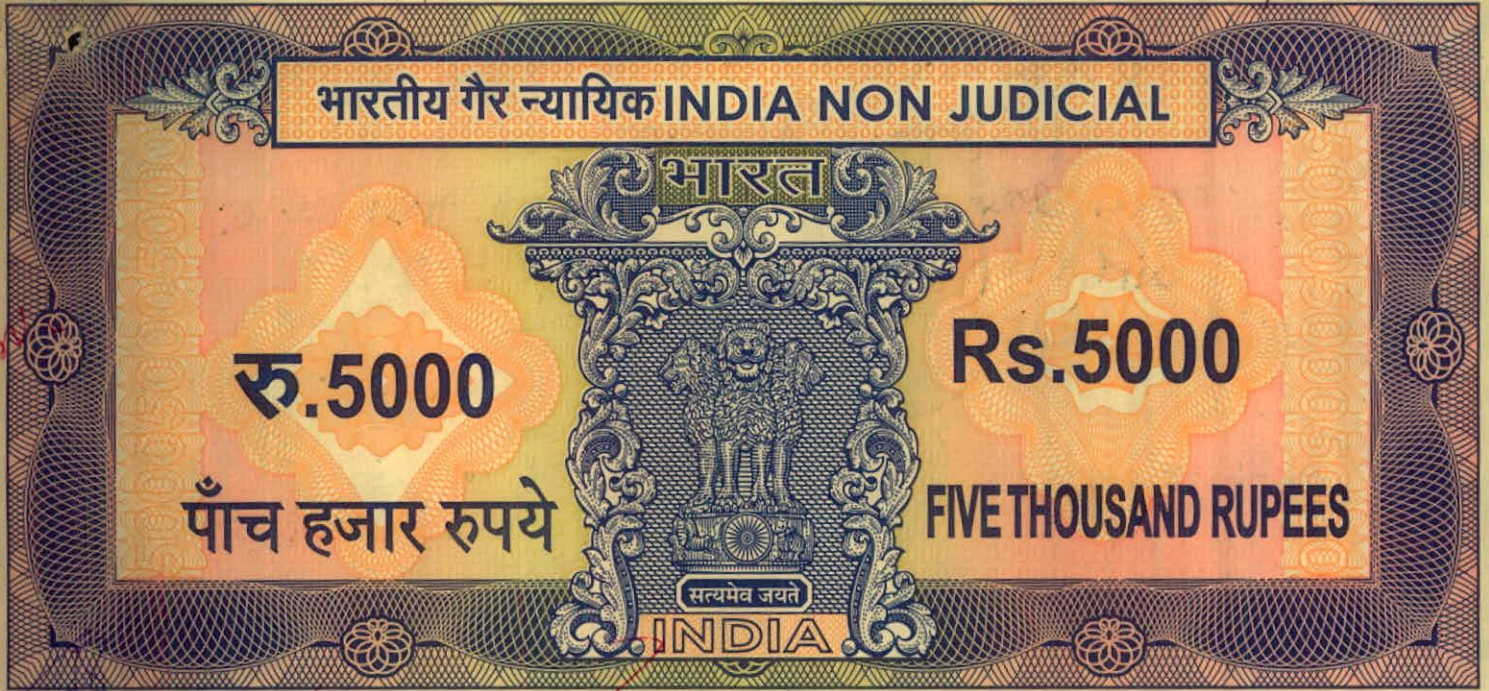


SI. No - 3259/08

30

I-3038/08



पश्चिम बंगाल WEST BENGAL

217621

These are parts of document so
marked with the seal

L.S.S. Stamp
Seal

- :: DEED OF SALE :: - 120508

This DEED OF SALE is made on this 6th day of
May, two thousand eight, BETWEEN
SRI OM PRAKASH PANDEY, son of Sri Murali Dhar Pandey,
by faith-Hindu, by occupation-Business, by nationality-
Indian, residing at 67/22, Strand Road, P.S. Jorabagan,
Kolkata - 700 006 (PAN No. AFUPP 3786 R), hereinafter called
the "PURCHASER" (which expression shall mean
and include his legal heirs, executors, successors, admi-
nistrators, legal representatives and/or assigns) of the
ONE PART.

Contd....P/2.

9900

2008/28th march

Om Prakash Pandey

67/22, Strand Road, P.S. Torabagan, Kolkata-6.

বাংলাদেশ

অধ্যক্ষ

নাম-প্রকাশ

28 MAR 2008



Dist Sub-Registrar
HOOGHLY

120508

AN D

SRI PARTHA RAHA, son of Sri Balai Raha, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 1 No. Serampore Colony, P.O. Mallickpara, P.S. Serampore, District-Hooghly, West Bengal, Pan Card No. AFMPR 5774 F, hereinafter called the "V E N D O R" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, successors, administrators, legal representatives and/or assigns) of the O T H E R P A R T.

W H E R E A S all that piece and parcel of Sali land measuring 33 Sataks, comprised in R. S. Dag No.295, under R. S. Khatian No.57, correspondint to L.R. Dag No.324, under L. R. Khatian No.2124/2, and Sali land measuring 81 Sataks, comprised in R. S. Dag No.297, under R. S. Khatian No.57, corresponding to L. R. Dag No.326, under L. R. Khatian No.2124/2, lying in Mouja-Dirghanga, J.L. No.4, under P. S. Serampore, District-Hooghly, originally belonged to Binapani Paul, wife of Sri Shibnath Paul, of Baidyabati Kumar Para, Baidyabati, Hooghly and she possessed the same as the absolute owner of the said property by paying rents and taxes to the appropriate authorities ;

AN D W H E R E A S said Smt. Binapani Paul sold, conveyed and transferred 17 Sataks (out of 33 Sataks) and 40 Sataks (out of 81 Sataks) of Sali land total measuring 57 Sataks of sali land in aforesaid two dags, unto and in favour of Smt. Manju Das, wife of Shibnarayan Das by virtue of a registered Deed of Sale duly recorded in Book No.I,



Secy, Dist and Registrar
URRAMPORE, KOOCHIBETUR

120508

volume No.61, pages from 375 to 382, being deed no.2858, for the year 1996 duly registered at Sub-Registry office, Serampore, Hooghly and after purchasing the said property the said Smt. Manju Das became the absolute owner of the said property and she recorded her name in the L.R. Record of right and had been paying relevant rent and taxes to the appropriate authorities in her own name accordingly ;

A N D W H E R E A S all that piece and parcel of sali land measuring 28 Sataks, comprised in R. S. Dag No.299, under R. S. Khatian No.972, corresponding to L. R. Dag No.328, under L. R. Khatian No.2277, lying in Mouja-Dirghanga, J.L. No.4, under P. S. Serampore, District-Hooghly, within the ambit of Baidyabati Municipality , originally belonged to Smt. Maya Mukhopadhyay, wife of Lal Mohan Mukhopadhyay of Chatra, P.S. Serampore, District-Hooghly, who purchased the same from Smt. Kalidasi Dasi, wife of late Krishna Chandra Bera, of Baidyabati, Hooghly, by virtue of a registered Deed of Sale, duly recorded in Book No.I, volume no.103, pages from 293 to 296, being Deed No.5971 for the year 1967 dated 12.07.1967 of Serampore Sub-Registry office, Serampore, Dist.Hooghly, and after purchase said Smt. Maya Mukhopadhyay mutated her name in the L. R. Record of right and she had been paying relevant rents and taxes to the appropriate authorities ;

A N D W H E R E A S thereafter said Smt. Maya Mukhopadhyay sold, conveyed and transferred the aforesaid



AGEL, Dist Sub-Registrar
TRAMPORE, HOOGHLY

120508

landed property unto and in favour of Smt. Mira Dey, wife of Sri Kapil Mani Dey, of Baidyabati, Baidyapara, Hooghly, on 14.02.1990 by virtue of a registered Deed of sale, duly recorded in Book No.I, volume No.7, pages from 291 to 294 , being Deed No.494 for the year 1990 of Additional District Sub-Registry office, Serampore, Hooghly and while in absolute khas possession said Smt. Mira Dey sold, conveyed and transferred the said property unto and in favour of Smt. Manju Das, wife of Shibnarayan Das of Baidyabati, Hooghly, by virtue of a registered Deed of sale being written in Book No.I, volume No.100, pages from 389 to 394 being deed no.4536, for the year 1997 registered at A.D.S.R.. Serampore, District-Hooghly and said Smt. Manju Das became the absolute owner of the said property and she has been paying relevant rent and taxes to the appropriate authorities in her own name accordingly ;

A N D W H E R E A S all that piece and parcel of sali land measuring 13 Sataks, comprised in R. S. Dag No.301, under R. S. Khatian No.948, corresponding to L. R. Dag No.330, under L. R. Khatian No.352, lying in Mouja-Dirghanga, J.L. No.4, within the ambit of Baidyabati Municipality, P. S. Serampore, District-Hooghly, free from all encumbrances, originally belonged to one Upendra Nath Ghosh of Gowala Para, Baidyabati, Hooghly, who sold, conveyed and transferred the said property unto and in favour of Smt. Sabitri Khan, by



1000, Dlt and Register
CHANDIGARH, INDIA

120508

virtue of a registered Deed of Sale, duly incorporated in Book No.I , volume No.31, pages from 18 to 21, being Deed No.1394, for the year 1979 of Serampore Sub-Registry office, District-Hooghly and she had been possessing the said property absolutely and thereafter she died intestate leaving behind her husband Kanailal Khan, her two sons Sri Ashim Kumar Khan and Ashok Kumar Khan and one daughter Smt. Sefali Ghosh and they stepped into the shoes of said Smt. Sabitri Khan and inherited the said property jointly by virtue of the Hindu Law of Succession, 1956, and they had been possessing and enjoying the said property jointly;

A N D W H E R E A S said Sri Kanailal Khan and others sold, conveyed and transferred the said property to Smt. Manju Das, by virtue of a registered Deed of Sale, duly incorporated in Book No.I, volume No.38, pages from 265 to 272, being Deed No.1592 for the year 1998 of Additional District Sub-Registry office, Serampore, Hooghly, on 25.03.1998 ;

A N D W H E R E A S by virtue of aforesaid sale deeds, said Smt. Manju Das became the absolute owner of the total landed property measuring 98 Sataks, more fully and particularly described in the schedule hereunder written and she sold, conveyed and transferred the said property to the present vendor herein, by virtue of a registered Deed of sale, recorded in Book No.I, volume no.3, pages from 23971 to 23987, being deed no.04544 for the year 2005 of A.D.S.R. Office, Serampore, Hooghly ;



Secy, Dist. Sub Registrar
BILAMPUR, M.C.C. NO. 120508

120508

A N D W H E R E A S by virtue of purchase as aforesaid, the vendor herein namely Sri Partha Raha became the absolute owner of a total Sali land measuring 98 Sataks and he has been possessing and enjoying the said property in his sixteen annas share of right, title and interest and he recorded his name in the assessment register of Baidyabati Municipality in respect of his property, mentioned hereinbefore and more fully and particularly described in the schedule hereunder written and he has been paying relevant rent, rate, taxes, cess other outgoings and statutory impositions in his own name to the appropriate authorities and the said property is free from all encumbrances, charges, liens, lispendences whatsoever, having its good, valid and marketable title at present ;

A N D W H E R E A S due to urgent need of money the vendor herein made canvass and publicity to sell off the schedule mentioned property to the intending purchaser at or for the total consideration of Rs.5,50,000/- (Rupees five lakh fifty thousand only) and the purchaser herein has accepted the offer of the said vendor and agreed to purchase the property at the said consideration price ;

NOW THIS INDENTURE WITNESSETH :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.5,50,000/- (Rupees five lakh fifty thousand o n l y) fully paid by the



Aggl, Dist Sub-Registrar
TIRUNELVELI, KOCCHILV

120508

purchaser to the vendor (receipt whereof the said vendor hereby admit and acknowledge) and the said vendor doth hereby convey, sell, transfer and grant, absolutely unto and to the use of the said purchaser, his heirs, executors, administrators, legal representatives and/or assigns of the property described in the schedule hereunder written together with all easement and quasi-easement rights and ancient liberties thereof and the schedule mentioned property is free from all encumbrances of sale, lease agreement for sale, mortgage, etc. AND THAT the vendor doth hereby covenant with the said purchaser that the said property described in the schedule hereunder written shall be quietly entered into and held and enjoyed in khas by the said purchaser without any interruption by the vendor or any person or persons through or under him AND THAT the said property is free from all attachments, liens, trusts, charges or mortgages, lease, agreement for sale or any other encumbrances AND THAT the vendor will save harmless and keep indemnified the purchaser from all losses damages, costs or expenses which he sustained or incurred by any reason whatsoever AND THAT the vendor has not been the party to any act whereby the property described in the schedule below may be under any title, claim or estate, or otherwise however whereby the vendor was prevented from conveying the said schedule mentioned property AND THAT the said vendor will give his written consent to the application for mutation submitted by



Adcl, Dist Sub-Register
TRAMPOL, KODOLY

120508

the purchaser herein and TO HAVE AND TO HOLD the said property described in the schedule below together with hereditaments, appurtenances, appendages hereby sold and conveyed unto and to the use of the purchaser, his heirs, executors, administrators and assigns AND THAT the purchasee and his successors-in-interest shall and may at all times peacefully and quietly enjoy the said property and receive rents issues and profits thereof from generation to generation with all rights of transfer thereto without any interruption, claim or demand whatsoever from or by the vendor and that the vendor and his successors-in-interest shall/will from time to time and at all times at the request and costs of the said purchaser, his heirs, executors, successors-in-office and assigns do or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the purchaser to hold the said property more fully mentioned in the schedule hereunder written AND THAT the purchaser shall mutate his name in the B.L. & L.R.O. Serampore, Hooghly and also in the assessment register of Baidyabati Municipality and shall pay rents and taxes accordingly in his name and the vendor covenants not to raise any objection thereto AND THAT the vendor has accepted and received the said consideration price in respect of the property mentioned in the schedule hereunder written and that the vendor at the cost and expenses of the purchaser herein



Addl. Dist. Sub-Registrar
MADRAS, HOCHCHV

120508

and on his request shall and will be bound to make good all or any lacuna found in the title of the said property for better and more perfectly assuring the said property in favour of the purchaser herein as shall or may be reasonably required.

- :: THE SCHEDULE ABOVE REFERRED TO :: -

ALL THAT piece and parcel of Rayata Sthitiban Swattiya Sali land measuring 98 (ninety eight) Sataks, lying in Mouja-Dirghanga, J.L. No.4, under the following description :-

1. Land measuring 17 (seventeen) Sataks, out of 33 Sataks, in R.S. Dag No.295 (two hundred ninety five), under R.S. Khatian No.57, corresponding to L.R. Dag No.324 (Three hundred twenty four) under L.R. Khatian No.2124/2 (Two thousand one hundred twenty four bye two).
2. Land measuring 40 (forty) Sataks out of 81 Sataks, in R.S. Dag No.297 (Two hundred ninety seven), under R.S. Kh.No.57, corresponding to L.R. Dag No.326 (Three hundred twenty six), under L.R. Khatian No.2124/2 (Two thousand one hundred twenty four bye two).
- 3) Land measuring 28 (twenty eight) Sataks, in R. S. Dag No. 299 (two hundred ninety nine), under R.S. Kh.No.972, corresponding to L. R. Dag No.328 (Three hundred twenty eight), under L.R. Khatian No.2277 (Two thousand two hundred seventy seven).
4. Land measuring 13 (thirteen) Sataks, in R.S. Dag No.301 (three hundred one), under R.S. Kh.No.948, corresponding to L.R. Dag No.330 (three hundred thirty), under L.R. Khatian No.352, (three hundred fifty two).

total sali land in aforesaid four dag numbers measuring 98 (ninety eight) Sataks which is being sold by this Deed of Sale in favour of the Purchaser herein, being municipal holding nos.82/A/A, 82/A/B and 82/A/C, N.T. Road, under Ward No.22, within the ambit of Baidyabati Municipality, under P. S. Serampore, District-Hooghly, A.D.S.R. Office, Serampore, District-Hooghly, together with all sorts of easement rights and ancient liberties thereto and right to use common paths and passages for taking all types of connections.



ASST. DIST. Sub-Registrar
TIRAMPORE, NOOCHIV

120508

IN WITNESSES WHEREOF the abovenamed vendor has
hereunto put his signature, on the day, month and year
first above written.

SIGNED, SEALED & DELIVERED :-

In the presence of :-

W i t n e s s e s :-

1. Shiba Prasad Khara.
vill. - Champsara.
P.O. - Baidyabati
Dt Hooghly, Serampore.

Partha Raha
Signature of the Vendor.

2. Dipankar Das.
of Mahesh, P.T. Serampore
Dt Hooghly,

Drafted by me :-

Rathindranath Das
Advocate.
Serampore Court.
wbfm/ee.

Typed by :-

A. S. Rao
Typist.
Serampore Court.



and, Dist Sub-Registra.
CHAMFORD, MCOCHAV

• 20508.

- :: Memo of Consideration ::-

Received Rs,5,50,000/- (Rupees five lakh fifty thousand only) from the purchaser herein, as the full and final consideration of the schedule above mentioned property by Cheque no.556758 dt. 30.04.2008 drawn on Indian Overseas Bank, Strand Road Branch-2, Church Lane, Kolkata-700 001.

Witnesses:-

1. Shiba Prasad Khara.
vill. - Champasa.
P.O. - Baidyabati
Dist - Hooghly.
P.S. - Serampore.

2. Dipankar Das
J. Mahesh, P. Serampore
Dist Hooghly.

Pastor Raha

Signature of the Vendor.















\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$



Asst. Dist. Sub-Registrar
MURAMPUR, HOOGHLY

120508

SPECIMEN FORM FOR TEN FINGERPRINTS

PURCHASER  <i>Arbansandey</i>		LEFT HAND FINGER PRINT				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND FINGER PRINT				
		Thumb	Fore	Middle	Ring	Little
						
SELLER  <i>Pasthake</i>		LEFT HAND FINGER PRINT				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND FINGER PRINT				
		Thumb	Fore	Middle	Ring	Little
						
		LEFT HAND FINGER PRINT				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND FINGER PRINT				
		Thumb	Fore	Middle	Ring	Little
		LEFT HAND FINGER PRINT				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND FINGER PRINT				
		Thumb	Fore	Middle	Ring	Little



Asst. Dist. Sub-Registrar
CHANDIGARH, HOOBINT

120508

120508

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the Additional District Sub Registrar, Serampore

Signature / LTI Sheet of Serial No 03259 / 2008


Document Number

I - 03038 , 2008

I . Signature of the Presentant

Name of the Presentant	Signature with date
Partha Raha	<i>Partha Raha</i> 12/05/08

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

LTI	Sl No	Admission of Execution By	Status	Signature with Date
	1	Partha Raha ps - Serampore 1, Serampore Colony Mallickpara Hooghly. Pan - A F M P R 5774 F	Self	<i>Partha Raha</i> 12/05/08

Name of Identifier of above Person(s)

Shiba Prasad Khara
Champsara Baidyabati Hooghly

Signature of Identifier with Date

Shiba Prasad Khara
12/05/08



(Signature)
Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

12.05.08

Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :I-03038 of :2008
(Serial No. 03259, 2008)

On 12/05/2008

Admissibility(Rule 43)

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:

Fee Paid in rupees under article : A(1) = 22209/- ,E = 7/- on:12/05/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-2019359/-

Certified that the required stamp duty of this document is Rs 121172 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty : 1.Rs 45000/- is paid by the draft no. :641494, Draft date:28/04/2008, Bank name:State Bank Of India, Serampore, recieved on :12/05/2008. 2.Rs 45000/- is paid by the draft no. :641493, Draft date:28/04/2008, Bank name:State Bank Of India, Serampore, recieved on :12/05/2008. 3.Rs 26185/- is paid by the draft no. :641491, Draft date:28/04/2008, Bank name:State Bank Of India, Serampore, recieved on :12/05/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.00 on :12/05/2008,at the Office of the ADSR Serampore by Partha Raha,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :12/05/2008 by

1. Partha Raha, son of Balai Raha,1, Serampore Colony,Thana Serampore, By caste Hindu,by Profession :Business

Identified By Shiba Prasad Khara, son of Lt. Kanailal Khara Champsara Baidyabati Hooghly Thana: Serampore, by caste Hindu,By Profession :Business.



[Ashim kumar Ghosh]
A. D. S. R

Office of the Additional District Sub Registrar, Serampore
Govt. of West Bengal

(Signature)
Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

120508

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 12537 to 12552
being No 03038 for the year 2008.



(Ashim kumar Ghosh) 12-May-2008
A. D. S. R
Office of the Additional District Sub Registrar, Serampore
West Bengal


Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

120508

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION

150508