

SL- 6681/10

I- 6311/10

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

अन्तिमपत्र पश्चिम बंगाल WEST BENGAL

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which are part of documents are  
marked with the code

20 AUG 2010

-:: DEED OF SALE ::-

This DEED OF SALE is made on this 30<sup>th</sup> day of June, 2010,  
BETWEEN SRI OM PRAKASH PANDEY (PAN - AFUPP 3786 R),  
son of Sri Murli Dhar Pandey, by faith - Hindu, Indian citizen,  
by occupation business, residing at 67/22, Strand Road, P. S.  
Jorabagan, Kolkata - 700 006, 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, suc-  
cessors, legal representatives and/or assigns) of the ONE  
PART.

A — N — D

Contd :- (2)



09/06/10

8377,  
OM Prakash Pandey,  
Jorabagan, Kolkata-06.  
C. K. BASU  
Rampur Thana  
Serampore Sub  
Division

09/06/10

Shiba Prasad Khara.  
S/O Late Kanailal Khara.  
vill. - Champara.  
P.S. - Serampore  
Dist - Hooghly.  
Cultivation.



20 AUG 2010

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PAN - AFG PB5413B.

*Haridoy Biswas*  
✓ (1) SRI HARIDAS BISWAS, son of Late Balaram Biswas, by faith Hindu, Indian citizen, by occupation business, residing at Malirbagan, Baidyabati, P. O. Baidyabati, P. S. Serampore, District - Hooghly and (2) SRI RAJENDRA MISHRA, son of Mukdeo Mishra, by faith - Hindu, Indian citizen, by occupation business, residing at 13, Bagkhal (West), P. O. & P. S. Rishra, District - Hooghly, hereinafter jointly called and referred to as the VENDORS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, executors, administrators, successors, legal representatives and/or assigns) of the OTHER PART.  
*PAN NO AMYPM 7124 R.*

WHEREAS all that piece and parcel of "Sali" land measuring 51 (fifty-one) Satak comprised in R. S. Plot No. 4012 appertaining to R. S. Khatian No. 2813 corresponding to L. R. Plot No. 4514 and L. R. Khatian No. 404 lying at Mouza - Dirghanga AND an area of land measuring 15 (fifteen) Satak comprised in R. S. Plot No. 4013 appertaining to R. S. Khatian No. 2813 corresponding to L. R. Plot No. 4515 and L. R. Khatian No. 404 lying at Mouza - Dirghanga AND an area of land measuring 45 (forty-five) Satak comprised in R. S. Plot No. 4004 appertaining to R. S. Khatian No. 1904 corresponding to L. R. Plot No. 4504 and L. R. Khatian No. 404 lying at Mouza - Dirghanga AND an area of land measuring 16 (sixteen) Satak comprised in R. S. Plot No. 4005 appertaining to R. S. Khatian No. 522 corresponding to L. R. Plot No. 4505 and L. R. Khatian No. 404 lying at Mouza - Dirghanga AND an area of land measuring 15 (fifteen) Satak comprised in R. S. Plot No. 4006 appertaining to R. S. Khatian No. 597 corresponding to L. R. Plot No. 4506 and L. R. Khatian No. 404 lying at Mouza - Dirghanga. Now TOTAL IN





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Dist. Sub-Registrar  
SERAMPORE, HOOGHLY.

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ALL FIVE PLOTS of land measuring in all 1 (one) acre 42 (forty-two) sataks equivalent to something more or less 4 (four) Bighas 5 (five) Cottahs 14 (fourteen) chittaks within the ambit of Baidya-bati Municipality, P.S. - Serampore, District Hooghly, morefully and particularly described in the schedule below hereinafter called the said property which is the subject matter of this Sale Deed and sold property herein originally belonged to Kapil Chandra Pramanick, son of Late Hari Charan Pramanick of Uttar Rajyadharpur, whose right, title and interest duly recorded in the L. R. Parcha.

AND WHEREAS the aforesaid Kapil Chandra Pramanick, sold, transferred and conveyed and gave possession an area of land measuring 1 (one) acre 42 (forty-two) satak i.e. entire schedule property comprised in the 5 R. S. Plot Nos. 4004, 4005, 4006, 4012, 4013 appertaining to R. S. Khatian Nos. 1904, 2813, 522, 597 corresponding to L. R. Plot Nos. 4504, 4505, 4506, 4514 and 4515, lying at Mouza Dirghanga, P. S. Serampore, District Hooghly to Sri Lalit Mohan Neye, son of Late Chandrakanta Neye of Uttar Rajyadharpur, P. S. Serampore, District Hooghly by executed and reegistered a Deed of Sale in favour of Lalit Mohan Neye on 16.10.1981 being Deed No. 5074 of A.D.S.R. Serampore for the consideration mentioned thereon.

AND WHEREAS the aforesaid Sri Lalit Mohan Neye sold, transferred, conveyed and gave possession an area of land measuring 51 Satak comprised in R. S. Dag No. 4012 and an area of land measuring 15 Satak comprised in R. S. Dag No. 4013, total in all 66 (sixty-six) satak both appertaining to R. S. Khatian No. 2813, Mouza Dirghanga, to (i) Sri Haridas Biswas and (ii) Sri Rajendra Mishra (the vendors herein), by a registered





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Additional Dist. Sub-Registrar  
SRIRANGAPATNA, MYSORE.

20 AUG 2010

Deed of Sale on 24.06.2004 which entered into Book No. 1, C.D. Volume No. 103 at Pages 5848 to 5860 being Deed No. 03416 for the year 2004 of A.D.S.R. Serampore for the consideration mentioned thereon.

AND WHEREAS the aforesaid Sri Lalit Mohan Neye sold, transferred, conveyed and gave possession to Sri Rajendra Mishra (the vendor No. 2 herein) an area of land measuring 45 Satak comprised in R. S. Dag No. 4004, R. S. Khatian No. 1904, Mouza Dirghanga, by executed and registered a Deed of Sale on 24.06.2004 which entered into Book No. 1, C. D. Volume No. 103 at Pages 5873 to 5886 being Deed No. 3418 for the year 2004 of A.D.S.R. Serampore for the consideration mentioned thereon.

AND WHEREAS the aforesaid Lalit Mohan Neye sold, transferred, conveyed and gave possession to Sri Haridas Biswas (the vendor No. 1 herein) an area of land measuring 16 Satak comprised in R. S. Dag No. 4005, R. S. Khatian No. 522 and an area of land measuring 15 Satak comprised in R. S. Dag No. 4006, R. S. Khatian No. 597, total in all 31 Satak, Mouza Dirghanga, by executed and registered a Deed of Sale on 24.6.2004 which entered into Book No. 1, C. D. Volume No. 103 at Pages 5887 to 5900 being Deed No. 3419 for the year 2004 of A.D.S.R. Serampore for the consideration mentioned thereon.

AND WHEREAS by virtue of above mentioned three Sale Deed Nos. 3416, 3418 and 3419, dated 24.06.2004 of A.D.S.R. Serampore the vendors jointly herein Haridas Biswas and Rajendra Mishra became the absolute owner-cum-possessor of a total land measuring 1 (one) acre 42 (forty-two) Satak equi-





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Addl. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY.

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valent to 4 (four) Bighas 5 (five) Cottah 14 (fourteen) Chittacks in R. S. Dag Nos. 4004, 4005, 4006, 4012 and 4013, R. S. Khatian No. 1904, 2813, 522, 597 corresponding to L. R. Dag No. 4504, 4505, 4506, 4514 and 4515 and L. R. Khatian No. 404 lying at Mouza Dirghanga have been possessing and enjoying the said property in sixteen annas share equally by cultivating the land, hereinafter called the said property more fully and particularly described in the Schedule below is free from all encumbrances, charges, liens, lispendences whatsoever having its good, valid and marketable title at present.

AND WHEREAS due to urgent need of money and some other various reasons, the above named vendors desire to sell the said property to any intending purchaser at or for the price of Rs. 12,00,000/- (Rupees twelve lac) only.

AND WHEREAS on a verbal agreement made between the parties, the vendors have agreed to sell and the purchaser has agreed to purchase the schedule property at or for the price of Rs. 12,00,000/- (Rupees twelve lac) only, free from all sorts of encumbrances, charges, liens, whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement, the vendors agreed to sell and the purchaser has agreed to purchase the said property at or for the price of Rs. 12,00,000/- (Rupees twelve lac) only, paid by the purchaser to the vendors, receipt of which is acknowledged by the vendors and the vendors grant, convey 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





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SERAMPORE, HOOGHLY.

2.0 AUG 2010



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 VENDORS doth hereby themselves, their heirs, executors, administrators and assigns covenant with the said purchaser and declares that they are seized and possessed of and have 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, their, heirs, executors, legal representatives and assigns shall and may at all times peaceably, quietly possess and enjoy the said property, receive rents and profits thereof without interruption, claim or demand whatsoever from or by the vendors or any person or persons lawfully and equitably claiming from under or in trust for them.

AND THE SAID VENDORS 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 VENDORS FURTHER COVENANT that if it transpires that the property hereby conveyed by the vendors are not free from all encumbrances as hereinafter stated by them, the vendors, their heirs, executors, administrators will be civil and



MEMO OF CONSIDERATION

RECEIVED on and from the within named purchaser a sum of Rs. 12,00,00/- (Twelve Lacs only) being the full consideration money of the property hereby sold and conveyed in the manner as follows: -

Rs. 12,00,00/-



Signature of the Vendor

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ADDL. DIST. SUB-REGISTRAR  
HOOGHLY

20 AUG 2010





**Government Of West Bengal**  
**Office Of the A. D. S. R. SERAMPORE**  
**District:-Hooghly**

**Endorsement For Deed Number : I - 06311 of 2010**  
**(Serial No. 06681 of 2010)**

**On 20/08/2010**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,5 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:**

Fee Paid in rupees under article : A(1) = 15840/- ,E = 7/- on 20/08/2010

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1440614/-

Certified that the required stamp duty of this document is Rs.- 86447 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 41447/- is paid, by the Bankers cheque number 519983, Bankers Cheque Date 19/08/2010, Bank Name State Bank of India, Serampore, received on 20/08/2010
2. Rs. 40000/- is paid, by the Bankers cheque number 519985, Bankers Cheque Date 19/08/2010, Bank Name State Bank of India, Serampore, received on 20/08/2010

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13.00 hrs on :20/08/2010, at the Office of the A. D. S. R. SERAMPORE by Hari Das Biswas , one of the Executants.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 20/08/2010 by

1. Hari Das Biswas, son of Lt Balaram Biswas , Malirbagan, Thana:-Serampur, District:-Hooghly, WEST BENGAL, India, P.O. :-Baidyabati , By Caste Hindu, By Profession : Business
2. Rajendra Mishra, son of Mukdeo Mishra , 13, Bagkhal, Thana:-Rishra, District:-Hooghly, WEST BENGAL, India, P.O. :-Baidyabati , By Caste Hindu, By Profession : Business

Identified By Shiba Prasad Khara, son of Lt Kanailal Khara, Champsara, Thana:-Serampur, District:-Hooghly, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Cultivation.



( Debasis Patra )  
A. D. S. R. SERAMPORE

*(Signature)*  
**ADDL. Dist. Sub-Registrar**  
**SERAMPORE, HOOGHLY**  
**( Debasis Patra )**  
**A. D. S. R. SERAMPORE**

20/08/2010 13:29:00

EndorsementPage 1 of 1

**20 AUG 2010**



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80 AUG 2010





**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. SERAMPORE, District- Hooghly**  
**-Signature / LTI Sheet of Serial No. 06681 / 2010, Deed No. (Book - I , 06311/2010)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Hari Das Biswas	<i>Hari Das Biswas</i> 20/08/2010

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Hari Das Biswas Address -Malirbagan, Thana:-Serampur, District:-Hooghly, WEST BENGAL, India, P.O. :-Baidyabati	Self		 LTI	<i>Hari Das Biswas</i> 20/08/2010
			20/08/2010	20/08/2010	
2	Rajendra Mishra Address -13, Bagkhal, Thana:-Rishra, District:-Hooghly, WEST BENGAL, India, P.O. :-Baidyabati	Self		 LTI	<i>Rajendra Mishra</i> 20/08/2010
			20/08/2010	20/08/2010	

**Name of Identifier of above Person(s)**

Shiba Prasad Khara  
Champsara, Thana:-Serampur, District:-Hooghly,  
WEST BENGAL, India, P.O. :-

**Signature of Identifier with Date**

*Shiba Prasad Khara*  
20/08/2010





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PURCHASER.



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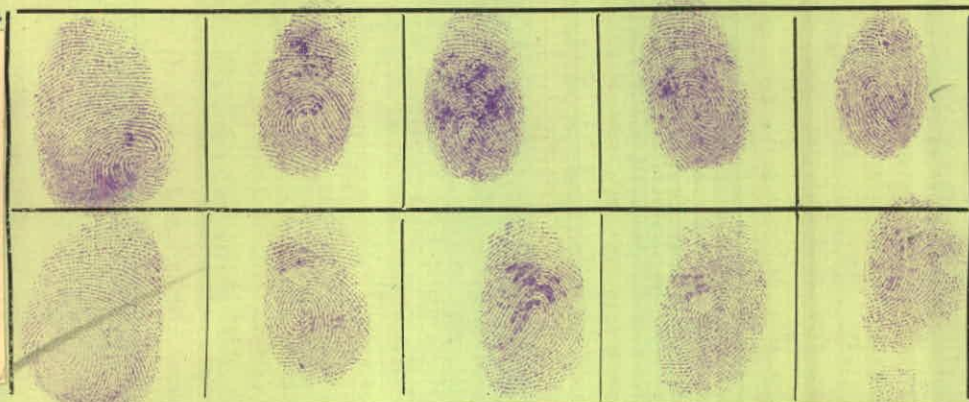
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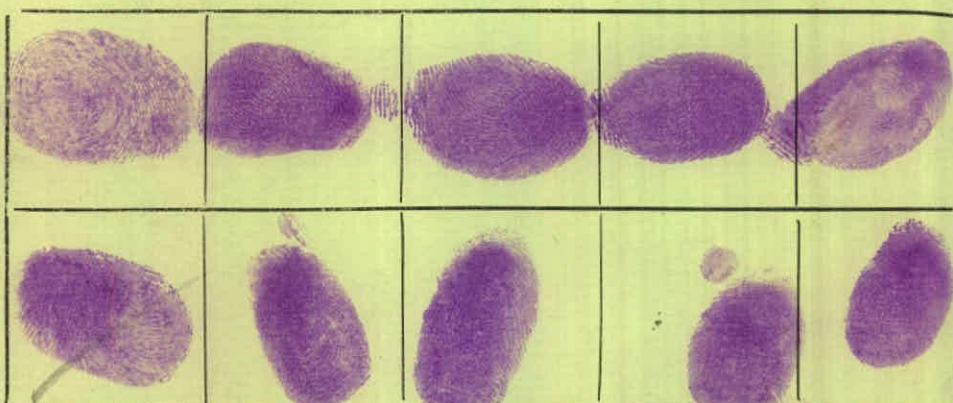
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Rajendra Mishra

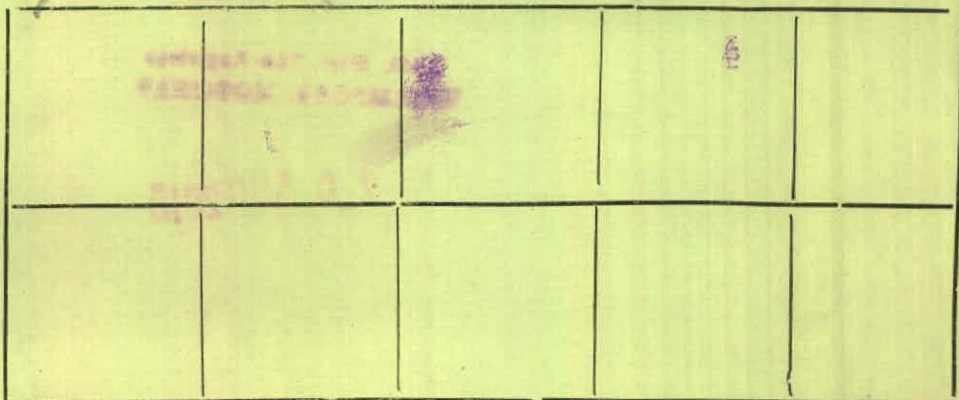
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ADD. Dist. Sub-Register  
CHARTERED, HOSCHLY

20 AUG 2010



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 9623 to 9636  
being No 06311 for the year 2010.



*Debasis Patra*

(Debasis Patra) 23-August-2010  
A. D. S. R. SERAMPORE  
Office of the A. D. S. R. SERAMPORE  
West Bengal







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