

P 2540

6091



Verka erhu Khajna Receipt noted with Com. No. 04DD 846928

19/4/06

MU = 1224500

10/8/06

Addressable under Rule 7, duly stamped
(or e.d. in Form or d.s. require
Stamp duty under the Indian Stamp Act
1938 and I.S. (W, 3, Amendment) Act,
Schedule I No. 47.85/-
Fees Paid
Total P/Fees Rs. 60/- in CFR

46589.00
200
46789.00

19/4/06

15 SEP 2006

DEED OF SALE

Valued at Rs. 6,00,000/-

P.S. Asansol, Mouza: Gopalpur,
R.S. Plot Nos. 783/1090, 784/1084 &
782/1086; Total Area: 15 cottahs 9
chhittacks 12 Sft. or 11217 Sft. of land.

THIS DEED OF SALE is made on this the 19th day of

April, 2006;

Certified to be a true copy of the original as per the records of the office of the Registrar, Asansol.
36776/-
1304500/-

BY: 40% of deficit Stamp duty & Registration fees for the difference of value & sector to value of the



0200 472556

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(1) **SRI SAMBHU PRASAD BOSE**, resident of Quarter No. QA3/1/102, Ajmera Housing Complex, Pimpri, Pune, (2) **SRI PRANAB KUMAR BOSE**, resident of B-41, Anand Puri, P.O. & Dist. Jaipur, Rajasthan, (3) **SRI PRABIR KUMAR BOSE**, No. 1 to 3 are sons of Late Maithali Nath Bose, (4) **SRI BISWAJIT BOSE**, (5) **SRI INDRAJIT BOSE**, (6) **SRI ABHIJIT BOSE**, No. 4 to 6 are sons of Late Sankar Prasad Bose, No. 3 to 6 are residents of Kashidham, South Dhadka, P.S. Asansol, Chowki and A.D.S.R. Office. Asansol, Dist. Burdwan, all by faith Hindu, citizens



:: 3 ::

of India, hereinafter jointly and severally called the "SELLERS" (which expression shall unless excluded by or repugnant to the context include their heirs, successors, legal representatives and assigns) of the ONE PART;

The seller no.3 (Prabir Kumar Bose) is forself and as constituted attorney of sellers no. 1 (Sambhu Prasad Bose), 2 (Pranab Kumar Bose), 4 (Biswajit Bose), 5 (Indrajit Bose) & 6 (Abhijit Bose).

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

06AA 325681

:: 4 ::

:: IN FAVOUR OF ::

PARBATI LAND & HOUSING DEVELOPERS PVT. LTD., having its office at S.B. Gorai Road, Parbati Bhawan (near S.D. Hospital), Asansol, P.O. & P.S. Asansol, Chowki and A.D.S.R. Office: Asansol, Dist. Burdwan, represented by its Managing Director SRI SACHINDRANATH ROY S/o Late Parbati Charan Roy, hereinafter called the "PURCHASER" (which expression shall include its heirs, successors-in-office, assigns, representatives unless contrary to and repugnant to the context) of the OTHER PART;

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WHEREAS Smt. Shantilata Ghosh W/o Jnendra Nath Ghosh was the absolute owner of the schedule mentioned landed property duly purchased from Shwet Shyam of Narsamuda, P.S. Asansol, Dist. Burdwan vide registered Deed of Sale being Deed No.3674 for the year 1958 of Asansol Sub-Registry Office.

AND WHEREAS while aforesaid Smt. Shantilata Ghosh was exercising her ownership and possession over the schedule mentioned landed property, she transferred/sold the same to Smt. Binapani Bose W/o Maithali Nath Bose of Asansol, P.S. Asansol, Dist. Burdwan vide registered Deed of Sale being Deed No.5391 for the year 1962 of Asansol Sub-Registry Office.

AND WHEREAS while aforesaid Smt. Binapani Bose was exercising her ownership and possession over the schedule mentioned landed property, she expired leaving behind four sons namely Sankar Prasad Bose (since deceased), Sambhu Prasad Bose, Pranab Kumar Bose and Prabir Kumar Bose (i.e. the sellers no.1 to 3 herein) to inherit the properties left by her.

AND WHEREAS by virtue of such inheritance, aforesaid Sankar Prasad Bose (since deceased), Sambhu Prasad Bose, Pranab Kumar Bose and Prabir Kumar Bose (i.e. the sellers no.1 to 3 herein) became absolute owners over the schedule mentioned landed property having each undivided 1/4th share therein.

AND WHEREAS while aforesaid Sankar Prasad Bose was exercising his ownership and possession over the undivided 1/4th share of the schedule mentioned landed property, he expired leaving behind the sellers no.4 to 6 as sons to inherit the properties left by him.

AND WHEREAS by virtue of such inheritance seller no.4 to 6 became absolute owners of the said undivided 1/4th share of the schedule mentioned landed property.

AND WHEREAS by virtue of such inheritance the sellers above named have become absolute owners of the schedule mentioned property and they have been owning and possessing the same in peacefully and uninterruptedly as its exclusive lawful owners thereof free from all encumbrances whatsoever and the sellers have absolute right, full power and authority to sell the schedule mentioned property to the Purchaser.

AND WHEREAS the above named sellers being in urgent need of money to meet their legal and lawful expenses and also for purchasing a suitable property, have declared their option to sell, convey and assign their property described in the schedule below for a consideration of Rs.6,00,000/- (Rupees Six lacs only) and the purchaser above named being desirous of purchasing the same has approached the sellers to sell and convey their aforesaid property unto her and the sellers have accepted the offer and proposal made by the purchaser and agreed to sell their property unto her and the purchaser has agreed to purchase the same at the aforesaid price.

AND WHEREAS the sellers above named being considering it to be the just and highest market price of their aforesaid property have agreed to sell the same unto the purchaser.

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the payment of the said sum of Rs.6,00,000/- (Rupees Six lacs only) paid by the purchaser to the sellers,

the receipt whereof the said sellers do hereby admit and acknowledge, the said sellers hereby grant and convey unto and to the use of the purchaser all those piece and parcel of land as described in the schedule below together with all areas, paths, passages, lights, liberties, privileges, easements, appurtenances whatsoever to the said land belonging or in any way appurtenant thereto free from all encumbrances TO HAVE AND TO HOLD the same hereby granted for ever and the said sellers do hereby for themselves, their heirs, successors, administrators and assigns covenant with the purchaser and declare that they are seized and possessed of and has not in any way encumbered or charged the property hereby conveyed and that the said purchaser shall and may at all times peaceably and quietly possess and enjoy the same without any manner of interruption, claim or demand whatsoever from or by the said sellers or any person claiming under them AND THAT the sellers shall and will and for all times to come at the request and cost of the said purchaser do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the purchaser to the said property or any part thereof and the sellers further covenant that if it transpires that the property hereby conveyed is not free from all encumbrances the sellers shall be liable to the purchaser and the sellers shall be bound to make good any loss sustained by the purchaser and to refund the consideration money together with damages at a time.

Be it further stated that the purchaser, its heirs, successors-in-office, administrators or assigns shall enjoy the property mentioned in the schedule below from generation to generation as absolute owner thereof with all the right, title, liberties, easements and interest therein like these vendors according to its will and necessity together with all sorts of transferring rights by way of sale, gift, lease, mortgage or

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otherwise and is at liberty to mutate the name of the purchaser in the property hereby conveyed and to pay tax/taxes to the authority/ authorities in the name of the purchaser from this day of sale to the land lord the Govt. of West Bengal through The S.D.L. & L.R.O. (Ext. P-1), Asansol.

SCHEDULE OF THE PROPERTY
ABOVE REFERRED TO:

Within District of Burdwan, P.S. Asansol, Chowki and Addl. Dist. Sub-Registry Office: Asansol, Mouza: Gopalpur, J.L. No.10, R.S. Khatian No.715, R.S. Plot No. 783/1090 (Seven hundred Eighty Three BATA One thousand Ninety), Class: Danga, R.S. Plot No.784/1084 (Seven hundred Eighty Four BATA One thousand Eighty Four), Class: Danga, R.S. Plot No.782/1086 (Seven hundred Eighty Two BATA One thousand Eighty Six); Class:Danga, Total measuring **15 (Fifteen) cottahs 9 (Nine) chhittacks 12 (Twelve) Sft. or 11217 (Eleven thousand Two hundred Seventeen) Sft.** of land is sold by this deed.

The property hereby sold is morefully delineated in the sketch map-annexed hereto and the property shown marked in RED border, which will be treated as a part of this deed.

The proportionate annual rent is payable to the Govt. of West Bengal through The S.D.L. & L.R.O. (Ext. P-1), Asansol, Dist. Burdwan.

A sheet containing photos and finger prints of both hands duly attested by the parties concern is annexed hereto which do form a part of this deed.

Contd....p/9.

Thumb
Left Hand

littlefinger to forefinger



Thumb
Right Hand

forefinger to littlefinger

Finger Print atested by me :

Sachin Kumar Bose

Thumb
Left Hand

littlefinger to forefinger



Thumb
Right Hand

forefinger to littlefinger

Finger Print atested by me :

Sachin Kumar Bose

Thumb
Left Hand

littlefinger to forefinger

Thumb
Right Hand

forefinger to littlefinger

Finger Print atested by me :

Thumb
Left Hand

littlefinger to forefinger

Thumb

forefinger to littlefinger

IN WITNESSES WHEREOF the sellers hereby setforth their hands and seals on this Deed of Sale on the day, month and year first above written.

WITNESSES :-

1. Nirmal Chatterjee

S/ptel Kalyanprasad Chatterjee
with Gopal pruz
No. Asansol-4
Dist Birbhum

Shobho Kumar Bose
forself and as Constituted
attorney of
Sambhu Prasad Bose
Kamab Kumar Bose
Biswanath Bose
Indrajit Bose
Ajayit Bose

2. *[Handwritten signature]*

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Signature of the Sellers.

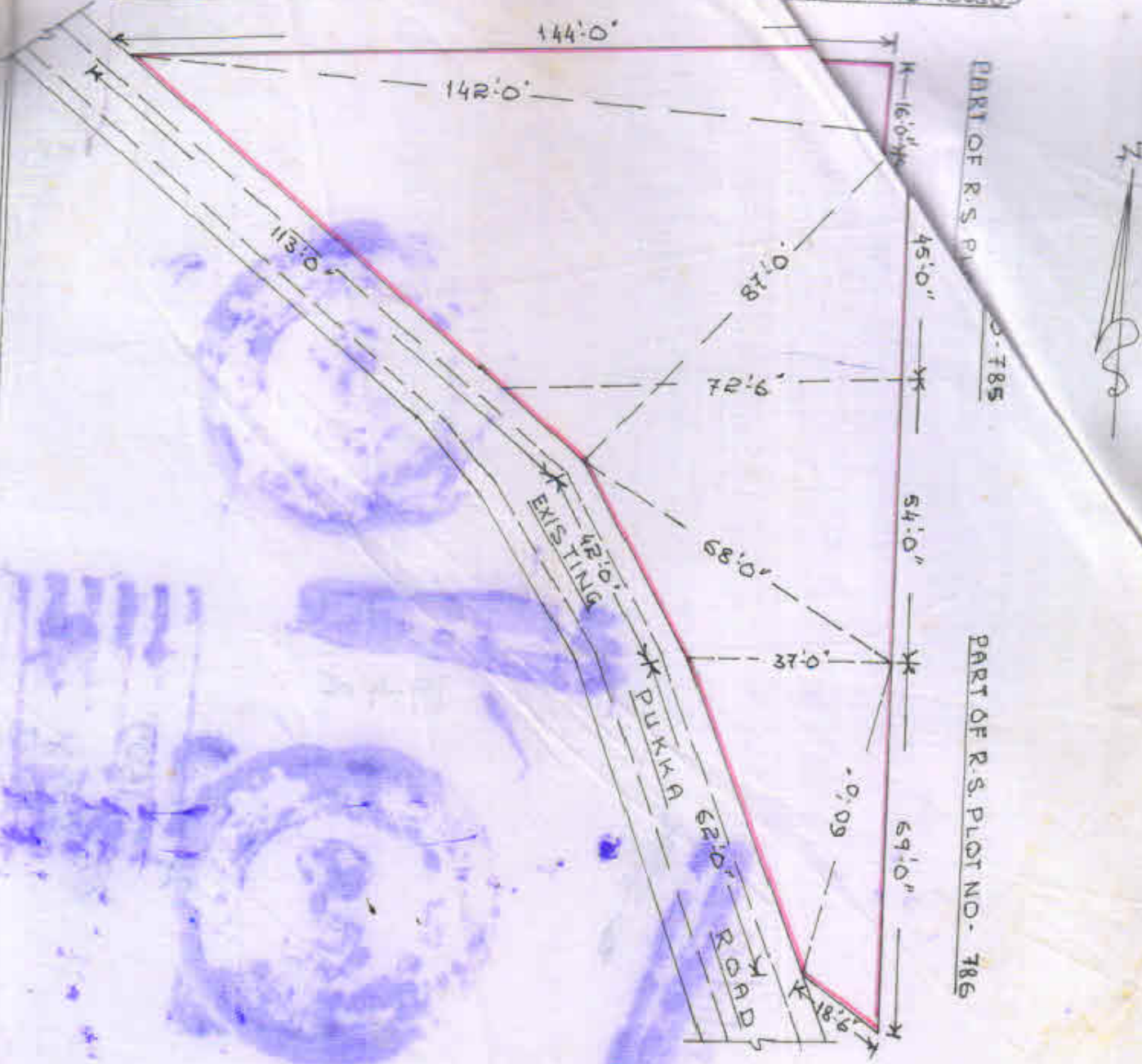
Drafted and prepared by me
and printed in my office.

Debenranjan Datta
Deed written No. 22
A. D. S. R. office
Asansol

THE PLAN SHOWING THE POSITION OF LAND SOLD BY SRI PRABIR
 LUMAR BOSE S/O-LATE MANTHALI NATH BOSE AND OTHERS
 IN FAVOUR OF PARBATI LAND & HOUSING DEVELOPERS PVT. LTD AT MOU-
 ZA-GOPALPUR T.L. NO-10, P.S-ASANSOL, DIST-BURDWAN ON R.S. PLOT
 NO-TR-1030, 784/1084, 782/1086, R.S. K. NO-715 MEASURING AREA OF
 LAND 11212 SFT = 15 KATHAS 9 CHATTAKS 12 SF (SOLD AREA SHOWN IN RED
 BORDER)

NOT TO SCALE

R.S. PLOT NO-1089(P) R.S. PLOT NO-1086(P) R.S. PLOT NO-1083(P)



DRAWN BY
 P. SARKAR

Prabir Kumar Bose

SIGNATURE OF VENDOR