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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

১৮-২১৩০০৮

পশ্চিম

Shibendu Bhaty
Bikash Chandra Ghosh
Dipak Kumar Ghosh

১৪/৩/০৭
১৪/৩/০৭

TOTAL
A: 9889/-
E: 7
TOTAL Rs.
9896/-
7.45PH

Certified that the document is admitted to registration. The Signatur Sheet and the endorsement sheets attached with this document are the Part of this document.

Asst. District Registrar,
Asansol, Dist. Bardhaman

DEED OF SALE

Valued at Rs.9,00,000/-

P.S. Asansol (South), Mouza: Gopalpur,
R.S. Plot No.786, Area: 21 cottahs of land
with old and dilapidated structure being
Holding No. 116, Gopalpur under Ward No.
1 of Asansol Municipal Corporation.

THIS DEED OF SALE is made on this the 30th day of

March, 2007;

BY

Contd...p/2.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

029142

Shibaprasad Bhattacharjee
Bikash Chandra Roy Chowdhury
Dipak Kumar Ghosh

:: 2 ::

(1) SRI BIKASH CHANDRA ROY CHOWDHURY S/o Late Bijay Krishna Roy Chowdhury, (2) SRI DIPAK KUMAR GHOSH S/o Late Rabindra Nath Ghosh and (3) SRI SHIBAPRASAD BHATTACHARJEE S/o Late Suresh Chandra Battacharjee, all by faith Hindu, citizens of India, by occupation Business, residents of Kumarpur, P.O. Asansol-4, P.S. Asansol (South), Chowki and A.D.S.R. Office: Asansol, Dist. Burdwan, hereinafter jointly and severally called the "VENDORS" (which expression

Contd...p/3.



Shibendra Bhattacharya
Bishakh Chandra Bishakh
Dipak Kumar Ghosh

:: 3 ::

shall include their heirs, successors, assigns, representatives unless
contrary to and repugnant to the context) of the ONE PART,

:: IN FAVOUR OF ::

PARBATI LAND & HOUSING DEVELOPERS PVT. LTD.,
having its office at S.B. Gorai Road, Parbati Bhawan (near S.D. Hospital),
Asansol, P.O. & P.S. Asansol, Chowki and A.D.S.R. Office: Asansol, Dist.

Contd....p/4.



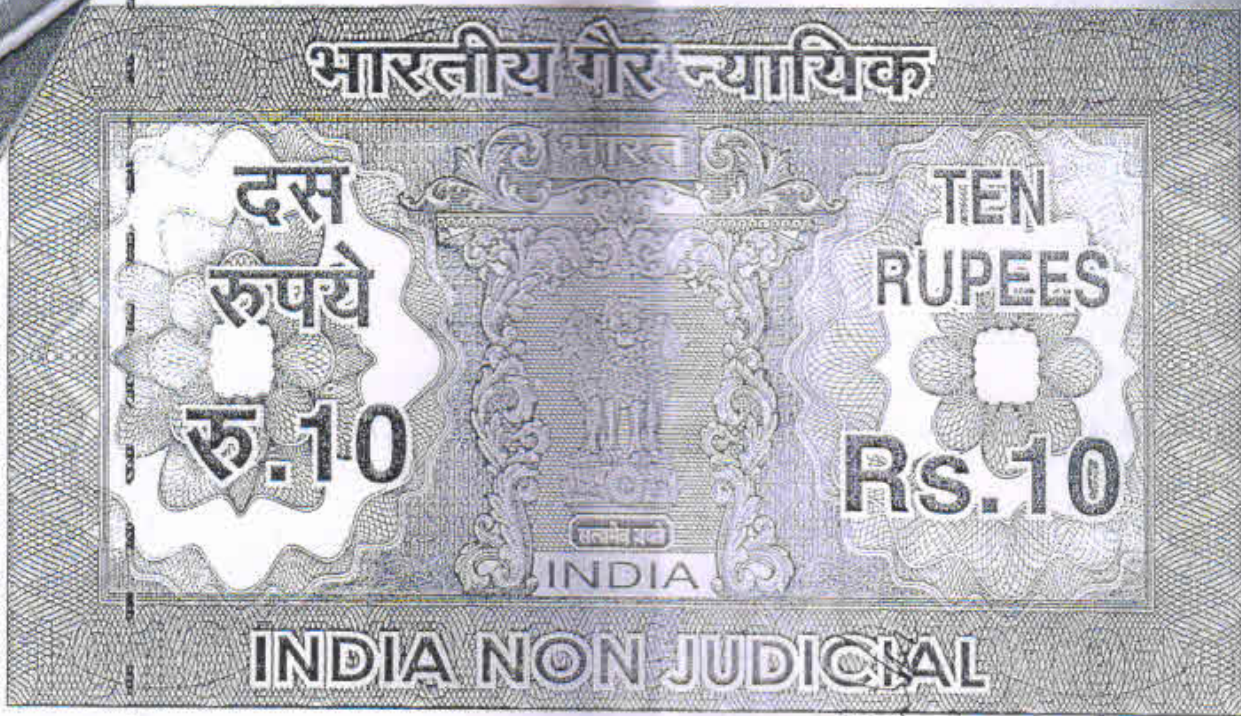
Sachindranath Bhattacharya
Bikash Chandra Bhattacharya
Dipak Kumar Ghosh

:: 4 ::

Burdwan, represented by its Managing Director **SRI SACHINDRANATH ROY** S/o Late Parbati Charan Roy, hereinafter called the "**PURCHASER**" (which expression shall include its heirs, successors-in-office, assigns, representatives unless contrary to and repugnant to the context) of the **OTHER PART**,

WHEREAS one Nrsingha Bhattacharya S/o Late Purna Chandra Bhattacharya was the owner of land measuring .46 (Point Four Six) acres comprised in C.S. Plot No.786 under C.S. Khatian No.55 of Mouza:

Contd....p/5.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

11AA 120991

*Shri Shankar Bhelley to
Bipasha Chandra Sinha Ch
Dipak Kumar Ghosh*

:: 5 ::

Gopalpur morefully mentioned in the schedule below including the old and damaged katcha structure with tin roofed standing in a portion thereof which he purchased by two registered Sale Deeds being No.647 dated: 24.02.1947 of Asansol Sub-Registry Office executed by Adhar Chandra Brahmachari and others and being Deed No.914 dated 25.03.1947 of Asansol Sub-Registry Office executed by Gouri Shankar Brahmachari & others.

Contd...p/6.

Shri Nrisingha Bhattacharya
:: 6 ::
Bijesh Anand Singh
Chandra
Dipak Kumar Ghosh

AND WHEREAS aforesaid land so purchased by Nrisingha Bhattacharya had been duly recorded in his name as R.S. Plot No.786 in the finally published R.S. Khatian No.441 and whereas said Nrisingha Bhattacharya died on 24.04.1998.

AND WHEREAS said Nrisingha Bhattacharya prior to his death and while owning and possessing the said property created a trust in respect of 21 (Twenty One) cottahs of land out of aforesaid .46 (Point Four Six) acres by executing a Deed of Trust being No.4145 for the year 1996 of Asansol Sub-Registry Office and delivered possession of the said property to the Trustees of the said Trust.

AND WHEREAS Nrisingha Bhattacharya was a pious and religious minded person who had been leading his life being inspired and initiated with the teachings and idealism of Sri Sri Ramkrishna and the institution of Ramkrishna Mission and for the benefit and development of said Ramkrishna Mission he formed and created the said Trust by making settlement of the schedule mentioned property.

AND WHEREAS said Nrisingha Bhattacharya i.e. the author of the said trust also constituted a Board of Trustees appointing himself and the Ramkrishna Mission Belur Math as two trustees of the said Trust.

AND WHEREAS on the death of said Nrisingha Bhattacharya the Ramkrishna Mission Belur Math became sole Trustee of the said Trust and has acquired all rights to perform all deeds and things in terms of the said Trust Deed.

AND WHEREAS aforesaid Ramkrishna Mission Belur Math sold and transferred all their right, title and interest in favour of the MISRA

Contd...p/7.

Shikha Bhattar
Bikash Chandra Ray
Dipak Kumar Ghosh

ASSOCIATES DEVELOPMENT CONSULTANT PVT. LIMITED,
represented by its Managing Director Sri Hari Narayan Misra S/o Late
Gouri Shankar Misra, having its office at 137, G.T. Road (East),
Rambandhu Talaw, P.S. Asansol (South), Dist. Burdwan by executing a
registered Deed of Sale dated 27.04.1998 being Deed No.1987 for the
year 1998 of A.D.S.R. Office: Asansol on receipt of valuable consideration.

AND WHEREAS aforesaid Misra Associates Development
Consultant Pvt. Limited sold and transferred all their right, title and interest
in favour of the vendors by executing a registered Deed of Sale being
Deed No.2128 for the year 2006 of A.D. S.R. Office: Asansol on receipt of
valuable consideration.

AND WHEREAS by virtue of such purchase the vendors above
named have become absolute owners of the schedule mentioned property
and they have been owning and possessing the same in peaceful and
uninterrupted manner and the vendors have absolute right, full power
and authority to sell the schedule mentioned property to the purchaser.

AND WHEREAS the vendors above named being desirous to
purchase more valuable and suitable property and to meet their legal
and lawful expenses have expressed their desire to sell the property
mentioned in the schedule below at a consideration of Rs.9,00,000/-
(Rupees Nine lacs only) free from all encumbrances.

AND WHEREAS the purchaser above named have offered to
purchase the same at the said consideration of Rs.9,00,000/- (Rupees
Nine lacs only).

Contd....p/8.

Shriharsh Bhalrajy
Bijesh Khawala
Rajawala
Dipak Kumar Ghosh

AND WHEREAS the vendors have accepted the said offer of the purchaser and have agreed to sell the property described and mentioned in the schedule below to the purchaser free from all encumbrances.

AND WHEREAS the purchaser has paid Rs.9,00,000/- (Rupees Nine lacs only) to the vendors towards the said consideration.

AND WHEREAS the vendors have received the said sum of Rs.9,00,000/- (Rupees Nine lacs only) from the purchaser.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in pursuance of the said contract and in consideration of the payment of the sum of Rs.9,00,000/- (Rupees Nine lacs only), the receipt whereof the vendors hereby admit and acknowledge, the vendors doth hereby sell, convey and transfer and assign unto the purchaser all the property mentioned in the schedule below free from all encumbrances together with all liberty, right, title, interest and possession including easement and privileges and enjoyment right the vendors has/had and so long enjoyed and also of area, sewers, paths, passages, privileges, liberties, appurtenances thereto TO HAVE AND TO HOLD the property hereby granted and conveyed unto and to the use of the said purchaser, its heirs, successors-in-office, executors, administrators and assigns, for ever in the absolute right, title, interest and the said vendors hereby for themselves, their heirs, successors, administrators or assigns covenant with the said purchaser and declare that the vendors are fully seized and possessed of and are competent to sell the same for the benefit of their family and have not in any way encumbered or charged or caused to be encumbered or charged the property morefully described in the schedule below conveyed by this deed of sale AND THAT the said purchaser, its

Contd.,...p/9.

Shrikrishna Bhalerao
9
Bikash Khande
Rajeshwar Shrivastava
Dipak Kumar Ghosh

neirs, successors-in-office, executors, administrators and assigns shall and may at all times to come peaceably and quietly own, use, possess and enjoy the said property mentioned in the schedule below and receive rents and profits thereof without interruption, claim or demand whatsoever from or by the said vendors or any person or persons lawfully or equitably claiming under them AND THAT the purchaser is at liberty to use and enjoy the property as absolute owner thereof with all power to mortgage or transfer according to its choice and preference and change the character of the property AND THAT the said vendors shall and will for all times to come at the request and cost of the purchaser, its heirs, successors-in-office, executors, administrators and assigns do or execute or caused to be done or executed all such acts, deeds and things and to swear affidavit/ affidavits and to appear personally for assuring the title of the purchaser to the said property or any part thereof unto the purchaser may be reasonably required by the purchaser AND THAT the vendors further covenant that if it transpires that the property hereby conveyed by the vendors are not free from all encumbrances as hereinbefore stated by the vendors shall get the property free from all or any such encumbrances and shall make good all losses that might be sustained by the purchaser and to refund the consideration money together with all damages at a time.

Be it further stated that the purchaser, its heirs, successors-in-office, administrators or assigns shall enjoy the property mentioned in the schedule below from generation to generation as absolute owner thereof with all the right, title, liberties, easements and interest therein like these vendors according to its will and necessity together with all sorts of transferring rights by way of sale, gift, lease, mortgage or otherwise and is at liberty to mutate the name of the purchaser in the property hereby conveyed and to pay tax/taxes to the authority/authorities in the name of

Shibupada Bhattacharya
:: 10 ::
Bikash Chandra
Ray Choudhury
Dipak Kumar Ghosh

the purchaser from this day of sale to the land lord the Govt. of West Bengal through The S.D.L & L.R.O. (Ext. P-1), Asansol.

SCHEDULE OF THE PROPERTY
ABOVE REFERRED TO:

Within District of Burdwan, P.S. Asansol (South), Chowki and Addl. Dist. Sub-Registry Office: Asansol, Mouza: Gopalpur, J.L. No.10, C.S. Plot No.786 (Seven hundred Eighty Six) under C.S. Khatian No.55 corresponding to R.S. Plot No 786 (Seven hundred Eighty Six) under R.S. Khatian No.441 measuring 21 (Twenty One) cottahs of land with an old and dilapidated tin roofed structure made with bricks and mud-mortar having covered area 60 sq.ft. together with all its fittings, fixtures and easement rights etc. being Holding No.116, Gopalpur, Asansol under Ward No.1 of A.M.C. is sold by this deed.

The property hereby sold is butted and bounded by:-

On the North : Property of Late Narsingha Bhattacharjee;
On the South : Vacant land (for egress and ingress) upto B.O.C. Manager Bungalow;
On the East : Eastern Railway siding upto IISCO Works;
On the West : Property of the Purchaser;

The proportionate annual rent is payable to the Govt. of West Bengal through The S.D.L & L.R.O. (Ext. P-1), Asansol, Dist. Burdwan.

A sheet containing photos and finger prints of both hands duly attested by the parties concern is annexed hereto which do form a part of this deed.

Left Hand
 Thumb
 littlefinger to forefinger
 Right Hand
 Thumb
 forefinger to littlefinger
 Finger Print attested by me : *Sudhanshu Bhattacharya*



Left Hand
 Thumb
 littlefinger to forefinger
 Right Hand
 Thumb
 forefinger to littlefinger
 Finger Print attested by me : *Bikash Chandra Bandyopadhyay*



Left Hand
 Thumb
 littlefinger to forefinger
 Right Hand
 Thumb
 forefinger to littlefinger
 Finger Print attested by me : *Dipak Kumar Ghosh*



Left Hand
 Thumb
 littlefinger to forefinger
 Right Hand
 Thumb
 forefinger to littlefinger
 Finger Print attested by me : *Sachin Chandra Debbarma*



Government Of West Bengal
Office of the A. D. S. R. ASANSOL
ASANSOL
Endorsement For deed Number :-05811 of :2008
(Serial No. 02456, 2007)

On 30/03/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 9889/- , E = 7/- on 30/03/2007

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 15.12 hrs on : 30/03/2007 at the Office of the A. D. S. R. ASANSOL by Shibaprasad
Bhattacharjee, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 30/03/2007 by
1. Shibaprasad Bhattacharjee, son of Late Suresh Chandra Battacharjee, Kumarpur Asansol Burdwan, Thana
Asansol, By caste Hindu, by Profession : Business
2. Bikash Chandra Roychoudhury, son of Late Bijay Krishna Roychoudhury, Kumarpur Asansol Burdwan, Thana
Asansol, By caste Hindu, by Profession : Business
3. Dipak Kumar Ghosh, son of Late Rabindranath Ghosh, Kumarpur Asansol Burdwan, Thana Asansol, By caste
Hindu, by Profession : Business
Identified By Samir Mondal, son of Bimal Mondal, Surya Sen Park Asansol Burdwan Thana: Asansol, by caste Hindu, By
Profession : Others.

Name of the Registering officer : Dipankar Mahato
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR
OF ASANSOL


On 08/07/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-
2125000/-

Certified that the required stamp duty of this document is Rs- 127610 /- and the Stamp duty paid as: Impresive Rs- 54010

Name of the Registering officer : Dipankar Mahato
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR
OF ASANSOL


[Dipankar Mahato]
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Govt. of West Bengal

Government Of West Bengal
Office of the A. D. S. R. ASANSOL
ASANSOL
Endorsement For deed Number :I-05611 of :2008
(Serial No. 02456, 2007)

On 09/07/2008

Certificate of Admissibility(Rule 43)

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. 10.00/-


Deficit stamp duty

Deficit stamp duty 1.Rs 44110/- is paid, by the Bankers cheque number 825104, Bankers Cheque Date 24/06/2008 Bank Name STATE BANK OF INDIA, Asansol Bazar, recieved on :09/07/2008. 2.Rs 30000/- is paid, by the draft number 825103, Draft Date 24/06/2008 Bank Name STATE BANK OF INDIA, Asansol Bazar, recieved on :09/07/2008.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees A(1) = 13475/- on: 09/07/2008.


Name of the Registering officer :Dipankar Mahato
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR
OF ASANSOL


[Dipankar Mahato]
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 2148 to 2167
being No 05811 for the year 2008.




(Dipankar Mahato) 09-July-2008
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Office of the A. D. S. R. ASANSOL
West Bengal