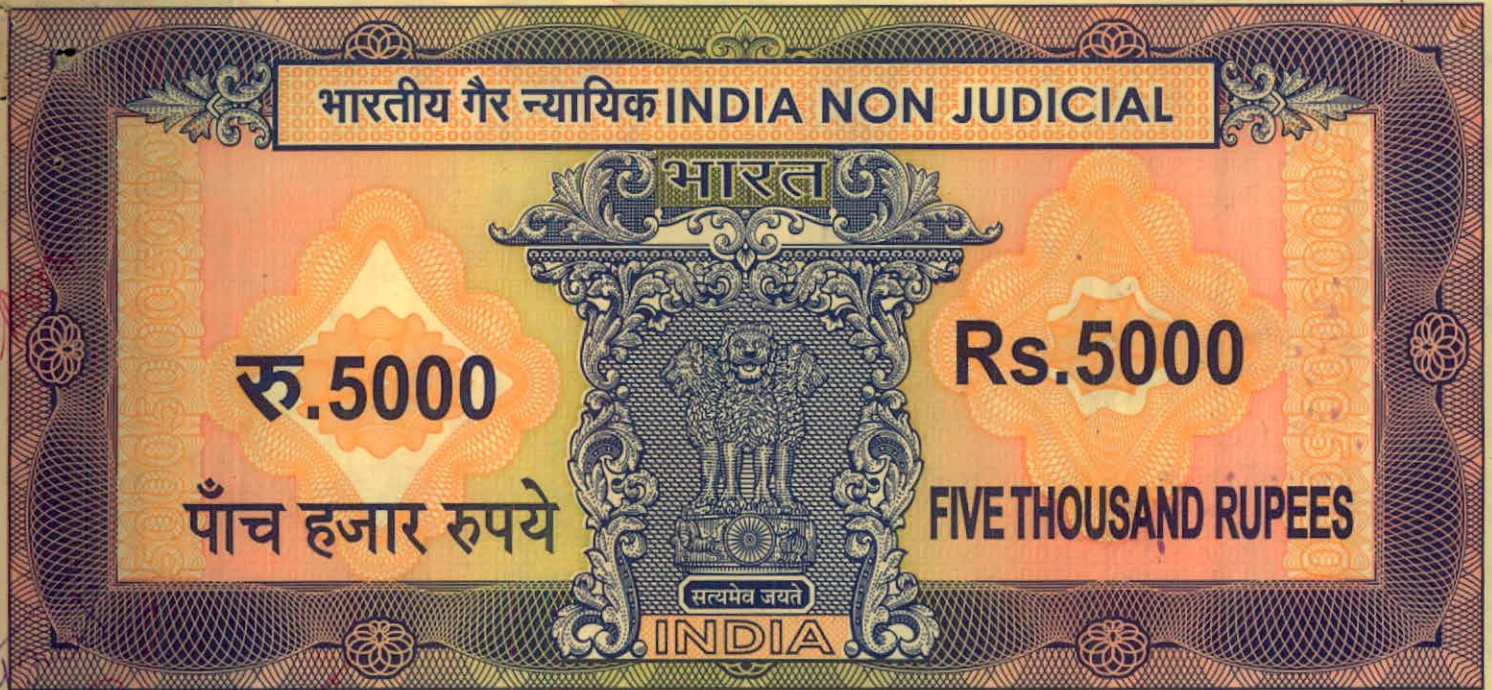


03309/08

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P for Canara Bank

I-03286/08



पश्चिम बंगाल WEST BENGAL

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अवस्थिति & सिग्नेचर क्षेत्र
जिसे के भाग के दस्तावेज से
बिच्छेदित के साथ के

130508

==: SALE DEED ==:

(Valued at Rs. 2,00,000/-)

THIS DEED OF SALE is made on this 2nd day of May, 2008, BETWEEN SRI RANJIT KUMAR MITRA, son of Late Jatindra Nath Mitra, by faith Hindu, Indian Citizen, by occupation Business, residing at Padmabati Coloney, Baidyabati, P.O. – Baidyabati, P.S. – Serampore, District – Hooghly, hereinafter called and referred to as the "VENDOR" (which term or expression

Contd :- (2)

22/04/08

1668,
Mr. Min. OM Prakash Pandey,
Address: Street Rd, Kalkata-86.
Village: B. Sinu. vol. (2)
E. E. J. (22/04/08)



Asst. Dist. Registrar
BERHAMPORE, HOOGHLY

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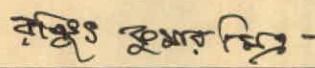
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the Additional District Sub Registrar, Serampore

Signature / LTI Sheet of Serial No 03309 / 2008


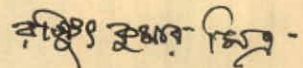
Document Number

03286/08
I - xxxxxx xxx)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Ranjit Kr Mitra	

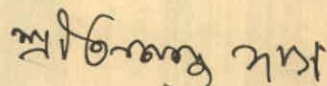
II . Signature of the person(s) admitting the Execution

LTI	SI No	Admission of Execution By	Status	Signature with Date
	1	Ranjit Kr Mitra ps - Serampore Padmabati Coloney, Baidyabati P,o Baidyabati Hooghly	Self	

Name of Identifier of above Person(s)

Ananta Das
Gourangapur Po , Bighati Hooghly

Signature of Identifier with Date






Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

130508

Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :I-03286 of :2008
(Serial No. 03309, 2008)

On 13/05/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 2189/- ,E = 7/- on:13/05/2008

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- 200000/-

Certified that the required stamp duty of this document is Rs 12010 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty : Rs 7010/- is paid by the draft no. :366765, Draft date:13/05/2008, Bank name:CANARA BANK, Serampore, recieved on :13/05/2008.

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

Presented for registration at 11.32 on :13/05/2008,at the Office of the ADSR Serampore by Ranjit Kr Mitra,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :13/05/2008 by

1. Ranjit Kr Mitra, son of Lt Jatindra Nath Mitra, Padmabati Coloney, Baidyabati, Thana Serampore, By caste Hindu, by Profession :Business

Identified By Ananta Das, son of Lt Sadhan Das Gourangapur Po , Bighati Hooghly Thana: Bhadreswar, by caste Hindu, By Profession :Business.

Name of the Registering officer :**Ashim Kumar Ghosh**
Designation :**Addl. District Sub Registrar**

On 21/05/2008

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/-



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

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

Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

210508

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Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :I-03286 of :2008
(Serial No. 03309, 2008)

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : on: 21/05/2008.

Name of the Registering officer :**Ashim Kumar Ghosh**
Designation :**Addl. District Sub Registrar**



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

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


Addl. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

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shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and/or assigns) of the "ONE PART".

A ---- N ---- D

SRI OM PRAKASH PANDEY, son of Sri Murali Dhar Pandey, by faith - Hindu, Indian Citizen, by occupation Business, residing at 67/22, Strand Road, Jorabagan, Kolkata - 700006, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and/or assigns) of the "OTHER PART".

WHEREAS all that piece and parcel of "Sali" land measuring 32 (thirty-two) Satak, comprised in the Revisional Settlement Plot No. 305 (three hundred five) appertaining to Revisional Settlement Khatian No. 3302 (three thousand three hundred two) corresponding to L.R. Plot No. 334 (three hundred thirty-four) and L.R. Khatian No. 1174 (one thousand one hundred seventy-four), lying within Mouza—



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Dirghanga, J.L. No. 4, P.S. Serampore, District Hooghly, under Baidyabati Municipality, morefully described in the schedule below, hereinafter referred to as the 'said property' originally belonged to Dulal Chandra Dutta, son of Nidhiram Dutta of Baidyabati, who seized and possessed of and sole and absolute owner of the property. His right, title and interest duly recorded in the L.R. Parcha.

AND WHEREAS after the death of Dulal Chandra Dutta, the said property inherited to his sons and daughters, namely, 1. Sunil Kumar Dutta, 2. Sanjib Kumar Dutta, 3. Samarendra Kumar Dutta, 4. Soumendra Kumar Dutta, 5. Anima Basu Roy, wife of Gopal Chandra Basu Roy, 6. Amita Ghosh, wife of Dhirendra Nath Ghosh, 7. Uma Bose, wife of Haradhan Bose, 8. Gouri Bose, wife of Bijay Bose, 9. Samir Kumar Dutta of Bosepara, Baidyabati, Hooghly and they were in absolute peaceful khas possession therein.

AND WHEREAS all the shareholders of the aforesaid property i.e. Samir Kumar Dutta and eight others jointly sold and transferred 1/2 (half-share) i.e. 16 (sixteen) Satak of Sali land comprised in the L.R. Plot No. 334, Khatian No. 1174 Kri, lying at Mouza Dirghanga to Sri Gour Chandra Ghosh, son of Late Kalipada Ghosh of 136/C, G. T. Road, Seoraphuli, by a registered Deed of Sale which was entered



[Signature]
Addl. Dist Sub-Registrar
CHERAMPORE, MEGHALAYA

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Page :- (4)

into Book No. I, Volume No. 33 at Pages 123 – 130, Being No. 1375 for the year 1998 of A.D.S.R. Serampore, for the consideration mentioned thereon and gave possession forever.

AND WHEREAS the rest portion of the said plot i.e. 1/2 (half-share) measuring 16 (sixteen) Satak comprised in the L.R. Plot No. 334, Khatian No. 1174 Kri lying at Mouza Dirghanga, sold and transferred to Sri Himangshu Ghosh, son of Sri Gour Chandra Ghosh of 136/C, G. T. Road, Seoraphuli, by a registered Deed of Sale, which was entered into Book No. I, Volume No. 33 at Pages 131 to 138 for the year 1998 of A.D.S.R. Serampore for the consideration mentioned thereon and gave possession forever.

AND WHEREAS the above-mentioned Sri Gour Chandra Ghosh and Sri Himangshu Ghosh jointly sold and transferred the entire portion i.e. 32 (thirty-two) Satak "Sali" land comprised in the L.R. Plot No. 334, L.R. Khatian No. 1174 corresponding to R.S. Plot No. 305 and R.S. Khatian No. 3302, lying at Mouza – Dirghanga, P.S. Serampore, Dist. Hooghly to Sri Ranjit Kumar Mitra, son of Late Jatindra Nath Mitra of Padmabati Coloney, Baidyabati, the vendor herein by a registered Deed of Sale, Being No. 03870 for the year 2007 and entered into Book No. I, C.D. Volume No. 5

Contd :- (5)



Asst. Dist. Sub-Registrar
CHENNAI, MCGHEE

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at Pages 2994 to 3004 of A.D.S.R. Serampore for the consideration mentioned thereon and gave possession forever.

AND WHEREAS after purchasing the said property Sri Ranjit Kumar Mitra, the vendor herein, became the absolute owner-cum-possessor in respect of the said property and since then he is enjoying and possessing the said property by way of cultivation thereon peacefully and paying all the relevant rent and taxes to the appropriate authority and also the said property is free from all encumbrances, charges, liens, whatsoever and the said property is not acquisitioned or requisitioned by the Govt. of West Bengal as well as India.

AND WHEREAS due to urgent need of money and some other various reasons, the above named vendor desire to sell the said property to any intending purchaser/s at or for the price of Rs. 2,00,000/- (Rupees two lac) only.

AND WHEREAS on a verbal agreement made between the parties, the vendor has agreed to sell and the purchaser has agreed to purchase the schedule property at or for the price of Rs. 2,00,000/- (Rupees two lac) only, free from all sorts of encumbrances, charges, liens, whatsoever.



Asst. Dist. Sub-Registrar
DIBRUPORE, HOOCHIT

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NOW THIS INDENTURE WITNESSETH

that in pursuance of the said agreement, the vendor agreed to sell and the purchaser has agreed to purchase the said property at or for the price of Rs. 2,00,000/- (Rupees two lac) only, paid by the purchaser to the vendor, receipt of which is acknowledged by the vendor and the vendor grants, conveys unto and to the use of the said purchaser, his heirs, executors, administrators, legal representatives and assigns ALL THAT piece and parcel of schedule property together with all other easement rights appertaining to or usually hold and enjoyed therewith or reputed to belong or be appurtenant thereto free from all encumbrances and litigation TO HAVE AND TO HOLD the hereditaments and hereby granted and conveyed unto and to the use of the said purchaser, his heirs, executors, legal representatives, administrators and assigns forever.

AND THE SAID VENDOR doth hereby himself, his heirs, executors, administrators and assigns covenant with the said purchaser and declares that he is seized and possessed of and has not in any way encumbered or charged or caused to be encumbered or charged the property to be conveyed by the said Deed of Sale and the said purchaser, his, heirs, executors, legal representatives and assigns shall



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MIRAMPUR, HOOGHLY

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and may at all times peaceably, quietly possess and enjoy the said property, receive rents & profits thereof without interruption, claim or demand whatsoever from or by the vendor or any person or persons lawfully and equitably claiming from under or in trust for him.

AND THE SAID VENDOR SHALL AND WILL from time to time come at the request and cost of the said purchaser, his heirs, administrators and assigns 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, the said property and/or any part thereof.

AND THE VENDOR FURTHER COVENANT that if it transpires that the property hereby conveyed by the vendor is not free from all encumbrances as hereinafter stated by him, the vendor, his heirs, executors, administrators will be civil and criminally liable to the purchaser, his heirs, executors and administrators, representatives and assigns and will be bound to make good the loss sustained by the purchaser.

Schedule of the property



addl. Dist. Sub-Registrar
MEMPHORE, HOOGHLY

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Schedule of the property

ALL THAT piece and parcel of "Sali" land measuring 32 (thirty-two) Satak comprised in the Revisional Settlement Plot No. 305 (three hundred five) appertaining to Revisional Settlement Khatian No. 3302 (three thousand three hundred two) corresponding to L.R. Plot No. 334 (three hundred thirty-four) and L.R. Khatian No. 1174 (one thousand one hundred seventy-four), lying at Mouza – Dirghanga, J.L. No. 4, R.S. No. 910, Pargana Boro, Rayati interest, under Baidyabati Municipality, P.S. – Serampore, A.D.S.R. – Serampore, District – Hooghly, with all other easement rights whatsoever being.

The annual rent of Rs. 5/- payable to the Collectorate of Hooghly, through B.L. & L.R.O. – Serampore, as its present rent.

The said property is butted and bounded by :-

On the North :- R. S. Plot Nos. 312 and 306.
On the South :- R. S. Plot No. 301.
On the East :- R. S. Plot No. 304.
On the West :- R. S. Plot No. 300.

Contd :- (9)



Adcl, Dist Sub-Registrar
SIRAMPUR, HONGKONG

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Page :- (9)

IN WITNESS WHEREOF the above-named vendor
put his signature on the day, month and year first above
written.

SIGNED, SEALED AND DELIVERED

In the presence of :-

WITNESSES :-

(1) *Shriy Mallika*
Baidyaleeti-karjipara

স্বাক্ষর করিয়া

Signature of the Vendor.

(2) *অদ্বৈত কুমার*
কলিকাতা - বিদ্যালয় - কলিকাতা

(3) *অদ্বৈত কুমার*

কলিকাতা - বিদ্যালয় - কলিকাতা

(4)

Drafted by me :-

Tapan Kumar Das Advocate
WB/ 779/74
(Advocate)
Serampore Court

Composed by me :-























Uttam Saha
The Computer World
(Near Serampore Court)



Adl. Dist Sub-Registrar
SERAMPORE, HOOGHLY

130508

SPECIMEN FORM FOR TEN FINGERPRINTS

PURCHASER		LEFT HAND FINGER PRINT				
		Little	Ring	Middle	Fore	Thumb
 <i>Amprakash Poudel</i>						
		RIGHT HAND FINGER PRINT				
		Thumb	Fore	Middle	Ring	Little
						
 <i>Amprakash Poudel</i>						
		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



[Signature]
Addl. Dist. Sub-Registrar
CHIRAMPUR, HOOGHLY


130508

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 4066 to 4080
being No 03286 for the year 2008.



(Ashim kumar Ghosh) 21-May-2008
A. D. S. R
Office of the Additional District Sub Registrar, Serampore
West Bengal


ASST. Dist. Sub-Registrar
SERAMPORE, HOOGHLY

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Handwritten text, possibly a signature or date, located in the lower left quadrant.

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