

225

I - 219



12-10 P.M.  
 14/10

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

077011

This document is admitted to registration. The endorsement sheet attached with this document is the part of this document.

*[Handwritten Signature]*

Saibal Kumar  
 Samadhar

Adl. District Registrar  
 Asansol, Dist.

**DEED OF SALE OF Rs. 18,00,000/-**

Market Value of Rs. 18,00,000/- vide Query No. 15454/2009

Area of land sold is : 4 (four) cottahs  
 along with a single storied pucca building  
 being Residential Plot No. 8 at  
 Kalyanpur Housing Estate situated in  
 Mouza Sitla/Gobindpur, P.S. Asansol

THIS DEED OF SALE made this the 14<sup>th</sup> day of January...

in the year 2010 by :

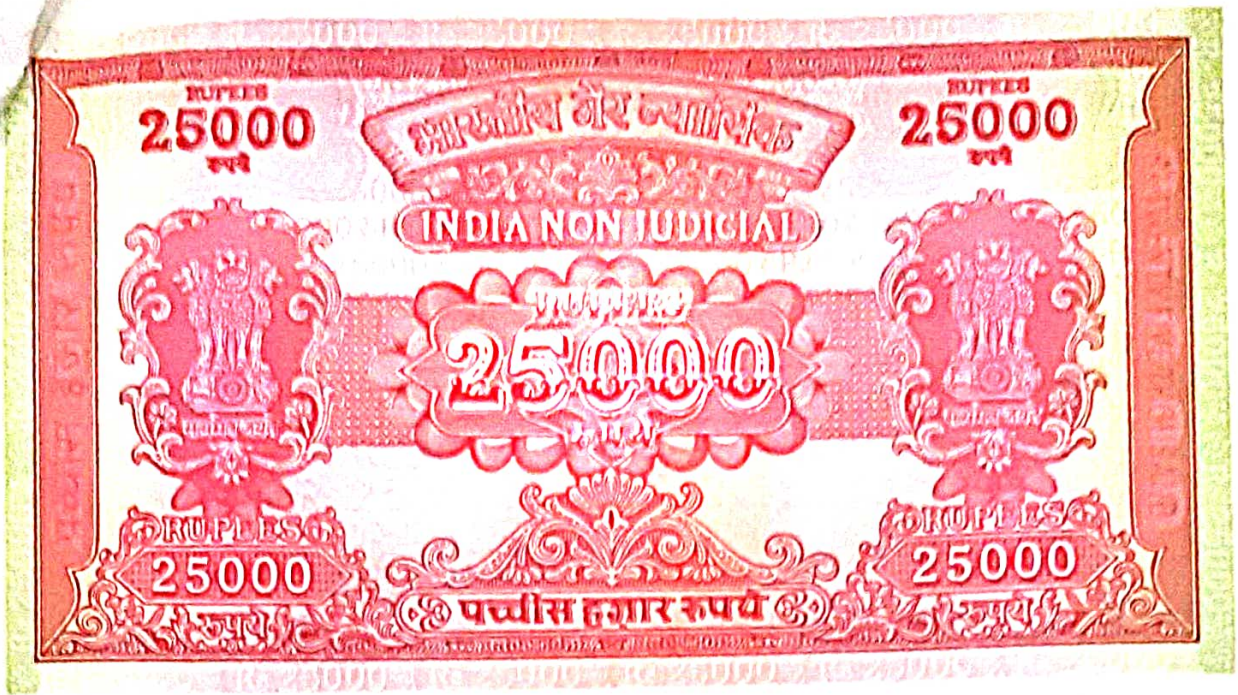
2428 TOTAL AMOUNT 108010/- (25000x4 + 5000 + 3000 + 10)  
PAID TO CHITATION Annf Ghosal  
OF Kalyanpur Mouzing, Asansol

FROM ASANSOL TREASURY ON 18/12/09  
১৪ ডিসেম্বর ১৯০৯



*[Handwritten signature]*

Add. District Sub-Registrar  
Asansol, Dist. Burdigha



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

077012

( 2 )

*Saibal Kumar  
Samaddar.*

SRI SAIBAL KUMAR SAMADDAR (PAN : AKQPS5879P)  
S/o Late Deva Prasad Samaddar, by faith Hindu, citizenship Indian,  
resident of : Rashdanga, Asansol, presently residing at Plot No. 8,  
Kalyanpur Housing Estate, P.O. Asansol-5, P.S. Asansol (S), Dist.  
Burdwan hereinafter called the 'VENDOR' (which expression shall unless  
excluded by or repugnant to the context include all his heirs, successors,  
legal representatives and assigns) of the ONE PART.

Contd. Page 3

NO. 2428 TOTAL AMOUNT 108010/- (25000x4 + 5000 + 3000 + 14)  
SOLD TO SRI SMT. KM Anur Ghosal  
OF Kalyanpur, Housing, Aransol

FROM ARANSOL TREASURY ON 18/12/09  
18/12/09  
STAM. CLERK  
ARANSOL TREASURY

*[Handwritten signature]*

Addl. District Sub-Registrar  
Aransol, Dist. Burdwan





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

077013

( 3 )

IN FAVOUR OF

1. SRI ANUP GHOSAL (PAN : AFHPG1010J) S/o Sri Nandalal Ghosal 2. SMT. MITHU GHOSAL W/o Sri Anup Ghosal, both by faith Hindu, citizenship Indian, by occupation business and housewife, residents of : Amarnath Apartment, Plot No. 6, Kalyanpur Housing

*Saichal Kumar Samadda*

Contd. Page 4

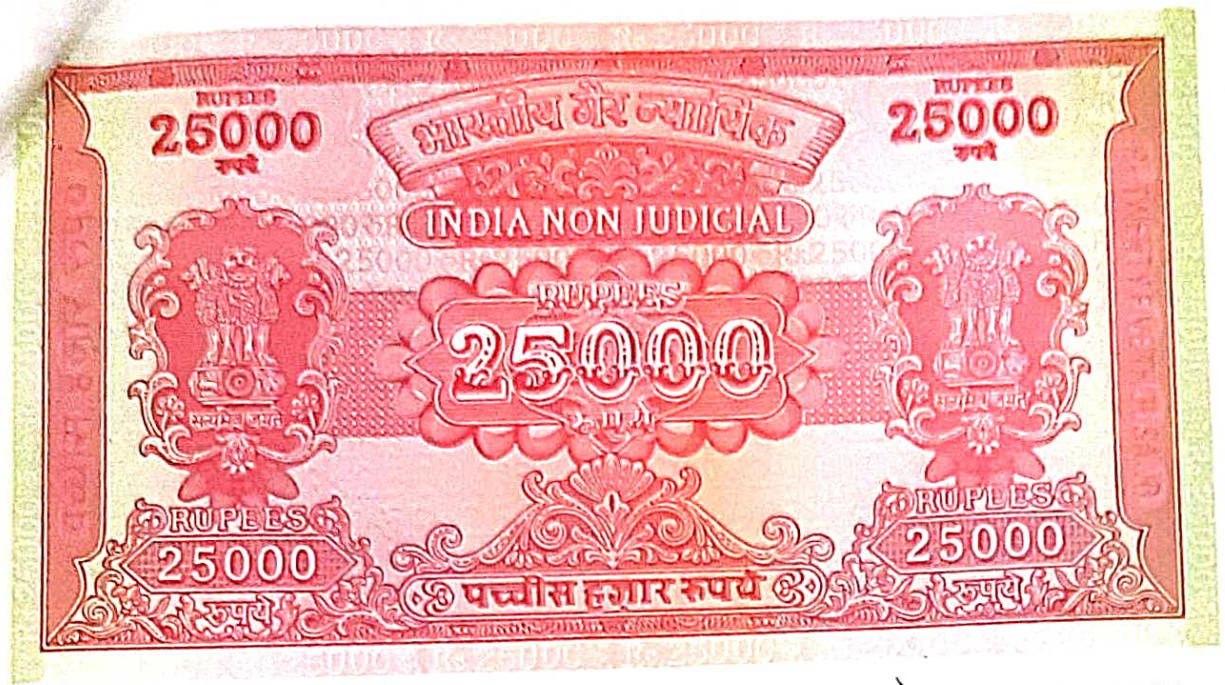
Sl. No. 3428 TOTAL AMOUNT 108010/- (25000x4 + 5000 + 2000 + 10)  
SOLD TO BIRAJI ANUP GHOSH  
OF KAMARUPA Howrah, Assam  
FROM ASSAM TREASURY ON 18/12/09

18/12/09  
STATE CLERK  
ASSAM TREASURY



Addl. District Sub-Registrar  
Assam, Dist. Burdwan





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

077014

( 4 )

*Saibal Kumar Sanadla*

Estate, P.O. Asansol-5, P.S. Asansol (N), Chowki & A.D.S.R. 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;

Contd. Page 5

3428 TOTAL AMOUNT 7080/0/- (25000x4 + 5000 + 3000 + 10)  
SOLD TO SUBSIDIARY Anur Ghosal  
BY Kalyanpur Housing, Asansol  
FROM ASANSOL TREASURY ON 18/12/09

18/12/09  
STAM CLEAR  
TREASURY



**Addl. District Sub-Registrar  
Asansol, Dist. Burdwan**







( 5 )

*Sachal Kumar Sanadla*

WHEREAS the Vendor being a member of 'Muktadhara Co-Operative Housing Society Limited' acquired 4 cottahs of land being Residential Plot No. 8 at Kalyanpur Housing Estate within Mouza Sitla/ Gobindapur, P.S. Asansol through the said Society from the West Bengal Housing Board by an Indenture of Lease being Deed No. 5184 for the year 1985 of Asansol Sub Registry Office on certain terms and conditions as mentioned in the said Deed. In the said Deed the Vendor was an allottee in respect of the said land.

Contd. Page 6

10000

A. NO. 2428 TOTAL AMOUNT 1080/10/- (25000x4 + 5000 + 2000 + 10)

SOLD TO BY NAME: Anil Kumar  
OF: Kalpana Housing, Asansol

FROM ASANSOL VOLAPORT NO: 18/12/09

18/12/09  
STAM

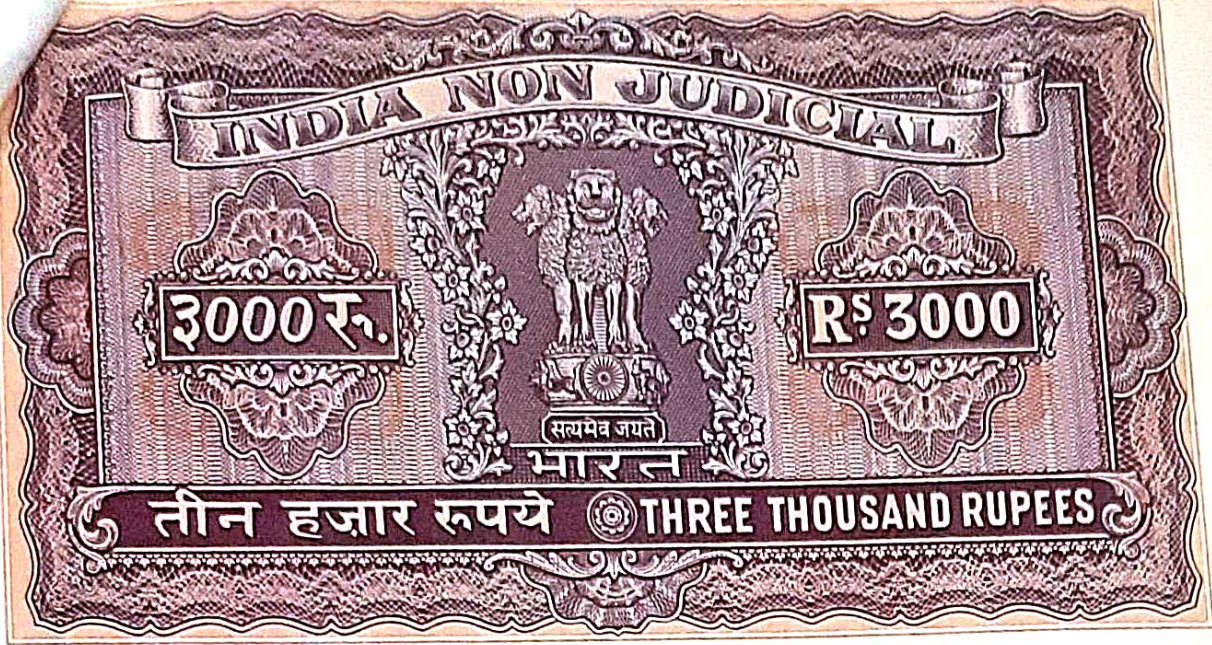
ASANSOL TREASURY

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Addl. District Sub-Registrar  
Asansol, Dist. Burdwan



*[Faint, mostly illegible handwritten text, likely a deed or agreement]*



( 6 )

*Saibal Kumar Samadhar*

AND WHEREAS on the same day the Vendor through the said Mukta Dhara Co Operative Housing Society Ltd. kept the said land allotted to him mortgaged in favour of West Bengal Housing Board by a registered Deed of Mortgage being Deed No. 5185 for the year 1985 of Asansol Sub Registry Office.

Contd. Page 7

3428

TOTAL AMOUNT

108010/- (25000 x 4 + 5000 + 3000 + 10)

PAID TO BR/SMT BY

Anup Ghosal

OF

Kalyanpur Howling, Asansol

FROM ASANSOL TREASURY ON

18/12/09

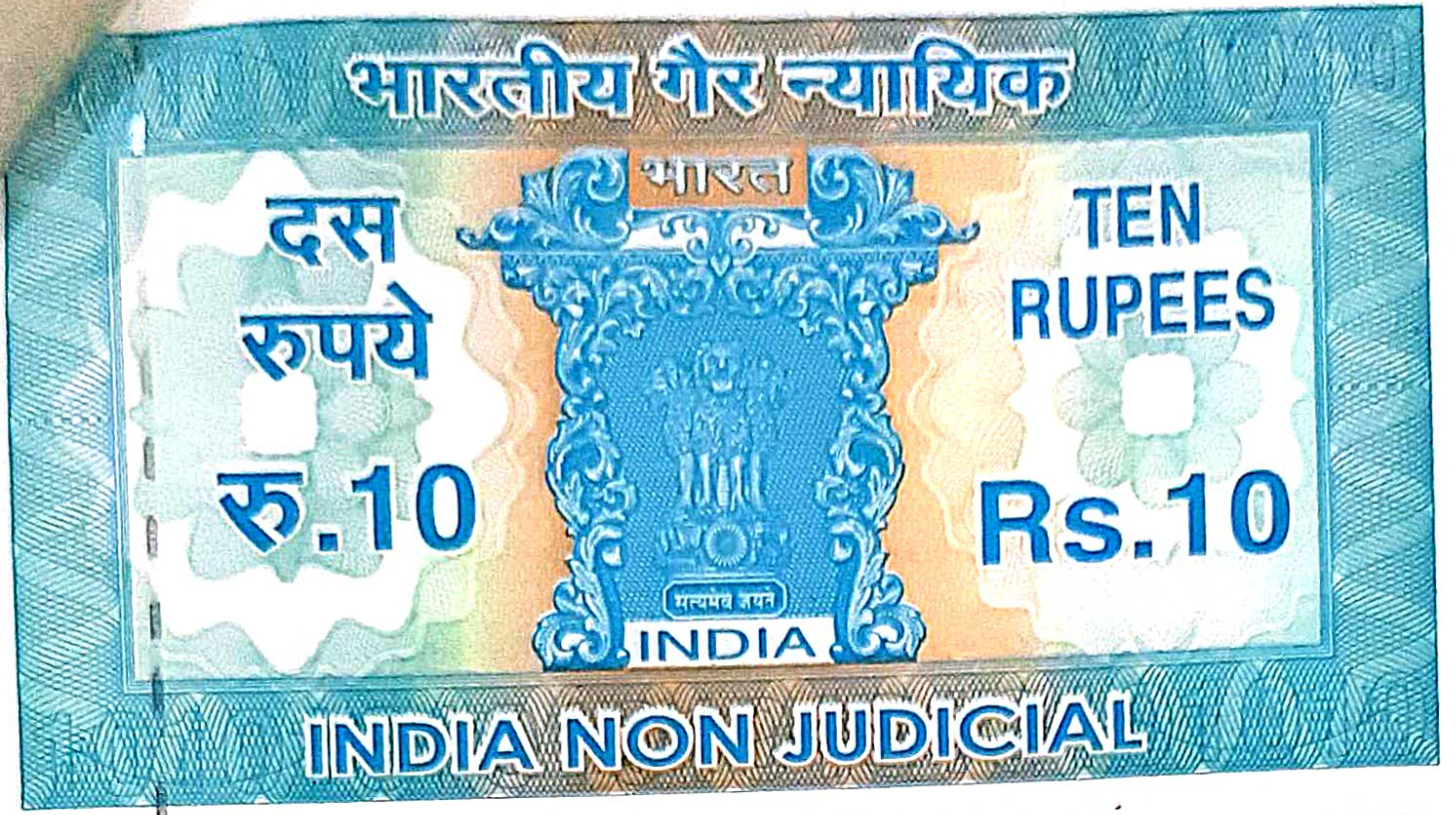
STAM CLEAR

ASANSOL TREASURY

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**Addl. District Sub-Registrar**  
Asansol, Dist. Burdwan



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

33AA 749797

(7)

*Saibal Kumar Sanyal*

AND WHEREAS all outstanding dues which was payable by the Vendor in terms of the above noted Deeds having been fully paid with legal interest by the Vendor through the said Co-Operative Society the West Bengal Housing Board discharged the said mortgage in regard to the said land.

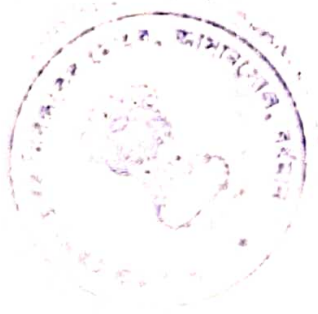
Contd. Page 8

Sl. No. 3428 TOTAL AMOUNT 10800/- (25000 x 4 + 5000 + 2000 + 10)

SOLD TO BELONGING/TO Anur Kishor  
OF KASHIABAIY Housing & Asewal

FROM ARANSOL TREASURY @ 18/12/09

CP 1279/12/09  
STAMP CLERK  
ARANSOL TREASURY



9

Addl. District Sub-Registrar  
Aransol, Dist. Murdwan

( 8 )

Saibal Kumar  
Saxena

AND WHEREAS in pursuance of the said discharge of mortgage the aforesaid Co-Operative Housing Society Ltd. re-conveyed the said land to the Vendor by a registered Deed of Release being Deed No. 5700 for the year 1991 of Asansol Addl. Dist. Sub Registry Office by virtue of which the Vendor became absolute owner of the said land;

AND WHEREAS the Vendor while owning and possessing the said land he raised and constructed a single storied pucca building upon the said land in accordance with a building plan sanctioned by the authority of Asansol Municipality and also A.D.D.A vide Memo No. 246/CEO/ADDA, dated 08/03/1989 and the said property has been assessed in the assessment register of Asansol Municipal Corporation in his name being Holding No. 33, KHE, Ward No. 30 of A.M.C.

AND WHEREAS the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property more fully mentioned in the schedule below which is free from all encumbrances, charges and/or mortgages.

( 8 )

Saibal Kumar  
Sinha

AND WHEREAS in pursuance of the said discharge of mortgage the aforesaid Co-Operative Housing Society Ltd. re-conveyed the said land to the Vendor by a registered Deed of Release being Deed No. 5700 for the year 1991 of Asansol Addl. Dist. Sub Registry Office by virtue of which the Vendor became absolute owner of the said land;

AND WHEREAS the Vendor while owning and possessing the said land he raised and constructed a single storied pucca building upon the said land in accordance with a building plan sanctioned by the authority of Asansol Municipality and also A.D.D.A vide Memo No. 246/CEO/ADDA, dated 08/03/1989 and the said property has been assessed in the assessment register of Asansol Municipal Corporation in his name being Holding No. 33, KHE, Ward No. 30 of A.M.C.

AND WHEREAS the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property more fully mentioned in the schedule below which is free from all encumbrances, charges and/or mortgages.

Contd. Page 9



( 9 )

Saibal Kumar  
Samadda

AND WHEREAS the Vendor being in urgent need of money to meet his legal requirement and expenses having declared and expressed his intention to sell and transfer the schedule mentioned property.

AND WHEREAS the Purchasers having come to know of such intention and declaration proposed and offered to purchase the said property at a total consideration of Rs. 18,00,000/- (Rupees eighteen lac) only;

AND WHEREAS the Vendor considering the said price as fair, proper, reasonable and highest according to present market value prevailing in the locality 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 price of Rs. 18,00,000/- (Rupees eighteen lac) only on the terms mentioned hereinbelow;

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

That in pursuance of the said agreement between the Vendor and the Purchasers and in consideration of the said sum of Rs. 18,00,000/- (Rupees eighteen lac) only only paid by the Purchasers to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge) as total price of the said property, the Vendor doth hereby grant, convey, sell and transfer unto

( 10 )

Saikal Keman Saucella.

and to the use of the said Purchasers all that property 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 property free from any or all encumbrances TO HAVE AND TO HOLD the said property hereby granted, conveyed, and transferred unto and to the use of the said Purchasers absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said Vendor for himself his heirs and successors doth hereby declare and covenant with the said Purchasers that the Vendor has good title, full power and absolute right to sell and transfer the said property and further declare that he is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and that the Vendor has not in any way encumbered the said lands intended to be conveyed by this Deed of Sale AND THAT the said Purchasers including all their legal heirs and legal representatives shall and may at all times peacefully/quietly hold, possess, use and enjoy the said property as lawful and rightful owners

Contd. Page 11

( 11 )

Saibal Kumar  
Sawadhan

thereof with liberty to all further constructions by addition and alteration of the existing structures 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 him AND THAT the said Vendor 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 for further or more perfectly assuring the title of the Purchasers relating to the said property and that the Vendor doth hereby further declare and covenant with the said Purchasers that if it transpires that the schedule mentioned land is not free from all encumbrances and/or the Vendor has no valid perfect and marketable title to the said lands as hereinbefore stated by the Vendor in that event the Vendor including all his 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 Vendor in respect of the said lands hereby sold to the Purchaser.

( 12 )

Saibal Kumar  
Sawaddan.

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

In the District of Burdwan P.S. Asansol, Chowki & Addl. Dist. Sub Registry Office Asansol within Mouza Sitla/Gobindapur, (Block - K.H.E.- 1), J.L. No. 21/18 under the limits of Asansol Municipal Corporation Ward No. 30, all that land measuring 4 (four) cottahs equivalent to 0.066 acres including a single storied pucca building consisting of various rooms and structures measuring covered area 1110 (one thousand one hundred ten) sft. which constitutes Residential Plot No. 8 at Kalyanpur Housing Estate being Holding No. 33, K.H.E., Ward No. 30 of A.M.C. Butted and bounded by :

- On the North : By 80 feet wide road.  
On the South : By house of AS-6 type, Scheme-II  
On the East : By Plot No. 9.  
On the West : By Plot No. 7.

**MEMO OF CONSIDERATION**

1. Rs. 4,00,000/- (Rupees four lac) only paid by D/D No. 000038, dated 18/12/2009 of IDBI Bank, Asansol.
2. Rs. 10,00,000/- (Rupees ten lac) only paid by D/D No. 000061, dated 07/01/2010 of IDBI Bank, Asansol.
3. Rs. 2,00,000/- (Rupees two lac) only paid by D/D No. 798835, dated 07/01/2010 of United Bank of India, Apcar Garden Branch.
4. Rs. 2,00,000/- (Rupees two lac) only paid by D/D No. 000068 dated 12/01/2010 of IDBI Bank, Asansol Branch.

( 13 )

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

Witness :

1. Sri Bapi Datta  
570 - Sri Kishore Datta  
Upper Chelidanga  
S. B. Gostai Road  
AS - 4.

Sailal Kumar Samaddar.

Signature of the Vendor

2. - B. B. Mitra  
Kalanpar House  
Asansol

Prepared by me and  
printed in my office

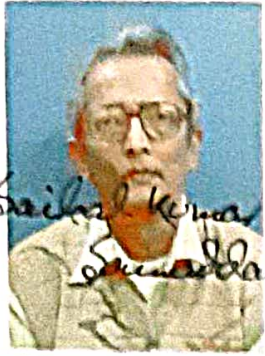
Nanda Dulal Mitra  
(Nanda Dulal Mitra)

Deed Writer

Licence No. 28

A.D.S.R. Office, Asansol

Left Hand



Saibal Kumar Sawaddan

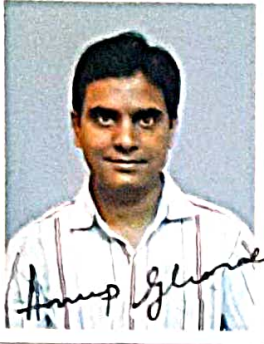
Right Hand



Finger Print Attested by me : Saibal Kumar Sawaddan

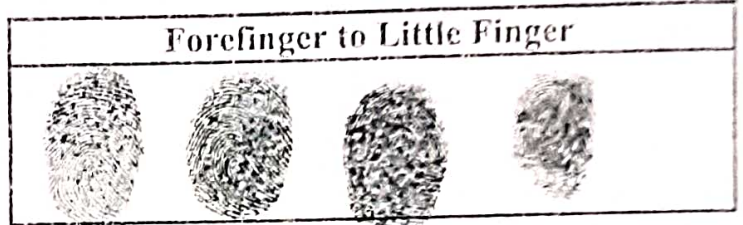
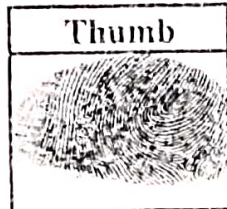
Saibal Kumar Sawaddan

Left Hand



Anup Ghosal

Right Hand



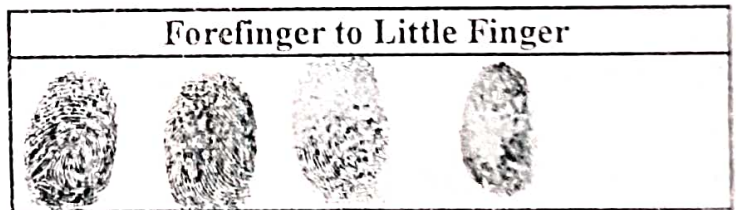
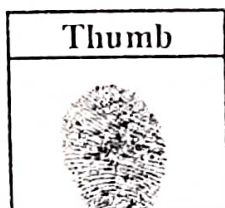
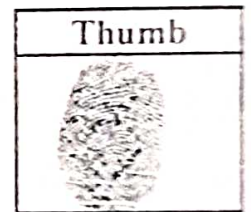
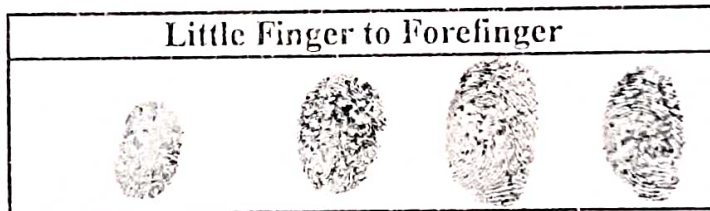
Finger Print Attested by me : Anup Ghosal

Left Hand



Mithu Ghosal

Right Hand



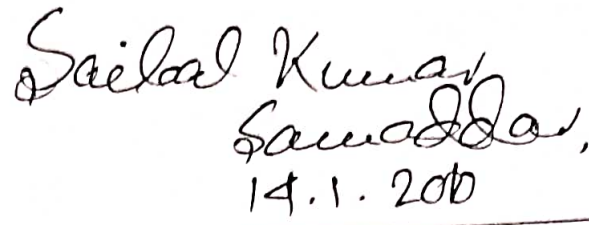
Finger Print Attested by me : Mithu Ghosal

Government of West Bengal  
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue



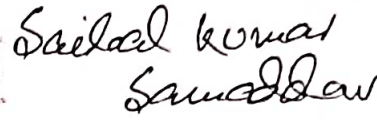
Office of the A. D. S. R. ASANSOL, District- Burdwan

Signature / LTI Sheet of Serial No. 00225 / 2010, Deed No. (Book - I , 00219/2010)

Signature of the Presentant

Name of the Presentant	Signature with date
Saibal Kumar Samaddar	 14.1.2010

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Saibal Kumar Samaddar Address -Plot No- 8, Kalayanpur Housing Estate Asansol Burdwan	Self		 LII	
			14/01/2010	14/01/2010	

Name of Identifier of above Person(s)  
Bapi Dutta  
PS-Asansol, Upper Chelidanga Asansol Burdwan

Signature of Identifier with Date

 14-01-10



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

**Endorsement For Deed Number : I - 00219 of 2010**  
**(Serial No. 00225 of 2010)**

**On 14/01/2010**

**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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 19789/- ,E = 7/- on 14/01/2010

**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.-1800000/-

Certified that the required stamp duty of this document is Rs.- 108010 /- and the Stamp duty paid as: Impressive Rs.- 108010/-

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

Presented for registration at 12.10 hrs on :14/01/2010, at the Office of the A. D. S. R. ASANSOL by Saibal Kumar Samaddar,Executant.

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

Execution is admitted on 14/01/2010 by

- 1 Saibal Kumar Samaddar, son of Late Deva Prasad Samaddar , Plot No- 8, Kalayanpur Housing Estate Asansol Burdwan , Thana Asansol, By Caste Hindu, By Profession : Others  
Identified By Bapi Dutta, son of Mihir Dutta, Upper Chelidanga Asansol Burdwan,Thana: Asansol, By Caste. Hindu, By Profession: Others.

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

  
( Ananda Mohan Sikdar )

**ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL**

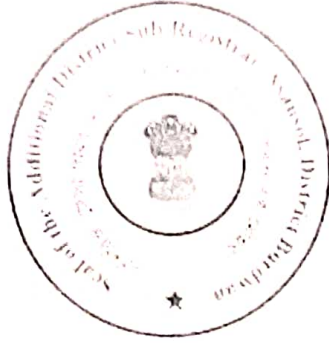
**EndorsementPage 1 of 1**

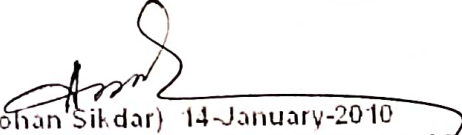
**14/01/2010 15:26:00**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 3455 to 3478  
being No 00219 for the year 2010.



  
(Ananda Mohan Sikdar) 14 January-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL  
Office of the A. D. S. R. ASANSOL  
West Bengal