

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 008265

Certified that the Document is admitted to registration. The endorsement sheet attached with this document are the Part of this document.

Adl. District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman.

01 OCT 2019

Query No. 0205-0001558347/2019

Market Value of Rs. 22,80,002/-

Shafulla Kumar Roy
Kiron Kumar Roy

DEED OF SALE OF Rs. 20,00,000/-

Area of land sold is : 2.5 cottahs being

Residential Plot No. F/11 within Mouza Shitla at

Kalyanpur Housing Estate, P.S. Asansol, under

Ward No. 22 (30) of Asansol Municipal Corporation

THIS DEED OF SALE is made on this the 1st.....

day of 1st October in the year 2019 by :



[Handwritten notes and stamps are present but illegible due to blurriness.]



Addl. District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman

01 OCT 2010

(2)

*Prafulla Kumar Roy -
Kiron Kumar Roy.*

1. SRI PRAFULLA KUMAR ROY (PAN : ACRPR0362H) S/o Late Hiron Kumar Roy 2. SRI KIRON KUMAR ROY (PAN : AMJPR9079H) S/o Sri Prafulla Kumar Roy, both by faith Hindu, citizenship Indian, resident of Vill. + P.O. Kagram, P.S. Salar, Dist. Murshidabad, presently residing at Flat No. G/3, Ground Floor, Uttarayan, Gopalpur, G.T. Road, P.O. Asansol-713304, P.S. Asansol (S), Dist. Paschim Bardhaman hereinafter jointly and severally called the 'VENDORS' (which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the ONE PART.

IN FAVOUR OF

✓ SRI BIJOY ROY (PAN : AGIPR5784L) S/o Late Haraprasad Roy, by faith Hindu, citizenship Indian, resident of : House No. AS-8/42/II, Kalyanpur Housing Estate, P.O. Ram Krishna Mission, Asansol-713305, P.S. Asansol (North), Dist. Paschim Bardhaman hereinafter called the 'PURCHASER' (Which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the OTHER PART.

(3)

Shafulla Kumar Roy
Kiran Kumar Roy

WHEREAS the Vendors acquired land measuring 2.5 cottahs being Residential Plot No. F/11 at Kalyanpur Housing Estate within Mouza Shitla, P.S. Asansol from the West Bengal Housing Board by an Indenture of Sale dated 23/05/2007 being Deed No. 483 for the year 2007 at the office of the Registrar of Assurance-III, Kolkata on certain terms and conditions as mentioned in the said Deed;

AND WHEREAS after such acquire, the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the schedule mentioned property which is free from all encumbrances, charges and/or mortgages;

AND WHEREAS the Vendors being in urgent need of money to meet their legal requirement and expenses declared and expressed his intention to sell and transfer the schedule mentioned property;

AND WHEREAS the Purchaser having come to know of such intention and declaration of the Vendors proposed and offered to purchase the schedule mentioned property at a total consideration of Rs. 20,00,000/- (Rupees twenty lac) only;

Regd. Ma. Kurnasay -
Kion Kionas Ray.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-



(5)

Profella Kumar Roy
Kiron Kumar Roy.

having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said Vendors for themselves, their heirs and successors doth hereby declares and covenants with the said Purchaser that the Vendors have good title, full power and absolute right to sell and transfer the schedule mentioned property and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and property and that the Vendors have not in any way encumbered the schedule mentioned property intended to be conveyed by this Deed of Sale AND THAT the said Purchaser including all his heirs, successors, legal representatives shall and may at all times peacefully/quietly hold, possess, use and enjoy the said property as lawful and rightful owner thereof with liberty to raise/erect all sorts of constructions upon the said property in accordance with law without any interruptions, obstructions, claim and/or demand whatsoever from or by the Vendors or any person/persons lawfully/equitably claiming under or in trust for them AND THAT the said Vendors shall and will for all times to come at the cost and request of the said Purchaser do or execute or cause to be done or executed all such acts, deeds and/or things

Contd. Page 6

(6)

Hezulla Kumar Roy
Kiron Kumar Roy.

for further or more perfectly assuring the title of the Purchaser relating to the said property AND THAT the Vendors doth hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the Vendors have no valid perfect and marketable title to the said property as hereinbefore stated by the Vendors in that event the Vendors including including all his legal heirs and successors will be bound to pay back the entire consideration amount with legal interest to the Purchaser and shall also be liable to make good and indemnify all losses and damages which the Purchaser may suffer due to any defect in the title of the Vendors in respect of the said property hereby sold to the Purchasers.

AND THAT it is further declared by the Vendors that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get his name mutated in the records of S.D.L. & L.R.O., Extn. Part-1, Asansol under the state of West Bengal as also in the records & registers of Asansol Municipal Corporation and the Vendors undertake to render all such help and assistance as will be found essential in this regard.

(7)

Profulla Kumar Ray
Kiran Kumar Ray

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

In the District of Burdwan, P.S., Chowki, Sub Division and Addl. Dist. Sub Registry Office Asansol, within Mouza Shitla (KLHE Block-1), J.L. No. 21, being part of Plot No. 1126 (surrounding with Plot Nos. 960, 961, 961/1541, 962, 988, 990, 993, 994, 1029, 1115, 1117, 1118, 1124, 1125, 1127, 1128 & 1131) under the limits of Asansol Municipal Corporation, Ward No. 22 (new), 30 (old) all that residential Plot No. 'F/11' under Kalyanpur Housing Project (Extention) measuring 2.5 (two point five) cottahs along with tile shed structures measuring covered area 100 (one hundred) sft. at Kalyanpur Housing Estate, Asansol. Butted and bounded by

On the North : By Plot No. F/10.

On the south : By Plot No. F/12.

On the East : By 9 meter wide Road.

On the West : By vacant land, previously located F8 & F/9.

The annual rent is payable to the West Bengal Housing Board, 105, S. N. Banerjee Road, Kolkata-14.

(8)

Shafulla Kumar Ray
Kiron Kumar Roy.

IN WITNESS WHEREOF the Vendors named above signed and executed this Deed of Sale on the day, month and year first above written.

Witnesses :

1. Anup Ghosh
Soni Nanda Lal Ghosh
Kalyanpur, Asansol-5
Dist - P. Bardhaman, W.B.
2. Bhai Satyabrata Ghosh
UPPER CHELI SANGH
Asansol - 713304
Dist - Pachim Bardhaman

1. Shafulla Kumar Ray
2. Kiron Kumar Roy.

Signature of the Vendors

Prepared by me as per
instruction by the Vendors
and printed in my office

Nanda Dulal Mitra

(Sri Nanda Dulal Mitra)

Licence No. 28

A.D.S.R. Office, Asansol

(9)

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque</u>	<u>Bank</u>	<u>Amount</u>
29/08/2019	RTGS	Allahabad Bank	5,00,000/-
29/08/2019	747360	Corporation Bank	5,00,000/-
27/09/2019	RTGS	Corporation Bank	5,00,000/-
27/09/2019	RTGS	Allahabad Bank	5,00,000/-

Total Rs. 20,00,000/- (Rupees twenty lac) only paid by the Purchaser to the Vendors.

Witnesses :

1. *Anup Ghose*
S/o. Sri Nanda Lal Ghose
Kalyanpur, Asansol -
P. Bardhaman. W.B

2. *Sri Satya Chandra Chatterjee*
Upper Cheligaon
Asansol - 713304
Dist - Paschim Bardhaman

1. *Profulla Kumar Roy*
2. *Kiron Kumar Roy*

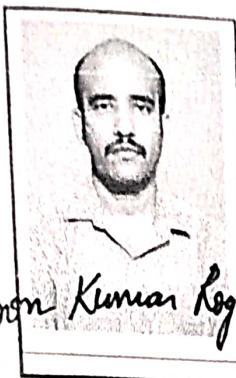
Signature of the Vendors



Kishore Kumar Roy

Kishore Kumar Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Kiron Kumar Roy

Kiron Kumar Roy

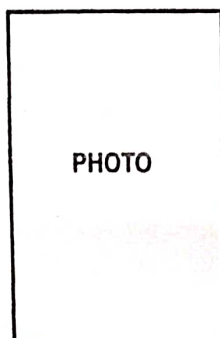
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Bijoy Roy

Bijoy Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					