



पश्चिम बंगाल WEST BENGAL

C 585682

8-42
6-24-10/14

Certify that the document is admitted to registration. The signature sheets and with this documents are the part of this document.

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

24 FEB 2011

DEED OF SALE

Valued at Rs. 60,000.00 (Rupees Sixty Thousand) only

THIS INDENTURE made on this the *23rd* day of *February* Two Thousand Eleven (2011) **BETWEEN** (1) **SRI BIMAL GHOSH**, by Occupation - Business, (2) **SRI SHYAMAL KUMAR GHOSH**, by Occupation - Service, (3) **SRI KAMAL KANTI GHOSH**, by Occupation - Service, all Sons of Late Jyanendra Nath Ghosh, (4) **SMT. PUSPA RANI**

Visit case no - 877/2011

Contd.....P/2

नं. 2856 ^{14/11/11} 10006
 ठेकेदार नाम Rajib Manna R.N.K. 800
 माह 11/2 600-5
 विधान मंत्रालय (पंचायत विभाग) अ. डि. एच. आर. 3
 मोटो नं. टा. नं. 1000 04 FEB 2011
 तालिका नं. मोटो कड टा. नं. 1000
 ठेकेदारी बाबतचा ठेकेदार शिक्का नसून 538000

Rajib manna
 U= 1601
Rajib manna
 U= 1602
Rajib manna
 U= 1603
Rajib manna
 U= 1604
Rajib manna
 U= RANI
 PUSPA Shoshi
 1605 <1605>
Rajib manna
 1606
Rajib manna
 1607
 Rajib Manna
 s/o. Late Milkutahar Paul
 Anand lake L.S. Camp Purbhola
 1601-136

अ. डि. एच. आर. 3
 मोटो नं. टा. नं. 1000
 तालिका नं. 1000



Additional District Sub-Registrar
 (North 2nd P.P., Rajshahi City)
 23 FEB 2011

GHOSH, Wife of Late Amal Kumar Ghosh, by Occupation – Housewife,
5) SRI SNEHASISH GHOSH, Son of Late Amal Kumar Ghosh, by
Occupation – Business and (6) SRI SUBHASISH GHOSH, Son of Late Amal
Kumar Ghosh, by Occupation – Business, all by Nationality – Indian, by faith –
Hindu and all residing at 17/2, Baithak Khana Second Lane, P.S. Muchipara,
Kolkata – 700 009, in the State of West Bengal, hereinafter called the LAND
OWNERS/VENDORS (which expression shall unless excluded by or
repugnant to the context be deemed to mean and include their respective heirs,
executors, administrators, representatives and legal assigns) of the ONE PART.

A N D

SRI RAJIB MANNA, Son of Late Kanai Lal Manna, by Nationality – Indian,
by faith – Hindu, by Occupation – Business, residing at 42, Raja Naba Krishna
Street, P.O. Hatkhola, P.S. Shyampukur, Kolkata – 700 005, hereinafter called
the P U R C H A S E R (which expression shall unless excluded by or
repugnant to the context be deemed to mean and include his heirs, executors,
administrators, representatives and legal assigns) of the OTHER PART.

W H E R E A S one Jyanendra Nath Ghosh of 27/4, Baithak Khana Road, P.S.
Muchipara, Kolkata – 700 009 was well seized and possessed of and/or
otherwise well and sufficiently entitled to ALL THAT piece and parcel of land
having a proportionate share out of 1.67 Acre comprised in R.S. Dag No. 2842
under R.S. Khatian No. 2982 at a yearly rent of Rs. 17.00 Annas 2 and Pies 6
only at Mouza – Gopalpur, J.L. No. 2, Touzi No. 2998, P.S. Rajarhat, at present
Dum Dum Airport in the District of 24-Parganas (North) by virtue of Record of
Rights published in his name and has been enjoying the same with good right
and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS after the demise of said Jyanendra Nath Ghosh, his property devolved upon his four Sons namely (1) Sri Bimal Ghosh, (2) Sri Amal Kumar Ghosh, (3) Sri Shyamal Kumar Ghosh and (4) Sri Kamal Kanto Ghosh and one Daughter namely (5) Smt. Sarala Bala Paul all of 27/4, Baithak Khana Road, P.S. Muchipara, Kolkata – 700 009 as his legal heirs and successors.

AND WHEREAS be it expressly expressed herein that during the enjoyment of said Jyanendra Nath Ghosh, one Badsa Ali Mondal, Son of Debiraddin Mondal of Raigachi duly recorded his name as Bargadar (Bhagchasi) in respect of 49 decimal comprised in R.S. Dag No. 2842 under R.S. Khatian No. 2982 at Mouza – Gopalpur, P.S. Rajarhat at present Dum Dum Airport in the District of 24-Parganas (North).

AND WHEREAS then said Jyanendra Nath Ghosh filed a Case against said Badsa Ali Mondal for ejection of Bargadar (Bhagchasi) before the Hon'ble Judge, Mr. M. K. Dutta, 1st Munseff at Sealdaha vide Appeal No. 6 in the year 1959.

AND WHEREAS after defeating in the said Case, the said Badsa Ali Mondal released and relinquished at his right title and interest in respect of Barga Swattya in respect of said land unto and in favour of said (1) Sri Bimal Ghosh, (2) Sri Amal Kumar Ghosh, (3) Sri Shyamal Kumar Ghosh, (4) Sri Kamal Kanti Ghosh and (5) Smt. Sarala Bala Paul by a Deed of Disclaimer or Nadabipatra (Release) dated 09.12.1993 vide Book No. I, Deed No. 9333 for the year 1993 registered at Bidhan Nagar Addl. Dist. Sub-Registration Office.

AND WHEREAS in such way, the aforesaid (1) Sri Bimal Ghosh, (2) Sri Amal Kumar Ghosh, (3) Sri Shyamal Kumar Ghosh, (4) Sri Kamal Kanto Ghosh and

(5) Smt. Sarala Bala Paul became the absolute owners of said 49 decimal of land.

AND WHEREAS during enjoyment, the said Sarala Bala Paul, the Widow daughter of said Jyanendra Nath Ghosh, the deceased died intestate on 25.09.2003 without leaving any legal heirs and successors and her share in the aforesaid property devolved upon her aforesaid brothers in accordance with Hindu law of succession.

AND WHEREAS the aforesaid Amal Kumar Ghosh died intestate on 29.01.2007 leaving behind him his Wife namely Puspa Rani Ghosh and two Sons namely Sri Snehasish Ghosh and Sri Subhasish Ghosh, as his legal heirs and successors.

AND WHEREAS thus the said, Sri Bimal Ghosh, Sri Shyamal Kumar Ghosh, Sri Kamal Kanti Ghosh, Smt. Puspa Rani Ghosh, Sri Snehasish Ghosh and Sri Subhasish Ghosh became the absolute owners of the property measuring a land area 0 Cottah 9 Chittacks 23 Sq.ft. more or less and have been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS the said (1) Sri Bimal Ghosh, (2) Sri Shyamal Kumar Ghosh, (3) Sri Kamal Kanti Ghosh, (4) Smt. Puspa Rani Ghosh, (5) Sri Snehasish Ghosh and (6) Sri Subhasish Ghosh, the Land Owners/Vendors herein have agreed to sell their plot measuring an area 0 Cottah 9 Chittacks 23 Sq.ft. more or less morefully and particularly described in the Schedule hereunder written at or for the price or Consideration of Rs. 60,000.00 (Rupees Sixty Thousand) only and the Purchaser herein has agreed to purchase the same at the

said price free from encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in Consideration of the sum of Rs. 60,000.00 (Rupees Sixty Thousand) only of the lawful money of the Union of India and well and truly by the Purchaser to the Vendors paid on or before the execution of this Deed (the receipt whereof the Vendors doth hereby and also by the receipt and Memo of Consideration hereunder written admit and acknowledge and of and from the same and every part thereof for ever release discharge and deliver the Purchaser the said land benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto the Purchaser) the Vendors doth hereby grant sell convey transfer assign and assure unto and to the Purchaser **ALL THAT** piece and parcel of land measuring an area 0 (Zero) Cottahs 9 (Nine) Chittacks 23 (Twenty Three) Sq.ft. more or less within the Limit of Rajarhat Gopalpur Municipality which is morefully and particularly mentioned and described in the **SCHEDULE** hereunder written **AND** all manners of rights privileges easements benefits advantages and appurtenances thereunto belonging to anywise appertaining to or with the same or every part thereof usually hold used occupied enjoyed or reputed to belong or be appurtenant thereto or known as part or parcel thereof **AND** all deeds pattas muniments writings instruments and evidences of title whatsoever exclusively relating to the same which now is or are or hereafter shall or may be in the custody power or possession of the Vendors or of any person or persons from whom he can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land and every part thereof hereby granted transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser free from all encumbrances whatsoever absolutely and forever **AND** the Vendors doth hereby covenant with the Purchaser that

notwithstanding any act deed or thing by the Vendors made done executed or knowingly suffered to the contrary the Purchaser now have good right and full and absolute power and indefeasible title in the said land hereby granted conveyed or expressed or intended so to be unto the Purchaser in the manner aforesaid AND THAT the Purchaser may and shall at all times hereinafter peaceably and quietly possess and enjoy the said land and every part thereof without any lawful eviction interruption claim or demand whatsoever from and by the Vendors or any person or persons lawfully or equitably claiming under or in trust for them AND THAT the said land is freed and discharged from or otherwise by the Vendors sufficiently and indemnified against all and in all manners of encumbrances claims and demands whatsoever created occasioned or made by the Vendors or any person or persons howsoever AND THAT the vendors shall at the cost of the Purchaser give and render all facilities and assistances to the Purchaser for the purpose of and joint in all applications and documents for the purpose of mutation and/or for any other purposes as may be required by the Purchaser AND FURTHER THAT the Vendors or any persons lawfully or equitably claiming any estate or interest in the said land shall and will from time to time and at all times at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser as shall or may from time to time be reasonably required AND THAT the Vendors doth hereby covenant with the Purchaser that they have not done anything whereby the said land has been encumbered in anyway or by reason whereof the Vendors are prevented from selling transferring conveying assuring or granting the said land in the manner aforesaid AND FURTHER THAT the said land hereby granted sold conveyed assigned assured and expressed or intended so to be now does not suffers from any Trust, Uses and Debttar, Prohibition, attachment or any

scheme financial institutions charges and liabilities whatsoever or howsoever made or suffered by the Vendors or any reason or reasons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors and their predecessors-in-interest and title.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land measuring an area 0 (Zero) Cottah 9 (Nine) Chittacks 23 (Twenty Three) Sq.ft., be the same, a little more or less being Scheme Plot No. B comprised in R.S. Dag No. 2842 under R.S. Khatian No. 2982, at Mouza – Gopalpur, J. L. No. 2, R. S. No. 140, Touzi No. 2998, P.S. Rajarhat at present Dum Dum Airport, Addl. Dist. Sub-Registration Office – Bidhan Nagar (Salt Lake City) under Ward No. 05 within the Limit of Rajarhat Gopalpur Municipality in the District of 24-Parganas (North) along with all easement right under or over the 12'ft. wide common passage on the South side of the said plot.

Annual proportionate rent is payable to the District Collectorate North 24- Parganas on behalf of Govt. of West Bengal.

The said plot of land is butted and bounded as follows :

ON THE NORTH BY : Land of Pulak Mondal.

ON THE SOUTH BY : 12'-0"ft. wide Common Passage.

ON THE EAST BY : Part of R.S. Dag No. 2842 (Land of Sovain Chakraborty).

ON THE WEST BY : Part of R.S. Dag No. 2842 (Plot No. A) (Land of Rajib Manna).

The said plot of land is shown on the annexed Map or Plan and bordered by Red lines.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the PARTIES at KOLKATA

in the presence of :

WITNESSES :

(1) Shila Ghosh.

w/o Kamal Kant Ghosh.

17/2 B.K. 2nd Lane

Kol - 700009

(2) Binoy Paul.

1. Bimal Ghosh
2. Sanyal Mrs. Debn
3. Kamal Kant Ghosh
RAMI
4. PUSPO GHOSH
5. Sankar Ghosh
6. Subhas Ghosh

SIGNATURE OF THE VENDORS

Rajesh Mantra
SIGNATURE OF THE PURCHASER

DRAFTED BY :

Malay Das

TYPED BY :

Molay Das
89, Nainan Para Lane,
Baranagar, Kolkata -36.

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 60,000.00 (Rupees Sixty Thousand) only being the full Consideration Money as per Memo below :

..... Rs. 60,000.00

MEMO OF CONSIDERATION

Paid by

Rs.

(RUPEES SIXTY THOUSAND) ONLY

Rs. 60,000.00

WITNESSES :

(1) *T. Srinivasit Paul,*
Anandalok 1st Lane, Babulata
KOL - 130.

(2) *Shila Ghosh.*

Rimal Ghosh
Suyamal Das, Ghosh.
Ranajit Ranjit Ghosh
PUSPA KRANI Ghosh
Sunhavi Ghosh
Shobha Ghosh

SIGNATURE OF THE VENDORS

**SITE PLAN FOR DEED OF LAND OF R.S. DAG NO. 2842
(PART) R.S. KH. NO.- 2982, MOUZA - GOPALPUR, J.L.
NO.-2, R.S. NO. 140, SHEET NO. 02, P.S. - AIRPORT,
DIST.- NORTH 24 PARGANAS, WARD NO. - 05,
UNDER RAJARHAT GOPALPUR MUNICIPALITY.**

SCALE: 20'-0"=1"

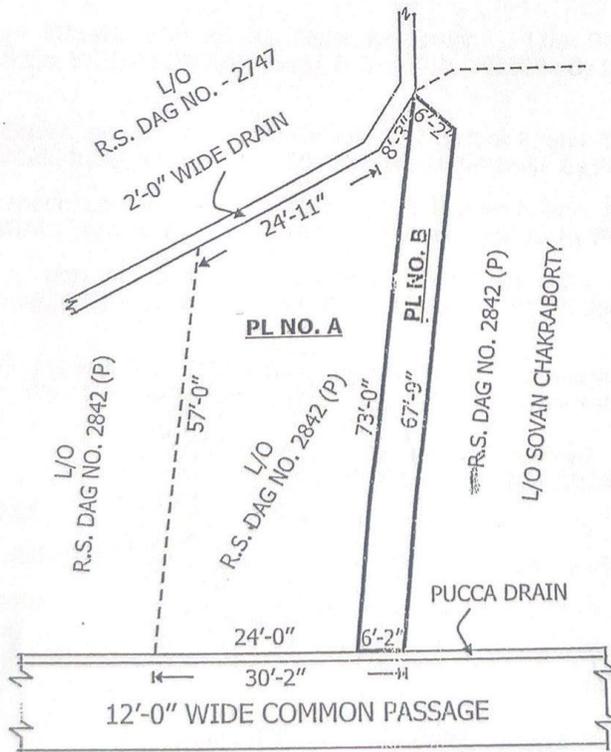
PLOT NO. : B
LAND AREA : 00KH-09CH-23SFT (PL NO. B)

VENDEE :

VENDOR :



Rajmal Ghosh
Shyama Prasad Ghosh
Ramal Kant Ghosh
PUSPORAMI Ghosh
Suhain Ghosh
Shibhansu Ghosh



SIGNATURE OF VENDORS

Rajib Manna

DRAWN BY
S. GHOSH
LBS



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 02255 of 2011
(Serial No. 02382 of 2011)

On

Payment of Fees:

On 23/02/2011

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

Presented for registration at 18.42 hrs on :23/02/2011, at the Private residence by Rajib Manna ,Claimant.

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

Execution is admitted on 23/02/2011 by

1. Bimal Ghosh, son of Lt Jyanendra Nath Ghosh , 17/2 Baithak Khana, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700009 , By Caste Hindu, By Profession : Business
 2. Shyamal Kr Ghosh, son of Lt Jyanendra Nath Ghosh , 17/2 Baithak Khana, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700009 , By Caste Hindu, By Profession : Service
 3. Kamal Kanti Ghosh, son of Lt Jyanendra Nath Ghosh , 17/2 Baithak Khana, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700009 , By Caste Hindu, By Profession : Service
 4. Puspa Rani Ghosh, wife of Lt Amal Kr Ghosh , 17/2 Baithak Khana, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700009 , By Caste Hindu, By Profession : House wife
 5. Snehasish Ghosh, son of Lt Amal Kr Ghosh , 17/2 Baithak Khana, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700009 , By Caste Hindu, By Profession : Business
 6. Subhasish Ghosh, son of Lt Amal Kr Ghosh , 17/2 Baithak Khana, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700009 , By Caste Hindu, By Profession : Business.
 7. Rajib Manna, son of Lt Kanai Lal Manna , 42 Raja Naba Krishna St, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, P.O. :-Hatkhola Pin :-700005 , By Caste Hindu, By Profession : Business
- Identified By Biswajit Paul, son of Lt Nilkrishna Paul, Ananadlok Bablatata, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700136 , By Caste: Hindu, By Profession: Others.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/02/2011

Certificate of Admissibility (Rule 21, 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



24 FEB 2011

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District: North 24 Parganas

Endorsement For Deed Number : I - 02255 of 2011
(Serial No. 02382 of 2011)

Payment of Fees:

Amount By Cash

Rs. 1433/-, on 24/02/2011

(Under Article : A(1) = 1419/- , E = 14/- on 24/02/2011)

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.-129375/-

Certified that the required stamp duty of this document is Rs.- 7782 /- and the Stamp duty paid as Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 6790/- is paid 10466716/02/2011 State Bank of India, B K PAUL AVENUE, received on 24/02/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)

24 FEB 2011

ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 2 of 2

24/02/2011 15:14:00

ATTESTED :- *Syamaul K. Das*

ATURE OF THE
RESENTANT/
ECUTANT/SELLER/
BUYER/CAIMENT-
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <u>Rajib Manna</u>	LH.					
	RH.					

ATTESTED :- Rajib Manna

 <u>Bimal Ghosh</u>	LH.					
	RH.					

ATTESTED :- Bimal Ghosh

 <u>Shyamal K. Ghosh</u>	LH.					
	RH.					

ATTESTED :- Shyamal K. Ghosh

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT-
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 PHOTO Ramal Kant Singh	LH.					
	RH.					

ATTESTED :- Ramal Kant Singh

 PUSP RANI Singh	LH:					
	RH.					

ATTESTED :- PUSP RANI Singh

 PHOTO	LH.					
	RH.					

ATTESTED :-

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT-
WITH PHOTO

15
UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Subhan Ghosh</i>	LH.					
	RH.					

ATTESTED :- *Subhan Ghosh*

 <i>Subhan Ghosh</i>	LH.					
	RH.					

ATTESTED :- *Subhan Ghosh*

PHOTO	LH.					
	RH.					

ATTESTED :-

DATED THE DAY OF , 2011

DEED OF SALE

BETWEEN

- (1) SRI BIMAL GHOSH
- (2) SRI SHYAMAL KUMAR GHOSH
- (3) SRI KAMAL KANTI GHOSH
- (4) SMT. PUSPA RANI GHOSH
- (5) SRI SNEHASISH GHOSH
- (6) SRI SUBHASISH GHOSH

.....VENDORS

A N D

SRI RAJIB MANNA

.....PURCHASER

DRAFTED BY :

S. Chatterjee

TYPED BY :

SRI MOLAY DAS
89, NAINAN PARA LANE,
P.O. BARANAGAR,
KOLKATA - 700 036.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 9577 to 9593
being No 02255 for the year 2011.



[Handwritten signature]

(Debasish Dhar) 24-February-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal