

15119

I 13668/11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

932470

S.No. 22934/11  
 13/12/10

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

Adl. District Sub-Registrar  
 Sonarpur, South 24 Parganas



**S A L E D E E D**

2936-25  
 1949/388

THIS INDENTURE OF SALE is made on this 13th day of December 2010 (Two Thousand and Ten) A.D By and between: **SRI. KRISHNA MOHON GHOSH**, aged about 80(Eighty) years, son of Late Satish Chandra Ghosh, by Faith- Hindu, by Occupation – Business, Nationality– Indian, formerly residing at Boral, P.S–Sonarpur, District. 24 Parganas (South), Kolkata – 700 154, presently residing at 16, Garia Place, P.O. Garia, P.S. Sonarpur, Kolkata – 700 084 , herein after called or referred to as **OWNER / VENDOR** (which term and expression shall unless excluded by or repugnant to the context to be deemed to mean and include his legal heirs, executors, successors, administrators, legal representatives, and/or assigns) of the **ONE PART.**

5

এস. এল. নং 1180 তার 26-11-10  
 নাম..... Sri Biswajit Ghosh & another,  
 ঠিকানা..... c/o Rajarajaraj Park,  
 মূল্য..... 5000/-  
 ভেদার - সীমাসী দেব  
 সোনারপুর - বি. ডি. জি. আর. ও  
 পি + বি - পুরী সোমপুর ১৩১-১৫৭



Addl. Dist. Sub-Registrar  
 Sonampur, South 24 Pgs.

13 DEC 2010

Sajal Kumar Bhattacharya  
 Advocate,  
 Alipore Police Court  
 Kolkata-27

(2)

**AND**

1) **SRI BIJOY GHOSH** ,Son of Late Lalmohan Ghosh , 2) **SMT. ARATI GHOSH** ,wife of Sri. Bijoy Ghosh , both by Faith- Hindu, Nationality – Indian, by Occupation – Business, both jointly residing at C/9 Rajnarayan Park, P.O. Boral, P.S. Sonarpur, District – 24 Parganas (South), Kolkata – 700 0154 , hereinafter jointly called or referred to as The **PURCHASERS/VENDEES**, (which term and expression shall unless excluded by or repugnant to the context to be deemed to mean and include their heirs, executors, successors, claimants, legal representatives, and/or assigns) of the **OTHER PART**.

**WHEREAS** At all material times, intents and purposes, **the Vendor** herein the ONE PART is now the absolute owner, possessor and in enjoyment and / or otherwise lawfully seized and possessed of, sufficiently entitled to right, title, possession into and over the Plots of land at **Mouja - Boral, J.L.No. 61**, Touji No. 142 in the District. 24 Parganas (South), P.S. & A.D.S.R. office at Sonarpur, Pargana – Magura, R.S.No. 119, within the limit of Rajpur Sonarpur Municipality, Ward No. 34, Holding No. 10, Boral A, duly mutated in the name of the Vendor herein and at present the Land area physically measured more or less 9 Cottahs 4 Chattaks ( the split up of the land being :6 Cottahs out of 45 decimals of Bagan land of **R.S.Dag No.660**, L.R.Dag No.874, R.S.Khatian No.231, L.R.Khatian No.220 + 3 Cottahs 4 Chattaks out of 9 decimal of Doba land of **R.S.Dag No.659**, L.R.Dag No.873, R.S.Khatian No.231, L.R.Khatian Nos.220 & others ) of Mouza-Boral, P.S.Sonarpur, District-South 24-Parganas, fully described in the Schedule below.



**Addl. Dist. Sub-Registrar**  
**Sonarpore, South 24 Pgs.**

**13 DEC 2010**

AND WHEREAS the aforesaid landed property including others landed properties being the adjacent land of the same location and Jurisdiction belonged to Satish Chandra Ghosh (Now deceased), the father of the Vendor herein and others, as Sixteen annas Owner who died intestate a long years ago also thereafter Promoda Bala Ghosh, the wife of said Satish Chandra Ghosh died intestate leaving behind him four sons only namely 1) Sri. Barendra Nath Ghosh, 2) **Sri. Krishna Mohon Ghosh (The Vendor herein)**, 3) Sri. Harendra Nath Ghosh and 4) Sri Bimal Kumar Ghosh. Who became joint owners, lawful possessors of all that landed properties left by said Late Satish Chandra Ghosh and Promoda Bala Ghosh without executing any 'WILL', 'Testament' or registered Deed till before their death, having undivided 1/4th (One Forth) or 4 Anna share of each and the same was subsequently recorded in the settlement record and there are no other legal heirs of said Late Satish Chandra Ghosh and Promoda Bala Ghosh save and except the aforesaid legal heirs.

AND WHEREAS, by and under a Deed of Sale, the land area measuring 3 (Three) Cottahs recorded as Bagan at Mouja - Boral and others locations or Jurisdiction mentioned earlier comprised of R.S. Dag No. 663, appertaining to R.S.Khatian No. 747 and 748, Land measuring 3 (Three) Cottahs more or less by nature "Bagan" was purchased by Sri Barendra Nath Ghosh, Sri Krishna Mohon Ghosh and Sri Bimal Kumar Ghosh, all sons of Late Satish Chandra Ghosh, all being full blood brothers to each other, from 1) Sri Gourhari Bandhopadhyay 2) Sri. Sekhar Bandhopadhyay of Uttar Sripur, P.S. - Sonarpur, Dist. 24 Parganas (South) which was Registered at the Office of the D.R. 24 Parganas (South), Alipore and recorded in Book No. 1, Volume No. - 315, Pages 113 to 119, Being No. 10086 for the Year 1980.

Sri Krishna Mohon Ghosh



✓

Adm. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs

13 DEC 2010

**AND WHEREAS** further, all the said four sons of Late Satish Chandra Ghosh who were the only legal heirs, Co- sharers as aforesaid achieved a plot of land in the same location at Mouja - Boral, J.L.No. 61, Touji No. 142, comprised of R.S.Dag No. 656, appertaining to R.S.Khatian No. 151, measuring Bastu land area 2 (Two) Cottahs 9 (Nine) Chittaks together-with a small structure thereon on the strength of 'Deed of Gift' executed by Sri. Basudev Ghosh and Sri. Mritunjoy Ghosh of Boral P.S. - Sonarpur, Dist. - 24 Parganas (South) in favour of four full blood brothers and /or sons of Late Satish Chandra Ghosh which was Registered at the Office of the D.R. Alipore, 24 Parganas (South) and recorded in Book NO. 1, Pages 286 to 291, Being No. 9209, for the Year 1990.

**AND WHEREAS**, after the death of said Satish Chandra Ghosh his legitimate four sons named earlier, become the owners of the all that lands left by Late Satish Chandra Ghosh in accordance with law of inheritance and achieved a plot of land measuring 3 (Three) Cottahs more or less by way of Purchase and also a plot of Land measuring 2 (Two) Cottahs 9 (Nine) Chittaks more or less by way of Gift respectively as aforesaid.

**AND WHEREAS** as described above, all the Co- sharers become the Owners of the total land measuring 1 (One) Bigha 15 (Fifteen) Cottahs 13 (Thirteen) Chittaks 42 (Forty two) sq. ft. at Mouja - Boral, J.L.No. 61, P.S. Sonarpur, in the manner aforesaid as follows:-



Adul. Dist. Sub-Registrar  
Sonarpore, South 24 Pds.

**13 DEC 2010**



<u>R.S.Dag No.</u>	<u>R.S.Khatian No.</u>	<u>Nature of Land</u>	<u>Area of Land</u>
659	231	Doba	09 Satak
660	231	Bagan	45 Satak
662	231	Bastu	04 Satak
663	747,748	Bagan	03 Cottahs
656	151	Danga	2 Kt. 9 Chittaks

And as per local measurement found 1 (One) Bigha 15 (Fifteen) Cottahs 13 (Thirteen) Chittaks 42 (Forty Two) sq. ft. as joint Property before partition more particularly mentioned in the partition Deed in schedule "KA" as the entire Landed property.

**AND WHEREAS** all the Co-sharers namely 1) Sri. Barendra Nath Ghosh 2) Sri. Krishna Mohon Ghosh 3) Sri. Harendra Nath Ghosh and 4) Sri. Bimal Kumar Ghosh, all the sons of Late Satish Chandra Ghosh, being full blood brothers of each-other having undivided 4 (Four) anna's share or interest into and over the aforesaid landed property, have settled, decided to divide the entire land on mutual discussion or settle to be distributed with proper demarcation duly butted and bounded by four sides between themselves in question of avoiding any disputes, difference, misunderstanding, future litigations and bitter relation among themselves may be created in future for their joint enjoyment of the said property.

2109 12/15/92 6000



✓

Additional Sub-Registrar  
Sonardore, South 24 Pgs.

13 DEC 2010

AND WHEREAS ultimately the aforesaid four full blood brothers by and under a amicable Deed of mutual partition in Bengali therein called "Bantan-nama" Deed, divided, distributed, the entire land into four parts as per full consent and satisfaction of each party by way of a "partition Deed" in the manner that the entire Landed Property was divided into four parts demarcated by RED, YELLOW, PINK, GREEN Border line and also the each part or portion of Land identified as Plot: - "A", Plot: - "B", Plot: - "C" & Plot: - "D" respectively in order to avoid any intricacy, disputes and future problem to determine each owners rent, rates and tax to payable to Zilla Collectorate Sherestha, Govt. of west Bengal and also to Local Municipality Authority in question of enjoyment each demarcated portion individually without any interference by others and the said Deed of Partition duly signed and executed by aforesaid four Co-Sharers satisfactorily which was Registered at the Office of the District Sub-Registrar, Alipore 24 Parganas (South) and recorded in Book NO. - 1, Volume No. 220, Pages 292 to 302, **Being No. 9210 for the Year 1990** where SRI KRISHNA MOHAN GHOSH, son of Late Satish Chandra Ghosh, being the **Second Party** of the said Partition Deed as well as **the Vendor** of these presents got the land demarcated by "YELLOW" Border line of the master partition Map or Plan identified as **Plot - "B"**, Land measuring **11 (Eleven) Cottahs 11 (Eleven) Chittaks 15 (Fifteen) sq. ft.** (the split up of the land being:- 2 Cottahs 1 Chittak 15 Sq.ft. of Danga land of R.S.Dag No.656, R.S.Khatian No.151 + 3 Cottahs 4 Chittaks of Doba land of R.S.Dag No.659, R.S.Khatian No.231 + 6 Cottahs 6 Chittaks of bagan Land of R.S.Dag No.660, R.S.Khatian No.231) of Mouja - Boral, J.L.No.- 61 P.S.Sonarpur, District-South 24-Parganas, more particularly mentioned in the Schedule "GA" of the said Bengali partition Deed,

10/10-6527 BEND  
 10/10-6527 BEND



✓

Adll. Dist. Sub-Registrar  
Sonarpur, South 24 Pgs.

13 DEC 2010

which was registered at the office of the District Sub-Registrar, Alipore, 24-Parganas(South) and recorded in Book No.I, Volume No.220, Pages- 292 to 302, Being No. – 9210 for the year 1990.

**AND WHEREAS** while the **Vendor** herein was enjoying the said Land mentioned in the partition Deed as aforesaid without any interference and disturbances by others by paying rent, rates and taxes as applicable time to time to the Govt. serestha and Local Municipality, he sold a portion of land under R.S.Dag No.656, R.s.Khatian No.151 by way of registered Deed and a few portion of Land has been encroached by others and also left for widen the adjacent road **and as per physical measurement** , the vendor remain in possession the land area **9 (Nine) Cottahs 4 (Four) Chittaks 0 (Zero) sq. ft** ( the split up of the land being :6 Cottahs out of 45 decimals of Bagan land of R.S.Dag No.660, L.R.Dag No.874, R.S.Khatian No.231, L.R.Khatian No.220 + 3 Cottahs 4 Chattaks out of 9 decimals of Doba land of R.S.Dag No.659, L.R.Dag No.873, R.S.Khatian No.231, L.R.Khatian Nos.220 & others ) of Mouza-Boral, P.S.Sonarpur, District-South 24-Parganas, more particularly mentioned hereunder schedule of property.

**AND WHEREAS** the vendor has herein declared that he is the only absolute, lawful owner, possessor of below schedule land which is free from all encumbrances, liens, attachment whatsoever having absolute right, authority, title and interest in to and over the below schedule property together-with right to execute any or all kinds of Deed of Sale or Deed transfer of any nature, Agreements and he has not here-to-fore executed any Deed of transfer of any nature by which this Deed of sale and the schedule of property hereunder may be prejudicially effected.



*[Handwritten signature]*

**Addl. Dist. Sub-Registrar  
Sonarpur, South 24 Pgs**

**13 DEC 2010**

**AND WHEREAS** due to his urgent need of cash the vendor herein is now desirous of selling the said entire Plot of Land measuring 9 (Nine) Cottahs 4 (Four) Chittaks more or less at Mouja - Boral, J.L.No.- 61, comprising of R.S.Dag No. – 659 & 660 adjacent to each other, appertaining to R.S.Khatian No. – 231, more particularly described hereunder schedule and finally declare to sell the same at or for a Consideration Value of Rs. 9,00,000/- ( Rupees Nine Lac) Only and the **Purchasers/ Vendees** herein being informed of the same at first, have offered to purchase the below scheduled land subject to free from all encumbrances in any manner, any sense or any meaning so that the transfer of Property Act is properly followed and the vendor herein has accepted the said offer of the Purchasers / Vendees herein.

**AND WHEREAS,** the vendor has confirmed, assured, ratified that below schedule land is free, fair, unencumbered in any meaning or any sense having a indefeasible right, title, interest and possession with all usufructs of his own and if any false statement is given by him for which **the Vendees** herein suffer at any time or any stage, the Vendor shall be indemnified for any loss and the entire money received from the Purchasers herein shall be refunded by the Vendor with all incidental expenses.

**AND WHEREAS** with trust and belief with the Vendor and as per his declaration, the Purchasers have confirmed the Vendor to Purchase the below schedule property and have agreed to pay the consideration value desired by the vendor before the execution of these presents as reflected in the Memo of Consideration, which the Vendor herein has gladly accepted with acknowledgement and subsequently the confirmation of Sale is already executed by the Vendor herein.



W

**Addl. Dist. Sub-Registrar**  
**Sonarpore, South 24 Pgs.**

**13 DEC 2010**



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

In pursuance of the said Agreement and in Consideration of the said sum of Rs. 9,00,000/- ( Rupees Nine Lac) Only paid by the Purchasers, to the Vendor on or before execution of these presents (The receipt where of the Vendor, doth hereby admit,acknowledge, hereunder memo) and of and from the payment of the said full consideration value as mentioned in the Memo hereunder ,the Vendor doth hereby release, discharge, acquit and forever transfer with possession unto the Purchasers the said property hereunder described in the schedule below together-with every right, title, interest of the Vendor into or upon the said Landed property hereby intended to sell, transfer and conveyed and the vendor hereby indefeasibly grant, sell, transfer, convey, assign and assure unto the Purchasers all that Piece and Parcel of Land measuring more or less **9 (Nine) Cottahs 4 (Four) Chittaks** ( the split up of the land being :6 Cottahs out of 45 decimals of Bagan land of R.S.Dag No.660, L.R.Dag No.874, R.S.Khatian No.231, L.R.Khatian No.220 + 3 Cottahs 4 Chattaks out of 9 decimals of Doba land of R.S.Dag No.659, L.R.Dag No.873, R.S.Khatian No.231, L.R.Khatian Nos.220 & others ) of Mouza-Boral, J.L.No.61, P.S.Sonarpur, District-South 24-Parganas,here-in-after called **the said property** more particularly described in the Schedule of property below, herein sold transferred with possession absolutely and forever, free from all encumbrances, charge, liens, lispensens, claims, demand, mortgage, leases, licenses, liabilities, trust, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easement and lispensens whatsoever in any nature and any meaning **OR HOWSOEVER OTHERWISE** the below schedule property and any part or portion thereof which now exists, here-to-fore any time or times was or were situated, butted, bounded, called, known, numbered, identified or distinguished of and to be compared with Jurisdiction



W  
Addl. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.

13 DEC 2010

the present nature of land from its ancient character **together-with** all benefits and advantages of the present condition and also of ancient, together-with all other rights of usufructs of the below schedule property, all court-yard-areas, sewers, drains ways, water courses, ditches, fences, all paths adjacent to the Land and all manner of former and other rights, liberties, easements right, privileges, walls or fences, advantages, appendages and appurtenances whatsoever to the **SAID PROPERTY** or any Part thereof belonging or in anywise appertaining to now or heretofore were used, occupied appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions, remainder or reminders and the rent- issues and the property or every Part thereof including all legal incidence in all the estate right, title, interest, inheritance, possession, use trust, property claims and demands whatsoever both at law and in equity of the Vendors into, over and upon or in respect of the below schedule property with all its part and parcel herein comprised, sold, granted and transferred **TOGETHER-WITH** all Deeds, Pattahs, Muniments and evidence of title which in anywise exclusively elate to or concern the said Land , which is now or hereafter or may be the Custody, Power, Possession and control of the Vendor or any Person / Persons under his trust from whom the Vendors may procure the same without any action or suit at law or in equity, **TO HAVE AND HOLD** the said property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be with all indefeasible title, right and appurtenance, belonging thereto and to the use of The Purchasers absolutely being free from all encumbrances, charges, liens, claims, demand, mortgage, leases, licenses,, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibition, restriction, easements and lispences whatsoever.



✓

Adill. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.

13 DEC 2010

**FURTHER The Vendor** doth hereby covenant with the Purchasers herein that he is the lawful absolute owner and sufficiently seized and possessed of the below scheduled land and every part thereof lawfully having good right, title and the best Authority and absolute power to execute this Deed of Sale as per law and at any time heretofore have not done executed knowingly suffered or been a party or privy to any act, Deed, Matter or thing whereby or by reasons where of the said property hereby granted, sold, conveyed, transferred with possession, assigned or assured or expressed, may be prejudicially affected or prevented from granting, selling, conveying, assigning and assuring to the Purchasers herein in the manner aforesaid. **AND** that simultaneously with the execution of this Deed, **the Vendor has duly made over physical possession of the below schedule property to the Purchasers** which the Purchasers have accepted the same satisfactorily with the trust to the Vendor in the manner that on or after getting physical possession into and over the below schedule property if the Purchasers are prevented to enjoy the same peaceably, uninterruptedly without any hindrance an as absolute lawful owner, the Vendor shall be indemnified to pay all damages, cost and incidental charges, inclusive with all the consideration received from the Purchasers.

**AND FURTHER the Vendor** covenants with the Purchasers that the Purchasers and their heirs, nominees, claimant shall hereafter hold, possess, enjoy the said property in free and clear, freely and clearly and receive the rents issues and profits thereof without any lawful eviction, interruption, claim, demand, interference and any hindrance from or by the Vendor, his heirs, claimants, executors, Attorney Holders/ Representative or any Person / Persons lawfully or equitably claiming or any one under the trust of the Vendor herein and the Purchasers shall hereafter enjoy all right, title good Authority and Power of the Vendor and kept harmless, indemnified of and from or against all manner of former or other estate encumbrances, charges,



Adil. Dist. Sub-Registrar  
Sonarpore, South 24 Parg.

13 DEC 2010

liens, claim, demand, mortgage, debts, licenses, liabilities, trust, attachment and lispences whatsoever and also the Purchasers herein after shall be lawful absolute lawful owner with good right and title with lawful Authority to sell, convey, mortgage, make Agreement and transfer the said property as Sixteen Anna's Lawful Owner, Possessor and also the Purchasers on or after the date of registration of these present shall pay all rent, rates and taxes, outgoing and imposition payable to concerned Authority in respect of the said property but before the date of transfer of the said property by way of this registered Deed of Sale, The Vendor shall bear all the aforesaid rent, rates and taxes including all outgoing as aforesaid.

**The Vendor** at the end covenants to **the Purchasers** that after the execution of this Deed if it appears or transpired that there are any clerical errors in any portion of this Deed and / or unintentional omission in dealing with the different aspects which will lead to contrary to the intention or object for which the Purchasers and their legal heirs are prevented to enjoy peaceably without any interference and disturbances by others or any one under the trust of the Vendor and any defects found in the title which will go against the right, title and lawful possession in respect of below schedule property purchased by him, the vendor shall be obliged to execute the Deed of clarification / declaration for rectification of the same in favour of the Purchasers that shall be executed and registered by him for more perfectly assuring the Purchasers right, title and interest on the said property with its all usufructs as per law of transfer of property now in force and applicable in future without any hindrance and suppression of any fact. Further it is stated that the plot of Doba land measuring more or less 3 Cottahs 4 Chittaks under R.S.Dag No.659, L.R.Dag No. 873 mentioned hereunder Schedule , the nature of the land may not be changed without the permission of the Competent Authority, but the said land mentioned above is found naturally filled by soil and also used as adjacent residential land since long years.



u

Addl. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.

3 DEC 2010



The Plan or map of the below schedule Land is annexed herewith demarcated by **RED Border** Line which will be treated as Part and Parcel of this Deed of Sale.

The consideration value of the property herein sold with possession is Rs. 9,00,000/- ( Rupees Nine Lac) Only although the market value of the same is **Rs.19,49,388/- only.**

**SCHEDULE OF THE PROPERTY REFERRED ABOVE**

**All that** Piece and Parcel of Land measuring more or less **09 (Nine) Cottahs 04 (Four) Chittaks** ( the split up of the land being : **6 Cottahs** out of 45 decimals of Bagan land of **R.S.Dag No.660**, L.R.Dag No.874, **R.S.Khatian No.231**, L.R.Khatian No.220 + **3 Cottahs 4 Chattaks** out of 9 decimals of Doba land of **R.S.Dag No.659**, L.R.Dag No.873, **R.S.Khatian No.231**, L.R.Khatian Nos.220 & others ), lying and situated at **Mouja - Boral**, P.S. and A.D.S.R office at Sonarpur, **J.L.No.61**, comprising in R.S.Dag Nos. 659 & 660 , L.R.Dag Nos. 873 & 874 appertaining to R.S.Khatian No.231, L.R.Khatian No.220 & others , which are adjacent to each other ,Pargana-Magura, P.S. & A.D.S.R.office Sonarpur, under Zilla Collectorate Touji No. 142, R.S.No. 119, within the jurisdiction of **Rajpur Sonarpur Municipality, Ward No. 34, Holding No. 10, 'Boral'-A**, District-South 24-Parganas together with all right, title and interest into and over the said land and also together with all easementary right, usufructs of the said plot of land. The annual proportionate rent of 9 cottahs 4 chattais is payable as per prevailing rate asper rules which is payable to the collectorate, South 24-Parganas who is entitled to receive it on behalf of the Govt. of West Bengal. **OR HOWSOEVER OTHERWISE** particularly delineated in the map or plan annexed hereto by **RED** border,



✓

Addl. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.

13 DEC 2010

The aforesaid Land is butted and bounded by: -

ON THE NORTH :- 12' wide Municipal Road.

ON THE SOUTH :- 5' wide common passage and Part of the Land under R.S. Dag Nos. 659 & 660

ON THE EAST :- 34' wide Borai Main Road.

ON THE WEST :- Part of the Land under R.S. Dag No. 660

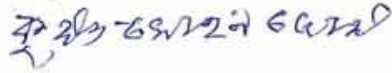
**IN WITNESS WHEREOF** Both parties subscribe their respective hands and seal on the date, month and year first above written.

**SIGNED, SEALED AND DELIVERED:**

In the presence of witness at..Kolkata..154.


**WITNESSES:**

1) Basudeb Ghosh  
P.O. Barai, Ghosh para.  
P.S., Sonarpur  
Kol 154



Signature of The Land Owner /Vendor

2) Tapas Chakraborty  
P.O. Vill - Borai  
P.S. - Sonarpur  
Kol - 154

  
Arati Ghosh

Signature of The Purchasers /Vendees

**Drafted by:**



**Tarun Kumar Chakraborty,**

(Advocate) F.No. 853/95

Baruipur Civil Court,

District-South 24-Parganas, Kol-144.

**Printed by me**



Sonarpur A.D.S.R.office.



Handwritten signature

Addl. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.

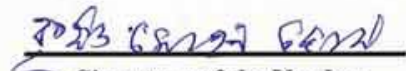
13 DEC 2010

**MEMO OF CONSIDERATION**

**Received** with thanks on and from within named Purchasers 1) SRI BIJOY GHOSH & 2) SMT. ARATI GHOSH **Rs. 9,00,000/- (Rupees Nine Lac)** Only being total consideration value under this Sale Deed against sale of a Landed Property described in above mentioned Schedule and payments have been made in the following manner :

<u>Date</u>	<u>Cheque No./Cash</u>	<u>Bank with Branch</u>	<u>Amount(Rs.)</u>
11-05-2010	350470	Axis Bank Ltd, Garia Br. Kolkata-700084	Rs- 1,00,000/-
29-08-2010	379242	- DO -	Rs- 2,00,000/-
24-11-2010	379250	- DO -	Rs 6,00,000/-
<b>Total:</b>			<b>9,00,000/-</b>

Received the Consideration Value in full, Rupees Nine Lac Only.

  
Signature of the Vendor

**WITNESSES:**

1. Basudev Ghosh  
P.O, Baral, Ghosh para  
P.S. Sonarpur kail 154
2. Tapas Chakraborty  
P.O. Baral - Boxal  
P.S. Sonarpur  
Kolkata-154














*Addl. Dist. Sub-Registrar*  
Sonarpur, South 24 Pgs.

13 DEC 2010

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					



Name .....

Signature .....

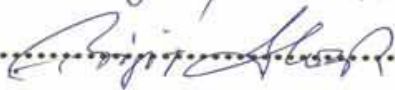
	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					












Name KRISHNA MOHON GHOSH

Signature 

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Name Bijay Ghosh

Signature 

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Name ARATI GHOSH

Signature Arati Ghosh



Addl. Dist. Sub-Registrar  
Sonarpur, South 24 Parg.

13 DEC



**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. SONARPUR, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 15119 / 2010, Deed No. (Book - I , 13668/2010)**

I . Signature of the Presentant

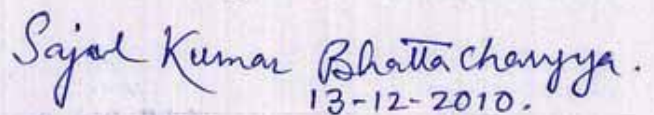
Name of the Presentant	Photo	Finger Print	Signature with date
Bijoy Ghosh	 13/12/2010	 LTI 13/12/2010	 13-12-2010

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

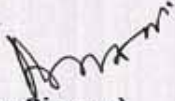
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Krishna Mohan Ghosh Address -16 Garia Place, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084	Self	 13/12/2010	 LTI 13/12/2010	
2	Bijoy Ghosh Address -C/9 Rajnarayan Park, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Boral Pin :-700154	Self	 13/12/2010	 LTI 13/12/2010	
3	Arati Ghosh Address -C/9 Rajnarayan Park, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Boral Pin :-700154	Self	 13/12/2010	 LTI 13/12/2010	

**Name of Identifier of above Person(s)**  
 Sajal Kr Bhattacharyya  
 Alipur Police Court, Kolkata, Thana:-Alipore,  
 District:-South 24-Parganas, WEST BENGAL, India,  
 P.O. :- Pin :-700027

**Signature of Identifier with Date**

  
 Sajal Kumar Bhattacharyya.  
 13-12-2010.

13 DEC 2010

  
 (Ashoke Kumar Biswas)  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
 Office of the A. D. S. R. SONARPUR



✓  
Addl. Dist. Sub-Registrar  
Sonarpur, South 24 Parg.

13 DEC 2010



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

Endorsement For Deed Number : I - 13668 of 2010  
(Serial No. 15119 of 2010)

On

Payment of Fees:

On 13/12/2010

**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 : 23,4 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. 21453/-, on 13/12/2010

( Under Article : A(1) = 21439/- ,E = 14/- on 13/12/2010 )

**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.-1949388/-

Certified that the required stamp duty of this document is Rs.- 116983 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 111985/- is paid, by the draft number 811251, Draft Date 10/12/2010, Bank Name State Bank of India, FARTABAD, received on 13/12/2010

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

Presented for registration at 14.40 hrs on :13/12/2010, at the Office of the A. D. S. R. SONARPUR by Bijoy Ghosh , one of the Claimants.

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

Execution is admitted on 13/12/2010 by

1. Krishna Mohan Ghosh, son of Lt Satish Ch Ghosh , 16 Garia Place, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Garia Pin :-700084 , By Caste Hindu, By Profession : Business
2. Bijoy Ghosh, son of Lt Lalmohan Ghosh , C/9 Rajnarayan Park, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Boral Pin :-700154 , By Caste Hindu, By Profession : Business
3. Arati Ghosh, wife of Bijoy Ghosh , C/9 Rajnarayan Park, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Boral Pin :-700154 , By Caste Hindu, By Profession : Business

( Ashoke Kumar Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR



✓

*Addl. Dist. Sub-Registrar*  
Sonarpore, South 24 Parg.

**13 DEC 2010**



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

Endorsement For Deed Number : I - 13668 of 2010  
(Serial No. 15119 of 2010)

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

( Ashoke Kumar Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR



18 DEC 2010

( Ashoke Kumar Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Adm. Dist. Sub-Registrar  
Sonarpur, South 24 Pgs.

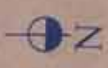
13 DEC 2010

PLOT PLAN OF MOUJA-BORAL...J.L. MO-61

R.S. DAG NO-659&660 . R.S.KH NO-23 L.L.R. DAG NO-873&874

L.R. KH NO-220 . P.S. SONARPUR. DIST 24 PGS (S).

UNDER RAIPUR SONARPUR MUNICIPALITY WARD NO-34.



R.S. DAG NO-660 6k-0 ch-0 sft.

R.S. DAG NO-659 3k-4 ch-0 sft.

9k-4 ch-0 sft.

R.S. DAG NO-660

R.S. DAG NO-660

50'-0"

55'-0"

3'-0" WIDE COMMON PASSAGE

R.S. DAG NO-660

3k-4 ch-0 sft.

R.S. DAG NO-659

80'-0"

40'-0"

107'-0"

12'-0" WIDE COMMON PASSAGE

R.S. DAG NO-660

R.S. DAG NO-660

6k-0 ch-0 sft.

34'-0" WIDE BORAL ROAD

34'-0" WIDE BORAL ROAD

TURAKHITER MORE

1. *Pradyot Ghosh*  
2. *Anati Ghosh*

SIGNATURE OF PURCHASERS

*Pradyot Ghosh*

SIGNATURE OF THE VENDOR

*Mamas M. M. M. M.*

**MANAS MURHERJEE**  
B. B. S. NO. 34  
RAIPUR-SONARPUR  
MUNICIPALITY

Handwritten notes in the top left corner, possibly including a name or title.

Handwritten notes in the middle left margin.



A large handwritten checkmark or signature mark.

Printed text: **Add. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.**

Printed text: **3 DE** and **1010**

Handwritten notes and a signature at the bottom of the page, including a name that appears to be 'M. ...'.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 32  
Page from 4887 to 4908  
being No 13668 for the year 2010.



(Ashoke Kumar Biswas) 13 December-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. SONARPUR  
West Bengal