

56P

179



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 60010-

new park near

MRZ 12065M

009774

4/1/07

04 JAN 2007

10000000

Sale

5

23

1998

10996

PR-104

Admission under Sale of Goods Act, 1930
 (S) under the Sale of Goods Act, 1930
 1930/20
 Section 13 (1) (a) of the Sale of Goods Act, 1930
 Total P/T fees Rs. 10/- in C.F.A.

Asst. District Sub-Registrar,
 Asansol, Dist. Burdwan

11 JAN 2007

Book ch dary

4/1/07

DEED OF SALE OF Rs. 10,00,000/-

Area of land sold is : 2 two cottahs 4 four chhitaks

along with a two storied pucca building comprised in

R.S. Plot No. 1184 situated in Mouza Asansol Municipality,

P.S. Asansol, under Ward No. 20 of A.M.C.

THIS DEED OF SALE made this the 4th day of January

in the year 2007 by

12390/ 1206500/

73.81.28

Asansol, Dist. Burdwan

11 JAN 2007

3814
 NO. TOTAL AMOUNT 6000 = (28000 x 2 + 10000 + 10)
 SOLD TO SUB/DNT/KM. Amirulha Gohar Gohar
 by Motishila Colling no-1. Asansol
 FROM ASANSOL TREASURY ON 20/12/06

STAMP CLERK
 ASANSOL TREASURY

4th
 2007

January



Asok Ch. Lahiry

Asok Ch Lahiry

Adl. District Sub-Registrar,
 Asansol, Dist. Burdwan
 04/01/07



67

Asok Ch Lahiry

EX

Asok Ch. Lahiry
 S/o. Narain Ch. Lahiry
 102, K. K. Mukherjee Road,
 Flat No: 1B (1st Floor), Subodh Park,
Sankoshpur P.S. - Jadavpur.
 Hindie
 Retired Person.

96

Subhrangshu Bhattacharjee
 S/o. Nilmoni Bhattacharjee
 Neer Murli Nagar.
 P.O. B.C.E.A. (T/Shop)
Dhanbad - 826005
Jharkhand
 Hindie
 Cultiv.

Subhrangshu Bhattacharjee

Adl. District Sub-Registrar,
 Asansol, Dist. Burdwan
 04/01/07



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

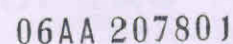
009775

(2)

Asok Ch Lahiry

SRI ASOK CHANDRA LAHIRY S/o Late Naresh Chandra Lahiri, by
faith Hindu, citizenship Indian, by occupation retired from service, resident of :
102, K.K. Mukherjee Road, Flat No. 1B (1st floor), Subodh Park, Santoshpur,
P.S. Jadavpur (E), Kol-75 hereinafter called the 'VENDOR' (which expression
shall unless excluded by or repugnant to the context include all his heirs,
successors, legal representatives and assigns) of the ONE PART (PANNO-AAZPL7086C)

Contd. Page 3



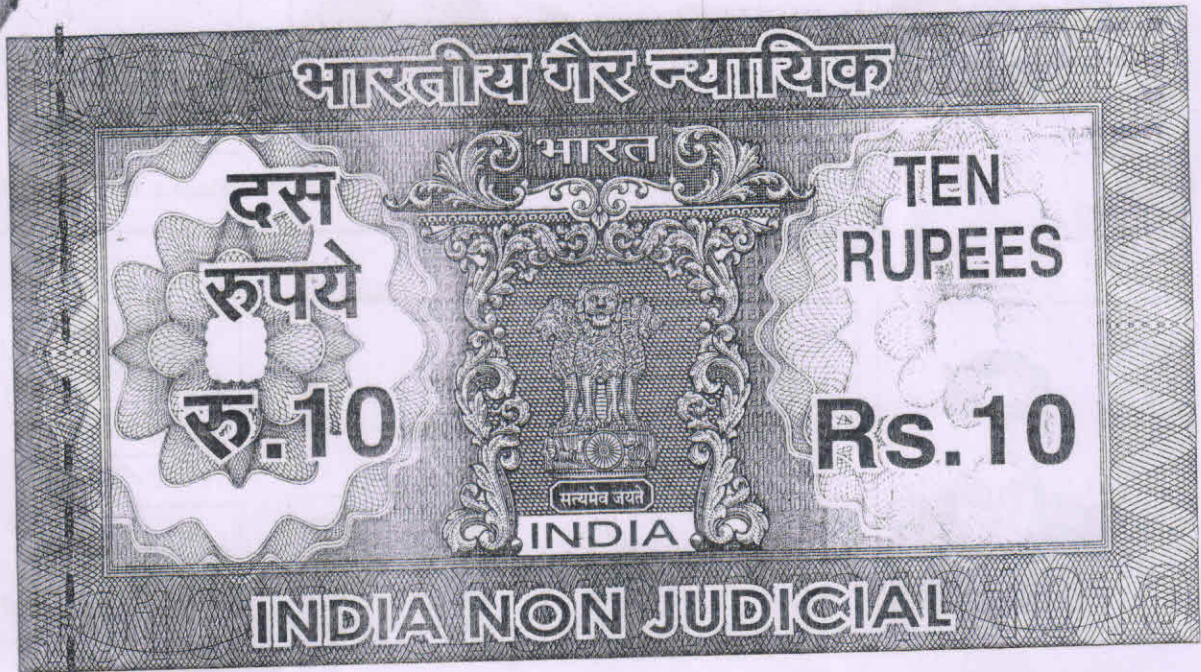
Asok Chakravarty

(3)

IN FAVOUR OF

1. **SRI ANIRUDDHA LAHIRI** S/o Late Alope Chandra Lahiri
2. **SMT. MOUMITA LAHIRI** W/o Sri Aniruddha Lahiri, by faith Hindu, citizenship Indian, by occupation service and housewife respectively, residents of : S.F. Road, Mohishila Colony No. 1 (Chakraborty More), P.O. Asansol-3, P.S. ASansol (S), 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 (PAN NO. ~~of~~ SL.NO.1'S AASPL9582A).

Contd. Page 4



पश्चिम बंगाल WEST BENGAL

11AA 099244

(4)

WHEREAS the Vendor was/is the lawful and rightful owner of the schedule mentioned land including other lands of Mouza Asansol Municipality, P.S. Asansol, Dist. Burdwan which he acquired by a registered Deed of Gift being Deed No. 5109 for the year 1981 of Asansol Sub Registry Office executed by his mother Smt. Kalyani Lahiri W/o Late Naresh Chandra Lahiri;

Contd. Page 5

In numo

संलग्नक नं. ११११११

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Right

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Left Hand			
	Thumb	forefinger to littlefinger	
Right Hand			

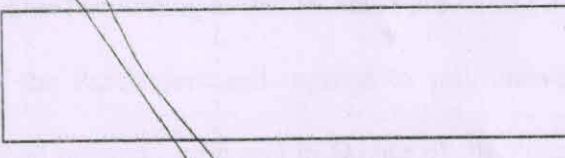
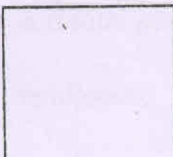
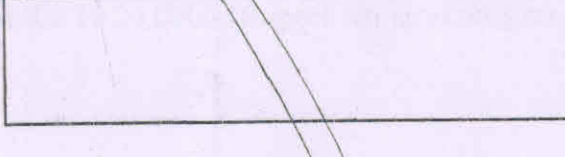
Finger Print attested by me : *Asok Ch Lahiry*

	Thumb	littlefinger to forefinger	
Left Hand			
	Thumb	forefinger to littlefinger	
Right Hand			

Finger Print attested by me : *Aniruddha Lahiri*

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Left Hand			
	Thumb	forefinger to littlefinger	
Right Hand			

Finger Print attested by me : *Maimita Lahiri*

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Left Hand			
	Thumb	forefinger to littlefinger	
Right Hand			

Finger Print attested by me :

Asok Choudhary

AND WHEREAS after such acquired the said lands while owning and possessing the said lands the Vendor raised and constructed a two storied pucca building upon the said lands in accordance with a building plan vide Memo No. 381/B, dated 6/11/1981 sanctioned by the then Asansol Municipality;

AND WHEREAS in the circumstances the Vendor had been/has been in peaceful and uninterrupted ownership and possession of the schedule mentioned property which is free from all encumbrances, charges and/or mortgages;

AND WHEREAS the Vendor being in urgent need of money to meet his legal requirements and expenses declared and expressed his intention to sell and transfer the schedule mentioned property;

AND WHEREAS the Purchasers having come to know of such intention and declaration of the Vendor proposed and offered to purchase the schedule mentioned property at a total consideration of Rs. 10,00,000/- (Rupees ten lacs) only;

AND WHEREAS the Vendor considering the said price as fair, proper, reasonable and highest according to market value prevailing in the locality accepted the said offer of the Purchasers and agreed to sell, convey and transfer the schedule mentioned property unto and in favour of the Purchasers at and for the said total price of Rs. 10,00,000/- (Rupees ten lacs) only on the terms hereinafter mentioned;

Asok Chandra

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the Vendor and the Purchasers and in consideration of the said sum of Rs. 10,00,000/- (Rupees ten lacs) only paid by the Purchasers to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge) as total price of the said property the Vendor doth hereby grant, convey, sell and transfer unto and to the use of the said Purchasers all that property 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 property free from any or all encumbrances TO HAVE AND TO HOLD the said property 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 Vendor for himself his heirs, successors and legal representatives doth hereby declares and covenants with the said Purchasers that the Vendor has good title, full power and absolute right to sell and transfer the said property and further declare that he is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and that the Vendor has not in any way encumbered the said property intended to be conveyed by this Deed of Sale

Asok Ch. Chahing

AND THAT the said Purchasers including all their heirs and successors shall and may at all times peacefully/quietly hold, possess, use and enjoy the said property as lawful and rightful owners thereof without any interruptions obstructions, claim and/or demand whatsoever from or by the Vendor or any person/persons lawfully/equitably claiming under or in trust for him AND THAT the said Vendor 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 property or part thereof AND THAT the Vendor doth hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the Vendor has no valid perfect and marketable title to the said property as hereinbefore stated by the Vendor in that event the Vendor including all his heirs and successors and legal representatives will be bound to make good of the same and indemnify all losses and damages which the Purchasers may suffer due to any defect in the title of the Vendor in respect of the said property hereby sold to the Purchasers.

✓ It is hereby further declared by the Vendor that the Purchasers by virtue of this Deed of Sale will be competent and entitled to get their name mutated in the records of S.D.L. & L.R.O., Extn., Part-1, Asansol under the state of West

Asok Ch Lahiri

Bengal as also in the record and registers of Asansol Municipal Corporation or of any other Authority and the Vendor undertakes to render all such help and assistance as will be found essential in this regard.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

In the District of Burdwan, P.S. Asansol, Chowki and Addl. Dist. Sub Registry Office Asansol, Pargana Shergarh, Touzi No. 19, Manbhum, within Mouza Asansol Municipality, J. L. No. 20 under the limits of Asansol Municipal Corporation, Ward No. 20 all that bastu land measuring 2 (two) cottahs 4 (four) chhitaks comprised in R.S. Plot No. 1184 (one thousand one hundred eighty four) under R.S. Khatian No. 229 along with a two storied pucca building standing thereon consisting of various rooms and structures in each floor measuring total covered area 875 (eight hundred seventy five) sft. with all appendages, appertenances, hereditaments with all easement rights attached thereto being Holding No. 150 (23/1), Ward No. 20 of A.M.C.

The said property hereby sold is butted and bounded by :

- On the North : By the house of Late Kalyani Lahiri.
On the South : By the Property of Prof. A. Dasgupta.
On the East : By the property of Arun Chandra Lahiri.
On the West : By 20 feet wide municipal 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. 1,00,000/- (Rupees one lac) only paid by cash as an advance through Sale Agreement dated 18/09/2006.
2. Rs. 9,00,000/- (Rupees nine lacs) only paid by D/D No. 931998/01 dated 03/01/2007 of UCO Bank, Asansol Branch.

IN WITNESS WHEREOF the Vendor named above signed and executed this Deed of Sale on the day, month and year first above written.

Witnesses :

1. Subhrangshu Bhattacharya
S/O Sri Nilmoni Bhattacharya
of New Murli Nagar
P.O. - B.C.C.L (T/Ship)
Dhanbad - 826005

Asok Ch Lahiry

Signature of the Vendor

2. Sri Than Ch. Das
S/O, Sri B.P. Das,
of Mohishila colony NO.1,
P.O. - A.S.L-3, Dist - Burdwan.

Prepared by me and
printed in my office

Niladri Datta Majumdar

(Niladri Datta Majumdar)

Advocate, Asansol Court

Enr. No. F 912/2001

A sheet containing the self attested photo and
finger print of the parties concerned attached
between Page No. 4 & 5 of this Deed.

Asok Ch Lahiry