**Market value – Rs. 14,69,919/-**

**Dist – Malda**

**P. S. – Harishchandrapur**

**Mouza- Bejpura**

**Plot No- 781**

**Area- 45.00 Decimal**

**P. S. – Manikchak**

**Mouza- Chandipur**

**Area- 01.00 Decimal**

### DEED OF SALE

This **DEED OF SALE** is made and executed on this **15th day of March, in the year Two Thousand Nineteen .**

**BETWEEN**

**AMBITION EDUCATIONAL WELFARE TRUST, Vill- Bejpura, P.O. – Malikan, P.S.- Harishchandrapur, Dist- Malda, Pin- 732123, hereinafter called the PURCHASER represented by ABHISHEK GUPTA, PAN - APSPG1645Q,** son of Sri Paramatma Gupta, by Profession - Business, by Religion – Hindu, resident at **Vill- Bejpura, P.O. – Malikan, P.S.- Harishchandrapur, Dist- Malda, Pin- 732123 of the Institution Bejpura Primary Teacher’s Traning Institute .**

**P.T.O.**

1. **1. Sri GIRIDHARI LAL GUPTA,** son of Late Abhiraj Ram Gupta, **2. Sri CHANDRA SHEKHAR GUPTA,** son of Late Jogendra Prasad Gupta, **3. Sri PRABHU NARAYAN GUPTA,** son of Late Jogendra Prasad Gupta, **4. Sri PARAMESWAR GUPTA,** son of Late Jogendra Prasad Gupta, **5. Sri SANJIB GUPTA,** son of Late Jogendra Prasad Gupta, **6. Sri RAMJI GUPTA,** son of Late Jogendra Prasad Gupta, **7. Smt. TARAMANI SHAW GUPTA,** wife of Ranjit Shaw, all the sellers resident at **Vill- Bejpura, P.O. – Malikan, P.S.- Harishchandrapur, Dist- Malda, Pin- 732123, 8. Smt. PRAVABATI GUPTA,** doughter of Jogender Gupta, resident at **10 Gorachand Lane, P.O. & P.S.- Entaly, Dist- Kolkata, Pin- 700014,**  by Profession - Business, by Religion – Hindu, by Nationality Indian, hereinafter called the "**SELLER**.

The **SELLERS and the PURCHASER are** hereinafter referred collectively as parties and individually as party.

**WHEREAS** the No **1st SELLER** **Giridhari Gupta** is the absolute owner, in possession and enjoyment of the piece and parcel of land measuring about **22.00 decimal**, lying and situated in L.R. Plot Number 781 Recorded in L.R. Khatian Number 1932, at Mouza- Bejpura, J.L. Number- 87, under Police Station **Harishchandrapur**, Registration Sub-District - Tulshihatta, in the district of Malda, more fully and particularly described in the schedule here under written and hereafter referred to as the "**SCHEDULE PROPERTY**” No 1.

**WHEREAS** the No **2nd SELLER to 8th SELLER** are the absolute owner, in possession and enjoyment by the equaly of the piece and parcel of land measuring about **18.00 decimal**, lying and situated in L.R. Plot Number 781 Recorded in L.R. Khatian Number 2317, 2318. 2319, 2320, 2322, 2323, 2324, at Mouza- Bejpura, J.L. Number- 87, under Police Station **Harishchandrapur**, Registration Sub-District - Tulshihatta, in the district of Malda, more fully and particularly described in the schedule here under written and hereafter referred to as the "**SCHEDULE PROPERTY**” No 2.

**AND WHEREAS** the No **2nd SELLER to 8th SELLER are now absolutely seized and prossessed the land** herein schedule below, as the only legal heirs of the deceased Tilesshwari Devi , have become the absolute owner of the SCHEDULE PROPERTY. Which the sellers had inherited as legal heire of Tilesshwari Devi. , in possession and enjoyment by the equal of the piece and parcel of land measuring about **02.20 decimal,** lying and situated in L.R. Plot Number 781 Recorded in L.R. Khatian Number 2316, at Mouza- Bejpura, J.L. Number- 87, under Police Station **Harishchandrapur**, Registration Sub-District - Tulshihatta, in the district of Malda, more fully and particularly described in the schedule here under written and hereafter referred to as the "**SCHEDULE PROPERTY**” No 3.

**AND WHEREAS** the SCHEDULE PROPERTY was the self acquired property of Sanjit Gupta, No **2nd SELLER to 5th SELLER** purchased from Sri Sanjit Gupta, son of Jogendra Prasad Gupta, of resident- Bejpura, by virtue of a Sale Deed dated 14/11/2017 registered in the office of the Tulshihatta, in Book 1, Being Number 6041 for the Year 2017 in possession and enjoyment by the equal of the piece and parcel of land measuring about **02.80 decimal,** lying and situated in L.R. Plot Number 781 Recorded in L.R. Khatian Number 2321, at Mouza- Bejpura, J.L. Number- 87, under Police Station **Harishchandrapur**, Registration Sub-District - Tulsihatta, in the district of Malda, more fully and particularly described in the schedule here under written and hereafter referred to as the "**SCHEDULE PROPERTY** No 4.

**WHEREAS** the No **1at SELLER to 8th SELLER** are the owner of the piece and parcel of land measuring about **01.00 decimal**, lying and situated in L.R. Plot Number 120 Recorded in L.R. Khatian Number 224 at Mouza- chandipur, J.L. Number- 30, under Police Station & Registration Sub-District - **Manikchak**,, in the district of Malda, more fully and particularly described in the schedule here under written and hereafter referred to as the "**SCHEDULE PROPERTY**” No 5.

**AND WHEREAS** the SELLERS being in need of funds to meet his personal commitments and family expenses have decided to sell the SCHEDULE PROPERTY about **46.00 decimal** and the PURCHASER has agreed to purchase the same.

**AND WHEREAS** the SELLERS agreed to sell, convey and transfer the SCHEDULE PROPERTY to the PURCHASER for a total consideration value of the land of **Rs. 14,69,919/- (Rupees Fourteen lakhs Sixty Nine Thousand Nine Hundred Nineteen only)** which is the highest and reasonable in the prevailing market price and the PURCHASER paid the consideration money to the SELLERS in cash amount of **2 lakhs** **and rest of money paid** by the **bank process** and they have not made any further claim from the PURCHASER.

**AND WHEREAS the SELLERS do hereby grant , convey , sell, transfer, assign and assured the below schedule landed property to the** PURCHASER free from all encumbrance and established the PURCHASER in peaceful possession on the below schedule landed property.

**AND WHEREAS the right , title , interest , claim and demand whatsoever of the SELLERS had into the below schedule landed property and every part thereof in law and equity the SELLERS to have hold own and process the same by its successor in office, heirs, executors, Administrators, assigns and forever.**

**AND WHEREAS the SELLERS do hereby covenant with the** PURCHASER, they heirs , executors, **Administrators, representatives and assigns the below schedule property and the** PURCHASER has full and absolute authority to transfer the said property in any manner.

**AND WHEREAS the SELLERS and they theirs shall not claim any part of the below schedule property in any manner from the** PURCHASER.

**AND WHEREAS the object of purchasing the bellow schedule land of the** PURCHASER to manufacture, produce, process, prepare disinfect etc.

**AND WHEREAS the said SELLERS to hereby for their heirs convent with the** PURCHASER **and declared that** PURCHASER is seized and possessed and have not in any way encumbered or charged or cause to be encumbered charged the property to be conveyed by this deed of sale and that the said PURCHASER shall all times peaceably and quietly possess and enjoy the below **schedule property by mutated as name in Government Offices and the SELLERS hereby declared the they shall be indentify that** PURCHASER if any defect if found in future and deprived from the possession .

**AND WHEREAS of the SELLERS or they any theirs , executors, Administrators or assigns shall not claim any part or full of the below schedule property from the** PURCHASER then its claim will be rejected or refused in all respect by all court of law.

# SCHEDULE OF PROPERTY

1. **District – Malda, Sub Register office- Tulshihatta, P.S.- Harishchandrapur, Mouza- Bejpura, J.L. No- 87, L.R. Khatian N0- 1932 .**

**Plot No. Nature Area**

**781 (seven hundred eighty one) Bansh 22.00 (twenty two) decimal**

**This property is sold by No 1st SELLER** Giridhari Gupta by his own right.

1. **District – Malda, Sub Register office- Tulshihatta, P.S.- Harishchandrapur, Mouza- Bejpura, J.L. No- 87, L.R. Khatian N0- 2317, 2318, 2319, 2320, 2322, 2323, 2324 .**

**Plot No. Nature Area**

**781 (seven hundred eighty one) Bansh 18.00 (Eighteen) decimal**

**This property is sold by** No **2nd SELLER to 8th SELLER** are equally by their own right..

1. **District – Malda, Sub Register office- Tulshihatta, P.S.- Harishchandrapur, Mouza- Bejpura, J.L. No- 87, L.R. Khatian N0- 2316 .**

**Plot No. Nature Area**

**781 (seven hundred eighty one) Bansh 2.20 (Two point Two Zero) decimal**

**This property is sold by** No **2nd SELLER to 8th SELLER** are equally as the legal heirs of mother’s property .

1. **District – Malda, Sub Register office- Tulshihatta, P.S.- Harishchandrapur, Mouza- Bejpura, J.L. No- 87, L.R. Khatian N0- 2321 .**

**Plot No. Nature Area**

**781 (seven hundred eighty one) Bansh 2.80 (Two point Eight Zero) decimal**

**This property is sold by** No **2nd SELLER to 5th SELLER** are equally by the right as per deed no 6041/2017 registered in the office of the Tulshihatta, Police Station **Harishchandrapur**, Registration Sub-District - Tulsihatta, in the district of Malda.

1. **District – Malda, Sub Register office- & P.S.- Malda, Mouza- Chandipur, J.L. No- 30, L.R. Khatian N0- 224 .**

**Plot No. Nature Area**

**120 (one hundred twenty) Danga 01.00 ( One ) decimal**

**This property is sold by** No **1st SELLER to 8th SELLER** are equally by their own right..

**Butted and Boundary of the Plot no 781 by**

**On the North : Legal heirs of Aachhulal Saha**

**On the South : Ramgopal Gupta**

**On the East : Bejpur High School/ Land of BPTTI**

**On the West : 12fit wide metal road.**

**The sold land is situated under Doulatpur Gram Panchayet.**

The Sellers and Purcheser Read over the contents of this deed and thereafter he put his signature, seel, in presence of the witnesses.

IN WITNESS WHEREOF the **SELLER** and the **PURCHASER** have set their signatures on the day month and year first above written.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**SELLER**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**PURCHASER**

**WITNESSES:**

1.

2.

**Drafted by Computer typed by**

**Achintya Kumar Das (Deed Writer) Soumitra Das**

**Address – Shibrampur, Baharal, Address – Shibrampur, Baharal, Ratua**

**Licence No- 486 (Ratua)**

**Ratua A.D. S. R. Office , Malda**

**AND WHEREAS** the SCHEDULE PROPERTY was the self acquired property of \_\_\_\_\_\_\_\_\_\_, deceased father of the SELLER and he purchased the same from Sri \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, son of \_\_\_\_\_\_\_\_\_\_\_\_\_ of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, by virtue of a Sale Deed dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, registered in the office of the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, in Book 1, Volume No. \_\_\_\_, Pages \_\_\_\_ to \_\_\_\_\_, Being Number \_\_\_\_\_\_\_\_\_\_\_ for the Year \_\_\_\_\_.