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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

11/15

D 625252  
Venu Kumar Chakrabarty

GRN : 19-201718-013339328-2  
Query No. 02050001708660/2017  
Market Value Rs. 36,55,722/-

Certified that the Document is  
admitted to registration.  
entire amount being received  
with this document are the Part  
of this document.

*Sycho...*  
Addl. District Sub-Registrar  
Asansol, Dist. - Paschim Bardhaman

11/12/2017

**DEED OF SALE Rs. 27,00,000/-**

Property sold is : land area 4 cottahs 7 chhataks  
along with a single storied pucca building comprising  
part of R.S. Plot No. 353 situated in Mouza : Santa,  
P.S. Hirapur under Ward No. 56 of A.M.C.

THIS DEED OF SALE made this the 14th day of  
December in the year 2017 by :

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201718-013339328-2

Payment Mode Counter Payment

GRN Date: 12/12/2017 14:27:49

Bank : United Bank

BRN : S96500105

BRN Date: 12/12/2017 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02050001708660/1/2017  
(Query No./Query Year)

Name : Chanda Singh

Contact No. :

Mobile No. : +91 9851728360

E-mail :

Address : Naya Basti

Applicant Name : Smt Chanda Singh

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	02050001708660/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	214353
2	02050001708660/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	36564

Total

250917

In Words : Rupees Two Lakh Fifty Thousand Nine Hundred Seventeen only

( 2 )

Sunil Kumar Chakraborty

SRI SUNIL KUMAR CHAKRABORTY (PAN : AGTPC1529P) S/o Late Jyoti Krishna Chakraborty, by faith Hindu, citizenship Indian, by occupation retired person, resident of : Radhanagar Road, Near Kamarsal, P.O. Burnpur, Pin-713325, P.S. Hirapur, Sub Division & Addl. Dist. Sub Registry Office Asansol, Dist. Paschim Bardhaman hereinafter called the 'VENDOR' (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.

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( 3 )

Sunil Kumar Chakraborty

WHEREAS the Vendor Sri Sunil Kumar Chakraborty is the lawful and rightful owner of the land with building measuring 4 cottahs 7 chhataks of Mouza Santa, P.S. Hirapur which he purchased by a registered Deed of Sale being Deed No. 2169 for the year 1995 of Asansol Addl. Dist. Sub Registry Office for valuable consideration as mentioned in the said Sale Deed;

AND WHEREAS the Vendor Sunil 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. 4257 of Mouza Santa, P.S. Hirapur.

AND WHEREAS the Vendor while owning and possessing the said property, he made addition and alteration of the said existing building and the said property has been assessed in his name in the assesment register of Asansol Municipal Corporation being Holding No. 258/A/102, Radhanagar Road, Ward No. 47 (old), 56 (new).

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( 4 )

Shri Nit Kumar Chakraborty

AND WHEREAS the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the schedule mentioned property which is free from all encumbrances, charges and/or mortgages;

AND WHEREAS the Vendor being in urgent need of money to meet his legal requirements and expenses declared and expressed his intention to sell and transfer the above noted property more fully mentioned in the schedule below;

AND WHEREAS the Purchaser having come to know of such intention and declaration of the Vendor proposed and offered to purchase the schedule mentioned property at a total consideration of Rs. 27,00,000/- (Rupees twenty seven lac) only;

AND WHEREAS the Vendor considering the said price as fair, proper, reasonable and highest according to market value prevailing in the locality

Contd. Page 5

( 5 )

Sunil Kumar Chakrabarty

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. 27,00,000/- (Rupees twenty seven lac) only on the terms hereinafter appearing;

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-**

That in pursuance of the said agreement between the Vendor and the Purchaser and in consideration of the said sum of Rs. 27,00,000/- (Rupees twenty seven lac) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge) as total price of the said property the Vendor 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

Contd. Page 6

( 6 )

Sunil Kumar Chakrabarty

having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said Vendor for himself, his heirs, successors and legal representatives doth hereby declare and covenant with the said Purchaser that the Vendor has good title, full power and absolute right to sell and transfer the said property and further declare that he is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and that the Vendor has 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 property as lawful and rightful owner thereof without any interruptions obstructions, claim and/or demand whatsoever from or by the Vendor or any person/persons lawfully/equitably claiming under or in trust for him AND THAT the said Vendor 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 Purchaser relating

Contd. Page 7

( 7 )

Sunil Kumar Chakraborty

to the said property or part thereof AND THAT the Vendor 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 Vendor has no valid perfect and marketable title to the said property as hereinbefore stated by the Vendor in that event the Vendor including all his 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 Vendor in respect of the said property hereby sold to the Purchaser.

It is hereby further declared by the Vendor 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 Vendor undertakes to render all such help and assistance as will be found essential in this regard.

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( 8 )

Sushil Kumar Chakraborty

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-**

In the District of Burdwan, P.S. Hirapur, Chowki & Addl. Dist. Sub Registry Office Asansol, within Mouza Santa, J.L. No. 20, all that bastu land measuring 4 (four) cottahs 7 (seven) chhataks comprising part of R.C.S Plot No. 247, R.S. Plot No. 353 (three hundred fifty three) under R.S. Khatian No. 20 appertaining to L.R. Plot No. 362, L.R. Khatian No. 4257 along with a single storied pucca building consisting of one room, one varandah, one kitchen, toilet and staircase standing thereon measuirng covered area 480 (four hundred eighty) sq feet with all fittings, fixtures etc. along with all easement rights being Holding No. Holding No. 258/A/102, Radhanagar Road, Ward No. 56 (new), 47 (old) of Asansol Municipal Corporation.

Butted and bounded by :

North : By Land and building of Smt. Hena Mukherjee.

South : By the land of Sushil Kumar Chakraborty.

East : By D.S Plaza Apartment.

West : By 12 feet wide road..

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( 9 )

Sunil Kumar Chakraborty

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

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. Gita Ganguly ..  
wife of Amal Kr. Ganguly.  
Ashoke Nagar Saradha Pally,  
Asansol-4. Dist - Paschim Bardhaman

Sunil Kumar Chakraborty

Signature of the Vendor

Sulmat Ghosh  
Riverside, Bumpur  
P.N-713325  
Dist - Paschim Bardhaman.

Prepared by me as per  
instruction of the Vendor and  
read over, explained to the  
Vendor and printed in my office

Nanda Dulal Mitra

(Nanda Dulal Mitra)

Deed Writer

Licence No. 28

ADSR Office, Asansol

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**MEMO OF CONSIDERATION**

1. Rs. 5,00,000/- (Rupees five lac) only paid by RTGS dated 15/11/2017 as advance through IDBI Bank, Burnpur Road Branch.
2. Rs. 22,00,000/- (Rupees twenty two lac) only paid by RTGS dated 14/12/2017 through IDBI Bank, Burnpur Road Branch.

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Total Rs. 27,00,000/- (Rupees twenty seven lac) only paid by the Purchaser to the Vendor in the manner as aforesaid.

**Witnesses :**

1. Gita Ganguly,  
wife of Amar Kumar Ganguly,  
Sharadha Pally, Ashoka Nagar,  
Asansol - 4, Dist. Paschim Bardhaman.

Sunil Kumar Chakraborty  
Signature of the Vendor

2. Subrat Ghosh  
Riverside, Burnpur.  
P.N. - 713325



Sunil Kumar Chakraborty

Sunil Kumar Chakraborty

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



Chandu Singh

Chandu Singh

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



PHOTO

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



PHOTO

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

## Major Information of the Deed

Deed No :	I-0205-08649/2017	Date of Registration	14/12/2017
Query No / Year	0205-0001708660/2017	Office where deed is registered	
Query Date	12/12/2017 2:22:58 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Chanda Singh Naya Basti, Radhanagar Road, Thana : Hirapur, District : Burdwan, WEST BENGAL, PIN - 713325, Mobile No. : 9851728360, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 27,00,000/-	Rs. 36,55,722/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,19,353/- (Article:23)	Rs. 36,564/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Burdwan, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Radhanagar Road-Santa, Road Zone : (Off Road -- Off Road) , Mouza: Santa, Premises No. 0470263, Ward No: 56, Holding No:258/A/102, radhanagar road

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-353	RS-20	Bastu	Bhiti	4 Katha 7 Chatak	24,00,000/-	33,28,122/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					7.3219Dec	24,00,000 /-	33,28,122 /-	



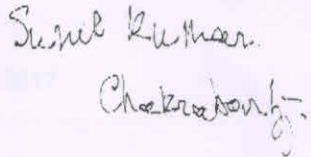
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	480 Sq Ft.	3,00,000/-	3,27,600/-	Structure Type: Structure

Gr. Floor, Area of floor : 480 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 22 Years, Roof Type: Pucca, Extent of Completion: Complete

	<b>Total :</b>	480 sq ft	3,00,000 /-	3,27,600 /-	
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### Seller Details :

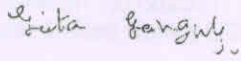
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Shri Sunil Kumar Chakraborty (Presentant )</b> Son of Late Jyoti Krishna Chakraborty Executed by: Self, Date of Execution: 14/12/2017 , Admitted by: Self, Date of Admission: 14/12/2017 ,Place : Office	 <small>14/12/2017</small>	 <small>LTI 14/12/2017</small>	 <small>14/12/2017</small>

Radhanagar Road, Near Kamarsal, P.O:- Radhanagar Road, P.S:- Hirapur, Asansol, District:- Burdwan, West Bengal, India, PIN - 713325 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGTPC1529P, Aadhaar No: 52xxxxxxx0768, Status :Individual, Executed by: Self, Date of Execution: 14/12/2017 , Admitted by: Self, Date of Admission: 14/12/2017 ,Place : Office

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Chanda Singh</b> Wife of Shri Pappu Singh Naya Basti, Radhanagar Road, P.O:- Radhanagar Road, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWEPS6086N, Aadhaar No: 39xxxxxxx3614, Status :Individual, Status : Not Executed

**Identifier Details :**

Name & address	
Smt Gita Ganguly Wife of Shri Amal Kumar Ganguly Ashok Nagar, Saradapally, P.O:- Asansol, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Identifier Of Shri Sunil Kumar Chakraborty	
	14/12/2017

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Sunil Kumar Chakraborty	Smt Chanda Singh-7.32188 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Shri Sunil Kumar Chakraborty	Smt Chanda Singh-480.00000000 Sq Ft

**Endorsement For Deed Number : I - 020508649 / 2017**

On 14-12-2017

**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.

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

Presented for registration at 11:15 hrs on 14-12-2017, at the Office of the A.D.S.R. ASANSOL by Shri Sunil Kumar Chakraborty ,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 36,55,722/-

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

Execution is admitted on 14/12/2017 by Shri Sunil Kumar Chakraborty, Son of Late Jyoti Krishna Chakraborty, Radhanagar Road, Near Kamarsal, P.O: Radhanagar Road, Thana: Hirapur, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Retired Person

Indetified by Smt Gita Ganguly, , Shri Amal Kumar Ganguly, Ashok Nagar, Saradapally, P.O: Asansol, Thana: Hirapur, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession House wife

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 36,564/- ( A(1) = Rs 36,557/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 36,564/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2017 12:00AM with Govt. Ref. No: 192017180133393282 on 12-12-2017, Amount Rs: 36,564/-, Bank: United Bank ( UTBI0OCH175), Ref. No. S96500105 on 12-12-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,19,353/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,14,353/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2635, Amount: Rs.5,000/-, Date of Purchase: 12/12/2017, Vendor name: P G

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2017 12:00AM with Govt. Ref. No: 192017180133393282 on 12-12-2017, Amount Rs: 2,14,353/-,

Bank: United Bank ( UTBI0OCH175), Ref. No. S96500105 on 12-12-2017, Head of Account 0030-02-103-003-02

*Saurav Roychowdhury*

**Saurav Roychowdhury**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

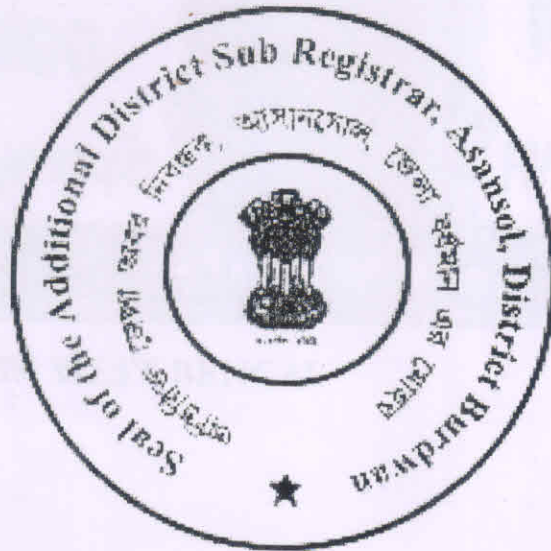
**OFFICE OF THE A.D.S.R. ASANSOL**

**Burdwan, West Bengal**

(Saurav Roychowdhury) 20-12-2017 16:34:49  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal

(This document is digitally signed)

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0205-2017, Page from 155267 to 155283  
being No 020508649 for the year 2017.



*Saurav Roychowdhury*

Digitally signed by Saurav Roy  
Chowdhury  
Date: 2017.12.20 16:35:05 +05:30  
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 20-12-2017 16:34:48  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)