

T-2928 3000Rs.



T.M.
Drift
R. 415300
P.M.
R. 19700
An 36967

07/2/06

Admissible under Rule 21 also
under section 5 of the WMA Act
 duly stamped under the Indian
Stamp Act 1899
Schedule 1 A No 23
Sec paid 105

A fee Rs. 869/-
realised on 21-1-06
A.D.S.R., Durgapur

A.D. Dist. Sub-Registrar
Durgapur, Burdwan

22 JUN 2007

Market value of the property assessed
Rs. 415500/-
Paid Stamp duty Rs. 19939/-
Realized by S/D or S/D of 812952
S.B. Dept. No. 2106107
At. 36967
Three thousand
Six hundred and ninety six
Rupees only
Collector
S.D. 41 & 42 (P)
A.D.S.R., Durgapur
29/6/07

Mouja- Gopinathpur / Area of land more or less -3.055 cattah or 2200
Sq.ft. / Value-Rs.80,000/-

DEED OF SALE

THIS DEED OF SALE is made at Addl. Dist. Sub-Registry Office,
Durgapur :

Contd...P/2



Page - 2

B Y

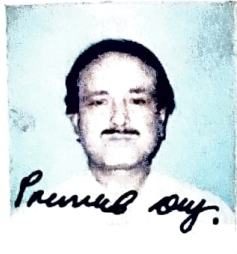
Sri Pranab Dey son of Sri Mahadeb Chandra Dey, by faith Hindu, by Nationality:-Indian, by occupation - Business, residing at EN-294, Coke-oven colony, P.O.-Durgapur-2, P.S.-Coke-oven, Dist-Burdwan (hereinafter called the VENDOR(S) of the first part), which expression shall unless the context otherwise requires include the heirs /successors and representative of the VENDOR(S).

IN FAVOUR OF :

Smt. Nirupama Mishra wife of Sri Chandra Deo Mishra, by occupation-House-wife, by faith:Hindu, by Nationality: Indian, residing at Sasanka Pally, P.O.-Durgapur-11, P.S.- Coke-oven, Dist-Burdwan. (Hereinafter called the PURCHASER(S)) of the OTHER PART. which expression shall unless the context otherwise requires includes their heirs \successors \representatives of the PURCHASER(S).

Contd...P/3

Page No.

Sl. No	Picture & Signature of Executants		Right Hand			
	 Pramod Singh					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Little	Ring	Middle (Right Hand)	Fore	Thumb
		My Color Passport Size Photograph and Finger Prints of both hands are hereby attested by me.				
		Pramod Singh				
Signature of		Little	Ring	Middle (Right Hand)	Fore	Thumb
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Little	Ring	Middle (Right Hand)	Fore	Thumb
		My Color Passport Size Photograph and Finger Prints of both hands are hereby attested by me.				
		Nizupama Mishra				
Signature of		Little	Ring	Middle (Right Hand)	Fore	Thumb
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Little	Ring	Middle (Right Hand)	Fore	Thumb
Signature of		Little	Ring	Middle (Right Hand)	Fore	Thumb

Whereas the schedule below property originally belonged to Satish Chandra Kesh and others and their names duly recorded in R.S. records of right and after demise of aforesaid ROR Sri Dhananjay Kesh and 45 others transferred the same by a registered deed of sale being no.1230 of 1991 in favour of present owner whose name duly mutated in the roll of BL& LRO Durgapur and he from the date purchase owning, possessing, seizing and holding of the schedule below landed property with absolute right, title & interest and all other interest ensuing from legal ownership with having unfettered power and authority to convey the schedule below property.

AND WHEREAS the Vendor is the family friend of the purchaser and the purchaser are in need to get an area of 2200 Sq.ft. on her western side which is required for obtaining house building plan and approach the vendor to sole out an area of 2200 Sq.ft. for which the vendor have made up his mind to sell out the schedule below property and agreed with the purchaser for absolute sale to his/her/their of the property described in schedule below at Rs.80,000/- (Rupee Eighty Thousand) only which paid by the Purchaser and Vendors do hereby acknowledges the same by putting their signature in this deed.

AND WHEREAS by virtue of this sale deed the Vendor(s) hereby convey, transfer and assigns all right, title, interest along with all accessory benefits, advantages, drains, paths, easements privileges and other interest which at anytime had or now have in any manner covering both in law & equity free from any encumbrances whether factual or implied or latent whatsoever in favour of purchaser for good so that the purchaser shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely, and to the exclusion of others and as such the vendor jointly and severally shall keep the purchaser(s) harmless and indemnified from any charges, license, attachment, execution encumbrances if any existed formerly or existing at the date of transfer which are not known to the Purchaser(s).

AND WHEREAS the Vendor bind himself/herself/themselves singly and jointly to execute deeds, things at the request and cost of the purchaser to do and execute or cause to be done anything which may effectually necessary for the purchaser to enjoy the property more fruitfully and factually according to the true meaning and intent of this Deed of Sale.

AND WHEREAS the Vendor(s) further agreed to bind himself/ herself/ themselves that he/she or his/her successors shall be liable to pay previous dues or charges or impositions before execution of this Deed if demanded either by any authority or by third party.

The Vendor(s) bind himself/herself/themselves to declare that schedule below property have not been gifted any way, sold out, transferred or indemnified for any liability or entered for agreement to sale with any third party, or being sub-judice of any court or authority or any concern, or been notified for requisition hereinabove and the Vendors sale out the same to the present purchaser having good saleable and marketable title without any encumbrances whatsoever.

AND WHEREAS the Purchaser(s) shall be factually, legally entitled to get his/ her/their name recorded in the settlement operation and will also be able to mutate his name into the Rent Roll of Govt, in the office of D.M.C, Electric Authority, water supply authority and will be able to pay any rent, rates, charges without any connection or concern whatsoever with the Vendor(s).

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The purchaser(s) shall regularly pay the Municipal house taxes and impositions etc. payable as owner of the said property as and when the same become due and payable.

SCHEDULE

In the Dist. of Burdwan, within P.S. Newtownship, Mouza- Gopinathpur J.L.No.85, R.S. Plot No. 448 (P), Sub-Plot No.-37, Kh. No.-2723, measuring area more or less 3.055 cuttah or 2200 Sq.ft. of **Bagan** Ward no. 28. and the said land is being used for Horticulture Purpose and the said land located more than 250 ft. away from NH-2 (G.T. Road).

Butted & Bounded as follows:-

ON NORTH : 20 feet Wide Road

ON SOUTH : Plot of S.Das and Dinesh Saha

ON EAST : Plot of Nirupama Mishra

ON WEST : House of Santanu Moulik.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendors/ Purchaser in separate sheet which will be treated as a part and parcel of this deed.

In witnesses whereof the Vendors put their signature on this the 29th day of November 2006 at ADSR office Durgapur.

Witnesses:

1. *Charitra Kishor*
Sarkar's Pally
Durgapur- 11.

2. *Dulal Sin*
Durgapur Court
Durgapur

Pramab Day
Signature of Vendor

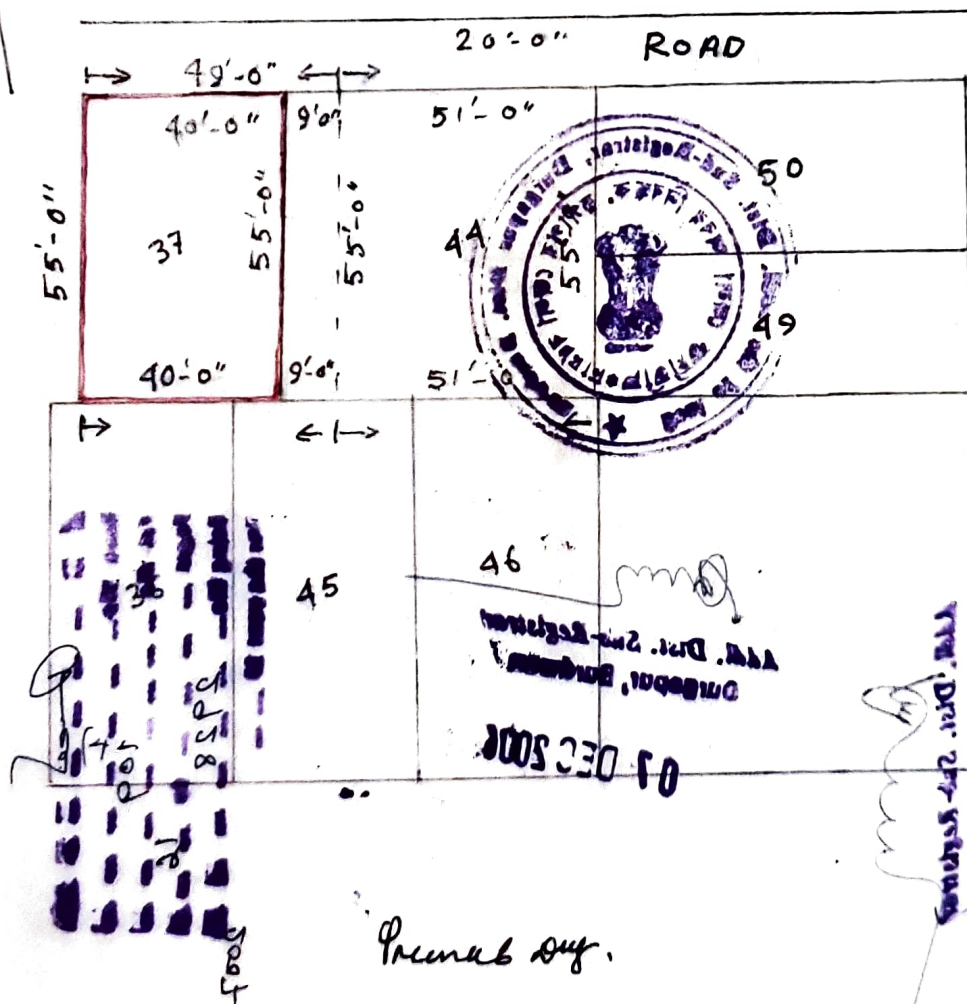
Drafted as per proforma of Purchaser
Concern & Typed by me at my chamber
& read over and explain in mother
language of the seller.

[Signature]

Advocate,

WB/468180

PART OF PLOT NO - 448 AREA - 2200 SQFT. OR - 3.055
 COTHS IN MOUZA GOPINATHPUR JL NO - 85
 P.S. DURGAPUR DIST BURDWAN. COLOURED
 INSIDE RED. SOLD TO - SMT. NIRUPAMA MISHRA



Dr. Nirupama Mishra
 & Chattopadhyay