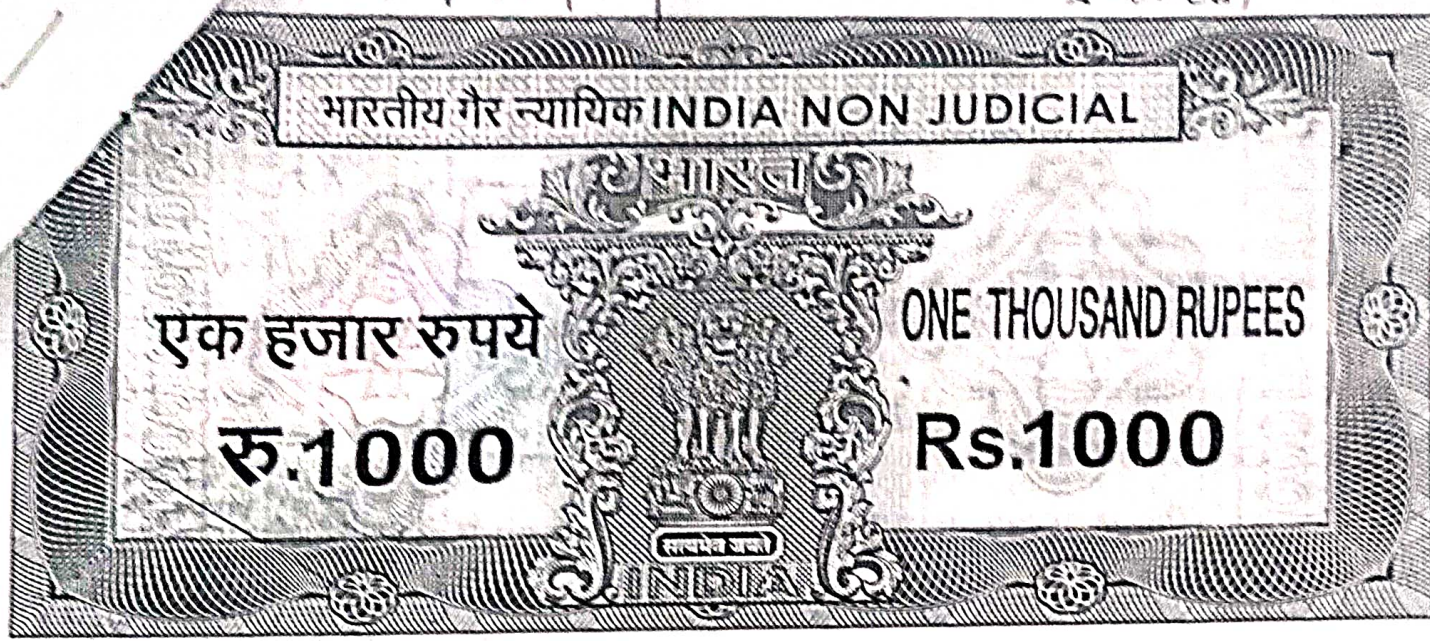


10724

Q-02651



1000

14.80 (पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL)

B 316823

1000
 14.80 5760
 6760

Stamp under Rule 21 & also
 s/s 5 (1) of W.B.L.R. Act, 1958
 fully Stamp under the Indian
 Stamp Act 1899 Subsequently
 extended Schedule LA. No. 22
 Date Paid

Stamp No. 14/80

14.80 5760/-
 286520
 14/80
 H 1474
 E 7
 H 28
 Mb 4
 1513/14 AUG 2001
 30 APR 2009

Sale
 23
 135000

A 1474
 E 7
 H 28
 Mb 4

THIS DEED OF SALE made this 14th day of August 2007

BETWEEN (1) SMT. SARASWATI SAHA, widow of Late Gobinda Chandra Saha, by faith - Hindu, by occupation - Housewife, (2) SRI CHIRANJIB SAHA, son of Late Gobinda Chandra Saha, by faith - Hindu, by occupation - Business, (3) SRI GOPAL CHANDRA SAHA,

15138
 MV - 395000
 13,010/-
 30.11.09
 381885

29/4/09

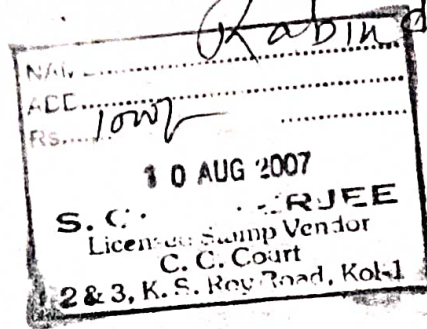
MV 395000
 A 2860

30/4/09

61429

Rabintra Kr. Tal.
79/1/1 Rgaram
Serani

10 AUG 2007



161



1-50f
... the 14th day of Aug. 2007
... of the Sadar Registrar
... at Barakat by Anup Kumar Patra
... of the Executive / Chancery

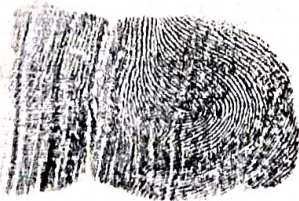
Anup Kumar Patra
S/o Nagendra Nath
P.O. ...
District - North 24-Parganas
by Caste - Hindu/Muslim/Christian
as constituted attorney
for Sarawati Saha
Chiranjib Saha
Gopal Ch Saha

Registrar u/s 1 (a)
North 24-Parganas
(B.R.L.-B.)

14 AUG 2007

Sarawati Saha
Chiranjib Saha
Gopal Chandor Saha
By the pen of

Anup Kumar Patra
Constituted Attorney



16545

জোতা হাট

জিত-প্রা সুকসি মোহন বাহ
ন.পাড়া কালিকান্দি কোও,
আব্রাহাম, ৪/১৪ পঞ্চদশ
বোম্বা-হাট

Goutam Roy
Muran-Mohana Ro

...
District - North 24-Parganas
by Caste - Hindu/Muslim/Christian

Registrar u/s 1 (a)
North 24-Parganas
(B.R.L.-B.)

14 AUG 2007

2 Deficit Regn. Fees Rs. 2860/-
received on 30-4-09
as per Misc Receipt No. 1561
dated 30-4-09

Stamp: 24 Parga, Paschim
30-4-09

son of Late Gobinda Chandra Saha, by faith - Hindu, by occupation - Business, all are residing at T.N Banerjee Road, Sukhachar, Ghoshpara, Kolkata, duly represented by their Constituted Attorney Sri Anup Kumar Patra, son of Sri Nagendra Nath Patra, residing at Village & P.O. Basudebpur, P.S. Egra, District - Purba Midnapur, by virtue of Power of Attorney dated 02.08.2006, registered in office of Additional Registrar of Assurances - III Kolkata, and recorded in Book No. IV, Volume No. 67, Pages 319 to 326, Being No. 4069, hereinafter called the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the ONE PART.

AND

SRI RABINDRA KUMAR JAISWAL, son of Late Ram Charan Jaiswal, by faith - Hindu, of 10, Old Post Office Street, 4th Floor, Kolkata - 700 001, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS one Gobinda Chandra Saha and Bijoy Krishna Saha became absolute owners for valuable consideration of **ALL THAT** piece and parcel of land measuring about .11 Satak, situated and lying

at Mouza - Jatragachi, District : North 24-Parganas, P. S. Rajarhat, A.D.S.R. Bidhannagar, J.L. No. 24, R. S. No. 195, Touzi No. 174, 179, C.S. Khatian No. 17, R.S. Khatian No. 552, L.R. Khatian No. 402/1, C.S. Dag No. 271/490, R.S. Dag No. 289, by virtue of a Deed of Sale dated 21.06.1985 duly executed and registered at office of Sub-Registrar, Bidhannagar, Salt Lake City and which was recorded in Book - I, Volume No. 88F, Pages No. 369 to 374 Being No. 4686 for the year 1985.

AND WHEREAS said Gobinda Chandra Saha and Bijoy Krishna Saha in course of their peaceful, absolute use and enjoyment of said land duly divided and demarcated the same into two plots measuring about 3(three) Cottahs, ~~4 (four)~~ Chittacks each and in course of peaceful absolute use and enjoyment of his portion, said Sri Bijoy Krishna Saha, duly transferred his portion to third party for valuable consideration, by virtue of a registered deed of sale.

AND WHEREAS thus the said Gobinda Chandra Saha became the sole and absolute owner of remaining portion of said land being **ALL THAT** piece and parcel of land measuring about 3(three) Cottahs, 4(four) Chittacks, situated within District North 24 Parganas, P.S. Rajarhat, A.D.S.R. Bidhannagar, Salt Lake City, Mouza Jatragachi, J.L. No. 24, R.S. No. 195, Touzi No. 174, 179, C.S. Khatian No. 17, R.S. Khatian No. 552, L.R. Khatian No. 402/1, C.S. Dag No. 271/490, R. S. Dag No. 289, shown in the site plan annexed hereto and marked

with **RED** border therein and butted and bounded on the North: by land under R.S. Dag No. 290; on the East: land under R.S. Dag No. 289 (part); on the South : Panchayat Road ; on the West : land under R.S. Dag No. 289 (part) and hereinafter called as "said land".

AND WHEREAS the said Gobinda Chandra Saha in course of his absolute peaceful use and enjoyment of said land died intestate leaving behind him surviving the Vendors herein as legal heirs.

AND WHEREAS the Vendors herein duly agreed on 05.01.2006 to sale unto Purchaser said land at total consideration of Rs.1,35,000/- (Rupees One Lac thirty five thousand) only.

AND WHEREAS in pursuance to the above agreement Purchaser had duly made payment of entire consideration amount to the Vendors.

AND WHEREAS the Vendors have duly represented that now there is no legal restriction for transfer of said land.

NOW THIS INDENTURE WITNESSETH as follows :-

1. In pursuance of the said Agreement and in consideration of the said sum of Rs.1,35,000/- (Rupees One lac thirty five thousand) only of the lawful money of Union of India well and truly paid by the

Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt hereunder written admit and acknowledge) and of and from the same and every part thereof acquit release and forever discharge the said Land and the vendors do hereby grant convey transfer sell assure and assign unto the purchaser ALL THAT the said Land free from all encumbrances charges liens, claims demands liabilities attachments whatsoever **TOGETHER WITH** all erections thereon yards, courts, areas, sewers, drains, ways, paths, passages, common and other passages, ground water, water sources, fixtures and all manner of former and other rights, liberties privileges, easements and benefits whatsoever to the said land hereditaments and premises belonging to or in anywise appertaining or usually held or enjoyed therewith and reputed to belong or be appurtenant there AND the reversion or reversions remainder or remainders and the rents issues and profits thereof AND ALL the estate right title and interest of the vendors and all other persons having any beneficial interest into or upon the said Land and every part thereof and all documents and muniments and writings and other evidences of title which exclusively relate to the said Land or any part thereof and which now are or heretofore was or may be in the custody power or possession of the vendors or the custody power or possession of any person from whom they can procure the same without action or suit **TO HAVE AND TO HOLD** the same and every part thereof unto and to the use of the purchaser absolutely and forever as and for an indefeasible title of inheritance in fee simple in

possession free from all encumbrances charges claims liens demands
lispendens and attachments whatsoever.

2. **THE VENDORS DO HEREBY COVENANT WITH THE
PURCHASER as follows :**

- i) **THAT** the vendors have good right full power and absolute authority and indefeasible title to grant sell convey transfer assigns and assure the said Land hereby sold transferred assigned and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in manner aforesaid according to the true intent and meaning of these presents.

- ii) **AND THAT** the purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the said Land hereby granted sold and conveyed and receive and take the rents issues and profits thereof and every part thereof without any lawful acts suit hindrance eviction interruption disturbance claim and demand whatsoever from or by the vendors or any other person or persons lawfully or equitably claiming from under or in true from them **AND THAT** said land is not subject to any acquisition or requisition and no notice has been received as such.

- iii) **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated discharged or released or otherwise indemnified of and from and against all and all manner of estates mortgage charges liens lispensens claims demands attachments debts liabilities and encumbrances whatsoever.
- iv) **AND FURTHER** the vendors and all other person having or lawfully or equitably claiming any estate right title interest property claim or demand whatsoever into or upon the said Land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things for further better and more perfectly effectually and satisfactorily granted transferring and securing the said land and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may be reasonably required.

SCHEDULE ABOVE REFERRED TO

ALL THAT 3 (three) cottahs 4(four) Chittacks of Bastu Land together with 150 (One hundred fifty) Square feet asbestos roofed brick built masonry room with bath and privy, within District North 24 Parganas, ~~Additional District Sub-Registrar~~ office at Bidhannagar, Salt Lake City, P.S. Rajarhat, Mouja Jatragachi, J.L. No.24, R.S. No.195, Touzi No.174/179, R.S. Khatian No.552, D. R.

Khatian No.402/1, R.S. Dag No.289, Jyangra Hatiara 2 No. Gram
Panchayat and butted and bounded as under :-

ON THE NORTH : R.S. Dag No. 290;
 ON THE EAST : R.S. Dag No.289(Part);
 ON THE SOUTH : Panchayet Road;
 ON THE WEST : R.S. Dag No.289 (part).

IN WITNESS WHEREOF the Vendors have hereunto set and
 subscribed their hand, on the day, month and year first above written.

WITNESSES :-

1. *Pabitra Das.*
Bani Kantha nagar
Banasah

Saraswati Saha
Chitranjile Saha
Gopal Chandra Saha
By the Power of
Pratap Kumar Patra
Constituted Attorney

2. *Sarat Ghosh.*
Mordhupur, Bardu .

SIGNATURE OF THE VENDORS

prepared by
Sri Sukhendu Ghosh
Advocate
 Dist. Judges Court, Barasat
 Reg. No.-F/848/1945/77

MEMO OF CONSIDERATION

RECEIVED in cash by within-mentioned Vendors from within named Purchaser, the within mentioned sum of Rs.1,35,000/- (Rupees One Lac Thirty Five Thousand) only as below :-

Rs.

<u>DATE</u>		<u>AMOUNT</u>
05.01.2006	Rs.	19,500/-
12.01.2006	Rs.	19,500/-
24.01.2006	Rs.	19,500/-
02.02.2006	Rs.	19,500/-
22.02.2006	Rs.	19,500/-
28.02.2006	Rs.	19,500/-
05.03.2006	Rs.	18,000/-
TOTAL :		Rs. 1,35,000/-

(Rupees One Lac Thirty Five Thousand) Only.

WITNESSES :-

1. *Pabitra Das.*
Bani Kontha nagor
Barasat

Sanat Ghosh.
Madampur, Barasat

2.

Saraswati Saha
Chidanjale Saha
Gopal Chandra Saha
By the Pen of
Anup Kumar Patra
Constituted Attorney

SIGNATURE OF THE VENDORS

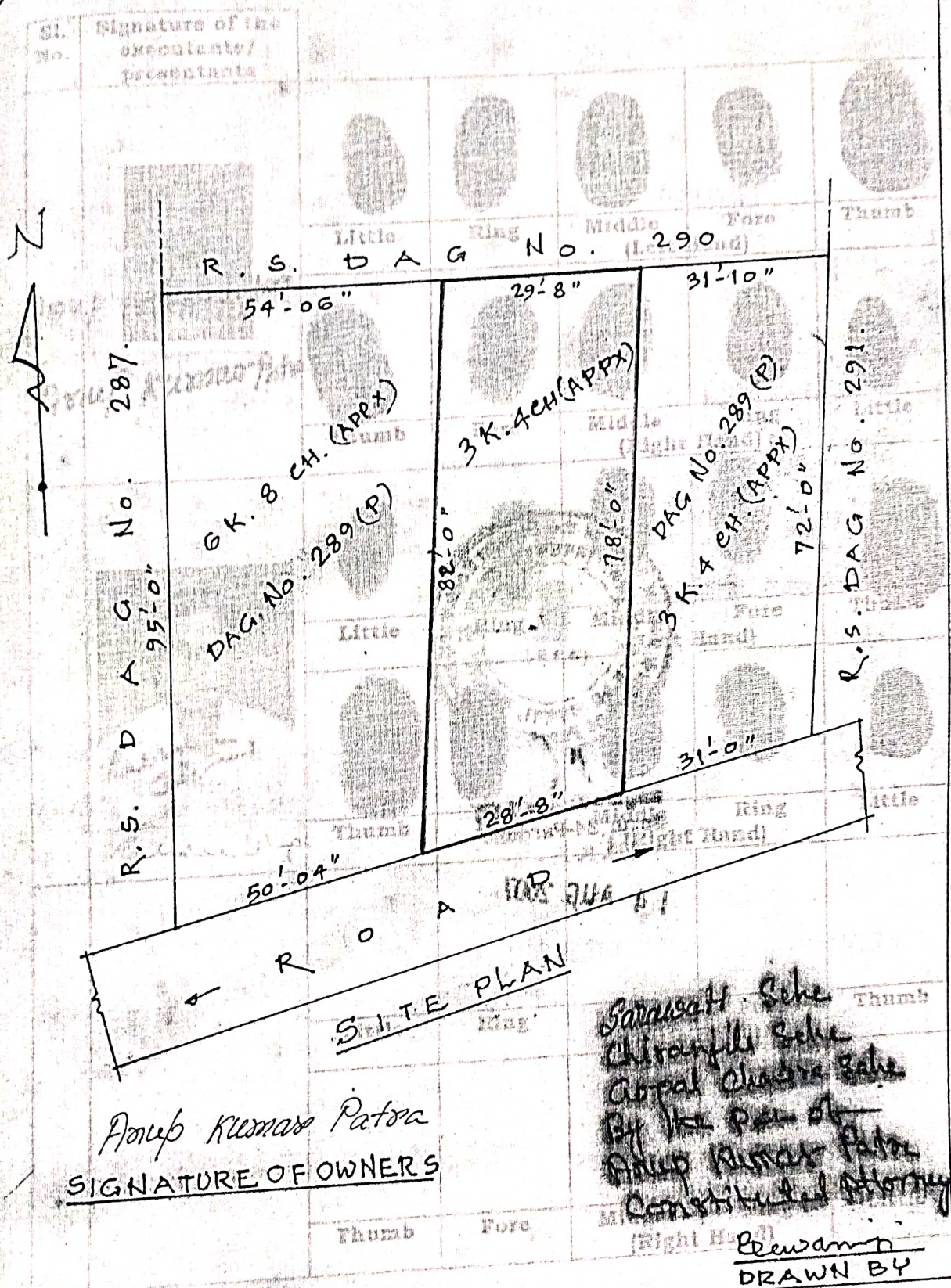
presented by
Sukendu Ghosh
Sri Sukhendu Ghosh

Advocate

Dist. Judges Court, Barasat

Reg. No.-F/B48/648/77

AREA:- 3K 4CH. APPX. SCALE - 1"=20'-0"



SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 Anup Kumar Patra					
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
	 Rajendra Singh					
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
		Little	Ring	Middle Fore (Left Hand)		Thumb
		Thumb	Fore	Middle Ring (Right Hand)		Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1165 to 1177
being No 02651 for the year 2009.



(X) 31-August-2009
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal