

9438

I-9325



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 012000

28/9/11  
 The District Collector, Asansol, West Bengal, has received a query from the petitioner regarding the land.

29 SEP 2011  
 District Collector, Asansol, West Bengal

Query No. 15628/2011  
 Market Value of Rs. 6,15,854/-

*Manmohan Lahari*  
*Manmohan Lahari*

**DEED OF SALE OF Rs. 5,50,000/-**

Area of land sold is : 2.47 cottahs being Residential Plot No. A/3 and comprised in Plot No. 1029 (P) along with structures within Mouza Shitla at Kalyanpur Housing Estate, P.S. Asansol, under Ward No. 30 of Asansol Municipal Corporation

THIS DEED OF SALE made this the .....<sup>28</sup>th day of ...*September* in the year 2011 by :

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21 02 2022

Handwritten signature or initials.

21 02 2022 তারিখে আদানসোল ট্রেজারী

- Rankuisha Lahari



11008



- Rankuisha Lahari

Handwritten signature or initials.



11009

ADD. District Registrar  
Burdwan, Dist. Burdwan

Mausi Lahari

Avisit Nayak  
(AVISIT NAYAK)  
S/O - L.T. SASTHI CHARAN NAYAK



( 2 )

Ramkrishna Lahari  
Manosi Lahari.

1. SRI RAMKRISHNA LAHARI S/o Late Sakti Pada Lahari 2. SMT. MANOSI LAHARI W/o Sri Ramkrishna Lahari, both by faith Hindu, citizenship Indian, resident of : Kalyanpur Housing Estate, House No. AS-5/23, Sch.-I, P.O. Asansol-5, P.S. Asansol (North), Dist. Burdwan hereinafter jointly and severally called the 'VENDORS' (which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the ONE PART.

**IN FAVOUR OF**

1. SRI BALARAM MONDAL S/o Sri Bhairab Mondal 2. SMT. APARNA MONDAL W/o Sri Balaram Mondal, both by faith Hindu, citizenship Indian, residents of : Rahinadihi, P.O. Asansol-2, P.S. Asansol (N), Chowki & Adl. Dist. Sub Registry Office Asansol, Dist. Burdwan hereinafter jointly and severally called the 'PURCHASERS' (Which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the OTHER PART.

WHEREAS the Vendors acquired land measuring 2.47 cottahs being Residential Plot No. A/3 at Kalyanpur Housing Estate within Mouza Shitla,

( 3 )

Ramkishore Dabari  
Manosi Lakari.

P.S. Asansol from the West Bengal Housing Board by an Indenture of Sale dated 15/05/2007 being Deed No. 496 for the year 2007 at Registrar of Assurance-III, Kolkata on certain terms and conditions as mentioned in the said Deed;

AND WHEREAS after such acquire, the Vendors erected a kutcha structures upon the said land and became the lawful and rightful owners of the said property more fully mentioned in the schedule below which is free from all encumbrances, charges and/or mortgages;

AND WHEREAS the Vendors being in urgent need of money to meet their legal requirement and expenses declared and expressed their intention to sell and transfer the schedule mentioned property;

AND WHEREAS the Purchasers having come to know of such intention and declaration of the Vendors proposed and offered to purchase the schedule mentioned property at a total consideration of Rs. 5,50,000/- (Rupees five lac fifty thousand) only;

AND WHEREAS the Vendors considering the said price as fair, proper, reasonable and highest according to market value prevailing in the locality

Contd. Page 4

( 4 )

Ramkishor Bahari.  
Manosi Bahari.

accepted the said offer of the Purchasers and agreed to sell, convey and transfer the schedule mentioned property unto and in favour of the Purchasers at and for the said total consideration of Rs. 5,50,000/- (Rupees five lac fifty thousand) only on the terms mentioned hereinbelow;

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-**

That in pursuance of the said agreement between the Vendors and the Purchasers and in consideration of the said sum of Rs. 5,50,000/- (Rupees five lac fifty thousand) only paid by the Purchasers to the Vendors (the receipt whereof the Vendors doth hereby admit and acknowledge) as total price of the said property, the Vendors doth hereby grant, convey sell and transfer unto and to the use of the said Purchasers all that land more fully mentioned and described in the schedule below together with the right of path, passage, lights, liberties, privileges, easement & appurtenance whatsoever attached and concerning to the said land free from any or all encumbrances TO HAVE AND TO HOLD the said land and property hereby granted, conveyed and transferred unto and to the use of the said Purchasers absolutely and for ever

Contd. Page 5



( 5 )

Laxmishree Sahani  
Manosi Sahani.

having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said Vendors for themselves, their heirs and successors doth hereby declares and covenants with the said Purchaser that the Vendor has good title, full power and absolute right to sell and transfer the schedule mentioned property and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and property and that the Vendors have not in any way encumbered the schedule mentioned property intended to be conveyed by this Deed of Sale AND THAT the said Purchasers including all their heirs, successors, legal representatives shall and may at all times peacefully/quietly hold, possess, use and enjoy the said property as lawful and rightful owners thereof with liberty to raise/erect all sorts of constructions upon the said property in accordance with law without any interruptions, obstructions, claim and/or demand whatsoever from or by the Vendor or any person/persons lawfully/equitably claiming under or in trust for them AND THAT the said Vendors shall and will for all times to come at the cost and request of the said Purchasers do or execute or cause to be done or executed all such acts, deeds and/or things

Contd. Page 6

( 6 )

Kankishore Daberi.  
Manosi Daberi.

for further or more perfectly assuring the title of the Purchasers relating to the said property AND THAT the Vendors doth hereby further declare and covenant with the said Purchasers that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the Vendors have no valid perfect and marketable title to the said property as hereinbefore stated by the Vendors in that event the Vendors including all their legal heirs and successors will be bound to pay back the entire consideration amount with legal interest to the Purchasers and shall also be liable to make good and indemnify all losses and damages which the Purchasers may suffer due to any defect in the title of the Vendors in respect of the said property hereby sold to the Purchasers.

AND THAT it is further declared by the Vendors that the Purchasers by virtue of this Deed of Sale will be competent and entitled to get their names mutated in the records of S.D.L. & L.R.O., Extn. Part-1, Asansol under the state of West Bengal as also in the records & registers of Asansol Municipal Corporation and the Vendors undertake to render all such help and assistance as will be found essential in this regard.

Contd. Page 7

(7)

Ramkishore Dasgupta  
Manosi Dasgupta

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-**

In the District of Burdwan, P.S., Chowki, Sub Division and Addl. Dist. Sub Registry Office Asansol, within Mouza Shitla (KLHE Block-1), J.L No. 21, being part of Plot No. 1029 under the limits of Asansol Municipal Corporation, Ward No. 30 all that residential Plot No. 'A/3' under Kalyanpur Housing Project (Extension) measuring 2.47 (two point four seven) cottahs along with one mud bricks built tile shed structures measuring covered area 100 (one hundred) sft. at Kalyanpur Housing Estate, Asansol.

Butted and bounded by

- On the North : By Plot No. A/2.  
On the south : By Plot No. B/1.  
On the East : By 14 meter wide project Road.  
On the West : By W.B.H.B. vacant land.

The annual rent is payable to the West Bengal Housing Board, 105, S. N. Banerjee Road, Kolkata-14.

Contd. Page 8



( 8 )

IN WITNESS WHEREOF the Vendors named above signed and executed this Deed of Sale on the day, month and year first above written.

Witnesses :

1. *Arijit Nayak.*  
(AVIJIT NAYAK)  
S/O - LT. SASTHI CHARANNAYAK  
Kalyan Housing Estate.  
Asansol.

2. *Sri Bapi @atv*  
ABL-4

1. *Ramkishore Lahari.*  
2. *Manosi Lahari.*

Signature of the Vendors

Prepared by me as per instruction by the Vendors and read over, explained to the Vendors in bengali and printed in my office

*Nanda Dulal Mitra*

(Sri Nanda Dulal Mitra)

Licence No. 28

A.D.S.R. Office, Asansol



Belebon

Balarin Mondal

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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Aparna Mondal

Aparna Mondal

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LEFT HAND					
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RIGHT HAND					



Rameshwar Sahani

Rameshwar Sahani

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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Hanshi Sahani

Hanshi Sahani

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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					





**Government Of West Bengal**  
**Office Of the A. D. S. R. ASANSOL**  
**District:-Burdwan**

**Endorsement For Deed Number : I - 09325 of 2011**

**(Serial No. 09438 of 2011)**

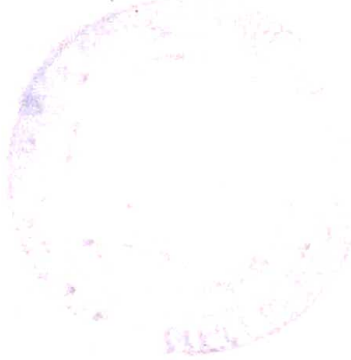
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-615854/-

Certified that the required stamp duty of this document is Rs.- 36961 /- and the Stamp duty paid as:  
Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 31970/- is paid, by the Bankers cheque number 896500, Bankers Cheque Date 26/09/2011, Bank Name State Bank of India, ASANSOL, received on 29/09/2011

( Ananda Mohan Sikdar )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
ASANSOL



  
( Ananda Mohan Sikdar )

**ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL**





Government Of West Bengal  
Office Of the A. D. S. R. ASANSOL  
District:-Burdwan

Endorsement For Deed Number : I - 09325 of 2011  
(Serial No. 09438 of 2011)

On

Payment of Fees:

On 28/09/2011

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

Presented for registration at 15.15 hrs on :28/09/2011, at the Private residence by Ramkrishna Lahari, one of the Executants.

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

Execution is admitted on 28/09/2011 by

1. Ramkrishna Lahari, son of Late Sakti Pada Lahari , Kalyanpur Housing Estate, As-5/23, Sch-1, Asansol, Thana:-Asansol, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
2. Manosi Lahari, wife of Ramkrishna Lahari , Kalyanpur Housing Estate, As-5/23, Sch-1, Asansol, Thana:-Asansol, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife  
Identified By Avijit Nayak, son of Late S. C. Nayak, Kalyanpur Housing Estate, Asansol, Thana:-Asansol, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

( Ananda Mohan Sikdar )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
ASANSOL

On 29/09/2011

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 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. 6772/-, on 29/09/2011

( Under Article : A(1) = 6765/- ,E = 7/- on 29/09/2011 )

**Certificate of Market Value(WB PUVI rules of 2001)**

( Ananda Mohan Sikdar )

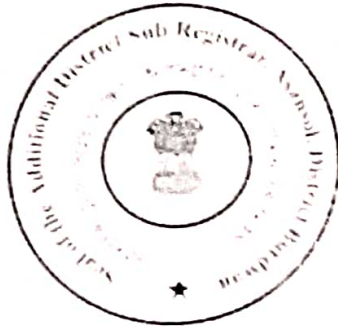
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

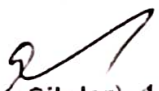
EndorsementPage 1 of 2

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 27  
Page from 5525 to 5537  
being No 09325 for the year 2011.



  
(Ananda Mohan Sikdar) 14-October-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL  
Office of the A. D. S. R. ASANSOL  
West Bengal