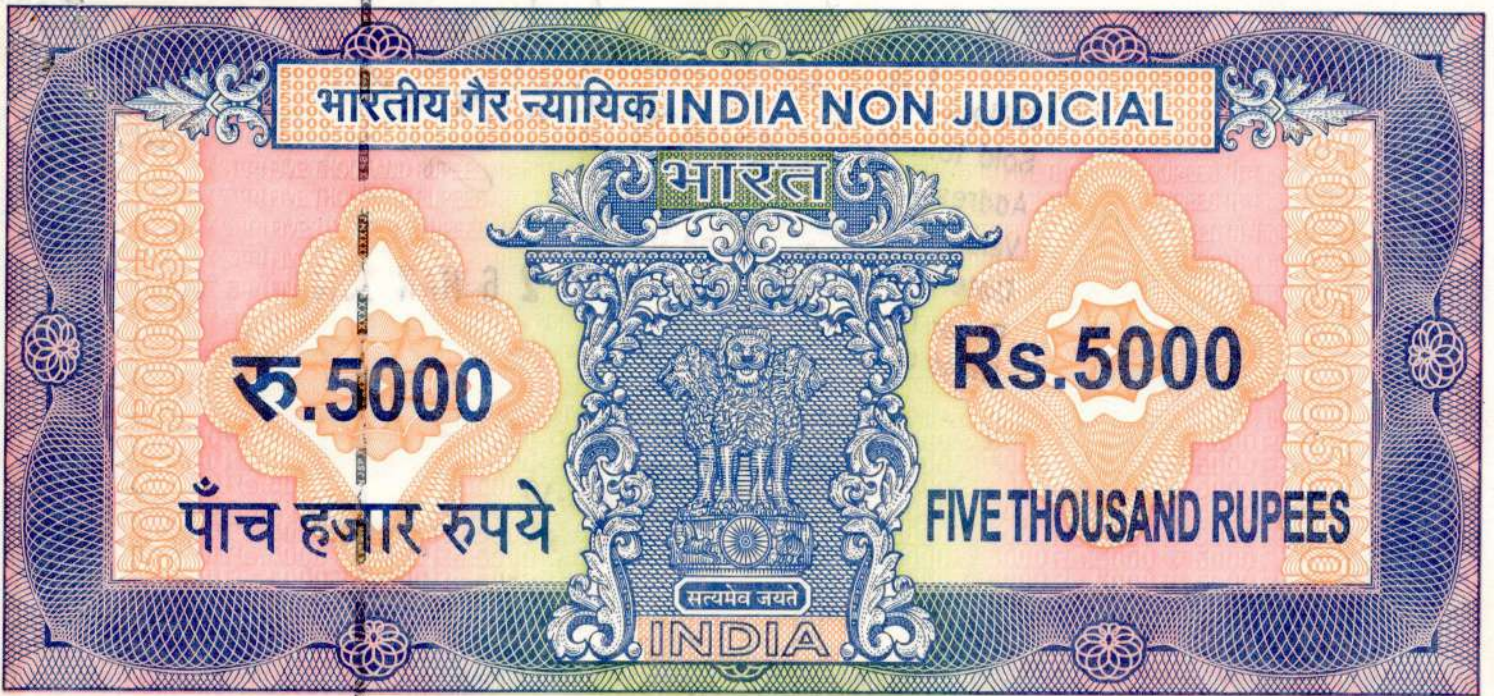


2681

2536



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 718877

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Document are the Part of this
Document.



28 MAR 2014

DEED OF SALE

Under Amlajora Gram Panchayat, P.S.- Kanksa,
Mouza - Manikara, Land area - 44 Decimal,
Sale Value & Market Value - Rs. 8,65,509/-

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8

: 2 :

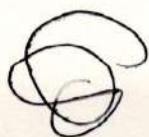
THIS INDENTURE OF CONVEYANCE made this 28th day of March. 2014 (Two thousand fourteen)

BETWEEN

SRI SRISTIDHAR PATAR alias SRI SRISTIDHAR PATRA son of Late Debendra Nath Patar alias Late Debendra Nath Patra, by faith Hindu, by occupation Cultivation, Indian Citizen, resident of Vill. & P.O. Birudiha, P.S. Kanksa, ADSR Office Durgapur, Dist. Burdwan, hereinafter referred to as the VENDOR/SELLER (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his respective heirs, executors, administrators, representatives, successors and assigns) of the FIRST PART. PAN – AZJPP8028K.

IN FAVOUR OF :

SRI BHARAT SHARMA son of Late Ram Adhar Sharma, by faith Hindu Nationality Indian, by occupation Business, resident of BN-83, Judith Path, Bidhannagar, P.O. Durgapur – 12, Dist. Burdwan, PIN – 713212, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his respective heirs, executors, administrators, representatives, successors and assigns) of the OTHER PART. PAN – ANFPS5276C.



WHEREAS the Vendor/Seller has purchased scheduled mentioned property by Registered Deed of Sale being No. 8978 of the year 2012 of Durgapur A.D.S.R. Office from Sri Asok Bandyopadhyay alias Asok Banerjee & others of Asansol, Dist. Burdwan and the Seller is owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below property.

AND WHEREAS Seller being urgent need of money at hand for his personal requirement to meet up financial crisis hereby makes up his mind to sell out the schedule below plot .

AND WHEREAS the Purchaser who is/are in search of such plot for any other purpose hereby expressing his intention to buy out the same agreed with the Seller for absolute sale to them of the schedule below land at price of Rs. 8,65,509/- (Rupees eight lakhs sixty five thousand five hundred nine) only which has been already paid by the Purchaser to the Seller and as such the Seller do hereby confirm regarding receipt of sale consideration by putting his signature in this deed.

AND WHEREAS by virtue of this Sale Deed the Seller convey, transfer, assign and relinquish all right, title, interest which at any time had or now have in any manner covering both in law and enquiry free from any encumbrance either factual or implied or latent whatsoever in favour of Purchaser for good so that the Purchaser shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such Seller shall keep the PURCHASER harmless and indemnified from any charges license, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASER.



AND WHEREAS the Seller bind himself to execute Deeds, things, at the request and cost of the Purchaser to do and execute or cause to be done anything which may effectual necessary for the PURCHASER to enjoy the property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASER shall and may from time to time and all times hereafter peaceable and quiet enter upon, have, hold, occupy possess and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from only the said Seller or by any person or persons claiming, from, under or in trust of him. The Seller bind himself to declare that schedule below plot have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judice of any court or been notified for any kinds of requisition and Seller sale out the same to Purchaser having good marketable title without any kinds of encumbrances.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get his name recorded in the records of B.L. & L.R.O. during settlement and to mutate his name into the Rent Roll of Govt. of West Bengal, Amlajora Gram Panchayat, Electricity and water supply authority and will be able to pay any rent, rates, and charges without any connection or concerned whatsoever with the Seller.

AND WHEREAS in case the Purchaser have to prevent/put off, from ownership, right or Possession or whole or any part of the property due to any lack/infirmity of legal or ownership of the Seller, or by any order of Court of Law, or any liability like mortgage/loan/cumbersome etc. is found, the Purchaser will be entitled to recover his loss from the assets of the Seller or his successors, as he thinks fit.

AND WHEREAS Purchaser have obtained all right & possession at the time of this Sale Deed & so he will be authorized to get his name entered in every Government departments etc. as an owner. Every liability bill payment etc. Till to date, will be borne by the Seller, in present & if find in future. The Purchaser shall pay regularly pay holding taxes, land and other Govt. taxes & duties in respect of his purchased scheduled land to his free choice.



SCHEDULE

ALL THAT Piece and parcel of plot of land situated within the District of Burdwan,
Sub-Division & Addl. District Sub-Registration Office at Durgapur, P.S. Kanksa,
Mouza- Manikara, J.L.No. 77 under Amlajora Gram Panchayat,
Khatian No. 541 (five hundred forty one),

1) Plot No. 669 (six hundred sixty nine) Baid,

Land area – 44 decimal (forty four decimal)

This land will be used as Agriculture purpose.

Payable rent to be paid to the Collector Burdwan through B.L. & L.R.O. Kanksa,
P.O. Panagarh Bazar, Dist. Burdwan.

The schedule land is not acquired by any Govt.

Butted and bounded by :

On the North :	Land of Banbihari Banerjee
On the South :	D.V.C. Canel
On the East :	Land of Byomkesh Banerjee
On the West :	Land of Biswanath Malakar

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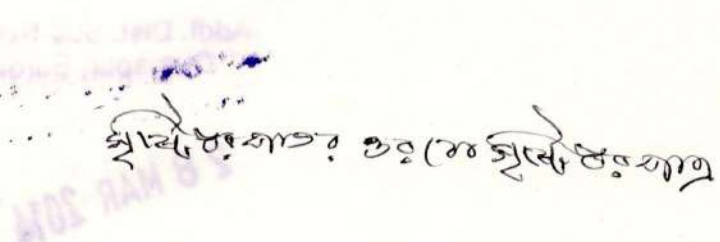
5(a)

MEMO OF CONSIDERATION

Received of and from within named Purchaser the within mentioned sum of
Rs. 8,65,509/- (Rupees eight lakhs sixty five thousand five hundred nine) only
in full payment of the consideration money as per memo below :

M E M O

<u>Bank's name & Branch</u>	<u>Cheque / D.D. No. & Date</u>	<u>Amount</u>
Punjab National Bank Bhiringi Branch, Durgapur-13.	783758 dt. 26.03.14	Rs. 8,65,509/-


SIGNATURE OF THE VENDOR/SELLER



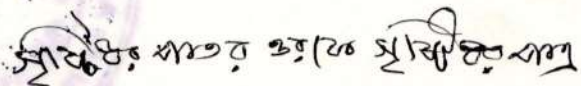
It is hereby declared that the full name, colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser are attested in additional pages in this deed and these will be treated as a part of this deed.

IN WITNESS WHEREOF the Vendor doth hereby put his signature on the day, month and year as setforth at the very outset at his own will and consent, health and sound.

WITNESS :

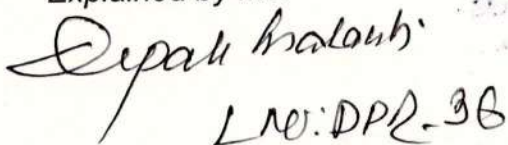
1. Ajay Kr. Sharma
S/o - Girdhar Kr. Sharma
P-91, B.B Colony, Durg-11
Dt: Buxwan (W.S.)

2. ~~Ajaya Kote~~
S/o Sant Kumar Kote
Kuldika, Durg-11
P.S. Kankana.
A - Buxwan.

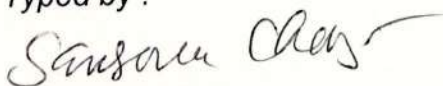


SIGNATURE OF THE VENDOR/SELLER

Drafted, prepared, Read over and
Explained by me.

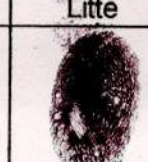

LN: DPR-36

Typed by :



Shusovan Chakraborty
Durgapur-16.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

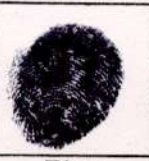


Colour Passport size photograph, finger prints of both the hands is attested.

Handwritten signature in Hindi

Handwritten signature in Hindi

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



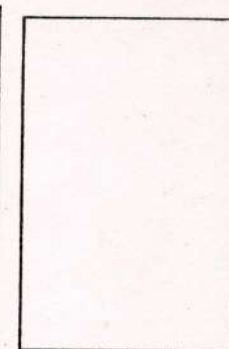
Colour Passport size photograph, finger prints of both the hands is attested.

Handwritten signature in Hindi

Handwritten signature in Hindi

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

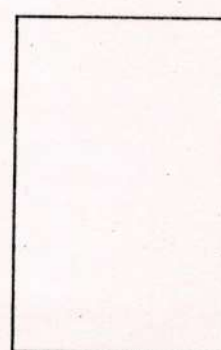
Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser.

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

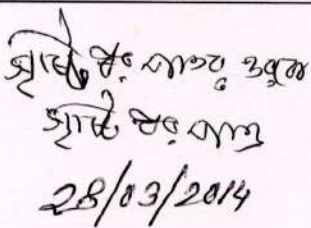


Colour Passport size photograph, finger prints of both the hands is attested.

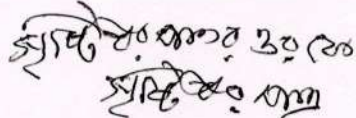
Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. DURGAPUR, District- Burdwan

Signature / LTI Sheet of Serial No. 02681 / 2014, Deed No. (Book - I , 02536/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sristidhar Patar Village: Birudiha, Thana:-Kanksa, P.O. :-Birudiha, District:-Burdwan, WEST BENGAL, India,	 28/03/2014	 LTI 28/03/2014	 28/03/2014

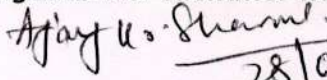
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sristidhar Patar Address -Village: Birudiha, Thana:-Kanksa, P.O. :-Birudiha, District:-Burdwan, WEST BENGAL, India,	Self	 28/03/2014	 LTI 28/03/2014	

Name of Identifier of above Person(s)

Ajay Kumar Sharma
P-91, S B Colony, DURGAPUR MC, Thana:-Durgapur,
District:-Burdwan, WEST BENGAL, India, Pin :-713211

Signature of Identifier with Date


28/03/14



(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR



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

Endorsement For Deed Number : I - 02536 of 2014
(Serial No. 02681 of 2014 and Query No. 0206L000004768 of 2014)

On 28/03/2014

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, 5 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. 9522.00/-, on 28/03/2014

(Under Article : A(1) = 9515/- ,E = 7/- on 28/03/2014)

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.-8,65,509/-

Certified that the required stamp duty of this document is Rs.- 43285 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 38285/- is paid , by the Bankers cheque number 352515, Bankers Cheque Date 27/03/2014, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 28/03/2014

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

Presented for registration at 11.10 hrs on :28/03/2014, at the Office of the A.D.S.R. DURGAPUR by Sristidhar Patar Alias Sristidhar Patra,Executant.

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

Execution is admitted on 28/03/2014 by

1. Sristidhar Patar Alias Sristidhar Patra, son of Late Debendra Nath Patar (Debendra Nath Patra) , Village: Birudiha, Thana:-Kanksa, P.O. :-Birudiha, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

Identified By Ajay Kumar Sharma, son of Satish Kr. Sharma, P-91, S B Colony, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713211, By Caste: Hindu, By Profession: Others.



(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

28/03/2014 12:12:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2161 to 2172
being No 02536 for the year 2014.




(Satyajit Biswas) 28-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal