

6483

I-6586



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

077932

Certified that the Document is admitted to registration. The endorsement sheet attached with this document are the Part of this document.

Adml. District Sub-Registry  
Asansol, Dist. Burdwan

28 JUN 2010

Ref : Query No. 009992/2010  
DEED OF SALE of Rs. 11,00,000/-  
(Assessed Market Value of Rs. 24,92,806/-)  
P.S. Asansol, Mouza : Asansol Municipality,  
R.S. Plot No. 7467, 7468, 7469, 7470, 7471,  
7472, Measuring : 6 Cottah 6 Chhitaks of land with building.

THIS DEED OF SALE made on this the 25th day of June, 2010, BY and BETWEEN:-

1) Sri Deeki Nandan Bazaz, 2) Sri Shyam Sundar Agarwalla both sons of late Madan Lal Agarwalla, both by faith Hindu, by occupation Business, PAN-AADHD4826J and AALHS0662R respectively, by citizenship Indian, resident of Pucca Bazar, M.A. Street, Asansol-1, P.S. Asansol (South), Sub-Division & Addl. Dist. Sub-Registry Office Asansol, Dist. Burdwan, hereinafter called the

Contd...p/2

25000X5+5000+100X2

130200/- (25000X5+5000+100X2) Gupta

1029 TOTAL AMOUNT- 130200/-

PAID BY 14/04/2010

5-8-60801 ROAD, ASANOL

23/6/10

FROM ASANOL TREASURY ON

23/6/10

STAMP CLEAR

ASANOL TREASURY

Devi Kishori Das  
Baz

23/6/10  
5-8-60801



Devi Kishori Das



Addl. District Sub-Registrar  
Asansol, Dist. Burdwan

23/6/10



Singam Sunder Aggarwala

Pradip. & Sanjay



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

077933



-2:-

*Deed of sale*

*Shyam Sunder Aggarwal*

"VENDORS" (which expression shall include their heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the ONE PART.

AND

In favour of Sri Binod Kumar Gupta son of late Laxmi Narayan Gupta, by faith Hindu, by occupation Business, PAN-ACZPG3282D, by citizenship Indian, resident of S.B. Gorai Road, Asansol-4, P.S. Asansol (South), Sub-Division & Addl. Dist. Sub-Registry Office Asansol, Dist. Burdwan, hereinafter called the "PURCHASER" (which expression shall includes his heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the OTHER PART.

Contd...p/3

130200/- (2500X5 + 5000 + 100X2)

1029 TOTAL AMOUNT  
PAID TO CHILDREN  
S. B. Goyal Road, Aamner  
23/6/10

23/6/10  
STAFF CLERK  
MANSUK TOLABHAI



Adel, District Sub-Registrar  
Aamner, Dist. Burhanpur



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



স্বাক্ষরিত এবং প্রমাণিত  
সংক্রান্ত এই প্রমাণ

-:3:-

*Devi Madan Barua*

*Singam Sunder Bagchi*

077934

WHEREAS 1) Sri Nagendra Nath Mondal son of late Ram Sundar Mondal, 2) Sri Dhwadhari Mondal, 3) Sri Cheru Chandra Mondal, 4) Sri Bhupendra Nath Mondal sons of Sri Nagendra Nath Mondal of Sanctoria, P.S. Kult, Dist. Burdwan sold and transferred the land measuring .33 (Point three three) acre equivalent to 20 (Twenty) Cottahs with building on C.S. Plot No. 7611 (Seven thousand six hundred eleven) under C.S. Khatian No. 600 (Six hundred) and 601 (Six hundred one) within Mouza Asansol Municipality, P.S. Asansol, Dist. Burdwan to Smt. Mishri Devi wife of late Mantu Lal Marwari of Asansol, P.S. Asansol, Dist. Burdwan by a registered deed of sale being no. 3198 for the year 1953 of Asansol Sub-Registry office.

Contd...p/4

1029 TOTAL AMOUNT - 130200/- (25000 X 5 + 5000 + 100 X 2)  
PAID TO SRI. SIVAKUMAR Bined Kumar Gupta  
OF S.B. Goyal Road, Gwalior  
FROM ARANSOL TREASURY ON 22/6/10

Chw 23/6/10  
STAM. CLERK  
ARANSOL TREASURY

Adl. District Sub-Registrar  
Aransol, Dist. Buxar





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



:-4:-

*Rachinadon Bar*  
*Shyam Sunder Bageswale*

077935

AND WHEREAS by virtue of such purchase the above named Smt. Misri Devi became absolute owner of the land measuring 20 (Twenty) Cottahs with building in the above noted plot and her ownership had been duly recorded in the R.S. Record of Rights as R.S. Plot No. 7467 (Seven thousand four hundred sixty seven), 7468 (Seven thousand four hundred sixty eight), 7469 (Seven thousand four hundred sixty nine), 7470 (Seven thousand four hundred seventy), 7471 (Seven thousand four hundred seventy one) and 7472 (Seven thousand four hundred seventy two) in R.S. Khatian No. 1187 (One thousand one hundred eighty seven) of the said Mouza.

Contd...p/5

1029 TOTAL AMOUNT - 130240/- (25000 RS + 5000 + 10000)  
PAID TO SHRI KUMAR GUPTA  
OF S.B. Goyal Road, Asansol  
FROM ASANSOL TREASURY ON 23/6/10

23/6/10  
STAMP  
ASANSOL TREASURY



Aadi. District Sub-Registrar  
Asansol, Dist. Burdwan



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

077936



পশ্চিমবঙ্গ-১৯৫৬/৫৭  
১৯৫৬/৫৭

-5-

*Decki Nandan Bazaz*

*Shyam Sundar Agarwal*

AND WHEREAS the above named Misri Devi and her husband Mangtu Ram Marwari died leaving behind their three sons named Sri Inder Lal Agarwal alias Bazaz, Sri Banwari Lal Agarwal and Sri Madan Lal Agarwal as only surviving legal heirs and successors to inherit the properties left by them in absence of any other legal heirs and successors.

AND WHEREAS the above named Madan Lal Agarwalla died leaving behind his two sons named Sri Decki Nandan Bazaz and Sri Shyam Sundar Agarwal (vendors) as only surviving legal heirs and successors to inherit the properties left by him.

Contd...p/6

130200/- (25000x5 + 5000 + 100x2)  
 SOLD TO SATHWIKH Binod Kumar Gupta  
 By S.B. Goyal Road, Asansol  
 FROM AGAINST TREASURY ON 23/6/10

C/P 23/6/10  
 STAMP CLERK  
 ASANSOL TREASURY

Addl. District Sub-Registrar  
 Asansol, Dist. Bu. Divya





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

700098



-:6:-

*Sri Decki Nandal Bazaz*  
*Sri Shyam Sundar Agarwalla*

AND WHEREAS by virtue of such inheritance the vendors Sri Decki Nandal Bazaz and Sri Shyam Sundar Agarwalla inherited undivided  $1/3^{\text{rd}}$  share of the total land measuring 19 (Nineteen) Cottah 2 (Two) Chhitaks of land with building in the above noted plots morefully mentioned in the schedule below which is free from all encumbrances.

AND WHEREAS since the date of such inheritance the vendors have been owning and possessing the land measuring 6 (Six) Cottah 6 (Six) Chhitaks in the above noted plots with

Contd...p/7

16/11/19

1029 TOTAL AMOUNT 130200/- (25000 X 5 + 5000 + 100 X 2)  
PAID TO BANK BY Bhadr Kumar Gupta  
OF S. D. Hara Road, Asansol  
FROM ASANSOL TREASURY ON 23/6/10

23/6/10  
STAN LGA  
ASANSOL TREASURY



Addl. District Sub-Registrar  
Asansol, Dist. Burdwan



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 142768



10/10/2018  
West Bengal Revenue Department

-7:-

*Dr. Anil Kumar Singh*

*Dr. Anil Kumar Singh*

building morefully mentioned in the schedule below peacefully and uninterruptedly which is free from all encumbrances.

AND WHEREAS the vendors have absolute rights and authority to sell and transfer the land measuring 6 (Six) Cottah 6 (Six) Chhitaks with a one storied building in the above noted plots morefully mentioned in the schedule below.

AND WHEREAS the vendors to meet their lawful necessity have proposed to sell the land measuring 6 (Six) Cottah 6 (Six) Chhitaks with a one storied building in the above noted plots

Contd...p/8

NO. 1029. TOTAL AMOUNT 131200/- (25000 X 5 + 5000 + 100 X 2)  
PAID TO S. B. Goyal 12th Mar 1974  
S. B. Goyal Road, Asansol  
FROM ASANSOL TREASURY ON 23/11/70

Chn 23/6/10  
STAN CLERK  
ASANSOL TREASURY

Adl. District Sub-Registrar  
Asansol, Dist. Burdwan





চয়বজা পশ্চিম বঙ্গাল WEST BENGAL

F 142769



-:8:-

mentioned in the schedule below on a consideration of Rs. 11,00,000/- (Rupees eleven lac) only free from all encumbrances.

AND WHEREAS the Purchaser has offered to purchase the same at the consideration of Rs. 11,00,000/- (Rupees eleven lac) only

AND WHEREAS the vendors have accepted the said offer of the purchaser and have agreed to sell the said property mentioned in the schedule below to the purchaser free from all encumbrances.

AND WHEREAS towards the said transaction, the purchaser has paid Rs. 11,00,000/- (Rupees eleven lac) only to the vendors as per the memo of consideration below,

Contd... p/9

1029 TOTAL AMOUNT

130200/- (25000 X 5 + 5000 + 100 X 2)

TO ORDER OF Bihod Kumar Gupta  
S.B. Kherai Road, Asansol

IN ASANSOL TREASURY ON 23/6/10

CPW 23/6/10

STAM CLEAR

ASANSOL TREASURY



Addl. District Sub-Registrar  
Asansol, Dist. Burdwan

-9:-

AND WHEREAS the vendors have received the said sum of Rs. 11,00,000/- (Rupees eleven lac) only as per the memo of consideration below.

**NOW THIS INDENTURE WITNESSETH**

That in pursuance of the said contract and in consideration of the payment of the sum of Rs. 11,00,000/- (Rupees eleven lac) only to the vendors paid by the Purchaser, as per the memo of consideration below, (receipt whereof the Vendors hereby admit and acknowledge) the vendors doth hereby sell, grant, convey and transfers unto the Purchaser all the property mentioned in the schedule below hereunder free from all encumbrance together with all right, title interest and easement and privileges and enjoyment right the vendors have/had and so long enjoyed and also of all courtyards, areas, sewers, paths, passages, privileges, liberties, appurtenants thereto TO HAVE AND TO HOLD the property hereby granted and conveyed unto and to the use of the said Purchaser his heirs, successors, executors, administrators and assigns for ever in the absolute right, title, interest AND the said vendors hereby for themselves, their heirs, executors, administrators or assigns covenant with the said Purchaser and declares that they are seized and possessed of and are competent to sell the same and have not

Contd...p/10

**Addl. District Sub-Registrar  
Asansol, Dist. Burdwan**



-:10:-

*Deborah Jackson*  
*Barry*  
*Shirley Linda Bagwell*

in any way encumbered or charged or caused to be encumbered or charged, the property to be conveyed by this deed of sale and that the said Purchaser his heirs, successors, executors, administrators and assigns shall admit at all times, peaceably and quietly possess and enjoy the said land with building mentioned in the schedule below and receive rents and profits thereof without any interruption, claim or demand whatsoever from or by the said vendors or any person or persons lawfully or equitably claiming for them and that the Purchaser is at liberty to construct new building, premises and to use and enjoy the property according to his choice and preference AND THAT the said vendors shall and will for all time to come at the request of the Purchaser at the cost of the Purchaser his heirs, successors, administrators, executors or assigns, do or execute or caused to be done or executed all such acts, deeds and things and to swear affidavit/affidavits and to appear personally or through authorised person or persons for further and for more perfectly assuring the title of the Purchaser as may be reasonably required and the vendors further covenant that if it transpires that the property hereby conveyed by the vendors are not free from all encumbrances as herein before stated by the Vendors, shall make good all loss to be sustained by them and to pay the consideration money together with damage at a time.

Contd...p/11



**Addl. District Sub-Registrar**  
**Asansol, Dist. Burdwan**

*Debi Prasad*  
*Shyam Sunder*

-11:-

Be it further stated that the Purchaser his heirs, successors and assigns will enjoy the property from generation to generations with all the rights, title interest of the vendors according to his choice preference and necessity including all sorts of transferring right by way of sale gift, mortgage, lease etc. and is at liberty to mutate in the name of the Purchaser towards of the conveyed property and to pay tax/ taxes to the Authority/ Authorities in the name of the Purchaser from this day of sale having landlord the Govt. of West Bengal through B.L. & L.R.O. Asansol.

**SCHEDULE OF THE PROPERTY.**

In the Dist. of Burdwan, Police Station Asansol, Sub-Division and Addl. Dist. Sub-Registry Office Asansol, J.L. No. 20, Mouza Asansol Municipality, C.S. Plot No. 7611 (Seven thousand six hundred eleven) under C.S. Khatian No. 600 (Six hundred) and 601 (Six hundred one) corresponding to R.S. Khatian No. 1187 (One thousand one hundred eighty seven),

1. R.S. Plot No. 7467 (Seven thousand four hundred sixty seven), measuring .149 (Point one four nine) acre.
2. R.S. Plot No. 7468 (Seven thousand four hundred sixty eight), measuring .010 (Point zero one zero) acre.
3. R.S. Plot No. 7469 (Seven thousand four hundred sixty nine), measuring .074 (Point zero seven four), acre.

Contd...p/12

**Addl. District Sub-Registrar**  
**Asansol, Dist. Burdwan**



*Devendra Singh Bazz*

*Surinder Singh Bazz*

:-12:-

4. R.S. Plot No. 7470 (Seven thousand four hundred seventy), measuring .005 (Point zero zero five) acre.
5. R.S. Plot No. 7471 (Seven thousand four hundred seventy one), measuring .003 (Point zero zero three) acre.
6. R.S. Plot No. 7472 (Seven thousand four hundred seventy two), measuring .070 (Point zero seven zero) acre.

Total measuring .311 (Point three one one) acre of land with old and dilapidated one storied building covering an area of 5901 (Five thousand nine hundred one) sft. courtyard, path, passages, with all easements attached thereto.

**Butted and bounded by :-**

**On the North :** 11'-0" wide Bank Lane.

**On the South :** 8'-0" wide Achala Bala Lane.

**On the East :** 4'-0" wide passage thereafter property of Bed Kaur & others.

**On the West :** 30'-0" wide Dr. M.N. Saha Road.

**Holding No.** 45 & 46, Dr. M.N. Saha Road, Asansol,

Out of this property undivided  $\frac{1}{3}$ <sup>rd</sup> share as mentioned follows :-

1. R.S. Plot No. 7467 (Seven thousand four hundred sixty seven), measuring .149 (Point one four nine) acre out of which .0497 (Point zero four nine seven) acre,

Contd...p/13



1001. District Sub-Registrar  
Asansol, Dist. Burdwan

Ergebenster Sohn  
Ludwig

2. R.S. Plot No. 7468 (Seven thousand four hundred sixty eight), measuring .010 (Point zero one zero) acre out of which .0033 (Point zero zero three three) acre.
3. R.S. Plot No. 7469 (Seven thousand four hundred sixty nine), measuring .074 (Point zero seven four), acre out of which .0247 (Point zero two four seven) acre.
4. R.S. Plot No. 7470 (Seven thousand four hundred seventy), measuring .005 (Point zero zero five) acre out of which .00167 (Point zero zero one six seven) acre.
5. R.S. Plot No. 7471 (Seven thousand four hundred seventy one), measuring .003 (Point zero zero three) acre out of which .001 (Point zero zero one) acre.
6. R.S. Plot No. 7472 (Seven thousand four hundred seventy two), measuring .070 (Point zero seven zero) acre out of which .0233 (Point zero two three three) acre.

Contd...p/14



addl. District Sub-Registrar  
Asansol, Dist. Burdwan

*Dakshinamurthy*  
*Prasanna Kumar*

-:14:-

The portion shown in RED border line in the annexed plan out of which undivided 1/3<sup>rd</sup> share is hereby sold. The plan will form a part of this deed.

Proportionate yearly rent is payable to the state of West Bengal through B.L.& L.R.O., Asansol.

Proposed use : Land Bastu, Building 1900 sft. and 67 sft. shop.

**Memo of Consideration :-**

**A)**

4. Cheque No. 154436 dated 04.06.2010 on Allahabad Bank Asansol Branch for Rs. 2,50,000/- only.
5. Cheque No. 154438 dated 04.06.2010 on Allahabad Bank Asansol Branch for Rs. 2,50,000/- only.
6. Cheque No. 154447 dated 23.06.2010 on Allahabad Bank Asansol Branch for Rs. 50,000/- only.

Total Rs. 5,50,000/- (Rupees five lac fifty thousand) only paid to the vendor no. 1 Sri Decki Nandan Bazaz

**B).**

4. Cheque No. 154437 dated 04.06.2010 on Allahabad Bank Asansol Branch for Rs. 2,50,000/- only.
5. Cheque No. 154439 dated 04.06.2010 on Allahabad Bank Asansol Branch for Rs. 2,50,000/- only.

Contd...p/15



**Addl. District Sub-Registrar**  
**Asansol, Dist. Burdwan**

-:15:-

6. Cheque No. 154448 dated 23.06.2010 on Allahabad Bank  
Asansol Branch for Rs. 50,000/- only.

Total Rs. 5,50,000/- (Rupees five lac fifty thousand) only to  
the vendor no. 2 Sri Shyam Sundar Agarwalla.

IN WITNESS WHEREOF the vendors execute this deed of  
sale on the day, month, year first above written.

WITNESSES:-

1. Prabin K. Sengupta  
S/o Late - S.K. Sengupta  
21, Lighter Street, Milan,  
Asansol - 713301

2. ২১২ ১৭৭  
of chhotofurnace  
Asansol.

Signature of the vendors

Drafted & Prepared by me and  
printed in my office, read over &  
explained by me to the executant.

Majibur Rahaman  
(Majibur Rahaman)  
Deed Writer, Licence No. 23  
of A.D.S.R. office, Asansol.

Note : A sheet containing the finger  
prints and photographs duly attested by  
the parties concerned is also annexed  
between page no. 14 & 15

Shyam Sundar Agarwalla

**Addl. District Sub-Registrar**  
**Asansol, Dist. Burdwan**

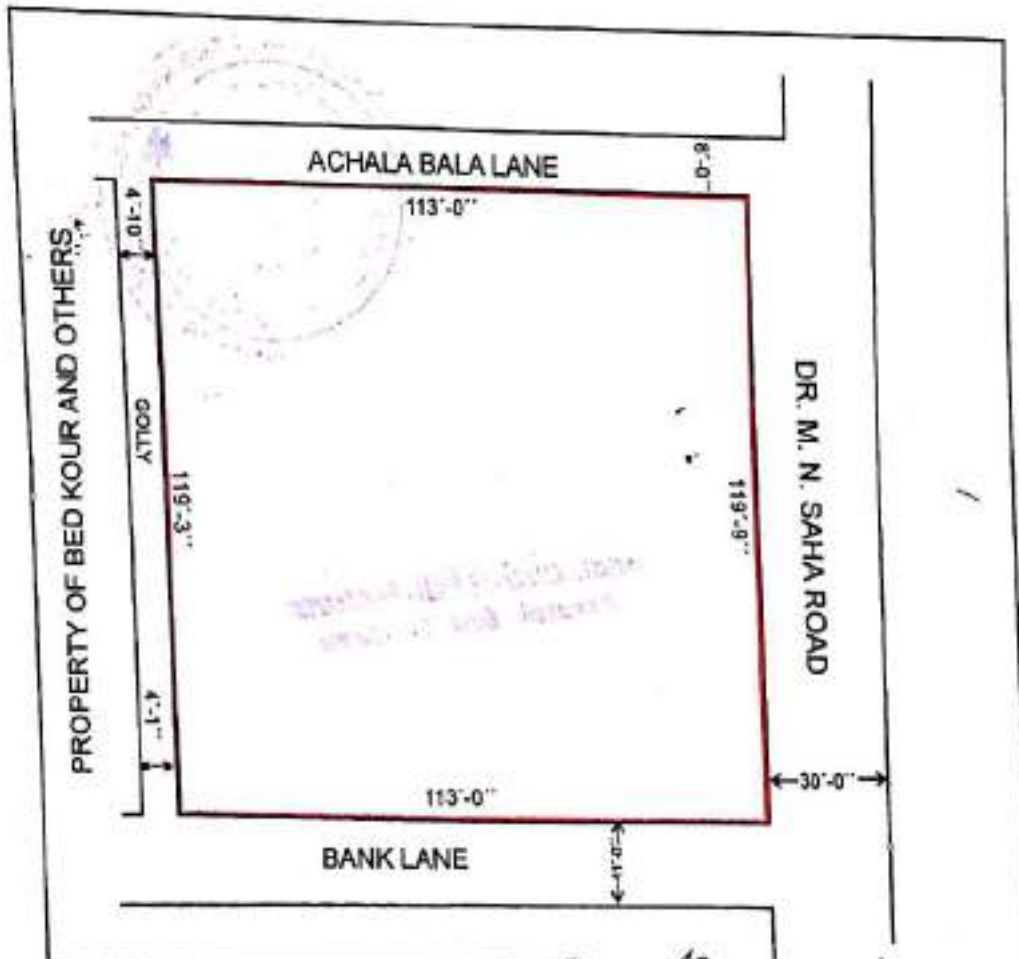


SHOWING THE LAND MEASURING 19 COTTAH 2 CHHITAKS WITH A OLD AND  
CAPITATED ONE STORIED BUILDING COVERING AN ARE AT 5901 SFT. ON R.S. PLOT  
NO - 7467, 7468, 7469, 7470, 7471, 7472 UNDER R.S. KHATIAN NO - 1187 WITHIN MOUZA -  
ASANSOL MUNICIPALITY, P.S. - ASANSOL, DIST - BURDWAN OUT OF WHICH  
UNDIVIDED 1/3 SHARE.

SOLD BY :- SRI DEVKINANDAN BAZAZ AND SRI SHYAM SUNDAR AGARWALLA S/O  
LATE MADANLAL AGARWALLA.

SOLD TO : BINOD KUMAR GUPTA S/O LATE LAXMI NARAYAN GUPTA.

SHOWN IN RED BORDER LINE 



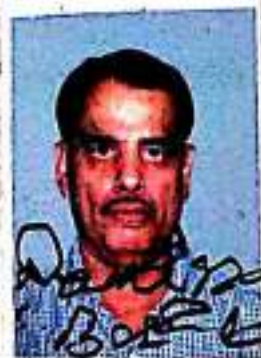
*Devkinandan Bazaz*  
*Shyam Sundar Agarwalla*

SIGNATURE OF VENDORS



Additional District Sub-Registrar  
Asansol, Dist. Burdwan

Photograph



Left Hand

Thumb



Little finger to fore finger



Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me :

*Dakshin B. B.*

Photograph



Left Hand

Thumb



Little finger to fore finger



Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me :

*Shyam Sander Aggarwal*

Photograph



Left Hand

Thumb



Little finger to fore finger



Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me :

*Ajay Kumar*

**Addl. District Sub-Register**  
**Aransol, Dist. Burdwan**





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

**Endorsement For Deed Number : I - 06586 of 2010**  
**(Serial No. 06481 of 2010)**

**On 25/06/2010**

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

Presented for registration at 16.25 hrs on :25/06/2010, at the Private residence by Sri Dooki Nandan Bazaz, one of the Executants.

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

Execution is admitted on 25/06/2010 by

1. Sri Dooki Nandan Bazaz, son of Late Madanlal Agarwalla, Pucca Bazar, M. A. Street, Thana: Asansol, District: Burdwan, WEST BENGAL, India, P.O. :-Asansol, By Caste Hindu, By Profession : Business
  2. Shyam Sundar Agarwalla, son of Late Madanlal Agarwalla, Pucca Bazar, M. A. Street, Thana: Asansol, District: Burdwan, WEST BENGAL, India, P.O. :-Asansol, By Caste Hindu, By Profession : Business
- Identified By P. K. Sengupta, son of Late S. K. Sengupta, 21, Lighten Street Bye Lane, Thana: Asansol, District: Burdwan, WEST BENGAL, India, P.O. :-, By Caste: Hindu, By Profession Others

( Ananda Mohan Sikdar )  
 ADDITIONAL DISTRICT SUB-REGISTRAR CH  
 ASANSOL

**On 28/06/2010**

**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 Revenue Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 27412/- ,E = 7/- on 28/06/2010

**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.-2492806/-

Certified that the required stamp duty of this document is Rs.- 149578 /- and the Stamp duty paid as impressive Rs.- 130200/-

**Deficit stamp duty**

( Ananda Mohan Sikdar )  
 ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

28/06/2010 15:58:00

EndorsementPage 1 of 2





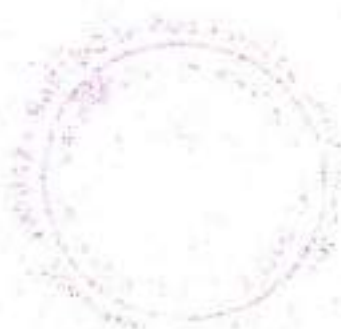
**Government Of West Bengal**  
**Office Of the A. D. S. R. ASANSOL**  
**District:-Burdwan**

**Endorsement For Deed Number : I - 06586 of 2010**

**(Serial No. 06481 of 2010)**

Deficit stamp duty Rs. 19405/- is paid, by the Bankers cheque number 177832, Bankers Cheque Date 25/06/2010, Bank Name State Bank of India, ASANSOL, received on 28/06/2010

( Ananda Mohan Sikdar )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
ASANSOL



( Ananda Mohan Sikdar )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL  
EndorsementPage 2 of 2

28/06/2010 15:58:00

