



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 881898

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
sements Attached with this
Document are the Part of this
Document.

A.D.S.R. Dargapoo
Dargapoo

DEED OF SALE

Under Gram panchayat

Mouza

Land Area

Sale Value

Market Value

02 JAN 2024

: Shankarpur

: 5 Decimal

: Rs. 42,00,000/-

: Rs. 42,00,000/-

Contd. Page-02

J. Roy
MDY

29.12.2023
Sl. No. 12649 Date
Sold to Subrata Samanta
Address Menkura
Value of Stamp 5000/-
Date of Purchase of this
Stamp Paper from Treasury 21.12.2023
Name of this Treasury where
Stamp Paper Purchase-Durgapur

Khudiram Mondal
KHUDIRAM MONDAL
Stamp Vendor
Durgapur Court
City Centre, Durgapur-16
L.No.1

Soumen Mukherjee

2714

Soumen Mukherjee

2715

Subrata Samanta

2716

Debaki Samanta

Barun Kumar Ban
Late - D.N. Ban
Septanubi park -
Durgapur - 6



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

29 DEC 2023

THIS DEED OF SALE MADE BY:

Mr. SOUMEN MUKHERJEE [Pan No-ATVPM2682A] [Adhaar no-615957582824] son of Late Alope Mukherjee, by occupation-Others, by faith-Hindu, Citizen of India, residing at N-30, Nibedita Park, Shankarpur West, P.O-ABL, P.S-New Township, Dist-Paschim Bardhaman, West Bengal, Pin-713206.

(Hereinafter called the **VENDOR**) of the first part, which expression shall unless the context otherwise requires include **his** heirs/ successors and representative of the **VENDOR**.

IN FAVOUR OF:

[1] **Mr. SUBRATA SAMANTA** [Pan No- BCGPS7501F] son of Chitta Ranjan Samanta, by occupation : Retired,

[2] **Mrs. DEBAKI SAMANTA** [Aadhar No- 363969668623 , Pan No-DOCPSS5942Q] wife of Subrata Samanta, by occupation : Housewife, by faith: Hindu, by Nationality: Indian, both are residing at Hatbari Bankura, Natun Gram, Patrasayar, P.S- Patrasayar, Dist- Bankura, West Bengal, Pin-722101.

(Hereinafter called the **PURCHASERS**) of the second Part which expression shall unless the context otherwise requires include **their** heirs\ successors of the **PURCHASERS**.

Whereas the schedule mentioned land originally belongs to Naba Gopal Goswami which he acquired by way of regd deed of sale being no-3866 of 1997 an area of 5 decimal or 3 katha in respect of plot no-52 and thereafter Naba Gopal Goswami transferred an area of 5 Decimal or 3 katha by way of regd deed of sale being no-365 of 2001 in favour of Smt. Arati Mukherjee wife of Alope Mukherjee and name of Smt. Arati Mukherjee wife of Alope Mukherjee duly recorded in the role of BL & LRO under Khatian no-LR-1326 and whereas after demise of Arati Mukherjee and his husband Alope Mukherjee the schedule mentioned property devolves upon her only son Mr. Soumen Mukherjee as legal heirs and successors and the present owner is owning, possessing and seizing every right title and interest over the said property.

And whereas the Present VENDOR is not willing to hold the schedule below property for which **he** have proclaimed for sale of schedule described property and the present PURCHASERS being satisfied upon the right title and interest of the present VENDOR, agreed to purchase the same for which the present PURCHASERS entered into an agreement to sale with the present VENDOR.

AND WHEREAS the PURCHASERS who is in search of such land, approached to the VENDOR and the VENDOR are agreed with the PURCHASERS for absolute sale to **them** of the property described in schedule below for an amount of **Rs. 42,00,000/- [Rupees Forty Two Lakh] only** and the VENDOR do hereby acknowledges the same by putting **his** signature in this deed which specifically described in **payment schedule**.

AND WHEREAS by virtue of this sale deed the VENDOR hereby convey, transfer and assigns all right, title, interest along with all accessory benefits, advantages, drains, paths, easements privileges and other interest which at anytime had or now have in any manner covering both in law & equity free from any encumbrances whether factual or implied or latent whatsoever in favour of PURCHASERS for good so that the PURCHASERS shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and to the exclusion of others and as such the VENDOR jointly and severally shall keep the PURCHASERS harmless and indemnified from any charges, license, attachment, execution encumbrances if any existed formerly or existing at the date of transfer which are not known to the PURCHASERS.

AND WHEREAS the VENDOR binds **himself** singly and severally to execute deeds, things at the request and cost of the PURCHASERS to do and execute or cause to be done anything which may effectually necessary for the PURCHASERS to enjoy the property more fruitfully and factually according to the true meaning and intent of this Deed of Sale.

AND WHEREAS the VENDOR further agreed to binds **himself** that **he or his** successors shall be liable to pay the previous dues or charges or impositions before execution of this Deed if demanded either by any authority or by third party.

The VENDOR binds **himself** to declare that schedule below property have not been gifted any way, sold out, transferred or indemnified for any liability or entered for agreement to sale with any third party, or being sub-judice of any court or authority or any concern, or been notified for requisition hereinabove and the VENDOR sale out the same to the present PURCHASERS having good saleable and marketable title without any encumbrances whatsoever.

AND WHEREAS the PURCHASERS shall be factually, legally entitled to get **their** name recorded in the settlement operation and will also be able to mutate **their** name into the Rent Roll of Govt, in the office of Durgapur Municipal Corporation, Electric Authority, water supply authority and will be able to pay any rent, rates, charges without any connection or concern whatsoever with the VENDOR.

The PURCHASERS shall regularly pay the holding taxes and impositions etc. payable as owner of the said property as and when the same become due and payable.

SCHEDULE

A piece or parcel of Danga Land measuring an area of **3 Katha or 5 Decimal** [more or less] Comprising plot no **RS Plot no-52 Corresponding to LR plot no- 179, being LR Khatian no-1326** within **Mouza-Shankarpur, J.L No-109, P.S-New Township, District- Paschim Bardhaman, West Bengal** and which is butted and bounded: North : Land of Amala Roy. East : **16 feet wide Road**, South : Land of Pranab Kaibarta & Manika kaibarta. West : Land of Ajit Banerjee.

Which is specifically shown in Red Colour in annexed plan map which is also part and parcel of this deed.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of VENDOR & PURCHASER are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

In witnesses whereof the VENDOR have put their signature on this 29th day of December 2023 at ADSR Office Durgapur.

Witnesses:

1. *Barun Kumar Barman*
Son. - Dharendra Nath Barman
Sopantaki pok.
Durgapur - 6

2. *Rabi Chakraborty*
Bijay Guha
Breah Kalinagar

Samen Mukherjee

Signature of VENDOR
Subrata Samanta

Debaki Samanta
Signature of Purchaser,

Drafted and typed by me

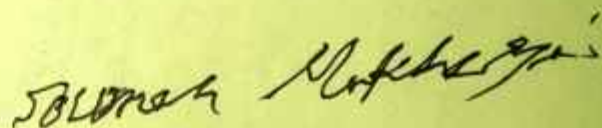
Joy Roy

Advocate, Durgapur Court

Regd No *F/595/562/2020*

PAYMENT SCHEDULE

Date	Amount	Mode of Payment
19.12.2023	Rs. 2,00,000/-	RTGS/NEFT
29.12.2023	Rs. 20,00,000/-	RTGS/NEFT
29.12.2023	Rs. 20,00,000/-	RTGS/NEFT
Total : Rs. 42,00,000/- [Rupees Forty Two Lakh] only		



Signature of VENDOR



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240330194431

GRN Details

GRN:	192023240330194431	Payment Mode:	Online Payment
GRN Date:	29/12/2023 12:39:42	Bank/Gateway:	State Bank of India
BRN :	IK0COUMKV7	BRN Date:	29/12/2023 12:40:51
GRIPS Payment ID:	291220232033019442	Payment Init. Date:	29/12/2023 12:39:42
Payment Status:	Successful	Payment Ref. No:	2003084937/7/2023
			[Query No. Query Year]

Depositor Details

Depositor's Name:	Subrata Samanta
Address:	Hatbari, P.O:- Nutan Gram, P.S:-Patrasayer Bankura,, West Bengal, 722101
Mobile:	9434470597
Contact No:	7908751059,
Depositor Status:	Buyer/Claimants
Query No:	2003084937
Applicant's Name:	Mr Prasanta Bandyopadhyay
Identification No:	2003084937/7/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	29/12/2023
Period To (dd/mm/yyyy):	29/12/2023

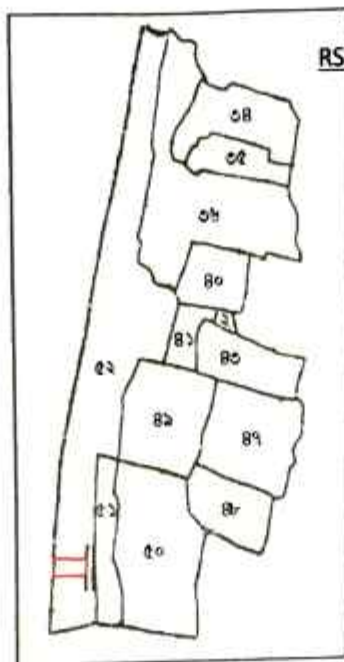
Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003084937/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	121010
2	2003084937/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	42007
Total				163017

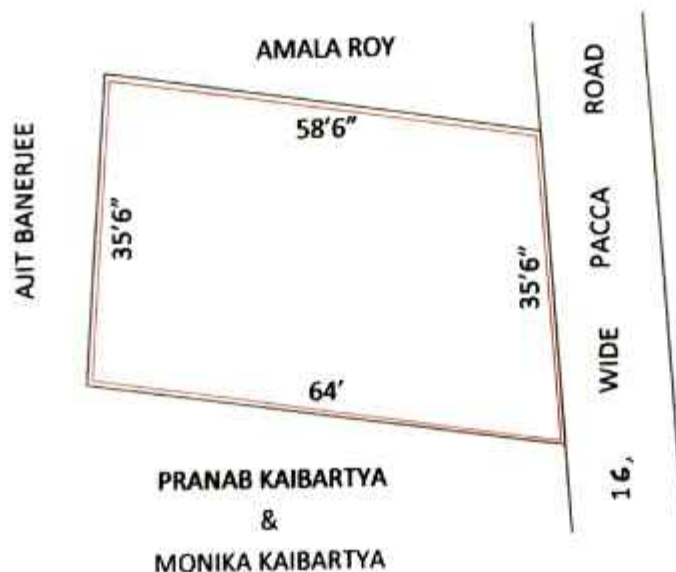
IN WORDS: ONE LAKH SIXTY THREE THOUSAND SEVENTEEN ONLY.

DEED PLAN OF RS PLOT NO. 52 (PART) LR PLOT
NO. 179 OF MOUZA - SANKARPUR, J.L. NO. 109
P.S. - NEWTOWNSHIP, DIST. PASCHIM BARDHAMAN
AREA 3 KATHA (MORE OR LESS) SHOWING IN RED COLOUR
SOLD TO : 1) SUBRATA SAMANTA 2) DEBAKI SAMANTA

Subrata Samanta
Debaki Samanta.



RS INDEX MAP



Deed plan to deed plan

Drawn By

Aashish

ASHIS KUMAR KARMAKAR
 FULBHORE DURGAPUR-6
 SURVEYOR
 Regd No W B /K 593/2008

Soumen Mukherjee

JEMUA GRAM PANCHAYET

DURGAPUR - FARIDPUR PANCHAYET SAMITY

Vill & P.O. - Jemua, Durgapur - 713206, Dist. Paschim Bardhaman

Memo No! - JGP-637/2023-24



Date 11/12/2023

This is to certify that Lt. Aloke Mukherjee and her wife Lt. Arati Mukherjee w/o Lt. Aloke Mukherjee both were the permanent resident of N-30, Nivedita Park, Shankarpur (West), P.O. - A.B.L. (Durgapur-713206) Dist. Paschim Bardhaman. That Lt. Aloke Mukherjee died on - 04/07/2023, and Lt. Arati Mukherjee died on - 09/02/2023. After their death as per Durgapur Court Affidavit they leaving behind their family member is given below:-

Sl. no	Name	Relationship With the deceased
1.	Soumen Mukherjee -	Son.

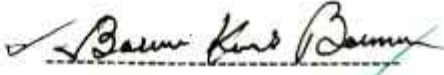
Saptasati Son
Pradhan 11/12/23
Jemua Gram Panchayat

DETAILS OF IDENTIFIER WITH PHOTO

1. NAME :- BARUN KUMAR BARMAN
2. FATHER/HUSBAND NAME :- DHIRENDRA NATH BARMAN
3. OCCUPATION :- OTW -
4. PERMANENT ADDRESS
- VILLAGE/TOWN :- 6/1 SAPTARSHI PARK
- POST OFFICE :- NEW TOWNSHIP -
- POLICE STATION :-
- PIN :- 713262
- DISTRICT :- PASCHIM BARDHAMAN
- STATE :- W.B.
5. RELATIONSHIP WITH SELLER/BUYER: -
6. AADHAR NO. :- 495807307785
- PAN :-
- EPIC NO. :-
7. MOBILE NO. :-

I, _____ as identifier identifying the executants of the
concerned deed (Query No.)

LEFT HAND						
RIGHT HAND						


IDENTIFIER SIGNATURE

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Subrata Samanta

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Debaki Samanta

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Subrata Samanta

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23062003084937/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Subrata Samanta Hatbari, City:- Not Specified, P.O:- Nutan Gram, P.S:-Patrasayer, District:-Bankura, West Bengal, India, PIN:- 722101	Buyer			<i>Subrata Samanta</i> 27/12/23 dt-29 Dec 2023
2	Mrs Debaki Samanta Hatbari, City:- Not Specified, P.O:- Natun Gram, P.S:-Patrasayer, District:-Bankura, West Bengal, India, PIN:- 722101	Buyer			<i>Debaki Samanta</i> 27/12/23 dt-29 Dec 2023
3	Mr Soumen Mukherjee N-30, Nibedita Park, Shankarpur West, City:- Not Specified, P.O:- ABL, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206	Seller			<i>Soumen Mukherjee</i> 27/12/23 dt-29 Dec 2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Barun Kumar Barman Son of Late Dhirendra Nath Barman 6/1, Saptarshi Park, Shankarpur West, City:- Not Specified, P.O:- ABL, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216	Mr Subrata Samanta, Mrs Debaki Samanta, Mr Soumen Mukherjee			 29/12/23

(Santanu Pal)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 DURGAPUR
 Paschim Bardhaman, West
 Bengal

Major Information of the Deed

Deed No :	I-2306-00016/2024	Date of Registration	02/01/2024
Query No / Year	2306-2003084937/2023	Office where deed is registered	
Query Date	14/12/2023 11:36:19 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7908751059, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 42,00,000/-	Rs. 42,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,26,010/- (Article 23)	Rs. 42,007/- (Article:A(1), F)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-179 (RS-52)	LR-1326	Bastu	Danga	5 Dec	42,00,000/-	42,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					5Dec	42,00,000 /-	42,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Soumen Mukherjee (Presentant) Son of Late: Aloke Mukherjee N-30, Nibedita Park, Shankarpur West, City:- Not Specified, P.O:- ABL, P.S.-New Township, District-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No:- abxxxxxx2a, Aadhaar No: 61xxxxxxxx2824, Status :Individual, Executed by: Self, Date of Execution: 29/12/2023 , Admitted by: Self, Date of Admission: 29/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/12/2023 , Admitted by: Self, Date of Admission: 29/12/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Subrata Samanta Son of Mr. Chittaranjan Samanta Hatbari, City:- Not Specified, P.O.- Nutan Gram, P.S.-Patrasayer, District - Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: doxxxxxx1f, Aadhaar No: 78xxxxxxx7316, Status :Individual, Executed by: Self, Date of Execution: 29/12/2023 Admitted by: Self, Date of Admission: 29/12/2023 ,Place : Pvt. Residence
2	Mrs Debaki Samanta Wife of Mr. Subrata Samanta Hatbari, City:- Not Specified, P.O.- Nutan Gram, P.S.-Patrasayer, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: doxxxxxx2q, Aadhaar No: 36xxxxxxx8623, Status :Individual, Executed by: Self, Date of Execution: 29/12/2023 Admitted by: Self, Date of Admission: 29/12/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Barun Kumar Barman Son of Late: Dhendira Nath Barman 6/1, Saptarshi Park, Shankarpur West, City:- Not Specified, P.O. - AB, P.S.-New Township, District -Paschim Bardhaman, West Bengal, India, PIN - 713216			

Identifier Of Mr Subrata Samanta, Mrs Debaki Samanta, Mr Soumen Mukherjee

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Soumen Mukherjee	Mr Subrata Samanta-2.5 Dec,Mrs Debaki Samanta-2.5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code: 713205

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
1.1	LR Plot No:- 179, LR Khatian No - 1326	Owner: সোমেন মুখার্জী, Curdian: Soumen Mukherjee, Address: ১৭৯, Classification: কৃষি, Area: 0.05000000 Acre,	Mr Soumen Mukherjee

Endorsement For Deed Number : I - 230600016 / 2024

On 29-12-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 17:00 hrs on 29-12-2023, at the Private residence by Mr Soumen Mukherjee, Executant.

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 42,00,000/-

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

Execution is admitted on 29/12/2023 by 1. Mr Subrata Samanta, Son of Mr Chittaranjan Samanta, Hatbari, P.O: Nutan Gram, Thana: Patrasayer, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Others, 2. Mrs Debaki Samanta, Wife of Mr Subrata Samanta, Hatbari, P.O: Natan Gram, Thana: Patrasayer, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife, 3. Mr Soumen Mukherjee, Son of Late Aloke Mukherjee, N-30, Nibedita Park, Shankarpur West, P.O: ABL, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Others

identified by Mr Barun Kumar Barman, Son of Late Dharendra Nath Barman, 6/1, Saptarshi Park, Shankarpur West, P.O: ABL, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others


Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 02-01-2024

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,007.00/- (A(1) = Rs 42,000.00/- , E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 42,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/12/2023 12:40PM with Govt. Ref. No: 192023240330194431 on 29-12-2023, Amount Rs: 42,007/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0COUMKV7 on 29-12-2023, Head of Account 0030-03-104-001-16

payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,26,010/- and Stamp Duty paid by Stamp Rs. 5,000.00/- by online Rs. 1,21,010/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 12649, Amount: Rs.5,000.00/-, Date of Purchase: 29/12/2023, Vendor name: KHUDIRAM MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/12/2023 12:40PM with Govt. Ref. No. 192023240330194431 on 29-12-2023, Amount Rs: 1,21,010/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK0C0UMKV7 on 29-12-2023, Head of Account 0030-02-103-003-02

for 12/2023

Santanu Pal

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2306-2024, Page from 1483 to 1501
being No 230600016 for the year 2024.



Digitally signed by SANTANU PAL
Date: 2024.01.04 12:25:40 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 04/01/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.