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 28-1  
 30/9/24

certified that the document is admitted to registration and the Signature Sheet Sheets and the endorsement Sheet Sheets attached with this document are the Part of this document.

Additional District Sub-Registrar  
Contai-1

01 OCT 2024

*[Signature]*  
 Anuram Das  
 Atk. K. K. K. K. K.

**DEED OF SALE**

**THIS DEED OF SALE** is made on this 30<sup>th</sup> day of September, 2024.

**BETWEEN**

Asita Das,  
 Addressed to:  
 Asita Das as constituted  
 attorney of Debasmita Das.  
*[Signature]*  
 Asita Das

*[Signature]*  
 30/9/24

1. **SRI ASHIS KUMAR DAS**, (PAN No. MASKED), (AADHAAR No. MASKED), son of Late Haripada Das, by faith: Hindu, by National: Indian, by Occupation: Farmer, residing at Village: Haripada Pahari Lane Sarani, Athllagori, Post Office and Police Station: Contai, District: Purba Midnapore, Pin: 721401.

2. **SMT. ASITA DAS**, (PAN No. MASKED) (AADHAAR No. MASKED), wife of Late Ashok Kumar Das, by faith: Hindu, by National: Indian, by Occupation: House wife, residing at D308/304/SP Sukhobristi Complex, AA-3, Post Office and Police Station: New Town, District: North 24 Parganas, Pin: 700135.

3. **SMT. DEBASHRI MAITI alias DEBASHRI DAS** (PAN No. MASKED), (AADHAAR No. MASKED), Daughter of Late Ashok Kumar Das, by faith: Hindu, by National: Indian, by Occupation: House wife, residing at Natural Greens, Block 10, FL-4C, BD-37, Rabindra Pally, Rajerhat Gopalpur (M), Post Office: Prafullya Kanon, Police Station: Baguihati, District: North 24 Parganas, Pin: 700101.

4. **DEBASMITA DAS**, (PAN No. MASKED), (AADHAAR No. MASKED), Daughter of Late Ashok Kumar Das, by faith: Hindu, by National: Indian, by Occupation: House Wife, residing at Village: Haripada Pahari Lane Sarani, Athllagori, Post Office and Police Station: Contai, District: Purba Midnapore, Pin: 721401 represented by her constituted Power of Attorney holder

**SMT. ASITA DAS**, (PAN No. MASKED), (AADHAAR No. MASKED), wife of Late Ashok Kumar Das, by faith: Hindu, by National: Indian, by Occupation: House wife, residing at D308/304/SP Sukhobristi Complex, AA-3, Post Office and Police

*Ashok Kumar Das*  
*Asmita Das*  
*Ashok Kumar Das*  
*North 24 Parganas*

*Asita Das*  
*Ashok Kumar Das*  
*Asita Das as constituted attorney of Debasmita Das.*  
*Asita Das*

Station: New Town, District: North 24 Parganas, Pin: 700135. **5. SRI AMITAVA DAS**, (PAN No. **MASKED**), (AADHAAR No. **MASKED**), son of Late Shyamapada Das, by faith: Hindu, by National: Indian, by Occupation: Business, previously residing at Village: Athllagori, Post Office and Police Station: Contai, District: Purba Midnapore, Pin: 721401 and presently residing at A E 511 Sector - 1, Salt Lake, Post Office: Bidhan Nagar (M), Police Station: Bidhan Nagar, District: North 24 Parganas, Pin: 700064. **6. SRI ARUNAVA DAS**, (PAN No. **MASKED**), (AADHAAR No. **MASKED**), son of Late Shyamapada Das, by faith: Hindu, by National: Indian, by Occupation: Service, previously residing at Village: Athllagori, Post Office and Police Station: Contai, District: Purba Midnapore, Pin: 721401 and presently residing at 321 FL- 201 Prantik Pally, Kasba, Post Office : Bose Pukur, Police Station: Kasba, Kolkata 700042. **7. SRI ALOKE BHADRA**, (PAN No. **MASKED**), (AADHAAR No. **MASKED**), son of Late Nirmal Kumar Bhadra, by faith: Hindu, by National: Indian, by Occupation: Business, residing at 24 Shankar Ghosh Lane, Beadon Street, Post Office: Beadon Street, Police Station: Amherst Street, Kolkata: 700006, hereinafter collectively called as **OWNERS/VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representative and/or assigns) of the **FIRST PART**.

*Nirmal Das*  
*Arunava Das*  
*Ashis Kumar Das*  
*Prantik*

*Asita Das*  
*Asita Das as constituted attorney of Debasmita Das*  
*Asita Das*

**AND**

**SRI GANESH CHANDRA GHOSH**, (PAN No. MASKED)  
 (AADHAAR No. MASKED b ), Son of Late Kshudiram Ghosh, by faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at H-9/1 KAILASHPATI APARTMENT, Saratpally, Midnapore, Post Office: Midnapore, Police Station: Kotwali, District: Paschim Medinipur, Pin: 721101, hereinafter referred and called as **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representative and/or assigns) of the **OTHER PART**.

**WHEREAS** the First Part herein is a joint Owners and Occupiers and/or otherwise well and sufficiently entitled **ALL THAT** piece or parcel of Land measuring about total 94.920 Decimals (i.e. **ALL THAT** piece and parcel of 31.956 Decimal of Jal land lying in R.S. Dag No. 709 corresponding to L.R. Dag No. 938; and **ALL THAT** piece and parcel of 04 Decimal of Pukur land lying in R.S. Dag No. 712 corresponding to L.R. Dag No. 941; and **ALL THAT** piece and parcel of 18.604 Decimal of Bastu lying in R.S. Dag No. 705 corresponding to L.R. Dag No. 934; and **ALL THAT** piece and parcel of 15 Decimal of Pukur land lying in R.S. Dag No. 706 corresponding to L.R. Dag No. 935; and **ALL THAT** piece and parcel of 18.576 Decimal of Faler Bagan land lying in R.S. Dag No. 707 corresponding to L.R. Dag No. 936; and **ALL THAT** piece and parcel of 6.784 Decimal of Khana or Khai land lying in R.S. Dag No. 708 corresponding to L.R. Dag No. 937, under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210,

*Asita Das*  
*Asmita Das*  
*Asmita Das*

*Asita Das*  
*Debasmita Das*  
*Asita Das as constituted attorney of Debasmita Das.*  
*Asita Das*



Das and Ashoke Kumar Das and a daughter namely Gita Das (Bhadra) as her legal heirs and successors.

**AND WHEREAS** said Ashoke Kumar Das died on 04.12.2010 leaving behind his wife namely Smt. Asita Das (Vendor No. 2 herein), and his two daughters namely Smt. Debashri Maiti (Vendor No. 3 herein) and Debasmita Das (Vendor No. 4 herein) as his legal heirs and successors.

**AND WHEREAS** said Ashim Kumar Das died on 14.03.2021 leaving behind his brother namely Asish Kumar Das as his legal heirs and successors. It is pertinent to mention that Aditi Das, wife of Ashim Kumar Das, also died on 16.03.2009. Said Ashim Kumar Das and Aditi Das have no Children.

**AND WHEREAS** said Gita Das (Bhadra) died on 21.03.2017 leaving behind her only son namely Sri Alope Bhadra (Vendor No. 7 herein) as her legal heirs and successors. It is pertinent to mention that husband of Gita Das (Bhadra) namely Nirmal Bhadra also died.

**AND WHEREAS** said Shyamapada Das died on 08.06.2005, leaving behind his wife namely Smt. Reba Das, his two sons namely Sri Amitava Das (Vendor No. 5 herein) and Sri Arunava Das (Vendor No. 6 herein) as his legal heirs and Successors. Smt. Reba Das died on 20.12.2022 leaving behind her two sons namely Sri Amitava Das and Sri Arunava Das as his legal heirs and Successors.

*Nirmal Bhadra*

*Aditi Das*

*Ashim Kumar Das*

*Arunava Das*  
*- Ashim Kumar Das*

*Asita Das*  
*Albani, Nank*  
*aditi & ashim Kumar Das*

*Asita Das as constituted*  
*attorney of Debasmita Das.*

*Asita Das*

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**AND WHEREAS** thus the property of Late Ramchandra Das has been devolved upon his legal heirs namely Sri Ashis Kumar Das, Smt. Asita Das, Smt. Debashri Maiti, Debasmita Das, Sri Amitava Das, Sri Arunava Das and Sri Alope Bhadra, the Vendors herein.

**AND WHEREAS** after becoming the joint owner of the said land, Sri Ashis Kumar Das, Ashim Kumar Das (Since Deceased), Smt. Asita Das, Smt. Debashri Maiti, Debasmita Das, Sri Amitava Das, Sri Arunava Das and Sri Alope Bhadra applied before the concerned authority to record their name in the present L.R. Record of Rights in respect of the said land. After considering all the relevant documents, the office of the Block Land and Land Reforms Officer, Contai 1, recorded their names in respect of the said land after opening a separate new L.R. Khatian.

**AND WHEREAS** (i) L.R. Khatian No. 210 is allocated in the name of Ashim Kumar Das. (ii) L.R. Khatian No. 258/1 is allocated in the name of Ashis Kumar Das. (iii) L.R. Khatian No. 4363 and 4548 is allocated in the name of Amitava Das. (iv) L.R. Khatian No. 4364 and 4549 is allocated in the name of Arunava Das. (v) L.R. Khatian No. 4365 is allocated in the name of Asita Das. (vi) L.R. Khatian No. 4366 is allocated in the name of Debasshri Das. (vii) L.R. Khatian No. 4367 is allocated in the name of Debasmita Das. (viii) L.R. Khatian No. 4386 is allocated in the name of Alope Bhadra.

*Alope Bhadra*

*Asita Das*

*Arunava Das*

*Debasmita Das*

*Asita Das*


*Debashri Maiti*

*Amitava Das*  
Asita Das as constituted attorney of Debasmita Das.

*Asita Das*

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**AND WHEREAS** thus Sri Ashis Kumar Das, Smt. Asita Das, Smt. Debashri Maiti, Debasmitta Das, Sri Amitava Das, Sri Arunava Das and Sri Alope Bhadra becomes the joint owners of **ALL THAT** piece or parcel of Land measuring about total 94.920 Decimals (i.e. **ALL THAT** piece and parcel of 31.956 Decimal of Jal land lying in R.S. Dag No. 709 corresponding to L.R. Dag No. 938; and **ALL THAT** piece and parcel of 04 Decimal of Pukur land lying in R.S. Dag No. 712 corresponding to L.R. Dag No. 941; and **ALL THAT** piece and parcel of 18.604 Decimal of Bastu lying in R.S. Dag No. 705 corresponding to L.R. Dag No. 934; and **ALL THAT** piece and parcel of 15 Decimal of Pukur land lying in R.S. Dag No. 706 corresponding to L.R. Dag No. 935; and **ALL THAT** piece and parcel of 18.576 Decimal of Faler Bagan land lying in R.S. Dag No. 707 corresponding to L.R. Dag No. 936; and **ALL THAT** piece and parcel of 6.784 Decimal of Khana or Khai land lying in R.S. Dag No. 708 corresponding to L.R. Dag No. 937, under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 lying and situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai; under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamruk and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba Midnapore. The First Part/Owners

  
 Asita Das  
 Debashri Maiti  
 Debasmitta Das  
 Sri Amitava Das  
 Sri Arunava Das  
 Sri Alope Bhadra  
 attorney of Debasmitta Das.  
 Asita Das



possess the said land without any interruption from any corner whatsoever after paying khajna before the concerned authority.

**AND WHEREAS** on 7<sup>th</sup> November, 2023, Sri Ashis Kumar Das, Smt. Asita Das, Smt. Debashri Maiti, Debasmita Das, Sri Amitava Das, Sri Arunava Das and Sri Alope Bhadra, the First Part/Vendor herein, entered into an Agreement for Sale with Sri Ganesh Chandra Ghosh, the Other Part/Purchaser herein to sale ALL THAT piece or parcel of Land measuring about total 94.920 Decimals (i.e. **ALL THAT** piece and parcel of 31.956 Decimal of Jal land lying in R.S. Dag No. 709 corresponding to L.R. Dag No. 938; and **ALL THAT** piece and parcel of 04 Decimal of Pukur land lying in R.S. Dag No. 712 corresponding to L.R. Dag No. 941; and **ALL THAT** piece and parcel of 18.604 Decimal of Bastu lying in R.S. Dag No. 705 corresponding to L.R. Dag No. 934; and **ALL THAT** piece and parcel of 15 Decimal of Pukur land lying in R.S. Dag No. 706 corresponding to L.R. Dag No. 935; and **ALL THAT** piece and parcel of 18.576 Decimal of Faler Bagan land lying in R.S. Dag No. 707 corresponding to L.R. Dag No. 936; and **ALL THAT** piece and parcel of 6.784 Decimal of Khana or Khaj land lying in R.S. Dag No. 708 corresponding to L.R. Dag No. 937, under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 lying and situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto

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*Asita Das*  
*Arunava Das*  
*Ashis Kumar Das*

*Asita Das*  
*Debashri Maiti*  
*Debasmita Das*  
*Asita Das as constituted attorney of Debasmita Das*  
*Asita Das*

within the jurisdiction of District Sub Registrar at Tamluk and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba Midnapore. At the time of execution of the Agreement for Sale, the Purchaser herein has paid an amount of Rs. 10,00,000/- (Rupees Ten Lakhs) as part consideration amount and/or advance amount for purchasing the above mentioned land. The said Agreement for Sale was registered before the office of the Additional District Sub Registrar, Contai I and recorded in Book No. I, Volume No. 1102-2023, Pages from 157050 to 157078, being No. 110209854 for the year 2023.

**AND WHEREAS** on 28<sup>th</sup> September, 2024, SMT. DEBASMITA DAS, Daughter of Late Ashok Kumar Das, residing at Village: Haripada Pahari Lane Sarani, Athllagori, Post Office and Police Station: Contai, District: Purba Midnapore, Pin: 721401, have appointed and/or engaged said SMT. ASITA DAS, (PAN No. MASKED), (AADHAAR No. MASKED), wife of Late Ashok Kumar Das, by faith: Hindu, by National: Indian, by Occupation: House wife, residing at D308/304/SP Sukhobristi Complex, AA-3, Post Office and Police Station: New Town, District: North 24 Parganas, Pin: 700135, as her Lawful Attorney to sale her undivided and undermarketed **ALL THAT** piece or parcel of Land measuring about total 5.2197 Decimals i.e. **ALL THAT** piece and parcel of 1.6512 Decimal of Jal land lying in R.S. Dag No. 709 corresponding to L.R. Dag No. 938; and **ALL THAT** piece and parcel of 0.243 Decimal of Pukur land lying in R.S. Dag No. 712 corresponding to L.R. Dag No. 941; and **ALL THAT** piece and parcel of 1.1385 Decimal of Bastu

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*Subarna Das*  
*Asita Das as constituted attorney of Debasmita Das.*  
*Asita Das*

lying in R.S. Dag No. 705 corresponding to L.R. Dag No. 934; and **ALL THAT** piece and parcel of 0.729 Decimal of Pukur land lying in R.S. Dag No. 706 corresponding to L.R. Dag No. 935; and **ALL THAT** piece and parcel of 0.972 Decimal of Faler Bagan land lying in R.S. Dag No. 707 corresponding to L.R. Dag No. 936; and **ALL THAT** piece and parcel of 0.3402 Decimal of Khana or Khai land and lying in R.S. Dag No. 708 corresponding to L.R. Dag No. 937, and **ALL THAT** piece and parcel of 0.1458 Decimal of Khana or Khai land and lying in L.R. Dag No. 952, all Dags are under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 4367 lying and situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamluk and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba Midnapore, and to do all the acts, deeds and things which are mentioned in the Power of Attorney. The said Power of Attorney was registered before the office of the Additional Registrar of Assurance - II, Kolkata and recorded in Book No. I, being No. 190211633 for the year 2024.

**AND WHEREAS** the Vendors/party of the FIRST PART to this deed being in urgent need of money have decided to sale **ALL THAT** piece or parcel of Land measuring about total 94.920 Decimals (i.e. **ALL THAT** piece and parcel of 31.956 Decimal of Jal land lying in R.S. Dag No. 709 corresponding to L.R. Dag No.

19/03/24

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*Debasmita Das*  
*Asita Das*  
 attorney of Debasmita Das.

*Asita Das*

938, and **ALL THAT** piece and parcel of 04 Decimal of Pukur land lying in R.S. Dag No. 712 corresponding to L.R. Dag No. 941; and **ALL THAT** piece and parcel of 18.604 Decimal of Bastu lying in R.S. Dag No. 705 corresponding to L.R. Dag No. 934; and **ALL THAT** piece and parcel of 15 Decimal of Pukur land lying in R.S. Dag No. 706 corresponding to L.R. Dag No. 935; and **ALL THAT** piece and parcel of 18.576 Decimal of Faler Bagan land lying in R.S. Dag No. 707 corresponding to L.R. Dag No. 936; and **ALL THAT** piece and parcel of 6.784 Decimal of Khana or Khai land lying in R.S. Dag No. 708 corresponding to L.R. Dag No. 937, under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 lying and situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamluk and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba, Midnapore which is morefully and particularly described in the **SCHEDULE** below free from all encumbrances and the party of the OTHER PART herein has agreed to purchase the same for a Total consideration money of Rs. 2,63,61,768/- (Rupees Two Crore Sixty Three Lakh Sixty One Thousand Seven Hundred and Sixty Eight) only, to be paid by the said party of the OTHER PART on or before the execution

14/08/24

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 attorney of Debasmita Das  
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of the Deed of Sale in respect of the SCHEDULE mentioned property.

**AND WHEREAS** the purchasers of the OTHER PART herein have agreed to purchase the same i.e. Scheduled mentioned property at a consideration of Rs. 2,63,61,768/- (Rupees Two Crore Sixty Three Lakh Sixty One Thousand Seven Hundred and Sixty Eight) only.

**AND WHEREAS** the Vendors/party of the FIRST PART herein is satisfied that the price offered by the purchaser is the highest marked price of the said property as described in the Schedule hereunder have agreed to sale the same to the purchaser at a consideration of Rs. 2,63,61,768/- (Rupees Two Crore Sixty Three Lakh Sixty One Thousand Seven Hundred and Sixty Eight) only.

**AND WHEREAS** the Owners/Vendors represent that the entirety of the SCHEDULED mentioned land is free from all encumbrances, vesting, lis-pendens, acquisition, requisition, and alignment whatsoever and that the Vendors have full power and absolute authority to transfer the same in favour of the Purchaser herein in the manner as contained hereafter

**NOW THIS DEED WITNESSETEH** that in consideration of the total sum of Rs. 2,63,61,768/- (Rupees Two Crore Sixty Three Lakh Sixty One Thousand Seven Hundred and Sixty Eight) only paid by the purchaser immediately before or at the time of the

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Ashmita Das  
Ashmita Das

Ashmita Das  
Debasmita Das  
Ashmita Das as constituted  
attorney of Debasmita Das.  
Ashmita Das

*(Signature)*





any claim or demand whatsoever from the vendor or any person claiming through or under them and further that the vendors, theirs heirs, executors, administrators, representatives to save harmless, indemnify and keep indemnified the purchaser, his legal heirs, executors, administrators, representatives, successor-in-interest and assigns administrators or assigns from or against all and all manners of claims, charges, liens, debts, attachments and all encumbrances whatsoever.

**AND WHEREAS** the Owners/Vendors their legal heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further better and more perfectly conveying and assuring the said property and every part thereof unto and to the use of the said purchaser, his legal heirs, successor-in-office, executors, administrators, representatives and assigns in a manner aforesaid according to the true intent and meaning of the deed as shall or may reasonably be required. **AND FURTHERMORE** that the Owners/Vendors their heirs, executors and administrators, shall at all times hereafter indemnify and keep indemnified the purchaser, his legal heirs, successor-in-office, executors, administrators and assigns against lessees, damages, costs, charges and expenses if any suffered by reason of any dues and defect in title of the Owners/Vendors on any breach of the covenants hereunder contained. The Owners/Vendors to this deed have delivered khas possession of the SCHEDULE mentioned property to the purchaser free form all encumbrances.

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*Subarna Das*  
*Asita Das*  
*Asita Das*

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Asita Das as constituted  
attorney of Debasmita Das.  
*Asita Das*

*Asita Das*  
*Subarna Das*

**AND WHEREAS** the purchaser shall hereinafter get his name mutated in the settlement (B.L.&L.R.O.'s) office, Contai -I and Contai Municipality and will pay the land revenue and taxes etc. to the offices concerned and the Owners/Vendors Shall always co-operate in giving consent in writing as and such consent written or otherwise will be required.

**THE OWNERS/VENDORS DO HEEREBY COVENENT WITH THE PURCHASER AS FOLLOWS:**

- 1) That the Owners/Vendors doth hereby declare that they have good, valid and marketable title of the Schedule mentioned property and the property is free from all encumbrances.
- 2) That the purchaser by this Deed of Sale shall be the exclusive Owner of the Schedule mentioned property and shall hold, possess, occupy and enjoy the Schedule mentioned property and every part thereof.
- 3) That the Purchaser by this Deed of Sale shall be the exclusive Owner of the Schedule mentioned property and shall have absolute right to grant, transfer, sell, gift, convey, assure and assign the Schedule mentioned property.
- 4) That the Purchaser by this Deed of Sale shall be the exclusive Owner of the Schedule mentioned property and shall have a right to take necessary steps to record his name in the L.R. Record of Rights, prepare by Block Land and Land Reforms

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*Asita Das*  
*Asita Das as constituted attorney of Debasmita Das*  
*Asita Das*

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Office, Contai -1 and also record his name before the Contai Municipality and also in other appropriate authority.

5) That if any error or mistake in the description of the Schedule mentioned property be discovered subsequently the same will be corrected by the Owners/Vendors and their legal heirs, if necessary, by executing necessary Deed of Rectification in favour of the Purchaser at the cost of the Purchaser. In that event, the Vendors/Owners and their legal heirs shall not claim any further amount from the purchaser.

6) That on the strength of this Deed of Sale, the Purchaser shall have the absolute right to mutated his name in the competent authority i.e. before Collector, Contai Municipality, Settlement Office or Block Land and Land Reforms Office, Contai -1 and/or any other authority by delineating the name of the Owners and also entitled to pay revenue and taxes before the competent authorities.

7) That the interest which the Owners/Vendors doth hereby profess to transfer subsist and that they have good rights, full power and absolute authority to grant, convey transfer, assign and assure the Schedule mentioned property and easements whatsoever in connection with the Schedule mentioned property hereby granted conveyed, transferred, assigned and assured unto the Purchaser in the manner aforesaid.

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*Asita Das*

*Debasmita Das*

*Asita Das as constituted Attorney of Debasmita Das.*

*Asita Das*

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8) That the Schedule mentioned property is FREE FROM ALL ENCUMBRANCES. If the Schedule mentioned property is not FREE FROM ALL ENCUMBRANCES, the Vendors/Owners undertake to refund entire consideration amount alongwith statutory interest, compensation and damages.

9) That the Owners/Vendors have not made any hypothecation, Registered and/or equitable mortgage or agreement with any other Bank or Financial Companies and Agreement for sale with the third person or persons relating to the Schedule mentioned property in any manner at any material point of time.

10) That the legal heirs of the Owners/Vendors shall have no manner of claim since the execution of this DEED OF SALE and the right title and ownership of the Schedule mentioned property duly devolved upon the Purchaser absolutely and forever.

11) That the property is categorically stated at the Schedule herein below and the same is shown in the annexed Sketch map with colour **RED** which is treated as part of this DEED OF SALE.

12) That the said Purchaser shall have absolutely liberty to enjoy and possess the property without any lawful interruption or disturbance by the Owners/Vendors or any person/persons claiming through or in any manner whatsoever.

*Asita Das*

*Asita Das*

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13) That the Owners/Vendors being physically well and mentally fit sound mind and without any provocation and at the free consent and by going through the contents of this Deed of Sale in favour of the Purchaser.

14) That the Owners/Vendors shall and will sign all papers and documents as be required of by the Purchaser and found necessary for the purpose of effecting separate assessment of the said Schedule mentioned property and mutation of the Purchaser's name in respect of the Schedule mentioned property in the records of Block Land and Land Reforms Office, Contai -1 and before the Contai Municipality.

The map/plan appended with this deed will be treated as a part and parcel of this deed.

**SCHEDULE**  
**(SALEABLE PROPERTY)**

**ALL THAT** piece and parcel of 31.956 Decimal of Jal land lying in R.S. Dag No. 709 corresponding to L.R. Dag No. 938; and

**ALL THAT** piece and parcel of 04 Decimal of Pukur land lying in R.S. Dag No. 712 corresponding to L.R. Dag No. 941; and

**ALL THAT** piece and parcel of 18.604 Decimal of Bastu lying in R.S. Dag No. 705 corresponding to L.R. Dag No. 934; and

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*Ashu Kumar Das*

*Asita Das*

*Debasmita Das*

*Debasmita Das as constituted*

*attorney of Debasmita Das.*

*Asita Das*

**ALL THAT** piece and parcel of 15 Decimal of Pukur land lying in R.S. Dag No. 706 corresponding to L.R. Dag No. 935; and

**ALL THAT** piece and parcel of 18.576 Decimal of Faler Bagan land lying in R.S. Dag No. 707 corresponding to L.R. Dag No. 936; and

**ALL THAT** piece and parcel of 6.784 Decimal of Khana or Khai land lying in R.S. Dag No. 708 corresponding to L.R. Dag No. 937,

i.e. **IN TOTAL ALL THAT** piece or parcel of Land measuring about total 94.920 Decimals lying in R.S. Dag No. 709, 712, 705, 706, 707, 708 corresponding to L.R. Dag No. 938, 941, 934, 935, 936, 937 under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamluk, Purba Midnapore and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba Midnapore.

*[Handwritten signature]*

*[Handwritten signatures and names: Asita Das, Debashini Choudhury, Asita Das as constituted attorney of Debasmita Das, Asita Das]*

*[Handwritten scribble]*

The land shall be conveyed in the following manner:

<b>R.S. DAG No.</b>	<b>L.R. DAG No.</b>	<b>AREA (DECIMAL)</b>
709	938	31.956 Decimal
712	941	04.000 Decimal
705	934	18.604 Decimal
706	935	15.000 Decimal
707	936	18.576 Decimal
708	937	06.784 Decimal
<b>Total</b>		<b>94.920 Decimals</b>

The land more fully and particularly shown on the maps or plans attach hereto and bordered RED being butted and bounded in the manner following:

ON THE **NORTH** : NALA & Shila Ghosh's property  
ON THE **EAST** : 8 Link wide Common Passage ;  
ON THE **SOUTH** : Ganesh Chandra Ghosh  
& Ashis Kumar Das; property  
ON THE **WEST** : Subhas Jana / Pravas Jana  
Shila Ghosh's; property

*Ashis Kumar Das*

*Asita Das*  
*Subhas Jana*  
*Pravas Jana*  
*Ashis Kumar Das*  
*Asita Das*  
*Subhas Jana*  
*Pravas Jana*  
*Asita Das as constituted*  
*attorney of Debasmita Das.*  
*Asita Das*

The ten finger impression photograph of the Owners/Vendors and Purchaser are attached herewith in the annexed sheet which will be treated as a part of this document:

*Asita Das*

**IN WITNESSES WHEREOF** the parties hereto have executed and delivered these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the **VENDOR/OWNER** above named at Contai in the presence of the following **WITNESSES**:

1. Sri K. Malakar  
No. Niranjana Malakar  
Daru  
contai  
Durbamedinipur

2. Asita Das  
Smt. Asita Das  
(Smt. Asita Das)

3. Smt. Asita Das

Ashis Kumar Das

1. ASHIS KUMAR DAS

Asita Das

2. SMT. ASITA DAS

Debashri Maity Alias Debashri Das

3. SMT. DEBASHRI MAITY ALIAS DEBASHRI DAS  
Asita Das as constituted  
attorney of Debasmitta Das.

4. DEBASMITA DAS Asita Das

Sri Amitava Das

5. SRI AMITAVA DAS

Sri Arunava Das

6. SRI ARUNAVA DAS

Sri Alope Bhadra

7. SRI ALOKE BHADRA

**SIGNATURE OF THE OWNERS/VENDORS**

Ganesh Chandra Choudhary

**SIGNATURE OF THE PURCHASER**

Drafted by  
Saibal Kanti Das  
Advocate, Contai  
En. no. - WB/113/1999

**Saibal Kanti Das**  
Advocate  
En. No. - WB/113/1999  
Contai Civil & Criminal Court

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Ashis Kumar Das*

<i>Ashis Kumar Das</i>	Left Hand					
	Right Hand					



*Asita Das*

<i>Asita Das</i>	Left Hand					
	Right Hand					



*Debasmita Das*  
*Asita Das*

<i>Debasmita Das</i> <i>Asita Das</i>	Left Hand					
	Right Hand					



Asita Das as constituted attorney of Debasmita Das.

*Asita Das*

<i>Asita Das as constituted attorney of Debasmita Das</i>	Left Hand					
	Right Hand					

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Amara Das*

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand		MASKED	MASKED	MASKED	MASKED	MASKED
	Thumb					
Right Hand		MASKED	MASKED	MASKED	MASKED	MASKED
	Little Finger					

*Amara Das*



*Amara Das*

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand		MASKED	MASKED	MASKED	MASKED	MASKED
	Thumb					
Right Hand		MASKED	MASKED	MASKED	MASKED	MASKED
	Little Finger					

*Amara Das*



*Amara Das*

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand		MASKED	MASKED	MASKED	MASKED	MASKED
	Thumb					
Right Hand		MASKED	MASKED	MASKED	MASKED	MASKED
	Little Finger					

*Amara Das*

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
	Thumb					
Right Hand						
	Little Finger					

**SPECIMEN FORM FOR TEN FINGER PRINTS**



Ganesh Chandra Choudhary

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Ganesh Chandra Choudhary	Left Hand	MASKED	MASKED	MASKED	MASKED	MASKED
	Right Hand	MASKED	MASKED	MASKED	MASKED	MASKED
Sanku Malakar	Left Hand	MASKED	MASKED	MASKED	MASKED	MASKED
	Right Hand	MASKED	MASKED	MASKED	MASKED	MASKED
	Left Hand					
	Right Hand					



Sanku Malakar

