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R-8699/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 734935

1.13.19
10.08.22
O.K. @ 23.9.61.89/m
mm - 4500,000/-

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Documents are the Part of the
Document.

A.D.S.R. Dargah
Bardhaman

10 AUG 2022

DEED OF SALE

District - paschim Bardhaman , Police Station-
New Township , Mouza - Fuljhore, Area of Land
16.5 Decimal, Set Forth Value Rs.45,00,000/- and
Market Value Rs.45,00,000/- , Under D.M.C.Area .

Contd...P/2

(2)

THIS DEED OF SALE IS MADE ON this the 10th Day of August, 2022.

BY

1) **MRS. SOMA ROY** [PAN: AXIPR3924P] [Aadhaar No: 6254 2430 0983] wife of Late Rammohan Roy, by faith – Hindu, by Nationality – Indian, by Occupation – House Hold Work, resident of Vill + P.O- Fuljhore, P.S.- Newtownship, A.D.S.R. Office & Sub-Division- Durgapur, Dist. – Paschim Bardhaman, PIN- 713206.

2) **MR. SHYAMA PRASAD ROY** [PAN: BMZPR3077C] [Aadhaar No: 9171 5401 3480] son of Late Rammohan Roy, by faith – Hindu, by Nationality – Indian, by Occupation – Student, resident of Vill + P.O- Fuljhore, P.S.- Newtownship, A.D.S.R. Office & Sub-Division- Durgapur, Dist. – Paschim Bardhaman, PIN- 713206, hereinafter called the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

IN FAVOUROF:

SAACHI DEVELOPERS [PAN: ACLFS6373B] having its Registered Office at 119/A, N.S.B Road, P.O.+ P.S.- Raniganj, A.D.S.R. Office Raniganj, Sub-Division- Asansol, Dist.- Paschim Bardhaman, PIN- 713347, represented by its Partners

(1) **MR. SATISH KUMAR BAGARIA** [PAN: AFVPB3757M] [Aadhaar No: 3736 7920 0490] son of Mr. Binod Kumar Bagaria, by faith- Hindu, by Occupation- Business, by Nationality- Indian, resident of 40, N.S.B. Road, P.O.+ P.S.- Raniganj, A.D.S.R. Office Raniganj, Sub-Division- Asansol, Dist.- Paschim Bardhaman, PIN- 713347.

(2) **SEJAMEL HOQUE** [PAN: ABIPH6131N] [Aadhaar No: 6909 1632 0059] son of Bani Israil, by faith- Muslim, by Occupation- Business, by Nationality- Indian, resident of M.N. Ghosh Road, Ronai, Idgah Para, P.O.+ P.S.- Raniganj, A.D.S.R. Office Raniganj, Sub-Division- Asansol, Dist.- Paschim Bardhaman, PIN- 713347, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors, executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS the properties mentioned in the Schedule has been recorded in L.R. Record in the name of the Vendors and both the Vendors are enjoying the property mentioned in the schedules below respectively without any disturbances from any party whatsoever.

AND WHEREAS the Vendors herein above has acquired the schedule below properties by virtue of legal heirs and since then the Vendors herein above are lawfully seized and possessed of or are otherwise well and sufficiently to the property more fully described in the Schedule below herein and are now absolute owner free from all encumbrances of the said schedule property herein after referred to as the said property and have acquired every right, title, interest and possession of the schedule property and have paid up to date rent to the Government and the said schedule property is free from all encumbrances, charges, liens, attachments, trust, acquisition or requisition whatsoever and the Vendors named above are now absolutely seized and possessed or otherwise well and sufficiently entitled to the said schedule property and the Vendors have absolute rights, full power and indefeasible title to grant, sell or convey the said property more fully described in the below hereunder written or any part thereof and to deal with the same in any manner whatsoever.

AND WHEREAS the above named **PURCHASER** Company who is in search of such plot for their own requirement and with such intension negotiated with the Vendors for purchase the same and the Vendors herein above being in need of money for their domestic requirement and have agreed with the **PURCHASER** for absolute sale to the **PURCHASER** of the said schedule property more fully

(4)

described in the Schedule below herein below at the price of **RS. 45,00,000/-** (Rupees Forty Five Lakh) only which have been received by the Vendors from the Partners of the Purchaser and the Vendors do hereby acknowledge the receipt of said sale price by putting their signature in this deed and handed over today vacant peaceful physical possession of the entire property more fully described in schedule below which is free from all encumbrances, charges, liens, attachments, trusts whatsoever and that all rent and outgoings payable in respect thereof of these presents have been paid and there after payable by the Purchaser.

AND WHEREAS by virtue of this Deed of Sale the VENDORS convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains paths, easement privileges and other interests which at any time has or now have in any manner covering both in law and equity free from all encumbrances whatsoever in favour of the Purchaser for good so that the Purchaser shall be able to use occupy, enjoy, the schedule property and every part thereof with transferable rights quite peacefully, freely and clearly to the exclusion of other and the VENDORS hereby shall keep the PURCHASER Company harmless and indemnified from any charges, liens, attachments, executions, encumbrances if any existed formerly or existing at the date of transfer which are not known to the PURCHASER.

AND WHEREAS the Vendors bind themselves execute the deeds, things at the request and cost of the Purchaser to do and execute or cause to be done anything which may effectually be necessary for the Purchaser to enjoy property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASER shall and may from time to time and all times hereafter peaceable and quietly enter upon, hold, occupy possess and enjoy the properties hereby sold and receive and take the rents, issues and profit thereof and of every part thereof, without any let or hindrance whatsoever from the said VENDORS or by any person or persons claiming from under or in trust of them.

(5)

THE VENDORS bind themselves and declare that the schedule property or any part thereof that the Vendors have not gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judice or pending of any court of law or been notified for any kinds of acquisition or requisition and Vendors sale out the same to the Purchaser having good marketable title free from all sorts of encumbrances and the Vendors do hereby further covenants with the Purchaser that in case the said properties hereby sold or any part thereof, is lost from the Purchaser on account of any legal defects in the 'Title of the Vendors' or the possession or quiet enjoyment of the said properties by the Purchaser in any way is disturbed on account of some act or omission of the VENDORS, then the VENDORS shall be liable and responsible for all the costs and expenses damages, losses, sustained by the Purchaser.

AND WHEREAS THE PURCHASER shall be factually, legally, entitled to get its name mutated and recorded in the records of B.L. & L.R.O.- Durgapur during settlement and to mutate its name in the rent roll of Government of West Bengal.

SCHEDULE – A

(Sold by Vendor No.- 1)

All that piece and parcels of land situated within the District of Paschim Bardhaman, P.S.- Newtownship, A.D.S.R. Office & Sub- Division- Durgapur, Dist.- Paschim Bardhaman, Mouza – Fuljhore, R.S. J. L. No.- 82 and L.R. J.L. No.- 107, R.S. Khatian No.- 1044 (one thousand and forty four), L.R. Khatian No.- 7543 (seventy five hundred and forty three), B.L. & L.R.O.- Durgapur, Dist- Paschim Bardhaman.

 1) R.S. Plot No – 1497 (fourteen hundred ninety seven), L.R. – 6117 (sixty one hundred and seventeen), Danga an area 7.5 Decimal.

(6)

SCHEDULE – B

(Sold by Vendor No.- 1)

All that piece and parcels of land situated within the District of Paschim Bardhaman, P.S.- Newtownship, A.D.S.R. Office & Sub- Division- Durgapur, Dist.- Paschim Bardhaman, Mouza – Fuljhore, R.S. J. L. No.- 82 and L.R. J.L. No.- 107, R.S. Khatian No.- 1044 (one thousand and forty four), L.R. Khatian No.- 7546 (seventy five hundred and forty six), B.L. & L.R.O.- Durgapur, Dist- Paschim Bardhaman.

1) R.S. Plot No – 1497 (fourteen hundred ninety seven), L.R. – 6117 (sixty one hundred and seventeen), Garh Layek Patit an area 0.75 Decimal.

SCHEDULE – C

(Sold by Vendor No.- 2)

All that piece and parcels of land situated within the District of Paschim Bardhaman, P.S.- Newtownship, A.D.S.R. Office & Sub- Division- Durgapur, Dist.- Paschim Bardhaman, Mouza – Fuljhore, R.S. J. L. No.- 82 and L.R. J.L. No.- 107, R.S. Khatian No.- 1044 (one thousand and forty four), L.R. Khatian No.- 7544 (seventy five hundred and forty four), B.L. & L.R.O.- Durgapur, Dist- Paschim Bardhaman.

Rang 1) R.S. Plot No – 1497 (fourteen hundred ninety), L.R. – 6117 (sixty one hundred and seventeen), Danga an area 7.5 Decimal.

SCHEDULE – D

(Sold by Vendor No.- 2)

All that piece and parcels of land situated within the District of Paschim Bardhaman, P.S.- Newtownship, A.D.S.R. Office & Sub- Division- Durgapur, Dist.- Paschim Bardhaman, Mouza – Fuljhore, R.S. J. L. No.- 82 and L.R. J.L. No.- 107, R.S. Khatian No.- 1044 (one thousand and forty four), L.R. Khatian No.- 7545 (seventy five hundred and forty five), B.L. & L.R.O.- Durgapur, Dist- Paschim Bardhaman.

1) R.S. Plot No – 1497 (fourteen hundred ninety seven), L.R. – 6117 (sixty one hundred and seventeen), Garh Layek Patit an area 0.75 Decimal.

Total area of 4nos schedule 16.5 (sixteen point five) decimal of land sold to the Purchaser. The above said land is used for residential Purpose.

A Sketch map with red coloured marked is annexed herewith. Only the red marked area is being sold and the sketch will be considered as a part of the deed, Rayati Swatta. This property is not within the acquired land of any Govt.

Payable rent to be paid to the B.L & L.R.O. Durgapur, Dist.- Paschim Bardhaman.

Butted & Bounded in the manner herein under written :

North : Land of R.S. Plot No- 1677

South : 20 feet wide kancha road

East : Land of L.R. Plot No- 6117

West : Land of Saachi Developers

Ray

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendors & representative of Purchaser and attested in separate page 1A & 1B and the same is part and parcel of this deed

IN WITNESS WHEREOF the Vendors put their signature on this day, month year written on the outset in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

Witnesses:

1. Pratul Choudhary Barman
S/O. Lt. Shri Shankar Barman
17/1, Nagarjun Road, B-Zone
Durgapur-05

2. Rokshakar Chatterjee
City Centre
Durgapur-16

Soma Roy
Shyama Prasad Roy
Signature of the Vendors

Drafted by me and typed at my office & I read over & explained in mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.

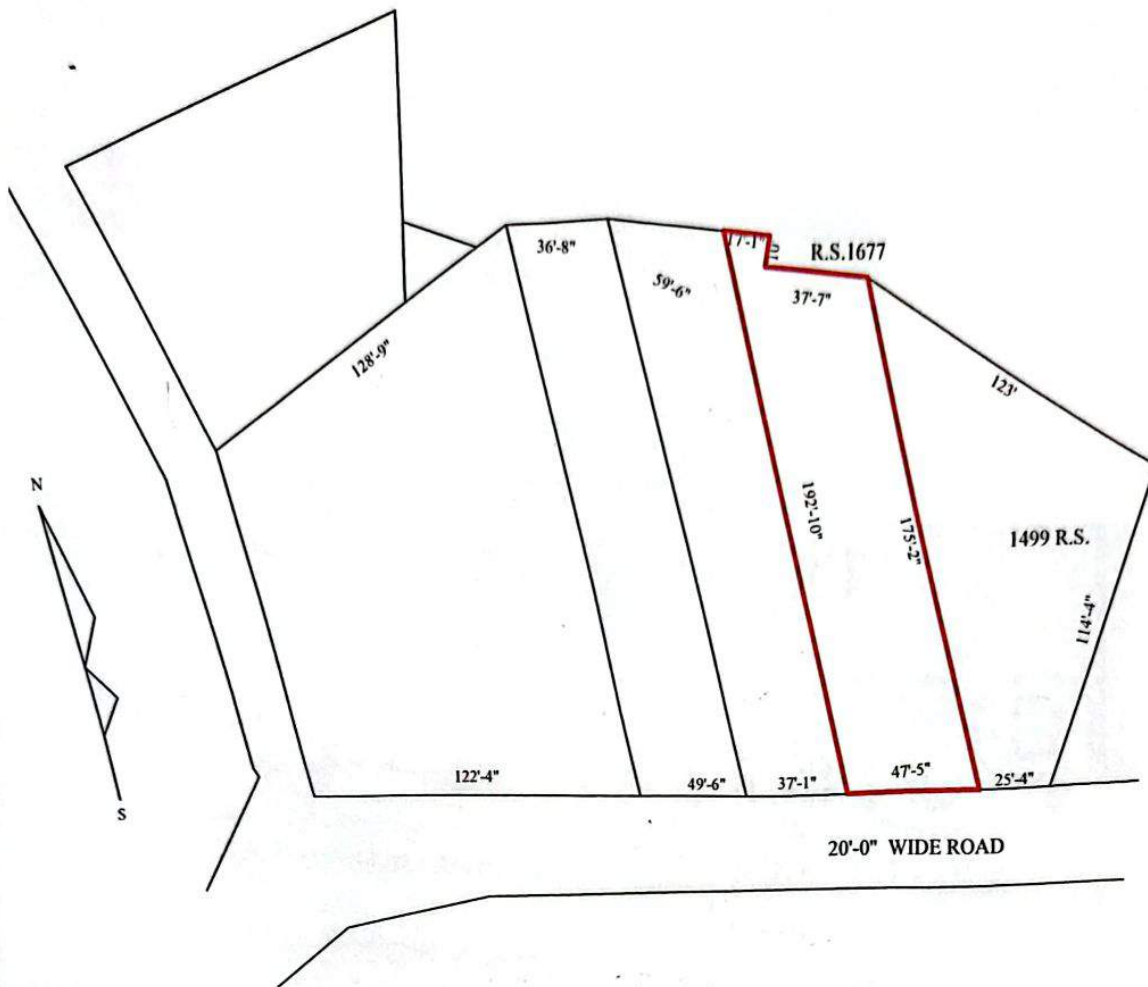
Rokshakar Chatterjee
Rokshakar Chatterjee
License No: D.P.R.- 27,
A.D.S.R. Office, Durgapur.

Typed by me

Subal Chandra Sutradhar
Subal Chandra Sutradhar
City Centre, DGP-16

SKETCH PLAN SHOWING RED BOUNDED IN R.S.PLOT NO-1497,L.R. PLOT NO- 6117 OF
MOUZA - FULJHORE P.S.DURGAPUR J.L.NO-107 DIST- PASCHIM BARDHAMAN
SOLD TO- SAACHI DEVELOPERS

SOLD AREA- 16.5 DECIMAL



B.P.VERMA-9333924898

Bharat
BHARAT PRASAD VERMA
&
PRABHAKAR VERMA
Surveyor, D.M.C., DURGAPUR
C.E. No.-41178/2019-2020

Soma Roy
Shyama Prasad Roy

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তজনি 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Soma Roy

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature Soma Roy

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তজনি 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Shyamaprasad Roy

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature Shyamaprasad Roy

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তজনি 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature Satin Kr. Begum.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তজনি 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature Sedamel Horque