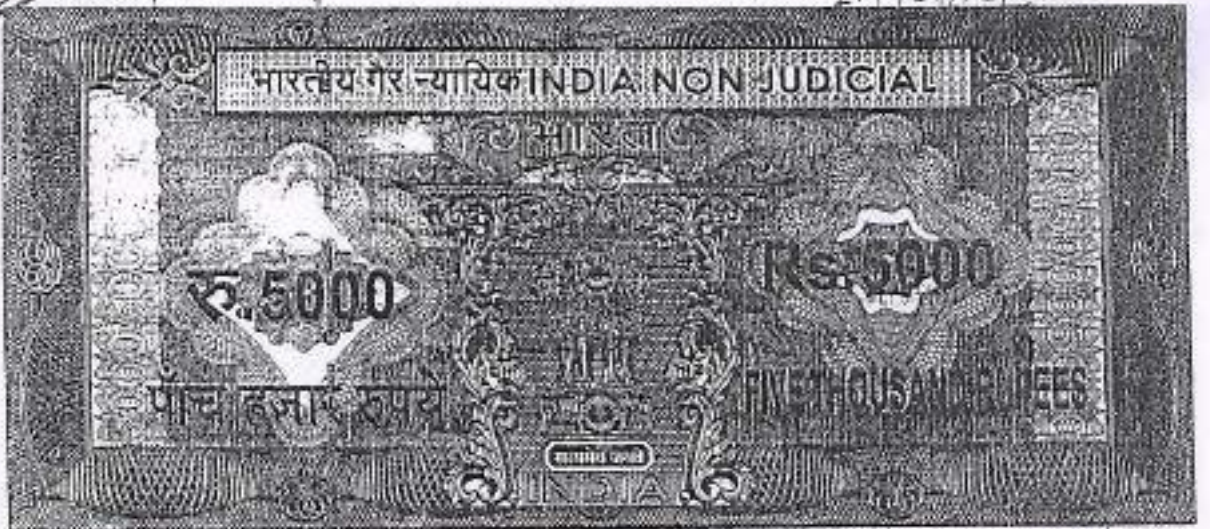


(4)

2025/12

Not attached



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

955709



Gourisankar Paul

Stop Rs 5000/-  
AND etc. 506 275/-  
Sheet attached with the document  
are part of the document.

A. D. S. S.  
MADRAS

26 JUN 2012

Time - 8.00p  
Dt - 20/6/12  
Q.No - 3622/12  
C.No - 269/12  
Page 257  
Page 107  
Page 207  
Page 337

DEED OF SALE

VALUE RS.38,00,000/-

THIS INDENTURE is made this the 20th. day of June 2012.

BETWEEN

Contd.....2



নং ২১৬/তারিখ ইং ১১/৫/সং ২০ ১২  
ক্রম - ১০৩৮ - সুপার  
সং বাসমত - খানা চন্দ্রনগর

ডেপার - শ্রী প্রবীণ কুমার সাত্তার  
পৃঃ ০০০৭ মোকাম - চন্দ্রনগর কোর্ট  
P. S. S. S.

Gowindankar Paul

695

Gowindankar Paul  
for self and constituted  
attorney of Chinoy Pal



696

Bhanta Baber Pal

[Signature]  
Addl. District Sub-Registrar  
Chandernagore, Hooghly

20 JUN 2012

697

Smt. Smt.



Government Of West Bengal  
Office Of the A.D.S.R. CHANDANNAGAR  
District: Hooghly

Endorsement For Deed Number : I - 01954 of 2012  
(Serial No. 02025 of 2012)

On 20/06/2012  
Presentation (Under Section 52 of the Registration Act, 1908)

Presented for registration at 20.00 hrs on 20/06/2012, at the Private residence by Gouri Sankar Paul, one of the Executants.

Admission of Execution (Under Section 52 of the Registration Act, 1908)

Execution is admitted on 20/06/2012 by

1. Gouri Sankar Paul, son of Late Sudhamoy Pal, Sudha Soudha, G. T. Road (west), Boro Thana, Thana: Chandannagar, P.O. :- Chandannagore, District: Hooghly, WEST BENGAL, India, Pin :- 712136, By Caste Hindu, By Profession : Retired Person
2. Bhakta Balsal Pal, son of Late Sudhamoy Pal, Sudha Soudha, G. T. Road (west), Boro Thana, Thana: Chandannagar, P.O. :- Chandannagore, District: Hooghly, WEST BENGAL, India, Pin :- 712136, By Caste Hindu, By Profession : Retired Person
3. Ajay Kumar Dey, son of Late Tarapada Dey, Boro Mitra Bagan, Thana: Chandannagar, P.O. :- Chandannagore, District: Hooghly, WEST BENGAL, India, Pin :- 712136, By Caste Hindu, By Profession : Business
4. Onkar Nath Karmakar, son of Late Panchu Gopal Karmakar, Bagbazar, Thana: Chandannagar, P.O. :- Chandannagore, District: Hooghly, WEST BENGAL, India, Pin :- 712136, By Caste Hindu, By Profession : Business
5. Suresh Chandra Dey, son of Late Ganesh Chandra Dey, Dharampur, Netajipally, Thana: Chinsurah, P.O. :- Chinsurah, District: Hooghly, WEST BENGAL, India, Pin :- 712136, By Caste Hindu, By Profession : Business
6. Samit Sur, son of Late Kamalendu Sur, Lake Garden Residency, Flat No. B - 11, Second Floor, Lichutala, Mondal Bagan, Thana: Chandannagar, P.O. :- Chandannagore, District: Hooghly, WEST BENGAL, India, By Caste Hindu, By Profession : Business
7. Asis Mukherjee, son of Shyama Prasad Mukherjee, Berasat Banerjeepara, Thana: Chandannagar, P.O. :- Chandannagore, District: Hooghly, WEST BENGAL, India, By Caste Hindu, By Profession : Business  
Identified By Pradip Chakraborty, son of Rabindra Nath Chakraborty, Chandannagore Court, Thana: Chandannagar, P.O. :- Chandannagore, District: Hooghly, WEST BENGAL, India, By Caste: Hindu, By Profession: Law Clerk.

Executed by Attorney

Execution by

1. Gouri Sankar Paul, son of Late Sudhamoy Pal, Sudha Soudha, G. T. Road (west), Boro Thana, Thana: Chandannagar, P.O. :- Chandannagore, District: Hooghly, WEST BENGAL, India, Pin :- 712136, By Caste Hindu, By Profession: Retired Person. Substituted attorney of Chinmoy Pal is admitted by him.



(Resaul Huq)  
A. D. S. R. CHANDANNAGAR

20/06/2012





Government Of West Bengal  
Office Of the A.D.S.R. CHANDANNAGAR  
District-Hooghly

Endorsement For Deed Number : I - 01954 of 2012  
(Serial No. 02025 of 2012)

Identified By Pradip Chakraborty, son of Rabindra Nath Chakraborty, Chandannagore Court,  
Thane: Chandannagar, P.O. : Chandannagore, District-Hooghly, WEST BENGAL, India, By Cash:  
Hindu, By Profession: Law Clerk.

(Rezaul Haq)  
A. D. S. R. CHANDANNAGAR

On 22/06/2012

Payment of Fees

Amount By Cash

Rs. 0.00/-, on 22/06/2012

(Under Article : A(1) = 80333/-, E = 14/- on 22/06/2012)

Certificate of Market Value (WB Rules of 2003)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-73,03,644/-

Certified that the required stamp duty of this document is Rs.- 511275/- and the Stamp duty paid as:  
Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 31000/- is paid, by the Bankers cheque number 826355, Bankers Cheque Date 19/06/2012, Bank Name State Bank of India, Chandannagar, received on 22/06/2012
2. Rs. 34275/- is paid, by the Bankers cheque number 826360, Bankers Cheque Date 20/06/2012, Bank Name State Bank of India, Chandannagar, received on 22/06/2012
3. Rs. 49000/- is paid, by the Bankers cheque number 826394, Bankers Cheque Date 20/06/2012, Bank Name State Bank of India, Chandannagar, received on 22/06/2012
4. Rs. 49000/- is paid, by the Bankers cheque number 826384, Bankers Cheque Date 20/06/2012, Bank Name State Bank of India, Chandannagar, received on 22/06/2012
5. Rs. 49000/- is paid, by the Bankers cheque number 826385, Bankers Cheque Date 20/06/2012, Bank Name State Bank of India, Chandannagar, received on 22/06/2012
6. Rs. 49000/- is paid, by the Bankers cheque number 826383, Bankers Cheque Date 20/06/2012, Bank Name State Bank of India, Chandannagar, received on 22/06/2012
7. Rs. 49000/- is paid, by the Bankers cheque number 826393, Bankers Cheque Date 20/06/2012, Bank Name State Bank of India, Chandannagar, received on 22/06/2012
8. Rs. 49000/- is paid, by the Bankers cheque number 826392, Bankers Cheque Date 20/06/2012, Bank Name State Bank of India, Chandannagar, received on 22/06/2012



(Rezaul Haq)  
A. D. S. R. CHANDANNAGAR

22/06/2012



Government Of West Bengal  
Office Of the A.D.S.R. CHANDANNAGAR  
District-Hooghly

Endorsement For Deed Number : I - 01954 of 2012  
(Serial No. 02025 of 2012)

9. Rs. 49000/- is paid, by the Bankers cheque number 826395, Bankers Cheque Date 20/06/2012, Bank Name State Bank of India, Chandannagar, received on 22/06/2012
10. Rs. 49000/- is paid, by the Bankers cheque number 826352, Bankers Cheque Date 20/06/2012, Bank Name State Bank of India, Chandannagar, received on 22/06/2012
11. Rs. 49000/- is paid, by the Bankers cheque number 826262, Bankers Cheque Date 18/06/2012, Bank Name State Bank of India, Chandannagar, received on 22/06/2012

( Rezaul Huq )  
A. D. S. R. CHANDANNAGAR

On 26/06/2012

Certificate of Admissibility under West Bengal Registration Rules, 1962

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4, 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:

Amount By Cash

Rs. 0.00/-, on 26/06/2012

( Rezaul Huq )  
A. D. S. R. CHANDANNAGAR



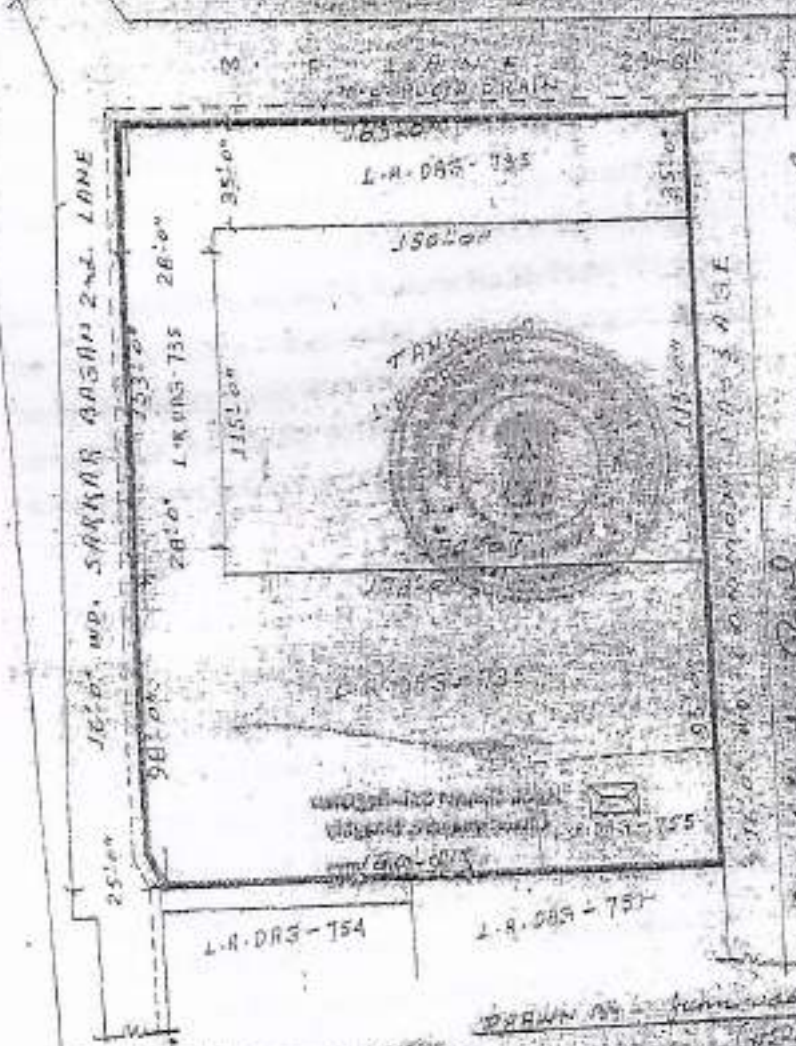
( Rezaul Huq )  
A. D. S. R. CHANDANNAGAR



DEED PLAN

PT NO - 3, R.S. DRS NO - 342, 567, P.S. MARIYAN - 320,  
 L. DRG NO - 735, 757, P.S. MARIYAN NO - 609 NOKAARI,  
 MOUZA A.P.S - CHANDANNASORE, DIST - HOOGHLY,  
 AREA OF RED PORTION - 61 KH 14 CH 0 SFT OR 1.023 ACRE,  
 SCALE - 1/4" = 1' INCH

DRG NO	AREA
735	34 KH 6 CH 0 SFT OR 570 ACRE
TANK 757	2 KH 0 CH 0 SFT OR 330 ACRE
755	3 KH 6 CH 0 SFT OR 522 ACRE



best in  
 A-10 number of

Opinion of  
 by all 3 consents  
 of Chairman of  
 Block Panchayat

DRAWN BY - *Pranab Kumar Das*

- 1. *Pranab Kumar Das*
- 2. *Chandrabhan Das*
- 3. *Subir Choudhury*

**HEIDER TECHNO SERVICE**  
 JAMIR UDDIN AHMED  
 Building Planner, Engineer & Surveyor  
 10/10, Khatun, Chandernagore  
 Hooghly - 751001  
 Contact No. 9830111111



*Gourisankar Paul*

(1) SRI GOURI SANKAR PAUL Son of Late Sudhamoy Pal, by Caste Hindu (Indian), by Profession Retired, PAN-AJGPP6591E, aged about 70 years, (2) SRI BHAKTA BATSAL PAL Son of Late Sudhamoy Pal, by Caste Hindu (Indian), by Profession Retired, PAN-ABJPP7177K, aged about 58 years, both residing at Jadu Nath Palit Road, Baxigali, P.O. & P.S. Chandernagore, Dist. Hooghly, Pin-712136 at present residing at "Sudha Soudha", G.T. Road (West), Boro Thana, P.O. & P.S. Chandernagore, Dist. Hooghly, Pin-712136. (3) SRI CHINMOY PAL Son of Late Sudhamoy Pal, by Caste Hindu (Indian), by Profession Service, PAN- NIL aged about 53 years, at present for service residing at Room No.406, Building No.23-4, Thom Kanazawa-Ku, Yokohamashi, Japan, Postal Code No.236-005, having his permanent address at "Sudha Soudha", G.T. Road (West), Boro Thana, P.O. & P.S. Chandernagore, Dist. Hooghly, Pin-712136, represented by his Constituted Attorney, the Vendor No.1, duly appointed by a General Power of Attorney dated 31<sup>st</sup> March, 2007, registered in Book No.IV, Volume No.33, Pages 123 to 130 as Being No.1815 for the year 2007 at the Office of the Additional Registrar of Assurances, Kolkata-III, hereinafter jointly called the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their respective heirs, executors, administrators and legal representatives) of the FIRST PART.

A N D

(1) SRI SAMIT SUR Son of Late Kamalendu Sur, by Caste Hindu (Indian), by Profession Business, PAN-AKAPS7963A, residing at "Lake Garden Residency", Flat No.B-11, Second Floor, Lichutala, Mondal Bagan, P.O. & P.S. Chandernagore, Dist. Hooghly, (2) SRI ASIS MUKHERJEE Son of Sri Shyama Prasad Mukherjee, by Caste Hindu (Indian), by Profession Business, PAN-AJJPM3637K, residing at Barasat Banerjeepara, P.O. & P.S. Chandernagore, Dist. Hooghly, hereinafter jointly called the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their respective heirs, executors, administrators and legal representatives) of the SECOND PART.

A N D

*Gouri Shankar Paul*

(1) SRI AJAY KUMAR DEY Son of Late Tarapada Dey, by Caste Hindu (Indian), by Profession Business, PAN-~~88RPO 20054~~ , residing at Boro Mitra Bagan, P.O. & P.S. Chandernagore, Dist. Hooghly, Pin-712136 and (2) SRI ONKAR NATH KARMAKAR Son of Late Panchu Gopal Karmakar, by Caste Hindu (Indian), by Profession Business, PAN-~~RFSPK 9121L~~ , residing at Bagbazar, P.O. & P.S. Chandernagore, Dist. Hooghly, Pin-712136, (3) SRI SURESH CHANDRA DEY Son of Late Ganesh Chandra Dey, by Caste Hindu (Indian), by Profession Business, PAN-~~88RPO 2708R~~ , residing at Dharampur, Netaji Pally, P.O. & P.S. Chinsurah, Dist. Hooghly, hereinafter jointly called the AGENT/CONFIRMING PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their respective heirs, executors, administrators and legal representatives) of the THIRD PART.

WHEREAS

1. One Sarat Chandra Paul was absolutely seized and possessed of various landed properties in the District of Hooghly and in the District of Burdwan. While in possession and enjoyment of the said properties said Sarat Chandra Paul died intestate leaving behind surviving his five sons namely Rasamoy Paul, Monimay Paul, Shantimay Paul, Sudhamoy Pal and Jyotirmay Paul as his only heirs and legal representatives who jointly inherited the said properties in equal share, each having undivided 1/5<sup>th</sup> share in it.

2. For peaceful enjoyment of their respective share in their joint inherited properties the said co-owners of the inherited properties, for peaceful enjoyment of their respective share in their said joint properties by a Deed of Partition dated 12/08/1993, registered in Book No.1, Volume No.82, Pages 1 to 22 as Being No.6773 for the year 1993 did partitioned amongst themselves and in terms of said Deed of Partition the said Sudhamoy Pal being the party of the Second Part was absolutely allotted properties, fully described in Schedule "KHA" there under written and a part of which is described in the Schedule hereunder written.



A N D

*Gouri Shankar Paul*

(1) SRI AJAY KUMAR DEY Son of Late Tarapada Dey, by Caste Hindu (Indian), by Profession Business, PAN-~~88RPO 20054~~ , residing at Boro Mitra Bagan, P.O. & P.S. Chandernagore, Dist. Hooghly, Pin-712136 and (2) SRI ONKAR NATH KARMAKAR Son of Late Panchu Gopal Karmakar, by Caste Hindu (Indian), by Profession Business, PAN-~~RFSPK 9121L~~ , residing at Bagbazar, P.O. & P.S. Chandernagore, Dist. Hooghly, Pin-712136, (3) SRI SURESH CHANDRA DEY Son of Late Ganesh Chandra Dey, by Caste Hindu (Indian), by Profession Business, PAN-~~88RPO 2708R~~ , residing at Dharampur, Netaji Pally, P.O. & P.S. Chinsurah, Dist. Hooghly, hereinafter jointly called the AGENT/CONFIRMING PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their respective heirs, executors, administrators and legal representatives) of the THIRD PART.

WHEREAS

1. One Sarat Chandra Paul was absolutely seized and possessed of various landed properties in the District of Hooghly and in the District of Burdwan. While in possession and enjoyment of the said properties said Sarat Chandra Paul died intestate leaving behind surviving his five sons namely Rasamoy Paul, Monimay Paul, Shantimay Paul, Sudhamoy Pal and Jyotirmay Paul as his only heirs and legal representatives who jointly inherited the said properties in equal share, each having undivided 1/5<sup>th</sup> share in it.

2. For peaceful enjoyment of their respective share in their joint inherited properties the said co-owners of the inherited properties, for peaceful enjoyment of their respective share in their said joint properties by a Deed of Partition dated 12/08/1993, registered in Book No.1, Volume No.82, Pages 1 to 22 as Being No.6773 for the year 1993 did partitioned amongst themselves and in terms of said Deed of Partition the said Sudhamoy Pal being the party of the Second Part was absolutely allotted properties, fully described in Schedule "KHA" there under written and a part of which is described in the Schedule hereunder written.

3. Being Owner as aforesaid said Sudhamoy Pal mutated his name in respect of the property described in the Schedule hereunder written which was known and numbered as Holding No.42F, Bibirhat Main Road (West) under Sheet No.1 of the Chandernagore Corporation and subsequently under Holding No.48, Bibirhat Main Road (West) under Sheet No.3 of the Chandernagore Municipal Corporation and began to enjoy the same by paying taxes thereto.

4. While in possession and enjoyment of the said property the said Sudhamoy Pal died on 19/07/2001 after publishing his Last Will and Testament dated 25<sup>th</sup> September, 1991 duly registered in Book No.III, Volume No.1, Pages 121 to 124 as Being No.27 for the year 1991 at the Office of the Additional District Sub-Registrar, Chandernagore, Hooghly wherein he gave devised and bequeathed all his properties in favour of his three sons, the Vendors herein in equal share and appointed his eldest son, Gouri Sankar Paul and Partha Sarathi Pal to be the Executors of his said Will who will act either jointly or severally.

5. After the death of said Sudhamoy Pal, the Executor Gouri Sankar Paul obtained Probate of the said Will of the deceased, Sudhamoy Pal from the Court of Learned District Delegate, Chandernagore vide its Probate Case Act 39 Case No.2 of 2003 on 25<sup>th</sup> February, 2004.

6. After obtaining Probate of the Will of the deceased, Sudhamoy Pal the said Gouri Sankar Paul as Executor of the said Will of Sudhamoy Pal transferred the said properties under the said Will in favour of the Beneficiaries under the said Will as per direction of the said Testator. By virtue of a Deed of Transfer dated 31<sup>st</sup> March, 2007, registered in Book No.I, Volume No.7, Pages 169 to 176 as Being No.299 for the year 2007 at the Office of the Registrar of Assurances, Kolkata.

7. After the said Deed of Transfer, the Vendors herein became the absolute joint Owners of the said property, fully described in the Schedule below, each having undivided 1/3<sup>rd</sup> share in it, having all sorts of right to sell, transfer and dispose of the same free from all encumbrances.

Contd.....5



8. The Confirming Parties herein being aware of the intention of the Vendors to dispose of their properties, fully described in the Schedule below, they entered into agreement with the Vendors on 20<sup>th</sup> March, 2007 who agreed to develop the said land make it saleable at their own cost which shall be reimbursed from the consideration of the said land payable by the tentative purchasers to be nominated by the Confirming Parties for selling the said Holding of the Vendors fully described in the Schedule hereunder written and on the terms and conditions mentioned therein and also to do some other works on behalf of the Vendors.

9. The Confirming Parties to develop the said Holding and to make it saleable spent a total sum of Rs.15,49,001/- (Rupees Fifteen Lacs Forty nine thousand One) only and find out the Purchasers herein to purchase the Holding who being fully aware of the states and conditions of the property comprised in Holding No.49 (Old) Holding No.42/E, Bibihat Main Road, (hereinafter called the said Holding or Property) fully described in the Schedule hereunder written, by an Agreement dated 4<sup>th</sup> March, 2011 the Purchasers agreed to purchase the said property with the said Confirming Party in as is where is condition and the Vendors had agreed to sale the said property, fully described in the Schedule below, to the Purchasers herein as nominee of the Confirming Parties, at or for the total consideration of Rs.38,00,000/- (Rupees Thirty eight Lacs) only, out of which a total sum of Rs.15,49,001/- (Rupees Fifteen Lacs Forty nine thousand One) only is payable to the Confirming Parties towards Development and other cost of the land of the said Holding and the balance sum of Rs.22,50,999/- (Rupees Twenty two Lacs Fifty thousand Nine hundred Ninety nine) only is payable jointly to the Vendors towards consideration of land of the said Holding, which the Vendors and the Confirming Parties hereby acknowledged.

10. The Vendors herein have agreed to sell and the Purchasers herein have agreed to purchase the Holding (hereinafter called the said Holding or Property) fully described in the Schedule hereunder written in as is where is condition but free from all encumbrances mortgages, charges, liens, lispendens, trust, tenancy, execution, attachment, acquisition, requisition, proceedings, order of vesting and scheme/road alignment of any authority and free from all other liabilities whatsoever at or for the aforesaid total consideration of Rs.38,00,000/- (Rupees Thirty eight Lacs) only upon the terms and conditions hereinafter contained.

Contd.....6



NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.15,49,001/- (Rupees Fifteen Lacs Forty nine thousand One) only paid by the Purchasers to the Confirming Party towards payment of development charges of the said Holding or Property and in consideration of the further sum of Rs.22,50,999/- (Rupees Twenty two Lacs Fifty thousand Nine hundred Ninety nine) only being the cost of the land and structure of the Holding or Property in aggregate a total sum of Rs.38,00,000/- (Rupees Thirty eight Lacs) only being the full consideration money paid by the Purchasers to the Vendors and Confirming Parties as per Memo below on or before the execution of these presents (the payment and receipt whereof the Vendors and the Confirming Parties do hereby admit and acknowledge and of and from the same and every part thereof the Vendors do hereby acquit, release and forever discharge the Purchasers and the said Holding or Property hereby conveyed which the Confirming Parties hereby confirmed) the Vendors do hereby grant, convey, transfer, assign, assure and confirm free from all encumbrances, charges, lien, lispendens, trust, execution/attachment proceeding and/or acquisition/requisition proceeding, scheme or road alignment of Kolkata Metropolitan Development Authority whatsoever unto and to the use of the Purchasers absolutely and forever ALL THAT the said Holding or Property fully described in the Schedule hereunder written (hereinafter called the Said Holding or Property) particularly described and delineated in the map or plan annexed hereto and bordered in red colour AND ALSO liberties, privileges, easements and appurtenances whatsoever to the said Holding or Property usually held, used and enjoyed therewith or reputed to belong or to be appurtenant thereto AND all the estate, right, title, claim and demand whatsoever both at law and in equity to the Vendors into and upon the said Holding or Property AND the documents of title relating to the said Holding. TO HAVE AND TO HOLD the said Holding or Property hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever free from all encumbrances and the Vendors and the Confirming Parties hereby covenant with the Purchasers THAT NOTWITHSTANDING any act deed or thing whatsoever by the Vendors and the Confirming Parties or by any of their predecessors ancestors in title, done or executed or knowingly suffered to the contrary they the Vendors and the Confirming Parties have at all material times heretofore and now have good right, full power and absolute authority



Contd.....7