

2448 =
SEPTEMBER

Deed NO:-

6662/2019

16



Deed no. 6662/2019

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

30AB 638539

A.CMD
2771



6518

6662



169/14

5-85

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Case No. 1480

B 343888

Verified with R.O.R.

S-D-5000/-

B.L. - 11/9



স্বীকারিতা
 ডঃ সিবচন্দ্রবাসী
 ডাঃ কান্ত
 সত্যজিৎ
 সুলতান বাসী

Guarantee that the Document is
 authentic to the Vendor. The
 signature and name attached
 with this document are the part
 of this document.

11 SEP 2014
 Addl. District Registrar
 Asansol, Dist. Burdwan

DEED OF SALE

QUERY NO. 11291/2014

Assessed Market Value at Rs.5,37,823/-

Set Forth Value Rs.3,00,000/-, Mouza Marichkota,
 P.S. Asansol, Area of land 44 Decimals.

THIS DEED OF SALE made By and Between :-

Sylea

Contd...P/2.

दिनांक २०/०९/२०१८
पं. १०००/१००
समस्त कार्य सम्पन्न
समस्त कार्य सम्पन्न
समस्त कार्य सम्पन्न



श्री. महेष्
र. मिर्जापुर महेष्
१११११११

२१३५

श्री. महेष्
र. मिर्जापुर महेष्

२१३५

श्री. महेष्

२१३६
श्री. महेष्



✓
Addl. District Sub-Registrar
Asansol. Dist. Burdwar

10 SEP 2018



(श्री. महेष्)

শ্রীমতী সত্যি বুরী
ব: শিবু বুরী
গোপাল কেরিয়া
শ্রীমতী সত্যি বুরী
শ্রীমতী সত্যি বুরী

∴ 2 ∴

(1) SMT. SATI BOURI wife of Late Shambhu Bouri, (2) SRI SHIBU BOURI, (3) SRI TARU BOURI & (4) SRI SUNIL BOURI No.2 to 4 are sons of Late Shambhu Bouri, all by faith Hindu, by nationality Indian, residents of Sataisa, P.O. Sitarampur, P.S. Asansol (S), Sub-Division and Addl. Dist. Sub-Registry Office Asansol, Dist. Burdwan, West Bengal, hereinafter jointly and severally called the "VENDORS" (which expression shall unless excluded by or repugnant to the context include their heirs, successors, legal representatives, administrators and assigns) of the ONE PART.

AND
IN FAVOUR OF :-

SRI GOPAL KEDIA son of Late Jhabarmal Kedia, by faith Hindu, by nationality Indian, resident of Railpar, Dhadka Road, Asansol, P.O. Asansol-2, P.S. Asansol (North), Sub-Division Asansol, Addl. Dist. Sub-Registry Office Asansol, Dist. Burdwan, West Bengal, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include his heirs, successors, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS the vendors above named are lawfully seized and possessed of or otherwise sufficiently entitled to the property described more fully in the schedule below.

AND WHEREAS the landed property more fully mentioned and described in the schedule below along with other lands was originally

Contd...P/3.



2137

शुबील कोठी



Add. District Sub-Registrar
Asansol, Dist. Burdwan

10 SEP 2018

शुबील कोठी



1. श्री शिव भुरी
 2. श्री तारु भुरी
 3. श्री सुनिल भुरी
 4. श्री सती भुरी

∴ 3 ∴

belonged to one Deceased Shambhu Bouri and his ownership had/has been duly and correctly recorded in the finally published L.R. Settlement Record of Rights in L.R. Khatian No. 469 within Mouza Marichkota, P.S. Asansol, Dist. Burdwan.

AND WHEREAS above named Shambhu Bouri till the date of his death was owned and possessed the property mentioned in the schedule below in various act of possession, who died intestate leaving behind his wife namely Smt. Sati Bouri (the Vendor No.1 herein), and his three sons namely (1) Sri Shibu Bouri, (2) Sri Taru Bouri & (3) Sri Sunil Bouri (the Vendors No.2 to 4 herein) as his only surviving legal heirs and successors to inherit the property left by him.

AND WHEREAS by way such acquirement of legal inheritance in accordance to Hindu Succession Law, the vendors above named inherited the property and thus became absolute owners and in peaceful possession over the property more fully mentioned and described in the schedule below along with other lands and the vendors have been owning and possessing the same as its exclusive, lawful owners thereof free from all encumbrances without any objection and hindrances from any corner whatsoever and the Vendors have absolute right, full power and authority to sell the schedule mentioned property free from all encumbrances.

AND WHEREAS the Vendors being in urgent need of money to meet their legal and lawful expenses and to acquire more valuable property

[Handwritten signature]

Contd...P/4.



13.01.2019
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-: 4 :-

have expressed and proclaimed to sell and transfer the said schedule property free from all encumbrances.

AND WHEREAS knowing such intention and proclamation of the vendors and also being satisfied with the title of the vendors over the schedule property, the Purchaser has agreed to purchase the same AND WHEREAS for this, the Purchaser has offered to purchase the schedule property free from all encumbrances for the total consideration of Rs.3,00,000/- (Rupees Three Lacs) only for his own interest & requirement.

AND WHEREAS the Vendors considering the said price offered by the Purchaser to be reasonable, fair and highest in the present market rate and on the present state of affairs have accepted the said offer of the Purchaser and have agreed to sell the said schedule property with all easement rights attached thereto unto the purchaser together with all their subsisting rights, titles, interest and possession therein free from all encumbrances.

AND WHEREAS towards the total consideration, the Purchaser has paid unto the Vendors the sum of Rs.3,00,000/- (Rupees Three Lacs) only as the total amount of consideration on this day of the execution of this Deed.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement between the Vendors and the Purchaser and in consideration of the said sum of Rs.3,00,000/- (Rupees Three Lacs) only paid by the Purchaser to the Vendors (the receipt whereof

[Handwritten signature]

Contd...P/5.



Handwritten text in Tamil script, including the word 'புள்ளிகள்' (Punnigal) and other illegible characters.

-: 5 :-

the Vendors doth hereby admit and acknowledge) as total price of the said schedule property the vendors do hereby grant, convey, sell and transfer, assigns and assure unto and in favour of the said Purchaser all that schedule property together with interest in the said schedule property described herein below including all right, liberties, privileges easement and appurtenances whatsoever attached and concerning thereto, free from any or all encumbrances TO HAVE AND TO HOLD the said property hereby granted, conveyed and transferred unto and to the use and occupation of the said Purchaser absolutely and for ever having all kinds of transferable right therein such as sale, gift, lease and mortgage or otherwise AND THAT the said Vendors for themselves, their heirs and successors doth hereby declare and covenant with the said purchaser that the Vendors have good title full power and absolute right to sell and transfer the said property and further declare that it is absolutely seized and possessed of or otherwise will and sufficiently entitled to the said property and that the vendors have not in any way encumbered the said property entitled to be conveyed by this Deed of Sale AND THAT the said purchaser including all his legal heirs and successors shall and may at all times peacefully/quietly hold possess use and enjoy the said property as lawful and rightful owner thereof without any interruption, obstructions, claims and/or demand whatsoever from or by the vendor or any person/persons lawfully/equitably claiming under or in trust for them AND THAT the said vendors including all their legal heirs and successors shall and will for all times to come at the cost and request of the said purchaser

Contd...P/6.



18.12.1975
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:- 6 :-

to 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 property AND THAT the said vendors doth hereby further declare and covenant with the said purchaser that if transpires that the schedule mentioned property hereby sold is not free from all encumbrances and/or the vendors have no valid perfect and marketable title to the said property as hereinbefore stated by the vendors in that event the vendors including all their legal representatives and successors will be bound to pay back the entire consideration amount of money 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 vendors in respect of the said property hereby sold to the purchaser.

Be it further stated that the Purchaser, all his heirs, successors, administrators, assigns shall enjoy the property mentioned in the schedule below from generation to generations with all right, 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 or otherwise and changing the nature of the property and is at liberty to mutate his name towards the conveyed property and to pay rents and cesses to the authority or authorities in the name of the Purchaser from this day of sale to the landlord the Govt. of West Bengal through the S.D.L. & L.R.O., Extn. Part-I, Asansol and all consents and approvals are hereby accorded by the vendors by this Deed.

[Handwritten signature]

Contd...P/7.



স্বাক্ষরিত
১৩/০৫/১৯
১৩/০৫/১৯
১৩/০৫/১৯
১৩/০৫/১৯

:- 7 :-

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

Within the District of Burdwan, P.S. Asansol, Sub-Division and Addl. Dist. Sub-Registry Office at Asansol, Mouza Marichkota, J.L. No.2, within the Limits of Asansol Municipal Corporation, the piece and parcel of land comprised in L.R. Khatian No. 469 -

- 1) R.S. & L.R. Plot No. 927 (Nine hundred Twenty Seven), Class Doba, measuring 03 (Three) Decimals of Doba. Proposed Use : Doba.
- 2) R.S. & L.R. Plot No. 924 (Nine hundred Twenty Four), Class Baid, measuring 07 (Seven) Decimals of land. Proposed Use : Nursery.
- 3) R.S. & L.R. Plot No. 930 (Nine hundred Thirty), Class Baid, measuring 08 (Eight) Decimals of land. Proposed Use : Nursery.
- 4) R.S. & L.R. Plot No. 934 (Nine hundred Thirty Four), Class Baid, measuring 08 (Eight) Decimals of land. Proposed Use : Nursery.
- 5) R.S. & L.R. Plot No. 1399 (One thousand Three hundred Ninety Nine), Class Baid, measuring 18 (Eighteen) Decimals of land. Proposed Use : Nursery.

Total of above 5 Plots measuring 44 (Forty Four) Decimals of land and Doba along with its all easement rights etc. attached thereto is hereby sold by this Deed.

The sold land is all along surrounding by road less agricultural lands.

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

Contd...P/8.

A sheet containing photos and finger prints of both hands duly attested by the parties concern is annexed hereto, which do form a part of this Deed.

IN WITNESS WHEREOF the vendors above named do hereby sign and execute this deed of sale in good health and sound mind in presence of the following witnesses on this 10th day of September, 2014 (Two thousand Fourteen).

WITNESSES:

1. *Handwritten names in Bengali*
১. কামাল হোসেন
২. সত্যজিৎ
৩. সত্যজিৎ মল্লিক
৪. সত্যজিৎ

2.

Handwritten names in Bengali
শিবচন্দ্র মল্লিক
শিবচন্দ্র মল্লিক
শ্রীমতী স্মৃতি শ্রী
শ্রীমতী - শ্রীমতী
শ্রীমতী - শ্রীমতী
শ্রীমতী - শ্রীমতী



Handwritten names in Bengali
শ্রীমতী মল্লিক
শ্রীমতী মল্লিক
শ্রীমতী মল্লিক
শ্রীমতী মল্লিক

SIGNATURE OF THE VENDORS.

Drafted and prepared by me as per instructions of the Vendor and read over and explained the contents of this deed before the vendor in vernacular and printed in my office.

Signature of Rezaul Karim
(Sk. Rezaul Karim)
Deed Writer, Licence No.29,
A.D.S.R. Office, Asansol.

Left Hand

Little Finger to Forefinger

Thumb



Right Hand

Thumb

Forefinger to Little Finger

Gopal Kedia


Finger Print Attested by me :

ଅତି ସାହସୀ
ସଂ: କିଶୋରୀ ମହାପାତ୍ର

Left Hand

Little Finger to Forefinger

Thumb



Right Hand

Thumb

Forefinger to Little Finger

ଅତି ସାହସୀ - ସଂ: କିଶୋରୀ ମହାପାତ୍ର

Finger Print Attested by me :

Left Hand

Little Finger to Forefinger

Thumb



Right Hand

Thumb

Forefinger to Little Finger


କିଶୁ ମହାପାତ୍ର

Finger Print Attested by me :

Left Hand

Little Finger to Forefinger

Thumb



Right Hand

Thumb

Forefinger to Little Finger

S. S. S. S.

Finger Print Attested by me :

Left Hand

Little Finger to Forefinger

Thumb



Right Hand

Thumb

Forefinger to Little Finger

S. S. S. S.

Finger Print Attested by me :

Left Hand

Little Finger to Forefinger

Thumb

PHOTO

Right Hand

Thumb

Forefinger to Little Finger

Finger Print Attested by me :



Government Of West Bengal
Office Of the A.D.S.R. ASANSOL
District:-Burdwan

Endorsement For Deed Number : I - 06662 of 2014
(Serial No. 06518 of 2014 and Query No. 0205L000011291 of 2014)

On 10/09/2014

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

Presented for registration at 17.35 hrs on :10/09/2014, at the Private residence by Sati Bouri , one of the Executants.

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

Execution is admitted on 10/09/2014 by

1. Sati Bouri, wife of Late Shambhu Bouri , Sataisa, Thana:-Asansol, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Shibu Bouri, son of Late Shambhu Bouri , Sataisa, Thana:-Asansol, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
3. Taru Bouri, son of Late Shambhu Bouri , Sataisa, Thana:-Asansol, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
4. Sunil Bouri, son of Late Shambhu Bouri , Sataisa, Thana:-Asansol, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others

Identified By Dugai Bauri, son of Late Sona Bauri, Sitarampur, District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Debasis Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

On 11/09/2014

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:

Amount By Cash

Rs. 5914.00/-, on 11/09/2014

(Under Article : A(1) = 5907/- , E = 7/- on 11/09/2014)

Certificate of Market Value(WB PUVI rules of 2001)

(Debasis Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

11/09/2014 15:30:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. ASANSOL
District:-Burdwan

Endorsement For Deed Number : I - 06662 of 2014
(Serial No. 06518 of 2014 and Query No. 0205L000011291 of 2014)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-5,37,823/-

Certified that the required stamp duty of this document is Rs.- 32279 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 14500/- is paid , by the Bankers cheque number 739470, Bankers Cheque Date 09/09/2014, Bank : State Bank of India, ASANSOL, received on 11/09/2014
2. Rs. 12780/- is paid , by the Bankers cheque number 739520, Bankers Cheque Date 10/09/2014, Bank : State Bank of India, ASANSOL, received on 11/09/2014

(Debasis Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

(Debasis Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

11/09/2014 15:30:00

EndorsementPage 2 of 2

Government Of West Bengal

A.D.S.R. ASANSOL

Receipt for fees for copy under application for inspection

Form - 1556 & 1557

Dated : 30/05/2019

Copy No. 0205002771/2019
Date 30/05/2019
Received Form Mr S Pandit
On account of copy Deed No. 06662
Registered in Book No.- 1, Volume No.- 52
ASANSOL

/, Total Pages- 15 for the year 2014 of the office A.D.S.R.

Searching Fee Under Article	F1 -	2/-
	F2 -	2/-
Copying Fee Under Article	G(a) -	112/-
	G(b) -	
Charges for Preparing Map or Plan		
Stamp Paper (Value)	Rs.	10/-
Xerox Copy (Value)		
Court Fee (Value)	Rs.	10/-
Total Amount Received	Rs.	136/-

(Mr Hillo Ghosh)
A.D.S.R. ASANSOL
OFFICE OF THE A.D.S.R. ASANSOL

Addl District Sub-Registrar
Asansol, Dist - Paschim Bardhaman

30 MAY 2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 52
Page from 354 to 368
being No 06662 for the year 2014.



Debasis Patra

(Debasis Patra) 12-September-2014

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

Office of the A.D.S.R. ASANSOL

West Bengal

CHECKED BY

10

30 MAY 2019

Digitally signed by DEBASIS PATRA
Date: 2015.07.02 11:27:31 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

CERTIFIED TO BE A TRUE COPY

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

30 MAY 2019