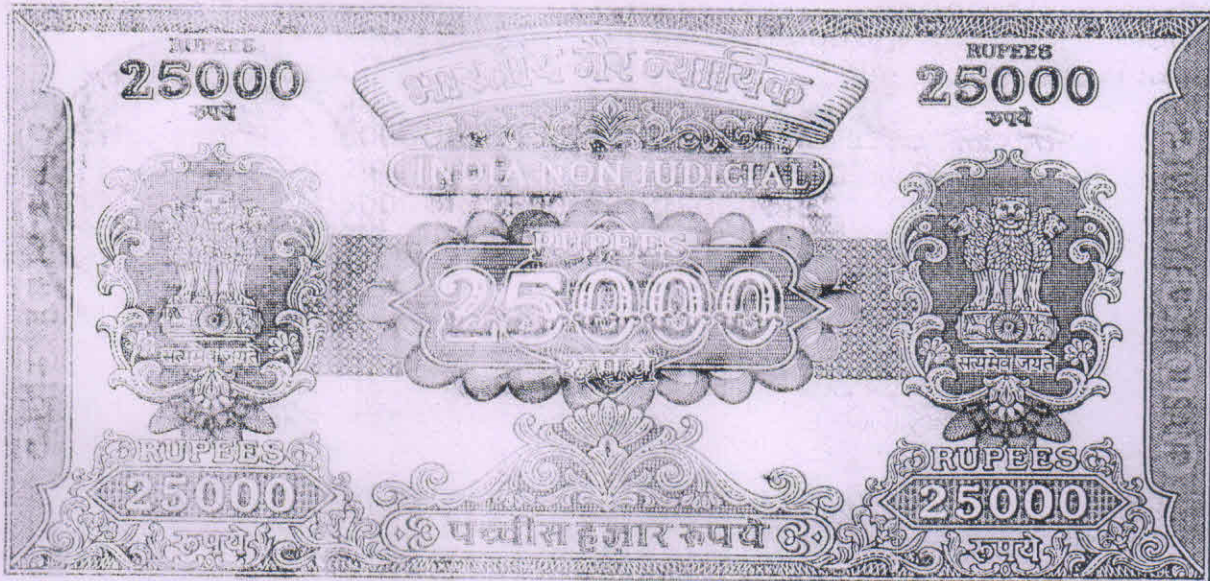




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Veridical Port & Searchable report

029011

28 MAR 2007

12/4/07
5/23
Total F/Tees Rs. 10721/- in C.F.S.

A- 10714/-
E- 76/-
TOTAL 10721/-

Asansol, Burdwan

30 APR 2007

DEED OF SALE OF Rs. 9,75,000/-

Area of land sold is : 12 cottahs 3 chhitaks

comprised in R.S. Plot No. 736, 737 and 738

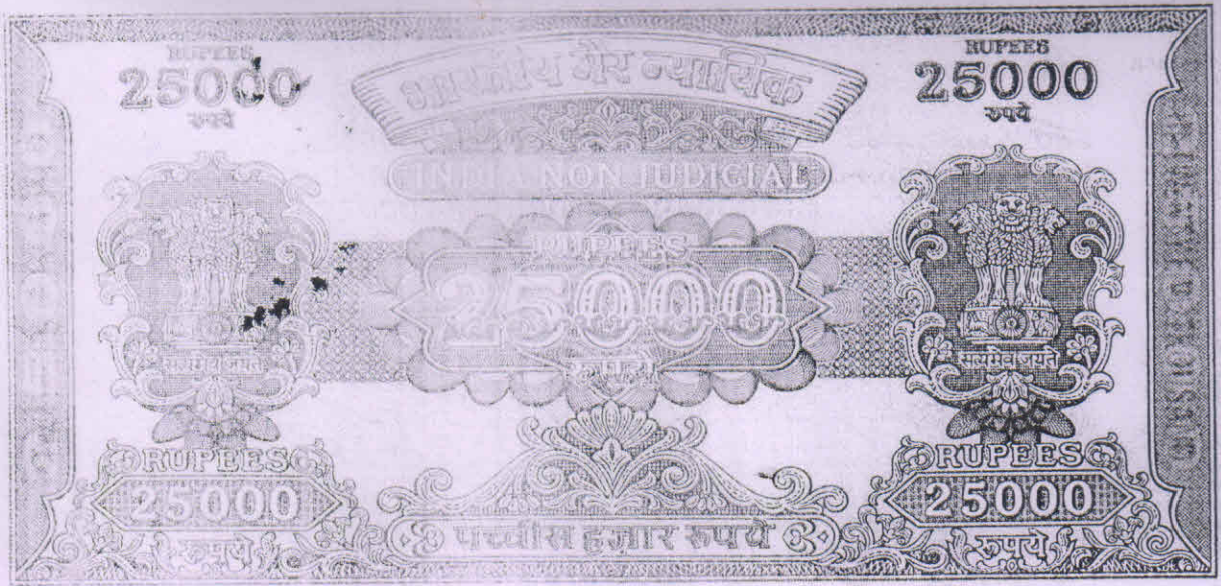
situated in Mouza : Gopalpur, P.S. Asansol

THIS DEED OF SALE made this the 28th day of March in the year 2007

by :

P. J. Das

Goverdhan



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

029012

(2)

1. Sri Ram Narayan Shaw S/o Late Bhanu Shaw, presently known as Swami Durgeshanada, by occupation social service and presently residing at Belur Math, P.O. & P.S. Belur, Dist. Howrah 2. Sri Mahesh Kumar Shaw 3. Sri Lakshmi Narayan Shaw 4. Sri Ganesh Shaw 5. Sri Ramesh Kumar Shaw 6. Sri Awadesh Kumar Shaw 7. Smt. Kaushlya Devi W/o Sri Satyanarayan Gupta, Vendor No. 1 to 6 are sons of Late Dhunka Shaw alias Ramprasad Shaw and No. 7 is

Contd. Page 3



(3)

daughter of Late Dhunka Shaw alias Ramprasad Shaw, all by faith Hindu, citizenship Indian. all are presently residing at Gopalpur, P.O. Asansol-4, P.S. Asansol (S), Dist. Burdwan 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.

R. P. Das
J. K. Das

Contd. Page 4



(4)

The Vendor No. 1 Sri Ram Narayan Shaw alias Swami Durgeshanada is represented by his constituted attorneys (1) Sri Shyam Narayan Shaw S/o Late Bhanu Shaw and (2) Sri Mahesh Kumar Shaw S/o Late Dhunka Shaw (i.e. Vendor No. 2) both of Gopalpur, P.O. Asansol-4, P.S. Asansol (S), Dist. Burdwan duly authorised and empowered by a registered Deed of General Power of Attorney vide Book No. IV being Deed No. 58 dated 17/1/2007 of Asansol Addl. Dist. Sub Registry Office.

Contd. Page 5



IN FAVOUR OF

1. DR. PRADEEP MUKHERJEE (PAN No. ADTPM8266G) S/o Late Prabhat Kumar Mukherjee 2. SMT. NUPUR MUKHERJEE (PAN No. ADQPM6381H) W/o Dr Pradeep Mukherjee, by faith Hindu, citizenship Indian, by occupation medical practitioner and housewife respectively, residents of Hill View North, P.O. Asansol-4, P.S. Asansol (South), Chowki & Addl. Dist. Sub Registry Office

Contd. Page 6



पश्चिम बंगाल WEST BENGAL

11AA 078444

(6)

Asansol, Dist. Burdwan hereinafter jointly and severally called the 'PURCHASERS' (which expression shall unless excluded by or repugnant to the context include each of their heirs, successors, legal representatives and assigns) of the OTHER PART;

P. Das
Agent

Contd. Page 7

Left Hand
PHOTO



Right Hand

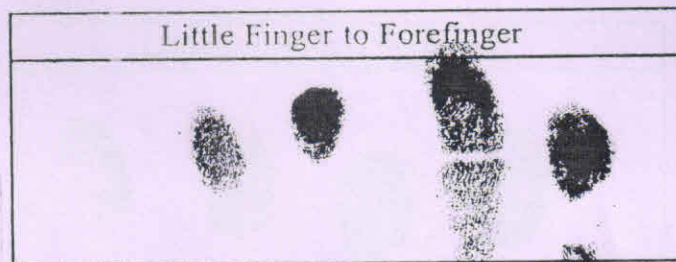


Finger Print Attested by me : Awadhesh Kumar Shaw

Left Hand
PHOTO



Right Hand

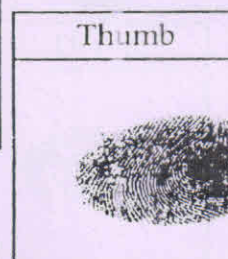


Finger Print Attested by me : Kaushilya Devi

Left Hand
PHOTO

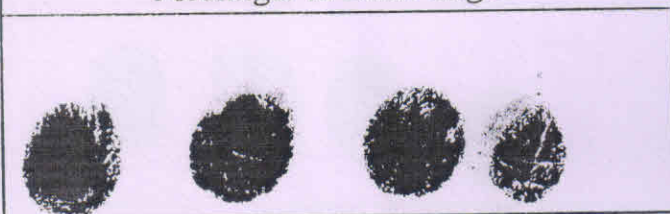


Right Hand



Finger Print Attested by me :

Ganesh Shaw

Left Hand PHOTO 	Little Finger to Forefinger				Thumb
					
Right Hand	Thumb	Forefinger to Little finger			
					

Finger Print Attested by me : Shyam Narayan Shrivastava

Left Hand PHOTO 	Little Finger to Forefinger				Thumb
					
Right Hand	Thumb	Forefinger to Little finger			
					

Finger Print Attested by me : Manish Kumar Shrivastava

Left Hand PHOTO 	Little Finger to Forefinger				Thumb
					
Right Hand	Thumb	Forefinger to Little finger			
					

Finger Print Attested by me : Deviyani Shrivastava

WHEREAS the land comprised in R.S. Plot No. 736 under R.S. Khatian No. 613, 616, 619 and 622 situated in Mouza Gopalpur, J.L. No. 10 under P.S. Asansol, Dist. Burdwan measuring an area of 19 satak originally belonged to Smt. Kashibala Debi W/o Late Radha Raman Mukherjee, Smt. Shashibala Debi W/o Late Haripada Mukherjee, Smt. Basinibala Debi W/o Late Nepaleswar Mukherjee and Smt. Kalibala Debi W/o Late Nani Gopal Banerjee, and all of them while owning and possessing the said landed properties in their respective shares sold and transferred the said lands along with other properties in favour of the Vendors No. 1 by virtue of registered Deed of Sale being Deed No. 989 for the year 1960 dated 19/01/1960 of Asansol Sub Registry Office for valuable consideration mentioned in the said Deed of Sale.

AND WHEREAS the land comprised in R.S. Plot No. 737 under R.S. Khatian No. 624 situated in Mouza Gopalpur, J.L. No. 10 under P.S. Asansol, Dist. Burdwan measuring an area of 11 satak originally belonged to Sri Kalipada Chattopadhyay S/o Late Pratap Chandra Chattopadhyay who while owning and possessing the said lands sold and transferred the said lands in favour of the Vendor No. 1 by virtue of registered Deed of Sale being No. 7978 and 7970 for the year 1967 dated 04/10/1967 of Asansol Sub Registry Office for valuable consideration mentioned in the said Deed of Sale;

P. Das
From/ret

AND WHEREAS the land comprised in R.S. Plot No. 738 under R.S. Khatian No. 404 situated in Mouza Gopalpur, J.L. No. 10 under P.S. Asansol, Dist. Burdwan measuring an area of $12\frac{1}{2}$ satak originally belonged to one Sri Manulal Shaw S/o Late Chhedi Shaw who while owning and possessing the said lands sold and transferred the same in favour of Smt. Hiramoni Dasi W/o Late Dhunka Shaw by virtue of a registered Deed of Sale being No. 4574 for the year 1960 dated 27/07/1960 of Asansol Sub Registry Office for valuable consideration mentioned in the said Deed of Sale;

AND WHEREAS aforesaid Smt. Hiramoni Dasi while owning and possessing the said land along with other landed properties died intestate leaving behind the Vendors No. 2 to 7 as her only sons and daughter, as legal heirs, who jointly inherited the said properties in equal shares each under the provisions of Hindu Succession Act 1956;

AND WHEREAS in the circumstances as aforesaid the Vendor No. 1 became the owner of landed properties within R.S. Plot No. 736, 737 and the Vendor No. 2 to 7 became the owners of the ~~landed~~ properties within R.S. Plot No. 738 all being more fully described in the schedule herein below;

AND WHEREAS the Vendor No. 1 since after his purchase as aforesaid and the Vendor No. 2 to 7 since after their inheritance as mentioned hereinabove has been owning and possessing the said landed properties more fully mentioned in the schedule below;

P.A.D. 23

John 20th

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

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

AND WHEREAS the Purchasers having come to know of such intention and declaration of the Vendors proposed and offered to purchase the schedule mentioned land at a total consideration price of Rs. 9,75,000/- (Rupees nine lacs seventy five thousand) only;

AND WHEREAS Vendor considering the said price to be fair, proper, reasonable and highest according to present market value prevailing in the locality has accepted the said offer of the Purchasers, agreed to sell, convey and transfer the schedule mentioned property unto and in favour of the Purchaser at and for the said total price of Rs. 9,75,000/- (Rupees nine lacs seventy five thousand) only on the terms mentioned hereinbelow;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the Vendors and the Purchasers and in consideration of the said sum of Rs. 9,75,000/- (Rupees nine lacs seventy five thousand) only paid by the Purchaser to the Vendors (the receipt

whereof the Vendors do hereby admit and acknowledge) as total price of the said land, the Vendors doth hereby grant, convey sell and transfer all that land more fully mentioned and described in the schedule below together with the right of path, passage, lights, liberties, privileges, easement & appurtenance whatsoever attached and concerning to the said land free from any or all encumbrances TO HAVE AND TO HOLD the said land hereby granted, conveyed, and transferred unto and to the use of the said Purchasers absolutely and for ever 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 declare and covenant with the said Purchasers that the Vendors have good title, full power and absolute right to sell and transfer the said land and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and that the Vendors have not in any way encumbered the said land intended to be conveyed by this Deed of Sale AND THAT the said Purchasers including all their legal heirs and successors shall and may at all times peacefully/quietly hold, possess, use and enjoy the said land as lawful and rightful owners thereof with liberty to make/raise all constructions and structures upon the said land in accordance with law and building plan without any interruptions obstructions, claim and/or demand whatsoever from or by the Vendors or any person/persons lawfully/equitably claiming under or

paid
from lot

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 Purchasers do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly assuring the title of the Purchasers relating to the said land and that the Vendors doth hereby further declare and covenant with the said Purchasers that if it transpires that the schedule mentioned land is not free from all encumbrances and/or the Vendors have no valid perfect and marketable title to the said land as hereinbefore stated by the Vendors in that event the Vendors including all their 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 Purchasers may suffer due to any defect in the title of the Vendors in respect of the said land hereby sold to the Purchasers.

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-I, Asansol under the state of West Bengal and the Vendors undertake to render all such help and assistance and shall sign upon affidavit/s as will be found essential in this regard.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

In the District of Burdwan, P.S. Asansol, Chowki & Addl. Dist. Sub-Registry Office Asansol, within Mouza Gopalpur, J.L. No. 10, all those lands particulars of which are given below :-

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P. 12-5
P. 12-5

<u>R.S. Kh. No.</u>	<u>R.S. Plot No.</u>	<u>Class</u>	<u>Total Area</u>	<u>Area sold</u>
613, 616, 619, 622	736	Baid	19 satak	08 satak
624	737	Baid	11 satak	10 satak
404	738	Baid	12 $\frac{1}{2}$ satak	02.10 satak

Total area in three plots are 20.10 satak equivalent to more or less 12 (twelve) cottahs 3 (three) chhitaks of land hereby sold by the Vendors to the Purchasers.

The said lands hereby sold is more specifically delineated in the sketch map hereto annexed and thereon shown in Red border which shall form part of this Deed of Sale.

Butted and bounded by :

On the North : By the remaing land of the Vendors.
On the South : By 10' feet wide road.
On the East : By 20' feet wide road extending all along from G.T. Road to the southern end of the plot hereby transferred.
On the West : By 9' feet wide road.

The proportionate annual rent is payable to the State of West Bengal through S. D. L. & L. R. O. Extn. Part-1, Asansol.

MEMO OF CONSIDERATION

1. Rs. 1,75,000/- (Rupees one lac seventy five thousand) only paid by Demand Pay No. 702837 dated 25/03/2007 of Allahabad Bank, S.B. Gorai Road Branch.
2. Rs. 5,00,000/- (Rupees five lacs) only paid by Banker cheque No. 736364 dated 26/03/2007 of State Bank of India, Asansol Branch.
3. Rs. 3,00,000/- (Rupees three lacs) only paid by Banker cheque No. 736363 dated 26/03/2007 of State Bank of India, Asansol Branch.

 Total Rs. 9,75,000/- (Rupees nine lacs seventy five thousand) only paid by the Purchasers in the manner as aforesaid.

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. *Nand Lal Das*
 Asam. 4

2. *T. K. Chatterjee*
 Sr. A.K. Chatterjee
 G.H.P.

Prepared by me and
 printed in my office

Pijush Kanti Das
(Pijush Kanti Das)

Advocate

Asansol Court

Enrl. No. 23/828/1973.

A sheet containing the self attested photo and
 finger print of the parties concerned attached
 between Page No. 6 & 7 of this Deed.

Maresh Kumar Shew

Signature of the Vendors

Maresh Kumar Shew
 For self and as constituted
 Agent of Sri Ram Narayan Shew
 alias Swami Durgeshwaranda
Shyam Narayan Shew
 Both as Constituted
 Attorneys of Sri Ram Narayan Shew
 alias Swami Durgeshwaranda.
Deewaragushew
Awadhes Kumbho Shew

Kaushilya Devi

Maresh Shew
Ramesh Kumar Shew