

Case No. 6576/2010.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13AB 281186

I - 6576/2010

A.C.No  
4319

P (1) .....  
 F (2) ..... 2  
 G (2) ..... 2  
 G (2) ..... 105  
 Cost of Stamp .....  
 Cost of Court fee ..... 10  
 Cost of Cartridge Paper ..... 10  
 Cost of Plan fee ..... 138  
 Cost of P.C. ....  
 Total Rs. ....  
 (Rupees) .....  
 Name of applicant... D. Gupta  
 A. C. No. 4319 Date 23/8/17

Rs one hundred thirty eight only

A.S.R., Durgapur  
Burdwan.

23 AUG 2017



6549

06576



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the Document  
is a true and correct copy of the  
original as per the  
signature of the  
Document

707204

31 AUG 2010  
Durgapur

Within Durgapur Municipal Corporation area, Mouza  
Birbhanpur, P.S.- Cokeoven. Land with small single storied  
Building, Land measuring 5.00 Satak, Total Market value Rs.  
8,19,000.00 (Rupees eight lacs nineteen thousand only). Sale  
price Rs. 8,00,000/- (Rupees eight lacs only).

### DEED OF SALE

This Kawala Deed of Sale made this the 31<sup>st</sup> day of  
August, 2010.

Between

1) Smt. Chandana Ghosh, wife of Late Sunil Ghosh, aged about  
75 years 2) Sri Prasanta Ghosh, aged about 21 Years, son of  
Late Naru Ghosh, 3) Sri Sanir Ghosh, aged about 40 years, 4)  
Kumari Alpana Ghosh, aged about 28 years all sons and  
Daughter of Late Sunil Ghosh. 5) Smt. Sonamoni Ghosh, aged  
about 34 years W/o. Sri Utam Ghosh

Cont. P. 2



6) Smt. Jyotsna Das, aged about 25 years W/o. Sri Swarup Das both daughters of Late Sunil Ghosh, 7) Sri Kanu Ghosh, aged about 50 years S/o. Late Sunil Ghosh and 8) Kumari Pinki Ghosh, aged about 19 years D/o. Late Naru Ghosh, all by faith Hindu, Nationality Indian, by profession Business and and House Hold Work, resident of Netaji Shubhas Palli, P.O- Durgapur-713201, P.S-Cokeoven, Sub-Division Durgapur, within jurisdiction of A.D.S.R., Durgapur, District Burdwan, PAN No. AMOPG 8987C of Vendor No.7 and in regard to Vendor No. 1,2,3,4,5,6, & 8 Pan Card not allotted, here-in-after called "The Vendors" of the first Part ;

**A N D**

Sri Debabrata Barui, aged about 22 years S/o. Sri Upendra Chandra Barui by faith - Hindu, by Profession - Business, Nationality Indian, a resident of Netaji Subhas Palli, Durgapur-713201, P.S. Coke-Oven, Dist. Burdwan, PAN No. AKGPB 4053L, here-in-after called "The Purchaser" of the other Part  
WITNESSETH :

WHEREAS Sunil Ghosh during his life time purchased the Schedule Property from Anil Kumar Dutta son of Late Dharendra Nath Dutta resident of Birbhanpur, PS-Faridpur, District-Burdwan and the same was duly registered with the office of the Jt. Sub-Registrar, Durgapur on 28.6.1967 being No.3437 for the year 1967. Thus, Sunil Ghosh became sole and absolute owner of the said property. Sunil Ghosh intested died and he left behind his Wife the Vendor No.1, Sons the Vendor No.3 & 7, Daughters the Vendor No.4,5 & 6, Grand-son the Vendor No.2 and Grand-daughter the Vendor No.8. Grand-son and Grand-daughter became the owner due to their parents intested died. "The Vendors" are the owners and lawfully seized and possessed the Single Storied Building on a BASTU plot of land free from any encumbrances, more fully described in the schedule here under, here-in-after called the "Schedule Property", being their ancestral property inherited by them and excepting them there are no legal heirs of deceased Sunil Ghosh;

AND WHEREAS "The Vendors" being in the need of money for purchasing property elsewhere, disclosed their willingness to sale the schedule property ;

AND WHEREAS "The purchaser" being in the need of Dwelling house in the same locality agreed to purchase the same;

*Rudra*

AND WHEREAS at the intervention of the local gentlemen and well wishers of both the parties the total L. S. consideration is fixed at Rs.8,00,000/-(Rupees eight lacs) only, towards the entire land and single storied house as is where is basis more fully described in the schedule here under, which both the parties agreed and admitted ;

NOW THEREFORE THIS KHAS KAWALA DEED OF SALE IS BEING EXECUTED BY THE PARTIES ON AGREEING WITH AND ADMITTING THE FOLLOWING TERMS AND CONDITIONS.

1. That in pursuance with the payment of consideration towards full and final settlement of the schedule property amounting to Rs 8,00,000(Rupees eight lacs only) this day paid by the purchaser to the Vendors which the Vendors received to day and acknowledges the receipts whereof by way of "Memo of consideration" which is a part of this Deed.
2. That on receiving the consideration money the Vendors hereby discharge the schedule property to the said purchaser as beneficial owner free from encumbrances do hereby grant, convey, sell, transfer, assign and assure unto the schedule property in favour of the purchaser.
3. That by virtue of this sale Deed the Vendors solely and severly relinquishing all the right, title, interest and easement rights in favour of the purchaser ABSOLUTELY FOR EVER. The Vendor s hereby undertake that each and every portion of the schedule property is free from all encumbrances, attachments, acquisition or defect in the title what so ever and the vendors has full power and absolute authority to sell the property. In spites of these if any sorts of encumbrances and/or hidden liabilities, charges or effect in right title and interest revealed and or arises to the enjoyment of the property ABSOLUTELY AND FOR EVER the Vendors do hereby bind themselves and their respective heirs, administrators and assigns jointly and severally to make good the loss including refund of the consideration money to the purchaser and/or his legal heirs, successors, administrators and assigns.
4. That this day the Vendors on receiving the full and final consideration money, executing and registering this Sale Deed, do hereby make over the possession, right, title interest, claim and demand whatsoever of the vendors into or upon the schedule property and every part thereof in favour of the Purchaser TO HAVE AND HOLD the schedule property unto to the use of the purchaser, his heirs, executors, administrators and assigns ABSOLUTELY AND FOR EVER together with the title Deeds, writings, mutations, and other evidence of title.

Contd. P/4

5. That by virtue of this deed the purchaser shall be entitled hereafter peacefully hold, posses and enjoy the said property in Khas or through tenants without any claim or demand what so ever from the Vendor jointly or severally, or any person claiming through or under him.
6. That the Vendors, further covenants that they shall at the requests and costs of the purchaser his heirs, executors, administrators, assigns do or cause to be done and/or execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the schedule property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.
7. That the colored photograph of the Vendors & Purchaser duly attested by them along with the finger prints of all the fingers of both the hands of the Vendor and purchaser are annexed herewith.
8. That the terms "The Vendors" and "The purchaser" in this deed includes their respective heirs, administrators, successors and assigns.

**The Schedule above referred to**

All that the single storied house situated in the piece and parcel of Bastu plot of land situated in the District of Burdwan, P.S. Coke-Oven, Sub-division Durgapur, A.D.S.R. Durgapur, within DURGAPUR MUNICIPAL CORPORATION Area, at Netaji Subhas Palli, Durgapur-713201, Mouza- Birbhanpur, J.L.No.91, apartaining to R. S. Khatian No. 176 Plot No.1158, Land measuring more or less 5.00 Satak with single storied building total measuring about 580 sq. ft., which is being and will be used as Residential house, having DMC Holding No.11, Circle/Ward No.E/42, butted and bounded :

North by : House of Upen Barui

South by : House of the Purchaser Sri Debabrata Barui

East By : House of Upen Barui

West By : House of Bhupen Barui and 20' metal road.

*R. Barui*  
Adv.

Contd. ...P/5



CONSIDERATION MEMO

We, the undersigned executants Vendors, this day received a sum of Rs. 8,00,000/- (Rupees eight lacs only) total full and final consideration hereof, from the purchaser Sri Debabrata Barui, S/o. Late Upendra Chandra Barui, towards the full and final settlement of the sale proceeds and consideration money of the schedule house.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THIS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1। সুভদ্রা বারুই  
শিবা-বিজয় বারুই  
নেতালী সুভদ্রা বারুই  
দুর্গাপুর - ১

২। শ্রী সুভদ্রা বারুই  
শ্রী শিবা বিজয় বারুই  
সুভদ্রা বারুই  
দুর্গাপুর (১)

১। বক্রীয়া চৌধুরী  
২. কুমারী চৌধুরী  
৩. ...  
4. Alkhona Choudhury  
5. ...  
6. ...  
7. ...  
8. ...  
VENDORS

Drafted, corrected and prepared at my office, & readover & explained by me in their mother language.

Kishori Mohan Saldar  
Advocate

Kishori Mohan Saldar  
Advocate

Durgapur Court

E.No. WB/802/2003

দশ আঙ্গুলের টিপ ছাপ

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

দশ আঙ্গুলের টিপ ছাপ

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

দশ আঙ্গুলের টিপ ছাপ

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

দশ আঙ্গুলের টিপ ছাপ

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

দশ আঙ্গুলের টিপ ছাপ

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল। *ব্রজেন চন্দ্র সেন*

দশ আঙ্গুলের টিপ ছাপ

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল। *Jarkna Das*

দশ আঙ্গুলের টিপ ছাপ

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল। *ব্রজেন চন্দ্র সেন*

দশ আঙ্গুলের টিপ ছাপ

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল। *ব্রজেন চন্দ্র সেন*

দশ আঙ্গুলের টিপ ছাপ

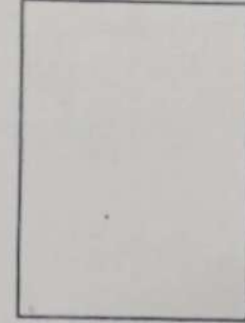
বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল। Debraj Barui

দশ আঙ্গুলের টিপ ছাপ

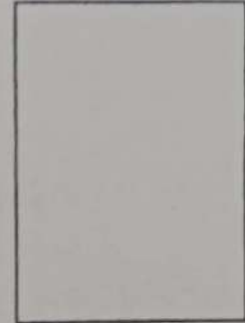
বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

দশ আঙ্গুলের টিপ ছাপ

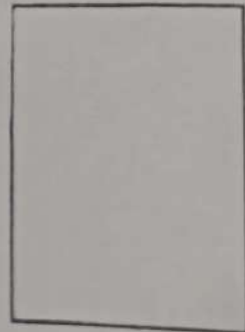
বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

দশ আঙ্গুলের টিপ ছাপ

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					











উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

Government of West Bengal  
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
 Office of the A. D. S. R. DURGAPUR, District- Burdwan  
 Signature / LTI Sheet of Serial No. 06549 / 2010, Deed No. (Book - I , 06576/2010)

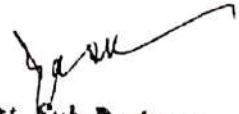
Signature of the Presentant

Name of the Presentant	Signature with date
Chandana Ghosh	চন্দনা ঘোষ ৩১/০৮/১০

II . Signature of the person(s) admitting the Execution at Office.






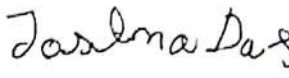






SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Chandana Ghosh Address -Netaji Shubhas Palli,, Thana: Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201	Self		 LTI	চন্দনা ঘোষ ৩১/০৮/১০
2	Prasanta Ghosh Address -Netaji Shubhas Palli,, Thana: Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201	Self		 LTI	প্রসান্তা ঘোষ
3	Samir Ghosh Address -Netaji Shubhas Palli,, Thana: Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201	Self		 LTI	সমীর ঘোষ
4	Alpana Ghosh Address -Netaji Shubhas Palli,, Thana: Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201	Self		 LTI	Alpana Ghosh



  
 Addl. Dist. Sub-Registrar  
 (Arnab Basu)  
 ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR  
 Office of the A. D. S. R. DURGAPUR  
 31 AUG 2010

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. DURGAPUR, District- Burdwan**  
**Signature / LTI Sheet of Serial No. 06549 / 2010, Deed No. (Book - I , 06576/2010)**

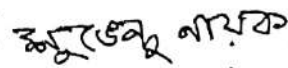
Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Sonamoni Ghosh Address -Netaji Shubhas Palli,, Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201	Self	 31/08/2010	 LTI 31/08/2010	
6	Jostna Das Address -Netaji Shubhas Palli,, Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201	Self	 31/08/2010	 LTI 31/08/2010	
7	Kanu Ghosh Address -Netaji Shubhas Palli,, Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201	Self	 31/08/2010	 LTI 31/08/2010	
8	Pinki Ghosh Address -Netaji Shubhas Palli,, Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201	Self	 31/08/2010	 LTI 31/08/2010	


**Name of Identifier of above Person(s)**

Subhendu Nayak  
 Netaji Subhas Pally, Durgapur, Thana:-Coke Oven,  
 District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713201

**Signature of Identifier with Date**

  
 ৩০.৮.১০



  
 Addl. Dist. Sub-Registrar  
 (Arnab Basu)

**ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR**  
 Office of the A. D. S. R. DURGAPUR



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

Endorsement For Deed Number : I - 06576 of 2010

(Serial No. 06549 of 2010)

On 31/08/2010

**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 : 23,5 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:**

Fee Paid in rupees under article : A(1) = 8998/- ,E = 7/- on 31/08/2010

**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 -819000/-

Certified that the required stamp duty of this document is Rs.- 49150 /- and the Stamp duty paid as Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 44160/- is paid, by the draft number 284010, Draft Date 31/08/2010, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 31/08/2010

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

Presented for registration at 13.25 hrs on 31/08/2010, at the Office of the A. D. S. R. DURGAPUR by Chandana Ghosh, one of the Executants

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

Execution is admitted on 31/08/2010 by

1. Chandana Ghosh, wife of Late Sunil Ghosh, Netaji Shubhas Palli,, Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201, By Caste Hindu, By Profession : House wife
2. Prasanta Ghosh, son of Late Naru Ghosh, Netaji Shubhas Palli,, Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201, By Caste Hindu, By Profession : Business
3. Samir Ghosh, son of Late Sunil Ghosh, Netaji Shubhas Palli,, Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201, By Caste Hindu, By Profession : Business
4. Alpana Ghosh, daughter of Late Sunil Ghosh, Netaji Shubhas Palli,, Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201, By Caste Hindu, By Profession : Others
5. Sonamoni Ghosh, wife of Ultram Ghosh, Netaji Shubhas Palli,, Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201, By Caste Hindu, By Profession : House wife
6. Jostna Das, wife of Swarup Das, Netaji Shubhas Palli,, Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201, By Caste Hindu, By Profession : House wife

*gall*  
Addl. Dist. Sub-Registrar

Durgapur (Afnab BBSU)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Endorsement For Deed No. I - 06576 of 2010

31/08/2010 15:02:00





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

Endorsement For Deed Number : I - 06576 of 2010  
(Serial No. 06549 of 2010)

7. Kanu Ghosh, son of Late Sunil Ghosh . Netaji Shubhas Palli., Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201 , By Caste Hindu, By Profession : Business

8. Pinki Ghosh, daughter of Late Naru Ghosh . Netaji Shubhas Palli., Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713201 , By Caste Hindu, By Profession : Others

Identified By Subhendu Nayak, son of Bimal Nayek, Netaji Subhas Pally, Durgapur, Thana:-Coke Oven, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713201 . By Caste: Hindu, By Profession: Others.

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR



*Arnab Basu*  
Addl. Dist. Sub-Registrar  
Durgapur, Burdwan

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

31/08/2010 15:02:00

Endorsed on Page 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 16  
Page from 875 to 888  
being No 06576 for the year 2010.



  
(Arnab Basu) 31-August-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR  
Office of the A. D. S. R. DURGAPUR  
West Bengal

**CHECKED BY**  
  
**23 AUG 2017**

**Certified to be a true copy**

**A.D.S.R. Durgapur**  
Burdwan

**23 AUG 2017**

Digitally signed by GAUTAM RAY CHAUDHURY  
Date: 2016.08.03 12:46:03 +05:30  
Reason: Digitally e-Signing the Completion Certificate of the Deed.