Contrad that the decrement is admitted to registration. The signature chart and the one of the signature chart and the decrement attacks an actual with this decrement.

District Sub-Rayistrar,

Deed of Sale

Police Station: Shibpur

Consideration: Rs. 20,25,000.00

2009. THIS DEED OF SALE made on this the day of Novembers

BETWEEN

Village Atila P.S. Bagnan, Dist: Howrah, S. SMT. BITHI SAMANTA, wife of Late Krishnapada Samanta, 6. SMT. UJJAYANI MONDAL, wife of Late Tapan Sri Jugal Kishore Mondal, by faith Hindu, Mondal, both by faith Hindu, by occupation Business, both residing at Village Business, residing at Village Atila P.S. Bagnan, Dist: Howrah, 2. SRI HIRALAL MONDAL, 3. SRI PANNALAL MONDAL, both sons of Late Debendra Nath MONDAL, son of Sri Jugal Kishore Mondal, by faith Hindu, by occupation Bagnan, Dist: Howrah, represented by his constituted attorney, SRI SURANJAN Mondal, by faith Hindu, by occupation Business, resididing at Village Atila P.S. Atila P.S. SRI JUGAL . Bagnan, Dist: Howrah, 4. SMT. KISHORE MONDAL, by occupation Housewife, residing at SMRITIKANA MONDAL, wife of son of Late Debendra Nath

For Credit to the Account of the Green Not over Rs. 135840/1 Not over Rs. 135840/1 Signature of authorized Officer (s. s. number: Somnath GHOSH Somnath GHOSH Somnath GHOSH	3R. No.: 533555 001 001 001 001 001 001 001 001 001
Govt. of West Bengal.	STATE BANK STATE BANK STATE BANK Branch Name Branch Code Date: 05
	ATED BANK RECEIPT HENDIA WARA O S 1 CHARLES BE

FROM o S District Sub-Registrar Howrah

(See S.R. 46)

Detail Head of Account (14 Digits must be filled up properly)

O (b) In words ; (a) Amount 1,35,840

Rupees 0000 hundred oks Borte King ostro. tousand

6 Name / Designation & Address of the Departmental Officer on By whom tendered Name & Adderss :

7 money is paid: MANGLA INDAD CONSUL A Advocates Clear
Teadges Court Houras
on whose behalf / tavour

DVT.

(a) Particular and Authority of Deposit HIBPUR 11884

(b) T.V. No. & Date of A.C.Bill

2157. HOWRBH.

9. Accounts Officer by whom adjustable-

Accountant General (9A & E), West Bengal

Verified

Treasury Receipted Challan No.

Depositor's

Signature

Signature of Departmental / Treasury Officer

Received payment

Bank Scroll Serial No.

日子 Charles (125643

Dated: Receipt by the Bank / 135 870 Ju Signature with seal of the Bank

In respect of Challen retaining to refund a find pent amount of A.C. Bill

1251 NITIALS

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Anna Sma		Signature of	Korin Samata			Signature of	Smuli Kana Mendal		SI. Picture & Signatura No. of Executants
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Government Of West Bengal Office Of the D.S.R.HOWRAH District:-Howrah

Endorsement For Deed Number: I - 11172 of 2009 (Serial No. 12065 of 2009)

On 06/11/2009

Certificate of Market Value (WB PUVI rules of 2001)

assessed at Rs.-2263601/-Certified that the market value of this property which is the subject matter of the deed has been

Certified that the required stamp duty of this document is Rs.- 135826 /- and the Stamp duty paid as: Nil

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

Presented Ghosh, Claimant for registration at 19.50 hrs on :06/11/2009, at the Private residence by Avijit

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

Execution is admitted on 06/11/2009 by

- Hiralal Mondal, son of Lt. Debendra Nath Mondal, Vill- Atila Dist.- Howrah, Thana Bagnan, By Caste Hindu, By Profession: Business
- 2 Pannalal Mondal, son of Lt. Debendra Nath Mondal, Vill- Atila Dist.- Howrah, Thana Bagnan, By Caste Hindu, By Profession: Business
- ယ Hindu, By Profession : House wife Smritikana Mondal, wife of Jugal Kishore Mondal, Vill- Atila Dist.- Howrah, Thana Bagnan, Identified By Dipankar Samanta, son of Lt. Krishnar, Thana: Bagnan, By Caste: Hindu, By Profession: Service son of Lt. Krishnapada Samanta, Vill- Benapur Dist.-By Caste Howrah

Executed by Attorney

Execution by

- --Suranjan Mondal, son of Jugal Kishore Mondal, Vill- Atila Dist.- Howrah, Thana: Bagnan, By Caste Hindu, By Profession: Business, as the constituted attorney of Jugal Kishore Mondal is admitted by
- in Koushik Samanta, son of Lt. Krishnapada Samanta, Vill-Benapur Dist.- Howrah, Caste Hindu, By Profession: Service, as the constituted attorney of 1. Bithi Samanta 2. Ujjayani Mondal Dipankar Samanta 4. Navarani Bag 5. Gargi Manna 6. Nabarun Manna is admitted by him. Thana: Bagnan, By

Thana: Bagnan, By Caste: Hindu, By Profession: Service Identified By Dipankar Samanta, son of Lt. Krishnapada Samanta, Vill- Benapur Dist.- Howrah

(Santi Kumar RoyChowdhury)
DISTRICT SUB-REGISTRAR OF HOWRAH

(Santi Kumar RoyChowdhury)
DISTRICT SUB-REGISTRAR OF HOWRAH



Government Of West Bengal Office Of the D.S.R.HOWRAH District:-Howrah

Endorsement For Deed Number: I - 11172 of 2009 (Serial No. 12065 of 2009)

On 09/11/2009

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.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 24893/-, E = 7/-, H = 28/-, M(b) = 4/on 09/11/2009

Certificate of Market Value (WB PUVI rules 2001)

Stamp Paid By SABR

Rs. 135840/- is paid, by the SABR number 533555, SABR Date 05/11/2009, Bank Name STATE BANK OF INDIA, Howrah, received on 09/11/2009

(Santi Kumar RoyChowdhury)
DISTRICT SUB-REGISTRAR OF HOWRAH

09/11/2009 16:22:00

DISTRICT SUB-REGISTRAR OF HOWRAH EndorsementPage 2 of 2

(Santi Kumar

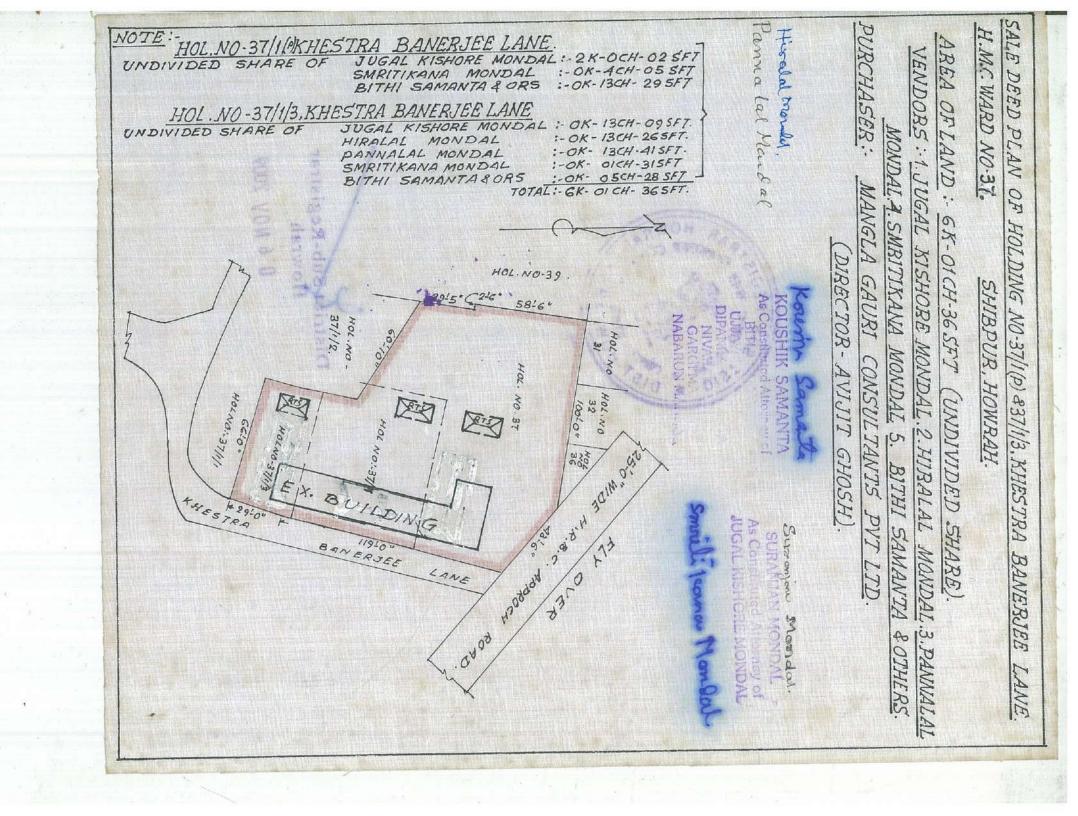
RoyChowdhury)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 32 Page from 8181 to 8198 being No 11172 for the year 2009.



(Santi Kumar RoyChowdhury) 10-November-2009 DISTRICT SUB-REGISTRAR OF HOWRAH Office of the D.S.R.HOWRAH West Bengal



Mondal, 7. SRI DIPANKAR SAMANTA, son of Late Krishnapada Samanta, all by faith Hindu, by occupation 5 & 6 Housewife, 7. Medical Practitioner, all BAG, wife of Sri Bikash Kumar Bag, by faith Hindu, by occupation H residing at Chandpatra, Geonkhali, P.S. Mohishadal. Dist: Midnapore, residing at Village Benapur P.S. GARGI MANNA, daughter of Late Radheshyam Manna and wife of Sabyasachi Ghosh, 10. SRI NABARUN MANNA, son of Late Radheshyam Manna, both by representatives and assigns etc.) of the FIRST PART. excluded by or repugnant to the context shall include their heirs, executors, legal attorney SRI KOUSHIK SAMANTA, son of Late Krishnapada Samanta, by faith faith Hindu, BIRENDRA Village Naul, P.S. by occupation Service, residing at Village Benapur, P.S. Bagnan, hereinafter referred to as the by occupation Teacher & Service respectively, both residing at NATH SAMANTA, Shyampur, Dist: Howrah, Bagnan, Dist: Howrah, 8. SMT. NIVARANI who are represented by by faith Hindu, by occupation Housewife, VENDORS being the legal heirs of deceased (which expression unless their constituted

AND

occupation-business, having its office at 46A/33/3, Shibpur Road, P.S. Shibpur, Director AVIJIT GHOSH, son of Late Gopal Chandra Ghosh, by faith Hindu, by representatives and assigns etc.) of the SECOND PART. excluded by or repugnant to the context shall include its heirs, executors, legal Howrah, hereinafter called the PURCHASER (which expression unless

standing thereon measuring altogether 24 kathas 6 chittaks comprises deceased, was the owner of the mokorari mourashi bastu land with pucca structure less within the jurisdiction of District Registry and Sub-registry Howrah. Howrah Municipal Corporation holding no. 37, 37/1, and 37/1/3, Kshetra Banerjee Lane, Shibpur, Howrah-2 under ward no. 37 be the same a little more or WHEREAS at all material point of time one Pulin Bihari Halder, now

by virtue of a registered Deed of Partition executed in between his other co-sharer, Sri Bankim Chandra Halder. AND WHEREAS the said Pulin Bihari Halder got the aforesaid properties

entire property measuring 24 kathas 6 chittaks by a registered deed of sale dated 11/08/1943 to one Banerjee, Samanta, Mondal & Co. being a partnership firm having their respective shares and interest as mentioned in the said deed of sale. AND WHEREAS afterwards the said Pulin Bihari Halder sold away the

partners Birendra Nath Samanta instituted a civil suit before the court of the partners of the aforesaid partnership firm and in consequence to that one of the AND WHEREAS thereafter disputes and differences arose in between the

compromised decree dated 03/02/1956 passed by the learned Court. Subsequently the said suit was compromised declaring the respective share of the partners, namely Monoranjan Bandopadhyay & others and Jugal Kishore Mondal, partners in the aforesaid partners and the said partnership was dissolved by a Kenaram Daw, Learned First Sub-Judge Howrah being T.S. Smt. Henarani Majhi and Smt. Subhashini Samanta & 17 of 1947 against the other two

registered deed of sale duly registered in Deed No. 5655 dated 26th December, their allotted share to Sri Hiralal Mondal and Pannalal Mondal by AND WHEREAS the said Monoranjan Bandopadhyay & others sold away virtue of a

Sale duly registered in Deed No. 2209 dated 18th March, 1968. Sri Jugal Kishore Mondal and Sri Hiralal Mondal by virtue of a registered Deed of Henarani Majhi sold away their settled share in the property measuring 1 katha to AND WHEREAS thereafter the said Smt. Subhashini Samanta and Smt.

chittaks to Sri Pannalal Mondal by virtue of a registered in Deed No. 2210 dated 17th March, 1968. sold away jointly their respective AND WHEREAS again the said Subhashini Samanta and Henarani Majhi share in the aforesaid property measuring virtue of a registered Deed of Sale duly

aforesaid property to one Smt. Smritikana Mondal by virtue of a registered Deed of registered Deed of Gift in respect of his share measuring 13 chittaks out of the Gift duly registered in Deed No. 4889 dated 17th August, 1967. AND WHEREAS again one of the partners Sri Kenaram Daw executed a

of holding no. 37 has been shown as 14 kathas 8 chittaks 12 square feet, 37/1 has which is now known as an individual unit being Holding no. 37, 37/1 and 37/1/3, been shown as 7 kathas 4 chittaks 23 square feet and 37/1/3 has been shown as 3 Kshetra Banerjee Lane, P.S. Shibpur, Dist: Howrah out of which the measurement Howrah Municipal Corporation separately in respect of three Samanta now deceased and other co-sharers mutated their names in the record of AND WHEREAS thereafter the aforesaid Vendors alongwith Birendra Nath separate holdings

AND WHEREAS in the mean time a land measuring 9 chittaks 13 square feet be the same a little more or less out of holding no. 37, Kshetra Banerjee Lane, have been acquired by the H.R.B.C. against L.A. case no. 291 II (II) (12) of 76-77.

aforesaid property holdings reduced to 23 kathas 12 chittaks 32 square feet more or less from 24 kathas 6 chittaks AND WHEREAS thereafter the entire measurement of the aforesaid three and the present vendors are now the lawful owners of the

collecting rents from them. AND WHEREAS the present Vendors are now possessing the said property and partly through six different monthly premises tenants by

after the execution of sale deed all the liabilities and responsibilities with regard to the right, title and interest over the aforesaid property will devolve upon the liens, lis pendense etc. and the owners have all right, title and interest having all of transferable rights on the day of execution of this deed of sale, whereas AND WHEREAS the property is free from all encumbrances,

square feet, being their respective undivided share out of holding no. Kshetra Banerjee Lane, which amounts to altogether 6 kathas 1 chit Shibpur, Dist: Howrah along with structure standing thereon be the same a little square feet out of premises no. 37/1 and 37/1/3, Kshetra Banerjee Lane, 37/1 and 37/1/3, Kshetra Banerjee Lane and vendor no. (2) owned and possessed chittaks 12 square feet being their respective undivided shares out of holding no 36 square feet and vendor nos. (5) to (10) owned and possessed 1 kathas 3 kathas 13 chittaks 11 square feet, vendor no. (4) owned and possessed 5 chittaks sell their undivided share wherein the the plan annexed to this deed. 13 chittaks 26 square feet, vendor no. (3) owned and possessed 13 chittaks 41 more or less as described in schedule hereunder and also shown in colour RED in AND WHEREAS due to some financial reasons the vendors now intend to vendor no. (1) owned and possessed 2 chittaks 36

Shibpur Howrah measuring 6 kathas 1 chittaks 36 square feet. AND WHEREAS thus the vendors acquired, owned and possessed the undivided vested share in holding no. 37/1 and 37/1/3, Kshetra Banerjee Lane,

approach and proposal of the purchaser and considering the consideration money vendors to purchase the same at a total consideration of Rs. 20,25,000.00 (Rupees conditions. AND WHEREAS the purchaser is in search of a plot of land approached the Lakhs and Twenty five Thousand only) and the vendors market price agreed to sell the same on the following terms

all documents, deeds papers and record of rights as well as causing necessary purchaser in case of any illegalities and faults in their title, possession and rights documents regarding the title of the vendors over the aforesaid properties including over the said property whereis and whatever there is and the AND WHEREAS the purchaser having been satisfied after inspection of the in the concerned authorities became ready to purchase the vendors also undertake to indemnify the

appurtenant to the said property and common passages and easements to the said said properties described in the Schedule below together with common facilities grant, convey and transfer by way of sale, unto the Purchaser forever all that the acknowledge) as per the Memo of Consideration below the Vendors do hereby 20,25,000.00 (Rupees Twenty Lakhs and Twenty five Thousand only) paid by Purchaser NOW THIS INDENTURE WITNESSETH that in pursuance of the said and acceptance between the to the Vendors (the receipt of parties and in which the Vendors consideration of hereby

members and appurtenances unto and to the use and benefit of the Purchaser for said property or any part thereof TO HAVE AND TO HOLD the said property enjoyed or reputed or known as part or member thereof or be appurtenant thereto appertaining to or easements now chargeable upon the same which hereafter become payable in respect thereof to the Government of West Bengal or any Municipality or meaning of the law in force for the time being subject to the payments of all taxes, ever to be held as heritable, transferable and immovable property within the hereby granted and sold or intended so to be with their and every of their rights, benefit, claim and demand whatsoever of the Vendor into and out of and upon the condition that the said property. Municipal with all the estate, right, interest, use, AND TOGETHER with all appurtenances belonging to or in any way Corporation or any other with the same or A STATE OF THE PARTY OF THE PAR concerned authorities any part thereof usually held, occupied, 1 inheritance, property, possession, and subject to

AND the Vendors do hereby covenant with the Purchaser as follows:

- authority to grant, convey, transfer, assign and assure the said property hereby sold, granted, conveyed, transferred, assigned, assured and expressed so to be unto and to the use of the Purchaser absolutely in the manner aforesaid THAT the Vendors have in themselves good right, full power and absolute
- appurtenances and receive the rents, issues, incomes and profits thereof and every sufficiently saved, kept harmless and indemnified from or against all former and sold or expressed so to be free and clear and freely and clearly and absolutely and any estate, right or interest whatsoever at law in the said property hereby granted person or persons claiming under them or in trust for them or lawfully claiming interruption and claim and demand whatsoever from or by the Vendors or any part thereof for his own use and forever released and discharged or quietly enter into, AND THAT the Purchaser shall and may at all times hereafter peaceably hold, occupy, possess and enjoy exclusively benefit without any suit, otherwise by the Vendor lawful eviction, and well

claiming under or in trust for the Vendors; occasioned or suffered by the Vendors or any other persons lawfully claiming or other estates, titles, charges and encumbrances whatsoever had made, executed,

- aforesaid as by the Purchaser shall be reasonably required; lawful acts, deeds, things, matters, conveyances, assurances in law whatsoever for at the request and costs of the Purchaser, do and execute all such further and other hereby granted and sold unto and to the use of the Purchaser in the AND THAT the Vendors shall from time to time and at all times hereafter, further and more perfectly and absolutely assuring the said property
- attached to any certificate at the instance of the said Departments. Public Demand Recovery Act and no steps has been taken in execution of any attached to any proceedings connected with the Departments of Income Tax, Wealth Tax, Gift Tax or otherwise and no certificate has been filed in the office of Certificate Officer under the provision of the execution of any certificate at AND THAT the said property (as described in the Schedule below) is not
- title free for the purchaser and all the legal cost and expenses has to be borne by encumbered such as any agreement for sale, mortgage, involved in any execution the vendors. execution of this sale deed, the vendors will take entire responsibility to make its case defect in title and mistake or error in the names of the vendors after the AND THAT if the schedule mentioned property IS. appeared to
- assign or otherwise deal with the said property along with the right of common consent or objection of the Vendors. passages and easements hereby acquired in the manner as the Purchaser shall think fit and proper subject to the terms and conditions laid down herein without any AND THAT the Purchaser shall be entitled to sell, transfer, mortgage, lease,
- 7. AND THAT the vendors herewith hand over to the purchaser all the original deeds and writings in respect of the title of the property described in the schedule here under.
- egress and ingress, by bringing water pipeline, electric connection rights over the common passage annexed to the property hereby sold by regular constructing drainage system. AND THAT the Purchaser shall have right to apply all sorts of easement and
- mutated in the records of the Settlement Office, maintained by the Government of West Bengal or any local authority AND THAT the Purchaser, by virtue of this Deed, shall have his name any Municipality or Municipal Corporation and in other Government of West Bengal, J. L.

THE SCHEDULE AS REFERRED ABOVE

no. 98 and 97 in connection with holding no. 37/1 and to Dag no. 348 and 347 and out of holding no. measuring 3 Kathas 1 chittaks 36 square out of holding no. 37/1 and 3 kathas jurisdiction of District Registrar and Sub-registrar Howrah with all with holding no. 40 and 41 under Khatian no. 201 and 289 within Sheet no. 98 and 97 in connection corresponding to Dag no. 347 and 40 under Khatian no. 201 and 289 within Sheet holding no. feet in the ground floor situated at Howrah Municipal Corporation Ward No. 37, Shed measuring 70 square feet and partly pucca structure measuring 300 square kathas 1 chittaks 36 square feet being the undivided share along with partly R.T. bounded by:common passage right and other rights and appurtenances, THAT the piece and parcel of mokorari mourashi homestead land 37/1 and 37/1/3, Kshetra Banerjee Lane, 37/1/3 as shown in colour RED in the plan annexed within the 37/1/3, Kshetra Banerjee Lane, which comes altogether 6 Shibpur, being butted and easements, Howrah-2

On The North: 37, Kshetra Banerjee Lane.

On The South: 37/1/1, Kshetra Banerjee Lane

On The East : Kshetra Banerjee Lane.

On The West: 37/1/2, Kshetra Banerjee Lane

THE MEMO OF CONSIDERATION

Lakhs and Twenty five Thousand only) in the following manner: Paid to the Vendors by the purchaser Rs. 20,25,000.00 (Rupees Twenty

	NAME	DRAFT No.	BANK	DATE
a)	Jugal Kishore Mondal	137807	Indian Bank	28/10/2009
	(1	(Shibpur Branch)	
6	Hiralal Mondal	137815	Indian Bank	29/10/2009
,			(Shibpur Branch)	
c	Pannalal Mondal	137808	Indian Bank	28/10/2009
			(Shibpur Branch)	
d)	Smritikana Mondal	137806	Indian Bank	28/10/2009
			(Shibpur Branch)	
e)	Bithi Samanta &	137814	Indian Bank	29/10/2009
	Others		(Shibpur Branch)	

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FORM FOR TEN PRESSION

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