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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL *east m*

R 722481

Handwritten signature

S.D - 1000/-

Certified that the Document is admitted to registration. The endorsement sheet attached with this document are the Per of the document.

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Addl. District Sub-Registrar
Asansol, Dist - Paschim Bardhaman

31 MAY 2019

Ref : Query No. 02050000808553/2019

GRN : 19-201920-001823841-2

DEED OF SALE of Rs. 16,70,000/-

(Assessed Market Value of Rs. 16,70,000/-)

In the District of Paschim Bardhaman,

P.S. Asansol, J.L. No. 14, Mouza Gopalpur,

R.S. & L.R. Plot No. 158,159, L.R. Khatian No. 418,419 & 420

Measuring an area of 77 (Seventy seven) decimals of land.

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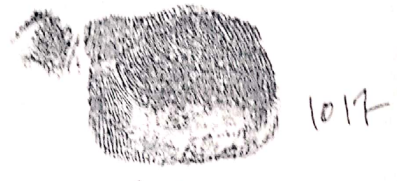
THIS DEED OF SALE made on this the 28th day of May, 2019, BY and BETWEEN :-

क्रमिक नं. ७९६/२०१० तारीख २९.५.२०१०
 मुला २०१०
 कोणा २०१०
 स्टॅम्प फेडरल प्री विभाग नं. १.३.११.११.११ अखिल
 आसामसोल नॉटिस नं. २/७७ २०/११ तारीख २०/११
 आसामसोल नॉटिसरी वरील अखिल

बेकन बाईरि



बेकन बाईरि



Rahul Bouri



Priya Bouri



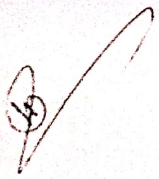
वीन बाईरि



Addl. District Sub Registrar
 Asansol, Dist - Paschim Bardhaman
 28 MAY 2010

Fahar Imam

1) **Sri Keran Bauri** son of late Sudhir Bauri alias Habu Bauri, by faith Hindu, by occupation Cultivation, PAN- AZBPB5072H, by citizenship Indian, resident of Sete Kanyapur, P.O. Kanyapur, PIN-713341, P.S. Asansol (North), Sub- Division and Addl. Dist. Sub-Registry Office Asansol, Dist. Paschim Bardhaman in the state of West Bengal, 2) **Sri Rahul Bouri** son of late Aswini Bouri, by faith Hindu, by occupation Business, PAN- BTEPB5177K, by citizenship Indian, resident of Marichkota, P.O. Ethora, PIN-713359, P.S. Asansol (North), Sub- Division and Addl. Dist. Sub-Registry Office Asansol, Dist. Paschim Bardhaman in the state of West Bengal, 3) **Smt. Priya Bouri** wife of Sri Raju Bouri (daughter of late Aswini Bouri), by faith Hindu, by occupation Housewife, PAN- DMCPB8538R, by citizenship Indian, resident of Bartoria, P.O. Bartoria, PIN-723121, P.S. Neturia, Dist. Purulia in the state of West Bengal, 4) **Smt. Bina Bouri** wife of late Aswini Bouri, by faith Hindu, by occupation Housewife, PAN- DVGPB4104J, by citizenship Indian, resident of Marichkota, P.O. Ethora, PIN-713359, P.S. Asansol (North), Sub- Division and Addl. Dist. Sub-Registry Office Asansol, Dist. Paschim Bardhaman in the state of West Bengal hereinafter called the "VENDORS" (which expression shall unless excluded by or repugnant to the context include their heirs, successors, executors, legal representatives and assigns) of the ONE PART.



AND

In favour of Sri Chandan Kumar Sharma son of Sri Ramayan Sharma, by faith Hindu, by occupation Business, resident of Central Kajora near B.Ed. College, P.O. Kajora Gram, PIN-713338, P.S. Andal, Dist. Paschim Bardhaman hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include his heirs, successors, executors, legal representatives and assigns) of the OTHER PART.

WHEREAS the vendor no. 1 Sri Keran Bauri is owner of the land measuring 11 (Eleven) decimals on R.S. & L.R. Plot No. 158 (One hundred fifty eight) and 15 (Fifteen) decimals on R.S. & L.R. Plot No. 159 (One hundred fifty nine) within Mouza Gopalpur, P.S. Asansol, Dist. Paschim Bardhaman and his ownership has been duly recorded in the L.R. Record of Rights in L.R. Khatian No. 418 (Four hundred eighteen) of the said Mouza.

*or deal
sold*



AND WHEREAS the vendor no. 2 Sri Rahul Bouri is owner of the land measuring 11 (Eleven) decimals on R.S. & L.R. Plot No. 158 (One hundred fifty eight) and 15 (Fifteen) decimals on R.S. & L.R. Plot No. 159 (One hundred fifty nine) within Mouza Gopalpur, P.S. Asansol, Dist. Paschim Bardhaman and his ownership has been duly recorded in the L.R. Record of Rights in L.R. Khatian No. 420 (Four hundred twenty) of the said Mouza.

AND WHEREAS one Sri Aswini Bouri son of late Sudhir Bouri of Marichkota, P.S. Asansol (North), Dist. Burdwan was owner of the land measuring 11 (Eleven) decimals on R.S. & L.R. Plot No. 158 (One hundred fifty eight) and 14 (Fourteen) decimals on R.S. & L.R. Plot No. 159 (One hundred fifty nine) within Mouza Gopalpur, P.S. Asansol, Dist. Paschim Bardhaman and his ownership had been duly recorded in the L.R. Record of Rights in L.R. Khatian No. 419 (Four hundred nineteen) of the said Mouza.

AND WHEREAS while the above named Aswini Bouri was owner and possessor of his properties died leaving behind his wife Smt. Bina Bouri (vendor no. 4), son named Sri Rahul Bouri (vendor No. 2) and only daughter Smt. Priya Bouri (vendor no. 3) as only surviving legal heir and successor.

AND WHEREAS by virtue of such inheritance the vendor no. 2 to 4 have become absolute owner of the land measuring 25 (Twenty five) decimals in the above noted plots.

AND WHEREAS the vendors are owner of the total land measuring 77 (Seventy seven) decimals in the above noted plots morefully mentioned in the schedule below and they have been owning and possessing the same peacefully and uninterruptedly.

AND WHEREAS the vendors have absolute rights and authority to sell and transfer the land measuring 77 (Seventy seven) decimals mentioned in the schedule below which is free from all encumbrances.

AND WHEREAS the vendors to meet their lawful necessity has proposed to sell the land measuring 77 (Seventy seven) decimals mentioned in the schedule below on a consideration of Rs. 16,70,000/- (Rupees sixteen lac seventy thousand) only.

AND WHEREAS towards the said transaction the purchaser paid Rs. 16,70,000/- (Rupees sixteen lac seventy thousand) only to the vendors as price of the land mentioned in the schedule below.

AND WHEREAS the vendors have received the said sum of Rs. 16,70,000/- (Rupees sixteen lac seventy thousand) only from purchaser as price of the land mentioned in the schedule below.

NOW THIS INDENTURE WITNESSETH

That in pursuance of the said contract and in consideration of sum of Rs. 16,70,000/- (Rupees sixteen lac seventy thousand) only to the vendors paid by the purchaser, in receipt whereof the vendors hereby admit and acknowledge the said sum of Rs. 16,70,000/- (Rupees sixteen lac seventy thousand) only from the purchaser, the vendors doth hereby sell, grant, convey and transfer unto the purchaser all the property mentioned in the schedule below free from all encumbrance together with all right, title interest and easement and privileges and enjoyment right the vendors have/had and so long enjoyed and also of all areas fully mentioned in the schedule below TO HAVE AND TO HOLD the property hereby granted and conveyed unto and to the use of the said purchaser, his heirs, successors,

executors and assigns forever in the absolute right, title, interest AND the said vendors hereby for themselves, their heirs, executors and assigns covenant with the said purchaser and declare that they are seized and possessed of and have not in any way encumbered or charged or caused to be encumbered or charged, the schedule property to be conveyed by this deed of sale and that the said purchaser, his heirs, successors, executors and assigns shall admit at all times peaceably and quietly possess and enjoy the said land mentioned in the schedule below and receive rents and profits thereof without interruption, claim or demand whatsoever from or by the said vendors or any person or persons lawfully or equitably claiming for them and that the purchaser is at liberty to use and enjoy the said land mentioned in the schedule according to his choice and preference AND THAT the said vendors shall and will for all time to come at the request of the purchaser at the cost of the purchaser, his heirs, successors, executors or assigns, do or execute or caused to be done or executed all such acts, deeds and things and to swear affidavit/affidavits and to appear personally or through authorised person or persons for further and for more perfectly assuring the title of the purchaser as may be reasonably required and the vendors further covenant that if it transpires that the property hereby sold by the vendors is not free from all encumbrances as herein before stated by the vendor, shall make good all loss to be

sustained by him and to pay the consideration money together with damage at a time.

Be it further stated that the purchaser, his heirs, successors and assigns will enjoy the property from generation to generations with all rights, title interest of the vendors according to his choice preference and necessity including all sorts of transferring right by way of sale, gift, mortgage, lease etc. and is at liberty to mutata his name towards of the conveyed property and to pay tax/taxes to the Authority/Authorities in the name of the purchaser from this day of sale having landlord the Govt. of West Bengal through S.D.L. & L.R.O.(Extn.-1), Asansol.

SCHEDULE OF THE PROPERTY

In the Dist. of Paschim Bardhaman, Police Station Asansol, Sub-Division and Addl. Dist. Sub-Registry Office Asansol, J.L. No. 14, Mouza Gopalpur, L.R. Khatian No. 418 (Four hundred eighteen), 419 (Four hundred nineteen) and 420 (Four hundred twenty),

- 1) R.S. & L.R. Plot No. 158 (One hundred fifty eight), Class Baid, measuring 33 (Thirty three) decimals.
- 2) R.S. & L.R. Plot No. 159 (One hundred fifty nine), Class Baid, measuring 44 (Forty four) decimals.

Total measuring 77 (Seventy seven) decimals of land is hereby sold.

The sold land is all along surrounded by agricultural lands and there is no road.

Proposed use : Nursery.

Proportionate yearly rent is payable to the state of West Bengal through S.D.L. & L.R.O.(Extn.-1), Asansol.

IN WITNESS WHEREOF the vendors execute this deed of sale on the day, month, year first above written.

WITNESSES

1. Zafar Imam
Sto Fazlur Rahman.
Silarampur. P.S. Kultu
Dist - paschim Bardhaman.
Pin No - 713359.

2. অফিস হাউস
আবিদ রহমান

রফিক হাউস
Rahul Bhowri

বিজা বোস

বীণা হাউস

Signature of the Vendors

Drafted & Prepared by me and printed in my office, read over & explained by me to the executant.

Majibur Rahman
(Majibur Rahaman)
Deed Writer, Licence No. 23
A D.S.R office, Asansol.

Note : Two sheets containing the finger prints and photographs duly attested by the party concerned is annexed hereto.

রফিক হাউস