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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

778458

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Addl. Dist. Sub-Registrar  
Alipore, South 24 Parganas

DEED OF SALE

- 9 APR 2010

THIS DEED OF SALE is made on this ...9th... Day of ...April... 2010

(Two Thousand Ten ) A.D. BETWEEN :-1) SRI KALACHAN DEY alias Kalachand Dey son of Late Bhubaneswar Dey 2) SMT.

MONIRANI DEY wife of Sri Kalachand Dey 3) SRI SANKAR

NARAYAN DEY Son of Sri Kalachand Dey , all by Faith – Hindu , by

Nationality Indian , by Occupation No.- 1 – Business , No.-2 – House wife ,

No.-3 – study all permanently residing at Madanpur , P. S. – Amdanga ,

Contd.....2

Handwritten notes: 9.4.10, 8-7714/10

Handwritten note: Moni Ranu Dey

Handwritten signature: Ashis Kumar Dey

591 07/4/2010  
Sold to Ashis Ashis In Dey & ors.  
130 Boral main Rd  
Suppose 52201

Boral  
K1-84

Des

Sankar Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs, Alipore

591/83 52201 (07 fine demand only)



Sajal Kumar Bhattacharya  
Advocate,  
Alipore Police Court  
K01-27



// 2 //

District – North 24 Parganas, all Presently residing at 130 , Boral Main Road , P.O.- Garia , Kolkata – 700 084 here-in-after called or referred to as **THE OWNERS / VENDORS** ( which terms or expression shall unless excluded by or repugnant to the context be deemed and included their respective legal heirs , administrators , claimants, survivors , executors , legal representatives , Attorneys , nominees and /or assigns ) **OF THE ONE PART** .

**AND**

1) **SRI ASHIS KUMAR DEY** Son of Sri Dakshina Ranjan Dey residing at 130 , Boral Main Road , P.O.- Garia , P.S. – Regent Park , Kolkata – 700 084 and 2) **SRI BIJOY GHOSH** Son of late Lalmohon Ghosh residing at C/9 , Rajnarayan Park , P.O. + Vill. – Boral, **P.S.- Sonarpur** , Kolkata – 700 154 , both by faith – Hindu , Nationality – Indian , Occupation – Business , herein after called or referred to as The **PURCHASERS / VENDEES** ( which terms or expression shall unless excluded by or repugnant to the context be deemed and included their respective legal heirs , administrators , claimants, survivors , executors , legal representatives , Attorneys , nominees and /or assigns ) **OF THE OTHER PART** .

**WHEREAS** The Vendors herein are the exclusive Owners,lawfully seized and possessed of all that Piece and Parcell of Land - by nature now

Contd.....3



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“**Bastu**” formerly danga measuring **4 (Four) Cottahs 2 (Two) Chittack and 3 (Three) Sq.ft.** together with a 150 (One Hundred Fifty) Sq.ft. residential hut and also 18’ -7” wide Road which was formerly known as Private Passage common to all and the land together with structure there on lying and situated at Mouja – Kamdahari , J.L. No. – 49 , Touji No. – 14 , R.S. No. – 200 comprising of **R.S. Dag No. – 685 and 687** appertaining to khatian No.- 469 and 15 within the limit of the Kolkata Municipal Corporation ward No. – 111 , formerly known as Holding No. – 31. Then **Premises No.- 270 , Boral Main Road , P.S. – Regent Park , P.O. – Garia , Kolkata – 700 084 , District – 24 Parganas (South) .**

**AND WHEREAS** All that Land measuring .46 Decimal including the aforesaid land lying and situated at the same location mentioned above and the entire land under Khatian No. – 15 , at Mouja – Kamdahari , J.L. No. – 49 belonged to Akbar Ali Sapui , Meher Sapui , Monir Sapui , Nabijan Bibi , Sarbanu Bibi as per their respective Share and their names were recorded in the settlement record then, in the manner all landed properties within Khatian No. –15 comprising of :- R.S. Dag No.- 683 belonged to Meher Sapui , R.S. Dag No. – 684 belonged to Akbar Sapui and R.S. Dag No.- 685 belonged to Monir Sapui , Nabijan Bibi , Sarbanu Bibi and remaining lands under R.S. Dag No.- 687 belongs to all Co-sharers as joint property .



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**AND WHEREAS** Thereafter said Nabijan Bibi died intestate leaving behind her only son Monir Sapui and only daughter Sarbanu Bibi who jointly seized as possessed of the said undivided landed property left by their mother Nabijan Bibi as per act of "sacred Mohammedan Sunni Farayez" and while they were enjoying the said landed properties jointly without any disturbances, one of the Co- sharers named Sarbanu Bibi died intestate leaving behind her five sons and one daughter who jointly , lawfully sized and possessed of the landed property left by Late Sarbanu Bibi and while they were enjoying the same , one of the sons of late Sarbanu Bibi named 'Sobrat Ali Sk' sold his share to or in favour of Saukat Ali Sapui , son of Moniruddin Sapui @ Monir Sapui by way of "Registered Deed of Sale", which was Registered at the office of the Sub-registrar Alipore , 24 Parganas (South ) and recorded in Book No. – I , Volume No.- 74 , Pages – 79 to 83 , being No. – 4062 for the Year 1953 .

**AND WHEREAS** Another two sons of Late Sarbanu Bibi named Rajob Ali Sk. and Eslam Ali Sk. sold their undivided area of land to or in favour of Maniruddin Sapui by way of "Sale-Deed" Registered at the office of the S.R. Alipore , 24 Parganas (South ) and recorded in Book No. – I , Volume No. – 103 , Pages 58 to 62 , being No. – 6013 for the Year 1954 and another two sons of said Late Sarbanu Bibi named Anoyar Ali Sk. and Sanuyar Ali Sk. sold their undivided share of land to said Maniruddin Sapui by way of "Sale-Deed" Registered at the office of the S. R. Alipore , 24 Parganas (South) and recorded in Book No. – I , Volume No. – 26 ,



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Pages 21 to 26 , being No. – 198 for the Year 1958 .

**AND WHEREAS** In accordance with preceding Zila settlement the entire land area under khatian No. – 15 reflected at 46 (Forty Six) decimal more or less out of which the land under aforesaid khatian comprising in R.S. Dag No. – 683 land area more or less 12 ( Twelve) decimal in R. S. Dag No. – 684 , land area more or less 13 (Thirteen ) decimal and in R. S. Dag No.- 687 land area more or less 03 (Three ) decimal in **total .28 (Twenty Eight) decimal more or less** was recorded in the name of Achiran Bibi as Sixteen Annas Owner and in the same way the land area under **R. S. Dag No. – 685** measuring **15 (Fifteen) decimal more or less** and in **R. S. Dag No. – 687** measuring **3 (Three) decimal more or less** in total land area **18(Eighteen) decimal more or less** was recorded in the name of Maniruddin Sapui and others landed properties under Sabek Khatian No. – 133 , R. S. Dag No.- 674 land area 16 ( Sixteen ) decimal more or less was recorded in the name of Meher Sapui and land area under Dag No. – 686 measuring **12 ( Twelve) decimal more or less** was recorded in the name of Akbar Sapui and the land area under Dag No. – 651 measuring 7 (Seven) decimal and under Dag No. – 673 measuring 6 (Six) decimal aggregating to land area 13 (Thirteen) decimal more or less was recorded in the name of Maniruddin Sapui .

**AND WHEREAS** While said Maniruddin Sapui was peaceably enjoying the aforesaid land by way of making amicable mutual partition , his name was finally recorded in respect of aforesaid 18 (Eighteen) decimal



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of land and thereafter said Akbar Ali Sapui , died intestate and his legal heirs Golam Rabbani Sapui and others,lawfully seized and possessed of the aforesaid 12 (Twelve) decimal land lying at same mouza , same location as aforesaid under Khatian No. 133 comprising of R. S. Dag No. 686 and the said areas of land measuring more or less 12 (Twelve) decimal including the land areas more or less 03 (Three) Decimal at same Mouja comprising of Dag No. 687 appertaining to Khatian No. 15 and others landed properties were sold to or in favour of One Achiram Bibi by way of a Registered Deed of Sale which was registered at the office of the Sub-Registrar at Alipore , 24-Parganas (South) and recorded in Book No. 1 , Volume No. 33 , Pages 102 to 107 , being No. 1907 for the Year 1943 .

**AND WHEREAS** said Achiran Bibi while was sole owner and enjoying the aforesaid land got her own name recorded finally and in the year 1962 sold some areas of lands out of aforesaid landed properties at Mouja – Kamdahari , J. L. No. 49 in the manner the landed properties comprised of R. S. Dag No. 684 land areas 08 (Eight) Decimal more or less in R. S. Dag No. – 687 land areas 03 Decimal more or less and R. S. Dag No. 686 land areas 03 Decimal more or less in total 14 (Fourteen) decimal more or less to or in favour of Moniruddin Sapuie .

**AND WHEREAS** while said Maniruddin Sapui , Soukat Ali Sapui and Kadbanu Bibi was enjoying the landed property at Mouja – Kamdahari , J. L. No. – 49 under Khatian No. – 469 achieved by them in R. S. Dag No.



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685 Land area 15 (Fifteen) Decimal more or less in R. S. Dag No. – 687 , Land area 04 (Four) Decimal more or less and in R. S. Dag No. – 686 land area 03 (Three) Decimal more or less respectively in total 22 (Twenty Two) Decimal out of the aforesaid landed property they sold , conveyed and forever transferred with possession the area of land Measuring 09 (Nine) Cottahs more or less to or in favour of Pratima Choudhury wife of Sri Jiban Krishna Choudhury and Sri Arun Chandra Talukdar at a marketable Consideration then in the manner that the areas of land at Mouja – Kamdahari , J. L. No. – 49 comprising of R. S. Dag No. – 685 appertaining to Khatian No. 649 land area sold measuring  $9\frac{1}{2}$  (Nine and half) Decimal more or less out of Total Land 15 (Fifteen) Decimal and at the same location adjacent land under R. S. Dag No. 687 under Khatian No. 15 , Land area sold 04 (Four) Decimal and adjacent land as aforesaid under R. S. Dag No. 686 , Khatian No. 133 , land area sold  $1\frac{1}{2}$  (One and half) Decimal more or less in total 15 (Fifteen) Decimal more or less in local measurement 9 (Nine) Cottahs ultimately sold with every right and title due to their urgent need of money by way of Registered Deed of Sale executed on 22<sup>nd</sup> August 1967 which was registered at the Office of the Sub-Registrar Alipore , 24-Parganas (South) and recorded in Book No. 1 , Volume No. 120 , Pages 29 to 37 , being No. – 6357 for the Year 1967 .

**AND WHEREAS** while the Mother and Maternal uncle of the earlier owners named above were enjoying jointly without any interference and disturbances by others the aforesaid land by erecting a small house



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thereon , duly mutating their names in the Serestha under Govt. of West Bengal , paying rates and rents as applicable time to time said maternal uncle named 'Arun Chandra Talukdar' alias Arun Krishna Talukdar gifted transferred with possession his undivided 1/2th or half share of the said landed property measuring 4 (Four) Cottahs 8 (Eight) Chittacks "Bastu" land more or less out of Total 9 (Nine) Cottahs land to his nephew or Sister's sons namely Sri Biswajit Chowdhury and Sri Abhijit Chowdhury both sons of Sri Jiban Krishna Chowdhury , out of natural love , affection towards them and by way of Registered Deed of Gift forever released his possession unto them with all usufructs and the said Deed of Gift was registered at Office of the District Sub-Registrar , Alipore and recorded in Book No. 1 , Being No. – 3198 for the Year 1989 . Thereafter said full blood brother Biswajit Chowdhury , Abhijit Chowdhury both sons of Sri Jiban Krishna Chowdhury and their Mother Smt. Pratima Chowdhury jointly enjoying the aforesaid entire land measuring more or less 9 (Nine) Cottahs or more by mutating their name in the record of the Kolkata Municipal Corporation under Ward No. 111 and the said land hereinafter called or known as Premises No. 270 , Boral Main Road and had been paying rent , rates and taxes as applicable time to time .

**AND WHEREAS** By and under a Deed of Declaration dated 2<sup>nd</sup> August 1991 , said Pratima Chowdhury after taking physical measurement and making pucca fanceing surrounding the building infront of local bonafide people and the Owners of the adjacent land where areas of land



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physically found 9 (Nine) Cottahs 9 (Nine) Chittack 21 (Twenty One) Sq.ft. , submit written declaration before the A.D.S.R. , Alipore which was duly registered and recorded in Book No. 1 , being No. 1251 for the Year 1991 and on the strength of aforesaid deed of Declaration the total land has been established as 9 (Nine) Cottahs 9 (Nine) Chittack 21 (Twenty One) Sq.ft. or a little more or less forever .

**AND WHEREAS** By and under a "Deed of Gift" executed on 7<sup>th</sup> July 1993 , registered at D. S. R. Alipore recorded in Book No. 1 being No. 9356 for the year 1993 said Pratima Rani Chowdhury gifted , transferred to with possession forever "out of love and affection" towards her two sons named Sri Biswajit Chowdhury and Sri Abhijit Chowdhury, born of her wombs all that area of land 4 (Four) Cottahs 12 (Twelve) Chittacks 33 (Thirty Three) Sq.ft. and thus both of their said maternal uncle named Arun Krishna Talukdar and mother Smt. Pratima Rani Chowdhury therein called "DONORS" released all the rights , title , interest and other usufructs of the aforesaid landed properties unto or in favour of above named two persons being in relation sisters sons and sons therein called "DONEES" on the strength of above stated Two Deeds

**AND WHEREAS** While said two full blood brothers were enjoying the aforesaid landed property by paying rent , rates and taxes time to time without any interferences and disturbances by others due to urgent need of Cash for some reasonable purposes , sold , transferred with possession with all usufructs and every rights and title of their own into and over the land measuring land Area 4 (Four) Cottahs 2 (Two) Chittacks



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3 (Three) Sq.ft. together with 150 (One hundred fifty) Sq.ft. R. T. Shed structure with the easement right of 18'-7" wide common using passage from the said landed property upto the Boral Main Road, sold with site plan of the said land demarcating in RED border line enclosed with the said Deed Of Sale to or in favour of the Vendors of this Deed of Sale there in called "Vendee" namely 1) Sri Kala Chan Dey alias Sri Kala Chand Dey , 2) Smt. Monirani Dey and 3) Sri Sankar Narayan Dey by way of "Bengoli – Saf Kobala Deed" which was registered at the office of the Addl. District Sub Registrar at the office of the Addl. District Sub Registrar , Alipore , 24 parganas (South) and recorded in Book No.- I , volume No.- 26 , Pages 295 to 307 , being No.- 878 for the year 1996 .

**AND WHEREAS** After lawful purchase , the vendors have seized and possessed of the said land duly mutated their names jointly in the Govt. Serestha for the entire land measuring more or less 4 (Four ) Cottahs 2 (Two) Chittacks 3 (Three) Sq.ft. together with a Asbestor Shed Structure measuring about 150 Sq.ft. and were enjoying the same paying rent rates and taxes as applicable time to time without any lawful interruption , disturbances and / or any type of their hindrance whatsoever in the matter of their rightful ownership of the said Bastu land lying and situated at Mouza – Kamdahari , J.L. No. – 49 , Touzi No.- 14 , P.S. – Regent Park comprising of Dag No. – 685 & 687 appertaining to khatian No. – 469 & 15 respectively within the limit of the Kolkata Municipal Corporation ward



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No. – 111 , comprising Premises No. – 270 , Boral Main Road , P.O. – Garia , Kolkata – 700 084 more particularly mentioned hereunder schedule

**AND WHEREAS** The vendors have decided , settled jointly to sell all that aforesaid land with structure thereon due to their urgent need of money to meet his legal necessities and finally declare to sell the aforesaid land more particularly mentioned here under schedule at a consideration value of **Rs. 6,00,000/- (Six lac) only** and the Purchasers / Vendees being informed of the same have agreed to purchased the land with structure at the said consideration value herein after called the highest Market Value subject to declaration of the vendors in respect of non-encumbrances statute of the below schedule landed property and every parts of it .

**AND WHEREAS** The vendors have herein declared that they are the joint absolute Owners , Possessors of the aforesaid or below schedule land with structure thereon which is free from all encumbrances, liens, attachment whatsoever having marketable rights and title of their own having every right to execute any kinds of Deed including this Deed of Sale and they have not heretofore execute any Deed of transfer, agreement, lease, Mortgage whatsoever in respect of the aforesaid property more particularly mentioned hereunder Schedule and further confirmed assured that they shall be responsible and under binding if any false statement given by them herein .



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**AND WHEREAS** The Vendors the parties of the First Part finally agree to sell and the Purchasers/Vendee herein confirmly agree to purchase all that areas of land measuring **4(Four) cottahs 2(Two) Chittack 3 (Three) sq. ft. with 150 sq. ft. R. T. Shed** structure lying and situated at **Mouja – Kamdahari, J. L. No. 49, P. S. – Regent Park**, comprising of **R.S. Dag No. – 685** Land area measuring more or less **3 kt. 1 chittack 10 sq. ft.** appertaining to **Khatian No. 469** and at **R.S. Dag No. – 687** land area measuring **1 kt. 0 chittack 38 sq. ft.** both **aggregating 4 (Four) cottahs 2 (two) Chittack 3 (Three) sq. ft.** at or for a consideration value of **Rs. 6,00,000/-** (Rupees Six lacs) **only**, which the Purchasers / Vendees herein the Party of the Second Part gladly accepted .

**NOW THIS INDENTURE OF SALE WITNESSETH :-**

In pursuance of the said Agreement and in acceptance of the same against consideration of the said sum of **Rs. 6,00,000/-** (Rupees Six lac) **only** paid to the Vendors by the purchasers at or before execution of these presents being the good and lawful money by cash/cheque or draft hereunder mentioned in the Memo of Consideration (the receipt whereof the vendor do hereby admit and acknowledge) and of and from the payment of said consideration against sale, the vendor doth hereby acquit , release , grant sell, convey and transfer with possession and discharge the aforesaid land with small structure thereon unto the Purchasers / Vendees free from all encumbrances and the said land **4 (Four) Cottahs 2 (Two)**



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Chittacks 3 (Three) Sq.ft. with 150 Sq.ft. structure , messuages, tenements lying at **Mouja – Kamdahari** , J. L. No. 49 , Khatian No. 469 and 15 , **Dag No. 685 and 687** respectively , P. S. Regent Park knowmas **Premises No. 270 , Borai Main Road** , under the Kolkata Municipal Corporation , Ward No. 111 , particularly described in the schedule below together with all sewers , drains , ways , paths , passage, fences, tank , waters, water-courses, lights and the vendors have herein transferred all that piece and parcel of the below scheduled land with structure unto or in favour of the purchasers/vendees with its all usufructs, including indefeasible rights, title , interest into or over the below scheduled land and every part of it with all liberties, privileges estate right , title and inheritance , possession , use , trust , property claim demand easements and appurtenances whatsoever to the said messuages lands hereditaments belonging or in anywise appertaining or usually held and occupied or enjoyed therewith or reputed to belong thereto and all the estate right title inheritance, use , trust, interest , claim and demand whatsoever both in law and in equity claim , demand whatsoever of the vendors or his heirs or any persons under their trust into or upon the said land , messuages, tenements or any and every part thereof **TO HAVE AND TO HOLD** the said lands messuages, tenements hereby sold , conveyed and transferred unto the Vendees , the parties of the Second Part and hereditaments hereby granted, sold, conveyed and transferred or expressed and intended to be with all right, title, interest and appurtenances **TOGETHER WITH** all benefits , advantages of ancient



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and other of the said land , light , courtyards areas sewers , drain ways , water courses , ditches , fences , path and all manner of former and other rights liberties , easement , quasi-easement privileges , walls , whatsoever to the said property unto and to the use of the purchasers absolutely with all usufructs forever,being the property free from all encumbrances .

**THE VENDORS DO HEREBY COVENANTS** – with the purchasers:-

that they have now good right , title right and absolute authority to sell and convey the lands messuages hereditaments and tenements hereby intended to be sold and prior<sup>to</sup> these presents, the vendors have done nothing whereby the right, title and interest of the purchasers might in anywise / may be affected and that the vendors have not in any way charged or encumbered the same in before or at any time and further the vendors their heirs, executors, administrators and assigns shall at all times hereafter at the cost and expenses of the purchasers do execute and cause to be done and executed all such acts, things and deeds for more perfectly securing the interest of the purchasers as may be reasonably required and keep the purchasers indemnified from or against all or any loss and damages and have assured the purchasers that they shall 'free and clear' and 'freely and clearly', absolutely be acquitted , released the said property by the Vendors and kept harmless from and against all manner of estate encumbrances , charges , liens , claim , demands , mortgage , lease , liabilities , trusts , attachment execution , provisions , restrictions , lispences whatsoever in



Aligarh, District 24  
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regards to indefeasible right, title, interest, possession of them in the below scheduled land with structure to the use of the Purchasers, generation to generation, with the right to sell, transfer, gift, mortgage, bequeath by WILL whatsoever. The vendor also covenants with the purchasers that the below schedule land is neither affected by K. M. D. A, K. I. T. A, nor affected by any other Govt or non Govt. organization and they are selling or transferring the same while the below scheduled property is under their sole occupation, possession with every right and title. AND the reversion or reversions, remainder or remainders and the rent issues, profits of the said property and of any and <sup>each</sup> ~~any~~ and every part thereof AND all the legal incidence thereof herein comprised, hereby sold, granted and transferred with possession together with all pattahs, muniments, evidences of title of the property which they jointly possess hereby released unto the purchasers **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors have full and absolute power to grant, sale, convey, transfer, the said property hereby granted, sold, conveyed, transferred, assigned and assured or expressed so to be unto and to the use of the purchasers AND simultaneously with the execution of this Deed, the Vendors have duly made on-physical-possession of the said property more particularly hereunder mentioned in the Schedule below.

If any inadvertent omission or errors are transpired in writing of this Deed of sale or any unintentional typing mistakes for which the Purchasers may suffer in future and in such case the vendor shall at the request and at



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the cost of the Purchaser shall execute any deed of rectification ,  
Declaration as reasonably required .

The vendors further have confirmed that on or after execution and registration of this Deed of Sale all the rights , title , interest into or over the Land of the Vendor shall be transferred to the purchasers with all its usufructs and the purchasers have every right to erect there new building take electric , water connection and others connections as time to time necessary and also on the strength of which the purchasers shall mutate the said land with structure to the Kolkata Municipal Corp in their names on production of this Registered Deed of Sale and others as reasonably required herein for this sold property comprising of former Premises No. 270 , Boral Main Road and so also B. L. R. O Kolkata and shall pay rent , rates and taxes as applicable time to time . The site plan of the land with structure demarcated with "**RED BORDER LINE**" is annexed herewith to be treated as part and parcel of this Deed of Sale . The consideration value is **6,00,000/-** ( Rupees Six Lac) **only** .

**THE SCHEDULE OF LAND**  
**(ABOVE REFERRED TO)**

**ALL THAT** piece and parcel of land measuring **4 (Four ) Cottahs 2 (Two) Chittacks 3 (Three) Sq.ft.** more or less homestead land together with 150 sqft. Asbestor shed lying and situated at **Mouja - Kamdahari , J.L.No.- 49 , P. S. Regent Park ,** in the district 24 Parganas (South) , Touji No. 14 , R. S. No. 200 under **R. S. Dag No. 685 (Part), Khatian No. 469** the area of land **3 (Three) Cottahs 1 (One) Chittaks 10 (Ten) Sq.ft.**



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more or less and under R. S. Dag No. 687 (P) , Khatian No. 15 land area more or less 1 (One) Cottahs 0 (Zero) Chittaks 38 (Thirty Eight) Sq.ft. both aggregating 4 (Four) Cottahs 2 (Two) Chittaks 3 (Three) Sq.ft. togetherwith 18'-7" Wide Road , comprising of Premises No.- 270, Boral Main Road , under the Kolkata Municipal Corporation , ward No.- 111 , Borough - XI , which is considered as sold properly with all easement and quasi easement rights like to lay , cover , open , construct new building by the purchasers also have every right to take all connections like water electricity , telephone , gas and others as reasonably required now a days having every usufructs rights , title , interest into or over the land of their own absolutely and forever . The land is butted and bounded as under :-

ON THE NORTH - R. S. Dag No. 688

ON THE SOUTH - 18'-7" wide By Road .

ON THE EAST - The land of Gouranga Acharya R. S. Dag No. 787 .

ON THE WEST - 18'-6" wide By Road (as per physical measurement )

The Assesee No of the Land at Present - 31-111-050-270-2.

#### MUTATION , TAXES AND IMPOSITION

The purchasers shall apply on their own initiative for and to have the said land with structure assessed for the purpose of assessment of the municipal rates and taxes in their name and obtain mutation in their names jointly as lawful Purchasers of the above Scheduled land on the strength of this Deed of Sale and any other adjacent plot of land or lands purchased by the same purchasers shall be amalgated a single plot by necessary declaration of the

*Abhishek Kumar Roy*  
*Kala Chand Roy*

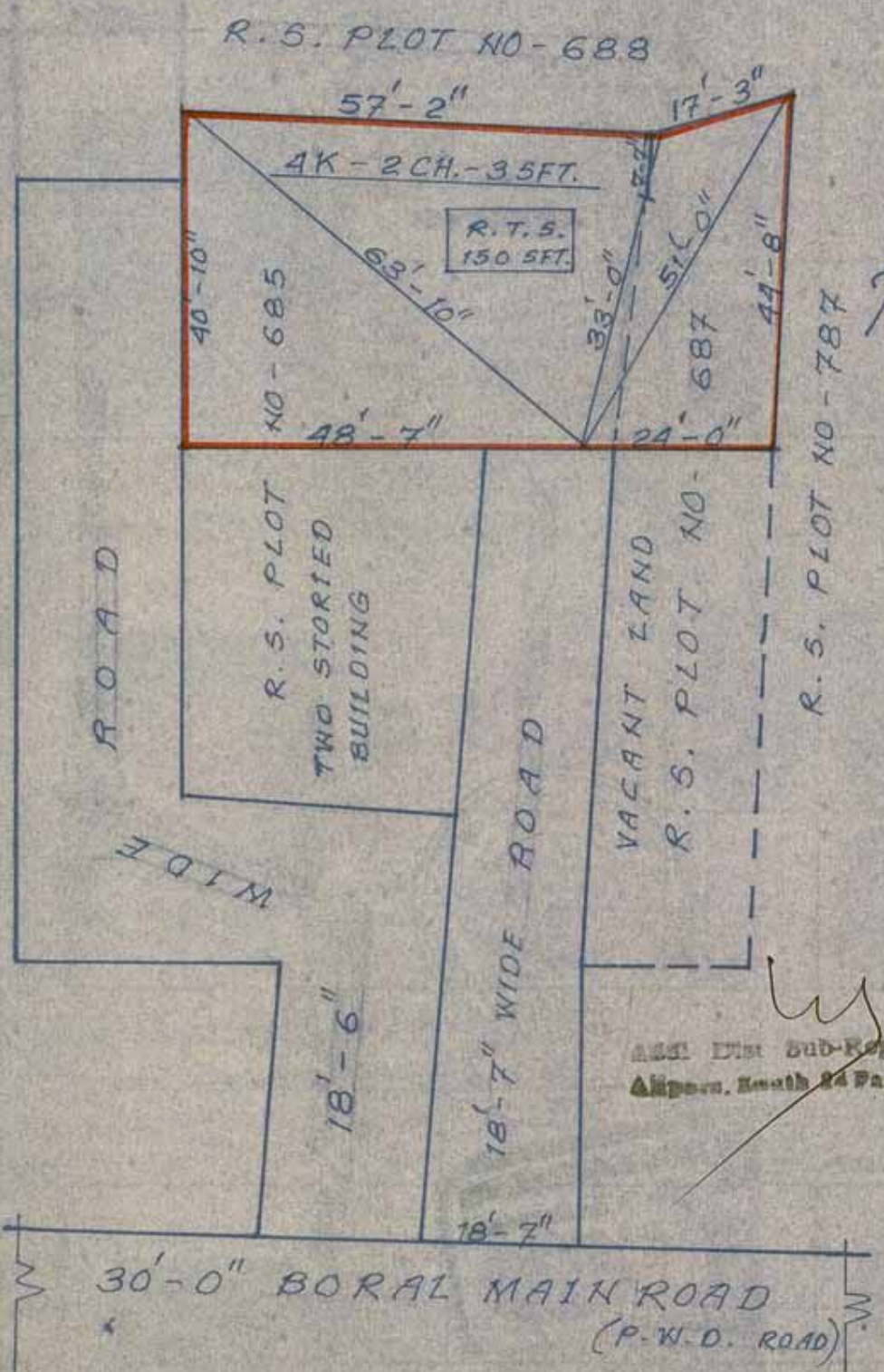


ALIGARH, U.P., DISTRICT SUB-REGISTRAR  
ALIGARH, U.P., DISTRICT SUB-REGISTRAR  
05 APR 2010

SITE PLAN OF R.S. DAG NO - 685 E' 687 (PART)  
MOUZA - KAMPAHARI, KHATTAN NO - 469 E' 15,  
J.L. NO - 49, P.S. - REGENT - PARK,  
DIST. - 24 - PARGANAS (S).  
WARD NO - III, BOROUGH NO - XI (UNDER K.M.C.)  
BOUNDARY BY RED-LINE. SCALE :- 1" = 20'-0"

DETAILS OF AREA :- K - CH - SFT.

COMPRISING OF R.S. PLOT NO - 685 (PART) - 3 - 1 - 10  
PREMISES NO - 270, R.S. PLOT NO - 687 (PART) - 1 - 0 - 38  
BORAL MAIN ROAD. TOTAL LAND AREA = 4 - 2 - 3



*Sany*  
**SAMIRAN MUKHERJEE**  
 B. C. E.  
 L. R. S. - 775 (1)  
 ATABAGAN, GARIA  
 KOLKATA - 81

1. Kala Chand Dey.
2. Moni Rani Dey
3. Sankar Narayan Dey.

SIG. OF VENDORS

1. Ashis Kumar Dey
2. Bipin Dey

ADD. Dist Sub-Registrar,  
 Alipora, South 24 Parganas

SIG. OF VENDEES

G. K. Poddar  
 DRAWN - BY -  
 G. K. PODDAR












SAHIRAN MUKHERJEE  
P. O. B.  
L. R. S. - 118 (1)  
TATABAGAN, DARJEELING  
WEST BENGAL

Krishna Prasad  
Muni Prasad  
Sankar Prasad












1. Mr. Krishna Prasad














Alipore, South 24 Parganas  
09 APR 2010

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	left hand					
	right hand					












Name KALA CHAND DEY  
 Signature Kala Chand Dey

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

Name SMT MONI RANI DEY  
 Signature Moni Rani Dey

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

Name SANKAR NARAYAN DEY.  
 Signature Sankar Narayan Dey

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

Name ASHIS KUMAR DEY  
 Signature Ashis Kumar Dey














Alipore, South 24 Parganas  
09 APR 2010

		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 *BIJOY GHOSH* .....

Signature *Bijoy 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					

Name .....

Signature .....



Handwritten signature or mark.

09 APR 2010



K.M.C. in respect of the aforesaid Scheduled property .

IN WITNESS WHERE OF the parties hereto have set and subscribe his  
respective hands and seal on execution of these presents on the day , month  
and year first above written .

**SIGNED , SEALED & DELIVERED**

at Kolkata , In presence of :-

**WITNESSES:-**

1. Samiran Mukherjee  
A-28 Atabagan, Garia  
Kol-84.
1. Kala Chand Ray.
2. Moni Rani Dey
3. Sankan Narayan Dey.

**SIGNATURE OF THE OWNERS /  
VENDORS**

2. Papam Karli Ghosh.  
Kaliatala Paschim  
Daskarbar, Kol-700153.

1. Ashis Kumar Dey
2. Bijoy Ghosh

**SIGNATURE OF THE PURCHASERS /  
VENDEES**

**Drafted by :**

Sajal Kumar Bhattacharyya .  
EN. No- WB-1770/2001.  
Sajal Kumar Bhattacharyya  
(Advocate)  
Alipore Police Court, Kol- 27.

**Computer Printed by :**

Tarak Nath Saha  
Garia Hatermore , Kol - 84.



জিলা সবার - নিবন্ধকের কার্যালয়  
District Sub-Registrar, Alipore, South 24 Parganas  
09 APR 2010

MEMO OF CONSIDERATION

RECEIVED with thanks of and from within named Purchasers 1) SRI ASHIS KUMAR DEY and 2) SRI BIJOY GHOSH of Rs. 6,00,000/- (Rupees Six lac) only being full and final consideration value of the land under this Deed of Sale and payment has been made in the following manner :-

<u>Date</u>	<u>Cash/Cheque No.</u>	<u>Bank Name &amp; Branch</u>	<u>Amount Rs.</u>
07.04.2010	350 463	Axis Bank Ltd. Garia Branch.	1,00,000/-
07.04.2010	350 465	-Do-	1,00,000/-
07.04.2010	350 464	-Do-	1,00,000/-
08.04.2010	193322	ICICI Bank Garia, Kol-84.	1,00,000/-
7.04.2010. From 7/1/2010 to 9.04.2010.	412559. Cash.	Axis Bank Ltd. Garia Branch. Cash.	1,00,000/- 1,00,000/-
Total -			Rs. 6,00,000/-

(Received full Consideration Value Rupees Six lacs) only

WITNESSES :

- |   |                        |
|---|------------------------|
| 1. Samiran Mukherjee<br>A-25 Atabagan, Garia<br>Kol-84.             | 1. Kala Chand Dey.     |
| 2. Papan Kanti Dhar.<br>Kaliatala Paschim<br>Kasrampur, Kol-700153. | 2. Moni Rani Dey       |
|   | 3. Sankar Narayan Dey. |



SIGNATURE OF THE OWNERS / VENDORS











অসম চৰকাৰ - নিমকটোৱাৰ কাৰ্য  
Allpore, South 24 Parganas  
09 APR 2010

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. ALIPORE, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 03474 / 2010, Deed No. (Book - I , 02753/2010)**

**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Ashis Kr Dey	 09/04/2010	 LTI 09/04/2010	<i>Ashis Kumar Dey</i> 9-4-2010

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kalachan Dey Address -130, Boral Main Road, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 09/04/2010	 LTI 09/04/2010	<i>Kala Chand Dey.</i>
2	Monirani Dey Address -130, Boral Main Road, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 09/04/2010	 LTI 09/04/2010	<i>Moni Rani Dey</i>
3	Sankar Narayan Dey Address -130, Boral Main Road, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 09/04/2010	 LTI 09/04/2010	<i>Sankar Narayan Dey.</i>
4	Ashis Kr Dey Address -130, Boral Main Road, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 09/04/2010	 LTI 09/04/2010	<i>Ashis Kumar Dey</i>

*(Utpal Kumar Basu)*  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**Office of the A. D. S. R. ALIPORE**

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Handwritten text, possibly a name or address, located in the lower left quadrant.



**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. ALIPORE, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 03474 / 2010, Deed No. (Book - I , 02753/2010)**

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Bijoy Ghosh Address -C/9, Rajnarayan Park, kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154	Self	 09/04/2010	 LTI 09/04/2010	

**Name of Identifier of above Person(s)**

Sajal Kr Bhattacharjee  
A P Court, Kolkata, Thana:-Alipore, District:-South  
24-Parganas, WEST BENGAL, India, P.O. :- Pin  
:-700027

**Signature of Identifier with Date**

  
Sajal Kumar Bhattacharjee 09/04/2010

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

**Endorsement For Deed Number : I - 02753 of 2010**  
**(Serial No. 03474 of 2010)**

**On 09/04/2010**

**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.

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 17655/- ,E = 14/- on 09/04/2010

**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.-1605825/-

Certified that the required stamp duty of this document is Rs.- 96370 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 45000/- is paid, by the draft number 566295, Draft Date 08/04/2010, Bank Name State Bank Of India, Baroda Park, received on 09/04/2010
2. Rs. 46370/- is paid, by the draft number 566293, Draft Date 08/04/2010, Bank Name State Bank Of India, Baroda Park, received on 09/04/2010

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

Presented for registration at 13.41 hrs on :09/04/2010, at the Office of the A. D. S. R. ALIPORE by Ashis Kr Dey , one of the Claimants.

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

Execution is admitted on 09/04/2010 by

1. Kalachan Dey Alias Kalachand Dey, son of Lt Bhubaneswar Dey , 130, Boral Main Road, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084 By Caste Hindu, By Profession: Business
2. Monirani Dey, wife of Kalachand Dey , 130, Boral Main Road, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084 By Caste Hindu, By Profession: House wife
3. Sankar Narayan Dey, son of Kalachand Dey , 130, Boral Main Road, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084 By Caste Hindu, By Profession: Student

( Utpal Kumar Basu )  
**ADDITIONAL DISTRICT SUB-REGISTRAR**

09/04/2010 02:32:00 P

EndorsementPage 1 of 2





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

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**Endorsement For Deed Number : I - 02753 of 2010**  
**(Serial No. 03474 of 2010)**

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4. Ashis Kr Dey, son of Dakshina Ranjan Dey , 130, Boral Main Road, kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084 By Caste Hindu, By Profession: Others

5. Bijoy Ghosh, son of Lt Lal Mohan Ghosh , C/9, Rajnarayan Park, kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154 By Caste Hindu, By Profession: Business

Identified By Sajal Kr Bhattacharjee, son of . , A P Court, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

( Utpal Kumar Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Utpal Kumar Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Algaon, South 24 Parganas  
09 APR 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 368 to 395  
being No 02753 for the year 2010.



(Utpal Kumar Basu) 09-April-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. ALIPORE  
West Bengal