

5378/16

I 8574



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 080828

Classified under the Provisions of  
 the Official Secrets Act, 1923  
 and the Official Secrets Act, 1952  
 and the Official Secrets Act, 1964  
 and the Official Secrets Act, 1988

*Signature*

Joint District Registrar  
 Asansol Dist. Burdwan

GRN- 19-201617-002865139-2

Market Value Rs. 16,20,003/-

vide Query No. 02050001478531/2016

10 NOV 2016

**DEED OF SALE OF Rs. 8,00,000/-**

Area of land sold is : 10 cottahs

comprising part of R.S. Plot No. 518

situated in Mouza : Palasdiha, P.S. Asansol

THIS DEED OF SALE made on this the 3rd day of  
November in the year 2016 by :

दिनांक 02. 02. 2023  
श्री 1 ...  
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...

20. 10. 2021 ...

Gyazul Hafiz



2249

Gyazul Hafiz

Ehtesam Azoni



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...  
...

( 2 )

**EJAZUL HAQUE (PAN: ABDPH8396Q)** S/o Late Misbahul Haque,  
by faith Muslim, occupation business, citizenship Indian, resident of : Mahabat  
Toli, P.O. & P.S. Bettiha, Pin 845438, Dist. West Champaran, (Bihar) hereinafter  
called the 'VENDOR' (which expression shall unless excluded by or repugnant  
to the context include all his heirs, successors, legal representatives and assigns)  
of the ONE PART.

**IN FAVOUR OF**

**MD. KALIMUDDIN (PAN: APKPK4193F)**, S/o Late Md. Moinuddin,  
by faith Muslim, by occupation business, resident of : Railpar, Hazi Nagar,  
Near Idd-Gah Wali Masjid, Asansol, P.O. Asansol-713302, P.S. Asansol (N),  
Dist. Burdwan hereinafter called the 'PURCHASER' (Which expression shall  
unless excluded by or repugnant to the context include all his heirs, successors,  
legal representatives and assigns) of the OTHER PART.

Contd. Page 3

( 3 )

WHEREAS the Vendor is the lawful and rightful owner of the land measuring 10 cottahs comprising part of R.S. Plot No. 518 situated within Mouza Palasdiha, P.S. Asansol which he purchased by a registered Deed of Sale being Deed No. 2273 for the year 2016 of Asansol A.D.S.R. Office form Sri Tapas Kumar Roy and Sri Arup Kumar Roy, both sons of Late Manikeshwar Roy, of Palasdiha, P.S. Asansol (N), Dist. Burdwan for valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS after such purchase the Vendor while owning and possessing the said land has been duly and correctly recorded in his name in the L.R. Record of Rights under L.R. Khatian No. 857 being L.R. Plot No. 628 of Mouza Palasdiha, J.L. No. 17, P.S. Asansol, Dist. Burdwan;

AND WHEREAS the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the above noted land which is more fully mentioned in the schedule below which is free from all encumbrances, charges and/or mortgages;

AND WHEREAS the Vendor being in urgent need of money to meet his legal requirements and expenses declared and expressed his intention to sell and transfer the said land measuring 10 cottahs comprising part of R.S. Plot No. 518 of Mouza Palasdiha, P.S. Asansol which is more fully mentioned in the schedule below.

Contd. Page 4

( 4 )

AND WHEREAS the Purchaser having come to know such intention and declaration of the Vendor proposed and offered to purchase the schedule mentioned lands at a total consideration of Rs. 8,00,000/- (Rupees eight lac) only;

AND WHEREAS the Vendor considering the said price as fair, proper, reasonable and highest according to present market value prevailing in the locality accepted the said offer of the Purchaser and agreed to sell, convey and transfer the schedule mentioned lands unto and in favour of the Purchaser at and for the said consideration of Rs. 8,00,000/- (Rupees eight lac) only on the terms mentioned hereinbelow :-

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-**

That in pursuance of the said agreement between the Vendor and the Purchaser and in consideration of the said sum of Rs. 8,00,000/- (Rupees eight lac) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge) as total price of the said land, the Vendor doth hereby grant, convey sell and transfer all that land more fully mentioned and described in the schedule below together with the right of path, passage, lights, liberties, privileges, easement & appurtenance whatsoever attached and concerning to the said land free from any or all encumbrances

Contd. Page 5

( 5 )

TO HAVE AND TO HOLD the said land hereby granted, conveyed, and transferred unto and to the use of the said Purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said Vendor for himself, his heirs and successors doth hereby declare and covenant with the said Purchaser that the Vendor has good title, full power and absolute right to sell and transfer the said land and further declare that he is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and that the Vendor has not in any way encumbered the said land intended to be conveyed by this Deed of Sale AND THAT the said Purchaser including all his heirs, successors and legal representatives shall and may at all times peacefully/quietly hold, possess, use and enjoy the said land as lawful and rightful owner thereof with liberty to raise/erect all sorts of constructions upon the said land in accordance with law without any interruptions, obstructions, claim and/or demand whatsoever from or by the Vendor or any person/persons lawfully/equitably claiming under or in trust for him AND THAT the said Vendor shall and will for all times to come at the cost and request of the said Purchaser do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly assuring the title of the Purchaser relating to the said land and that the Vendor doth hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned land is not free from all

Contd. Page 6

( 6 )

encumbrances and/or the Vendor has no valid perfect and marketable title to the said land as hereinbefore stated by the Vendor in that event the Vendor including all his legal heirs and successors will be bound to pay back the entire consideration amount with legal interest to the Purchaser and shall also be liable to make good and indemnify all losses and damages which the Purchaser may suffer due to any defect in the title of the Vendor in respect of the said land hereby sold to the Purchaser.

It is further declared by the Vendor that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get his name mutated in the records of S.D.L. & L.R.O., Extn. Part-1, Asansol under the state of West Bengal and the Vendor undertakes to render all such help and assistance as will be found essential in this regard.

**SCHEDULE OF THE LAND ABOVE REFERRED TO :**

In the District of Burdwan, Police Station Asansol, Sub Division & Addl. Dist. Sub Registry Office Asansol within Mouza Palasdiha, J.L. No. 17 all that 'Kanali' class of land measuring 10 (ten) cottahs equivalent to 7200 (seven thousand two hundred) sft. comprising part of R.S. Plot No. 518 (five hundred eighteen) corresponding to L.R. Plot No. 628 under R.S. Khatain No. 464 corresponding to L.R. Khatian No. 857 with all easement rights are hereby sold by this Deed of sale.

Proposed use of land: Bastu.

Contd. Page 7

( 7 )

Which is Butted and bounded by :

On the North : Land of Md. Kalimuddin.

On the South : Land of Dr. Vinod Kumar.

On the East : 12 feet wide Road.

On the West : Land on R.S. Plot No. 513 & 518 (P).

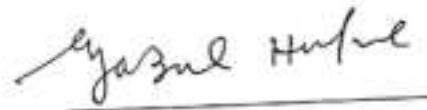
The proportionate annual rent is payable to the State of West Bengal through S. D. L. & L. R. O. Extn. Part-1, Asansol.

IN WITNESS WHEREOF the Vendor named above signed and executed this Deed of Sale on the day, month and year first above written.

Witnesses :

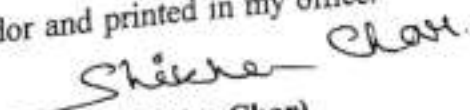
1. Ehtesam Azam  
S/o Md. Yaseen  
Raipoor Old Road  
Near - Zikra Masjid  
Asansol.

2. Pabansu  
Asansol



Signature of the Vendor

Prepared by me as per instruction by the Vendor and read over, explained to the Vendor and printed in my office.

  
( Shikha Char )

Advocate, Asansol Court  
Enrl. No. F/323/602/2013



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan Form

GRN: 19-201617-002865139-2

GRN Date: 02/11/2016 14:17:07

Bank :

Payment Mode

United Bank

Counter Payment

DEPOSITOR'S DETAILS

Id No. : 02050001478531/1/2016  
(Query No./Query Year)

Name : MD KALIMUDDIN

Contact No. :

Mobile No. : +91 9434998046

E-mail :

Address : ASANSOL

Applicant Name : Mrs Shikha Char

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	02050001478531/1/2016	Property Registration- Registration Fees	0030-03-104-001-18	17827
2	02050001478531/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	92210
Total				110037

In Words : Rupees One Lakh Ten Thousand Thirty Seven only



Note: Produce this challan to any branch of United Bank. Please ensure, to make your payment within 09/11/2016 (banking hours). This challan form shall be invalid

09/11/2016



Jasrul Hafiz

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Md. Kalim Uddin

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					







Government of West Bengal


Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ASANSOL, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02050001478531/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	EJAZUL HAQUE MAHABAT TOLI, P.O:- BETTIHA, P.S:- BETTIHA NAGAR, District:-Pashchim Champaran, Bihar, India,	Seller			
Sl No.	Name and Address of Identifier	2249 Identifier of		Signature with date	
1	EHTERAM AZMI Son of Md YASEEN Railpar, O.K. Road, Near Zikra Masjid, Asansol,, P.O:- ASANSOL, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713302	EJAZUL HAQUE			

  
(Saurav Roychowdhury)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ASANSOL  
Burdwan, West Bengal

### Major Information of the Deed

Deed No :	I-0205-08574/2016	Date of Registration	11/10/2016 11:18:03 AM
Query No / Year	0205-0001478531/2016	Office where deed is registered	
Query Date	02/11/2016 1:47:44 PM	A.D.S.R. ASANSOL, District. Burdwan	
Applicant Name, Address & Other Details	Shikha Char Asansol Court, Thana : Asansol ( S ), District : Burdwan, WEST BENGAL, Mobile No. : 9434998046, Status : Advocate		
Transaction	[0101] Sale, Sale Document	Additional Transaction	
Set Forth value	Rs. 8,00,000/-	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Stampduty Paid(SD)	Rs. 97,210/- (Article:23)	Market Value	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	Rs. 16,20,003/-	
		Registration Fee Paid	
		Rs. 17,827/- (Article:A(1), E)	

#### Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Unassessed Municipal Road, Road Zone : (On Road – On Road) , Mouza: Palasdiha

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-518	RS-464	Bastu	Kanali	10 Katha	8,00,000/-	16,20,003/-	Width of Approach Road: 12 Ft. Adjacent to Metropolitan Road,
<b>Grand Total :</b>					16.5Dec	8,00,000 /-	16,20,003 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	<b>EJAZUL HAQUE</b> Son of Late MISBAHUL HAQUE Executed by: Self, Date of Execution: 03/11/2016 , Admitted by: Self, Date of Admission: 03/11/2016 ,Place : Pvt. Residence			
MAHABAT TOLI, P.O:- BETTIHA, P.S:- BETTIHA NAGAR, District:-Pashchim Champaran, Bihar, India, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. ABDPH83 Status :Individual				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Md KALIMUDDIN</b> Son of Late MD MOINUDDIN Railpar, Hazi Nagar, Near Idd-Gah Wali Masjid., P.O:- ASANSOL, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713302 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. APKPK4193F, Status :Individual

**Identifier Details :**

Name & address	
EHTERAM AZMI Son of Md YASEEN Railpar, O.K. Road, Near Zikra Masjid, Asansol., P.O:- ASANSOL, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713302, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Identifier Of EJAZUL HAQUE	

**Endorsement For Deed Number : I - 020508574 / 2016****On 03-11-2016****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:50 hrs on 03-11-2016, at the Private residence by EJAZUL HAQUE ,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 16,20,003/-

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

Execution is admitted on 03/11/2016 by EJAZUL HAQUE, Son of Late MISBAHUL HAQUE, MAHABAT TOLI, P.O: BETTIHA, Thana: BETTIHA NAGAR, , Pashchim Champaran, BIHAR, India, , by caste Muslim, by Profession Business

Indetified by EHTERAM AZMI, , Son of Md YASEEN , Railpar, O.K. Road, Near Zikra Masjid, Asansol., P.O: ASANSOL, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713302, by caste Muslim, by profession Oth



**Saurav Roychowdhury**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**Burdwan, West Bengal**

On 09-11-2016

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,827/- ( A(1) = Rs 17,820/- .E = Rs 7/- )  
Registration Fees paid by by online = Rs 17,827/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W  
Online on 03/11/2016 12:00AM with Govt. Ref. No: 192016170028651392 on 02-11-2016, Amount Rs: 17,827/-,  
Bank: United Bank ( UTBI0OCH175), Ref. No. S37891439 on 03-11-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 97,210/- and Stamp Duty paid by by online = Rs 92,210/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W  
Online on 03/11/2016 12:00AM with Govt. Ref. No: 192016170028651392 on 02-11-2016, Amount Rs: 92,210/-,  
Bank: United Bank ( UTBI0OCH175), Ref. No. S37891439 on 03-11-2016, Head of Account 0030-02-103-003-02

*Saurav Roychowdhury*

**Saurav Roychowdhury**  
**ADDITIONAL DISTRICT SUB-REGISTRA**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**Burdwan, West Bengal**

On 10-11-2016

**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 :  
of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 97,210/- and Stamp Duty paid by Stamp Rs 5,000/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 15, Amount: Rs.5,000/-, Date of Purchase: 02/11/2016, Vendor name: P K Da

*Saurav Roychowdhury*

**Saurav Roychowdhury**  
**ADDITIONAL DISTRICT SUB-REGISTRA**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**Burdwan, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2016, Page from 165494 to 165508  
being No 020508574 for the year 2016.



Digitally signed by SAURAV  
ROYCHOWDHURY  
Date: 2016.11.10 14:45:10 +05:30  
Reason: Digital Signing of Deed.

*Saurav Roychowdhury*

(Saurav Roychowdhury) 10-11-2016 14:45:09  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)

020508574 / 2016 Deed No. 1 020508574 / 2016 Document is digitally signed