

DEED OF SALE

Sale price : Govt. Valuation, Mouza 92
,Krishnagar, P.S.- Kotwali, Dist.- Nadia, Carpet area
sft. within Ward no. 13, under Krishnagar Municipality

THIS DEED OF SALE is made and executed on this the 5th
day of March, 2021

BETWEEN

SOUBHIK CHAKRABORTY, S/o Late Kamalendu Chakraborty, by faith-
Hindu, by occupation- Business, resident of Ananta Hari Mitra Road,
Nediarpar, P.O.- Krishnagar, P.S.- Kotwali, Dist.- Nadia, Pin-741101, PAN
NO.- AKKPC0545N hereinafter called the "SELLER" (Whish expression
shall mean and include her legal heirs, successors, successors-in-interest,

SOUBHIK CHAKRABORTY

Soubhik Chakraborty
Proprietor

Contd....P/2

[2]

executors, administrator, legal representatives, attorneys and assigns) of ONE PART.

AND

Sri. S/O. aged years
residing at

hereinafter called the "PURCHASER" (represented by his power of attorney) which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assigns of the OTHER PART.

WHEREAS THE SELLER is the absolute owner in possession and enjoyment of the property fully described in the schedule hereunder and hereafter called the "SCHEDULE PROPERTY".

WHEREAS the property fully described in the schedule hereunder is the self acquired property of the SELLER who purchased the same from in and by sale deed dated and registered as Doct. No. of Book 1 CD Volume No.Page No..... to registered on and filed on the file of the Sub- Registrar.

WHEREAS the SELLER is the absolute owner of the property and he has been enjoying the same with absolute right and the has clear and marketable title to the Schedule Property.

WHEREAS the SELLER being in need of funds for the purpose of building construction (Flat) has decided to sell the flat more fully described in the Schedule hereunder and the PURCHASER has offered to purchase the same.

WHEREAS the Seller offered to sell and transfer the schedule

[3]

property to the PURCHASER for a sale consideration of Rs. (Rupees only) and the PURCHASER herein has agreed to purchase the same for the aforesaid consideration on the following terms and conditions.

NOW THIS DEED WITNESSETH AS FOLLOWS :

1. The Sale consideration of the Schedule Property is fixed at Rs. (Rupees only)
2. The PURCHASER HAS PAID sum of Rs. (Rupees Only) by cash / cheque / D.D being No. drawn on dated, the receipt of which sum the SELLER hereby acknowledges.
3. The SELLER confirms with the PURCHASER that he/she has not entered into any agreement for sale, mortgagage or exchange whatsoever with any other person relating to the Schedule Property of this Agreement.
4. The SELLER hereby assures the PURCHASER and he/she has absolute power to convey the same and there are no encumbrances, liens, charges, Government dues, attachments, acquisition, or requisition, proceedings etc.
5. The SELLER agrees to put the purchaser in absolute and vacant possession of the schedule property after executing the sale deed and registering the same in the jurisdictional Sub-Registrar's office.
6. The SELLER covenants with the purchaser that he/she shall not do any act, deed or thing creating any charge, lien or encumbrance in respect of the schedule property on or before executing this indenture.
7. The SELLER has specifically agreed and covenants with the PURCHASER that he/she shall do all acts, deeds and things which are

Contd....P/4

[4]

necessary and requisite to convey absolute and marketable title in respect of the schedule property in favour of the PURCHASER or his nominee.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land situates in the District of Nadia, PS.- Kotwali, Sub Registrar Office Krishnagar, at present Touzi 07, Pargana - Ukhra, Mouza - Krishnagar, J.L. No.- 92 R.S. Khatian , L.R. Khatian , being plot no. R.S. , L.R. , R.S. , L.R. , R.S. , L.R. , Category G+4 Flat construction the agreement part Floor facing measuring about including super buildup sq.ft. be the same or little more or less being Holding No. in A.C. Patra Lane within Ward no. under Krishnagar Municipality shown in the sketch map in red inked portion which is annexed herewith and is a part and parcel of this deed .

Butted and bounded as follows:

On The North :

On the South :

On the East :

On the West :

Measurement

On The North :

On the South :

On the East :

On the West :

The schedule of property (the flat) butted and bounded by

On The North :

On the South :

On the East :

On the West :

[5]

PAYMENT SCHEDULE

In Witness whereof the SELLER and PURCHASER have signed this Agreement of Sale on the day month and year herein above mentioned in the presence of the witnesses :

SELLER

Drafted and dictated by :

Jyotishman Bhattacharya,
Advocate, Krishnagar Judges' Court,
Krishnagar, Nadia.
Enrollment No.: F-380/2006

Typed by :

Rupali Nandi
Krishnagar, Nadia

PURCHASER

Witness :

SOUBHIK CHAKRABORTY

Soubhik Chakraborty
Proprietor