

3858/23

I- 3801/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
V.C. Case NO- 596/2023

L 178385

28/09/2023
NA 2pm

Certified that the Document is
as per the description,
attached
are the Part
of this document.

GRN:19-202324-023746154-1
Query No. 2002427637/2023
Market Value Rs. 66,00,001/-

DISTRICT SUB-REGISTRAR
Paschim Bardhaman

29 SEP 2023

Anita Basu
Radita Karjilal
Sunita Karjilal
Rajali Bhattacharyee
Ajay Bhattacharyee

DEED OF SALE Rs. 40,00,000/-

Area of land sold is : 0.05 acres comprising
part of R.S. Plot No. 353, L.R. Plot No. 362
situated in Mouza : Santa, P.S. Hirapur under
Ward No. 56 (new) of Asansol Municipal Corporation

THIS DEED OF SALE is made on this the ..27..th..
day of September in the year 2023 by :

তারিখে আসানসোল ট্রেনাঙ্গী হইতে গমন

Amita Basu

L.T. NO - 1647
28/09/2023

Amita Basu

L.T. 2 NO- 1648

Rachilā Kanjilal

~~DISTRICT SUB-REGISTRAR~~
~~Paschim Bardhaman~~

28 SEP 2018

L.T. I No-1649

De nil Kumar Pokrakoty.

L.T. 1 NO- 1650

Priyali Bhattacharyya

L.T, I No - 1651

Japan Bhattacharjee

L.T. I NO - 1652

Mahesh Thang
 St. Si Paki Shuang
 Subash Negar
 D.C. College - Arunachal
 Dist. fuz him Budoon.
 #3304-(W.B)

(2)

Amita Basu
Rachita Kanjilal

Sunil Kumar Chakraborty
Piyali Bhattacharjee

Arpan Bhattacharjee

1. SMT. AMITA BASU (PAN : ADNPB0382Q) W/o Late Surath Chandra Basu, by faith Hindu, citizenship Indian, by occupation housewife, resident of : AL/257, Block AL, Sector-2, Salt Lake, P.O. Sech Bhawan, P.S. Bidhannagar, Kolkata-700091

2. SMT. RACHITA KANJILAL (PAN : AEOPK8238E) W/o Priyabrata Kanjilal, by faith Hindu, citizenship Indian, by occupation housewife, resident of : 170/2, Santosh Roy Road, Barisha, P.O. Sakher Bazar, Pin-700008, P.S. Haridebpur, Dist. South 24 Pargana.

3. SRI SUNIL KUMAR CHAKRABORTY (PAN : AGTPC1529P) S/o Late Jyoti Krishna Chakraborty, by faith Hindu, citizenship Indian, by occupation retired person, resident of : 255/32, N.S.C. Bose Road, P.O. & P.S. Naktala, Kolkata-700047

4. SMT. PIYALI BHATTACHARJEE (PAN : AKLPB6857F) W/o Sri Tapomoy Bhattacharjee, by faith Hindu, citizenship Indian, by occupation housewife, resident of : 24/2/B, Baishnabghata By-lane, Near Hansi Khushi School, Naktala, Kolkata-700047

5. SRI ARPAN BHATTACHARJEE (PAN : AKWPB0406H) S/o Late Sadhan Bhattacharjee, by faith Hindu, citizenship Indian, by occupation service, resident of : 191/1, Apcar Garden, P.O. Upper Chelidanga, Asansol-713304,

Contd. Page 3

(3) Anita Barua
Rachita Karjilul
Sunil Kumar Chakraborty
Rigali Chattacharyee
Ajay Chattacharyee

P.S. Asansol (South), Dist. Paschim Bardhaman hereinafter jointly and severally called the 'VENDORS' (which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the ONE PART.

IN FAVOUR OF

SMT. CHANDA SINGH (PAN : AWEPS6086N) W/o Sri Pappu Singh, by faith Hindu, citizenship Indian, by occupation business, resident of : Nayabasti, P.O. Radhanagar Road, P.O. Burnpur, Pin-713325, Sub Division & Addl. Dist. Sub Registry Office Asansol, Dist. Paschim Bardhaman hereinafter called the 'PURCHASER' (Which expression shall unless excluded by or repugnant to the context include all her heirs, successors, legal representatives and assigns) of the OTHER PART.

WHEREAS one Sushil Kumar Chakraborty S/o Late Jyoti Krishna Chakraborty was the lawful and rightful owner of the schedule mentioned land with katcha structures comprising part of R.S. Plot No. 353 of Mouza Santa, P.S. Hirapur which he purchased by a registered Deed of Sale being Deed No. 2170 for the year 1995 of Asansol Addl. Dist. Sub Registry Office from Smt. Santi Chattopadhyay W/o Pranab Kumar Chattopadhyay for valuable consideration as mentioned in the said Sale Deed;

(4) Anita Basu
Rachita Konjilol
Sushil Kumar Chakraborty
Piyali Bhattacharjee
Aparna Bhattacharjee

AND WHEREAS said Sushil Kumar Chakraborty while owning and possessing the said lands duly and correctly recorded in his name in the L.R. Record of Rights under L.R. Khatian No. 4258 of Mouza Santa, P.S. Hirapur and the said katcha structures bearing Holding No. 258/A/102 have been demolished and turn into pile of soil

AND WHEREAS said Sushil Kumar Chakraborty died unmarried condition and without any issue on 16/07/2014 leaving his four sisters i.e. Vendors No. 1, 2 and Tulita Bhattacharjee (since deceased) i.e. mother of Vendor No. 5 (who is the only legal heir of deceased Tulita Bhattacharjee) & Gita Ganguly (since deceased) i.e. mother of Vendor No. 4 (who is the only legal heir of deceased Gita Ganguly) and one brother i.e. Vendor No. 3 and before his death aforesaid Sushil Kumar Chakraborty voluntarily executed a WILL dated 09/07/2001 which been duly registered on 13/07/2001 at A.D.S.R., Asansol which is the last WILL by which the deceased has bequeathed his said immovable property only to his niece i.e. the Vendor No. 4 Smt. Piyali Bhattacharjee keeping the Vendor No. 3 in life estate and under the said WILL the Vendor No. 4 Smt. Piyali Bhattacharjee filed a WILL probate case being No. 104/2015 in the Court of the Dist. Delegate/Burdwan and during pendency

(5)

Anita Basu

Rachita Kanjilal

Sushil Kumar Chakraborty

Rajali Bhattacharyee

Apurva Bhattacharyee

of the said WILL probate the other legal heirs of deceased Sushil Kumar Chakraborty made objection and after that the Vendor No. 4 also filed a fresh WILL probate case vide Case No. 31/2017 before the Ld. District Judge at Burdwan and the same has been transferred to Ld. 1st ADJ Court, Burdwan and registered as O.S. WILL Case No. 5 of 2018.

AND WHEREAS inspite of pendency of said WILL Case the Vendors herein have been agreed to resolve their claims, disputes and differences for the sake of maintaining mutual love, affection, respect and harmony among themselves and for this purpose they have mutually agreed to transfer the schedule mentioned land jointly and also agreed not give any effect of the said WILL and in case of any future claim, objection under the WILL if arise that shall be deemed to be not entertainable and be invalid.

AND WHEREAS in the above circumstances the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land which is free from all encumbrances, charges and/or mortgages;

AND WHEREAS the Purchaser proposed and offered to purchase the schedule mentioned property at a total consideration of Rs. 40,00,000/- (Rupees forty lac) only;

(6) Anita Baner
Rachita Kargil
Sunil Kumar Choudhary
Rajali Bhattacharya
Ajay Bhattacharya

AND WHEREAS the Vendors 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 property unto and in favour of the Purchaser at and for the said total price of Rs. 40,00,000/- (Rupees forty lac) only on the terms hereinafter appearing;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the Vendors and the Purchaser and in consideration of the said sum of Rs. 40,00,000/- (Rupees forty lac) only paid by the Purchaser to the Vendors as per memo of consideration written in the foot of this Deed (the receipt whereof the Vendors doth hereby admit and acknowledge) as total price of the said property the Vendors doth hereby grant, convey, sell and transfer unto and to the use of the said Purchaser all that property 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 property free from any or all encumbrances TO HAVE AND TO HOLD the said property hereby granted, conveyed, and transferred unto and to the use of the said Purchaser absolutely and for ever having all transferable

Amita Basu

(7)

Rachita Kargilal

Sunil Kumar Chakraborty

Rajali Bhattacharyya

Shyam Bhattacharyya

rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said Vendors for themselves, their heirs, successors and legal representatives doth hereby declare and covenant with the said Purchaser that the Vendors have good title, full power and absolute right to sell and transfer the said property and further declare that they are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and that the Vendors have not in any way encumbered the said property intended to be conveyed by this Deed of Sale AND THAT the said Purchaser including all her legal heirs and successors shall and may at all times peacefully/quietly hold, possess, use and enjoy the said landed property as lawful and rightful owner thereof without any interruptions obstructions, claim and/or demand whatsoever from or by the Vendors or any person/persons lawfully/equitably claiming under or in trust for them AND THAT the said Vendors 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

Anita Basu

(8) Rachita Kerkilal

Sunil Kumar Chakrabarty
Priyali Bhattacharyya

Anjan Bhattacharyya

Purchaser relating to the said property or part thereof AND THAT the Vendors doth hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the Vendors have no valid perfect and marketable title to the said property as hereinbefore stated by the Vendors in that event the Vendors including all their heirs and successors and legal representatives will be bound to make good of the same and indemnify all losses and damages which the Purchaser may suffer due to any defect in the title of the Vendors in respect of the said property hereby sold to the Purchaser.

It is hereby further declared by the Vendors that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get her name mutated in the records of S.D.L. & L.R.O., Extn., Part-1, Asansol under the state of West Bengal as also in the record and registers of Asansol Municipal Corporation or of any other Authority and the Vendors undertake to render all such help and assistance as will be found essential in this regard.

Anita Basu

(9) Rachita Kargilal

Swil Kumar Chakraborty

Priyali Bhattacharjee

Shyam Bhattacharjee

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

In the District of Paschim Bardhaman, P.S. Hirapur, Chowki, Sub Division & Addl. Dist. Sub Registry Office Asansol, within Mouza Santa, J.L. No. 20, all that 'Viti' class of land measuring an area 0.05 acres equivalent to more or less 3 (three) cottahs comprising part of R.S. Plot No. 353 (three hundred fifty three) under R.S. Khatian No. 20 appertaining to L.R. Plot No. 362 (three hundred sixty two) under L.R. Khatian No. 4258 (four thousand two hundred fifty eight) along with all easement rights being Holding No. 258/A/102, Radhanagar Road, Ward No. 56 (new), 47 (old) of Asansol Municipal Corporation. One sheet sketch map attached with this Deed of Sale.

Butted and bounded by :

North : By the property of the Purchaser Smt. Chanda Singh.

South : By 40 feet wide Radhanagar Road.

East : By D.S Plaza Apartment.

West : By 12 feet wide road.

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

Amita Basu
Rachita Karjilal
Smriti Kumar Chakraborty
(10)
Piyali Bhattacharyee
Anjan Bhattacharyee

MEMO OF CONSIDERATION

1. Rs. 2,00,000/- (Rupees two lac) only paid through D/D No. 014473 dated 25/09/2023 of IDBI Bank, Burnpur Road Branch to the Vendor No. 1.
2. Rs. 6,00,000/- (Rupees six lac) only paid through D/D No. 014467 dated 25/09/2023 of IDBI Bank, Burnpur Road Branch to the Vendor No. 1.
3. Rs. 2,00,000/- (Rupees two lac) only paid through D/D No. 014471 dated 25/09/2023 of IDBI Bank, Burnpur Road Branch to the Vendor No. 2.
4. Rs. 6,00,000/- (Rupees six lac) only paid through D/D No. 014469 dated 25/09/2023 of IDBI Bank, Burnpur Road Branch to the Vendor No. 2.
5. Rs. 8,00,000/- (Rupees eight lac) only paid through D/D No. 014470 dated 25/09/2023 of IDBI Bank, Burnpur Road Branch to the Vendor No. 3.
6. Rs. 8,00,000/- (Rupees eight lac) only paid through D/D No. 014468 dated 25/09/2023 of IDBI Bank, Burnpur Road Branch to the Vendor No. 4.
7. Rs. 8,00,000/- (Rupees eight lac) only paid through D/D No. 014472 dated 25/09/2023 of IDBI Bank, Burnpur Road Branch to the Vendor No. 5.

Total Rs. 40,00,000/- (Rupees forty lac) only paid by the Purchaser to the Vendors in the manner as aforesaid.

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. Mahesh Sheng
S/o Sri Kali Sheng
Salyap Neger, B.C. College,
Asansol - Dist. Paschim Bardhaman,
West - Bengal - 713304.

2. Satyabrata Dutta
S/o - Late Mihir Kumar Dutta
New Upper Cheli Sangu
Asansol - 713304
Dist - Paschim Bardhaman

1. Amita Basu

2. Rachita Kanjilal

3. Sumit Kumar Chakraborty

4. Piyali Bhattacharyee

5. Arpan Bhattacharyee

Prepared by me as per
instruction of the Vendors
and printed in my office

Pijush Kanti Das

(Pijush Kanti Das)

Advocate

Enrl. No. WB/828/1973

Asansol Court

Signature of the Vendors



Surend Kumar Chaturvedi

Surend Kumar Chaturvedi

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



Piyali Bhattacharyee

Piyali Bhattacharyee

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



Dipan Bhattacharyee

Dipan Bhattacharyee

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



Chanda Singh

Chanda Singh

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



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

Anita Basu



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

Pachita Kargilal



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



	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 D.S.R. Paschim Bardhaman, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23012002427637/2023

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	Mrs AMITA BASU AL/257, Salt Lake, Block/Sector: AL, Sector- 2, City:- , P.O:- Sech Bhawan, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091	Seller			<i>Amita Basu</i> 28.09.2023
2	Mrs RACHITA KANJILAL 170/2 Santosh Roy Road, Barisha, City:- , P.O:- Sakher Bazar, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008	Seller			<i>Rachita Kanjilal</i> 28.09.23,

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SUNIL KUMAR CHAKRABORTY 255/32, N.S.C. Bose Road, City:- , P.O:- Naktala, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700008	Seller			Sunil Kumar Chakraborty 28/9/23 28.9.23
4	Mrs PIYALI BHATTACHARJEE 24/2/B, Baishnabghata By-lane, Near Hasi Khushi School, City:- , P.O:- Naktala, P.S:- Maniktala, District:- Kolkata, West Bengal, India, PIN:- 700047	Seller			Piyali Bhattacharjee 28/9/23
5	Mr ARPAN BHATTACHARJEE 191/1 Apar Garden, City:- , P.O:- Upper Chelidanga Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304	Seller			Arpan Bhattacharjee 28/09/2023

NAME OF THE PURCHASER

SMT. CHANDA SINGH, W/O. SRI PAPPU SINGH
RESIDENT OF NAYABASTI, P.O. RADHANAGAR ROAD-713325,
P.S. HIRAPUR, DIST- PASCHIM BARDHAMAN.

NAME OF THE SELLERS

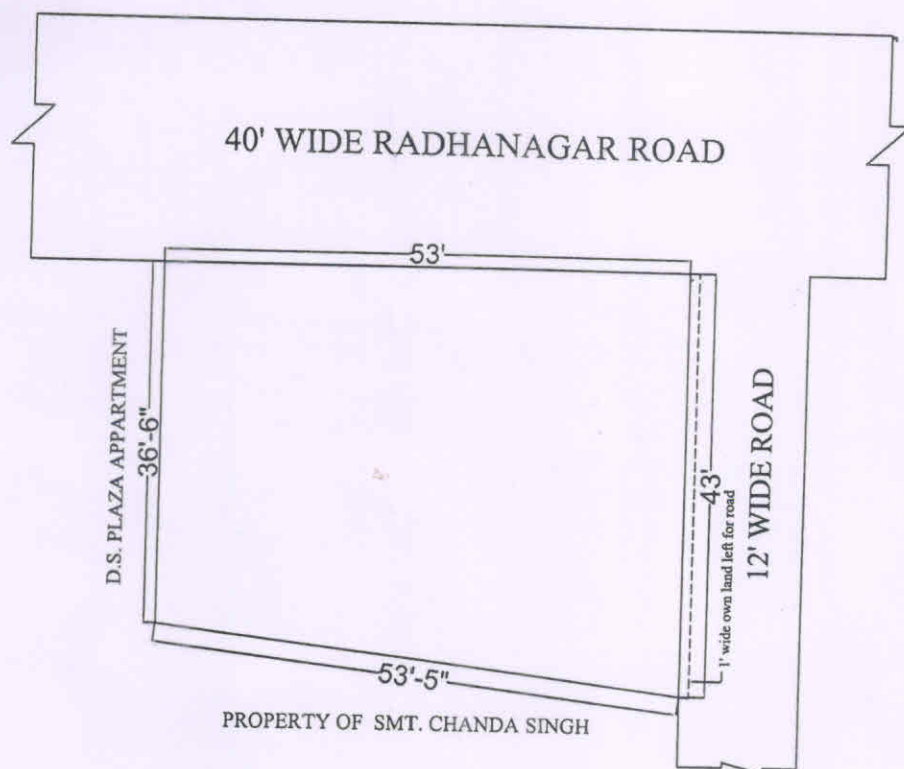
1. SMT. AMITA BASU, W/O. LATE. SURATH CHANDRA BASU,
RESIDENT OF AL/ 257, BLOCK AL, SECTOR-2, SALT LAKE,
P.O. SECH BHAWAN, P.S. BIDHANNAGAR, KOLKATA-700091.
2. SMT. RACHITA KANJILAL, W/O. PRIYABRATA KANJILAL,
RESIDENT OF 170/ 2, SANTOSH ROY ROAD, BARISHA,
P.O. SAKHER BAZAR, PIN.700008, P.S. HARIDEBPUR,
DIST- SOUTH 24 PARGANA.
3. SRI SUNIL KUMAR CHAKRABORTY, S/O. LATE. JYOTI KRISHNA CHAKRABORTY
RESIDENT OF, 255/ 32, N.S.C. BOSE ROAD, P.O. & P.S. NAKTALA,
KOLKATA- 700047.
4. SMT. PIYALI BHATTACHARJEE, W/O. SRI. TAPOMOY BHATTACHARJEE
RESIDENT OF, 24/ 2/ B, BAISHNABGHATA BY LANE, NEAR, HANSI KHUSHI
SCHOOL, P.O. & P.S. NAKTALA, KOLKATA- 700047.
5. SRI ARPAN BHATTACHARJEE, S/O. LATE. SADHAN BHATTACHARJEE,
RESIDENT OF, 191/ 1, APCAR GARDEN, P.O. UPPER CHELIDENGA, ASANSOL-713304

PLOT Details :-

R.S. PLOT NO- 353
R.S. KH. NO- 20
L.R. PLOT NO- 362
L.R. KH. NO- 4258
WITHIN MOUZA SANTA
J.L. NO- 20
P.S.- HIRAPUR
DIST- PASCHIM BARDHAMAN

AREA CHART

TOTAL AREA - 3KATHA OR 5 DECIMAL



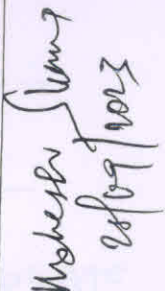


1. Amita Basu
2. Rachita Kanjilal
3. Sunil Kumar Chakraborty
4. Piyali Bhattacharjee
5. Arpan Bhattacharjee

DRAWN BY:-

KHAN FAISAL BAHADUR
PLANNER, ESTIMATOR, SURVEYOR
LIC. No.:- 17224/941C

SIGNATURE OF THE SELLERS

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Mahesh Sharma Son of Mr Kali Sharma Satyajit Nagar Behind B C College, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304	Mrs AMITA BASU, Mrs RACHITA KANJILAL, Mr SUNIL KUMAR CHAKRABORTY, Mrs PIYALI BHATTACHARJEE, Mr ARPAN BHATTACHARJEE			 28/09/2023

(Subodh Kumar Majumder)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R.
Paschim Bardhaman
Paschim Bardhaman, West
Bengal

DISTRICT SUB-REGISTRAR
Paschim Bardhaman

28 SEP 2023

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : MAHESH SHARMA
2. FATHER/ HUSBAND NAME : Sri Kali Sharma
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Satyajit Nagar, Near B.C. College
POST OFFICE (পোস্ট অফিস) Asansol
POLICE STATION (থানা) Asansol PIN 713304
DISTRICT (জেলা) Pachim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Well-wisher
6. AADHAR NO 3947 6881 0353
PAN _____
EPIC NO BC94531547

আমি (শনাক্তকারী) Mahesh Sharma অত্র দলিলের (Query No.)
_____ বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Mahesh Sharma as identifier identifying the executants
of the concerned deed (Query No.) 2002427637/2023

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Mahesh Sharma

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)



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



192023240237461541

GRN Details

GRN: 192023240237461541 Payment Mode: Online Payment
GRN Date: 27/09/2023 14:59:05 Bank/Gateway: HDFC Bank
BRN: 130396122 BRN Date: 27/09/2023 15:00:14
GRIPS Payment ID: 270920232023746153 Payment Init. Date: 27/09/2023 14:59:05
Payment Status: Successful Payment Ref. No: 2002427637/7/2023

[Query No./Query Year]

Depositor Details

Depositor's Name: CHANDA SINGH
Address: Nayabasti Radhanagar Road
Mobile: 9002901985
Depositor Status: Buyer/Claimants
Query No: 2002427637
Applicant's Name: Mr Pijush Kanti Das
Identification No: 2002427637/7/2023
Remarks: Sale, Sale Document Payment No 7
Period From (dd/mm/yyyy): 27/09/2023
Period To (dd/mm/yyyy): 27/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002427637/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	259020
2	2002427637/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	66014
3	2002427637/7/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	750

Total 325784

IN WORDS: THREE LAKH TWENTY FIVE THOUSAND SEVEN HUNDRED EIGHTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-2301-03801/2023	Date of Registration	29/09/2023
Query No / Year	2301-2002427637/2023	Office where deed is registered	
Query Date	23/09/2023 12:46:57 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pijush Kanti Das Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9333980908, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 66,00,001/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 2,64,020/- (Article:23)	Rs. 66,046/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Radhanagar Road-Santa, Road Zone : (On Road -- On Road) , Mouza: Santa, JI No: 20, Pin Code : 713325

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-362 (RS :-353)	LR-4258, (RS:-2010)	Other Commercial Usage	Viti	0.05 Acre	40,00,000/-	66,00,001/-	Width of Approach Road: 52 Ft., Adjacent to Metal Road, Last Reference Deed No :2305-I -02170-1995
Grand Total :					5Dec	40,00,000 /-	66,00,001 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs AMITA BASU (Presentant) Wife of Late Surath Chandra Basu AL/257, Salt Lake, Block/Sector: AL, Sector-2, City:- , P.O:- Sech Bhawan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxx2Q, Aadhaar No: 44xxxxxxxx4051, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 28/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 28/09/2023 ,Place : Pvt. Residence

2	Mrs RACHITA KANJILAL Wife of Priyabrata Kanjilal 170/2 Santosh Roy Road, Barisha, City:- , P.O:- Sakher Bazar, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx8E, Aadhaar No: 52xxxxxxx7793, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 28/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 28/09/2023 ,Place : Pvt. Residence
3	Mr SUNIL KUMAR CHAKRABORTY Son of Late Jyoti Krishna Chakraborty 255/32, N.S.C. Bose Road, City:- , P.O:- Naktala, P.S:-Maniktala, District:- Kolkata, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGxxxxxx9P, Aadhaar No: 52xxxxxxx0768, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 28/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 28/09/2023 ,Place : Pvt. Residence
4	Mrs PIYALI BHATTACHARJEE Wife of Mr Tapomoy Bhattacharjee 24/2/B, Baishnabghata By-lane, Near Hasi Khushi School, City:- , P.O:- Naktala, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx7F, Aadhaar No: 39xxxxxxx2310, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 28/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 28/09/2023 ,Place : Pvt. Residence
5	Mr ARPAN BHATTACHARJEE Son of Late Sadhan Bhattacharjee 191/1 Apcar Garden, City:- , P.O:- Upper Chelidanga Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx6H, Aadhaar No: 80xxxxxxx9035, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 28/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 28/09/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs CHANDA SINGH Wife of Mr Pappu Singh Naya Basti, City:- , P.O:- Radhanagar Road Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx6N, Aadhaar No: 39xxxxxxx3614, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mahesh Sharma Son of Mr Kali Sharma Satyajit Nagar Behind B C College, City:- , P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304			
Identifier Of Mrs AMITA BASU, Mrs RACHITA KANJILAL, Mr SUNIL KUMAR CHAKRABORTY, Mrs PIYALI BHATTACHARJEE, Mr ARPAN BHATTACHARJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs AMITA BASU	Mrs CHANDA SINGH-1 Dec
2	Mrs RACHITA KANJILAL	Mrs CHANDA SINGH-1 Dec
3	Mr SUNIL KUMAR CHAKRABORTY	Mrs CHANDA SINGH-1 Dec
4	Mrs PIYALI BHATTACHARJEE	Mrs CHANDA SINGH-1 Dec
5	Mr ARPAN BHATTACHARJEE	Mrs CHANDA SINGH-1 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Radhanagar Road-Santa, Road Zone : (On Road -- On Road) , Mouza: Santa, JI No: 20, Pin Code : 713325

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 362, LR Khatian No:- 4258	Owner: সুশীল কুমার চক্রবর্তী, Gurdian: জ্যোতি কুমার, Address: নিজ Classification: ভিটি, Area: 0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 230103801 / 2023

On 27-09-2023

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 66,00,001/-



Subodh Kumar Majumder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal

On 28-09-2023

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

Presented for registration at 14:00 hrs on 28-09-2023, at the Private residence by Mrs AMITA BASU , one of the Executants.

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

Execution is admitted on 28/09/2023 by 1. Mrs AMITA BASU, Wife of Late Surath Chandra Basu, AL/257, Salt Lake, Sector: AL, Sector-2, P.O: Sech Bhawan, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House wife, 2. Mrs RACHITA KANJILAL, Wife of Priyabrata Kanjilal, 170/2 Santosh Roy Road, Barisha, P.O: Sakher Bazar, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 3. Mr SUNIL KUMAR CHAKRABORTY, Son of Late Jyoti Krishna Chakraborty, 255/32, N.S.C. Bose Road, P.O: Naktala, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 4. Mrs PIYALI BHATTACHARJEE, Wife of Mr Tapomoy Bhattacharjee, 24/2/B, Baishnabghata By-lane, Near Hasi Khushi School, P.O: Naktala, Thana: Maniktala, , Kolkata, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 5. Mr ARPAN BHATTACHARJEE, Son of Late Sadhan Bhattacharjee, 191/1 Apcar Garden, P.O: Upper Chelidanga Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business

Indetified by Mr Mahesh Sharma, , Son of Mr Kali Sharma, Satyajit Nagar Behind B C College, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others



Subodh Kumar Majumder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal

On 29-09-2023

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 66,046.00/- (A(1) = Rs 66,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 66,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2023 3:00PM with Govt. Ref. No: 192023240237461541 on 27-09-2023, Amount Rs: 66,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 130396122 on 27-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,64,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,59,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 727, Amount: Rs.5,000.00/-, Date of Purchase: 18/08/2023, Vendor name: Paban Kumar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/09/2023 3:00PM with Govt. Ref. No: 192023240237461541 on 27-09-2023, Amount Rs: 2,59,020/-,

Bank: HDFC Bank (HDFC0000014), Ref. No. 130396122 on 27-09-2023, Head of Account 0030-02-103-003-02



Subodh Kumar Majumder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal

(Subodh Kumar Majumder) 04/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2301-2023, Page from 78021 to 78046

being No 230103801 for the year 2023.



Subodh Kumar Majumder

Digitally signed by SUBODH KUMAR MAJUMDER
Date: 2023.10.04 16:15:11 +05:30
Reason: Digital Signing of Deed.

(Subodh Kumar Majumder) 04/10/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. Paschim Bardhaman

West Bengal.