
A.D.S.R. Office.- **Kharagpur, P.S.- Kharagpur (Town), Dist.-
Paschim Medinipur, Pin- 721301** (hereinafter called the **VENDEE**
which expression shall unless the context otherwise requires in-
clude its heirs, successors and representatives of the **VENDEE**)
of the **OTHER PART.**

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Krupa

THIS INDENTURE is in respect of total **4.61** decs of bastu land in Mouza - **Mirpur**, J.L. No. - **240**, R.S. Khatian No. - **364**, L.R. Khatian No. - **1228**, R.S. Plot No. - **120**, L.R. Plot No. - **129**, Area - **0.81** decs. and in R.S. Plot No. - **123**, L.R. Plot No. - **143**, Area - **3.80** decs., Total Measuring Area in two Plots - **4.61** decs. of Bastu. land as mentioned in schedule hereunder for a consideration of Rs. **13,88,128/-** (Rupees thirteen lakhs eighty eight thousand one hundred twenty eight) only.

WHEREAS the vendor is lawfully seized and possessed of the schedule land stated herein schedule below as its owner which are free from all encumbrances which is mentioned and described in the schedule hereunder written and hereafter referred to as the said land.

WHEREAS the said property is the purchased property of the instant vendor **Sri Debashis Bag, s/o- Sri Haradhan Bag** by a registered Deed of Sale being No. **7102** Executed and Registered on **13.10.2010** at A.D.S.R. Kharagpur from **Abdul Rouff, s/o- Late Ohidan Nabi of Panchberia, Kharagpur** comprising in R.S. Plot No. - **120**, L.R. Plot No. - **129**, Area - **0.81** decs. under R.S. Khatian No. - **364**, L.R.

Contd. - 5

Debashis Bag

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Khatian No. - **1063** and in R.S. Plot No. - **123**, L.R. Plot No. - **143**, Area - **3.80** decs., under R.S. Khatian No. - **364**, L.R. Khatian No. - **580**, Total Measuring Area in two Plots - **4.61** decs. of Bastu. land both are of Mouza - **Mirpur**, J.L. No. - **240** within P.S.- **Kharagpur (Local)**, Dist. - **Paschim Medinipur** and by that Sale Deed the instant vendor **Sri Debashis Bag** became the sole and absolute owner of the said land and he also duly mutated and recorded his name in the present L.R.R.O.R. under L.R. Khatian No.1228 of Mouza - **Mirpur**, J.L. No. - **240**, within P.S.- **Kharagpur (Local)**, Dist. - **Paschim Medinipur** and since purchase the instant vendor is exercising his right, title, interest and peaceful possession without any interruption from others over the said land by paying rent to the State of West Bengal and the instant vendor has valid right, title, interest and peaceful possession uptill now over the said land.

AND WHEREAS the Vendor is in need of money to meet some domestic affairs and decided and agreed to sell the property/ land total measuring area - **4.61** decs. for the consideration of Rs. **13,88,128/-** (Rupees thirteen lakhs eighty eight

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Debashis Bag

thousand one hundred twenty eight) only which is deemed to be the highest prevalent market value thereof Rs. **13,88,128/-** (Rupees thirteen lakhs eighty eight thousand one hundred twenty eight) only.

AND WHEREAS the Vendee have agreed to purchase the aforesaid property/land for the highest consideration of Rs. **13,88,128/-** (Rupees thirteen lakhs eighty eight thousand one hundred twenty eight) only **AND WHEREAS** VENDOR accepted said offer of the VENDEE.

NOW THIS DEED WITNESSETH as follows that in pursuance of the said agreement between the vendor and the vendee/ purchaser and in consideration of Rs. **13,88,128/-** (Rupees thirteen lakhs eighty eight thousand one hundred twenty eight) only has already been paid by the Vendee to the Vendor by cash and R. T.G.S. as per memo of consideration written hereunder in presence of the following witness (the receipt of which the Vendor hereby acknowledges) and the Vendor does hereby convey, transfer and assigns unto and to the use of Vendee and its heirs, executors, administrators and assigns. **ALL THAT TITLE, INTER-**

Handwritten signature

Handwritten signature

EST into or upon the said property/ land hereby Conveyed unto the Vendee and its heirs etc. and assigns absolutely forever as ordinarily passon such sale.

AND THAT THE VENDOR does hereby convey and declare for himself and his heirs, executors, representatives, and assigns that the VENDOR has good title to convey the property conveyed or express to be conveyed unto the VENDEE its heirs, executors administrators, representatives and assigns in manner aforesaid.

AND the Vendee/ Purchaser in respect of the land sold to it will mutata its name from the B.L. & L.R.O. Kharagpur-1 and pay rent to the Govt. and has/have record of right present settlement prepared in it's name and to which the vendor has no objection at all.

AND THAT the Vendee shall hereafter peaceably hold, use and enjoy the same as its own property/ land without any hindrance, interruption, claim or demand by or from the Vendor or any other person/ persons whomsoever.

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THAT the Vendor does also hereby agree to save harmless and keep indemnified the Vendee from and against all losses, damages, costs or expenses which its may sustain or incur by reason of any claim being made by any body whomsoever to the said property/ land.

AND THAT the Vendor his heirs, executors, administrators or assigns further covenant that he will refund consideration money or part thereof in case of any defect of title of the vendor in the property/ land sold hereby or part thereof, together with lawful rate of interest and he will be liable to the vendee/ purchaser or its heirs administrators or assigns.

AND THAT the vendor further covenant that if transpires that the property/ land hereby covenant by the vendor are not free from all encumbrances as herein before stated by him the vendor his heirs, executors, administrators and assigns will be civilly and criminally liable to the vendee/ purchaser its heirs, executors, administrators and assigns and all will be bound to make good any loss sustained by it's/ them.

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5/11/17

AND THAT the said land or any part or portion thereof or any interest has not vested in and/or is/are not Acquire by the state of West Bengal Estate Acquisition Act. 1956 or statutory modification thereof or under urban ceiling and regulation Act. 1976 or any other Law for the time being inforce.

AND THAT in order to ascertain the proper location and area of the sold / land a site plan annexed herewith in "Red" colour wash and the said plan is made a part of this Deed.

AND THAT in support of this Deed the vendor handed over to the vendee original title Deed, L.R. Record and other relating papers.

IN WITNESS whereof the **Vendor** named above execute this Deed of Sale duly signed by the vendor in good sound of health and mind and without any provocation from others in presence of the witnesses on the day, month and year first above written.

Debarina Bandyopadhyay

18/04

Annual assessed rent will be payable to the B.L. & L.R.O.
Kharagpur - 1, on behalf of the State of West Bengal.

Witnesses:-

1) Shreenath Suelan Singh
S/O K. N. Singh
Jhapa up u u.

2) Swam KR Singh
S/O BIREADRA Singh
JHAPATAPOK KUP.

Drafted, by:-

Susanta Kumar Roy
Susanta Kumar Roy

Advocate,

Judges Court, Midnapore,

Enrolment No.- F- 486/480 of 1984

Computer Typed By :-

Tapas Kumar Maiti

(Tapas Kumar Maiti)

Inda, Kharagpur.

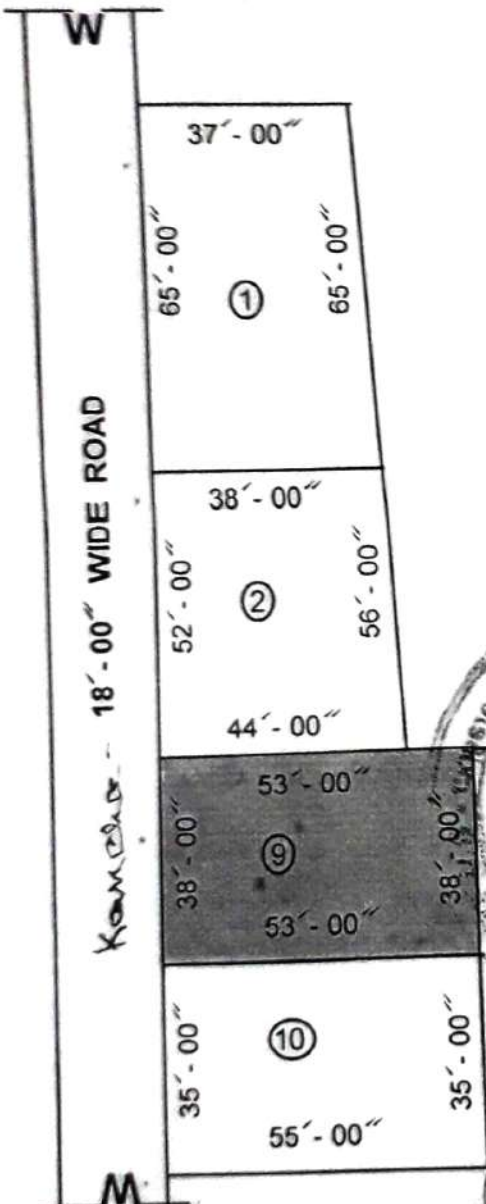
This Deed is completed in 11
pages including stamp papers
and there are 2 nos of wit-
nesses. One additional page
containing finger prints of the
Vendor and the Vendee has
been annexed hereto, forming
part of the Deed.

Debasini Bay

Debasini Bay

District - Paschim Medinipur,
P.S. - Kharagpur (Local)
Mouza - Mirpur, J.L. No. - 240,
R.S. Khatian No. - 364, L.R. Khatian No. - 1228,
R.S. Plot No. - 120,
L.R. Plot No. - 129, Area = 0.81 decs.
R.S. Plot No. - 123,
L.R. Plot No. - 143, Area = 3.80 decs.
Total Measuring Area in
two Plots = 4.61 decs. of Bastu.

" Not to Scale "



Debashis Bag

VENDOR :

SRI DEBASHIS BAG,
S/O - Sri Haradhan Bag
resident of Kaushallya,
P.O. - Kharagpur,
P.S. - Kharagpur (Town),
Dist. - Paschim Medinipur,

VENDEE :

SHIV SANKALP CONSTRUCTION, having it's
Office at 2059/1734, Gaikata, Jhapetapur,
P.O. - Kharagpur, P.S. - Kharagpur (Town),
Dist. - Paschim Medinipur,
represented by it's Partner
SRI RAKESH KUMAR,
S/O - Sri Ajuna Singh
resident of Jhapetapur Gopalnagar,
P.O. - Kharagpur, P.S. - Kharagpur (Town),
Dist. - Paschim Medinipur, Pin- 721301

Shown in Red wash

Drawn by :

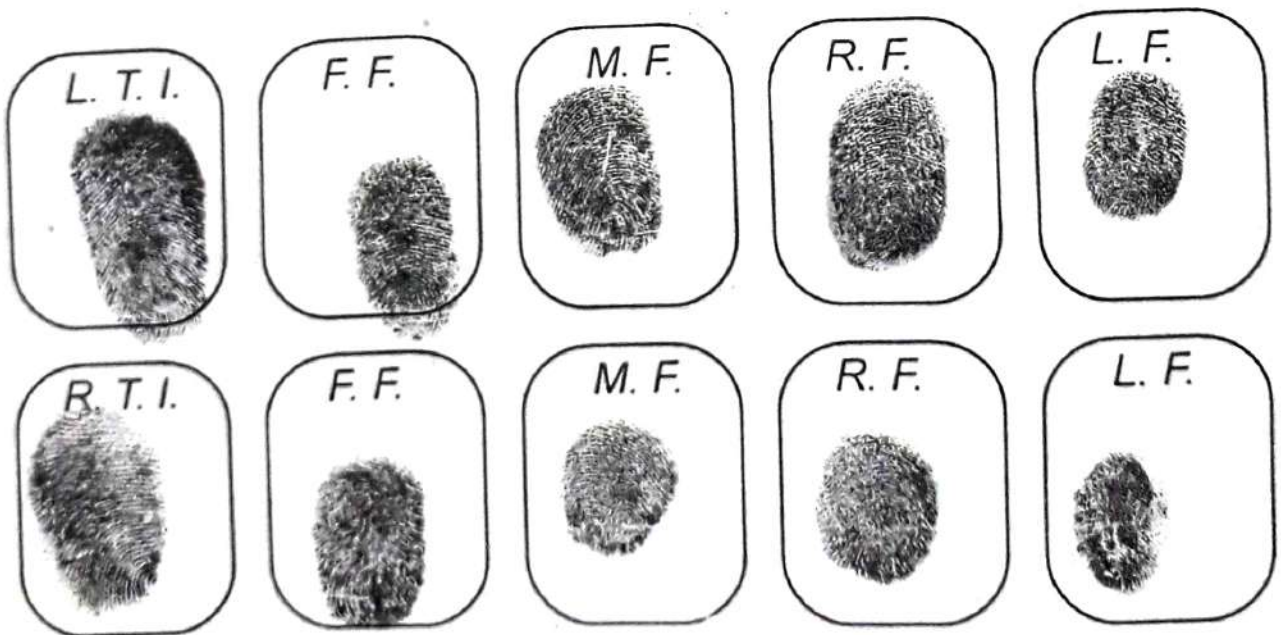
1105 932 63

Finger prints of the Vendor



Debasish Bay
SIGNATURE

Finger prints of the Vendee



Rakesh Kumar
SIGNATURE

Major Information of the Deed



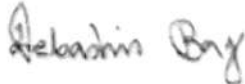
Deed No :	I-1010-06938/2017	Date of Registration	25/09/2017
Query No / Year	1010-0001348414/2017	Office where deed is registered	
Query Date	21/09/2017 5:07:09 PM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	S K Roy Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9851113222, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 13,88,128/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 69,406/- (Article:23)	Rs. 13,881/- (Article:A(1))		
Remarks			

Land Details :

District: Paschim Midnapore, P.S:- Kharagpur, Gram Panchayat: GOPALI, Mouza: Mirpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-120	RS-1228	Factory	Vastu	0.81 Dec	1,00,000/-	2,17,728/-	Width of Approach Road: 18 Ft.,
L2	RS-123	RS-1228	Factory	Vastu	3.8 Dec	4,00,000/-	11,70,400/-	Width of Approach Road: 18 Ft.,
TOTAL :					4.61Dec	5,00,000 /-	13,88,128 /-	
Grand Total :					4.61Dec	5,00,000 /-	13,88,128 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri Debashis Bag (Presentant) Son of Shri Haradhan Bag Executed by: Self, Date of Execution: 25/09/2017 , Admitted by: Self, Date of Admission: 25/09/2017 ,Place : Office	 <small>25/09/2017</small>	 <small>LTI 25/09/2017</small>	 <small>25/09/2017</small>
Kaushallya, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGXPB6948H, Status :Individual, Executed by: Self, Date of Execution: 25/09/2017 , Admitted by: Self, Date of Admission: 25/09/2017 ,Place : Office				

Details :

Name,Address,Photo,Finger print and Signature

Shiv Sankalp Construction

2059/1734, Gaikata Jhapatapur, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301 , PAN No.:: ADCFS6246H, Status :Organization, Status : Not Executed

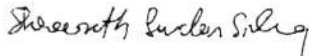
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Rakesh Kumar Son of Shri Arjuna Singh Japatapur, Gopal Nagar, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJMPS3255Q Status : Representative, Representative of : Shiv Sankalp Construction (as PARTNER)

Identifier Details :**Name & address**

Shreenath Sundar Sinha
Son of Shri K K Sinha
Jhapatapur, P.O:- Kharagpur, P.S:- Kharagpur Town, Kharagpore, District:-Paschim Midnapore, West Bengal, India, PIN - 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Debashis Bag

25/09/2017


Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Debashis Bag	Shiv Sankalp Construction-0.81 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri Debashis Bag	Shiv Sankalp Construction-3.8 Dec

Endorsement For Deed Number : I - 101006938 / 2017

On 25-09-2017

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)
admitted for registration at 13:40 hrs on 25-09-2017, at the Office of the A.D.S.R. KHARAGPUR by Shri Debashis Bag, Executant

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 13,88,128/-

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

Execution is admitted on 25/09/2017 by Shri Debashis Bag, Son of Shri Haradhan Bag, Kaushallya, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Business

Indetified by Shreenath Sundar Sinha, , , Son of Shri K K Sinha, Jhapatapur, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,881/- (A(1) = Rs 13,881/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,881/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/09/2017 3:33PM with Govt. Ref. No: 192017180084410731 on 25-09-2017, Amount Rs: 13,881/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HUFMM4 on 25-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 69,406/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 64,406/-

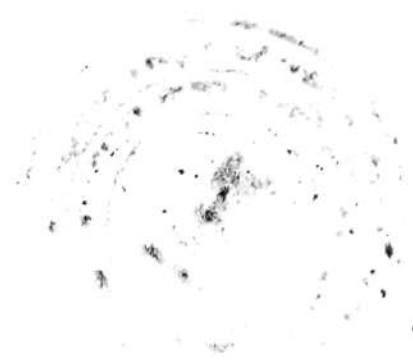
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 21912, Amount: Rs.5,000/-, Date of Purchase: 25/09/2017, Vendor name: Debabrata Bhanja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/09/2017 3:33PM with Govt. Ref. No: 192017180084410731 on 25-09-2017, Amount Rs: 64,406/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HUFMM4 on 25-09-2017, Head of Account 0030-02-103-003-02

Jaydip

Jaydip Maity
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal



SHIV SANKALP CONSTRUCTION

Ashutosh Singh
Partner