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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Document is  
 authentic & correct. The  
 contents of the document  
 are in accordance with the  
 original document. *Shah*  
 Addl. District Sub-Registrar  
 Asansol, Dist. Bardhaman

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28560/-

31 JAN 2014

Query No. 0788/2014

Market Value Rs. 5,58,897/-

Shefali Antra Gupta

**DEED OF SALE OF Rs. 5,50,000/-**

Area of land sold is : 3 cottahs comprising  
 part of R.S. Plot No. 3723, L.R. Plot No. 4146  
 situated in Mouza : Hirapur, J.L. No. 18  
 P.S. Hirapur, under Ward No. 45 of A.M.C.

A 61451-

THIS DEED OF SALE made this the 30th

day of January in the year 2014 by :

Date of Purci  
from Asansol Tre.  
30 DEC 2013  
L.No. 1 of 2000-01

0002

ক্রমিক নং- ৭ [redacted] তারিখ ২৭/১২/২০১৩  
মূল্য- ৫০০০.০০০/-  
নাম- সুব্রত রায়  
ঠিকানা- গান্ধী -  
ভেণ্ডার শ্রী. গুপ্তা - গান্ধী -

গান্ধীগলি, আসানসোল



✓  
Addl. District Sub-Registrar  
Asansol, Dist. Burdwan

31 JAN 2014

( 2 )

Shefali Dutta Gupta

SMT. SHEFALI DUTTA GUPTA (PAN : ADHPD3632P) W/o Late Chandan Dutta Gupta, by faith Hindu, citizenship Indian, by occupation retired school teacher, resident of : Rambandh, Subarna Kutir, Burnpur, P.O. Burnpur, Pin-713325, P.S. Hirapur, Chowki and Addl. Dist. Sub Registry Office Asansol, Dist. Burdwan hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the context include all her heirs, successors, legal representatives and assigns) of the ONE PART.

**IN FAVOUR OF**

SRI SUBRATA SINHA (PAN No. AJAPS4680B) S/o Sri Anil Kumar Sinha, by faith Hindu, citizenship Indian, by occupation business, resident of : Riverside Road, (Opp. Telephone Exchange), P.O. Burnpur, Pin-713325, P.S. Hirapur, Dist. Burdwan hereinafter called the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the OTHER PART.

WHEREAS the schedule mentioned land including other lands of Mouza Hirapur, P.S. Hirapur originally belonged to one Thakahari Sadhu (since

WHEREAS the schedule mentioned land including other lands of Mouza Hirapur, P.S. Hirapur originally belonged to one Thakahari Sadhu (since deceased) and subsequently the said lands had been duly and correctly recorded in his name in the R.S. Record of Rights under R.S. Khatian No. 1553 of Mouza Hirapur, P.S. Hirapur;

AND WHEREAS while owning and possessing the said lands said Thakahari Sadhu died leaving his two sons namely Gopal Chandra Sadhu (L.R. Kh. No. 908) and Gour Chandra Sadhu (since deceased) (L.R. Kh. No. 964) as his only legal heirs who inherited the said lands in equal 1/2 share each left by their deceased father Thakahari Sadhu. And subsequently said Gour Chandra Sadhu died leaving his two sons namely (i) Nabani Kumar Sadhu and (ii) Subodh Sadhu as his only legal heirs who inherited the said lands left by their deceased father Gour Chandra Sadhu.

AND WHEREAS said (i) Gopal Chandra Sadhu (ii) Nabani Kumar Sadhu and (ii) Subodh Sadhu while owning and possessing the said inherited lands, they sold and transferred the land measuring 6 cottahs comprised in R.S. Plot No. 3723 of Mouza Hirapur, P.S. Hirapur to the present Vendor by a registered Deed of Sale being Deed No. 4386 for the year 1997 of Asansol Addl. Dist. Sub Registry Office on receipt of valuable consideration as mentioned in the said Sale Deed and delivered peaceful possession of the said lands to the present Vendor;

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Shefali Datta Gupta

AND WHEREAS in the circumstances the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land more fully mentioned in the schedule below which is free from all encumbrances, charges and/or mortgages;

AND WHEREAS the Vendor being in urgent need of money to meet her legal requirement and expenses declared and expressed her intention to sell and transfer the land measuring 3 cottahs comprising part of R.S. Plot No. 3723 of Mouza Hirapur, P.S. Hirapur more fully mentioned in the schedule below;

AND WHEREAS the Purchaser having come to know of such intention and declaration of the Vendor proposed and offered to purchase the schedule mentioned land at a total consideration price of Rs. 5,50,000/- (Rupees five lac fifty thousand) only;

AND WHEREAS the Vendor considering the said price as fair, proper, reasonable and highest according to market value prevailing in the locality accepted the said offer of the Purchaser and agreed to sell, convey and transfer the schedule mentioned land unto and in favour of the Purchaser at and for the said total price consideration of Rs. 5,50,000/- (Rupees five lac fifty thousand) only on the terms mentioned hereinbelow:-

( 5 )

Shefali Datta Gupta

**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. 5,50,000/- (Rupees five lac fifty thousand) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge) 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 path, passage, lights, liberties, privileges, easement & appurtenance whatsoever attached and concerning to the said land free from any or all encumbrances TO HAVE AND TO HOLD the said land 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 AND THAT the said Vendor for herself, her heirs and successors doth hereby declares and covenants with the said Purchaser that the Vendor has good title, full power and absolute right to sell and transfer the schedule mentioned land and further declare that he is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and that the Vendor has not in any way encumbered the schedule mentioned land intended to be conveyed by this Deed of Sale AND THAT the said Purchaser including all his legal heirs and successors

( 6 )

Sheyali Dutta Gupta

shall and may at all times peacefully/quietly hold, possess, use and enjoy the said land as lawful and rightful owner thereof with liberty to raise/erect all sorts of constructions upon the said land after getting the same converted into non-agricultural vastu land in accordance with law without any interruptions, obstructions, claim and/or demand whatsoever from or by the Vendor or any person/persons lawfully/equitably claiming under or in trust for her 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 Purchaser relating to the said land and that the Vendor doth hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned land is not free from all encumbrances and/or the Vendor has no valid perfect and marketable title to the said land as hereinbefore stated by the Vendors in that event the Vendor including all her legal heirs and successors will be bound to pay back the entire consideration amount with legal interest to the Purchaser and shall also be liable to make good and indemnify all losses and damages with the Purchaser may suffer due to any defect in the title of the Vendor in respect of the said land hereby sold to the Purchaser.

( 7 )

Shafali Dutta Gupta

It is hereby further declare by the Vendor that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get his name mutated in the records of S.D.L. & L.R.O., Extn., Part-1, Asansol under the State of West Bengal and the Vendor undertakes to render all such help and assistance as will be found essential in this regard.

**SCHEDULE OF THE LAND ABOVE REFERRED TO :**

In the District of Burdwan, P.S. Hirapur, Chowki & Addl. Dist. Sub-Registry Office Asansol, under limit of Asansol Municipal Corporation, Ward No. 45 within Mouza Hirapur, J.L. No. 18 all that land measuring 6 (six) cottahs equivalent to 0.10 acres comprising part of R.S. Plot No. 3723 (three thousand seven hundred twenty three) under R.S. Khatian No. 1553 appertaining to L.R. Plot No. 4146 under L.R. Khatian No. 908 and 964.

Proposed use of land : Vastu. Butted and bounded by :

On the North : By 10 feet wide road.

On the South : By the land of others on R.S. Plot No. 3723.

On the East : By the land of Asit Kr. Bose & house of Suprakash Mukherjee.

On the West : By 10 feet wide road.

**Measurement :**

Northern & Southern side East to West : 50'-0".

Eastern & Western side North to South : 86'-6".



( 8 )

**Out of which and within this boundary** : Undivided 1/2 share of the above noted land measuring land area 3 (three) cottahs equivalent to more or less 0.05 acres of land are hereby sold by this Deed of Sale.

The proportionate annual rent is payable to the State of West Bengal through S.D..L. & L.R.O., Extn., Part-1, Asansol.

IN WITNESS WHEREOF the Vendor named above signed and executed this Deed of Sale on the day, month and year first above written.

**Witnesses :**

1. Arshisman Datta Gupta  
S/O Lt Chandan Datta Gupta  
Subarna Kutir, Ranabamoh,  
Bumspur, WB. 713325
2. Santosh Kumar Majumdar.  
s/o Sasanika Sekhar Majumdar.  
River Side Road, Bumspur.  
P.O. - Bumspur, , 713325  
Dist - Burdwan

*Shefali Datta Gupta*

Signature of the Vendor

Prepared by me as per  
instruction of the Vendor and  
read over, explained to the  
Vendor and printed in my office

*Pijush Kanti Das*

**(Pijush Kanti Das)**

Advocate

Enrl. No. WB/828/1973

Asansol Court

( 9 )

**MEMO OF CONSIDERATION**

1. Rs. 4,90,000/- (Rupees four lac ninety thousand) only paid by by cheque No. 234155, dated 01/08/2013 of Axis Bank Ltd., Asansol Branch.

1. Rs. 60,000/- (Rupees sixty thousand) only paid by by cheque No. 234160, dated 28/01/2013 of Axis Bank Ltd., Asansol Branch.

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Total Rs. 5,50,000/- (Rupees five lac fifty thousand) only paid by the Purchaser to the Vendor in the manner as aforesaid.

**Witnesses :**

1. Archisman Dutta Gupta  
310 Lt Chandan Dutta Gupta  
Subarna Kutiā, Rambanekh,  
Buznpur, WB-713325

2.

Santosh Kumar Magumdas.  
River Side Road, Buznpur.  
P.O. - Buznpur,  
Dist. - Burdwan.  
Pin - 713325.

Shefali Dutta Gupta.

Signature of the Vendor

Sulroato Ginh



*Sulroato Ginh*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Shefali Dutta Gupta*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Government of West Bengal  
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue

Office of the A.D.S.R. ASANSOL, District- Burdwan

Signature / LTI Sheet of Serial No. 00583 / 2014, Deed No. (Book - I , 00589/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Shefali Dutta Gupta Rambandh, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India,	 31/01/2014	 LTI 31/01/2014	Shefali Dutta Gupta 31.1.2014.

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shefali Dutta Gupta Address -Rambandh, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India,	Self	 31/01/2014	 LTI 31/01/2014	Shefali Dutta Gupta

Name of Identifier of above Person(s)

Archisman Dutta Gupta  
Subarna Kutir Rambandh Burnpur, District:-Burdwan,  
WEST BENGAL, India,

Signature of Identifier with Date

Archisman Dutta Gupta  
31/1/2014



  
(Debasis Patra)



Government Of West Bengal  
Office Of the A.D.S.R. ASANSOL  
District:-Burdwan

Endorsement For Deed Number : I - 00589 of 2014  
(Serial No. 00583 of 2014 and Query No. 0205L000000788 of 2014)

On 31/01/2014

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 6145.00/-, on 31/01/2014

( Under Article : A(1) = 6138/- ,E = 7/- on 31/01/2014 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-5,58,897/-

Certified that the required stamp duty of this document is Rs.- 33544 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 28010/- is paid , by the Bankers cheque number 663764, Bankers Cheque Date 29/01/2014, Bank : State Bank of India, ASANSOL, received on 31/01/2014
2. Rs. 550/- is paid , by the Bankers cheque number 741053, Bankers Cheque Date 30/01/2014, Bank : State Bank of India, ASANSOL, received on 31/01/2014

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 12.05 hrs on :31/01/2014, at the Office of the A.D.S.R. ASANSOL by Shefali Dutta Gupta ,Executant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 31/01/2014 by

1. Shefali Dutta Gupta, wife of Late Chandan Dutta Gupta , Rambandh, Thana:-Hirapur, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Retired Person  
Identified By Archisman Dutta Gupta, son of Late Chandan Dutta Gupta, Subarna Kutir Rambandh Burnpur, District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

( Debasis Patra )

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL



Government Of West Bengal  
Office Of the A.D.S.R. ASANSOL  
District:-Burdwan

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Endorsement For Deed Number : I - 00589 of 2014  
(Serial No. 00583 of 2014 and Query No. 0205L000000788 of 2014)

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( Debasis Patra )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
ASANSOL



( Debasis Patra )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 919 to 933  
being No 00589 for the year 2014.



*Debasis Patra*

(Debasis Patra) 14-February-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL  
Office of the A.D.S.R. ASANSOL  
West Bengal