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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 718363

Commission
on 07-03-14
at 5-15 P.M.

Certified that the Document is a duplicate to Register in the Sign here Sheet as the Endorsements Attached with this Document are the Part of this Document.

A.D.S.R. Durgapur
Bardwan

10 MAR 2014



Handwritten signatures in Bengali script, including 'স্বাক্ষরিত' (Signed) and 'Aswosh Mondal'.

SALE DEED

P.S.- New Township, Mouza - Pardai, Area of Land - 10 Cottah, Sale Value - Rs. 10,00,000/- and Market Value - Rs. 25,33,334/- under Durgapur Municipal Corporation.

Handwritten signature or initials in the bottom left corner.



SRKUCHIL BOURI

SRKUCHIL BOURI
Asutosh Mondal

This deed of sale is made by :

- (1) **SRI KUCHIL BOURI** [PAN-Not allotted] son of Late Krittibas Bouri, by faith- Hindu, by occupation- Cultivation, by Nationality- Indian, resident of Pardai, Durgapur-6, P.S.- New Township, A.D.S.R. Office & Sub-Division - Durgapur, Dist. Burdwan.
- (2) **SRI ASHUTOSH MONDAL** [PAN-AOIPM0090C] son of Subal Mondal, by faith- Hindu, by occupation- Cultivation, by Nationality- Indian, resident of Pardai, Durgapur-6, P.S.-New Township, A.D.S.R. Office & Sub-Division - Durgapur, Dist. Burdwan

Hereinafter called the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

IN FAVOUR OF :

- (1) **SRI RAJESH SINGH** [PAN-BPQPS1807B] son of Sri Lakshman Singh, by faith- Hindu, by Nationality- Indian, by occupation - Business, resident of No.-1, Link Park, Link Road, P.O.-Amrai, Durgapur-713203, P.S.,A.D.S.R.Office & Sub-Divison- Durgapur, Dist.-Burdwan, Presently at- 7/29 Edison Road, 'B' Zone, Durgapur-713205, P.S., A.D.S.R. Office & Sub-Divison - Durgapur, Dist.-Burdwan.
- (2) **SRI TANMOY MAJUMDAR** [PAN-BCWPM9325B] son of Late Tarun Kumar Majumdar, by faith- Hindu, by Nationality -Indian, by occupation- Business, resident of 2/3 Rajendra Prasad Road, 'C' Zone, Durgapur-713205, P.S., A.D.S.R. Office & Sub-Divison- Durgapur, Dist.-Burdwan.
- (3) **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 Mill,



ASUTOSH KUMAR

ASUTOSH KUMAR

ASUTOSH

Asutosh Kumar

P.S.- Kanksa, A.D.S.R. Office & Sub-Divison - Durgapur, Dist.-
Burdwan, PIN-713148.

(4) 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. , A.D.S.R. Office & Sub-Divison - Durgapur, Dist.- Burdwan.

HEREINAFTER called the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

Whereas the property mentioned in the Schedule below have been purchased by the vendors jointly by two registered deeds of Sale being Nos. ~~1822~~ & ~~1823~~ for the year 2014 of A.D.S.R. Office Durgapur and the Vendors are owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below property.

AND WHEREAS the VENDORS being in need of ready cash at hand for their personal domestic requirement to meet up financial crisis hereby makes up their mind to sell out the schedule below plot.

AND WHEREAS the PURCHASERS who are in search of such plot hereby expressing their intention to buy out the same and agreed with the VENDORS for absolute sale to them of the schedule below plot at the price of Rs. 10,00,000/- (Rupees ten lakhs) only which have been paid by the PURCHASERS and the Vendors do hereby acknowledge the receipt of said sale price by putting their signature in this deed.

AND WHEREAS by virtue of this Deed of Sale the VENDORS convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at



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Asubash Mondal

any time had or now have in any manner covering both in law and equity free from any encumbrances either factual, or implied or latent whatsoever in favour of PURCHASERS for good so that the PURCHASERS shall be able to use, occupy, enjoy the schedule property with transferable rights and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such VENDORS jointly shall keep the PURCHASERS 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 PURCHASERS.

AND WHEREAS the Vendors bind themselves jointly to execute 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 peaceably and quietly enter upon have, hold, occupy possess and enjoy the property with transferable rights such as sale, gift and mortgage 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 VENDORS or by any person, or persons claiming from, under or in trust of them.

The Vendors bind themselves declare that schedule below plot has 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 acquisition and Vendors sale out the same to PURCHASERS having good marketable title without any kinds of encumbrances.



ব্রজেন বসু

ব্রজেন বসু

ব্রজেন

আবুসহ মোমেন

AND WHEREAS THE PURCHASERS shall be factually, legally entitled to get their name recorded in the records of B.L.&L.R.O.- Durgapur during settlement and to mutate their name into the Rent Roll of Govt. of West Bengal, electricity and water supply authority and any authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the VENDORS.

The PURCHASERS shall regularly pay holding taxes, and other taxes in respect of their purchased scheduled plot according to their free choice.

SCHEDULE

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.L.No.-1, Khatian Nos. 70 (seventy), 110 (one hundred ten), 84 (eighty four), & 96 (ninety six).

Plot No. R.S.-273 (two hundred seventy three), L.R.-82 (eighty two) Danga measuring area 10 (ten) Cottah or more or less 16.5 (sixteen point five) Decimal of land is only being sold. A sketch map with red colour marked is annexed herewith. Only the red marked area is hereby sold. The sketch will be considered as a part of this deed. At present there is no construction over the plot. The land is not within the acquired land of any Government.

ব্রজেন
আবুসহ



উত্তর হাওলা

উত্তর হাওলা

উত্তর হাওলা

Aswosh Mondal

Proposed use of the land – Industry.

Payable rent to be paid to the B.L.& L.R.O.- Durgapur , Dist.-Burdwan.

Butted and bounded by :

On the North : Land of R.S. Plot No.273

On the South : Land of R.S. Plot No. 273 purchased by Tanmoy Majumdar & Others.

On the East : Land of Plot No. 273.

On the West : 30' wide Metal Road.

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



কুচিন লালি

বঃ কঃ মঃ

বঃ কঃ

Asutosh Mondal

In witness whereof the Vendors put their signature on this 6th day of March 2014 in presence of Witnesses in this deed of sale after receipt of sale consideration as full and final above described.

Witness :

1. (স্বঃ) কঃ মঃ বঃ কঃ
সিঃ কঃ মঃ বঃ কঃ
সঃ কঃ বঃ কঃ
সঃ কঃ - ১

2. সঃ কঃ বঃ কঃ

নামঃ কুচিন-লালি

স্বঃ = কঃ মঃ

নামঃ কঃ মঃ

নামঃ কঃ মঃ

Bijay Mondal

Deed-6

Drafted, Prepared, Read over and Explained by me.

Rakesh Chakraborty
ADVOCATE
DURGAPUR COURT
F/22/06/2013.



কুচিন বঃ কঃ

সঃ কঃ বঃ কঃ

বঃ কঃ

Asutosh Mondal

Signature of Vendors

Typed by : Sakhi Padagam











হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 <i>Rajesh Singh</i>
	বৃদ্ধাসূল Thums	তজনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Rajesh Singh*

বাম হাত Left Hand						 <i>Ranmoj Mejmudar</i>
	বৃদ্ধাসূল Thums	তজনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Ranmoj Mejmudar*

বাম হাত Left Hand						 <i>Kingsha Kumar</i>
	বৃদ্ধাসূল Thums	তজনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Kingsha Kumar*

বাম হাত Left Hand						 <i>Prakash Kumar Singh</i>
	বৃদ্ধাসূল Thums	তজনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Prakash Kumar Singh*

হস্তাসুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



কুটিল বর্ডরী
বঙ্গপ্রবাসীর বর্ডরী

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর কুটিল বর্ডরী
Signature বঙ্গপ্রবাসীর বর্ডরী

বাম হাত Left Hand					
	বৃদ্ধাসুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



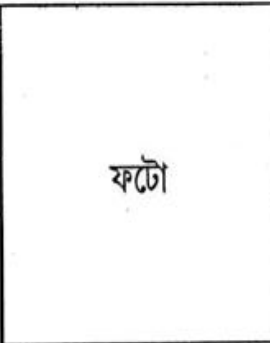
Asutosh Mondal

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর Asutosh Mondal
Signature

বাম হাত Left Hand					
	বৃদ্ধাসুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

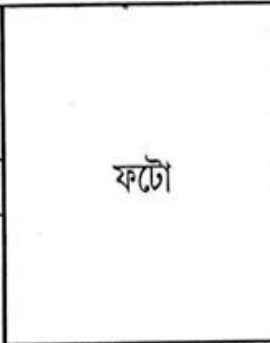


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

বাম হাত Left Hand					
	বৃদ্ধাসুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

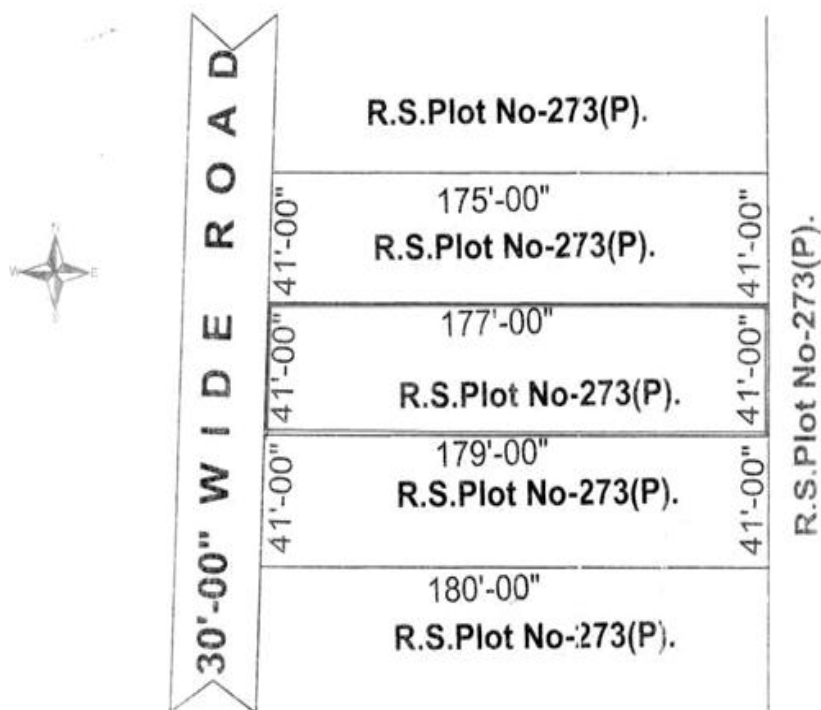


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

Sketch Map Showing Part Of **Mouza-Pardoi**. J.L.No-001,P.S.-N.T.P.S.
 Dist-Burdwan. R.S. Plot No-273(P), **In Area 10Katha.Or 16.5Decimal**
 Of Area Red Bounded Mark. The Land Sold To-(1) **RAJESH SINGH**
 (2) **TANMOY MAJUMDAR** (3) **KRISHNA KUMAR** (4) **PRAKASH KUMAR SINGH**.



Surveyed & Signed By

Das
 05/03/2014

LAND SURVEYOR
 For Mr. Chandra Das
 Certificate No.- X-2490
 VII.-SRIKRISHNAPUR
 P.O.-Amdahi, Dist.-Burdwan



কুচিন মাঠের
 সঙ্গিত ও সঙ্গ মাঠের
 Asutosh Mondal



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

Endorsement For Deed Number : I - 01860 of 2014
(Serial No. 01950 of 2014 and Query No. 0206L000003701 of 2014)

On 07/03/2014

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

Presented for registration at 17.05 hrs on :07/03/2014, at the Private residence by Asutosh Mondal , one of the Executants.

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

Execution is admitted on 07/03/2014 by

1. Kuchil Bouri, son of Late Kritibas Bouri , Pardai, Durgapur, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713206, By Caste Hindu, By Profession : Cultivation
2. Asutosh Mondal, son of Subal Mondal , Pardai, Durgapur, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, Pin :-713206, By Caste Hindu, By Profession : Cultivation

Identified By Gangadhar Bouri, son of Kuchil Bouri, Pardai, Durgapur, Thana:-New Township, P.O. :-Fuljhore, District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR

On 10/03/2014

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 Draft

Rs. 27870/- is paid , by the draft number 459935, Draft Date 07/03/2014, Bank Name State Bank of India, C- Zone, Durgapur, received on 10/03/2014

(Under Article : A(1) = 27863/- ,E = 7/- on 10/03/2014)

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.-25,33,334/-

Certified that the required stamp duty of this document is Rs.- 152010 /- and the Stamp duty paid as: Imprestive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty:Rs. 147010/- is paid , by the draft number 459932, Draft Date 07/03/2014, Bank : State Bank of India, C- Zone, Durgapur, received on 10/03/2014



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR



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

Endorsement For Deed Number : I - 01860 of 2014
(Serial No. 01950 of 2014 and Query No. 0206L000003701 of 2014)

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 3706 to 3719
being No 01860 for the year 2014.



Satyajit Biswas

(Satyajit Biswas) 10-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal