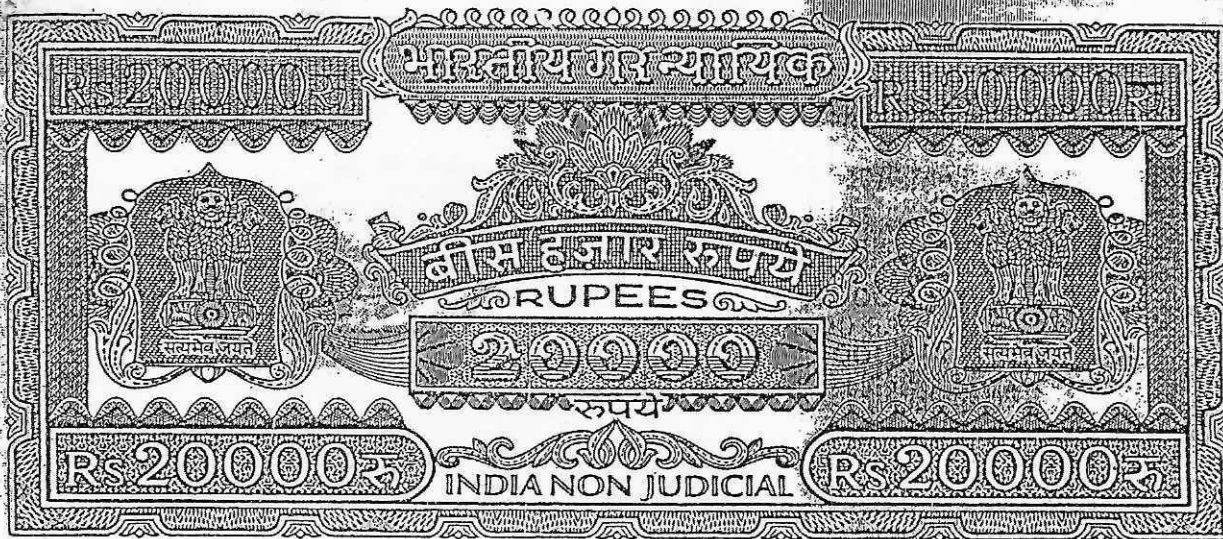




00CC 260745

Admissible under rule 21 also under
section 34 of S.V.B.R. 1938
daily stamped stamp
Act 1693
Schedule 1 & 2
Fees Paid as under: S. 16, S. A. 3 -

Process fees.....16 In G. F. S. Patil

Additional District Sub-Registrar
Raniganj, Burdwan

08 AUG 2005

Mouza - Searsole
P.S. - Raniganj
Value - Rs: 4,00,000/-

M. Arjun M. 710500/-

16/05

Mang. K. Jhan Jhan Sola At
Constituted Attorney for:
Sukhila Devi Pansari

MARKET VALUE ASSESSED RS. 710500/-
DEFICIT STAMP DUTY OF RS. 24840/-
PAID BY BANK C. AFT / BANKERS CHEQUE
NO. 180042 OF A.C. 1 P. No. 1
AND REGN FEES RS. 3421/-
P. No. 10/- in C. R.
COLLECTOR 475-476 A. D. S. R. CAMBODIA
08/8/05

DEED OF SALE

THIS DEED OF SALE is made on this the 16th day of June Two thousand and five

971

32 no (2000 + 1000 + 2000)

Sushil Kumar Goneru wale.

Renigam 30.5.05

11.30.5.05



presented for registration at... Am/Pm
on the 16... of JUN 2005 ... 2.5
to the Sub-Registrar Office
R. renigam by Manoj K. Shukla
One of the Assistant, Clakment.

Manoj K. Shukla wale



3945
Additional District Sub-Registrar
Renigam, Burdwan
6 JUN 2005

Manoj K. Shukla wale

~~Sushil Kumar Goneru wale~~
Manoj K. Shukla wale
1. K. G. Prasad Shukla
By Professor Dr. Manoj K. Shukla
as condition attorney for
sub. Sushil Kumar Goneru
12

~~Hari Shanker Thakur~~
~~S/O:- Doodhari Thakur~~
~~P.N.M. Road, Renigam~~
~~Burdwan~~
By Professor Dr. Hari Shanker Thakur

Hari Shanker Thakur
S/O:- Doodhari Thakur
P.N.M. Road, Renigam
Burdwan

Additional District Sub-Registrar
Renigam, Burdwan

1/6 JUN 2005

Manoj K. Jhunjhunwala. As Constituted
Attorney for. Sushila. Devi Pansari

:-4:-

BY::

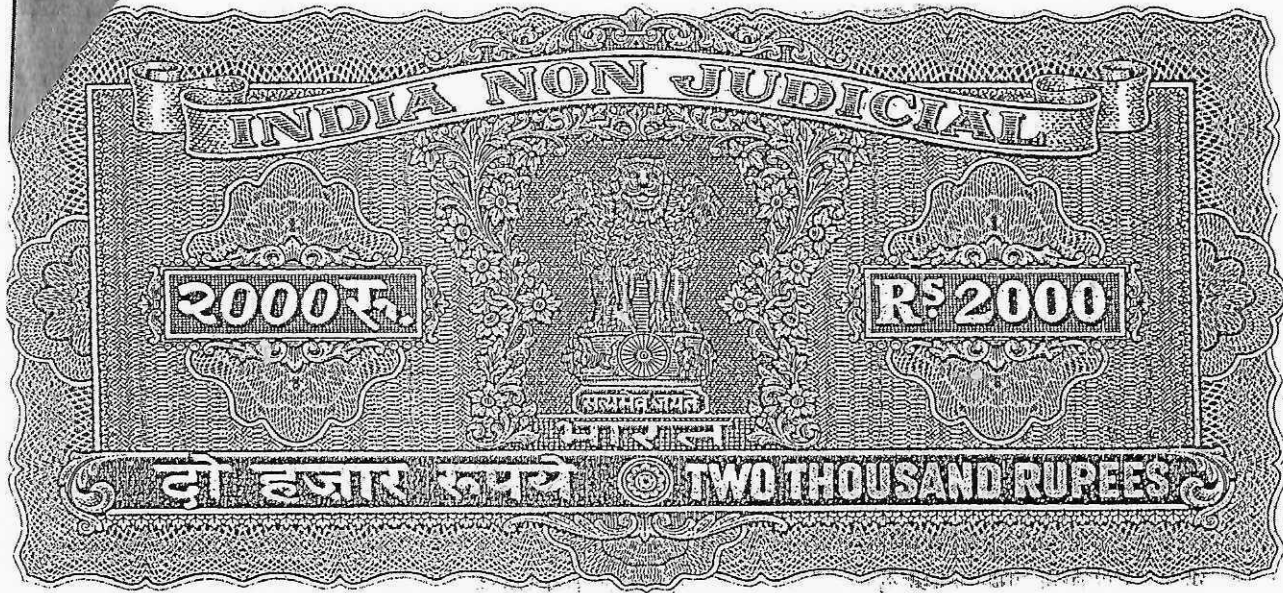
SMT. SUSHILA DEVI PANSARI Wife of Sri Hanuman Prasad Pansari, by faith Hindu. by profession House - Wife, Nationality - Indian, resident of M.G. Road, Raniganj, P.O. P.S. & Sub-Registry Office - Raniganj, Chowki & Sub-division Asansol, District- Burdwan hereinafter called the "VENDOR" being represented by her constituted attorney Sri Manoj Kumar Jhunjhunwala Son of Sri Kashi Prasad Jhunjhunwala of P.N. Maliah Road, P.O. & P.S. Raniganj, District- Burdwan vide Registered Power of Attorney No. IV-3 for the year 2003 of addl. District Sub-registration Office, Raniganj (which expression shall unless excluded by or repugnant to the context includes all her successors, legal representative and permitted assigns) of the OTHER PART.

WHEREAS the Vendor is lawfully seized and possessed of and is otherwise well and sufficiently entitled to the lands, peoperties, hereditaments and appurtenances with all ease-ment rigts attached thereto having had acquired the same by dint of a registered deed of sale being No. 3823 for the year 1977 of Sub-Registration Office, Raniganj from Smt. Manjali Mishra, Smt. Anjali Kaliah, Smt. Kripanjali Ganguly, Smt. Gitanjali Kural and Sri Jagdish Parsad Joshi, the lawful owners thereof and the Vendor duly recorded her name in the finally published L.R. Record of Rights and mutated her name in the Raniganj Municipality vide Mutation Resolution No. 10(53) Dt. 29/08/02 and the Vendor is in exclusive possession thereof.

AND WHEREAS the Vendor abovenamed desiring to develop her other property out of the consideration received from the sale as also to meet other lawful necessity have decided and announced to sell the said property more fully described and mentioned in schedule 'A' and 'B' below and shown in the annexed sketch map attached herewith.

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2000Rs.



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Constituted Attorney for.
Subile Devi Panzari

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Asansol, District Burdwan, within the State of West Bengal, here-in-after called the VENDOR (which expression shall unless excluded by or repugnant to the context includes all his legal heirs, successors, legal representative and permitted assigns) of the ONE PART.

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for. Subhila Devi Pansol

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AND WHEREAS the Purchaser having come to know of such intention of the Vendor have proposed to purchase the said property more clearly mentioned in schedule below and offered a sum of Rs. 4,00,000/- (Rupees four lakh) only.

AND WHEREAS the Vendor considering the said price offered by the purchaser to be the best fair, reasonable and highest in the present market rate have accepted the said offer of the purchaser and have agreed to sell the said lands, properties and hereditaments with all easement rights attached thereto unto the purchaser together with all his subsisting right, title interest and possession therein free from all encumbrances.

NOW THIS SALE DEED WITNESSETH that in consideration of the payment of the sum of Rs. 4,00,000/- (Rupees four lakh) only, made by the purchaser to the Vendor, the whole of the aforesaid consideration money as the sale price of the property (the receipt where-of the said Vendor doth here by admit and acknowledge) and the said Vendor doth here by sell convey, grant transfer unto the purchaser all those piece and parcels of land more particularly mentioned in schedule 'A' and 'B' below together with all existing passage, lights rights liberties privileges, easements benefits advantages and appurtenances whatsoever thereunto belonging or in any way appertaining there to or there with usually held, occupied enjoyed reputed or known as parts and parcels there of or appurtenant there to the said property here by conveyed and transferred unto the purchaser AND all estate, right, title interest and possession, claim and demand whatsoever of the vendor into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the purchaser his heirs executors, administrators, assigns absolutely and for ever together with all easement rights attached thereto free from all encumbrances and the purchaser from this date by virtue of this deed became the absolute owners of the same. The Vendor doth here by covenant with the purchaser as follows:-

- 1) That the vendor have good and perfect title and full power and absolute authority to grant, sell, convey, transfer, assign and assure the said property and every part thereof in the manner aforesaid and that the said property hereby conveyed and sold is free from all encumbrances.
- 2) That the Vendor hereby covenants with the Purchaser that the said property described and mentioned in the schedule 'A' and 'B' below that, the Purchaser shall hereafter peaceably and quitly hold, possess and enjoy the property in khas or otherwise in the right, title, interest of the Vendor without any interruption or disturbance claim or demand whatsoever from the Vendor or any person claiming through or under her.

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constituted. Attorney for
Subila Devi Pansari

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3) That the vendor and all persons claiming through or under her do hereby further agree with the purchaser, at all times hereafter and upon any reasonable requests and at the costs of the purchaser to do and execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof to the purchaser and her representatives and placing them in possession of the same according to the true intent meaning of this deed.

4) That the vendor doth hereby also agree to save harmless and keep indemnified against all losses, damages, costs and expenses which he may sustain by reason of any claim being made by anybody whomsoever to the said property or in respect of any arrears of taxes or cesses due thereof.

5) That the vendor doth hereby further agree with the purchaser and declare that he has not done or been party to any act whereby the vendors are prevented from conveying or assigning the said property.

6) That the vendor doth hereby further agree with the purchaser and declare that the purchaser shall be entitled from this day to enjoy the property hereby demised and/or conveyed as absolute owners in any manner as he may like or find necessary from generation to generation without any disturbance of the vendor or his heirs, executors and legal representatives by constructing building, appointing tenant thereto and/or transferring the property to any person or authority.

7) That the vendor doth hereby gives her consent and approval for recording of names of the purchaser in the Landlord's sherista and in the Municipality and shall help the purchaser in such recording of and mutation of their names in such places and the purchaser henceforth shall pay all rents and taxes of the Municipality and to the Government Revenue Department.

SCHEDULE - A

All those pieces and parcels of lands, properties, hereditaments and appurtenances with all easement rights attached thereto situated within Mouza- Searsole, J.L. No. 17 (Seventeen), P.S. - Raniganj, Chowki & Sub-division- Asansol, District- Burdwan, bearing a part of R.S. Plot No. 1795 (one thousand seven hundred ninety-five) appertaining to R.S. Khatian No. 1233 (One thousand two hundred thirty-three) L.R. Plot No. 2462 (Two four six two), L.R. Khatian No. 2378 (Two thousand three hundred seventy eight) measuring an area of 7 (Seven) Cottahs 4 (Four) Chattaks.

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Thumb	littlefinger to forefinger	
Right Hand	forefinger to littlefinger	

Finger Print attested by me : *Manoj K. Sharma*

Manoj K. Sharma

Thumb	littlefinger to forefinger	
Left Hand	forefinger to littlefinger	

Finger Print attested by me : *Sushil Kumar*

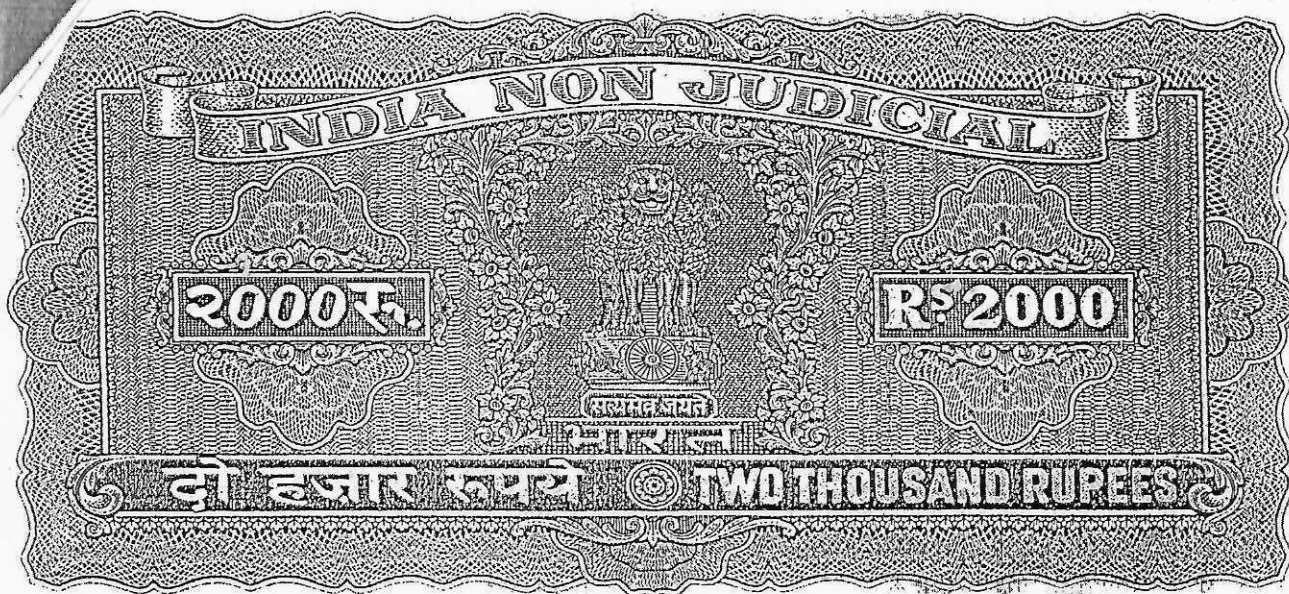
Sushil Kumar

Thumb	littlefinger to forefinger	Photo
Left Hand	forefinger to littlefinger	

Finger Print attested by me :

Thumb	littlefinger to forefinger	Photo
Left Hand	forefinger to littlefinger	

Finger Print attested by me :



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 Constituted Attorney for.
 Subile Devi Panzeri

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Asansol, District Burdwan, within the State of West Bengal, here-in-after called the VENDOR (which expression shall unless excluded by or repugnant to the context includes all his legal heirs, successors, legal representative and permitted assigns) of the ONE PART.

Cont.....P/4

No. 99 7/11/03 50/-

Purchaser's Name: Smt. Sushila Devi Pansari
Address: Raniganj

Stamp Vendor's Name: ABC KUMAR CHAND

U. P. No. 1 of 1989

Purchased On: 23/10/02
From Assesors Treasury



Assessed for Registration at 1-1-1903
on the 10th day of July 1903
in the Addl. Dist. Sub-Registry Office
Raniganj by Sushila Devi Pansari
one of the Executants/Claimants.

Sushila Devi Pansari



1-1-1903

Sushila Devi Pansari

Sushila Devi Pansari

By Order: Under Secretary
Dist. Burdwan

Ravi Shankar Sharma
S/o Sri Mohan Lal Sharma
21, Soshi Goresa
P.O. Raniganj
Dist. Burdwan

Ravi Shankar Sharma

By Order: Under Secretary
Dist. Burdwan

10/11/03

Sushila Devi Pennu

Pai
Sushila Pennu

- 2 -

- 1) ~~To enter upon and take possession of my said property and to~~ make any agreement or covenant respecting my interest in the said property which to my said attorney shall seem reasonable and to grant, convey or release my interest or any part thereof in the said property.
- 2) To represent me before the appropriate Registering Authority and/or Registering Officer and get registered the deeds of sale in respect of the schedule mentioned property by presenting the instrument of conveyance signing and/or executing on behalf of me, by admitting the execution thereof and shall receive the sale price thereof on my behalf, the Attorney shall repay the consideration money or any part thereof to be received by him unto me or shall deposit the same in my account.
- 3) To acknowledge and deliver any and all proper deeds of conveyance thereof with or without covenants and warranties.
- 4) To appear for me and/or my behalf in all Courts, Civil, Criminal, Revenue, including all the Courts appointed by the Acts for the time being in force for the acquisition of land for the Public Purpose and before the Board of Revenue and other Boards, Public Officer, including the Income-Tax Officer, Income Tax Commissioner, Assistant Commissioner, Land Acquisition Collector and before all Public Bodies, civil and Corporate.
- 5) To state, adjust and settle all accounts claims and demands whatsoever now subsisting and which may hereafter be found to be due between me and my said attorney and any other person or persons.
- 6) To make sign execute verify present and file all applications, complaints, petition/written statements, warrant of attorney, vakalatnama or any other documents expedient or necessary in the opinion of the said attorney or be made signed executed verified presented or filed and to receive back such documents.
- 7) To appoint nominate and retain Advocate Attorneys Solicitors Pleaders and Revenue Agents and retainers from time to time and to revoke such appointments and again to appoint others as occasion shall require.
- 8) To negotiate the sale of the said property with members of the Public, Government body, Public body, company or with any other person/persons or organisation as the said attorney may think fit or proper.

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- 3 -

9) To apply to the Panchayat Municipality for sanction of plan and/or for alteration of plans. Be it expressly stated that this deed does not constitute create/assume at all any kind of transfer and enjoyment in favour of the Attorney.

10) That this power-of-attorney is revocable at any point of time according to wish of the executant.

AND I do hereby granting and giving unto the said attorney in fact full authority and power to do and perform any and all other acts necessary or incidental for the performance and execution of the powers hereinbefore expressly granted, with power to do and perform all acts authorised hereby, as fully to all intents and purpose as the grantors might or could do if personally present with full power of substitution.

S C H E D U L E "A"

All those pieces and parcels of lands measuring 14.5 (fourteen point five) Decimals situated in or upon a part of Plot No. 1795 (one thousand seven hundred and ninety-five) appertaining to Khatian No. 882 (eight hundred and eighty-two) and land measuring 5 (five) Decimals situated in Plot No. 1796 (one thousand seven hundred and ninety-six) appertaining to Khatian No. 1984 (one thousand nine hundred and eighty-four) measuring a total area of 19.5 (nineteen point five) Decimals situated within Mouza - Searsole, J.L. No. 17 (seventeen), P.S.- Raniganj, Chowki & Sub-division - Asansol, District - Burdwan, being depicted in the annexed sketch map of the registered Kobala deed No. 3823 for the year 1977 of Sub-registration Office, Raniganj.

S C H E D U L E "B"

Within the Mouza - Searsole, J.L. No. 17 (seventeen), P.S.- Raniganj, Chowki & Sub-division - Asansol, District - Burdwan all that common passage being depicted by green and partly coloured yellow in the annexed sketch map of registered Kobala deed No. 3823 for the year 1977 of Sub-registration Office, Raniganj, bearing a part of Plot No. 1788 (one thousand seven hundred eighty-eight), 1790 (one thousand seven hundred and ninety), 1791 (one thousand seven hundred and ninety-one), 1792 (one thousand seven hundred and ninety-two), 1793 (one thousand seven hundred and ninety-three), 1795 (one thousand seven hundred and ninety-five).

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-: 4 :-

IN WITNESSES WHEREOF I the executant do hereunto put my signature on this the 9th day of January 2003.

-: WITNESSES :-

1. Kashi Nath Ghosh
P. N. Maliah Road
Raniganj

✓ ^{Devi} Sustina Devi

SIGNATURE OF THE EXECUTANT

2. Ravi Shankar Sharma
Soshi Ganga
Raniganj

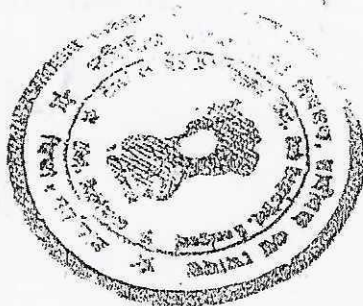
Drafted by me &
typed in my Office ::

Biswajyoti Chatterjee

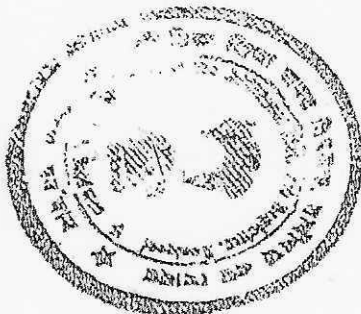
Biswajyoti Chatterjee
Advocate, Asansol Court
F/525/496/89

Law Clerk ::

Harishankar Thakur
Harishankar Thakur
P.N. Maliah Road Raniganj



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