



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C.098770

C 098770

M-v - 11/10/2016
 Q - 305609/13,25,000
 12/8/2016

Certified that the Document
 is Admitted to Registration the
 Signature Sheet and the Endr-
 ogements Attached with this
 Documents are the Part of the
 Document.

A.D.S.R. Dargan
 Registrar

18 AUG 2016

DEED OF SALE

Dist. Burdwan, P.S. NTSPS, Mouza- PARDOI, Land
 Area- 2.5 (Kotha) (more or less) set forth valud-
 Rs. 12,50,000=00 , Market value Rs.12,50,000.00

gg
 12/8/16

Contd.....P/2

Sl. No. 4387 Date 12/8/16
Name K. Sina Kumar
Address
Value of Stamp Paper 5000/-
Date of Purchase of the Stamp Paper from Treasury 04 AUG 2016
Name of the treasury from where Purchase-Durgapur.



Jitendra Nath Mondal
Stamp Vendor
Durgapur Court, Durgapur-18
Licence No-1/18



[Signature]
Addl. Dist. Sub-Registrar
Durgapur, Burdwan

12 AUG 2016


THIS Deed of Sale made on this 12th Day of August 2016 by:

SRI PRAKASH KUMAR SINGH [PAN-CIRPS2935K] son of Late Surendra Singh, by faith- Hindu, by Nationality -Indian, by occupation-Business, resident of 49A, Rishi Aurobinda Nagar, P.O.- Amrai, Durgapur-713203, P.S.- Durgapur , A.D.S.R. Office & Sub-Divison - Durgapur, Dist.- Burdwan, hereinafter called the **SELLER /VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, legal representatives, administrators and/or assigns) of the **FIRST PART**

IN FAVOUR OF :-

SRI KRISHNA KUMAR [PAN-BGHPK9924R] son of Sri Ajeet Kumar Upadhyay, by faith- Hindu, by Nationality- Indian, by occupation - Business, resident of Panagarh Bazar, N.S.Road, Near Ratan Flour Mills, P.S.- Kanksa, A.D.S.R, Office & Sub-Divison - Durgapur, P.O- Panagarh Bazar Dist.-Burdwan, PIN-713148. hereinafter called the **PURCHASER** of the other part (which expression shall unless include by or repugnant to the context be deemed to include his heirs , successors , executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS the VENDOR is the registered and recorded owner, and possessor of the below mention schedule property.

 ANDWHEREAS the VENDOR has acquired the below mention schedule-"B" property from registered partition deed vide No.- 020604520 for the year 2016 , volume no.-0206-2016, pages from- 74955 to 74974 duly executed at Additional District Sub- Registrar of Durgapur.

ANDWHEREA previously below mention schedule -A property is jointly purchased by the four partner including the present seller




Addl. Dist. Sub-Registrar
Durgapur, Burdwan

12 AUG 2016

namely 1, SRI TANMOY MAJUMDAR son of Late Tarun Kumar Majumdar, 2, SRI PRAKASH KUMAR SINGH son of Late Surendra Singh, 3, SRI KRISHNA KUMAR son of Sri Ajeet Kumar Upadhyay 4, SRI RAJESH SINGH son of Sri Lakshman Singh, Mritunjoy Saha vide deed no- 1860 for the year 2014 of A.D.S.R. Durgapur and vide deed no- 1867 for the year 2014 of A.D.S.R. Durgapur.


AND WHEREAS the after partition property describe in the schedule- "B" hereunder and the Vendor herein above have been peaceful possession of the entire schedule -"B" property and have absolutely seized and possessed ALL THAT piece and parcel of the property which is morefully describe in the Schedule-"B" herein below and the said property is free from all encumbrances and charges and the Vendor have paid up to date annual rent there for to the Government and the Vendor have valid marketable title upon the said schedule mention property and the said schedule property is free from all encumbrances, charges, liens, attachments, trust, acquisition or requisitions whatsoever or how ever and accordingly the Vendor is now absolutely seized and possessed or otherwise well and sufficiently entitled to the Schedule property and Vendor have absolute right, full power and indefeasible title to grant, sell or convey the said property with its embankment more fully describe in the schedule hereunder written or any part thereof and to deal with the same in any manner whatsoever.

 AND WHEREAS the above named PURCHASER who is in good relation with SELLER/Vendor express his intention to Vendor/Seller in respect of the below mention Schedule-"B" Property for the residential purpose and negotiated with the Vendor for purchase the same and the Vendor herein above being need of money for their personal domestic requirement and have agreed with the PURCHASER for absolute sale to the said purchaser of the said Schedule property herein below at the Price of 12,50,000.00 (Rupees Twelve Lakh and fifty thousand only) which has been received by

the Vendor from the Purchaser and the vendor does hereby acknowledge the receipt of sale price by putting his signature in this deed and handed over today peaceful physical possession of the plot more fully describe in the Schedule which is free from all encumbrances , charges , liens , attachments , trust , whatsoever .

AND WHEREAS by virtue of this Deed of Sale the VENDOR convey , transfer , assign and relinquish all right, title , interest along with necessary, benefits , advantages , drains, paths , easement privileges and other interest 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 Purchaser for good so that the Purchaser shall be able to use occupy , enjoy the Schedule property and every part thereof quit peacefully, freely and clearly to the exclusion of other and the VENDOR hereby shall keep the PURCHASER harmless and indemnify from any charges , liens , attachments , executions , encumbrances if any existed formerly or existing at date of transfer which are not known to the PURCHASER .

AND WHEREAS the Vendor bind himself execute the deeds , things at the request and cost of the Purchaser to do and execute or cause to be done anything which may be necessary for the Purchaser to enjoy said 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 quietly enter upon have , hold , occupy , possess and enjoy the property hereby sold and receive and take the rents, issues and profit thereof and of every part thereof without any let or hindrances whatsoever from the said VENDOR or by any person or persons claiming from under or in trust of him. The Vendor bind himself and declare that below mention Schedule is not gifted , sold out , transferred or indemnified for any liabilities or

entered into any agreement with any third party or Sub-Judice or pending of any court of law or not been notified for any kind of acquisition by any Govt. And/or acquired by any Govt. Vendor sale out the same to the purchaser having good marketable title without any kind of encumbrances.

If Due to any defect to be found in the below mention property right of the sale or on claim of any person the purchaser or his successor or heirs , is/are deprived of the whole or any part of the below mention schedule property then the purchaser and his successor and heirs shall be authorised to recover loss and damages from the seller and his legal heirs from their property.

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

SCHEDULE-"A"

ALL THAT PIECE AND PARCELS of land. within the District of Burdwan, P.S.-New Township, Sub-Division and A.D.S.R. Office- Durgapur, Mouza-Pardai, J.L. No.- R.S.-76, L.R. J.LNo.-001, Khatian Nos. 70 (seventy), 110 (one hundred ten), 84 (eighty four), & 96 (ninety six).LR KHATIAN NO.- 700 (SEVEN HUNDERED), 701 (Seven zero one) 702, (Seven zero two) 703 (Seven Zero three) Plot No. R.S.-273 (two hundred seventy three), L.R.-82 (eighty two) Bastu measuring area 20 (Twenty) Cottah or more or less 33 (Thirty Three) Decimal.

Schedule - "B"

(PROPERTY SOLD TO THE SELLER)

ALL THAT PIECE AND PARCELS of land. within the District of Burdwan, P.S.-New Township, Sub-Division and A.D.S.R. Office- Durgapur, Mouza-Pardai, R.S . J.L. No.- 76, L.R. J.LNo.-1, RS Khatian Nos. 70 (seventy), 110 (one hundred ten), 84 (eighty four), & 96 (ninety six). LR KHATIAN NO.- 703(Seven hundred and three) , Plot No. R.S.-273 (two hundred seventy three), PLOT L.R.-82 (eighty two) **Bastu** measuring area 2.5 (TWO POINT FIVE) Cottah or more or less. Land is butted and bounded as follows:-

In the North:-Plot of Krishna Kumar
In the South:-Plot of Tanmoy Mazumdar
In the West:- 30 feet proposed road (thirty)
In the East:-Drain

It is hereby declare that the full name , color passport size photograph and finger print of each finger of both the hands of Vendor and Purchaser are attested in separate page & same is part and parcel of this deed

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

WITNESSES:

1. *Ullas Kumar Dasgupta*
Son of Lt. - Retired of Madri
no - 2/30, Madari Moh
C-200, Durgapur - 5

Prakash Kumar Singh
Signature of the Vendor

2. **SUJIT GUPTA**
Sujit
90. D.K. HUDA
12 A/30 RANAPRATAP ROAD
DURGAPUR - 713204. P.S.R.O. Durgapur.
(Drafted, prepared, as per direction of Parties
Read over and Explained by me to parties
In their mother language and after understanding
The contents parties put their signature.)
Bijay Prasad
(Advocate) *f. 456/2008*

(Bijay Prasad Gupta)

All the fingerprints of both hands, passport size Colour Photographs and signature of the executants are hereby attested accordingly, individually.



Left Hand					
	Thumb	1st Finger	Middle	Ring	Little Finger
Right Hand					

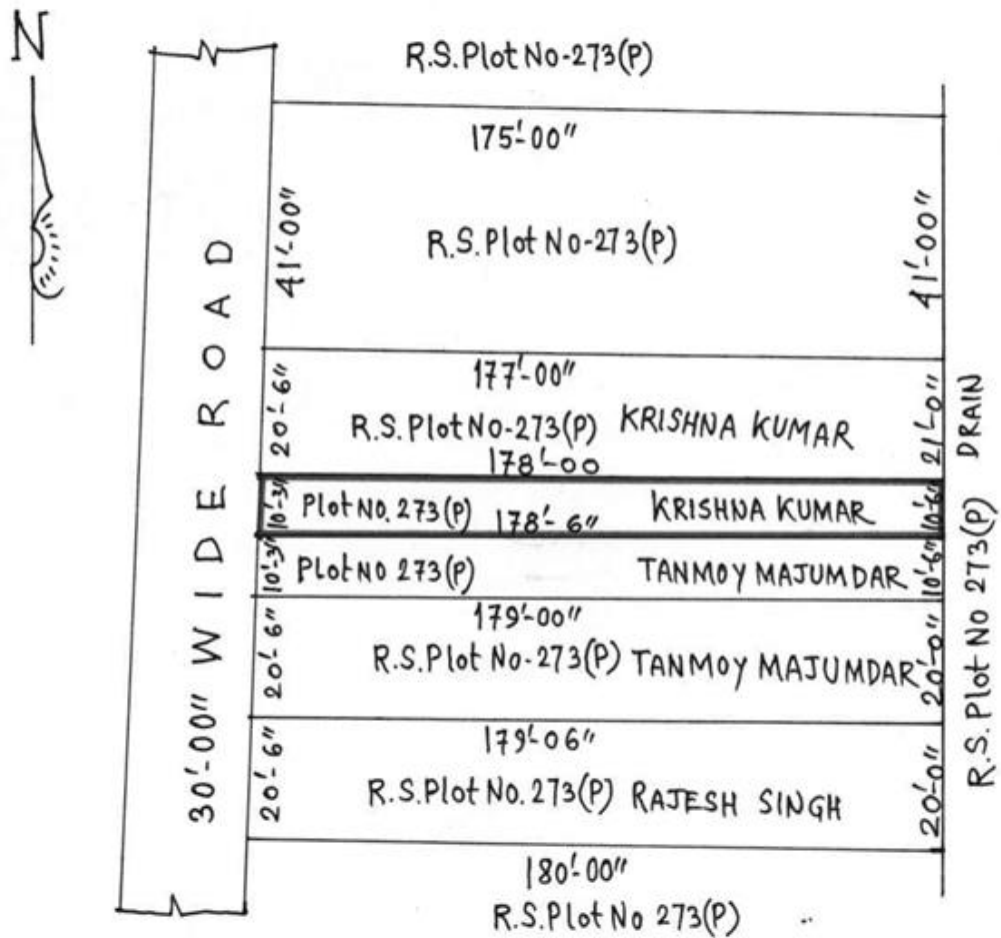
Signature Prakash Kumar Singh



Left Hand					
	Thumb	1st Finger	Middle	Ring	Little Finger
Right Hand					

Signature Krishna Kumar

Sketch Map Showing Part of Mouza - Pardoil,
J.L. NO.- 001 P.S.- N.T.P.S. DIST.- BURDWAN.
R.S. Plot No. 273(P) ; L.R. Plot No- 82 Measuring
an area more or Less 2.50 Cottah Bounded by road.
Sold to - KRISHNA KUMAR



DEED PLAN TO DEED PLAN

Drawn by .

S. Ray 11/8/16.
 Swapn Roy
 Building Planner
 Licence No.: DMC/18491

Prakash Kumar Singh
 SIGNATURE OF VENDOR

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

GRN: 19-201617-001915346-1

Payment Mode Online Payment

GRN Date: 17/08/2016 14:12:37

Bank : State Bank of India

BRN : IKC1254269

BRN Date: 17/08/2016 14:29:43

DEPOSITOR'S DETAILS

Id No. : 02061000305600/4/2016

[Query No./Query Year]

Name : Bijay Prasad Gupta

Contact No. :

Mobile No. : +91 9832157552

E-mail :

Address : durgapur Court

Applicant Name : Mr B P Gupta

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02061000305600/4/2016	Property Registration- Registration Fees	0030-03-104-001-16	825
2	02061000305600/4/2016	Property Registration- Stamp duty	0030-02-103-003-02	4500

Total

5325

In Words : Rupees Five Thousand Three Hundred Twenty Five only

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

GRN: 19-201617-001860996-1

Payment Mode Online Payment

GRN Date: 12/08/2016 12:04:11

Bank : State Bank of India

BRN : IKC0909526

BRN Date: 12/08/2016 12:20:33

DEPOSITOR'S DETAILS

Id No. : 02061000305600/2/2016

[Query No./Query Year]

Name : BIJAY PRASAD GUPTA

Contact No. : Mobile No. : +91 9832157552

E-mail :

Address : DURGAPUR COURT

Applicant Name : Mr B P Gupta

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02061000305600/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	13746
2	02061000305600/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	70010

Total

83756

In Words : Rupees Eighty Three Thousand Seven Hundred Fifty Six only

Major Information of the Deed

Deed No :	I-0206-05208/2016	Date of Registration	8/18/2016 1:19:11 PM
Query No / Year	0206-1000305600/2016	Office where deed is registered	
Query Date	11/08/2016 1:53:53 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	B P Gupta Durgapur Court,Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9832157552, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 13,25,000/-		Rs. 13,25,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 79,510/- (Article:23)		Rs. 14,571/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



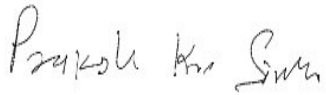
District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC, Road: Pardai Village Road, Mouza: Pardai

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-82	LR-703	Vastu	Vastu	2.5 Katha	12,50,000/-	12,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					4.125Dec	12,50,000 /-	12,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Thatched, Extent of Completion: Complete					
Total :		100 sq ft	75,000 /-	75,000 /-	

Seller Details :


SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Mr Prakash Kumar Singh Son of Late Surendra Singh Executed by: Self, Date of Execution: 12/08/2016 , Admitted by: Self, Date of Admission: 12/08/2016 ,Place : Office	 12/08/2016	 LTI 12/08/2016	 12/08/2016

49 A, Rishi Aurobinda Nagar, P.O:- Amrai, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CIRPS2935K, Status :Individual

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Krishna Kumar Son of Mr Ajeet Kumar Panagarh Bazar, N. S. Road Near Ratan Flour Mills, P.O:- Panagarh Bazar, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BGHPK9924R, Status :Individual

Identifier Details :

Name & address	
Mr Vivekananda Maji Son of Mr Nimai Maji 2/30, Mahabir Marg, C- Zone, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Prakash Kumar Singh	
	12/08/2016

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Prakash Kumar Singh	Mr Krishna Kumar-4.125 Dec

Transfer of property for S1

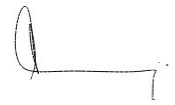
SI.No	From	To. with area (Name-Area)
1	Mr Prakash Kumar Singh	Mr Krishna Kumar-100 Sq Ft

Endorsement For Deed Number : I - 020605208 / 2016

On 11-08-2016

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 13,25,000/-



Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 12-08-2016

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

Presented for registration at 14:00 hrs on 12-08-2016, at the Office of the A.D.S.R. DURGAPUR by Mr Prakash Kumar Singh ,Executant.

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

Execution is admitted on 12/08/2016 by Mr Prakash Kumar Singh, Son of Late Surendra Singh, 49 A, Rishi Aurobinda Nagar, P.O: Amrai, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business

Indetified by Mr Vivekananda Maji, Son of Mr Nimai Maji, 2/30, Mahabir Marg, C- Zone, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

Payment of Fees

Payment of Stamp Duty



Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 18-08-2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,571/- (A(1) = Rs 14,564/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 825/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2016 2:29PM with Govt. Ref. No: 192016170019153461 on 17-08-2016, Amount Rs: 825/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKC1254269 on 17-08-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 79,510/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,500/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4381, Amount: Rs.5,000/-, Date of Purchase: 12/08/2016, Vendor name: Jitendra Nath Mondal

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 17/08/2016 2:29PM with Govt. Ref. No: 192016170019153461 on 17-08-2016, Amount Rs: 4,500/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKC1254269 on 17-08-2016, Head of Account 0030-02-103-003-02



Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2016, Page from 86441 to 86456

being No 020605208 for the year 2016.



(Abhijit Chatterjee) 18-08-2016 16:55:24
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)