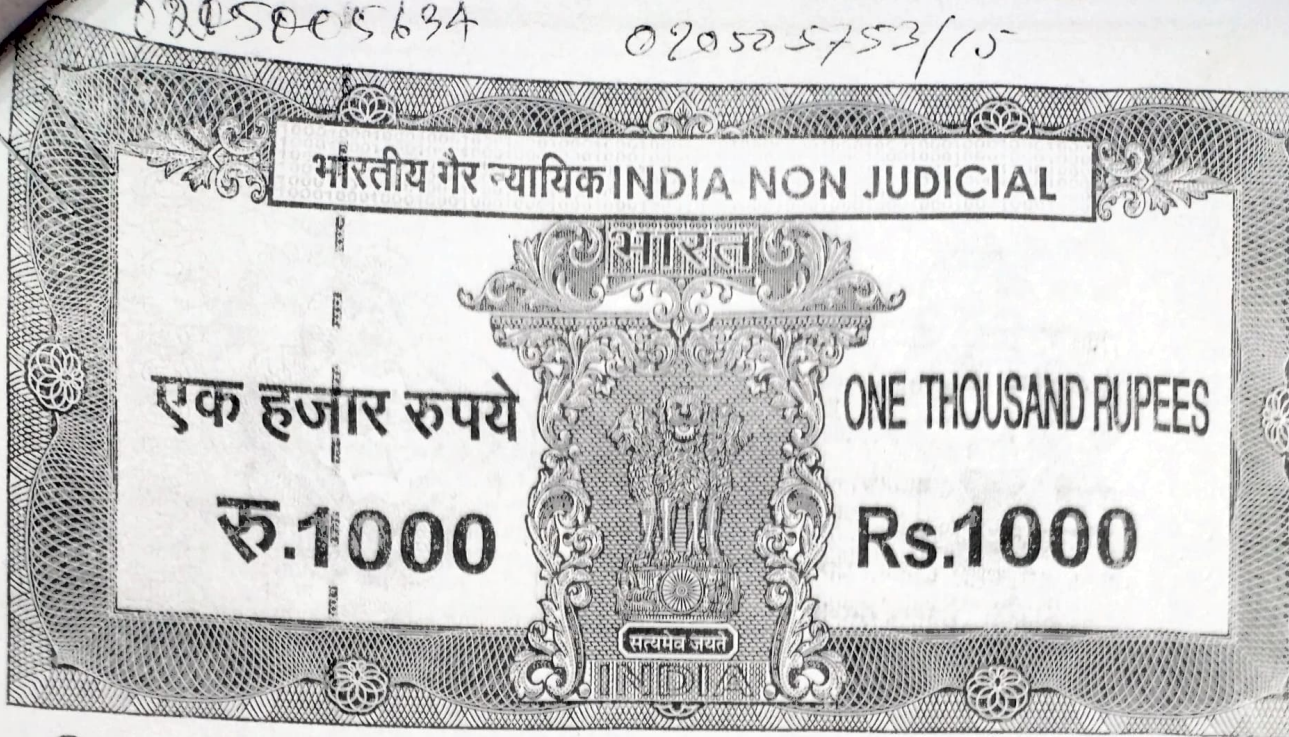


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 174182

1/30 pm

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

Sophoramy

Addl. District Sub-Registrar
Asansol Dist. Bureaus

27 AUG 2015

Ref :- Query No. 02050000660889 /2015

DEED OF SALE Rs. 21,80,000/-

Mouza Asansol, R.S. Plot No.1016,

area of land 5(Five) cottahs

with one storied building covered area 600 sft

Holding No. ²⁵³¹⁸⁶ under Asansol Municipal Corporation of Ward No. 19

THIS DEED OF SALE is made on this the 27th day of August 2015 BY:-

ContdP/2

h

-:2:-

(1) **MR. PRASENJIT DEY** (Pan No. AKXPD3507G) (2) **MR. INDRAJIT DEY** (Pan No. ADUPD9859M) both sons of Late Lakhi Kanta Dey both by faith Hindu, resident of S.P. Mukherjee Road, Murgasol, P.O. Ushagram, Police Station - Asansol (South), Dist - Burdwan. Pin No. 713303 **"VENDORS"** (Which expression unless excluded by or repugnant to the context be deemed to be include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

AND

INFAVOUR OF (1) **MR. GULSHAN CHHABRA** son of Late Mukund Lal Chhabra (Pan No. ADVPC7323G) (2) **MRS. DIMPLE CHHABRA** wife of Mr. Gulshan Chhabra (Pan No. ACSPC9017H) both by faith - Hindu, by occupation- Business & house wife respectively, Nationality- Indian, resident of S.F. Road, bye Lane, Murgasol, Post Office- Ushagram, Police Station- Asansol (South), Chowki & Addl. Dist. Sub. Registry Office at Asansol, Dist- Burdwan, hereinafter jointly and severally called the **"PURCHASERS"** (Which expression unless excluded by or repugnant to the context be deemed to be include their heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS previously one Debendranath Chattopadhyay son of late Sashi Bhusan Chattopadhyay of Asansol, Dist. Burdwan sold & transferred the land measuring an area 5(Five) cottahs on C.S. Plot No. 354 under C.S. Khatain No. 86 corresponding to R.S. Plot No. 1016 (one thousand sixteen) subsequent L.R. Plot No. 1224(one thousand two hundred twenty four) under R.S. Khatian No. 578 corresponding to L. R. Khatian No. 638 measuring an area of land 5(five) cottahs equivalent to 9(nine) decimals within Mouza Asansol, Dist. Burdwan to Sri Bageshwar Pandey son of Late Nathni Pandey, vide Sale Deed No. 518 for the year 1958 registered before the Sub Registrar office at Asansol.

AND WHEREAS thereafter being lawful owner and possessor aforesaid Sri Bageshwar Pandey sold & transferred the said land to Smt Biva Rani Ghosh wife of Late Dhirendranath Ghosh of Murgasol, Asansol vide Sale Deed No. 570 for the year 1958 registered before the Sub Registrar office at Asansol, thereafter she constructed one storied building on the part of the said land.

ContdP/3

Handwritten signature/initials

-:3:-

AND WHEREAS thereafter being lawful owner and possessor aforesaid Smt Biva Rani Ghosh sold & transferred the said land with building to Smt Mridula Dey wife of Sri Lakhi Kanta Dey of Panua, Kotulpur, Bankura, vide Sale Deed No. 5884 for the year 1965 registered before the Sub Registrar office at Asansol.

AND WHEREAS aforesaid Smt Mridula Dey while owing and possessing her property died leaving behind two sons Mr. Prasenjit Dey & Mr. Indrajit Dey (the vendors herein) as her only surviving legal heirs and successors to inherit the properties which was left by her according to Hindu Succession Act 1956.

AND WHEREAS by virtue of such inheritance aforesaid vendors are absolute owners, occupiers, and possessors and otherwise well and sufficiently entitled to the schedule below property and which is free from all encumbrances, charges or mortgages etc.

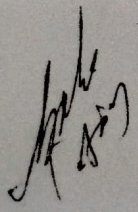
AND WHEREAS the said land with building which is more fully mentioned in the schedule below and which was and is exclusively owned and possessed by the vendor is free from all encumbrances.

AND WHEREAS vendors have been owing and possessing the same peacefully and uninterruptedly.

AND WHEREAS the vendors have absolute right and authority to sell and transferred the schedule below property.

AND WHEREAS the vendors being in urgent need to secure money for their requirement have announced to sell, convey, and assign her property mention in the schedule below for a consideration of Rs. 21,80,000/- (Rupees Twenty one lakh eighty thousand) only and purchasers being desirous of purchase a suitable property in the locality for their requirement having come to know the aforesaid announcement and desire of the vendors have proposed and consented to purchase the same at the aforesaid price and the vendors have accepted the proposal of the purchasers and agreed to sell their property at the aforesaid price.

ContdP/4



AND WHEREAS the vendors being considering it to be just, highest, reasonable and fair market price of her property in the locality have agreed to sell same at the aforesaid price.

AND WHEREAS towards the said transaction the purchasers have paid Rs. 21,80,000/-(Rupees Twenty one lakh eighty thousand) only to the vendor as per Memo of Consideration below.

AND WHEREAS the vendors have received the said sum of Rs. 21,80,000/-(Rupees Twenty one lakh eighty thousand) only as per Memo of Consideration below.

NOW THESE INDENTURE WITNESSETH:-

That in pursuance of the contract which was made between the vendors and purchasers and in consideration of the payment of the sum of Rs. 21,80,000/- (Rupees Twenty one lakh eighty thousand) only to the vendors paid by the purchasers as per Memo of Consideration mentioned herein below (receipt whereof the vendors hereby admit and acknowledge) the vendors doth hereby sell, grant, convey, and transfer unto the purchasers all the property mentioned in the schedule below hereunder free from all encumbrances together with all right, title, interest and easement and privileges and enjoyment right the vendors have and so long enjoyed and also of all court, yards, area, sewers, paths, passages, privileges, liberties, appurtenants thereto TO HAVE AND TO HOLD the property hereby grant and conveyed unto the use of the said purchasers, their heirs, successors, executors, administrators and assigns for ever in the absolute right, title, interest AND the said vendors hereby for them selves each of their heirs, executors, administrators or assign covenant with the said purchasers and declare that they are seized and possessed of and is competent to sell the same for the benefit of their family and have not in any way encumbered or charged or cause to be encumbered or charged, the property more fully described in the schedule below conveyed by this Deed of Sale and that the said purchasers, their heirs, successors, executors, administrators, and assigns shall and may at all times peaceably and quietly own, use, possess, and enjoy the said property mentioned in the schedule below and receive rents and profits thereof without interruption, claim

-:5:-

or demand what so ever from or by the said vendors or any person or persons lawfully or equitably claiming for them and that the purchasers are at liberty to use and enjoyed the property and mortgage as absolute owner thereof with all borrower or transfer according to their choice and performance of changing the nature and character of the property AND THAT THE said vendors shall and will for all times to come at the request of the purchasers at the cost of the purchasers, their 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 authorized person for further and for more perfectly assuring the title of the purchasers to the said property or any part thereof unto the purchaser as may be reasonably required AND THE VENDORS further covenant that if it transpires that the property hereby conveyed by the vendors is 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 at a time with interest and liable to pay other cost and relief or relieves.

Be it further stated that the purchasers, their heirs, successors, administrators or assigns shall enjoy the property mentioned in the schedule below from generation to generation with all rights, title, interest of the vendors according to their choice, preference an necessity including all sorts of transferring right such as Sale, Gift, Mortgage, Lease etc of the property and is at liberty to mutate their name towards the conveyed property and to pay tax/ taxes to authority/ authorities in his name from this day of sale having Landlord the Govt. of West Bengal through S.D.L & L.R.O. Extn. I Asansol.

Be it further stated here that the purchasers mutate their name in the Govt. Revenue Department and in the Asansol Municipal Corporation and shall pay taxes thereof and all consent and approval thereof is hereby accorded to the purchasers.

ContdP/6

Handwritten signature
(8-5-7)

SCHEDULE OF THE PROPERTY

In the Dist. of Burdwan, P.O. Asansol, P.S.- Asansol, Sub- Division and Addl. Dist. Sub - Registry office Asansol, being Holding No. 353(26), under Ward No.19 of Asansol Municipal Corporation, being J.L.No.35, Mouza- Asansol, all that land appertaining to C.S. Plot No. 354 under C.S. Khatain No. 86 corresponding to R.S. Plot No. 1016 (one thousand sixteen) subsequent L.R. Plot No. 1224(one thousand two hundred twenty four) under R.S. Khatian No. 578(Five hundred seventy eight) corresponding to L. R. Khatian No. 638(Six hundred thirty eight) measuring an area of land 5(five) cottahs with 30 years old one storied ruined and dilapidated pucca cemented floor building cover area 600(six hundred) sft consisting of two room, one verandah, one kitchen, one toilets, one dining & staircase standing thereon along with all easements rights, with all fittings, fixtures and electrical fittings attached thereof is hereby sold.

Butted & Bounded by:-

On the North --- Plot No.1014. On the South --- H/o Trilok Singh Khunda.

On the East ... 12'ft wide Road. On the West H/o Ratan Lal Laha

The proportionate annual rent is payable to the State of West Bengal through S.D.L. & L.R.O. Extn I. Asansol.

Memo of Consideration :-

- 1) Cheque No. 495277 dated 20.11.2014 on Uco Bank, Asansol, for Rs. 2,50,000/-(Rupees Two lakh fifty thousand) only.
- 2) Cheque No. 000019 dated 20.11.2014 on Bank of Baroda, Asansol, for Rs. 2,50,000/-(Rupees Two lakh fifty thousand) only.
- 3) Cheque No. 000001 dated 27.08.2015 on Bank of Baroda, Asansol, for Rs. 8,40,000/-(Rupees Eight lakh forty thousand) only
- 4) Cheque No. 000002 dated 27.08.2015 on Bank of Baroda, Asansol, for Rs. 8,40,000/-(Rupees Eight lakh forty thousand) only

Total Rs. 21,80,000/-(Rupees Twenty one lakh eighty thousand) only paid by the purchasers to the vendors.

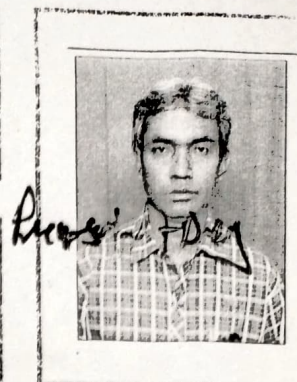
ContdP/7

Thumb Littlefinger to forefinger

Right Hand

Thumb Forefinger to Littlefinger

Finger Print attested by me : *Pranjit Dey*



Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me : *Dee Indrajit Indrajit Dey*



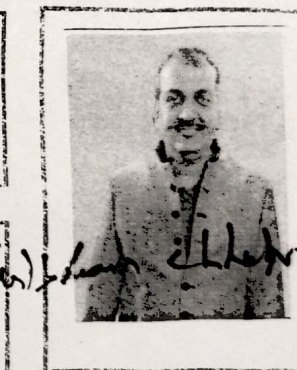
Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me : *Gulshan Chakraborty*



Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me : *Dimple Chakraborty*



-7:-

IN WITNESS WHEREOF the vendors named above put their signature
on the day, month, and years above written.

WITNESSES:-

1. Sudipto Choudhury
S/o Lt Swapan Choudhury
No-3 Mahishila Colony
Asansol-3

2. Santosh Kumar
S/o Gobin Prasad
Asansol.

Drafted and prepared by me
as per instruction of the parties
& typed in my office.

Palas Saha
Advocate, Asansol, Court.
Enrolment No. WB/178/2002.

Prasanta Dey.

Sudipto Dey (Deputy Clerk)

Signature of the vendors

Note:- A separate sheet containing
the finger prints of the parties
is attached herewith

Seller, Buyer and Property Details

er Details

Seller Details

Name, Address, Photo, Finger print and Signature

1 Mr PRASENJIT DEY
Son of Late LAKHI KANTA DEY
S.P. MUKHERJEE ROAD, MURGASOL, P.O:- USHAGRAM, P.S:- Asansol (S), District:-Burdwan, West Bengal, India, PIN - 713303
Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AKXPD3507G,
Status : Self
Date of Execution : 27/08/2015
Date of Admission : 27/08/2015
Place of Admission of Execution : Office

2-1
(1) Mr PRASENJIT DEY
Son of Late LAKHI KANTA DEY
S.P. MUKHERJEE ROAD, MURGASOL, P.O:- USHAGRAM, P.S:- Asansol (S), District:-Burdwan, West Bengal, India, PIN - 713303
Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AKXPD3507G,
Status : Self



8/27/2015 2:38:46
PM hrs



LTI

8/27/2015 2:38:53
PM hrs

Prasenjit Deo
(Deo Prasenjit)

8/27/2015 2:39:41 PM hrs

2-1
(2) Mr PRASENJIT DEY
Son of Late LAKHI KANTA DEY
S.P. MUKHERJEE ROAD, MURGASOL, P.O:- USHAGRAM, P.S:- Asansol (S), District:-Burdwan, West Bengal, India, PIN - 713303
Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AKXPD3507G,
Status : Self

Photo

Finger Print

Sudipto Chakraborty

8/27/2015 2:40:02 PM hrs

Seller Details

Name, Address, Photo, Finger print and Signature

Mr INDRAJIT DEY

Son of Late LAKHI KANTA DEY

S.P.MUKHERJEE ROAD, MURGASOL, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713303

Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADUPD9859M,

Status : Self

Date of Execution : 27/08/2015

Date of Admission : 27/08/2015

Place of Admission of Execution : Office

3-2
(1)

Mr INDRAJIT DEY

Son of Late LAKHI KANTA DEY

S.P.MUKHERJEE ROAD, MURGASOL, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303

Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADUPD9859M,

Status : Self



8/27/2015 2:38:46
PM hrs



LTI

8/27/2015 2:38:53
PM hrs

Indrajit Dey
(Dey Indrajit)

8/27/2015 2:39:41 PM hrs

3-2
(2)

Mr INDRAJIT DEY

Son of Late LAKHI KANTA DEY

S.P.MUKHERJEE ROAD, MURGASOL, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303

Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADUPD9859M,

Status : Self

Photo

Finger Print

Indrajit Dey

8/27/2015 2:40:02 PM hrs