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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 560337

Condition that the Document is
 annexed to registration. The
 endorsement sheet attached
 with this document is the Part
 of this document.

[Signature]
 Addl. District Sub-Registrar
 Asansol, Dist. Bardhaman

16 OCT 2012

বিক্রয়
 গোপালপুর

Stamp 5000/-
 BL 481107
 11. 43600/-
 76600/-

QUERY No. 018674 / 2012

DEED OF SALE
 Valued at Rs. 5,00,000/-

Market Value - Rs. 16,09,830/-

P.S. Asansol, Mouza : Gopalpur,

R.S. Plot No. 784 & 786,

Area : 11 Decimal of land together with
200 Sft. Of Single Storied Building.

THIS DEED OF SALE is made on this the 12th day of
 October, 2012.

CONTD.....P2

Handwritten signature in blue ink, appearing to read "SRI BISHNU PADA DAS".

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:: BY ::

SRI BISHNU PADA DAS, S/o LATE MAHADEB DAS, by faith Hindu, citizens of India, residents of Asansol, P.S. Asansol (South), Chowki, Sub-Division and A.D.S.R. Office Asansol, Dist – Burdwan, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context includes his legal heirs, successors, assignees and legal representatives) of the ONE PART.

:: IN FAVOUR OF ::

"M/s. PARBATI LAND & HOUSING DEVELOPERS PVT. LTD."
(PAN: AADCP8020B) having its office at S.B. Gorai Road, Parbati Bhawan (near S.D. Hospital), Asansol, P.O. Asansol, P.S. Asansol (South), Sub-Division and A.D.S.R. Office: Asansol, Dist. Burdwan, represented by its Managing Director **SRI SACHINDRA NATH ROY** S/o Late Parbati Charan Roy, by faith Hindu, citizen of India, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context includes his heirs, successors, assignees, and legal representatives) of the OTHER PART.

CONTD.....P3

RECEIVED
12/11/2013

3

AND WHEREAS the Vendor above named is the Owner and Possessor of the schedule mentioned landed property which he purchased through a Registered Deed of Sale vide Deed No. 1384 for the year 1963 of A.D.S.R. Office Asansol, Dist. Burdwan.

AND WHEREAS in the above circumstances the Vendor is absolutely seized and possessed of otherwise well and sufficiently entitled to the said land along with building/structure more fully mentioned in the schedule below which is free from all encumbrances, charges and/or mortgages.

AND WHEREAS the above named vendor being in urgent need of money to meet his legal and lawful expenses and also for purchasing a suitable property, has declared his option to sell, convey and assign his aforesaid property described in the schedule below for a consideration of Rs. 5,00,000/- (Rupees Five Lakhs) only and the purchaser above named being desirous of purchasing the same had approached the vendor to sell and convey his aforesaid property unto the purchaser and the vendor has accepted the offer and proposal made by the purchaser and agreed to sell the property unto the purchaser and the purchaser has agreed to purchase the same at the aforesaid price.

CONTD.....P4

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AND WHEREAS the vendor above named being considering it to be the just and highest market price of the aforesaid property has agreed to sell the same unto the purchaser.

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the payment of the said sum of Rs. 5,00,000/- (Rupees Five Lakhs) only the receipt whereof the said vendor do hereby admits and acknowledges, the said vendor hereby grants and conveys unto and to the use of the purchaser all those piece and parcel of land along with structure/building as described in the schedule below together with all areas, paths, passages, rights, liberties, privileges, easements, appurtenances whatsoever to the said land along with structure/building belonging or in any way appurtenant thereto free from all encumbrances TO HAVE AND TO HOLD the same hereby granted for ever and the said vendor do hereby for himself, his heirs, successors, administrators, legal representatives and assigns covenant with the purchaser and declare that he is seized and possessed of and have not in any way encumbered or charged the property hereby conveyed and that the said purchaser shall and may at all times peaceably and quietly possess and enjoy the same without any manner or interruption, claim or demand whatsoever from or by the said vendor or any person claiming under him AND THAT the vendor shall

CONTD.....P5

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and will and for all times to come at the request and cost of the said purchaser 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 to the said property or any part thereof and the vendor further covenant that it transpires that the property hereby conveyed is free from all encumbrances the vendor shall be liable to the purchaser and the vendor shall be bound to make good any loss sustained by the purchaser and to refund the consideration money together with damages at a time.

Be it further stated that the purchaser, all his heirs, successors, administrators, assigns shall enjoy the property mentioned in the schedule below from generation to generation with all right, title, interest of the vendor according to his choice, preference and necessity including all sorts of transferring rights by way of sale, gift, mortgage, lease or otherwise and changing the nature of the property and is at liberty to mutate his name towards the conveyed property and to pay rents and cess to the authority or authorities in the name of the purchaser from this day of sale to the landlord the Govt. of West Bengal through The S.D.L. and L.R.O. (Extn. Part 1). Asansol and all consents and approvals are hereby accorded by the vendors by this deed.

CONTD.....P6

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SCHEDULE ABOVE REFERRED TO :

Within District of Burdwan, P.S. Asansol (South), Sub-Division and Addl. Dist. Sub-Registry Office : Asansol, Mouza : Gopalpur, J.L. No. 10, R.S. Khatian No. 4 & 441, R.S. Plot No. 784 (Seven Hundred Eighty Four), Classified as Bastu, measuring 5 (Five) Decimal of Land, R.S. Plot No. 786 (Seven Hundred Eighty Six), Classified as Bastu, measuring 6 (Six) Decimal of Land, Total measuring 11 (Eleven) Decimal of land along with a Single Storied Residential Building thereon measuring covered area 200 (Two Hundred) Sqft. together with all fittings, fixtures and easement rights is sold by this deed.

Butted and Bounded by :

- On the North : Land of Plot No. 784 & 785.
On the South : Purchasers own land.
On the East : Property of the Railways.
On the West : Others Land.

The proportionate annual rent is payable to the Govt. of West Bengal through The S.D.L. and L.R.O.(Extn Part 1), Asansol , Dist Burdwan.

A sheet containing photos and finger prints of both hands duly attested by the parties concern is also annexed hereto which do form a part of this deed.

CONTD.....P7

IN WITNESS WHEREOF the vendor hereto set forth his hand and seal on this Deed of Sale on the day, month and year first above written.

WITNESSES :-

1. debu Roy
s/o H.C. Roy
Asansol
Ismile, Asansol
P.S. - Hiranpur.

2. Rakas Das
S/o Binhuano Pada Das
Asansol
Mohichila,
P.S. Asansol

রাফিকুল হাসান

Signature of the Vendors

Drafted and prepared by me as per instructions of the vendor and read over and explained by me and printed at my office.

Sandip Roy
SANDIP ROY
Advocate, Asansol Court,
Enrolment No. F/264/218 of 2011.



Left Hand

Little Finger to Forefinger



Thumb



Thumb



Forefinger to Little Finger



Right Hand

Finger Print Attested by me : *Pradeep Kumar*

Left Hand

Little Finger to Forefinger



Thumb



Thumb



Forefinger to Little Finger



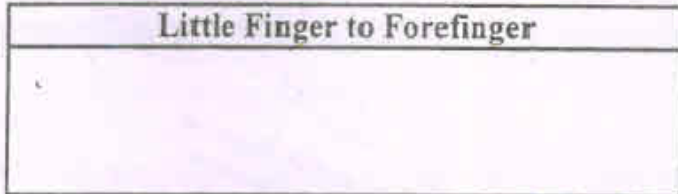
Right Hand

Finger Print Attested by me :

Sachin Chaudhary

Left Hand

Little Finger to Forefinger

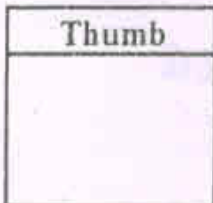


Thumb

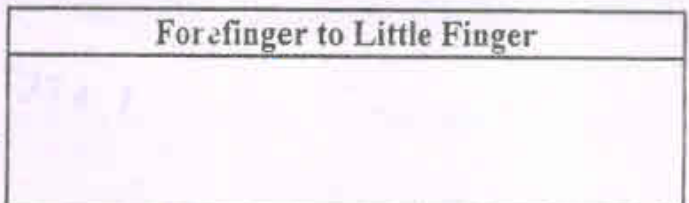


PHOTO

Thumb



Forefinger to Little Finger



Right Hand

Finger Print Attested by me :



Government Of West Bengal
Office Of the A.D.S.R. ASANSOL
District:-Burdwan

Endorsement For Deed Number : I - 10859 of 2012
(Serial No. 11335 of 2012)

On

Payment of Fees:

On 12/10/2012

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

Presented for registration at 15.40 hrs on :12/10/2012, at the Private residence by Bishnu Pada Das
Executant.

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

Execution is admitted on 12/10/2012 by

1. Bishnu Pada Das, son of Late Mahadeb Das , Asansol, Thana:-Asansol, P.O. :- ,District:-Burdwan,
WEST BENGAL, India, , By Caste Hindu, By Profession : Others
Identified By Debu Roy, son of H. C. Roy, Ismile, Thana:-Hirapur, P.O. :- ,District:-Burdwan, WEST
BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Debasis Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

On 16/10/2012

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, 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:

Amount By Cash

Rs. 17706.00/-, on 16/10/2012

(Under Article : A(1) = 17699/- ,E = 7/- on 16/10/2012)

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.-16,09,830/-

Certified that the required stamp duty of this document is Rs.- 96600 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 48000/- is paid, by the Bankers cheque number 012766, Bankers Cheque Date 12/10/2012, Bank
Name State Bank of India, ASANSOL, received on 16/10/2012

(Debasis Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL



Government Of West Bengal
Office Of the A.D.S.R. ASANSOL
District:-Burdwan

Endorsement For Deed Number : I - 10859 of 2012
(Serial No. 11335 of 2012)

2. Rs. 43600/- is paid, by the Bankers cheque number 012765, Bankers Cheque Date 12/10/2012, Bank Name State Bank of India, ASANSOL, received on 16/10/2012

(Debasis Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL



(Debasis Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 27
Page from 5137 to 5148
being No 10859 for the year 2012.



Debasis Patra

(Debasis Patra) 18-October-2012
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Office of the A.D.S.R. ASANSOL
West Bengal