

SL.No. 03258/08

I- 03039/08



पश्चिम बंगाल WEST BENGAL

which are parts of document are
attached with the deed

217622

- :: 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.

9901

2008/28th March

Om Prakash Pandey

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

ऑटो राइटिंग

अभिलेखन

नार-वीराय

28 MAR 2008

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पञ्जाब प्रशासनिक सेवा विभाग
पञ्जाब प्रशासनिक सेवा विभाग
पञ्जाब प्रशासनिक सेवा विभाग

पञ्जाब प्रशासनिक सेवा विभाग
पञ्जाब प्रशासनिक सेवा विभाग

0020505



Add. Dist. Sub-Registrar
BHANDARA, MUMBAI

120505

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 03258 / 2008


Document Number

I - 03039 , 2008

I . Signature of the Presentant

Name of the Presentant	Signature with date
Radha Raha	Radha Raha 12/05/08

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

LTI	Sl No	Admission of Execution By	Status	Signature with Date
	1	Radha Raha ps - Serampore 1, Serampore Colony, Mallickpara, Hooghly. Pan. A C Z P D 5994 M	Self	Radha Raha 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




ADD, Dist. Registrar
SERAMPORE, HOOGHLY
120508



Addl. Dist. Sub-Registrar
TIRUMALA HOCHERY

Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :I-03039 of :2008
(Serial No. 03258, 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) = 29689/- ,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-2699058/-

Certified that the required stamp duty of this document is Rs ^{188944/-}~~161953/-~~ and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty : 1.Rs 46000/- is paid by the draft no. :641497, Draft date:28/04/2008, Bank name:State Bank Of India, Serampore, recieved on :12/05/2008. 2.Rs 45955/- is paid by the draft no. :641492, Draft date:28/04/2008, Bank name:State Bank Of India, Serampore, recieved on :12/05/2008. 3.Rs 46000/- is paid by the draft no. :641496, Draft date:28/04/2008, Bank name:State Bank Of India, Serampore, recieved on :12/05/2008. 4.Rs 46000/- is paid by the draft no. :641495, 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 12.05 on :12/05/2008,at the Office of the ADSR Serampore by Radha Raha,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :12/05/2008 by

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

Identified By Shiba Prasad Khara, son of Lt Kanai Lal 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

ADDL. Dist. Sub Registrar
SERAMPORE, HOOGHLY

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42034

A N D

SMT. RADHA RAHA, wife of Sri Partha Raha, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at 1 No. Serampore Colony, P.O. Mallickpara, P. S. Serampore, District-Hooghly, PAN - ACZPD 5994 M, 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 her 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, corresponding to L. R. Dag No.324, and Sali land measuring 81 Sataks, comprised in R. S. Dag No.297, corresponding to L. R. Dag No.326, both under R. S. Khatian No.57, corresponding to L. R. Khatian Nos.2124/2 and 3133/2, 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, who sold, conveyed and transferred the same on 26.07.1996 to (1) Smt. Sarathi Sasmal, wife of late Panchu Gopal Sasmal and (2) Smt. Manju Das, wife of Sri Shibnarayan Das, by virtue of a registered Deed of Sale duly incorporated in Book No.I, volume No.61, pages from 375 to 382, being Deed No.2858 for the year 1996 registered at Additional District Sub-Registrar, Serampore, Hooghly ;

A N D W H E R E A S by virtue of the aforesaid



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sale deed said Smt. Sarathi Sasmal became the owner of the 50 % undivided share of sali land measuring 57 Sataks and she mutated her name in the settlement records and her land was recorded as R.S. Dag No.295, corresponding to L. R. Dag No.324 (land measuring 16 Sataks as per L.R. record) and R. S. Dag No.297, corresponding to L.R. Dag No.326, (land measuring 41 Sataks), under L. R. Khatian No.3133/2 (previously R.S. Khatian No.57) and she possessed thereon as the owner of her undivided share of property and she has been paying government rent and taxes to the appropriate authorities ;

A N D W H E R E A S said Smt. Sarathi Sasmal sold, conveyed and transfer her aforesaid undivided property measuring 57 Sataks on 13.07.2005 unto and in favour of the vendor herein namely Smt. Radha Raha, by virtue of a registered Deed of Sale, being incorporated in Book No.I, volume No.3, pages from 23956 to 23970, being No.4545, for the year 2005 , duly registered at Additional District Sub-Registry office at Serampore, District-Hooghly ;

A N D W H E R E A S all that piece and parcel of Sali land measuring 68 Sataks, comprised in R.S. Dag No.300, corresponding to L. R. Dag No.329, under R. S. Khatian No.468, corresponding to L. R. Khatian No.408, lying in Mouja-Dirghanga, J.L. No.4, within the ambit of Baidyabati Municipality, P. S. Serampore, Dist. Hooghly, free from all encumbrances, originally belonged to Sri Kamal Kumar Paul, son of Bijoy Keshab Pal of Sheoraphuly ;



[Signature]
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Hooghly, who possessed thereon as the absolute owner of the said property ;

A N D W H E R E A S said Sri Kamal Kumar Pal on 04.08.1987 sold, conveyed and transferred 34 Sataks (out of 68 Sataks) unto and in favour of Smt. Basanti Ghosh , wife of Sri Basudeb Ghosh of J.N. Gupta Lane, Baidyabati ,Hooghly, by virtue of a registered Deed of sale being recorded in Book No.I, volume No.53, pages from 168 to 173, being deed no.2337 for the year 1987 of the office of A.D.S.R. Serampore, Hooghly and he again sold, conveyed and transferred his remaining landed property measuring 34 Sataks unto and in favour of Sri Joydeb Ghosh son of late Jugal Chandra Ghosh, of J.N. Gupta Lane, Baidyabati, Hooghly, by virtue of a registered Deed of sale being written in Book No.I, volume no.53, pages from 174 to 179, being deed no.2338, for the year 1987 dt.4.8.1987 and by virtue of purchase as aforesaid, abovenamed Basanti Ghosh and Joydeb Ghosh became the owners and possessors of the said property jointly and thereafter said Smt. Basanti Ghosh sold, conveyed and transferred her purchaser property measuring 34 Sataks unto and in favour of Sri Sumanta Pal, son of Sri Shibpada Pal of Chawk Baidyabati, P. S. Serampore, District-Hooghly, by virtue of a deed of sale,being recorded in Book No.I, volume no.13, pages from 201, to 206, being deed no.542 for the year 1998 of A.D.S.R. office, Serampore, Hooghly, on 04.02.1998 and said Joydeb Ghosh sold, conveyed and



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transferred his purchased property measuring 34 Sataks on 16.06.1999 unto and in favour of Sri Sumanta Pal as aforesaid, by virtue of a registered Deed of Sale being recorded in Book No.I, volume no.70, pages from 349 to 354, being deed no.2819 for the year 1999 duly registered at A.D.S.R. Office, Serampore, Hooghly and by purchasing the said properties said Sumanta Pal became the absolute owner of the said property and he possessed thereon as the absolute owner of the said property ;

A N D W H E R E A S thereafter said Sri Sumanta Pal, sold, conveyed and transferred his aforesaid property measuring 68 Sataks to the present vendor herein Smt. Radha Raha, on 13.07.2005 by a deed of sale, recorded in Book No.I, volume no.33, pages from 23988 to 24002, being deed no.04547 for the year 2005 of the office of A.D.S.R. Serampore, Hooghly ;

A N D W H E R E A S by virtue of purchase as aforesaid, the vendor herein namely Smt. Radha Raha became the absolute owner of a total Sali land measuring 125 Sataks and she has been possessing and enjoying the said property in her sixteen annas share of right, title and interest and she recorded her name in the assessment register of Baidyabati Municipality in respect of her property mentioned hereinbefore and more fully and particularly described in the schedule hereunder written



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and she has been paying relevant rent, rate, taxes, cess other outgoings and statutory impositions in her own name to the appropriate authorities and the said property is free from all encumbrances, charges, liens, dispendences 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 purchasers at or for the total consideration of Rs.7,00,000/- (Rupees seven lakh 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.7,00,000/- (Rupees
s e v e n l a k h o n l y)
fully paid by the purchaser to the vendor (the receipt whereof the said vendor doth 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



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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 her AND THAT the said property is free from all attachments, liens, trusts, charges or mortgage, lease, agreement for sale or any other defects AND THAT the vendor will save harmless and keep indemnified the purchaser from all losses, damages, costs or expenses which she 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 her written consent to the application for mutation submitted by 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 purchaser 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



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with all rights of transfer thereto without any interruption, claim or demand whatsoever from or by the vendor AND THAT the vendor and her 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 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 more better and perfectly assuring the said property in favour of the purchaser herein as shall or may be reasonably required.




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- :: THE SCHEDULE ABOVE REFERRED TO :: -

ALL THAT piece and parcel of Rayata Sthitiban Swattiya sali land measuring 125 (One hundred twenty five) Sataks, lying in Mouja-Dirghanga, J.L. No.4, under the following descriptions :-

- 1) Land measuring 16 (sixteen) 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.3133/2 (Three thousand one hundred thirty three bye two).
- 2) Land measuring 41 (forty one) Sataks (out of 81 Sataks) in R.S. Dag No. 297 (Two hundred ninety seven), under R.S. Khatian No.57, corresponding to L.R. Dag No.326 (three hundred twenty six), under L.R. Khatian No.3133/2 (Three thousand one hundred thirty three)
- 3) Land measuring 68 (Sixty eight) Sataks, in R.S. Dag No.300 (Three hundred), under R.S. Khatian No.468, corresponding to L.R. Dag No.329 (three hundred twenty nine), under L.R. Khatian No.408 (Four hundred eight).

total sali land in aforesaid three dags measuring 125 (One hundred twenty five) Sataks or 01 (one) Acre 25 (twenty five) Sataks, which is being sold by this deed of sale in favour of the purchaser herein, being municipal holding No.82/B and 82/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, at Serampore, Dist. 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.



ACD, Dist Sub-Register
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(10)

put her signature on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED :-

In the presence of :-

Witnesses :-

1. Shiba Prasad Khara.
Vill - Champara.
P.O. - Baidyabati
P.S. - Serampore.
Dt. - Hooghly.

Radha Raha
Signature of the Vendor.

2. Dipankar Das -
Of Mahesh, P.S. Serampore
Dist. Hooghly.

Drafted by me :-

Rathindranath Das
Advocate.
Serampore Court.
not for fee.

Typed by :-

A. Soma Rao
Typist.
Serampore Court.



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- :: Memo o f Consideration :: -

Received Rs.7,00,000/- (Rupees seven lakh only) from the purchaser herein as the full and final consideration of the schedule above mentioned property by Cheque No.556759 dated 30.04.2008 drawn on Indian Overseas Bank, Strand Road Branch, 2, Church Lane, Kolkata - 700 001.

W i t n e s s e s :-

1. Shiba prasad khara.
Vill - Champsera.
P.O. - Baidyabati
P.S. - Serampore.
Dt. - Hooghly.

2. Dipankar Das.
of Mahesh, P.S. Serampore
Dt. - Hooghly.

----- Radha Raha -----
Signature of the Vendor.






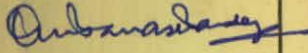









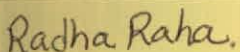




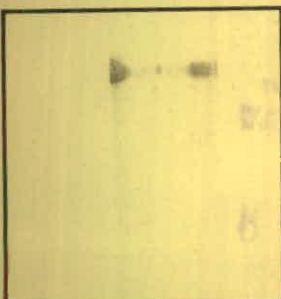
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SPECIMEN FORM FOR TEN FINGERPRINTS

PURCHASER		LEFT HAND FINGER PRINT				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND FINGER PRINT				
		Thumb	Fore	Middle	Ring	Little
						
SELLER		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

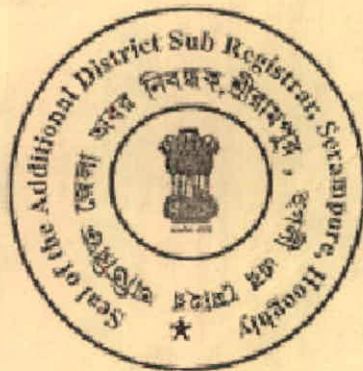


ADD. Dkt. 823-Register
UNRAKPOH, HGOCHV

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 12553 to 12568
being No 03039 for the year 2008.



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


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SERAMPORE, HOOGHLY

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