

7170/14

1-06938/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 791922

08/08/14
1-58
2-11897/14



I certify that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

DEED OF SALE.

(valued at Rs- 16,00,000/-)

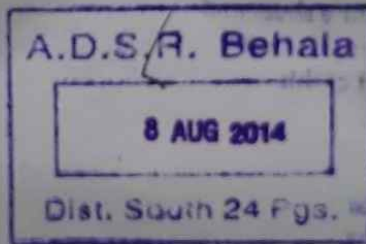
Addl. District Sub-Registrar
Behala, South 24 Parganas

THIS DEED OF SALE made on this the 8th day of AUGUST, Two Thousand and Fourteen BETWEEN SMT. UMA GHOSH, PAN AYNPG 6883 G wife of Sri- Samir Ghosh, by caste- Hindu, by occupation- Household work, by nationality- Indian, residing at- 19/21, Kenaram Gangully Road, P.S- Thakurpukur,

30 JUL 2014

Sl. No. 2788 Rs. 1000/- Date _____
Name Tarun Kanti Das Das
Address 43A/4 Nalanda Para Rd 10/8
Vendor Shekhar Ch. Halder

S. C. Halder
Licensed Stamp Vendor
Alipha Judges Court
Kolkata-700027



Identified by

Sabyasachi Sengupta
S/o, Dr. Paritabha Sengupta
30/6A, Nalanda Para Road
Kolkata-8

Certificate of Registration under section 60 and Rule 69.


Registered in Book - I
CD Volume number 22
Page from 5240 to 5257
being No 06938 for the year 2014.











(Asish Goswami) 13-August-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A.D.S.R. BEHALA
West Bengal

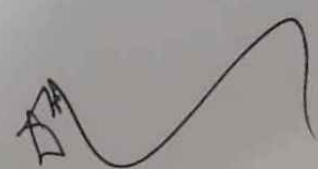
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BEHALA, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07170 / 2014, Deed No. (Book - I , 06938/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Uma Ghosh 19/21, Kenaram Ganguly Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008	 08/08/2014	 LTI 08/08/2014	Uma Shaha 8.8.2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Uma Ghosh Address -19/21, Kenaram Ganguly Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008	Self	 08/08/2014	 LTI 08/08/2014	Uma Shaha 8.8.2014
2	Tarun Kanti Das Address -P. S. - Haridevpur, 43 A/4, Nabalia Para Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008	Self	 08/08/2014	 LTI 08/08/2014	Tarun Kanti Das 8/8/2014
3	Tapas Kumar Das Address -P. S. - Haridevpur, 43 A/4, Nabalia Para Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008	Self	 08/08/2014	 LTI 08/08/2014	Tapas Kumar Das 8/8/14
4	Dipak Das Address -P. S. - Haridevpur, 43 A/4, Nabalia Para Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008	Self	 08/08/2014	 LTI 08/08/2014	Dipak Das 8/8/14



(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A.D.S.R. BEHALA

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BEHALA, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07170 / 2014, Deed No. (Book - I , 06938/2014)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Bimal Kumar Debnath Address -91, K. C. Mitra Road, Bhattacharya Para, Kolkata, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700144	Self		 LTI	<i>Bimal Kumar Debnath</i> 08/08/14
			08/08/2014	08/08/2014	

Name of Identifier of above Person(s)

Sabyasachi Sengupta
30/6 A, Nabalia Para Road, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700008

Signature of Identifier with Date

Sabyasachi Sengupta 8/8/14



Faint text in Bengali script, likely a stamp or signature.



(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A.D.S.R. BEHALA



Government Of West Bengal
Office Of the A.D.S.R. BEHALA
District:-South 24-Parganas

Endorsement For Deed Number : I - 06938 of 2014
(Serial No. 07170 of 2014 and Query No. 1607L000011897 of 2014)

On 08/08/2014

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 33337/- is paid , by the draft number 772745, Draft Date 07/08/2014, Bank Name State Bank of India, Raja Ram Mohan Roy Road, received on 08/08/2014

(Under Article : A(1) = 33330/- ,E = 7/- on 08/08/2014)

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.-30,30,005/-

Certified that the required stamp duty of this document is Rs.- 212110 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 211110/- is paid , by the draft number 990419, Draft Date 07/08/2014, Bank : State Bank of India, Behala (Calcutta), received on 08/08/2014


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

Presented for registration at 13.58 hrs on :08/08/2014, at the Office of the A.D.S.R. BEHALA by Uma Ghosh ,Executant.

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

Execution is admitted on 08/08/2014 by

1. Uma Ghosh, wife of Samir Ghosh , 19/21, Kenaram Ganguly Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008, By Caste Hindu, By Profession : House wife
2. Tarun Kanti Das, son of Sudhangshu Shekhar Das , P. S. - Haridevpur, 43 A/4, Nabalia Para Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008, By Caste Hindu, By Profession : Business
3. Tapas Kumar Das, son of Sudhangshu Shekhar Das , P. S. - Haridevpur, 43 A/4, Nabalia Para Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008, By Caste Hindu, By Profession : Business
4. Dipak Das, son of Lt. Himangshu Shekhar Das , P. S. - Haridevpur, 43 A/4, Nabalia Para Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008, By Caste Hindu, By Profession : Business


(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

08/08/2014 15:53:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. BEHALA
District:-South 24-Parganas

Endorsement For Deed Number : I - 06938 of 2014
(Serial No. 07170 of 2014 and Query No. 1607L000011897 of 2014)

5. Bimal Kumar Debnath, son of Bankim Chandra Debnath , 91, K. C. Mitra Road, Bhattacharya Para, Kolkata, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700144, By Caste Hindu, By Profession : Service

Identified By Sabyasachi Sengupta, son of Lt. Taritabha Sengupta, 30/6 A, Nabalia Para Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008, By Caste: Hindu, By Profession: Others.

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

Uma Shaha

Janu Kanti Das

Jagan Kumar Das

Sipam Sen

Bimal Kumar Debnath.



(Asish Goswami)

SITE PLAN AT PREMISES NO. 18, NABALIA PARA ROAD

PART OF R.S. DAG NO. 279, R.S. KHATIAN NO. 72, J.L. NO. 13,
R.S. NO. 192, MOUJA - MURADPUR, L.R. KHATIAN NO. 409, L.R. PART OF
DAG NO. 391, WARD NO. 123 UNDER K.M.C. (S.S. UNIT) P.S. HARIDDEVPUR,
DIST. SOUTH 24 PARGANAS.

NET AREA OF LAND **2 K.08 CH.0 SFT.** SHOWN IN RED BORDER.

SCALE-1:25

NAME OF THE PROPOSED PURCHASERS: **1. TARUN KANTI DAS**
2. TAPAS KUMAR DAS
3. DIPAK DAS
4. BIMAL KUMAR DEBNATH



Uma Shakti
VENDOR:
Tarun Kanti Das
VENDEES: *Tapas Kumar Das*
Sikhan Das
Bimal Kumar Debnath

Geopal Mondal
TRACE BY
GEOPAL MONDAL



A.D.S.R. Behala

8 AUG 2014

Dist. South 24 Pgs.

Shekhar
Uma

Kolkata- 700 008, District:- South 24 Parganas, State of West Bengal hereinafter called and/or referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heir / heirs, heiress / heiresses, successor / successors, representative / representatives, administrator / administrators, executor/ executors and assign / assigns) of the **FIRST PART**.

AND

(1)**SRI- TARUN KANTI DAS**, PAN- ADNPD 7185 P (2) **SRI-TAPAS KUMAR DAS**, PAN- AFSPD 6195 G both sons of Sri-Sudhangshu Shekhar Das (3) **SRI- DIPAK DAS**, PAN- AJYPD 8495 M son of Late- Himangshu Shekhar Das all are by Caste-Hindu, by Occupation- Business, by Nationality- Indian, residing at- 43A/4,Nabalia Para Road, P.S- Haridevpur,Kolkata- 700008,District:-South 24 Parganas, State of West Bengal and (4) **SRI- BIMAL KUMAR DEBNATH**, PAN- ATJPD 2150 Q son of Sri-Bankim Chandra Debnath, by caste- Hindu, by occupation- Service,by nationality-Indian,residing at 91, K.C.Mitra Road, Bhattacharya Para, P.S- Barulpur, Kolkata- 700 144, District:- South 24 Parganas, State of West Bengal hereinafter called and/or referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heir/heirs, heiress/heiresses, successor/successors, administrator/administrators, representative/ representatives, executor/ executors and assign/ assigns) of the **SECOND PART**.

WHEREAS the **VENDOR** is a daughter of Late-Jiban Krishna Ghosh and the heiress and successor of 1/4th share of the property left by her father there at Mouza- Muradpur, District:- South 24 Parganas along with other properties situated at other Mouzas as per Hindu Succession Act.

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1/10/11
-3-

on the basis of the decree passed by the learned 7th Civil Judge (Sr. Div.) at Alipore in Title Suit no- 1 of 1963 which was instituted for the partition of their ancestral properties among themselves became the absolute owner of the Danga Land measuring a little bit more or less 10 cottah 2 chittak 6 sq.ft vide R.S. Dag no- 279, R.S. Khatian no- 72, J.L. no-13, R.S. no-192, Touzi no- 72 and 82 situated there at Mouza- Muradpur District:- South 24 Parganas along with the other property in other Dag number which was/were duly recorded after his name in the office record of the B.L & L.R.O of T.M. Block which are evident from the record of rights issued by the B.L & L.R.O vide L.R. Khatian no- 409 being part of L.R. Dag no- 391 and said Jiban Krishna Ghosh died intestate on 22-1-1986 leaving behind him surviving his wife, two sons and two daughters (one is the **VENDOR** herein) as his heirs, heiresses and successors of the aforesaid properties and subsequently, the wife of Jiban Krishna Ghosh also died intestate leaving behind her surviving her two sons and two daughters as her heirs, heiresses and successors of her share and after the death of the parents the **VENDOR** and other (3) three successors according to Hindu Succession Act became the absolute joint owners of the aforesaid properties left by their parents.

AND WHEREAS all the successors and the joint owners of the aforesaid land and/or properties decided among themselves for the partition of the property for their individual better use and enjoyment and accordingly, they amicably partitioned the land and/ or property in four plots or lots and prepared a partition plan and the **VENDOR** as per the partition plan became the absolute owner of the **LOT- B1** vide a registered deed of partition which is evident in the office record of the A.D.S.R- Behala, vide Book no-I, being no- 06770 for the year, 2014 after her name and on the basis of the said partition deed the **VENDOR** seized, possessed and enjoy the same without any sorts of encumbrances, attachments, disturbances, hindrance etc. from any corner.

Uma Shah

AND WHEREAS the **VENDOR** during the period of her enjoyment of the said land and/or property at present suffering from severe disease and she is in need of money for her treatment and so she intended or decided to sell her said plot of vacant Danga Land measuring 2 cottah 8 chittak or 1800 sq. ft. a little bit more or less and declared the same and the **PURCHASERS** knowing her such Intention came forward to purchase the said land and/or property and offered Rs- 16,00,000/- (Rupees Sixteen Lac) only @ Rs- 6,40,000/- (Rupees six lac forty thousand) only per cottah which the **VENDOR** considered the highest amount among the intending buyers and/or purchasers and accepted the said offer of the **PURCHASERS** and agreed to sell her said land or property which is morefully and particularly mentioned in the **SCHEDULE** hereunder written to the **PURCHASERS**.

NOW THIS DEED WITNESSETH that in pursuance of the said oral agreement and in consideration of the said sum of Rs. 16,00,000/- (Rupees Sixteen Lac) only paid by the **PURCHASERS** to the **VENDOR**(the receipt whereof the **VENDOR** hereby admits and acknowledges) the **VENDOR** acquits, release and discharge the **PURCHASERS** their heirs/heirresses/ successors/ administrators/ representatives/ executors and assigns and everyone of them and also the said property or land she, the **VENDOR** as beneficial owner do by the presents indefeasible grant, sell, convey, transfer assign and assure unto and to the use of the **PURCHASERS** their heirs/ heirresses/ successors / administrators/ representatives/ executors and assigns free from all encumbrances, attachments and other defects (if any) in title **ALL THAT** the said premises and/or Danga Land situated there at Mouza- Muradpur which is morefully and particularly mentioned and/or described in the **SCHEDULE** hereto or howsoever the said

Uma Shek

distinguished **TOGETHER WITH** the land, ground, walls and passages. **FURTHER** all that piece and parcel of revenue paying land, messuages and hereditaments together with the structures, houses, out houses (if any) walls, yard, court yards and benefits and advantages of ancient together with all trees, areas, swears, drains, water, waterways, paths, passages, light, liberties, walls, Privileges, easements, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions remainder and remainders, rents, issues and profits thereof and every part thereof together **FURTHERMORE** all the Estate, Right, Title, Inheritance, Trust, Use, Property, Claim and demand whatsoever both at law and equity of the **VENDOR** into and upon the said property or every part thereof **AND** all DEEDS, PATTAS, MUNIMENTS, WRITINGS and EVIDENCES of Title which in any wise relates to the said property or any part or parcel thereof and which now or hereafter shall or may be in the custody, power or possession of the **VENDOR** her heirs / heiresses / successors / executors / administrators / representatives and assigns or any persons from whom she or they can or may procure the same without action or suit at law or equity **TO HAVE AND TO HOLD** the hereditaments and premises hereby granted, conveyed, transferred and sold with their rights, members and appurtenances unto and to the use of the **PURCHASERS** their heirs / heiresses / successors / administrators / representatives executors and assigns forever free and sufficiently indemnified of and against all encumbrances, claims, liens, etc. **AND** the **VENDOR** do/does hereby for her, her heirs, heiresses, successors, administrators, representatives, executors and assigns covenant with the **PURCHASERS** and declares that she is seized and possessed of and has not in any way encumbered or charged or caused to be encumbered or charged the property to be conveyed by this **DEED OF SALE** by

Handwritten notes: "VENDOR" and "Sheep" written vertically.

any Act, Deed or Thing whatsoever by her or any of her predecessors and ancestors in title done or executed or knowingly suffered to the contrary she, the **VENDOR** had all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred unto and to the use of the **PURCHASERS** their heirs / heiresses / successors / administrators / representatives / executors and assigns in the manner aforesaid **AND** the **PURCHASERS**, their heirs / heiresses / successors / administrators / representatives / executors and assigns shall and may at all times hereafter peaceably and quietly enter into, hold, possess, sell and enjoy the said property and/or land and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any right or estate thereof from, under or in trust for her or from or under any of her ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the **VENDOR** well and sufficiently save, indemnified of from and against all and all manner of Claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the **VENDOR** or any of her ancestors or predecessors in title **AND THAT** the said **VENDOR** shall and will and for all the times to come at the request and cost of the said **PURCHASERS** their heirs, heiresses, successors, representatives, executors, administrators, or assigns do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the title and/or property and every part thereof unto and to the use of the **PURCHASERS** to the said hereditaments and premises or any part thereof **AND** the **VENDOR** further covenant that if it is found that

nm Ghosh

encumbrances as hereinbefore stated by the **VENDOR** her heirs/ heiresses / successors / administrators / representatives / executors and assigns will be civilly and criminally liable to the **PURCHASERS** their heirs/ heiresses/ successors/ administrators/ representatives/ executors and assigns and will be bound to make good any loss sustained by them **AND FURTHERMORE** that the **VENDOR** and all her heirs, heiresses, successors, administrators, representatives, executors and assigns shall at all times hereafter indemnify and keep indemnified the **PURCHASERS** their heirs, heiresses, successors, executors administrators, representatives and assigns against loss, damages, costs, charges and expenses (if any) suffered by reason of any defect in title of the **VENDOR** or any breach of the covenants herein and/or hereunder contained.

SCHEDULE OF THE PROPERTY.

ALL THAT piece and parcel of Danga Land measuring a little bit more or less 2 Cottah 8 Chittak or 1800 sq.ft situated there at District: - South 24 Parganas, D.S.R- Alipore and A.D.S.R- Behala, Pargana -Magura, J.L. No- 13, R.S. No- 192, Touzi No.- 72 and 82, Mouza- Muradpur, under R.S. Khatian No- 72, Part of R.S. Dag No- 279 being L.R. Khatian No- 409, L.R. Dag No- 391 now within the local limits of the Kolkata Municipal Corporation (s.s.unit) being premises no.18, Nabalia Para Road, Assessee no.being- 41-123-13-0018-5, K.M.C. Ward No- 123, P.S- Haridevpur, Kolkata- 700 008, District:- South 24 Parganas together with all easement of all Roads and passages. The plan of the land annexed herewith and marked with **BLUE** border is a part of the Deed and the property butted and bounded by :

- ON THE NORTH** :- 16' Wide private Common passage.
- ON THE SOUTH** :- Land of Dag No. 213.
- ON THE EAST** :- Land of Shambhu Ghosh.
- ON THE WEST** :- Land of Maya Ghosh.

IN WITNESSES WHEREOF the VENDOR has hereunto set and subscribed her hand on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In presence of :

WITNESSES :

1. Salyasachi Sengupta
S/o. U. Taritabha Sengupta
30/6A, Nabaliy Para Road
Kolkata-8

Uma Shuk
signature of the VENDOR.

2. Somnath Ghosh
S/o Ajay Ghosh
11, Nabaliy Para Road
Kolkata-8

(1) Tarun Kanti Das
(2) Tapas Kumar Das
(3) Sifan Das
(4) Bimal Kumar Debata.

signature of the PURCHASERS.

Drafted by -

Swapam Kumar Bhattacharya.

Advocate

Alipore Judges' Court,

Kolkata - 700 027

MEMO OF CONSIDERATION.

RECEIVED from the abovenamed **PURCHASERS** a sum of Rs- 16,00,000/- (Rupees sixteen lac) only being the full consideration of the schedule mentioned land and/or property as follows:-

1) On 3-8-2014 vide a/c cheque no. being 196262 dated 3-8-2014 drawn on U.B.I, Chowrasta (Behala) branch amounting to = Rs- 4,00,000/-

2) On 3-8-2014 vide a/c payee cheque no. being 777038 dated 3-8-2014 drawn on Andhra Bank, V.C.W branch amounting to = Rs- 4,00,000/-

3) On 3-8-2014 vide a/c payee cheque no. being 196774 dated 3-8-2014 drawn on S.B.I, R.R.Roy Road branch amounting to =Rs- 4,00,000/-

4) On 8-8-2014 in cash =Rs- 4,00,000/-

Total =Rs- 16,00,000/-

(Rupees sixteen Lac)

WITNESS:-

1. Salyasachi Sengupt
S/o, Dr. Paritabha Sengupt
30/6t, Nabalia Patra Road
Kolkata-8

Uma Shaha

signature of the **VENDOR.**

2. Somnath Ghosh
S/o Ajay Ghosh
11, Nabalia Patra Road
Kod-8



A.D.S.R. Behala












8 AUG 2014

Dist. South 24 Pgs.

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SMT. UMA GHOSH












Signature Uma Ghosh

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name












Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name TARUN KANTI DAS

Signature Tarun Kanti Das

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name TAPAS KUMAR DAS

Signature Tapas Kumar Das

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name DIPAK DAS

Signature Dipak Das

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name BIMAL KUMAR DEBNATH

Signature Bimal Kumar Deb Nath