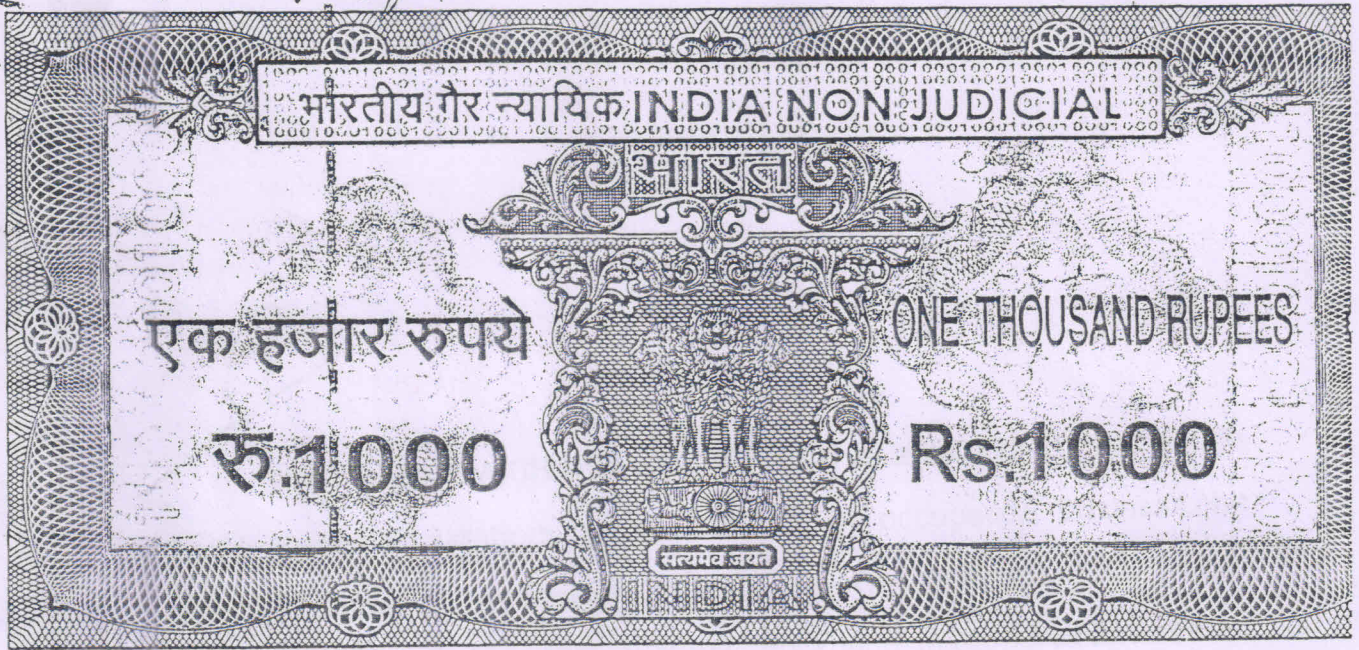


0224002906/6

022402838



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 6968

Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this documents are
part of the Document.

Addl. Dist. Sub-Registrar
Kulti, Burdwan
17 AUG 2016



GRN: 19-201617-001821518-2

Query No. 02240001131595/2016

DEED OF SALE OF Rs.31,56,088/-

Assessed Market Value of Rs.31,56,088/-

Area of land sold is : 14 Decimal along with one Pucca
structure thereon having total covered area 1097 sq. ft.
comprised in R.S. Plot No. 1214/1250, situated in
Mouza Kulti, P.S. Kulti under Kulti Municipality.

THIS DEED OF SALE is made By and Between:-

P. Dutta
(Adv.)

Arabinda Chakraborty

Recorded 01/5/16


10
5

12.55R

12/8/16

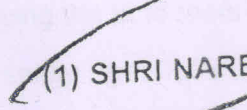
(2)

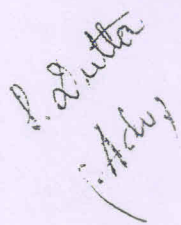
A. Arabinda Chakraborty

 **SHRI ARABINDA CHAKRABORTY (PAN - ADFPC7383J)**, son of Late Sudhir Kumar Chakraborty, by faith Hindu, by occupation Business, by citizenship Indian, resident of Chanch Colliery, Chirkunda, P.O. & P.S. Chirkunda, Dist. Dhanbad, PIN - 828202, Jharkhand, India, 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**.

AND

IN FAVOUR OF

 **(1) SHRI NARESH SHARMA (PAN - APJPS8581C)**, son of Late Khiroo Sharma, and **(2) SMT. PUSHPA SHARMA (PAN - CXZPS9898G)**, wife of Shri Naresh Sharma, both are by faith Hindu, by occupation Business, by citizenship Indian, resident of Neamatpur, P.O. Sundarchak, P.S. Kulti, Sub-Division Asansol & A.D.S.R. Office Kulti, Dist. Burdwan, Pin 713360, West Bengal, India, hereinafter jointly and severally called the '**PURCHASERS**' (which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the **OTHER PART**.

 **WHEREAS** the above named Vendor is the lawful and rightful recorded owner and possessor of the schedule mentioned landed property which he purchased by virtue of a Regd. Deed of Sale being Deed No. 1 - 6291 for the year 2000 at A.D.S.R. office Asansol from its lawful & rightful owners Shri Annada Prasad Das son of Late Jagannath Das and four others of Thana More, Kulti, P.S.

Contd...P/3

Aswinda chakra bary

Kulti, Dist. Burdwan and since after purchase his name has duly and correctly been recorded in the finally published L.R. Settlement Record of Rights being Khatian No. 2171, within Mouza Kulti, P.S. Kulti, Dist. Burdwan after paying rent revenue to the competent Govt. Authority through B. L. & L.R.O., Kulti and after that he constructed one pucca building thereto, which is free from all encumbrances, charges and/or mortgages, loan, lien etc.

AND WHEREAS by way of such acquirement, the above named Vendor has been owning and possessing the schedule property in peaceful and uninterrupted manner free from all encumbrances with the knowledge of every one and paying the land rents to the appropriate Govt. Authority till now and the Vendor has absolute right, full power and authority to sell the schedule mentioned landed property to the Purchasers and the said land is free from all encumbrances or charges whatsoever.

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 schedule mentioned property and Purchasers having come to know of such intention and declaration of the Vendor proposed and offered to purchase the schedule mentioned property with structure at a total consideration of Rs.31,56,088/- (Rupees thirty one lacs fifty six thousand eighty eight) only after being fully satisfied, with the title of the Vendor upon the schedule land with structure after proper verification;

AND WHEREAS the Vendor considering the said price as fair, proper, reasonable and highest according to market value prevailing in the locality accepted the said offer of the Purchasers and agreed to sell, convey and transfer the said

*P. Dutta
(Adv.)*

Arabic chakraborty

property more fully mentioned in the schedule below unto and in favour of the Purchasers at and for the said total price of Rs.31,56,088/- (Rupees thirty one lacs fifty six thousand eighty eight) only on the terms mentioned hereunder

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the Vendor and the Purchasers and in consideration of the said sum of Rs.31,56,088/- (Rupees thirty one lacs fifty six thousand eighty eight) only paid by the Purchasers to the Vendor (the receipt whereof the Vendor do hereby admit and acknowledge) as total price of the said schedule property with structure the Vendor do hereby grant, convey, sell and transfer unto and to the use of the said Purchasers all that property 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 property with structure free from any or all encumbrances **TO HAVE AND TO HOLD** the said property with structure 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 herself, her heirs, successors, and legal representatives do 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 property and further declare that she is absolutely

*P. Dutta
(Adv.)*

(5)

Asabinda chukabady

seized and possessed of or otherwise well and sufficiently entitled to the said property and that the Vendor has not in any way encumbered the said property intended to be conveyed by this Deed of Sale **AND THAT** the said Purchasers including each of their heirs and successors shall and may at all times peacefully/ quietly hold, possess, use and enjoy the said property as lawful and rightful owners thereof with liberty to raise all further constructions and structures upon the said property 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 Purchasers 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 Purchasers relating to the said property or part thereof **AND THAT** the Vendor doth hereby further declare and covenant with the said Purchasers that the schedule mentioned land is free from all encumbrance and after proper verification the purchasers being satisfied about the title of the Vendor purchasing the schedule property in exchange of valuable consideration and the Vendor delivered possession of the schedule mentioned landed property in favour of the Purchasers on this day and the Vendor will not be liable for any subsequent event in respect of the schedule mentioned landed property hereby sold to the Purchasers.

P. S. Dutta
(Adv.)

Contd...P/6

As per the chakradar

Be it further stated that the Purchasers, each of their heirs, successors, administrators, assigns shall enjoy the property mentioned in the schedule below from generation to generation with all right, title, interest of the Vendor according to thier choice, preference and necessary including all sorts of transferring right by way of sale, gift, mortgage, lease or otherwise and changing the nature of the property and are at liberty to mutate their names towards the conveyed property and to pay rents and cesses to the authority or authorities in the name of the Purchasers from this day of sale to the landlord and the Govt. of West Bengal through B. L. & L.R.O., Kulti, Dist. Burdwan and the Vendor undertakes to render all such help and assistance as will be found essential in this regard.

- :SCHEDULE OF THE PROPERTY REFERRED TO :-

Within the District of Burdwan, P.S. Kulti, Sub-Division Asansol and Addl. Dist. Sub-Registry Office at Kulti, under Mouza Kulti, J.L. No. 16, under L.R. Khatian No. 2171;

R.S. & L.R. Plot No. 1214/1250 (one thousand two hundred fourteen BATA one thousand two hundred fifty), Classification as Kanali, total measuring area about 14 (fourteen) Decimal of land along with one 5 (five) years old pucca structure standing thereon having covered area 1097 (one thousand ninety seven) sq. ft. with all fittings, fixtures along with all easement rights under Kulti Municipality.

Proposed use of land: 'Bastu'.

Contd...P/7

P. Dutta
(Adv.)

Arabinda Chakraborty

The aforesaid property is butted and bounded by :-

- On the North : Land of Mr. Pandey.
On the South : 10 ft. wide Proposed Road.
On the East : Land of Mr. Annada Prasad Das and others.
On the West : 10 ft. wide Proposed Road..

The proportionate annual rent is payable to the State of West Bengal through B. L. & L.R.O., Kult, Dist. Burdwan.

A sheet containing the self attested photo and finger print of both the parties concerned attached of this Deed which is part of this Deed.

MEMO OF CONSIDERATION

- (1) Rs. 7,00,000/- by RTGS vide Ref. No. UTBIH622536120, Dated 12/08/2016 of United Bank of India of Damagoria Colliery Branch, paid to SHRI ARABINDA CHAKRABORTY by SMT. PUSHPA SHARMA .
(2) Rs. 22,50,000/- by RTGS vide Ref. No. BDBLRS2016081600000041, Dated 16/08/2016 of Bandhan Bank of Neamatpur Branch, paid to SHRI ARABINDA CHAKRABORTY by SHRI NARESH SHARMA .
(3) Rs. 2,00,000/- by RTGS vide Ref. No. UCBAH16229078074, Dated 16/08/2016 of UCO Bank of Dissergarh Branch, paid to SHRI ARABINDA CHAKRABORTY by SHRI NARESH SHARMA .
(4) Rs. 6,088/- by cash paid to SHRI ARABINDA CHAKRABORTY by SHRI NARESH SHARMA .

Total Consideration Price = Rs.31,56,088/- (Rupees thirty one lacs fifty six thousand eighty eight) only.

Contd...P/8

P. Dutta
(Adv)

Arabinda Chakraborty

IN WITNESS WHEREOF the Vendor 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 the 17th day of August, 2016.

WITNESSES :

1. Sandeep Das.

S/O ^{Mr} Pradip Das.

Taldanga Housing Colony

Chiskunda

P.O + P.S. → Chiskunda

Dist: Dhambad

Jharkhand

Pin → 828202

2. Hare-dhoni Mishra

S/O Ananta Mohan Mishra

Vill. - Bathambar

pos - Bhurkunda bar

P.S - Neturia

EM - Ruvola

PCN - 723133

Arabinda Chakrabarty

SIGNATURE OF THE VENDOR

Drafted and prepared by me as per after having seen Regd. Deed of Sale & respective Plot Information and instructed and information given by the Vendor and read over and explained to the parties in vernacular and printed in my office.

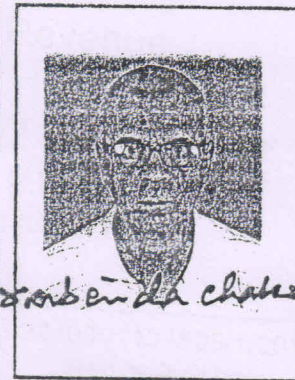
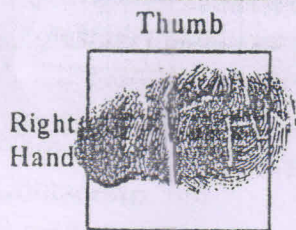
Partha Dutta

(PARTHA DUTTA)

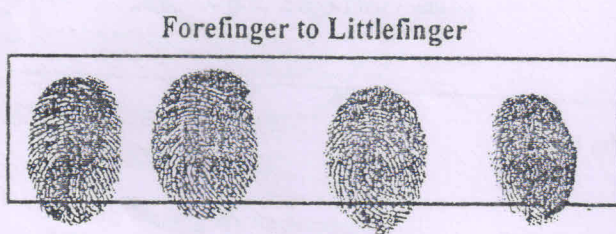
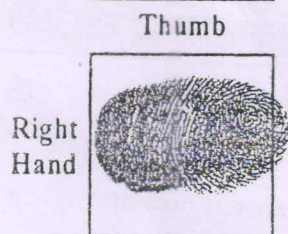
ADVOCATE

Asansol Court

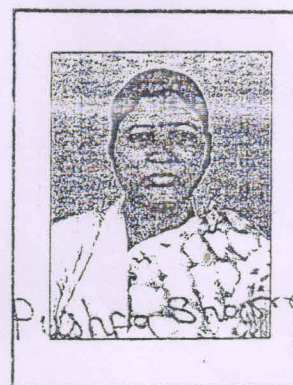
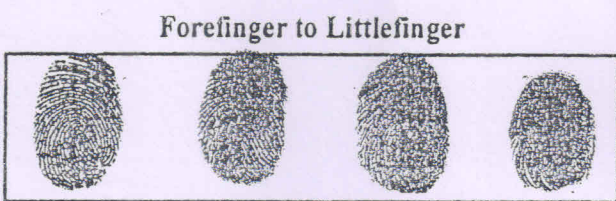
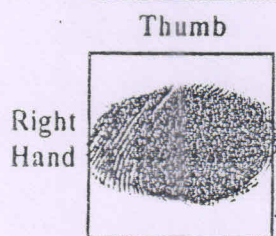
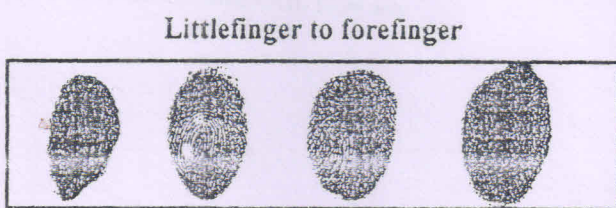
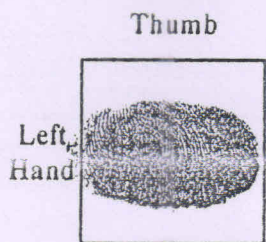
Enrl. No. F-103/2008



Finger Print attested by me : Arabin da Chakraborty



Finger Print attested by me : Naresh Shanna



Finger Print attested by me : Pushpa Sharmma

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

19-201617-001821518-2

Date: 09/08/2016 21:48:39

120816090025964

Payment Mode

Counter Payment

Bank :

State Bank of India

BRN Date: 12/08/2016 04:01:33

DEPOSITOR'S DETAILS

Name : Partha Dutta
Contact No. :
E-mail : partha.dutta40@yahoo.com
Address : Village Dendua
Applicant Name : Mr Partha Dutta
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

Id No. : 02240001131595/1/2016
[Query No./Query Year]

Mobile No. : +91 9477228114

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	02240001131595/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	34723
2	02240001131595/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	188375

In Words : Rupees Two Lakh Twenty Three Thousand Ninety Eight only

Total

223098

Major Information of the Deed

No.:	I-0224-02838/2016	Date of Registration:	8/17/2016 1:37:01 PM
No./Year	0224-0001131595/2016	Office where deed is registered:	
Entry Date	09/08/2016 9:55:11 PM	A.D.S.R. KULTI, District: Burdwan	
Applicant Name, Address & Other Details	Partha Dutta Village Dendua, Thana : Salanpur, District : Burdwan, WEST BENGAL, PIN - 713357, Mobile No. : 9477228114, Status : Advocate		
Transaction	Additional Transaction:		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 31,56,088/-	Rs. 31,56,088/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,89,375/- (Article:23)	Rs. 34,723/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



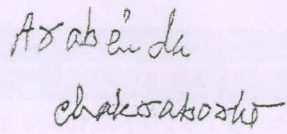
District: Burdwan, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (On Road -- On Road) , Mouza: Kulti

Sch. No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1214/1250	RS-2171	Bastu	Kanali	14 Dec	23,33,338/-	23,33,338/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					14Dec	23,33,338 /-	23,33,338 /-	

Structure Details :

Sch. No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1097 Sq Ft.	8,22,750/-	8,22,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1097 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1097 sq ft	8,22,750 /-	8,22,750 /-	

Seller Details :

Sl. No	Name, Address, Photo, Finger print and Signature
	Name Photo Finger print Signature
1	<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> Shri Arabinda Chakraborty Son of Late Sudhir Kumar Chakraborty Executed by: Self, Date of Execution: 17/08/2016 , Admitted by: Self, Date of Admission: 17/08/2016 ,Place : Office </div> <div style="width: 15%; text-align: center;">  17/08/2016 </div> <div style="width: 15%; text-align: center;">  17/08/2016 </div> <div style="width: 30%; text-align: center;">  17/08/2016 </div> </div>

Colliery, Chirkunda, P.O:- Chirkunda, P.S:- CHIRKUNDA, District:-Dhanbad, Jharkhand,
PIN - 828202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.
PC7383J, Status :Individual

er Details :

Name/Address/Photo/Finger print and Signature	
1	Shri Naresh Sharma Son of Late Khiroo Sharma Neamatpur, P.O:- Sundarchak, P.S:- Kulti, Asansol, District:-Burdwan, West Bengal, India, PIN - 713360 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APJPS8581C, Status :Individual
2	Smt Pushpa Sharma Wife of Shri Naresh Sharma Neamatpur, P.O:- Sundarchak, P.S:- Kulti, Asansol, District:-Burdwan, West Bengal, India, PIN - 713360 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CXZPS9898G, Status :Individual

Identifier Details :

Name & address	
Shri Sandeep Das Son of Late Pradip Das Taldanga Housing Colony, Chirkunda, P.O:- Chirkunda, P.S:- CHIRKUNDA, District:-Dhanbad, Jharkhand, India, PIN - 828202, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Shri Arabinda Chakraborty	
Sandeep Das.	17/08/2016

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Arabinda Chakraborty	Shri Naresh Sharma-7 Dec, Smt Pushpa Sharma-7 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Arabinda Chakraborty	Shri Naresh Sharma-548.5 Sq Ft, Smt Pushpa Sharma-548.5 Sq Ft

Endorsement For Deed Number : I - 022402838 / 2016

On 17-08-2016

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 : 23 of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 45(n) W.B. Registration Rules, 1962)

Presented for registration at 12:55 hrs on 17-08-2016, at the Office of the A.D.S.R. KULTI by Shri Arabinda Chakraborty, Executant.

Market Value (WB PVM) Rules of 2004)

at the market value of this property which is the subject matter of the deed has been assessed at Rs 8/-

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

ution is admitted on 17/08/2016 by Shri Arabinda Chakraborty, Son of Late Sudhir Kumar Chakraborty, Chanchery, Chirkunda, P.O: Chirkunda, Thana: CHIRKUNDA, , Dhanbad, JHARKHAND, India, PIN - 828202, by caste Hindu, by Profession Business

identified by Shri Sandeep Das, Son of Late Pradip Das, Taldanga Housing Colony, Chirkunda, P.O: Chirkunda, Thana: CHIRKUNDA, , Dhanbad, JHARKHAND, India, PIN - 828202, By caste Hindu, By Profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,723/- (A(1) = Rs 34,716/- , E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 34,723/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 12/08/2016 4:01AM with Govt. Ref. No: 192016170018215182 on 09-08-2016, Amount Rs: 34,723/-, Bank: State Bank of India (SBIN0000001), Ref. No. 120816090025964 on 12-08-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,89,375/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,88,375/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 193, Amount: Rs.1,000/-, Date of Purchase: 04/08/2016, Vendor name: Ajit Kr Mukherjee

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 12/08/2016 4:01AM with Govt. Ref. No: 192016170018215182 on 09-08-2016, Amount Rs: 1,88,375/-, Bank: State Bank of India (SBIN0000001), Ref. No. 120816090025964 on 12-08-2016, Head of Account 0030-02-103-003-02



Amaresh sah
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Burdwan, West Bengal

Registration under section 60 and Rule 69.
in Book - I
number 0224-2016, Page from 49390 to 49404
No 022402838 for the year 2016.



Digitally signed by AMARESH SAH
Date: 2016.08.23 12:59:05 +05:30
Reason: Digital Signing of Deed.

AS

(Amaresh sah) 23/08/2016 12:59:04
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)