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Value - Rs 1,95,000/-
 Mouza:- Asansol, within
 Asansol Municipality.

Pending application
 Produce Records

Verified with reference to Assessment Roll from Assansol Municipality of old building 77 and New building 71. Also a certificate from the Commissioner Assansol Municipality filed confirming total area of Plot in land with bounding totalling 12 Kathas 5 chakras 38 Biswas in within ceiling limit. Declaration ULC No/1976 filed.

Stamp duty under the Indian Stamp Act, 1899
 Section 5 of the L.R. Act, 1915
 Stamp duty under the Indian Stamp Act, 1899
 Rs 23 - - - - - A = 2134.00
 Rs 4.50 - - - - - H = 28.00
 Rs 1.20 - - - - - M (b) = 4.00
 Rs 1.20 - - - - - N = 1.20
 Total = 2167.20

18/11/89

DEED OF SALE

10/11/89

THIS DEED OF ABSOLUTE SALE is made this the 4th day of November 1989 (One thousand Nine Hundred Eighty Nine) BY 1) Sri Sivaji Shankar Darbar (2) Sri Yashu Shankar Darbar, (3) Sri Protap Shankar Darbar, sons of Late Shankar Bhai Meru Bhai Darbar, (4) Smt Jaswanti Ben Udas, wife of Sri Jeetendra Bhai Udas, (5) Smt Vanita Ben Darbar, daughters of Late Shankar Bhai Meru Bhai Darbar, all are by faith Hindu, by occupation business and housewife, Residents of G.T.Road (East) Asansol, Police station Subdivision and Sub-Registry Asansol, District

On Behalf of

272
 977

280

their heirs, assigns, administrators

NO. 1835 VALUE RS. 24300/- (5000/- + 3000/- + 1000/- + 2000/- + 3000/- + 3000/- + 3000/-)
 GOLD TO SRI/SMT./M/S. Pratap Kumar Darbar
 OF N.S. Rd., Asansol
 FROM ASANSOL TREASURY ON



no
 STAMP CLERK
 ASANSOL TREASURY

REGISTRATION OF MORTGAGES
 11-30A No. on 10.11
 day of NOV
 1989 at the Dist
 Registration Office for
Shivaji S. Darbar
Over

Created by admitted
 1) Shivaji S. Darbar
 2) Madha S. Darbar
 Smt. Shankar Bai Meru
 Bai Darbar
 3) Vanita Ben Darbar
 Smt. Shankar Bai Meru Bai
 P.G.T. Rd. (East) Asansol Darbar
 Asansol
 Date: _____
 Time: _____
 7: _____
 Hindu
 Business, Asize
 respectively.

Shivaji S. Darbar
 4/11/89



8804

and
 executed by the said Shivaji
 Shankar Darbar as authorized
 Attorney for (a) Prasad Shankar
 Darbar and (b) Smt. Janakata
 Ben Udas is admitted by
 Identified by

Shivaji S. Darbar him.
 For self and as
 constituted Attorney of
 Pratap S. Darbar & Jaswantra
 Udas.



8805

Madha (S) Darbar

Shri K. A. Mukherjee
 Smt. Pradip Kumar Mukherjee
 Asansol
 Asansol
 Date: _____
 Time: _____
 7: _____
 Hindu
 Advocate



8806

Vanita S. Darbar

Sanil Kumar Mukherjee
 5/0 L Bhudhar Chandra
 Mukherjee
 Advocate, Asansol

Sanil Kumar Mukherjee
 4/11/89



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District Burdwan, hereinafter called the SELLERS,
 which expression shall mean and include their heirs,
 assigns and legal representatives of the Other Part
 The Sellers Nos 3 and 4 are represented by their
constituted attorney the Seller No 1 abovenamed.

A N D

IN FAVOUR OF Sri Ram Kumar Burman son of Sri Jagadish
 Prosad Burman, by faith Hindu, by occupation business,
 Resident of 77, G.T. Road, (East) Asansol, Police -
 Station, Subdivision and Sub-Registry Asansol,
 District Burdwan, hereinafter called the PURCHASER,
 which expression shall mean and include his heirs,
 assigns and legal representatives of the Other Part.

*In
Advocate*

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mentioned the Sellers their heirs, assigns, administrators



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WHEREAS the Sellers are the owners of the property in the schedule below and also shown and delineated in the plan annexed herewith and verged therein ~~RED~~.

AND WHEREAS there have been continuing litigations in respect of the said property and some of which are not yet finalised and the Sellers have left Asansol for their livelihood and are residing else where far away from Asansol.

AND WHEREAS the Sellers are not getting proper return from the said property and also for

In
Advocate

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mentioned the Sellers their heirs, assigns, administrators

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- 5 AC 7000

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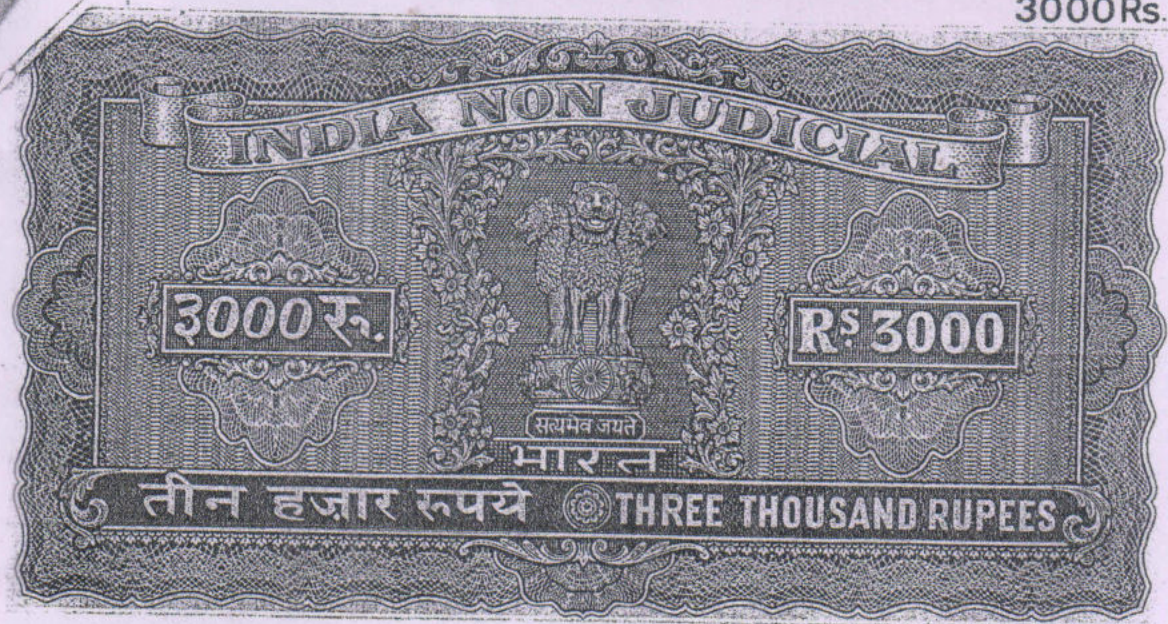
for the reason as aforesaid have decided to sell their said property in the schedule below and have put the Purchaser in possession of the said property.

AND WHEREAS the Sellers on account of their urgent lawful necessity and for reason aforesaid have decided and proclaimed to sell the said land, properties and premises in the schedule below free from all encumbrances at the highest and reasonable price.

AND WHEREAS the Purchaser being desirous of purchasing the said land properties and premises

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mentioned the Sellers their heirs, assigns, administrators



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premises has agreed and offered to purchase the same free from all encumbrances for the price of Rs 1,95,000/- (Rupees One Lac Ninety five thousand) only.

AND WHEREAS the Sellers considering the said price offered by the Purchaser to be most reasonable equitable, fair and highest in the present state of the market have accepted the said offer and has agreed to sell the same unto the Purchaser for the price of Rs 1,95,000/- (Rupees One Lac Ninety five thousand) only free from all encumbrances and has received the consideration by stages.

*In
Advocate*

NOW THIS DEED OF SALE WITNESSETH: that in pursuance of the said agreement between the Sellers

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mentioned the Sellers their heirs, assigns, administrators

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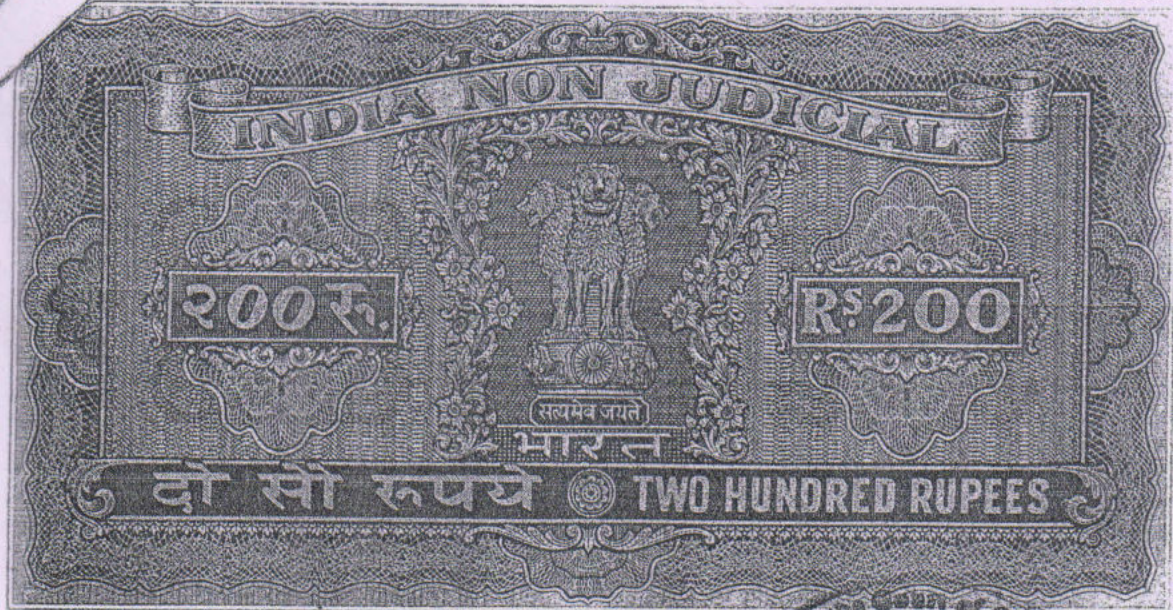
- 6 -

Sellers and the Purchaser referred to above and in consideration of the payment of the sum of Rs 1,95,000/- (Rupees One Lac Ninety five thousand) only by the Purchaser to the Sellers in cash towards the full and final payment of the sale price of the said land, properties and premises described in the schedule below as also shown and delineated in the plan annexed herewith (the receipt whereof the Sellers hereby admit and acknowledge) the said Sellers hereby absolutely sell, convey, transfer, grant and assign unto and to the use of the Purchaser his heirs, executors, assigns and administrators all that piece and parcel of land, properties and premises together with all easements, passages, rights, liberties, privileges and appurtenants whatsoever to the said land more fully

For
Advocate

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mentioned the Sellers their heirs, assigns, administrators



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described and mentioned in the schedule below as also shown and delineated in the plan annexed herewith forming part of this deed free from any manner of charges, mortgage, lien or encumbrances whatsoever TO HAVE AND TO HOLD the land, properties and premises hereby granted and conveyed unto and to the use of the Purchaser, his heirs, executors, administrators and legal representatives for ever together with all rights, interests, claims, effects, appurtenants with all easement rights in respect of and concerning the said land absolutely and for ever free from all encumbrances and delivers up possession thereof unto the Purchaser. The Purchaser from this day by virtue of this deed becomes the absolute owner of the same. The Sellers have already delivered possession of the

*For
Advocate*

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as hereinbefore mentioned the Sellers their heirs, assigns, administrators

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the said property unto the Purchaser along with tenanted portion as stated above with letters of attornment as required. The Purchaser now onward shall exercise at his discretion all right of ownership therein.

A N D the said Sellers doth hereby for their assigns executors, administrators, covenants with the said Purchaser that they have good title, power and absolute right and competent to sell the said property and the said property conveyed by this Deed of Sale is free from all encumbrances and that the said Purchaser his heirs, executors, assigns, legal representatives and administrators shall and may all times peaceably and quietly possess and enjoy the said land or property premises hereditaments with all

Advocate

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--- free from encumbrances as hereinbefore mentioned the Sellers their heirs, assigns, administrators



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all easements right attached thereto by making buildings, structures and constructions and sinking well or in any other way as he likes with all right of sale, transfer without any interruption, claim or demand whatsoever from or by the said Sellers or any person or persons claiming through or under them and that the Sellers shall and will and for all times to come at the request and costs of the Purchaser, his heirs, executors, administrators, assigns legal representatives, executors, execute or caused to be done or execute all such deed and things whatsoever for further and more perfectly assuring the title of the Purchaser in respect of and concerning the said lands, properties and premises hereby conveyed or any part thereof.

AND the Purchaser and his heirs, executors, legal representatives and assigns, shall have the absolute right and full authority to own, use, possess and occupy the property, land and premises described in the schedule below as per his own free and sweet will with all right to sell and transfer and bequeath the said property in the schedule below sold hereby unto the Purchaser.

AND the Sellers further covenant that if it transpires that the property hereby conveyed by the Seller is not free from encumbrances as hereinbefore mentioned the Sellers their heirs, assigns, administrators

Advocate



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shall execute without claiming any monetary consideration further deed as will be required for perfectly assuring the title of the Purchaser at his costs and the Sellers shall make good the title as also shall compensate such loss sustained by the Purchaser for the defect in title. There will be no subsisting right, title and interest of the Sellers in respect of the said property hereby sold and the same shall vests unto the Purchaser who shall in his absolute discretion deal with the tenant and occupier. The Purchaser shall mutate his name in the Landlord's sheristha and in the Municipality and shall pay henceforth all rents and taxes in his name, all consent and approval for such mutation and recording of his name in the Govt. Revenue Department and in the Municipality is hereby accorded and given and will always support such mutation of the name of the Purchaser.

Schedule above referred to

(Description of the property hereby sold to the Purchaser)

¹²⁰⁰ ~~one~~ ¹²⁰⁰ ~~thousand~~ ~~square~~ ~~feet~~ of all that piece and parcel of land, properties comprising one storeyed building, structures, sheds, passages, hereditaments, privileges with all right of easements of both air, light and passages measuring more or less 12 Kathas 5 Chitaks 38 sq. ft. (Twelve kathas five chitaks thirty eight sq. ft) equal to 8903 (eight thousand nine hundred three) sq. ft. within Mouza Asansol and within Asansol Municipality, situate in or upon R.S. Plot No 719 (Seven hundred nineteen) (C.S.

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on
Asansol



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Plot Nos 685 and 686) (Six hundred eighty five and six hundred eighty six) appertaining to R.S.Khatian No 320 (C.S.Khatian Nos 194 and 195) within the said Mouza, Police station, Subdivision and Sub-Registry Asansol, Pargana shergarh, Touji No 19 Manbhumi, District Burdwan, and shown and delineated in the plan annexed herewith and included in Asansol Municipal Holding No 77, G.T. Road, (East), Asansol.

The land appertaining to a non-agricultural holding and Rent Rs 1/- payable to the State of West Bengal.

IN WITNESS WHEREOF the Sellers execute these present on the day, month and year mentioned above.

MEMO OF CONSIDERATION

Rs 1,95,000/- paid in cash.

ratified by me
and
typed in
my office

Witnesses :-

Sumil Kr. Munshy
Advocate

1. Sumil Kr. Munshy
Advocate, Asansol.

B. Be
wastment
D 600/63
Advocate

2. Binod Kumar Banerjee
G.T. Road, Asansol,

4. Vanita S Darbar

Asansol

3. Ramkishore Banerjee
Asansol,

1. Shwaji S. Darbar
For self & constituted Attorney
2. Pratap S. Darbar & Jaswant
Udhas

Madhu (S) Darbar

SIGNATURE OF THE SELLERS