

P. 6611

T. 5536

5000Rs.



वेनर नं० १३४१ म-२००७

श्री गंगोत्री

मं० २०००८
श्री गंगोत्री

83000
Sub + Angul

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

श्री गंगोत्री

A-902
S. # 998
श्री गंगोत्री

Addl. District Sub-Registrar
Banka, Dist. Banka

DEED OF SALE

Valued at Rs. 83,000/-

P.S. Asansol (South)

Mouza Gopalpur

Ward No. 31 of A.M.C.

R.S. Plot No. 666/942

Total area of land sold is: 02 Kathas 08 Chhataks.

THIS DEED OF SALE made on this the 07th day of September, 2007.

Contd.....P/2.

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BY

Rig 1132

SRI TINKU BOURI, Son of Sri Narad Bouri, by occupation Private Serviceman, by faith Hindu, Citizenship Indian, resident of Gopalpur, P.O. Asansol-4, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Burdwan, 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.

IN FAVOUR OF: -

SMT. PIU CHATTERJEE, Wife of Sri Tapas Chatterjee, by faith Hindu, by occupation Housewife, Citizenship Indian, resident of Gopalpur, P.O. Asansol-4, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Burdwan, hereinafter called the “**PURCHASER**” (which expression shall unless excluded by or repugnant to the context include all her heirs, successors, legal representatives and assigns) of the OTHER PART.

WHEREAS the land comprised in R.S. Plot No. 666/942 appertaining to R.S. Khatian No. 380 situated in Mouza Gopalpur, J.L. No. 10 under P.S. Asansol (South), District Burdwan measuring an area of 05 Sataks equivalent to more or less 03 Kathas was purchased by the Vendor by virtue of a Deed of Sale executed in his favour on 11/10/2001 and registered on 16/10/2001 in Book No. I, Volume No. X46, Pages 107 to 112 being No. 1387 for the year 2003 of A.D.S.R. Office, Asansol by its erstwhile owner Smt. Premlata Debi, Wife of Sri Bhola Singh of Gopalpur for valuable considerations mentioned in the said Deed of Sale.

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AND WHEREAS the Vendor after purchasing the lands as mentioned hereinabove developed the same by releasing 08 (eight) Chhataks equivalent to 360 (three hundred sixty) Sq. Ft. of land for road and better frontage to his property out of the 03 (three) Kathas purchased by him and since thereafter has been owning and possessing the said landed properties measuring 02 (two) Kathas 08 (eight) Chhataks more fully mentioned in the schedule below free from all encumbrances, charges and/or mortgages, etc.

AND WHEREAS the Vendor being in urgent need of money to meet his legal requirements and expenses declared and expressed his intentions to sell and transfer the schedule mentioned land with specific demarcation and boundaries.

AND WHEREAS the Purchaser on coming to know of such intention and declaration of the Vendor has offered to purchase the schedule mentioned lands at a total consideration price of Rs. 83,000/- (Rupees eighty three thousand) only.

AND WHEREAS the Vendor considering the said price to be fair, reasonable and highest according to present market value prevailing in the locality has accepted the said offer of the Purchaser and agreed to sell and transfer the schedule mentioned land to the Purchaser at and for the said total price of Rs. 83,000/- (Rupees eighty three thousand) only on the terms mentioned hereunder.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the said agreement between the Vendor and the Purchaser and in consideration of the said sum of Rs. 83,000/- (Rupees eighty three thousand) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge) as total price of the said land, the Vendor doth hereby grant, convey, sell and transfer unto and to the use of the said Purchaser all that land more fully mentioned and described in the schedule below together with the right of

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path, passage, lights, liberties, privileges, easement and 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 Purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise etc. and the said Vendor for himself, his heirs and successors doth hereby declare and covenant with the said Purchaser that the Vendor has good title, full power and absolute right to sell the schedule mentioned property and further declare that the Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said property and have not in any way encumbered the said property intended to be conveyed by this Deed of Sale and that the said Purchaser and/or her heirs, legal representatives and assigns hereafter shall and may at all times peacefully and quietly hold, possess, use and enjoy the schedule mentioned property by exercising her right of ownership and possession in any manner she likes over the said property without any interruption, claim and/or demand whatsoever from or by the Vendor or any person or 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 Purchaser 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 said Purchaser in respect of the said property or part thereof and it is also covenanted by the Vendor that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the Vendor has no respectable and saleable title to the said property as hereinbefore stated by the Vendor in that event the Vendor including all his heirs, successors and assigns shall be bound and liable to make good and indemnify any or all losses sustained by the Purchaser and/or her heirs or assigns.

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It is further declared by the Vendor that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get her name mutated in the sharista of superior landlord as well as in the records and registers of any other authority whenever required and the Vendor undertake to render all such help and assistance and shall sign upon affidavit/s as will be found essential in this regard.

:-SCHEDULE OF THE LAND ABOVE REFERRED TO:-

In the District of Burdwan, P.S. Asansol (South), Chowki & Addl. Dist. Sub-Registry Office Asansol, within Mouza Gopalpur, J. L. No. 10, all that raiyati Baid land, presently fit for Bastu, measuring 02(two) **Kathas 08(eight) Chhataks** comprised in R.S. Plot No. 666/942(six hundred sixty six bata nine hundred forty two) under R.S. Khatian No. 380 is hereby sold by the Vendor.

Butted and bounded by:-

On the North : Plot No. 953.

On the South : Plot No. 941.

On the East : Property of Udit Singh.

On the West : Road.

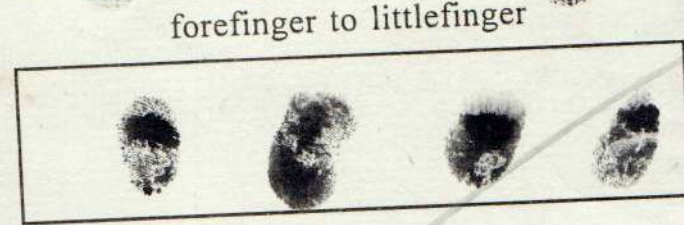
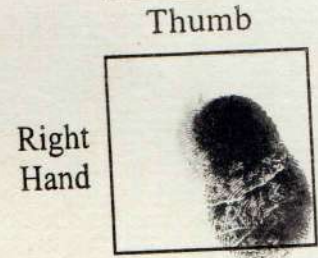
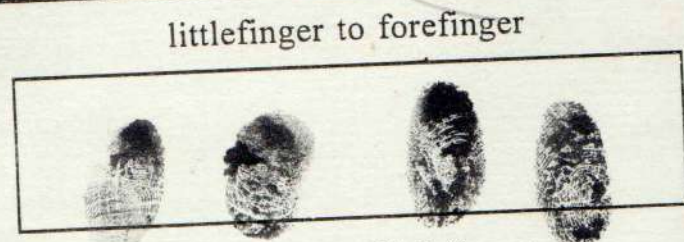
The proportionate annual rent is payable to the State of West Bengal through B.L. & L.R.O., Asansol.

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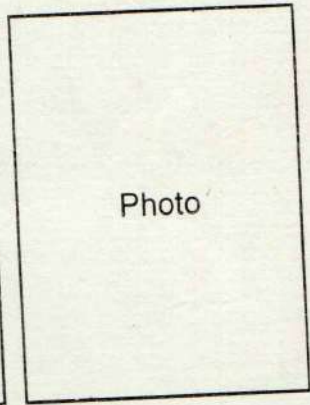
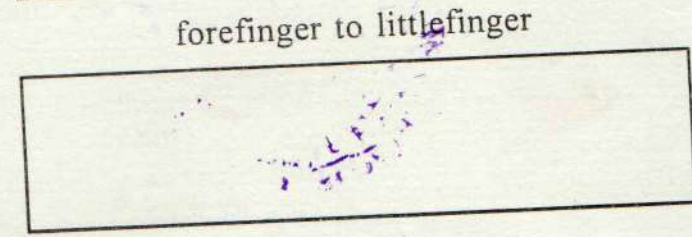
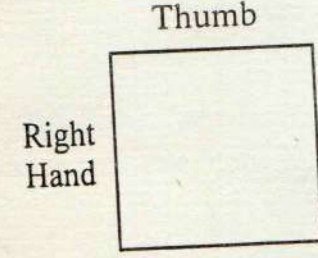
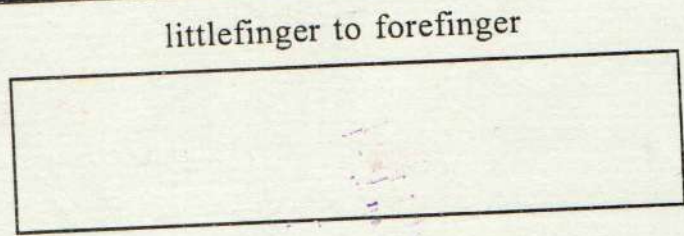
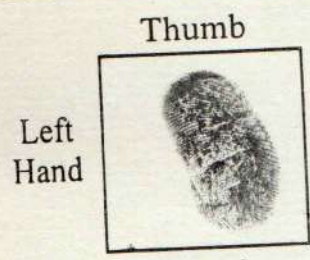
Suraji
(Adv)



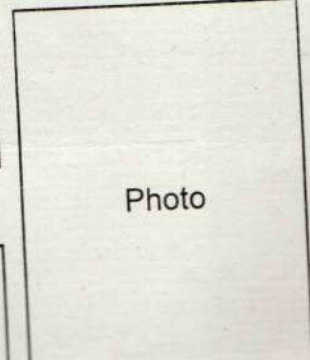
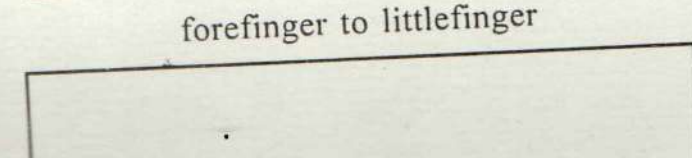
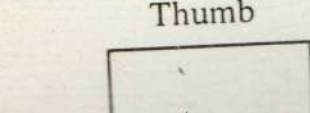
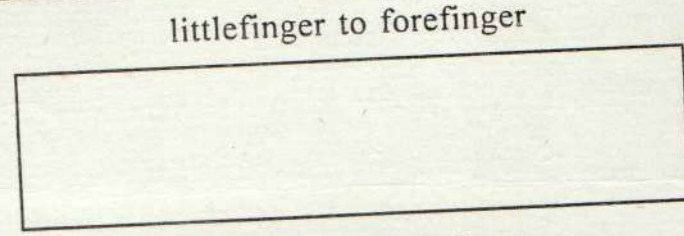
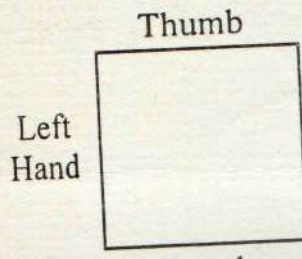
Finger Print attested by me : पिंकर ठाडरी



Finger Print attested by me : Piu Chatterjee



Finger Print attested by me :



दि. १२/०८/२०१७

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IN WITNESS WHEREOF the Vendor named above set and subscribed his hand on the day, month and year first above written.

WITNESSES: -

1. Jayantia Das.
S/o: Anil Ch. Das.
Gopalpur.
G. T. Road Asansol.
BURDWAR

2. Arun K. Das.
S/o Manojanjan Das.
Gopalpur

दि. १२/०८/२०१७

SIGNATURE OF THE VENDOR

Separate sheet containing the finger prints of the parties hereto is attached herewith.

Drafted and prepared by me
and printed in my Office.

Sumata Das
ADVOCATE, ASANSOL COURT.

Enrol. No. WB/1116/1999.

दि. १२/०८/२०१७

Government Of West Bengal
Office of the A. D. S. R. ASANSOL
ASANSOL
Endorsement For deed Number :I-05536 of :2009
(Serial No. 06611, 2007)

On 07/09/2007

Payment of Fees:

(Rs. Paid in rupees under article : A(1) = 902/- E = 7/- on 07/09/2007

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13:36 hrs on 07/09/2007, at the Office of the A. D. S. R. ASANSOL by Tinku Bouri, Executant

Admission of Execution(Under Section 58)

Execution is admitted on 07/09/2007 by

1. Sri Tinku Bouri, son of Sri Narad Bouri, Gopalpur Asansol Burdwan, Thana Asansol. By caste Hindu, by Profession Others
Identified By Jayanta Das, son of Anil Ch. Das, Gopalpur Asansol Burdwan Thana: Asansol, by caste Hindu, By Profession Others

Name of the Registering officer: **Dipankar Mahato**
Designation: **ADDITIONAL DISTRICT SUB-REGISTRAR
OF ASANSOL**

On 07/07/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 200000/-


Certified that the required stamp duty of this document is Rs 12010/- and the Stamp duty paid as: Impresive Rs- 6000

Name of the Registering officer: **Dipankar Mahato**
Designation: **ADDITIONAL DISTRICT SUB-REGISTRAR
OF ASANSOL**

On 09/07/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23,5 of Indian Stamp Act 1899


[Dipankar Mahato]
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Govt. of West Bengal

Government Of West Bengal
Office of the A. D. S. R. ASANSOL
ASANSOL
Endorsement For deed Number :I-05536 of :2009
(Serial No. 06611, 2007)

also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. 10 00/-

Deficit stamp duty

Deficit stamp duty Rs 7010/- is paid, by the Bankers cheque number 781055, Bankers Cheque Date 26/06/2009 Bank Name State Bank Of India, ASANSOL, received on 09/07/2009.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 1287/- on 09/07/2009.

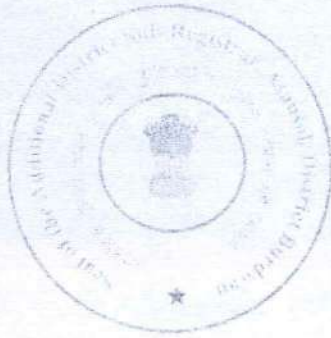
Name of the Registering officer **Dipankar Mahato**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR
OF ASANSOL**




[Dipankar Mahato]
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 1868 to 1878
being No 05536 for the year 2009.




(Lipankar Mahato) 09-July-2009
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Office of the A. D. S. R. ASANSOL
West Bengal