

Uttarparsa Purchase of 2C 3Ch 20sq ft from
Sh. 1448/11 Mira Ghosh by NB&SB I-1367/11

8
22/2
11



11-49

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8 no. 1432/11

NR = Rs. 6,41,923/-

798088

3.66 dec

[Faint, illegible text]

24 FEB 2011

DEED OF SALE

VALUED AT Rs. 5,00,000/-

RUPEES Five Lac Only.

THIS DEED OF SALE is made on this 24th day of

February 2 0 1 1, B E T W E E N

[Signature]
SMT. MIRA GHOSH, wife of Sri Gobindalal Ghosh,

Hindu by religion, Indian Citizen, House wife by

occupation, residing at 3 and 3/1/1, Bishalakshmi-

Ghat Lane, P.O. Ehadrakali, under P.S. Uttarpara,

in the District of Hooghly, PAN NO. AVWP64644F
hereinafter called and

Mira Ghosh.

Contd..2

Contd..3

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Sub Registrar
SERAMPORE, HOOGHLY.

24 LB 2011

Sub Indo Lal Ghosh
Son of ^{Pr} Hirish Kerk Ghosh
Retired person
49, Jayanta Nagar Gov. Colony
P.O. Hindmotor
P.S. Uttarpara,
Dist. Hooghly.

hereinafter referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

- 1) SRI SANJAY BANERJEE, PAN NO. AK NP B6432C
2) SRI AJAY BANERJEE, PAN NO. AJXPB 2224K

Mira Ghosh

both sons of Sri Malay Banerjee, all are Hindu by religion, all Indian Citizens, all residing at 121, Br.B.G.T.Road, P.O.Bhadrakali, under P.S. Uttarpara, District. Hooghly, hereinafter referred to as the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, deemed to include their heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS Smt.Mira Ghosh the vendor herein as the beneficial owner in possession seized and possessed of an area of "BASTU" land measuring 2(two) Cottahas 3(Three) Chittaks 20(twenty) Sq.ft. with one brick built tile shed measuring 146 Sq.ft. standing thereon, comprised in R.S. Plot No.2980, under Khatian No.993, lying in Mouza Bhadrakali, J.L.No.9,

Contd..3



Auth. Dist. Sub-Registrar
SERAMPORE, HOOGHLY.

4 FEB 2011

Pargana Boro, Revenue Survey No. 1764, situated at holding No.3 and 3/1/1, Bishalaxmi Ghat Lane, Bhadrakali, within the limit of Uttarpara-Kotrung Municipality, under P.S. Uttarpara, District. Hooghly.

AND WHEREAS the Vendor acquired the said property by virtue of a Deed of Gift, being No.02243, for the year 2009 recorded in Book No. I, C.D. Volume No.4, Pages from 1069 to 1091, which was duly executed by her husband Sri Gobinda Lal Ghosh Son of Late Hrishikesh Ghosh and was registered at Additional District Sub-Registry Office at Serampore, District. Hooghly on 27th March, 2009.

AND WHEREAS by an Agreement ~~dated~~ made between the parties hereto the vendor agreed with the Purchasers for the absolute sale to them of the said property measuring 2(Two) Cottahas 3(Three) Chittaks 20(Twenty) Sq.feet of Bastu land with one brick built Til'a shed room measuring 146 Sq.ft. standing thereon comprised in R.S. Plot No.2980(Part) under Khatian No. 993, lying in Mouza Bhadrakali, J.L.No.9, situated at Holding No.3 and 3/1/1, Bishalaxmi Ghat Lane, Bhadrakali, within the limit of Uttarpara-Kotrung Municipality under P.S. Uttarpara, District, Hooghly, more particularly mentioned and described in the schedule hereunder written and shown in the Map or Plan attached herewith at or for the price

Misra Ghosh.

Contd..4



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Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY.

4 FEB 2017

price of Rs. 5,00,000/- (Rupees Five Lac)only,

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the said sum of Rs. 5,00,000/- (Rupees Five Lac) only, paid by the Purchasers to the Vendor simultaneously with the execution of these presents the receipt whereof the Vendor hereby admits and acknowledges as per Memo of Consideration hereunder written and of and from the same release and discharge the Purchasers the said property mentioned and described in the Schedule hereunder written and the said Smt.Mira Ghosh as beneficial owner do hereby grant, convey, sell, transfer, assign and assure unto and to the use of the Purchasers free from all encumbrances and attachments ALL THAT the said property measuring 2(Two) Cottahas 3(Three) Chittaks 20(Twenty) Sq.feet of Bastu land with one brick built Tile Shed room, measuring 146 Sq.ft. standing thereon mentioned and described in the Schedule hereunder written TOGETHER WITH all buildings, trees, fences, ways, water, water courses lights, liberties, privileges, easements and appurtenances whatsoever to the said property belonging or in any way appertaining thereto AND ALL the estate right, title, interest, claim and demand whatsoever of the Vendor into and upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the Purchasers their heirs, executors, administrators, legal

Contd..5



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Sub-Registrar
SERAMPORE, HUGGHLY.

2 * 15, 011

legal representatives and assigns absolutely and forever together with title deeds, writings, maniments and other evidences of title AND THE VENDOR do hereby covenant with the Purchasers their heirs, executors, administrators, legal representatives and assigns that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said property free from all encumbrances and attachments or defects in title whatsoever and that the Vendor has full power and absolute authority to sell the said property in manner aforesaid AND the Purchasers shall hereafter peaceably and quietly hold, possess, and enjoy the said property in Khas or through tenants without any claim or demands whatsoever from the Vendor or any claiming through or under her AND further that the Vendor her heirs, executors, administrators, legal representatives and assigns covenant with the Purchasers their heirs, executors, administrators, legal representatives and assigns to save harmless, indemnify and keep indemnified the Purchasers their heirs, executors, administrators, legal representatives and assigns from or against all encumbrances, charges and equities whatsoever AND the Vendor her heirs, executors, administrators, legal representatives and assigns further covenant that she or they shall at the request and cost of the Purchasers their heirs, executors, administrators, legal

Contd..6



✓
Addl. District Sub-Registrar
SERAMPORE, HOOGHLY.

24 FEB 2011

legal representatives and assigns do or execute or cause to be done or executed all such lawfull acts, deeds or executed all such lawfull acts, deeds and things whatsoever for further or more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

SCHEDULE OF PROPERTY ABOVE REFERRED TO :

ALL THAT Piece and Parcel of an area of "BASTU" land measuring total 2(Two) Cottahas 3(Three) Chittaks 20(Twenty) Sq.ft. be the same a little more or less containing 1(one) Cottah 13(Thirteen) Chittaks within holding No.3 and 6(six) Chittaks 20(Twenty) Sq.ft. within holding No.3/1/1, Bishalakshmi Ghat Lane, Bhadrakali with one brick built Tile shed room measuring 146 Sq.ft. standing thereon, comprised in R.S. Plot No. 2980 (Two thousand nine hundred eighty) under Khatian No.993(Nine hundred ninety three) lying in Mouza Bhadrakali, J.L.No.9, Pargana Boro, Revenue Survey No.1764, situated at holding Nos. 3 and 3/1/1, Bishalakshmi Ghat Lane, Bhadrakali, within the limit of Uttarpara-Kotrung Municipality, under P.S. Uttarpara, Dist. Hooghly, delineated and demarcated in the Map or Plan annexed herewith and Bordered by " R E D " Colour therein.

IN WITNESSES WHEREOF SMT.MIRA GHOSH the Vendor



[Handwritten signature]

Registrar
SPRINGFIELD, MASSACHUSETTS

24 FEB 2011

- 7 -

Vendor herein has signed this Deed of Sale on the day, month and year first above written.

Mira Ghosh.

SIGNATURE OF THE VENDOR.

The Annual rent is payable to the State of West Bengal through the B.L. and L.R.O.Serampore Court.

BUTTED AND BOUNDED BY :-

ON THE NORTH : BRICK FIELD OF SRI MALAY BANERJEE.

ON THE SOUTH : 10'-0" WIDE COMMON PASSAGE.

ON THE EAST : PROPERTY OF LATE SAILENDRA NATH GHOSH.

ON THE WESTERN HOUSE OF SMT. DIPIKA GHOSH.

MEMO OF CONSIDERATION

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Addl. Dist. Sub-Registrar
SERAMPONE, HOOGHLY.
4 FEB 2011

= 8 =

MEMO OF CONSIDERATION

payment made in advance by cash RS. 75000/-
On 29.10.2010

Payment made in advance by Cheque
being no. 609315 dt. 29.10.2010 of S.B.I RS. 75000/-

Payment made by Bank Draft
being no. 200718 dt. 21.2.2011
of I.C.I.C.I Bank, Uttar Para
branch _____

RS. 3,50,000/-

Total

RS. 5,00,000/-

ACCEPTED

Mira Ghosh

SIGNATURE OF THE VENDOR.

SIGNED SEALED AND DELIVERED

IN PRESENCE OF :

WITNESSES :-

1. Jabir Lal Ghosh
add. 49, Joyanta Nagar
post-Hindmotor - Hooghly
2. Kali Charan Ghosh
add. 76, G.T. Road, Ghadsabad.
Hooghly

Drafted by me :-

Deep K. Datta
Advocate, Serampore Court.


Typed by :-

Robin Chatterji
Serampore Court.



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Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY.

24 FEB 2011


Government Of West Bengal
Office Of the A. D. S. R. SERAMPORE
District:-Hooghly

Endorsement For Deed Number : I - 01367 of 2011
(Serial No. 01448 of 2011)

On

Payment of Fees:

On 24/02/2011

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. 7065/-, on 24/02/2011

(Under Article : A(1) = 7051/- , E = 14/- on 24/02/2011)

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.-641923/-

Certified that the required stamp duty of this document is Rs.- 38535 /- and the Stamp duty paid as Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 33535/- is paid, by the draft number 861795, Draft Date 17/02/2011, Bank Name State Bank of India, Serampore, received on 24/02/2011

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

Presented for registration at 11.47 hrs on :24/02/2011, at the Office of the A. D. S. R. SERAMPORE by Mira Ghosh, Executant.

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

Execution is admitted on 24/02/2011 by

1. Mira Ghosh, wife of Gobindalal Ghosh, 3 & 3/1/1, Bishalakhshmi Ghat Lane, Thana:-Uttarpara, District:-Hooghly, WEST BENGAL, India, P.O. :-Bhadrakali, By Caste Hindu, By Profession : House wife

Identified By Gobindalal Ghosh, son of Lt H K Ghosh, 49, Jayanta Nagar Govt. Colony, Thana:-Uttarpara District:-Hooghly, WEST BENGAL, India, P.O. :-Hindmotor, By Caste: Hindu, By Profession: Registrar



(Signature)
Dist. Registrar
SERAMPORE, HOOGHLY, (Debasis Patra)
A. D. S. R. SERAMPORE

Endorsement Page 1 of 2

24 FEB 2011

(Handwritten Signature)

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. SERAMPORE, District- Hooghly
 Signature / LTI Sheet of Serial No. 01448 / 2011, Deed No. (Book - I , 01367/2011)
 Signature of the Presentant

Name of the Presentant	Signature with date
Mira Ghosh	Mira Ghosh. 24.2.2011

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

Sl No. Admission of Execution By	Status	Photo	Finger Print	Signature
1 Mira Ghosh Address -3 & 3/1/1, Bishalakshmi Ghat Lane, Thana:-Uttarpara, District:-Hooghly, WEST BENGAL, India, P.O. :-Bhadrakall	Self		 LTI	Mira Ghosh.
		24/02/2011	24/02/2011	

Name of Identifier of above Person(s)
 Gobindal Ghosh
 19, Jayanta Nagar Govt. Colony, Thana:-Uttarpara,
 District:-Hooghly, WEST BENGAL, India, P.O.
 :-Hindmotor

Signature of Identifier with Date
 Gobindo Lal Ghosh
 24.2.2011

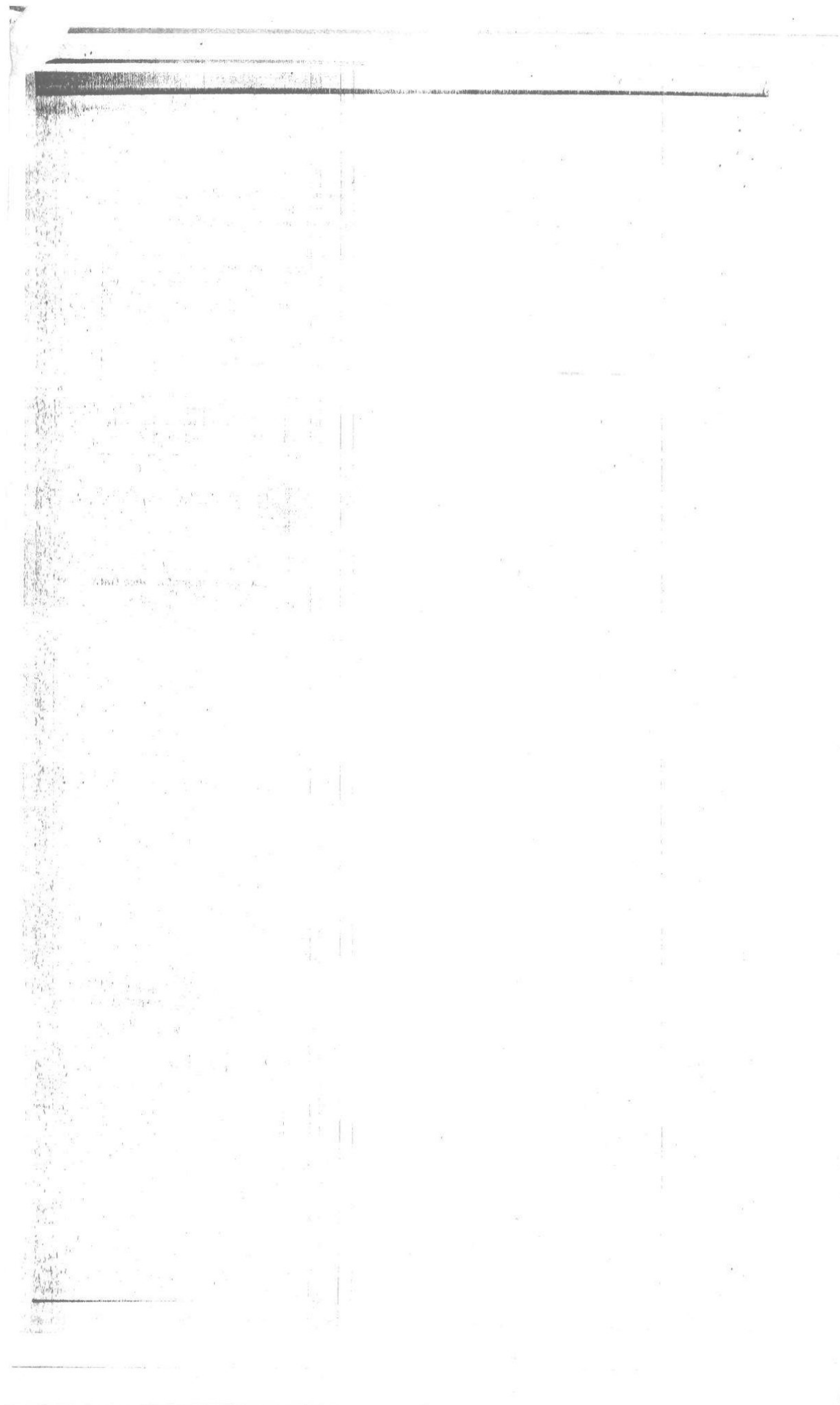


Sub
 Addl. Dist. Sub-Registrar
 SERAMPORE, HOOGHLY.

(Debasis Patra)
 A. D. S. R. SERAMPORE
 Office of the A. D. S. R. SERAMPORE

24 FEB 2011

Ajy Dames

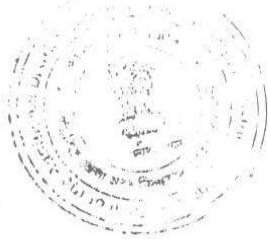




Government Of West Bengal
Office Of the A. D. S. R. SERAMPORE
District:-Hooghly

Endorsement For Deed Number :- I - 01367 of 2011
(Serial No. 01448 of 2011)

(Debasis Patra)
A. D. S. R. SERAMPORE



Debasis Patra
Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY (Debasis Patra)
A. D. S. R. SERAMPORE

24/02/2011 12:15:00

Endorsement Page 2 of 2

4 FEB 2011

Ajy Dap...

Table with multiple columns and rows, containing faint text and numbers. The table structure is mostly illegible due to low contrast and noise.

1911
1912
1913

FINGER PRINTS OF BOTH HANDS



Photo

Mira Ghosh

Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger	
					L
					H
					F
					P
					R
					H
					F
					P



Sanjay

Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger	
					L
					H
					F
					P
					R
					H
					F
					P



Ajay Banerjee

Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger	
					L
					H
					F
					P
					R
					H
					F
					P



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Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY.

24 FEB 2011

SALE DEED PLAN.

AND AT R. S. DAG NO. 2980CP1 UNDER R. S. KHATIAN NO. 993
NO. 09, MOUZA BHADRAKALI P. S. UTTARPARA DIST. HOOGHLY.
MUNICIPAL HOLDING NO. 3, 3/1/1, BISHALAKSHMI GHAT LANE
UNDER UTTARPARA KOTRUNG MUNICIPALITY WARD NO 09.

NAME OF THE VENDOR . 1. SMT. MIRA GHOSH.

NAME OF THE PURCHASERS. 1. ~~SRI SANJAY BANERJEE.~~

2. SRI SANJAY BANERJEE.

3. SRI AJAY BANERJEE.

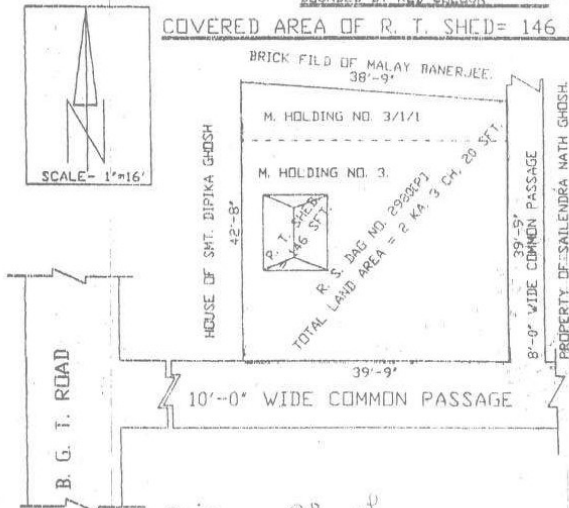
AREA OF LAND AT MUNICIPAL HOLDING NO. 3, = 1 KA. 13 CH. 0 SFT.

AREA OF LAND AT MUNICIPAL HOLDING NO. 3/1/1, = 0 KA. 6 CH. 20 SFT.

TOTAL AREA OF LAND TO SALE = 2. KA. 3. CH. 20 SFT.

BOUNDED BY RED COLOUR - 1-1-

COVERED AREA OF R. T. SHED = 146 SFT.



Mira Ghosh
SIGNATURE OF VENDOR

SIGNATURE OF WITNESSES

A. Ghosh
AMULI MANDAL (P. K., D.C.B)

DRAWN BY L. B. S.
Cuttarpara Karung Municipality
Regd. No. 0001DEI2016 -2017

SALE DEED PLAN

THE LAND...
MUNICIPALITY...
OF THE VENDOR...
OF THE PURCHASER...
I HEREBY...
I HAVE...
AND...
A...
GOVERNMENT...



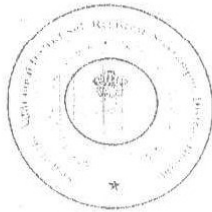
ADJ. DIST. SUB-REGISTRAR
SERAMPORE, HOOGHLY.

ADJ. DIST. SUB-REGISTRAR
SERAMPORE, HOOGHLY.

24 FEB 2011

ificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1 to 15
being No 01367 for the year 2011.



Patra
(Debasis Patra) 25-February-2011
A. D. S. R. SERAMPORE
Office of the A. D. S. R, SERAMPORE
West Bengal

