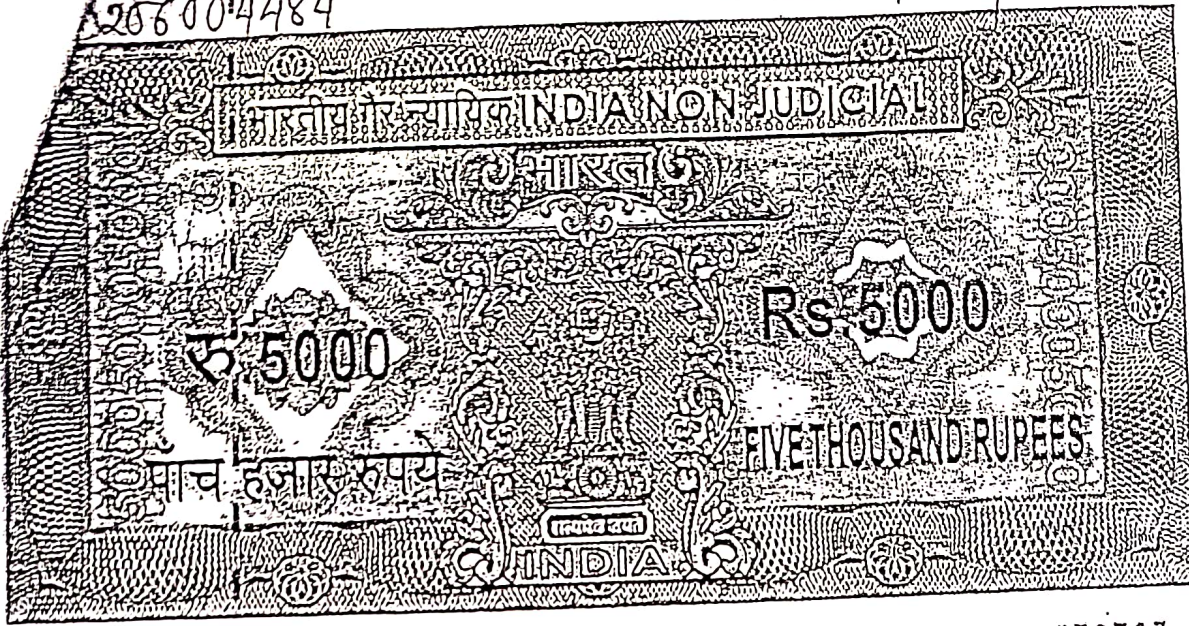


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C 572387

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M.Y. 121601000
Q. 206068
27/7/2018

Verified that the Document
is Admitted to Registration in the
Signature Sheet and the Engr-
avements appearing with this
Document are the Part of the
Document.

A. S. R. Dargacharya
B. S. R.

27 JUL 2018

SALE DEED

P.S. - New Township, Mouza - Shankarpur, Area - 3.775 Decimal,
Sale Value Rs.12,60,000/-, Market Value Rs.12,60,000/-, under Jemua
Gram Panchayet.

Witnessed by Mr. Ray

This deed of sale is made on this 27th day of July 2018 (two thousand eighteen)

BY

SMT. ANJOLI KOLE ALIAS ANJALI RANI KOLEY [PAN-ARTPK2578D] wife of Sri Ramchandra Koley by faith- Hindu, by Nationality-Indian, by occupation- Housewife, resident of 5/20, Newton Avenue, B-Zone, P.O.- Durgapur, P.S., Sub-Division & A.D.S.R. Office Durgapur, Dist. Paschim Bardhaman, Pin - 713205, West Bengal, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to include her successors, executors, administrators, representatives and assigns) of the **FIRST PART**.

IN FAVOUR OF:

(1) **MR. RAVI SHANKAR KUMAR** [PAN-ASSPK0413B] son of Sri Naresh Sharma by faith Hindu, by Nationality-Indian, by occupation- Service resident of Qtr No - 2/14, Duragpur EPFO Staff Quarter, Bidhannagar, P.O.- Durgapur, P.S., Sub-Division & A.D.S.R. Office Durgapur, Dist. Paschim Bardhaman, Pin - 713212, West Bengal.

(2) **MRS. RANJU KUMARI** [PAN-DIGPK8799R] wife of Mr. Ravi Shankar Kumar by faith Hindu, by Nationality-Indian, by occupation- Housewife resident of Qtr No - 2/14, Duragpur EPFO Staff Quarter, Bidhannagar, P.O.- Durgapur, P.S., Sub-Division & A.D.S.R. Office Durgapur, Dist. Paschim Bardhaman, Pin - 713212, West Bengal. Hereinafter called the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their successors, executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS the property mentioned in the Schedule below has been purchased by the vendor by a registered deed of sale being No.3395 for the year 1977 of A.D.S.R. Office Durgapur and recorded in L.R. Record of rights in the name of vendor and also converted the nature of land from Bald to Bastu vide case of Conversion CN/2017/2302/630 Dated 14/03/2018 and from the date of purchase the vendor is enjoying the property without any disturbances whatsoever.

AND WHEREAS the Vendor herein above has acquired the schedule land by virtue of the aforementioned deed and also recorded owner and since then the Vendor herein above is lawfully seized and possessed of or are otherwise well and sufficiently to the property more fully described in the schedule herein below and is now absolute owner free from all encumbrances of the said schedule property herein after referred to as the said property and has acquired every right, title, interest and possession of the schedule property and has paid up to date rent to the Government and the said schedule property is free from all encumbrances, charges, liens, attachments, trust, acquisition or requisition whatsoever and the Vendor named above is now absolutely seized and possessed or otherwise well and sufficiently entitled to the said schedule property and the Vendor has absolute right, full power and indefeasible title to grant, sell or convey the said land more fully described in the schedule hereunder written.

AND WHEREAS the above named PURCHASERS who are in search of such property for their own purposes and with such intention negotiated with the Vendor for purchase the same and the Vendor herein above being in need of money for her domestic purposes and declared to sell and has agreed with the PURCHASERS for absolute sale to the PURCHASERS of the said Schedule below property at the price of Rs. 12,60,000/- (Rupees twelve lakhs sixty thousand) only which has been received by the Vendor as mentioned in the Memo of Consideration and the Vendor does hereby acknowledge the receipt of said sale price by putting her signature in this deed and handed over today vacant peaceful physical possession of the entire property more fully described in Schedule below which is free from all encumbrances, charges, liens, attachments, trusts whatsoever and that all rent and outgoings payable in respect thereof of these presents has been paid and there after payable by the Purchasers.

Sent to Govt.
AND WHEREAS by virtue of this Deed of Sale delineated with sketch map annexed thereto the VENDOR convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains paths, easement privileges and other interests which at any time has or now have in any manner covering both in law and equity free from all encumbrances whatsoever in favour of the Purchasers for

good so that the Purchasers shall be able to use occupy, enjoy the Schedule property and every part thereof quit peacefully, freely and clearly to the exclusion of other with transferable rights such as sale, gift, mortgage etc. and the VENDOR hereby shall keep the PURCHASERS harmless and indemnified from any charges, liens, attachments, executions, encumbrances if any existed formerly or existing at the date of transfer which are not known to the PURCHASERS.

AND WHEREAS the Vendor binds himself execute the deeds, things at the request and cost of the Purchasers to do and execute or cause to be done anything which may effectually be necessary for the Purchasers to enjoy property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASERS shall and may from time to time and all times hereafter peaceable and quietly enter upon have, hold, occupy possess and enjoy the properties hereby sold and receive and take the rents, issues and profit thereof and of every part thereof, without any let or hindrance whatsoever from the said VENDOR or by any person, or persons claiming from under or in trust of them. The Vendor binds himself and declare that the schedule property or any part thereof that the vendor has not gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judice or pending of any court of law or been notified for any kinds of acquisition or requisition and Vendor sale out the same to the Purchasers having good marketable title free from all sorts of encumbrances and the Vendor does hereby further covenants with the Purchasers that in case the said property hereby sold or any part thereof, is lost from the Purchasers on account of any legal defects in the 'Title of the Vendor' or the possession or quiet enjoyment of the said properties by the Purchasers in any way is disturbed on account of some act or omission of the VENDOR, then the VENDOR shall be liable and responsible for all the costs and expenses damages, losses, sustained by the Purchasers.

The Vendor further covenants with the Purchasers that the said property is not been mortgage with any bank or any non-banking financial institutions and that no money or moneys has been taken in lieu of the said plot of land or any part thereof by the Vendor.

~~AND~~ WHEREAS THE PURCHASERS shall be factually, legally entitled to get their ~~name~~ mutated and recorded in the records of B.L. & L.R.O. Durgapur during settlement and to mutate their name in the Rent Roll of Government of West Bengal.

SCHEDULE

All that piece and parcels of land situated within the District of Paschim Bardhaman, Sub-Division & A.D.S.R. Office- Durgapur, Police Station - New Township, Mouza - Shankarpur, J.L. No.- 95, L.R. J.L.No.- 109, L.R. Khatlan No.- 4 (four).

(1) Plot No.- R.S.- 1/525 (one by five hundred twenty five), L.R.- 78 (seventy eight) Bastu, measuring Area 3,775 (three point seven seven five) Decimal along with 100 Sq. Ft room is being sold to the Purchasers. A sketch map with red coloured marked is annexed herewith. Only the red marked area is being sold and the sketch will be considered as a part of the deed. This property is not within the acquired land of any Govt. Rayati Swatta. Proposed use of the land - Vastu.

Payable rent to be paid to the B.L. & L.R.O.- Durgapur, District- Paschim Bardhaman.

Butted and bounded in the manner herein under written:

North : 12 ft. Wide Kancha Road

South : Land of Sadananda Mukherjee

East : Land of Brindeswer Roy

West : Land to be transferred to Mr. Birendra Kumar & Mrs. Sarika Gupta on this day.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendor and Purchasers are attested in separate page 1A and the same is part and parcel of this deed.

IN WITNESS WHEREOF the Vendor put her signature on this day, month, year written on the outset in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

Witnesses :

1. Bisendra Kumar.
S/o. Lt. Shiv Prasad Gupta
Bharatnagar Path, Behind.
Bahmani School, At. Manatland.
Dist + Po. Dhandu - 826001 (Jh).
2. Ram Chander Koley
S/o. Late Sanyal K. Koley
S/o. Newton
Durgam, S. B. B.

Drafted by me and typed at my office &
I read over & explained in Mother Languages
to all parties to this deed and all of them
admit that the same has been correctly
written as per their instruction:

Smriti Kumar Ray
L - 00 - D. P. R - 13
B - D. S. R. Office
Durgam.

LT1 of Anjali Koley alias
Anjali Rani Koley by the pen
of Bisendra Kumar.

Signature of the Vendor

MEMO OF CONSIDERATION

Received the full consideration of Rs. 12,60,000/- (Rupees twelve lakhs sixty thousand) only from Mr. Birendra Kumar & Mrs. Sarika Gupta as mentioned herein below :

(1) By Cheque No.485564 dated 05/05/2018 of SBI,
City Centre Branch

Rs.31,000/-

(2) By Cash

Rs.14,000/-

(3) DD No. 941598 dated 25/07/2018 of SBI,
City Centre Branch

Rs.12,15,000/-

Total Rupees Twelve lakhs sixty thousand only

Witnesses :

1. BIRENDRA KUMAR.

Birendra Kumar
S/o.. Lt. Shiv Prasad Gupta.
Bhanatarini Path, Behind.
Bahari chowk, Manasland.
Kharakol- 826001 (Jh).

2. Ram Chandra Koley
S/o Ld. Sankar K. Koley
5/26 Neelam Pk
Durgam Ch.
Buldhara

LT1 of Anjali Kaly alias
Anjali Kari Kaly by the
Pw of Birendra Kumar.

SIGNATURE OF VENDOR

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বৃদ্ধাঙ্গুল / Thumbs	তঙ্গনী / 1st Finger	মধ্যমা / Middle	অনামিকা / Ring	কনিষ্ঠা / Small Finger



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর ✓
Signature Ravi Shankar Kumar

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল / Thumbs	তঙ্গনী / 1st Finger	মধ্যমা / Middle	অনামিকা / Ring	কনিষ্ঠা / Small Finger
ডান হাত Right Hand					

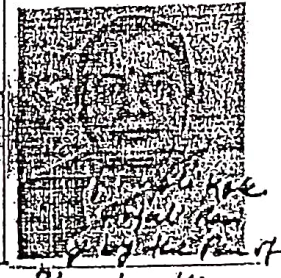


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Ranita Kumari

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল / Thumbs	তঙ্গনী / 1st Finger	মধ্যমা / Middle	অনামিকা / Ring	কনিষ্ঠা / Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature LTI of Anjali Koley alias Anjali Rani Koley by the Pen of Bindra Kumar

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল / Thumbs	তঙ্গনী / 1st Finger	মধ্যমা / Middle	অনামিকা / Ring	কনিষ্ঠা / Small Finger
ডান হাত Right Hand					

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature

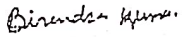
er Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Anjoli Koley, (Alias: Mrs Anjali Rani Koley) (Presentant) Wife of Mr Ramchandra Koley Executed by: Self, Date of Execution: 27/07/2018 , Admltted by: Self, Date of Admlsslon: 27/07/2018 ,Place : Office </td> <td></td> <td></td> <td> <i>LT / 01 Anjoli Koley Alias Anjali Rani Koley by Mr Ravi Shankar Kumar</i> </td> </tr> <tr> <td>27/07/2018</td> <td></td> <td>LTI 27/07/2018</td> <td>27/07/2018</td> </tr> </tbody> </table> 5/20, Newton Avenue, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, P - 713205 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARTPK2578D, Status :Individual, Executed by: Self, Date of Execution: 27/07/2018 , Admltted by: Self, Date of Admlsslon: 27/07/2018 ,Place : Office	Name	Photo	Finger print	Signature	Mrs Anjoli Koley, (Alias: Mrs Anjali Rani Koley) (Presentant) Wife of Mr Ramchandra Koley Executed by: Self, Date of Execution: 27/07/2018 , Admltted by: Self, Date of Admlsslon: 27/07/2018 ,Place : Office			<i>LT / 01 Anjoli Koley Alias Anjali Rani Koley by Mr Ravi Shankar Kumar</i>	27/07/2018		LTI 27/07/2018	27/07/2018
Name	Photo	Finger print	Signature										
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27/07/2018		LTI 27/07/2018	27/07/2018										

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr.Ravi Shankar Kumar Son of Mr Naresh Sharma Qtr. No. 2/14, Durgapur EPFO Staff Qtr., Bidhannag, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Service Citizen of: India, PAN No.:: ASSPK0413B, Status :Individual, Status : Not Executed
2	Ranju Kumari Wife of Mr Ravi Shankar Kumar Qtr. No. 2/14, Durgapur EPFO Staff Qtr. Bidhannaga, P.O:- Durgapur, P.S:- N Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DIGPK8799R, Status :Individual, Status : Not Executed

Identifler Details :

Name & address:
Mr Birendra Kumar Son of Late Shiv Prasad Gupta Bhawatarlnl Path, Behind Balwari School, Manaitand, P.O:- Dhanbad, P.S:- DHANBAD, District:-Dhanbad, Jharkhand India, PIN - 826001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs Anjoli Koley

27/07/2018

Transfer of property for LTI		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anjoli Koley	Mr Ravi Shankar Kumar-1.8875 Dec,Ranju Kumari-1.8875 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anjoli Koley	Mr Ravi Shankar Kumar-50.00000000 Sq Ft,Ranju Kumari-50.00000000 Sq Ft

Major Information of the Deed :- I-0206-04220/2018-27/07/2018