

7302/23

T-7310/2023

18/8/23 2002083289/23
अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

W 701222

Certified that the Document is
submitted to registration. The
endorsement sheet attached
with this document are the Part
of this document.

Query No. : 2002083289/2023.
GRN No. : 192023240174536048.

SALE DEED

Addl. District Sub-Registrar
Assesol. Dist-Paschim Bardhaman

18 AUG 2023

R.S. Plot No. : 2373,
L.R. Plot No. : 2177,
L.R. Khatian No. : 1811.
Mouza : Santa
J.L. No. : 120,
Area : 2(two) decimals.
Set forth Value : Rs.350000/- (Rupees three lakh fifty thousand only).
Market Value : Rs. 872726/- (Rupees eight lakh seventy two thousand seven hundred twenty six only).

THIS DEED OF SALE is made on the 18th day of August, 2023,

Contd...P/2

By
Bandyopadhyay
Adv

BETWEEN

1) **SRI KARTIK SHOW**, S/o Late Bimala Kanta Show @ Bimala Show @ Bimal Show, 2) **SRI PRAKASH SHOW**, S/o Late Bimala Kanta Show @ Bimala Show @ Bimal Show, all by faith Hindu, all by Citizenship Indian, both by Profession Others, all resident of Vill-Santa, P.O.- Burnpur, P.S.- Hirapur, Dist- Paschim Bardhaman, W.B. Pin-713325, hereinafter referred to as the Sellers/Vendors (which expression shall include their heirs, successors, assigns and representatives unless contrary to or repugnant to the context).

AND

RITA CONSTRUCTION, Partnership Firm with registered office at Abhilasha Apartment, Rabindranagar, P.O.- Asansol, P.S.- Hirapur, Dist- Paschim Bardhaman, W.B. Pin-713304, represented by its Partner 1) **Sri Subrata Bandyopadhyay**, S/o Late Hari Gopal Bandyopadhyay, by Citizenship- Indian, by faith- Hindu, by Occupation- Business, resident of Krishna, Rabindranagar, P.O.- Asansol, P.S.- Hirapur, Dist- Paschim Bardhaman, W.B. Pin-713304, 2) **Sri Gopal Agarwal**, S/o Late Radheyshyam Agarwal, by Citizenship- Indian, by faith- Hindu, by Occupation- Business, resident of Priyadarsini Apartment, Burnpur Road, P.O.- Asansol, P.S.- Hirapur, Dist- Paschim Bardhaman, W.B. Pin-713304, referred to as Second Party/Purchaser hereinafter referred to as Purchasers (which expression shall include their heirs, successors, assigns and representatives unless contrary to or repugnant to the context).

Whereas the property mentioned in the schedule originally belongs to Bimala Kanta Show @ Bimal Show @ Bimala Show (since deceased) and said Bimala Kanta Show @ Bimal Show @ Bimala Show inherit the same from his Pre-decessors and said Bimala Kanta Show @ Bimal Show @ Bimala Show mutated his name in R.S. R.O.R. as well as L.R. R.O.R.

And Whereas said Bimala Kanta Show @ Bimal Show @ Bimala Show died left behind his four sons namely 1) Ganesh Show 2) Kartik Show, i.e. Seller No-1 herein, 3) Bikash Show, 4) Prakash Show i.e. Seller No-2 herein and two daughter namely 1) Nira Rani Hazra 2) Radha Rani Hazra and the property mentioned in the schedule of said Bimala Kanta Show @ Bimal Show @ Bimala Show (since deceased) devolved upon his above named four sons and two daughters each acquired 1/6th share of the property mentioned in schedule i.e. each acquired 1 decimal of land.

And Whereas above named legal heirs of Bimala Kanta Show @ Bimal Show @ Bimala Show amicable partitioned among them the property mentioned in schedule with their specific share and each acquired 1(one) decimal of land.

Contd...P/3

*Bm
Bandyopadhyay
Adm*

Endorsement For Deed Number : I - 230507310 / 2023.

On 18-08-2023

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.

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

Presented for registration at 17:08 hrs on 18-08-2023, at the Office of the A.D.S.R. ASANSOL by Mr Kartik Show , one of the Executants.

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 8,72,726/-

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

Execution is admitted on 18/08/2023 by 1. Mr Kartik Show, Son of Late Bimala Kanta Show Alias Bimala Show Alias Bimal Show, Vill- Santa, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Others, 2. Mr Prakash Show, Son of Late Bimala Kanta Show Alias Bimala Show Alias Bimal Show, Vill- Santa, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Others

Indetified by Mr Ramesh Chakraborty, , Son of Mr B N Chakraborty, Chhotodighari, P.O: Chhotodighari, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713326, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,734.00/- (A(1) = Rs 8,727.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 8,734/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/08/2023 9:58AM with Govt. Ref. No: 192023240174536048 on 18-08-2023, Amount Rs: 8,734/-, Bank: SBI EPay (SBlePay), Ref. No. 6187203601120 on 18-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34,919/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 33,919/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4243, Amount: Rs.1,000.00/-, Date of Purchase: 16/08/2023, Vendor name: P K PANJA

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/08/2023 9:58AM with Govt. Ref. No: 192023240174536048 on 18-08-2023, Amount Rs: 33,919/-, Bank: SBI EPay (SBlePay), Ref. No. 6187203601120 on 18-08-2023, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2023, Page from 140861 to 140875

being No 230507310 for the year 2023.



Digitally signed by MANOJ KUMAR
MANDAL

Date: 2023.08.23 17:12:42 +05:30

Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/08/23 05:12:42 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.