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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

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Certified that the Document is admitted to registration. The addresses mentioned hereof are a part of this document.

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

10 JAN 2013

Query No. 305/2013.

**DEED OF SALE**

Valued at Rs. 2,40,000/-

Assessed Market Value Rs. 2,40,000/-

District Burdwan, P.S. Asansol (South)

Mouza Bartoria, J.L. No. 8

R. S. Plot No. 54.

Total area of land sold is : 02.8954 Decimal.

THIS DEED OF SALE made on this the <sup>10<sup>th</sup></sup>... day of January, 2013.

Contd.....P/2.

A 2636/.

*Imaj*  
(Adv)

Date of Purchase  
from Asansol Treas

3 AUG 2012

L.No. 1 of 2000-01

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Addl. District Sub-Registrar  
Asansol, Dist. Burdwan

10 JAN 2012

:2:

BY

- (1) SRI SISIR KUMAR SHAW,
- (2) SRI DEBIDAS SHAW,
- (3) SRI RABINDRANATH SHAW, all are Son of Late Basudeb Shaw,
- (4) SMT. MINOTI HAZRA, Wife of Sri Hari Bhajan Hazra,
- (5) SMT. NIYATI LAYEK, Wife of Sri Naba Krishna Layek,
- (6) SMT. BHARATI MONDAL, Wife of Sri Ganesh Chandra Mondal,
- (7) SMT. LILA CHOWDHURY, Wife of Sri Ramprosad Chowdhury,
- (8) SMT. SHYAMALI CHATTARAJ, Wife of Sri Tamal Krishna Chattaraj,  
all are Daughter of Late Basudeb Shaw,
- (9) SRI SUNIL KUMAR SHAW,
- (10) SRI BISWAJIT SHAW,
- (11) SRI GOUTAM SHAW, all are Son of Late Patal Chandra Shaw,
- (12) KANTI SHAW,
- (13) SMT. MALLIKA BHATTACHARYYA, Wife of Sri Fatik Bhattacharyya,
- (14) SMT. LAKHI RANI MONDAL, Wife of Late Narayan Mondal,
- (15) SMT. UMA RANI SHARMA, Wife of Late Sridhar Chandra Sharma,  
Executant No. 12 to 14 are Daughters of Late Patal Chandra Shaw,
- (16) SRI NIRMAL KUMAR SHAW,
- (17) SRI NITYA NANDA SHAW, both are Son of Late Atul Chandra Shaw,
- (18) SMT. RANIBALA PANDA, Wife of Late Kalipada Panda, Daughter of  
Late Atul Chandra Shaw,
- (19) SMT. ASHA ZAMINDER, Wife of Sri Billwa Mangal Zaminder,

Contd.....P/3.

*Imaji*  
(Adv)

:3:

- ✓ (20) **SMT. ARATI BHATTACHARYA**, Wife of Late Ramrati Bhattacharya,  
✓ (21) **SMT. GANDHESWARI SHARMA**, Wife of Sri Fatick Chandra Sharma,  
and  
✓ (22) **SMT. BHARATI GOSWAMI**, Wife of Sri Banchharam Goswami, all are  
Daughter of Late Satya Kinkar Shaw, all are by Faith Hindu, Citizenship Indian,  
all are permanently resident of Village Santa, P.O. Burnpur, P.S. Hirapur, Sub-  
Division & Addl. Dist. Sub-Registry Office Asansol, District Burdwan (West  
Bengal), hereinafter jointly and severally called the "**VENDORS**" (which  
expression shall unless excluded by or repugnant to the context include all their  
heirs, successors, legal representatives and assigns) of the ONE PART.

The aforesaid Vendor Nos. 1, 2 and 4 to 17 are represented by their duly  
appointed, constituted, authorised and nominated Attorney Sri Rabindranath  
Shaw (i.e., Vendor No. 3), Son of Late Basudeb Shaw, by Faith Hindu, by  
occupation Service, Citizenship Indian, resident of Village Santa, P.O. Burnpur,  
P.S. Hirapur, District Burdwan, by virtue of a Deed of General Power of  
Attorney dated 20/07/2012 registered in Book No. IV, CD Volume No. 2, Page  
from 1206 to 1224, being No. 682 for the year 2012 of A.D.S.R. Office, Asansol.

**IN FAVOUR OF: -**

"**SATYAM CONSTRUCTION**", a Partnership Firm, bearing  
P.A.N. AAWFS3073P, having its Office at 'Akash Apartment', Gopalpur, P.O.  
Asansol-4, P.S. Asansol (South), District Burdwan, and represented by its  
partners:- (1) Sri Anirban Das, Son of Late Nityananda Das, resident of  
Kalyanpur Housing Estate, House No. AS-2(M), 5/IV, P.O. Asansol-5, P.S.  
Asansol (North), District Burdwan, and (2) Sri Arun Krishna Bagchi, Son of Sri

Contd.....P/4.

*Suraj*  
(Adv)

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Bijoy Krishna Bagchi, resident of 'Bagchi House', Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Burdwan, both are by Faith Hindu, by occupation Business, Citizenship Indian, hereinafter called the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context include all their heirs, successors legal representatives and assigns) of the OTHER PART.

WHEREAS the landed properties comprised in R.S. Plot No. 54 under L.R. Khatian No. 475 situated in Mouza Bartoria, J.L. No. 8 under P.S. Asansol, District Burdwan measuring 0.3162 Decimal originally belonged to one Basudeb Shaw, Son of Late Girish Chandra Shaw who while owning and possessing the same expired leaving behind the Vendor No. 1 to 8 as his sons and daughters as the only legal heirs and successors to inherit the same as per the Hindu Succession Act, 1956.

AND WHEREAS the landed properties comprised in R.S. Plot No. 54 under L.R. Khatian No. 317 situated in Mouza Bartoria, J.L. No. 8 under P.S. Asansol, District Burdwan measuring 0.3162 Decimal originally belonged to one Patal Chandra Shaw, Son of Late Girish Chandra Shaw who while owning and possessing the same expired leaving behind the Vendor No. 9 to 15 as his sons and daughters as the only legal heirs and successors to inherit the same as per the Hindu Succession Act, 1956.

AND WHEREAS the landed properties comprised in R.S. Plot No. 54 under L.R. Khatian No. 3 situated in Mouza Bartoria, J.L. No. 8 under P.S. Asansol, District Burdwan measuring 0.3224 Decimal originally belonged to one Atul Chandra Shaw, Son of Late Girish Chandra Shaw who while owning and possessing the same expired leaving behind the Vendor No. 16, 17 & 18 as his

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*Shaji*  
(Adv)

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sons and daughter as the only legal heirs and successors to inherit the same as per the Hindu Succession Act, 1956.

AND WHEREAS the landed properties comprised in R.S. Plot No. 54 under L.R. Khatian No. 176 situated in Mouza Bartoria, J.L. No. 8 under P.S. Asansol, District Burdwan measuring 0.9703 Decimal originally belonged to one Golok Behari Shaw, Son of Late Dakshineswar Shaw who while owning and possessing the same expired leaving behind the Vendor No. 19 as his daughter and the only legal heir and successor to inherit the same as per the Hindu Succession Act, 1956.

AND WHEREAS the landed properties comprised in R.S. Plot No. 54 under L.R. Khatian No. 801 situated in Mouza Bartoria, J.L. No. 8 under P.S. Asansol, District Burdwan measuring 0.9703 Decimal originally belonged to one Satya Kinkar Shaw, Son of Late Jyogeshwar Shaw who while owning and possessing the same expired leaving behind the Vendor No. 20 to 22 as his daughters and the only legal heirs and successors to inherit the same as per the Hindu Succession Act, 1956.

AND WHEREAS all the Vendors since after their inheritance as per their respective shares as aforesaid have been peacefully and uninterruptedly owning and possessing the said landed properties morefully mentioned in the schedule below free from all encumbrances, charges and/or mortgages, etc.

AND WHEREAS the Vendors being in urgent need of money to meet their lawful requirements and expenses declared and expressed their intentions to sell and transfer the schedule mentioned land measuring 02.8954 Decimal.

*Suraj*  
(Adv)

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AND WHEREAS the Purchasers on coming to know of such intention and declaration of the Vendors have offered to purchase the schedule mentioned land at a total consideration price of Rs. 2,40,000/- (Rupees two lakhs forty thousands) only.

AND WHEREAS the Vendors considering the said price to be fair, reasonable and highest according to present market value prevailing in the locality have accepted the said offer of the Purchasers and agreed to sell and transfer the schedule mentioned land to the Purchasers at and for the said total price of Rs. 2,40,000/- (Rupees two lakhs forty thousands) only on the terms mentioned hereunder.

**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. 2,40,000/- (Rupees two lakhs forty thousands) only paid by the Purchasers to the Vendors (the receipt whereof the Vendors doth hereby admit and acknowledge as per their respective shares) as total price of the said land, 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, light, liberties, privileges, easement and 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

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*Imaji*  
(Add)

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and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise etc. and the said Vendors for themselves, their heirs and successors doth hereby declare and covenant with the said Purchasers that the Vendors have good title, full power and absolute right to sell the schedule mentioned property and further declare that the Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said property and have not in any way encumbered the said property intended to be conveyed by this Deed of Sale and that the said Purchasers and/or their heirs, legal representatives and assigns hereafter shall and may at all times peacefully and quietly hold, possess, use and enjoy the schedule mentioned property by exercising their right of ownership and possession in any manner they likes over the said property without any interruption, claim and/or demand whatsoever from or by the Vendors or any person or 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 for further or more perfectly assuring the title of the said Purchasers in respect of the said property or part thereof and it is also covenanted by the Vendors that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the Vendors have no respectable and saleable title to the said property as hereinbefore stated by the Vendors in that event the Vendors including all their heirs, successors and assigns shall be bound and liable to make good and indemnify any or all losses sustained by the Purchasers and/or their heirs or assigns.

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*Imaji*  
(Adv)



:8:

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 maintained in the office of the S.D.L. & L.R.O., (Extn. Part-I), Asansol and in the office of the Asansol Municipal Corporation as well as in the records and registers of any other authority whenever required and the Vendors undertake to render all such help and assistance and shall sign upon affidavit/s as will be found essential in this regard.

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

In the District of Burdwan, P.S. Asansol (South), Chowki & Addl. Dist. Sub-Registry Office Asansol, within **Mouza Bartoria**, J. L. No. 8, all that raiyati Danga land, presently fit for Bastu, measuring in total 31 Decimal out of which the entire share of the Vendors measuring **02.8954 (two point eight nine five four) Decimal** equivalent to more or less 01.75 Katha comprised in part of **R.S. & L.R. Plot No. 54** (fifty four) under L.R. Khatian Nos. 3, 176, 317, 475 and 801 is hereby sold by the Vendors.

The land sold is butted and bounded by :

- On the North : R.S. Plot No. 54 of others.  
On the South : Property of the Purchasers.  
On the East : R.S. Plot No. 52.  
On the West : Property of others.

The proportionate annual rent is payable to the State of West Bengal through S.D.L. & L.R.O., (Extn. Part I), Asansol.

Contd.....P/9.

*Suraj*  
(Adv)

IN WITNESS WHEREOF the Vendors named above set and subscribed their hands on the day, month and year first above written.

WITNESSES: -





1. Sudip Paul  
8/0 Sukhri Kanti Paul  
Hem' Sanki'  
Burdwan

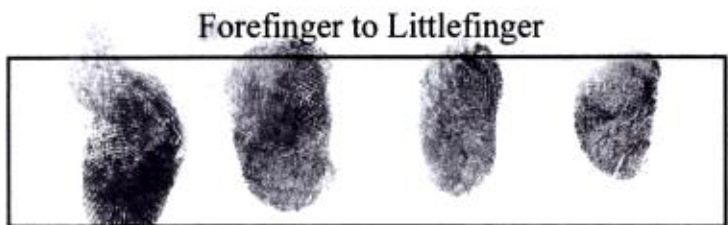
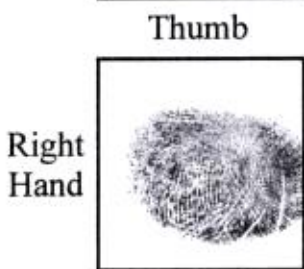
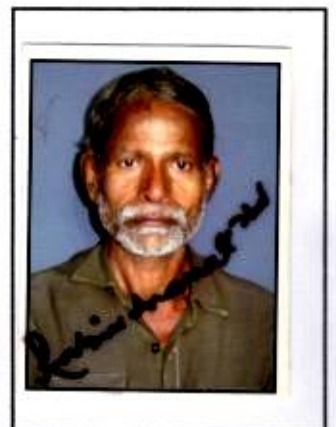
2. Jayanta Sharma  
8/0- Fatika Ch. Sharma  
Santa Barampur

Drafted and prepared by me  
and printed in my Office.

*Suhata Shaji*  
Advocate, Asansol Court.  
Enrol. No. WB/1116/1999.

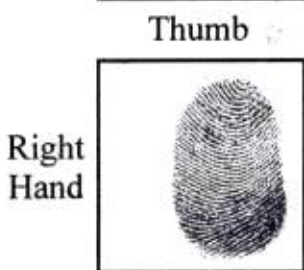
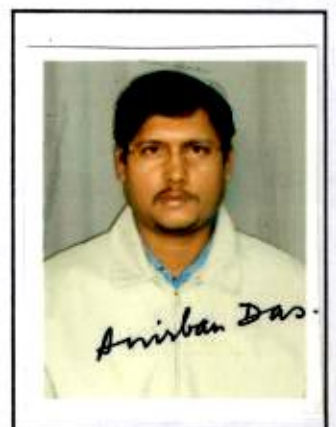
*Rasindranath Shaw*  
For self and as constituted attorney of Sisir Kumar Shaw, Debidas Shaw, Minoti Hazra, Niyati Layek, Bharati Mondal, Lila Chowdhury, Shyamali Chattaraj, Sunil Kumar Shaw, Biswajit Shaw, Goutam Shaw, Kanti Shaw, Mallika Bhattacharyya, Lakhi Rani Mondal, Uma Rani Sharma, Nirmal Kumar Shaw and Nitya Nanda Shaw

 L.T.I of Smt Ranibala Landa by the son of Sudip Paul  
*✓*  
*০১৬০৭ ৫১৬০৭*  
 L.T.I of Anati Bhattacharya by the son of Sudip Paul  
 L.T.I of Goudharniree Sharma by the Perot Jayanta Sharma  
 L.T.I of Bhagati Goswami by the son of Jayanta Sharma  
SIGNATURE OF THE VENDORS



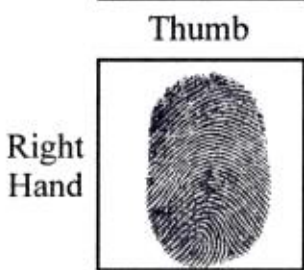
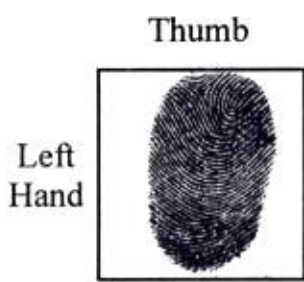
Finger Print attested by me : *Rajsindranath Shrivastava*

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Finger Print attested by me : *Anirban Das*

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Finger Print attested by me : *Anant Krishna Baghel*

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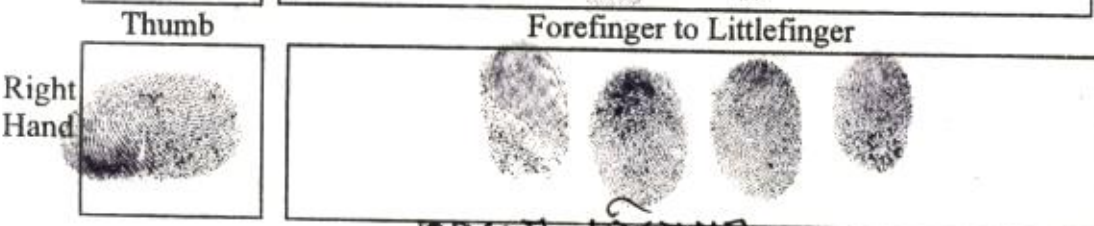
Finger Print attested by me : *L.T.T of Aban Ghattacharya  
by the pen of Jayanta Ghosh*



Finger Print attested by me : *L.T.T of Aban Ghattacharya  
by the pen of Jayanta Ghosh*



Finger Print attested by me : *L.T.T of Gandheswari Ghosh  
by the pen of Jayanta Ghosh*

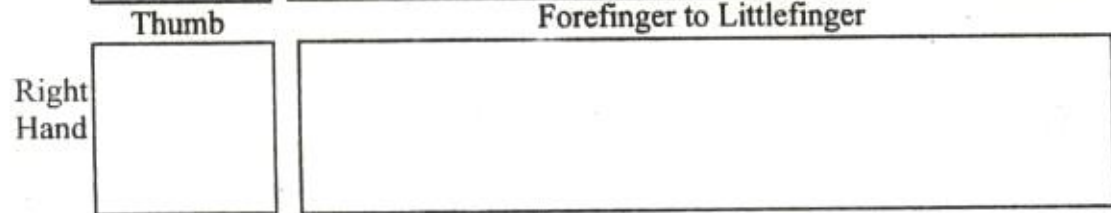
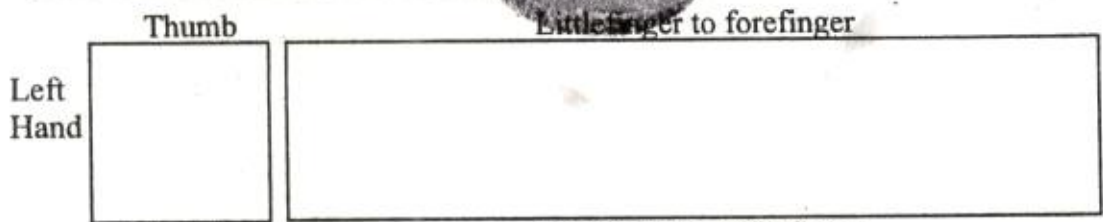


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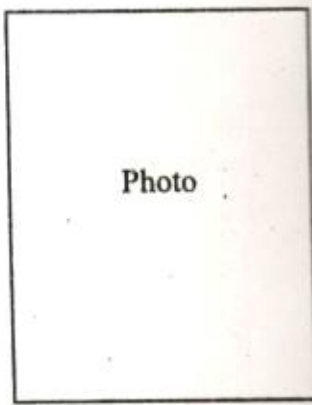
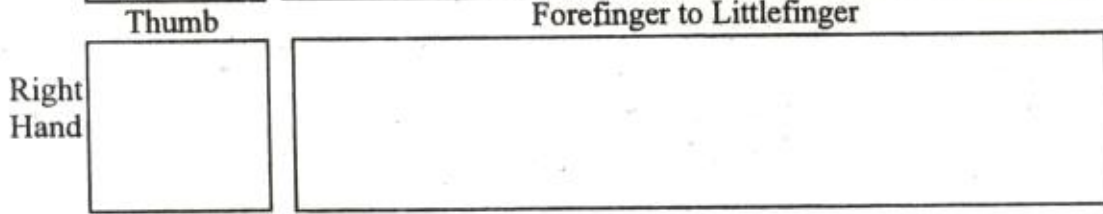
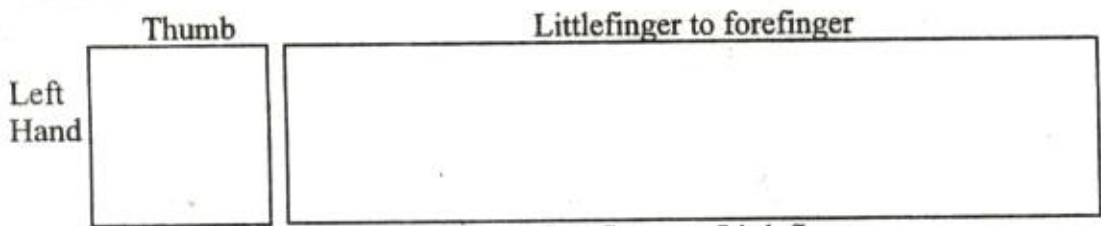


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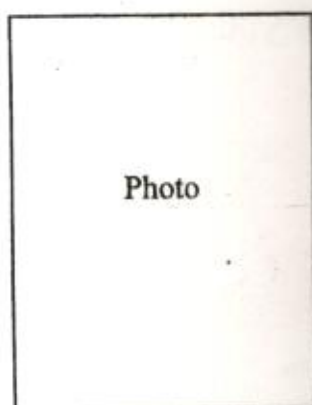
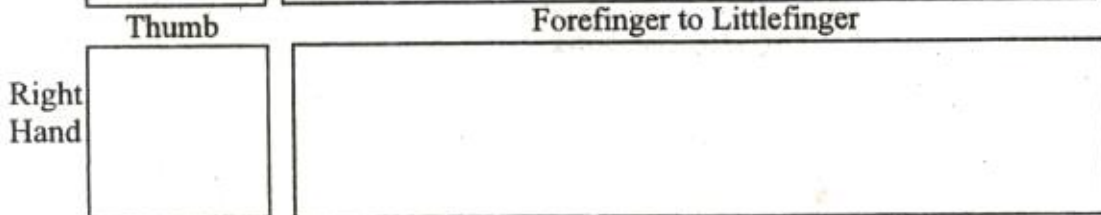
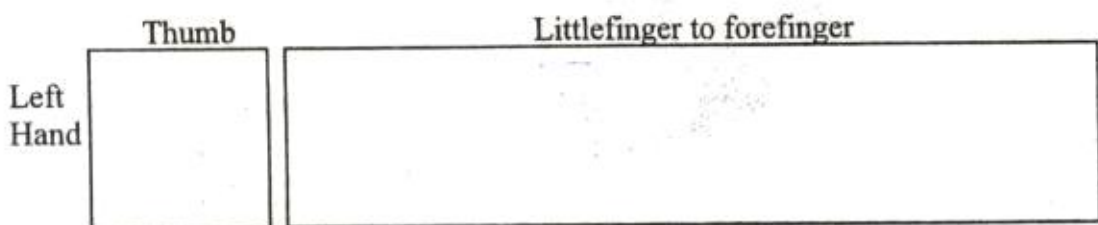
*L.T.I of Smt. Rani ...  
Linda by Aileen of Smt.*



Finger Print attested by me :




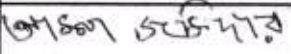
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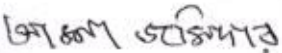


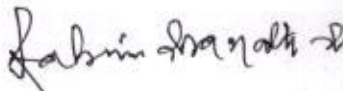




Finger Print attested by me :

**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. 00190 / 2013**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Asha Zaminder Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India,	 10/01/2013	 LTI 10/01/2013	  10-1-13

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Asha Zaminder Address -Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India,	Self	 10/01/2013	 LTI 10/01/2013	
2	Rabindra Nath Shaw Address -Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India,	Self and as Attorney	 10/01/2013	 LTI 10/01/2013	
3	Arati Bhattacharya Address -Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India,	Self	 10/01/2013	 LTI 10/01/2013	L.T.I of Arati Bhattacharya by the pen of Sudip Paul.
4	Gandheswari Sharma Address -Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India,	Self	 10/01/2013	 LTI 10/01/2013	L.T.I of Gandheswari Sharma by the pen of Sudip Paul.



  
**(Debasis Patra)**

**ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL**  
**Office of the A.D.S.R. ASANSOL**

**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. 00190 / 2013**

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Bharati Goswami Address -Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India,	Self	 10/01/2013	 LTI 10/01/2013	L.T.I of Bharati Goswami by the pen of Sudip Paul
6	Ranibala Panda Address -Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India,	Self	 10/01/2013	 LTI 10/01/2013	L.T.I of Ranibala Panda by the pen of Sudip Paul.

**Name of Identifier of above Person(s)**

Sudip Paul  
 Harisadi, Thana:-Salanpur, P.O. :- ,District:-Burdwan,  
 WEST BENGAL, India,

**Signature of Identifier with Date**

*Sudip Paul*

10-1-13



*(Signature)*  
 (Debasis Patra)

**ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL**  
**Office of the A.D.S.R. ASANSOL**



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

Endorsement For Deed Number : I - 00296 of 2013  
(Serial No. 00190 of 2013)

**On 10/01/2013**

**Payment of Fees:**

Amount By Cash

Rs. 2636.00/-, on 10/01/2013

( Under Article : A(1) = 2629/- ,E = 7/- on 10/01/2013 )

**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.-2,40,000/-

Certified that the required stamp duty of this document is Rs.- 14410 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

Presented for registration at 12.53 hrs on :10/01/2013, at the Office of the A.D.S.R. ASANSOL by Asha Zaminder , one of the Executants.

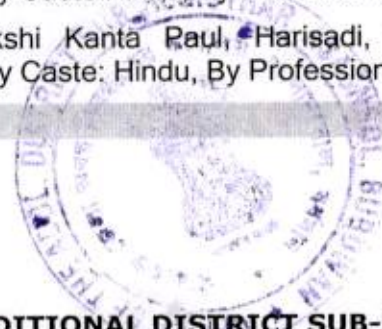
**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 10/01/2013 by

1. Asha Zaminder, wife of Billwa Mangal Zaminder , Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Rabindra Nath Shaw, son of Late Basudeb Shaw , Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
3. Arati Bhattacharya, wife of Late Ramrati Bhattacharya , Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
4. Gandheswari Sharma, wife of Fatik Chandra Sharma , Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
5. Bharati Goswami, wife of Banchharam Goswami , Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
6. Ranibala Panda, wife of Late Kalipada Panda , Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others

Identified By Sudip Paul, son of Lakshi Kanta Paul, Harisadi, Thana:-Salanpur, P.O. :-District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

**Executed by Attorney**



( Debasis Patra )

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 - 00296 of 2013**  
**(Serial No. 00190 of 2013)**

Execution by

1. Rabindra Nath Shaw, son of Late Basudeb Shaw , Vill. Santa, Thana:-Hirapur, P.O. :-Burnpur ,District:-Burdwan, WEST BENGAL, India, By Caste Hindu By Profession: Others,as the constituted attorney of 1. Sisir Kumar Shaw 2. Goutam Shaw 3. Kanti Shaw 4. Mallika Bhattacharyya 5. Lakhi Rani Mondal 6. Uma Rani Sharma 7. Nirmal Kumar Shaw 8. Nitya Nanda Shaw 9. Debidas Shaw 10. Minoti Hazra 11. Niyati Layek 12. Bharati Mondal 13. Lila Chowdhury 14. Shyamali Chattaraj 15. Sunil Kumar Shaw 16. Biswajit Shaw is admitted by him.

Identified By Sudip Paul, son of Lakshi Kanta Paul, Harisadi, Thana:-Salanpur, P.O. :- ,District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

( Debasis Patra )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
ASANSOL

**On 14/01/2013**

**Deficit stamp duty**

Deficit stamp duty Rs. 9410/- is paid, by the Bankers cheque number 198618, Bankers Cheque Date 09/01/2013, Bank Name State Bank of India, ASANSOL, received on 14/01/2013

( Debasis Patra )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
ASANSOL

**On 15/01/2013**

**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. 0.00/-, on 15/01/2013

( Debasis Patra )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
ASANSOL



( Debasis Patra )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 423 to 440  
being No 00296 for the year 2013.



*Debasis Patra*

(Debasis Patra) 18-January-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL  
Office of the A.D.S.R. ASANSOL  
West Bengal

*Satyam construction*  
Set - G.