

and indefeasible title to grant, sell, convey, transfer, assign and assure the said Holding or Property hereby granted sold conveyed and transferred or expressed or intended so to be unto and to the use the Purchasers AND THAT the Purchasers shall and will or at all times hereafter peaceably and quietly hold, possess and enjoy the said Holding or Property and every part thereof as full and absolute owners and without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors and the Confirming Parties or any person or persons lawfully and equitably claiming any right or estate thereof from through under or in trust for the Vendors and the Confirming Parties and receive the rents, issues and profits thereof without any lawful eviction AND the Vendors and the Confirming Parties have not been party or parties to any acts, matters and things whereby the Vendors and the Confirming Parties are prevented from conveying and/or transferring the said Holding or Property AND the Vendors and the Confirming Parties do hereby indemnify and keep the Purchasers indemnified and harmless from and against all losses, damages, demand, costs, expenses, suits, actions, proceedings and consequences thereof which the Purchasers may sustain, suffer or incur or cause to be sustained, suffered or incurred by reason of any claim being made by any body whomsoever to the said Land in respect of any claim, demand of arrear taxes and other dues up to the date of these presents AND the Vendors covenant with the Purchasers that they shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers execute or cause to be executed all such further acts, deeds or things whatsoever as may be reasonable required and for further and more perfectly conveying and assuring the said Holding or Property to the use of the Purchasers AND FURTHER the Vendors and all persons having lawfully or equitably claiming any estate or interest in the said Holding or Property the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchasers shall do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further better and more perfectly assuring the said Holding or Property and every part thereof unto and to use of the Purchasers as shall or may be reasonably required in the manner aforesaid according to the true intent and meaning of these presents to perfectuate the title of the Vendors without changing the nature and character of the same. The Vendors to this deed have delivered Khas possession of the said property to the Purchasers. The property is bordered by Red colour in the map appended with this deed and which map is a part and parcel of this deed.

Contd.....8

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bagan Land or Ground bearing R.S. Plot No.552, R.S. Khatian No.320, correspondence to L.R. Plot No.735(Part), L.R. Khatian Nos.1124, 1126, 1127 measuring more or less 34 (Thirty four) Cottah 8 (Eight) Chittak 5 (Five) Sft. or 0.570 (Zero point Five Seven Zero) Acres, R.S. Plot No.552, R.S. Khatian No.320, correspondence to L.R. Plot No. 755, L.R. Khatian Nos.1124, 1126, 1127, Goalghar measuring more or less 3 (Three) Cottah 5 (Five) Chittak 0 (Zero) Sft. or 0.055 (Zero point Zero Five Five) Acres along with one thatched structure standing thereon Covering an Area of 100 Sft. and R.S. Plot No.567, R.S. Khatian No.320, correspondence to L.R. Plot No.757, L.R. Khatian Nos.1124, 1126, 1127 Tank or Pukur measuring more or less 24 (Twenty four) Cottah 1 (One) Chittak 0 (Zero) Sft. or 0.398 (Zero point Three nine eight) Acres with all Easement rights, Common Path whatever be existence in favour of the concerned Vendors. The said property identified as Additional District Sub-Registry Office Mauza, Police Station Chandernagore, J.L. No.1, Sheet No.3, located at Bibirhat Main Road (West) situated in District Hooghly. This property is recorded as Ward No.2, Borough No.1, Holding Nos.48, 49 of Chandernagore Municipal Corporation. Total Area is delineated in the deed plan annexed hereto bordered in Red colour. Annual rent is payable to the Block Land & Land Revenue Office Singur at Khalisani Bowbazar on behalf of the state of West Bengal.

The Property is measured :

North : 95'-0", 115'-0" and 35'-0".

South : 98'-0" and 153'-0".

East : 180'-9".

West : 183'-0".

The Property is butted and bounded by :-

On the North : 16'-0" Wide Common Passage.

On the South : Municipal Drain & Adjacent 16'-0" Wide Sarkar Bagan 2<sup>nd</sup> Lane.

On the East : L.R. Dag Nos.751 and 754.

On the West : Municipal Drain & Adjacent 23'-6" Wide M. C. Lane.

Contd.....9

IN WITNESS WHEREOF the Vendors, Purchasers and the Agent/Confirming Party to this deed have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the Vendors, Purchasers and the Agent/Confirming Party within named in the presence of :-

- 1. Partha Das.  
Parasit Debabratara  
Chandernagar, Hooghly.

Gowindankar Paul  
for self and constituted  
attorney of Chinoy Pal  
Debi Batabal.

(SIGNATURE OF THE VENDORS)

- 2. Rajesh Ray  
Sahel Bagan  
Chandernagar  
Hooghly.

Govind son  
Anil Mukherjee

(SIGNATURE OF THE PURCHASERS)

- ① Ajay Kumar De
- ② Ankanath Barmonka
- ③ Suresh Chandra Ray

(SIGNATURE OF THE AGENT/  
CONFIRMING PARTY)

The prescribed Form along with thumb impression of the parties enclosed with deed will be part and parcel of the sale deed.

MEMO OF CONSIDERATION

Received by the withinnamed Vendors from the withinnamed Purchasers the sum of Rs.22,50,999/- (Rupees Twenty two Lacs Fifty thousand Nine hundred Ninety nine) only as per memo below :-

MEMO

Sl. No.	Name	Description of Payment	Amount
1.	Sri Gouri Sankar Paul	Rs.3,00,000/- by Draft No.167155 dt.27/04/2012 UCO Bank, Chandernagore Branch Rs.4,50,000/- by Draft No.015890 dt.11/05/2012 AXIS Bank Ltd. Chandernagore Branch Rs.333/- by Draft No.016081 dt.19/06/2012 AXIS Bank Ltd. Chandernagore Branch	Rs.7,50,333/- (Seven Lacs Fifty thousand Three hundred Thirty three)
2.	Sri Bhakta Batsal Pal	Rs.3,00,000/- by Draft No.167156 dt.27/04/2012 UCO Bank, Chandernagore Branch Rs.4,50,000/- by Draft No.015925 dt.19/05/2012 AXIS Bank Ltd. Chandernagore Branch Rs.333/- by Draft No.016082 dt.19/06/2012 AXIS Bank Ltd. Chandernagore Branch	Rs.7,50,333/- (Seven Lacs Fifty thousand Three hundred Thirty three)
3.	Sri Chinmoy Pal	Rs.1,95,000/- by Draft No.167154 dt.27/04/2012 UCO Bank, Chandernagore Branch Rs.40,000/- by Draft No.015926 dt.19/05/2012 AXIS Bank Ltd. Chandernagore Branch Rs.5,15,000/- by Draft No.015957 dt.25/05/2012 AXIS Bank Ltd. Chandernagore Branch Rs.333/- by Draft No.016080 dt.19/06/2012 AXIS Bank Ltd. Chandernagore Branch	Rs.7,50,333/- (Seven Lacs Fifty thousand Three hundred Thirty three)

Witnesses :

1. *Tarika Devi*  
*Consul, Chandernagore, 11002415.*

*for Gouri Sankar Paul*  
*Self and constituted*  
*attorney of Chinmoy Pal*  
*Bhaktar Batsal Pal.*

(SIGNATURE OF THE VENDORS)

2. *Laxmi Ray*  
*Sankar Bagan*  
*Chandernagore*  
*Hooghly*

MEMO OF CONSIDERATION

Received by the withinnamed Agent/Confirming Party from the withinnamed Purchasers the sum of Rs.15,49,001/- (Rupees Fifteen Lacs Forty nine thousand and One) only as per memo below :-

MEMO

Sl. No.	Amount	Description of Payment	Name
1.	Rs.5,16,334/-	Cash	Sri Ajay Kumar Dey
2.	Rs.5,16,334/-	Cash	Sri Orlkar Nath Karntakar
3.	Rs.5,16,333/-	Cash	Sri Suresh Chandra Dey

- ① Ajay Kumar Dey
- ② Orlkar Nath Karntakar
- ③ Suresh Chandra Dey

Witnesses :

1. Partha Sen  
Bansat - Dose of Andabala  
Chandernagore, Hooghly
2. Rakesh Roy  
Sukh Begun  
Chandernagore  
Hooghly

- ① Ajay Kumar Dey
- ② Orlkar Nath Karntakar
- ③ Suresh Chandra Dey

(SIGNATURE OF THE AGENT/  
CONFIRMING PARTY)

Drafted by me:

*Rathindranath*












Advocate,  
Judges' Court, Chinsurah, Hooghly.  
Regd. No. W.B. 915 of 1999

Typed by me:












Pankaj Kumar Saha  
(Pankaj Kumar Saha)  
Rathala Barabagui, Hooghly.

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা

 Bhakti Batsal Pal	বাহ্যতের আঙ্গুল-এর ছাপ (টিপ)		অন্যহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		কনিষ্ঠা	অনামিকা	
		মাধ্যম	মাধ্যম	
		তৃতীয়	তৃতীয়	
স্বাক্ষর Bhakti Batsal Pal		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা

 ফটো	বাহ্যতের আঙ্গুল-এর ছাপ (টিপ)		অন্যহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		কনিষ্ঠা	অনামিকা	
		মাধ্যম	মাধ্যম	
		তৃতীয়	তৃতীয়	
স্বাক্ষর Gowindankar Paul		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা









	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		প্রমিত	কনিষ্ঠা	
		ক্রিয়ামত	অনামিকা	
		মিত	মাধ্যমা	
		বিক্রেতা	তৃতীয়া	
		প্রতিদাতা	বৃদ্ধাঙ্গুলী	
<p>স্বাক্ষর</p> <p>Smt. S. S. S.</p>				

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা

	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		প্রমিত	কনিষ্ঠা	
		ক্রিয়ামত	অনামিকা	
		মিত	মাধ্যমা	
		বিক্রেতা	তৃতীয়া	
		প্রতিদাতা	বৃদ্ধাঙ্গুলী	
<p>স্বাক্ষর</p> <p>Anis Mukherjee</p>				

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রোতা / বিক্রোতা / দাতা / গ্রহীতা

	বাহ্যতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
	অনামিকা	অনামিকা		
	মাধ্যমা	মাধ্যমা		
	তৃতীয়	তৃতীয়		
	বৃহৎ	বৃহৎ		

স্বাক্ষর

Prady Kumar De

ক্রোতা / বিক্রোতা / দাতা / গ্রহীতা












	বাহ্যতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
	অনামিকা	অনামিকা		
	মাধ্যমা	মাধ্যমা		
	তৃতীয়	তৃতীয়		
	বৃহৎ	বৃহৎ		

স্বাক্ষর





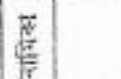
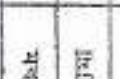
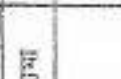
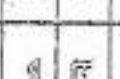
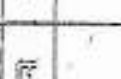
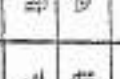
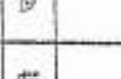
Suresh Chandra Das



## দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা				
 <i>ক্রেতা</i>	বাহ্যিকের আঙ্গুল-এর ছাপ (টিপ)		অন্যহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠ	কনিষ্ঠ	
		অন্যদিকের	অন্যদিকের	
		মধ্যম	মধ্যম	
		তৃতীয়	তৃতীয়	
স্বাক্ষর		বৃহদঙ্গুল	বৃহদঙ্গুল	

## ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা

ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা				
 <i>ক্রেতা</i>	বাহ্যিকের আঙ্গুল-এর ছাপ (টিপ)		অন্যহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠ	কনিষ্ঠ	
		অন্যদিকের	অন্যদিকের	
		মধ্যম	মধ্যম	
		তৃতীয়	তৃতীয়	
স্বাক্ষর		বৃহদঙ্গুল	বৃহদঙ্গুল	

Certificate of Registration under section 60 and Rule 60.

Registered in Book - I  
CD Volume number 7  
Page from 363 to 385  
being No 01964 for the year 2012.



*Handwritten signature*

(Rezaul Haq) 26-June-2012  
A. D. S. R. CHANDANNAGAR  
Office of the A.D.S.R. CHANDANNAGAR  
West Bengal