



अन्ध्रप्रदेश पश्चिम बंगाल WEST BENGAL

040536

25/9/11

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15080/2011

15080/2011

Query No. 15080/2011

DEED OF SALE

Valued at Rs.1,60,000/-

Market Value of Rs.3,14,734/-

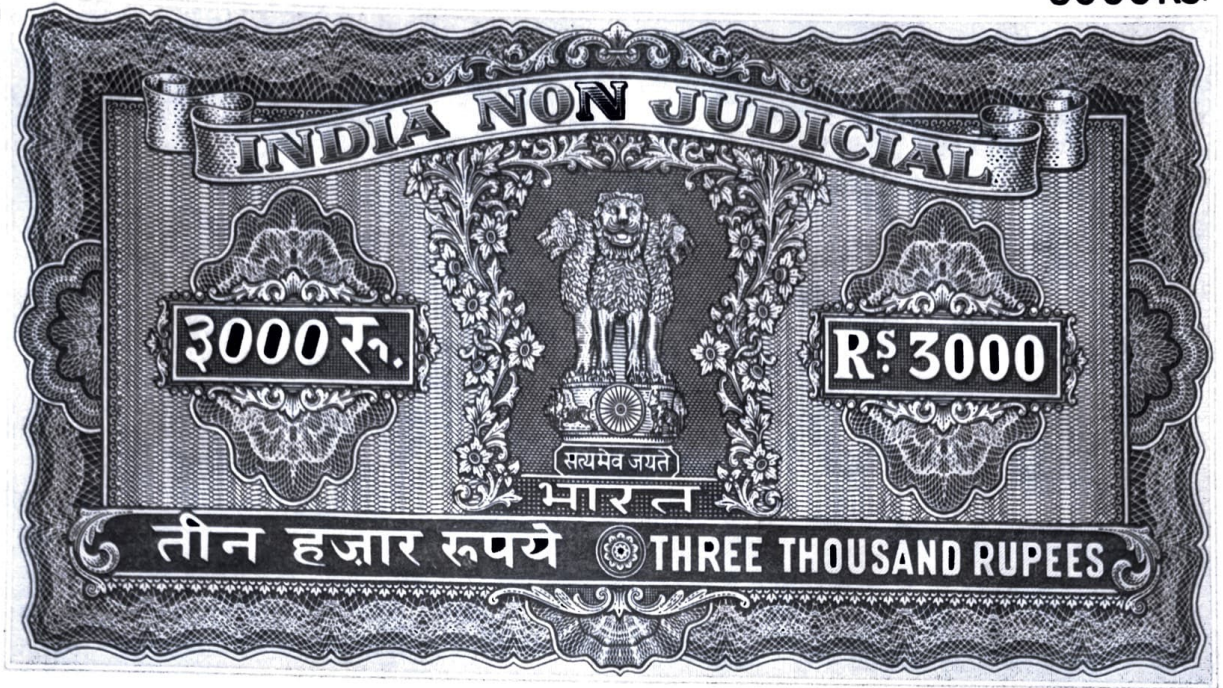
P.S. Kulti, Mouza: Kulti, J.L. No.16, Plot Nos.1173 & 1174, Area: 4 cottahs of land.

THIS DEED OF SALE is made on this the 22nd day of September 2011

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3000Rs.



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SRI MAHENDRA PRASAD GUPTA S/o Ram Chandra Gupta, by faith Hindu, citizen of India, by occupation Business, resident of Bandhaghat, Howrah, P.S. Golabari, Dist. Howrah, hereinafter called the "SELLER" (which expression shall include his heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the ONE PART;

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750Rs.



पश्चिम बंगाल WEST BANGAL

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:: IN FAVOUR OF ::

representatives unless contrary to and repugnant to the content of the OTHER PART.

SMT. SOVA GUPTA W/o Sri Rajendra Kumar Gupta, by faith Hindu, citizen of India, by occupation Housewife, resident of Kulti, New Road, P.S. Kulti, Sub-Division and A.D.S.R. Office: Asansol, Dist. Burdwan, hereinafter called the "PURCHASER" (which expression shall include her heirs, successors, assigns, Contd....p/4.



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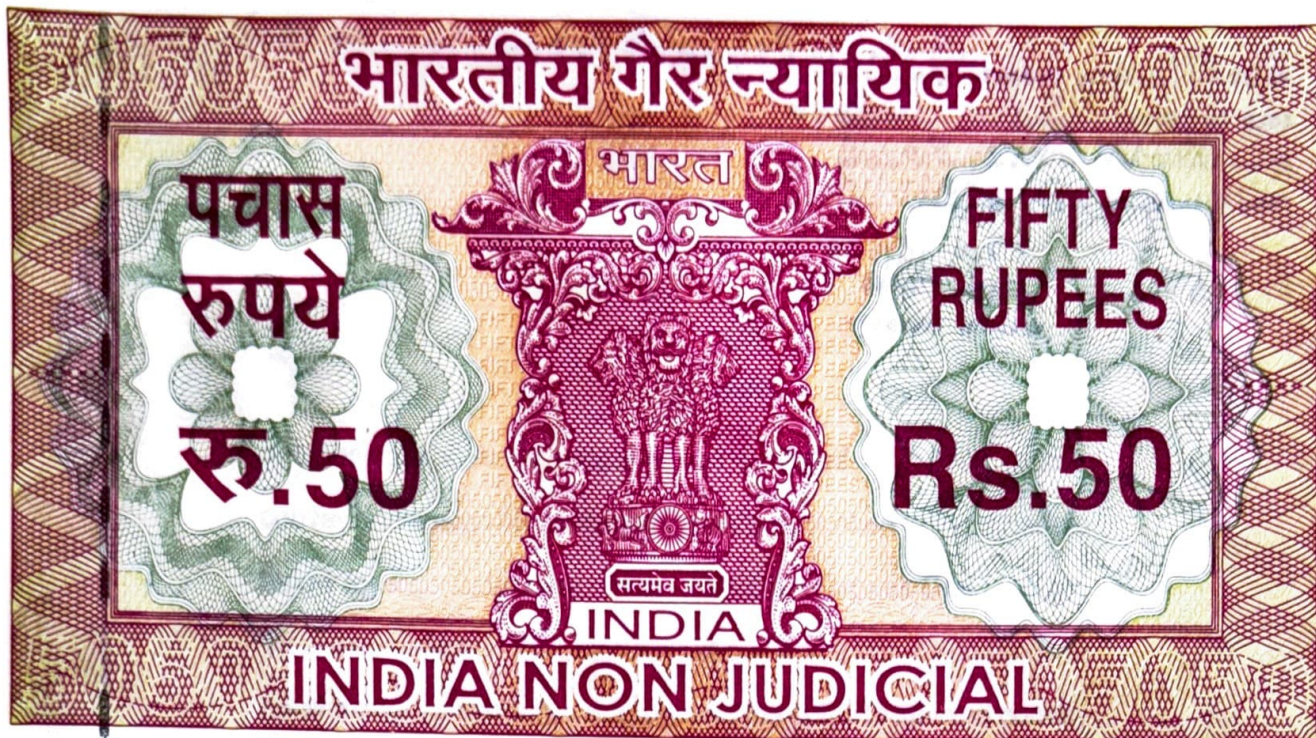


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representatives unless contrary to and repugnant to the context)
of the OTHER PART;

WHEREAS the seller above named is the recorded owner
of the schedule mentioned landed property and his name has been
duly and correctly recorded in finally published L.R. record of rights
in L.R. Khatian No.2095 within Mouza: Kulti, P.S. Kulti, Dist.

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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Burdwan and the seller has been owning and possessing the same in peaceful and uninterrupted manner free from all encumbrances and the seller has absolute right, full power and authority to sell the schedule mentioned property to the purchaser.

AND WHEREAS the above named seller being in urgent need of money to meet his legal and lawful expenses and also for

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purchasing a suitable property, has declared his option to sell, convey and assign his aforesaid property described in the schedule below for a consideration of Rs.1,60,000/- (Rupees One lac Sixty thousand only) and the purchaser above named being desirous of purchasing the same has approached the seller to sell and convey his aforesaid property unto her and the seller has accepted the offer and proposal made by the purchaser and agreed to sell his property unto her and the purchaser has agreed to purchase the same at the aforesaid price.

AND WHEREAS the seller above named being considering it to be the just and highest market price of his aforesaid property has agreed to sell the same unto the purchaser.

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the payment of the said sum of Rs.1,60,000/- (Rupees One lac Sixty thousand only), the receipt whereof the said seller do hereby admits and acknowledges, the said seller hereby grants and conveys unto and to the use of the purchaser all those piece and parcel of land with structure as described in the schedule below together with all areas, paths,

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passages, rights, liberties, privileges, easements, appurtenances whatsoever to the said land belonging or in any way appurtenant thereto free from all encumbrances TO HAVE AND TO HOLD the same hereby granted for ever and the said seller do hereby for himself, his heirs, successors, administrators, legal representatives and assigns covenant with the purchaser and declare that he is seized and possessed of and has not in any way encumbered or charged the property hereby conveyed and that the said purchaser shall and may at all times peaceably and quietly possess and enjoy the same without any manner of interruption, claim or demand whatsoever from or by the said seller or any person claiming under him AND THAT the seller shall and will and for all times to come at the request and cost of the said purchaser do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the purchaser to the said property or any part thereof and the seller further covenant that if it transpires that the property hereby conveyed is not free from all encumbrances the seller shall be liable to the purchaser and the seller shall be bound to make good any loss sustained by the purchaser and to refund the consideration money together with damages at a time.

Contd....p/8.

Handwritten signature: Kishore Kumar
:: 8 ::

Be it further stated that the purchaser all her heirs, successors, administrators, assigns shall enjoy the property mentioned in the schedule below from generation to generation with all right, title, interest of the seller according to her choice, preference and necessity including all sorts of transferring right by way of sale, gift, mortgage, lease or otherwise and changing the nature of the property and is at liberty to mutate her name towards the conveyed property and to pay rents and cess to the authority or authorities in the name of the purchaser from this day of sale to the landlord the Govt. of West Bengal through the B.L. & L.R.O. Kulti and all consents and approvals are hereby accorded by the seller by this deed.

SCHEDULE ABOVE REFERRED TO:

Within District of Burdwan, P.S. Kulti, Sub-Division and Addl. Dist. Sub-Registry Office: Asansol, Mouza: Kulti, J.L. No.16, L.R. Khatian No.2095;

- (i) Plot No.1173 (One thousand One hundred Seventy Three),
Class: Bahal, Area: 2 (Two) cottahs;
- (ii) Plot No.1174 (One thousand One hundred Seventy Four),
Class: Bahal, Area: 2 (Two) cottahs;

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Total Measuring **4 (Four) cottahs** of land is sold by this deed.

Proposed use of the sold land : Bastu;

Agriculture lands are situated surrounding the land hereby sold.

The proportionate annual rent is payable to the Govt. of West Bengal through the B.L. & L.R.O. Kulti, Dist. Burdwan.

A sheet containing photos and finger prints of both hands duly attested by the parties concern is annexed hereto which do form a part of this deed.

IN WITNESS WHEREOF the seller hereby setforth his hand

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Left Hand	Thumb	Littlefinger to forefinger	Photo ✓
Right Hand	Thumb	Forefinger to Littlefinger	

Finger Print attested by me : हेम प्रसाद गुप्ता

Left Hand	Thumb	Littlefinger to forefinger	Photo
Right Hand	Thumb	Forefinger to Littlefinger	

Finger Print attested by me : Rajendra K. Gupta

Left Hand	Thumb	Littlefinger to forefinger	
Right Hand	Thumb	Forefinger to Littlefinger	

Finger Print attested by me : हेम प्रसाद गुप्ता

Left Hand	Thumb	Littlefinger to forefinger	
Right Hand	Thumb	Forefinger to Littlefinger	

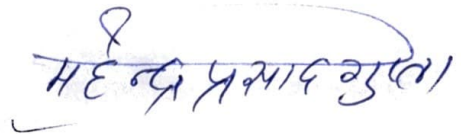
Finger Print attested by me : Sona Gupta

:: 10 ::

and seal on this Deed of Sale on the day, month and year first
above written.

WITNESSES :-

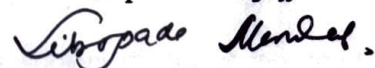
1. Munnulal Gupta
17 No 1st ST MAZAMLEEN.
S H 6.



2. Shibopada Mendol
9 Kesmatpur

Signature of the Seller.

Drafted and prepared by me as per
instructions of the seller and read
over and explained the contents of
this deed before the seller in
vernacular and printed in my office.



Deed Writer

A.D.S.R. Office: Asansol

Licence No.32



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

Endorsement For Deed Number : I - 09288 of 2011
(Serial No. 09400 of 2011)

On

Payment of Fees:

On 25/09/2011

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

Presented for registration at 17.25 hrs on :25/09/2011, at the Private residence by Mahendra Prasad Gupta ,Executant.

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

Execution is admitted on 25/09/2011 by

1. Mahendra Prasad Gupta, son of Ram Chandra Gupta , Bandha Ghat, Thana:-Golabari, District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
Identified By Munna Lal Gupta, son of Late P. Gupta, 17 No Ghat, District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

On 28/09/2011

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. 3461/-, on 28/09/2011

(Under Article : A(1) = 3454/- ,E = 7/- on 28/09/2011)

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.-314734/-

Certified that the required stamp duty of this document is Rs.- 18894 /- and the Stamp duty paid as: Impressive Rs.- 18900/-

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

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EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 09288 of 2011

(Serial No. 09400 of 2011)

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL



(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL