


Government of West Bengal
A.D.S.R. RANIGANJ
Receipt for fees for copy under application for inspection
FORM -1556 & 1557

Copy No.	2304001829/2022	Dated:	20/05/2022
Date	20/05/2022		
Received Form	M Das		
On account of copy Deed No.	03468		
Registered in	Book No.- 1, No of words in the deed is 2700 for the year 1985 of the office A.D.S.R. RANIGANJ		
Searching Fee Under Article	F1 -	2 /-	
	F2 -	2 /-	
Copying Fee Under Article	G(a) -	9 /-	
	G(b) -	7 /-	
Charges for Preparing Map or Plan	₹	0 /-	
Stamp Paper (Value)	₹	10 /-	
Xerox Copy (Value)	₹	0 /-	
Court Fee (Value)	₹	10 /-	
Total Amount Received	₹	40 /-	


 Mr Sankha Bandyopadhyay
 A.D.S.R. RANIGANJ
 OFFICE OF THE A.D.S.R. RANIGANJ



Deed No - 3468, Dated - 1985,



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Add. District Sub-Registrar, Raniganj
Dist. - Burdwan
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THIS DEED OF SALE made this the eight day of November,
One Thousand Nine Hundred Eighty five (1985)

BY

SMT. PHULMANI DEVI w/o Sri Chandrika Prasad Gupta,
a Hindu House-wife of Raniganj, Police Station
Raniganj, Subdivision Asansol in the District of
Burdwan, hereinafter called the VENDOR of the
One Part ;

IN FAVOUR OF

SMT. SUMITRA DEVI w/o Late Lalbabu Shaw, a Hindu
House-wife of Shib Mandir Road, Asansol, Police
Station Asansol, Subdivision Asansol in the



- 2 -

District of Burdwan, hereinafter called the PURCHASER.
of the Other Part ;

The above expressions viz " Vendor " and
" Purchaser " will deem and include their respective
heirs, successors, executors, administrators,
assigns and legal representatives.

WHEREAS :-

- (1) The Vendor has been in exclusive and
khas possession of the land with compound
wall, which is described in the Schedule
below and which has been depicted in the
plan annexed hereto, and which is described



- 3 -

as the said property, as the sole and indefeasible owner thereof since her purchase from Mithu Bhakat of Raniganj in December, 1966 ;

- (ii) ~~For~~ For better and profitable investment of the money which may be derived by selling the said property, the Vendor in consultations with her husband and her other well-wishers decided and proclaimed to sell the said property absolutely and free from all encumbrances;



- 4 -

(iii) The Purchaser offered to purchase the said property at a price of Rs. 44,000/- (Rupees Forty Four Thousand only) absolutely and free from all encumbrances;

(iv) The vendor herself and also in consultations with her husband and well wishers accepted the said offer of the Purchaser and agreed to sell to the Purchaser the said property absolutely and free from all encumbrances at the said price of Rs. 44,000/- (Rupees Forty four Thousand only), which price she accepted and confirmed as quite fair and reasonable;

NOW THEREFORE THIS DEED OF SALE WITNESSETH that in pursuance

of the aforesaid agreement and in consideration of the sum of Rs. 44,000/- (Rupees Forty Four Thousand only) being the full price of the property described in the Schedule below, which is hereinafter referred to as the property hereby sold, fully paid in cash this day by the Purchaser to the Vendor the receipt of which said sum of Rupees Forty-four Thousand the Vendor doth hereby admit and acknowledge, and of and from the same and every part thereof the Vendor doth acquit, release and discharge the Purchaser as well as the property hereby sold, the Vendor doth by these presents grant, transfer, convey and assign unto and to the Purchaser the property which is described in the Schedule below and which is depicted in the plan annexed hereto with all rights, liberties, advantages, easements, etc., appertaining and belonging to the said property TO HAVE AND TO HOLD the same hereby sold to and unto the use of the Purchaser for ever, absolutely and fully free from all encumbrances.

AND the Vendor doth hereby covenant with the Purchaser that the Vendor alone is and has been lawfully, rightfully, well, absolutely and sufficiently entitled to the property hereby sold, AND that the Vendor has good right, full and subsisting power and absolute authority to grant and convey the said property absolutely and free from all encumbrances, AND that the Purchaser shall and may at all times hereafter peacefully and quietly own, enjoy and possess

the said property hereby sold by raising thereon structures etc., digging well therein and/ or in all such other ways and manners as the Purchaser may desire without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons claiming through, under or in trust for the Vendor, AND that if for any act done or suffered by the Vendor or if for any defect in the title and/ or khas possession of the Vendor in the property hereby sold or any part thereof, the Purchaser's indefeasible title to and/ or possession in the same or any part thereof be adversely affected, the Vendor shall in that event at her own costs and responsibility get the Purchaser's title and khas possession perfected, in default thereof the Vendor shall refund and shall remain bound to refund ~~and shall~~ the consideration money or the proportionate part thereof as the case may be together with all compensations and also interest @ 20 p.c.p.a. to the Purchaser.

AND the Vendor doth further covenant that the Vendor and/ or person having or claiming any estate or interest whatsoever in the property hereby sold or any part thereof from, under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do, execute and register or cause to be done, executed and registered all such acts, deeds and things as shall or may be reasonably required for further

and more perfectly assuring the property hereby sold in the manner aforesaid.

Schedule above referred to :

All that piece and parcel of land fit for Bastu total measure .50 $\frac{1}{2}$ (Point Five Zero and a half) acres with compound wall, out of which .35 (Point Three Five) Acres appertain to the plot no. 38 (Thirty eight) of R.S. Kh No. 1664 (One Thousand six hundred sixty -four) and the balance .15 $\frac{1}{2}$ (Point One five and a half) Acres being appertenant to the plot no. 40 (Forty) of R.S. Khatian No. 1993 (One Thousand Nine Hundred Ninety-three) both of Mouza Searsole, Touzi No. 20, Police Station and Subregistry office at Raniganj, Subdivision Asansol in the District of Burdwan. The said respective lands appertaining to the occupancy holdings bearing the annual Damas of Rs.3.94 and Rs.68.88 respectively, the proportionate annual revenues for the land hereby sold being payable by the Purchaser to the State of W. Bengal through the J.L.R.O. Raniganj. ~~Not~~ No co-sharer.

2. The aforesaid property hereby sold being bounded
3. follows :-

East : Land of Suresh Kumar Gupta.

North and West : Land of Shyamsundar Maji and ors.

South :- G.T. Road Side Land, thereafter G.T. Road, and the said property being shown by red border in the plan annexed hereto.

Valued at Rs. 44,000/-

IN WITNESS WHEREOF the vendor abovenamed has set and subscribed her hand hereto on the day, month and year as first above written in presence of the following witnesses.

Drafted by
Shankar Kumar
Advocate.

(Bar Council Regn
No. D 655/731 of 1962)

Smt. Fulmani Devi
by the pen of Ashoke

(V E N D O R).

Typed by
Narayan Chandra Mishra
of Raniganj.



Read over and explained to the parties by

Ashoke Kumar Gupta

Witnesses :-

1. *Ashoke Kumar Gupta*
2. *M. N. Mallick*
Raniganj Dist. Burdwan
3. *Chandrasekhar Choudhary*
Near College gate Raniganj
Chandrika Prasad Gupta

Shankar Kumar
20/5/22

Certified to be a true copy
[Signature]
Additional District SUB-Registrar
Raniganj, Paschim Bardhaman
[Signature]
20.5.22.