

SLN - 2996/08

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I-2812/08



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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which are parts of document are  
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A.O.S. Stamp  
Pancha

29 04 08  
- :: DEED OF SALE :: -

This DEED OF SALE is made on this 17<sup>th</sup> day of  
March April, two thousand Eight, B E T W E E N  
OM PRAKASH PANDEY, son of Sri Murlidhar Pandey, by  
faith-Hindu, by occupation-Business, by nationality-  
Indian, residing at 67/22, Strand Road, P.S. Jorabagan,  
Kolkata - 700 006, hereinafter called and referred to  
as the "P U R C H A S E R" ( which term or expression  
shall unless excluded by or repugnant to the subject or  
context be deemed to mean and include his legal heirs,

Contd....P/2.



944

2008/11th April

Om Prakash Pandey

67/22, Strand Road, P.S. Jorabagan, Kolkata-700006

অক্ষয় পণ্ডিত

অক্ষয় পণ্ডিত

ব্রাহ্মণ

11 APR 2008

Swapan Kumar Das.

5068



Swapan Kumar Das.

Shiba Prasad Khan.

S/o Late Kanai Lal Khan

Vill - Champara

P.O. - Baidyabati

Dist - Hooghly

P.S. - Serampore

Cultivation.

Asst. Dist Sub-Registrar  
SERAMPORE, HOOGHLY

29 04 08

executors, successors, administrators, legal representatives and/or assigns) of the ONE PART.

A N D

SRI SWAPAN KUMAR DAS, son of late Jatindra Nath Das, by faith-Hindu, by occupation-Cultivation, by nationality-Indian, residing at Vill. Champsara, P.O. Baidbayati, P. S. Serampore, District-Hooghly, hereinafter called and referred to as the "V E N D O R" ( which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, successors, administrators, legal representatives and/or assigns ) of the O T H E R PART.

W H E R E A S all that piece and parcel of Sali land measuring 19 Sataks, lying in Mouja-Dirghanga, J.L. No.4, comprised in R.S. Dag No.303, under R.S. Khatian No.143, corresponding to L.R. Dag No.332, under L. R. Khatian No.1976, within the ambit of Baidyabati Municipality, P.S. & Additional District Sub-Registry office, Serampore, District-Hooghly, together with all easement rights and ancient liberties thereto, free from all sorts of encumbrances, originally belonged to Sri Buddhadeb Mukhopadhyay, son of late Haripada Mukhopadhyay, resident of N.C. Banerjee Road (Matipara), Baidyabati, Hooghly, who got the same by virtue inheritance from his father, as per the provisions of Hindu Succession Act, 1956 and





ADDL, Dist. Sub-Registrar  
MUMBAI, MUMBAI

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after getting the same in the aforesaid manner be recorded his name in the L.R. Record of right and he had been possessing and enjoying the said property as its absolute and sixteen annas owner by paying relevant rents and taxes to the appropriate authorities ;

A N D   W H E R E A S   thereafter on 08.04.1983 said Sri Buddhadeb Mukhopadhyay sold, conveyed and transferred the said property unto and in favour of the vendor herein Sri Swapan Kumar Das, by virtue of a registered Deed of Sale duly incorporated in Book No.I, volume No.40, pages from 149 to 153, being deed no.1942 for the year 1983 of the Sub-Registry office, Serampore, Hooghly and thus by virtue of purchase as aforesaid the vendor herein became the absolute owner of the property mentioned hereinbefore and more fully described in the schedule hereunder written and he has been possessing and enjoying the said property as its absolute owner by paying relevant rents and taxes to the appropriate authorities till date ;

A N D   W H E R E A S   the vendor made canvass and publicity to sell off the schedule mentioned property measuring 19 Sataks to its intending purchaser or purchasers at or for the total consideration of Rs.86,362/- (Rupees eighty six thousand three hundred sixty two only) free from all encumbrances, due to urgent need of money ;

A N D   W H E R E A S   the purchaser herein accepted



*[Signature]*  
A441, Dist. Sub-Registrar  
MIRAMPUR, HOSANGA

29 04 08



the offer of the said vendor and agreed to purchase the said schedule mentioned property at or for the said total consideration amount ;

NOW THIS INDENTURE WITNESSETH :-

1) That in pursuance of the said agreement and in consideration of the said sum of Rs.86,362/- (Rupees eighty six thousand three hundred sixty two only) paid by the purchaser to the vendor ( the receipt whereof the said vendors doth hereby admit and acknowledge) and the said vendor doth hereby convey, sell, transfer and grant, absolutely unto and to the use of said purchaser, his heirs, executors, administrators, legal representatives and/or assigns of the property described in the schedule hereunder written, free from all encumbrances of sale, lease, agreement for sale, mortgage etc. with all rights and vested interest appurtenance thereto of the said vendors and his heirs, executors, successors, administrators and assigns from this date.

2) The said vendors doth hereby covenant with the said purchaser as follows :-

a) The said property described in the schedule hereunder shall be quietly entered into and held and enjoyed in khas by the said purchaser without any interruption or disturbance by the said vendor or

9/10/1918  
Del



*[Signature]*  
Addl. Dist. Sub-Registrar  
BIRAMPUR, HONGKONG

29 04 08



any person or persons through or under him without any disturbance or interruption by other persons whatsoever.

- b) That the property described in the schedule below is free from all attachments, liens, trusts, charges or mortgages, lease, agreement for sale or any other encumbrances whatsoever.
- c) The vendor will save harmless and keep indemnified the purchaser from all losses, damages, costs or expenses which he sustained or incurred by any reason and/or lawful claim being made by anybody whomsoever to the property described in the schedule below.
- d) The vendor has not done or has not been the party to any act whereby the property described in the schedule below is or maybe under any charge in title, claim or estate or otherwise however or whereby the said vendor was prevented from conveying or assigning the property described in the schedule below or any part thereof in any manner appearing by virtue of this Deed.
- e) In case the purchaser is deprived of the whole or part of the property mentioned in the schedule below hereby sold or conveyed to the said purchaser the vendor shall repay the entire consideration money with interest to the purchaser herein.




AGG. Dist. Sub-Registrar  
URAMFORE, HOOCHAU

29 04 08



- f) The said vendor will support and/or will give written consent to the application made by the purchaser in the office of the B.L. & L.R.O. and in the office of Baidyabati Municipality for mutation of his name in place of the said vendor and TO HAVE AND TO HOLD the property described in the schedule below together with appurtenances, appendages hereby sold and conveyed granted unto and to the use of the purchaser, his heirs, executors, administrators and assigns AND THAT the purchaser and his successors-in-interest shall and may at all times peacefully and quietly enjoy the said property described in the schedule below and receive rents, issues and profits thereof from generation to generation with all rights of transfer thereto without any interruption, claim or demand whatsoever from or by the vendors AND THAT the vendor including his successors in interest shall/ will from time to time and at all times at the request and costs of the said purchaser, his heirs, executors, successors-in-interest and assigns do or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the purchaser to hold the said schedule mentioned property and that the purchaser shall mutate his name in the office of the B.L. & L.R.O. Serampore and also in the office of Baidyabati Municipality and shall pay rents and taxes in his name and the vendor and his successors-in-interest hereby covenant not to



  
Addl. Dist Sub-Registrar  
URAMPOR, HOOGHLY

29 04 08




raise any objection thereto. The said vendors doth hereby accept the aforesaid consideration money from the purchaser in respect of the said property more fully described in the schedule below.

- :: THE SCHEDULE ABOVE REFERRED TO :: -

ALL THAT piece and parcel of Rayata Swattiya Sali land measuring 19 (nineteen) Sataks, lying in Mouja-Dirghanga, J.L. No.4, Pargana-Boro, comprised in R. S. Dag No.303 (Three hundred three), under R.S. Khatian No.143 (One hundred forty three), corresponding to L.R. Dag No.332 (Three hundred thirty two), under L.R. Khatian No.1976 (One thousand nine hundred seventy six), within the ambit of Baidyabati Municipality, P. S. and Additional District Sub-Registry office, Serampore, District-Hooghly, together with all sorts of easement rights and ancient liberties thereto and right to use the paths and passages therein for ingress and egress and for taking all types of connections .

The annual rent of the said property is Rs.10/- payable to the Collectorate of Hooghly, through the B.L. & L.R.O. Serampore, District-Hooghly, on behalf of the Government of West Bengal.



  
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MUMBAI, MUMBAI

29 04 08



IN WITNESSES WHEREOF the vendor herein, has hereunto  
put his signature, while executing these presents, on the  
day, month and year first above written.

SIGNED, SEALED & DELIVERED :-

In the presence of :-

W i t n e s s e s :-

1. Gyftish Chandra Munshiger  
of Purnasattapur, Hooghly.

Swapan Kumar Das.

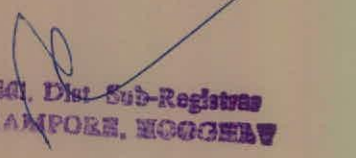
Signature of the Vendor.

2. Shiba Prasad Khara.  
Champsara, Hooghly.

Contd....P/9.

9/10/18



  
ADD. Dist. Sub-Registrar  
TIRUPUR, MCOCHAV

29 04 08



- :: MEMO OF CONSIDERATION :: -

Received Rs.86,362/- (Rupees eighty six thousand three hundred sixty two only) from the purchaser herein as the full and final price of the schedule above mentioned property by C a s h.

W i t n e s s e s :-

1. Jyotish Chandra Mukherjee  
of Purnasaltanpur, Hooghly.

Sowyon Kumar Das.

Signature of the V e n d o r.

2. Shiba Prasad Khar.  
Champsara. Hooghly.

Drafted by me :-

Gara Chand Banerjee

Advocate.

Serampore Court.

Regd no WB 640 178

Typed by :-

A. Soma Ray

Typist.

Serampore Court.



ACM, Dist Sub-Registrar  
TIRAMPUR, KERALA

29 04 08



**Office of the ADSR Serampore**  
**Serampore, Hooghly**  
**Endorsement For deed Number :I-02819 of :2008**  
**(Serial No. 02996, 2008)**

**On 29/04/2008**

**Admissibility(Rule 43)**

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:**

Fee Paid in rupees under article : A(1) = 1089/- ,E = 7/- on:29/04/2008

**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-100000/-

Certified that the required stamp duty of this document is Rs 6010 /- and the Stamp duty paid as: Impressive Rs- 1000

**Deficit stamp duty**

Deficit stamp duty : 1.Rs 4195/- is paid by the draft no. :640427, Draft date:17/03/2008, Bank name:STATE BANK OF INDIA, Serampore, recieved on :29/04/2008. 2.Rs 850/- is paid by the draft no. :641527, Draft date:29/04/2008, Bank name:STATE BANK OF INDIA, Serampore, recieved on :29/04/2008.

**Deficit Fees paid**

Deficit amount of Registration fees is realized under Article in rupees : on: 29/04/2008.

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

Presented for registration at 13.15 on :29/04/2008,at the Office of the ADSR Serampore by Swapn Kumar Das,Executant.

**Admission of Execution(Under Section 58)**

Execution is admitted on :29/04/2008 by

1. Swapn Kumar Das, son of Lt Jatindra Nath Das,Champsara,Thana Serampore, By caste Hindu,by Profession :Cultivation

Identified By Shiba Prasad Khara, son of Lt Kanailal Khara Champsara Baidyabati Hooghly Thana: Serampore, by caste Hindu,By Profession :Cultivation.



[Ashim kumar Ghosh]  
A. D. S. R

Office of the Additional District Sub Registrar, Serampore  
Govt. of West Bengal

ADDL. District-Registrar  
SERAMPORE, HOOGHLY

29 04 08

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 8789 to 8801  
being No 02819 for the year 2008.



(Ashim kumar Ghosh) 30-April-2008

A. D. S. R

Office of the Additional District Sub Registrar, Serampore  
West Bengal

  
A. D. S. R  
SERAMPORE, HOOGHLY












30 04 08

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# SPECIMEN FORM FOR TEN FINGERPRINTS

SELLER		LEFT HAND FINGER PRINT				
		Little	Ring	Middle	Fore	Thumb
 <p>Swaraj Kumar Jas.</p>						
		RIGHT HAND FINGER PRINT				
		Thumb	Fore	Middle	Ring	Little
						

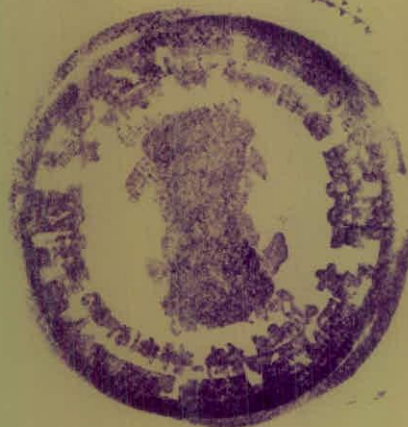
PURCHASER		LEFT HAND FINGER PRINT				
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 <p>Anand Kumar</p>						
		RIGHT HAND FINGER PRINT				
		Thumb	Fore	Middle	Ring	Little
						

		LEFT HAND FINGER PRINT				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND FINGER PRINT				
		Thumb	Fore	Middle	Ring	Little

		LEFT HAND FINGER PRINT				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND FINGER PRINT				
		Thumb	Fore	Middle	Ring	Little



ADD. Dist. Sub-Registrar  
TRAMPORE, MOGGERA

29 04 08