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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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

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Addl. Dist. Sub-Registra.
Kharagpur
Dist - Paschim Medinipur

Stamp 5000

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SALE DEED
Schedule - A

24 JUL 2013

District - Paschim Medinipur, P. S. - Kharagpur (Local)
Mouza - Mirpur, J.L. No. - 240,
R.S. Khatian No. - 364, L.R. Khatian No. - 580,
R.S. Plot No. - 123, L.R. Plot No. - 143,
Measuring Area 3.53 decs.

Schedule - B

District - Paschim Medinipur, P. S. - Kharagpur (Local)
Mouza - Mirpur, J.L. No. - 240,
R.S. Khatian No. - 364, L.R. Khatian No. - 77,
R.S. Plot No. - 120, L.R. Plot No. - 129,
Measuring Area - 0.80 decs.

Total area of Land in A & B Schedule
(Sub-Plot No. - 10) - 4.33 decs. (Pashi)

Total sale Price Rs. 7,95,456/-

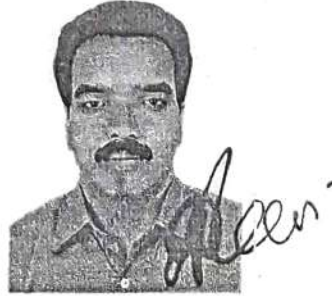
Panchayet Area

THIS DEED OF SALE made on this 21st day of July 2013.

[Handwritten Signature]
as a Consulted Attorney or
ABDUL ROUFF

[Handwritten Signature]
SANKALP CONSTRUCTION
Ashutosh Singh
Partner

Contd. - 2



BETWEEN
ABDUL ROUFF,

S/O- Late Wheedan Nobl,

by faith **Muslim**, by Occupation- **Business**, by nationality- **Indian** and resident of **Panchbeira, P.O. - Inda, A.D.S.R. Office - Kharagpur, P.S.- Kharagpur(Town), Dist.- Paschim Medinipur** The vendor through his constituted Attorney **SRI D. RAVI, S/O- D. Sanyasi Rao**, by caste **Hindu**, by Occupation- **Rly. Service**, by nationality- **Indian** and resident of **Jhapetapur, P.O. - Kharagpur, A.D.S.R. Office.- Kharagpur, P.S.- Kharagpur(Town), Dist.- Paschim Medinipur, PAN - AEXPR6873B** appointed by registered Power of Attorney being **No.- IV - 227 dated 12.10.2010** of **A.D.S.R. Kharagpur** (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**.


as a Constituted Attorney for
ABDUL ROUFF





Rakesh Kumar

AND

SRI RAKESH KUMAR, PAN - AJMPS3255Q

S/O - Sri Arjuna Singh

by religion - Hindu, by Nationality - Indian, occupation -
Business, resident of Gopalnagar, Jhapetapur, P.O. -
Kharagpur, P.S. - Kharagpur (Town), Dist - Paschim
Medinipur (hereinafter called the 'VENDEE' which expres-
sion shall unless the context otherwise requires include the
heirs, successors and representatives of the VENDEE) of the
OTHER PART.

Arjun
Adw.

A handwritten signature in black ink, appearing to be 'Abdul Rouff', written in a cursive style.

as a Constituted Attorney for
ABDUL ROUFF

THIS INDENTURE is in respect of **4.33** decs. pashi land in mouza - **Mirpur**, J.L. No. - **240**, R.S. Khatian No. - **364**, L.R. Khatian No.- **580**, R.S. Plot No. - **123**, L.R. Plot No. - **143**, Measuring Area - **3.53** decs. as mentioned in schedule "A" below and mouza - **Mirpur**, J.L. No. - **240**, R.S. Khatian No. - **364**, L.R. Khatian No.- **77**, R.S. Plot No. - **120**, L.R. Plot No. - **129**, Measuring Area - **0.80** decs. as mentioned in schedule "B" below, Total area of land in **A & B** Schedule **4.33** decs., hereunder for a total consideration of Rs. **7,95,456/-** (Rupees seven lakhs ninety five thousand four hundred fifty six) only .

WHEREAS for "A" & "B" schedule land the vendor executed one General Power of Attorney vide No. Book IV - 227 dated **12.10.2010** registered at A.D.S.R. Kharagpur in favour of **SRI D. RAVI**, S/O- **D. Sanyasi Rao**, resident of **Jhapetapur**, P.O. - **Kharagpur**, A.D.S.R. Office.- **Kharagpur**, P.S.- **Kharagpur(Town)**, Dist.- **Paschim Medinipur** of his lawful attorney to negotiate sale etc. for his own advantages.

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


as a Constituted Attorney for
ABDUL ROUFF


Sri D. Ravi

WHEREAS the "A" schedule land is the purchased property of **Abdul Rouff**, S/O- **Late Wheedan Nobi**, the instant vendor by a registered Deed of Sale being No. 6374 executed on 12.03.2010 and registered on 13.09.2010 registered at A.D.S.R. Kharagpur from **Smt. Manorama Devi**, w/o- **Sri Radheshyam Sharma** of 100/A, Chandni Chawk, Gole Bazar, Kharagpur comprise in R.S. Plot No. - 123, L.R. Plot No.- 143, Area- 80 decs. under R.S. Khatian No.- 364, L.R. Khatian No.- 580, in Mouza- **Mirpur**, J.L.No.- 240 within P.S.- Kharagpur, Dist. -Paschim Medinipur.

WHEREAS the "B" schedule land is also the purchased property of the same instant vendor **Abdul Rouff**, S/O- **Late Wheedan Nobi**, by a registered Deed of Sale being No. 2001 executed on 12.03.2010 and registered on 16.03.2010 regd. at A.D.S.R. Office Kharagpur from **Radheshyam Sharma**, s/o- **Late Haranarayan Sharma** of 100/A, Chandni Chawk, Gole Bazar, Kharagpur comprise in R.S. Plot No. - 120, L.R. Plot No.- 129, Area - 70 decs. under R.S. Khatian No.- 364, L.R. Khatian No.- 77, in Mouza- **Mirpur**, J.L.No.- 240, within P.S.- Kharagpur, Dist. - Paschim Medinipur and by that two Nos. Sale Deeds the instant vendor became the sole and absolute owner


as a Constituted Attorney for
ABDUL ROUFF

Contd. - 6


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A.W.*

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of the "A" & "B" schedule land and he amalgamated the said Plots in to single one by for selling by Sub-Plot No. 10 and since purchase the instant vendor is exercising his right title interest and peaceful possession over the "A" & "B" schedule land without any interruption from others by paying rent to the State of West Bengal and he has valid right, title, interest and peaceful possession upto now over the "A" & "B" schedule land.

AND WHEREAS the Vendor is in need of money to meet some domestic affairs and decided and agreed to sell the schedule "A" & "B" land marked as Sub-Plot No. 10, classified as pashi at present patit capable of bastu measuring area - 4.33 decs. for the consideration of Rs. 7,95,456/- (Rupees seven lakhs ninety five thousand four hundred fifty six) only which is deemed to be the highest prevalent market value thereof Rs. 7,95,456/- (Rupees seven lakhs ninety five thousand four hundred fifty six) only.

AND WHEREAS the Vendee has agreed to purchase the aforesaid property for the highest consideration of Rs. 7,95,456/- (Rupees seven lakhs ninety five thousand four hundred fifty six) only **AND WHEREAS** VENDOR accepted said offer of the VENDEE.



as a Constituted Attorney for
ABDUL ROUFF


A.S.N.

NOW THIS DEED WITNESSETH as follows that in pursuance of the said agreement between the vendors and the vendee/ purchaser and in consideration of Rs. 7,95,456/- (Rupees seven lakhs ninety five thousand four hundred fifty six) only has already been paid by the Vendee to the Vendor by cash in presence of the following witnesses (the receipt of which the Vendor of "A" & "B" schedule property hereby acknowledges) and the Vendor does hereby convey, transferred and assigns unto and the use of Vendee and his heirs, executors, administrators and assigns. ALL THAT TITLE, INTEREST into or upon the said property/ land hereby Conveyed unto the Vendee and his heirs etc. and assigns absolutely forever as ordinarily pass on 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/land conveyed or express to be conveyed unto the VENDEE his heirs, executors administrators, representatives and assigns in manner aforesaid.

AND the Vendee/Purchaser in respect of the land sold to him will mutate his name and pay rent to the Govt. and


as a Constituted Attorney for
ABDUL ROUFF


A.R.

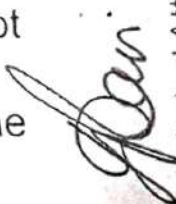
has record of right present settlement prepared in his name and to which the vendor has no objection at all.

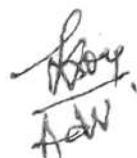
AND THAT the Vendee shall hereafter peaceably hold, use enjoy and transfer the same as his own property without any hindrance, interruption, claim or demand by or from the Vendor or any other persons whomsoever.

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 he may sustain or incur by reason of any claim being made by any body whomsoever to the said property/land.

AND THAT the vendor further covenant that if transfer that the property/ land hereby covenant by the vendor is 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 his heirs, executors, administrators and assigns and all will be bound to make good any loss sustained by him/them.

AND THAT in order to ascertain the proper location and area of the sold property/ land a site plan annexed


as a Constituted Attorney for
ABDUL ROUFF


Adw

herewith in "Red" colour wash and the said plan is made a part of this Deed. In support of this Deed the vendor handed over to the vendee xerox copy of original title Deeds, Power of Attorney and other relating papers and also certified copy of the Chain Deeds.

IN WITNESS whereof the Vendor named above execute this Deed of Sale duly signed by the vendor in presence of the witnesses on the day, month and year first above written.

Schedule of sold Land ("A" Schedule)

Within District - Paschim Medinipur, A.D.S.R. Office -
Kharagpur, P.S. - Kharagpur (Local), within Gopali Gram
Panchayet, Mouza - Mirpur, J.L. No. - 240,
R.S. Khatian No. - 364, L.R. Khatian No. - 580,
R.S. Plot No. - 123, L.R. Plot No. - 143,
Measuring Area - 3.53 (Three point five three) decs. out of 80
decs. Pashi land at present patit capable of Bastu.

Abul

Abul
as a Constituted Attorney for
ABDUL ROUFF

Schedule of sold Land ("B" Schedule)

Within District - Paschim Medinipur, A.D.S.R. Office -
Kharagpur, P.S. - Kharagpur (Local), within Gopali Gram

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

R.S. Khatian No. - 364, L.R. Khatian No. - 77,

R.S. Plot No. - 120, L.R. Plot No. - 129,

Measuring Area - 0.80 (Zero point eight zero) decs. out of 70 decs.

Pashi land at present patit capable of Bastu.

Total area of Land in A & B Schedule (Sub-Plot No.- 10) - 4.33

(Four point three three) decs. Pashi land at present patit capable of

Bastu.

Total measurement of the sold land of "A" & "B" schedule as

jointly marked as Sub Plot No.- 10 :-

North : 55' - 00" South: 55' - 00"

East : 35' - 00" West : 35' - 00"

= 4.33 decs.

"A" & "B" schedule sold property as jointly marked as

Sub Plot No.- 10 Butted and bounded by :-

North: Sub-Plot No.- 9

South: Sub-Plot No.- 20 & 21

East: Dr. Ratan Babu

West: 18 ft. wide proposed Road

Total sale Price for "A" & "B" schedule property for Rs. 7,95,456/-

(Rupees seven lakhs ninety five thousand four hundred fifty six) only.

Contd. -11


as a Constituted Attorney for
ABDUL ROUFF



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 Sundar Singh
s/o Kanchal Kishore Singh
Jhapatapur ward No - 28
Kharagpur PIN - 721301
- 2) Saurat Pandit
Inda. K. 4 - P.

Drafted, by:-

Susanta Kumar Roy
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.

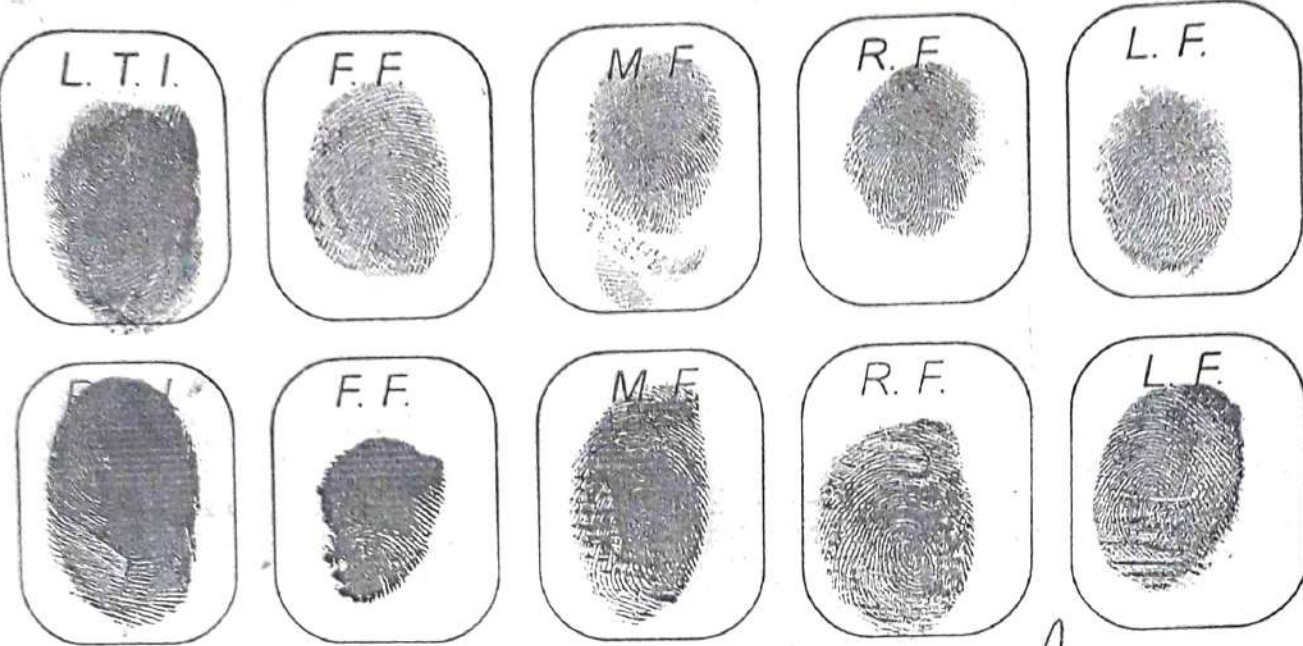
This Deed is completed in 11
pages including stamp pa-
pers and there are 2 nos of
witnesses. One additional
page containing finger prints
of the Vendors and the
Vendee has been annexed
hereto, forming part of the
Deed.

Abdul Rouff

as a Constituted Attorney for
ABDUL ROUFF

Abdul Rouff
as a Constituted Attorney for
ABDUL ROUFF

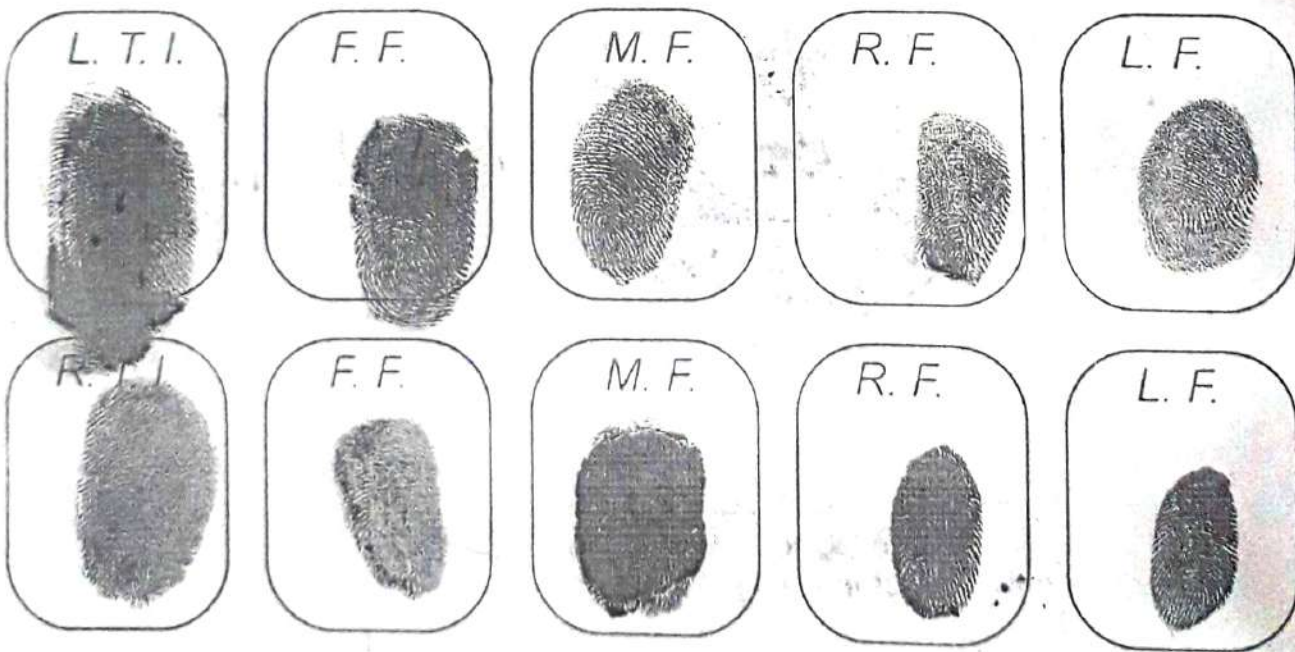
Finger prints of the Attorney



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SIGNATURE



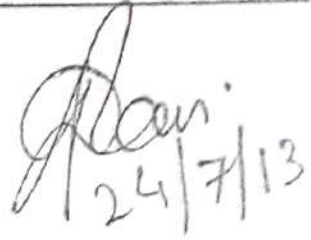
Finger prints of the Vendee






Rakesh Kumar
SIGNATURE

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. KHARAGPUR, District- Paschim Midnapore
Signature / LTI Sheet of Serial No. 04914 / 2013, Deed No. (Book - I , 04986/2013)

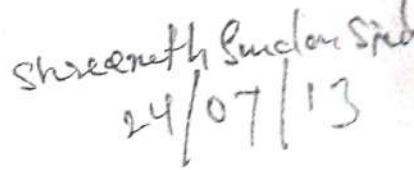
Signature of the Presentant

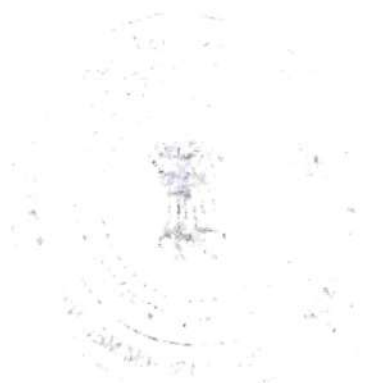
Name of the Presentant	Photo	Finger Print	Signature with date
D. Ravi Jhapetapur, Thana:-Kharagpur Town, P.O. :-Kharagpur, District:-Paschim Midnapore, WEST BENGAL, India,	 24/07/2013	 LTI 24/07/2013	 24/7/13


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	D. Ravi Address -Jhapetapur, Thana:-Kharagpur Town, P.O. :-Kharagpur, District:-Paschim Midnapore, WEST BENGAL, India,	Attorney	 24/07/2013	 LTI 24/07/2013	

Name of Identifier of above Person(s)
 Shreenath Sundar Sinha
 Jhapetapur Ward No. - 28, KHARAGPORE,
 Thana:-Kharagpur Town, P.O. :-Kharagpur,
 District:-Paschim Midnapore, WEST BENGAL, India,

Signature of Identifier with Date

 Shreenath Sundar Sinha
 24/07/13




 (Tushar Kanti Mandal)
 A. D. S. R. KHARAGPUR
 Office of the A. D. S. R. KHARAGPUR



Government Of West Bengal
Office Of the A.D.S.R. KHARAGPUR
District:-Paschim Midnapore

Endorsement For Deed Number : I - 04986 of 2013
(Serial No. 04914 of 2013 and Query No. 1010L000008638 of 2013)

On 24/07/2013

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, 4 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:

By Cash

8752.00/-, on 24/07/2013

(Under Article : A(1) = 8745/- ,E = 7/- on 24/07/2013)

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.-7,95,456/-

Certified that the required stamp duty of this document is Rs.- 39783 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Stamp duty Rs. 35610/- is paid , by the draft number 402961, Draft Date 24/07/2013, Bank : Bank of India, Sbi Inda, received on 24/07/2013

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

Presented for registration at 13.40 hrs on :24/07/2013, at the Office of the A.D.S.R. KHARAGPUR by Sri D. Ravi ,Executant.

Executed by Attorney

Execution by

1. Sri D. Ravi, son of D. Sanyasi Rao , Jhapetapur, Thana:-Kharagpur Town, P.O. :-Kharagpur, District:-Paschim Midnapore, WEST BENGAL, India, By Caste Hindu By Profession: Government Service,as the constituted attorney of Abdul Rouff is admitted by him.

Identified By Shreenath Sundar Sinha, son of Kaushal-Kishore Sinha, Jhapetapur Ward No. - 28, KHARAGPORE, Thana:-Kharagpur Town, P.O. :-Kharagpur, District:-Paschim Midnapore, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Tushar Kanti Mandal)
A. D. S. R. KHARAGPUR

(Tushar Kanti Mandal)
A. D. S. R. KHARAGPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 7777 to 7793
being No 04986 for the year 2013.



Mandal

(Kanti Mandal) 24-July-2013
A. L. R. KHARAGPUR
Office of the A.D.S.R. KHARAGPUR
West Bengal



SHIV SANKALP CONSTRUCTION

Ashutosh Singh.
Partner