

10757/22

[Page-1]

P-10779/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 136762

1.25 fm
29.09.22
29/09/22
20/09/22

Stamp: This is a document in which the parties have agreed to sell the land described in the Schedule to the Deed and the Deed is a part of the Deed.

A.D.S.R. Dharwad
Burdwan

SALE DEED

9 SEP 2022

Dist : Burdwan presently Paschim
Bardhaman, P.S. New Township,
Mouza : Kaliganj under Jemua Gram
Panchayat, area of land admeasuring
about 12 (Twelve) Decimal, Sale
Value- Rs. 20,00,000/- Market Value –
Rs. 20,00,000/-

Signature
Date

26 SEP 2022

SINo. 10570 Date

Sold to Rajesh Kumar Choudhary

Address Durgapur-12

Value of Stamp 105

Date of Purchase of the stamp

Repar from Treasury

Name of the Treasury from
Durgapur

Chatterjee

Somnath Chatterjee

Stamp Vendor

A.D.S.R. Office, Durgapur-16

Licence No.-1/2016-17

15 SEP 2022



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

29 SEP 2022

THIS DEED OF SALE MADE BY (1) **MR. ASHOK LAL DAS [PAN-ARKPD7042E]** Son of Late Khagendra Nath Das, by faith Hindu, by Nationality Indian, by occupation Service, residing at Bhabani Pally, City:- Durgapur, P.O. V.K. Nagar, P.S. New Township, Dist- Paschim Bardhaman, State- West Bengal, India, PIN- 713210, (2) **MRS. SHARMISTHA DAS [PAN- AWGPD6886M]** Wife of Mr. Arun Kumar Das, by faith Hindu, by Nationality-Indian, by occupation House wife, residing at Tetikhola, City:- Durgapur, P.O. Arraha, P.S. New Township, Dist- Paschim Bardhaman, State- West Bengal, India, PIN- 713212, hereinafter called the "**VENDORS**". which expression shall unless the context otherwise required includes their heirs, successors and representatives of the **VENDORS**.

IN FAVOUR OF

SRI. RAJESH KUMAR CHOUDHARY [PAN-AGYPC9522H] Son of Sri. Baleshwar Prasad, by faith-Hindu, by occupation-Business, presently residing of Arrah Sree pally, Kaliganj, P.O.- Kaliganj, P.S.- New Township, District- Paschim Bardhaman, West Bengal, PIN- 713212, hereinafter called the **PURCHASER(S)**. Which expression shall unless the context otherwise required includes his heirs, successors and representatives of the **PURCHASER(S)**.

WHEREAS schedule mentioned land was purchased property of Santiram Mondal son of Late Piyari Charan Mondal and said Santiram Mondal son of Late Piyari Charan Mondal purchased the


10/11/2017

same from Bijoy Kumar Singh & others vide deed No-2940 for the year 1995.

AND WHEREAS said Santiram Mondal son of Late Piyari Charan Mondal sold 2.75 Katha land to Vendor No- 1 i.e. Mrs. Ashok Lal Das Son of Late Khagendra Nath Das vide deed No-4067 for the year 2006 of A.D. S.R. Durgapur and after purchasing the land Vendor No- 1 i.e. Mr. Ashok Lal Das Son of Late Khagendra Nath Das mutated his name in L.R.R.O.R. in L.R. Khatian No- 826.

AND WHEREAS said Santiram Mondal son of Late Piyari Charan Mondal sold 4.17 Katha land to Vendor No- 2 i.e. Mrs. Sharmistha Das wife of Mr. Arun Kumar Das vide deed No-4068 for the year 2006 of A.D. S.R. Durgapur and after purchasing the land Vendor No- 2 i.e. Sharmistha Das wife of Mr. Arun Kumar Das mutated her name in L.R.R.O.R. in L.R. Khatian No- 825

AND WHEREAS the present vendor(s) as a L.R. Recorded owner acquired a valid, good, clear and free marketable right, title and interest over the schedule below land and is owning, and possessing the same as absolute owner which gave them unfettered power and authority to convey the schedule below property.

AND WHEREAS the vendor(s) are in urgent need of money and as such the vendors agreed to dispose the schedule mentioned property by way of sale.



AND WHEREAS the purchaser who is in search of such land for residential purpose hereby expressing his intention to buy out the same agreed with the vendors for absolute sale to him of the schedule below land at price of **Rs. 20,00,000/- (Rupees Twenty Lakh) Only** which is already paid in Cash/Cheque/DD/Bank Transfer and as such the vendors(s) do hereby confirm remittance of sale consideration by putting their signature in this deed.

AND WHEREAS by virtue of this Sale Deed the vendors(s) hereby conveys, transfers, assigns and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easement, privileges and other interests which at any time had or now have in any manner covering both in law and equity, free from any encumbrance either factual or implied or latent whatsoever, in favour of purchaser(s) for good so that the purchaser(s) shall be able to use, occupy, enjoy the schedule property and every part thereof quietly, peacefully, freely and clearly to the exclusion of others and as such VENDOR(S) shall keep the PURCHASER harmless and indemnified from any charges, lien, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASER.

AND WHEREAS the VENDOR(S) bind(s) themselves to execute Deeds, things, at the request and cost of the purchaser to do and execute or cause to be done anything which may effectual be necessary for the PURCHASER to enjoy the property more fruitfully



and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASER shall and may from time to time and all times hereafter, peaceably and quietly enter upon, have, hold, occupy, possess and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any late or hindrance whatsoever from only the said VENDOR(S) or by any person, or persons claiming from, under or in trust of them.

THE VENDORS bind(s) themselves to declare that schedule below land have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judice of any court or has been notified for any kinds of requisition and vendor sells out the same to purchaser having good marketable title without any kind of encumbrances.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get his name recorded in the records of B.L. & L.R.O. Faridpur Durgapur during settlement and to mutate his name into the Rent Roll of Govt., of West Bengal, and will be able to pay any rent, rates and charges without any connection or concern whatsoever with the VENDOR(S).

The Purchaser shall regularly pay holding taxes, land taxes in respect of his purchased scheduled land to his free choice.



SCHEDULE

All That piece or parcel of **Baid** Land admeasuring an area of **12 (Twelve) Decimal**, be the same a little more or less, appertaining to **R.S. Plot No. 1469 Corresponding L.R. Plot No. 1841**, admeasuring more or less **5 (Five) Decimal**; comprised in Khatian No- 510, **L.R. Khatian No. 826, R.S. Plot No. 1469 Corresponding L.R. Plot No. 1841**, admeasuring more or less **7 (Seven) Decimal**; comprised in Khatian No- 510, **L.R. Khatian No. 825**, situated within **Mouza- Kaliganj**, R.S. J.L.No- 83, L.R. J.L. No. 110, Police Station: New Township, Additional District Sub Registration Office- Durgapur, Dist.: Paschim Bardhaman, under Jemmua Gram Panchayat.

On the North : 12 Feet wide Kachha Road
On the South : R.S. Plot No. 1469 (P)
On the East : 16 Feet wide Kachha Road
On the West : Land of Robot & Sujit Bose.

The Schedule mentioned land is used for residential purpose.

The schedule mentioned land has never been acquired by Govt.

No structure is situated over the schedule mentioned land.

(A Skeetch map is annexed herewith which is considered as part and parcel of this deed)


ED.

MEMO OF CONSIDERATION

The price of the Land amounting **Rs. 20,00,000/- (Rupees Twenty Lakh) Only** paid by the purchaser to the Vendors in following manner:-

Mode of Payment	Date	Bank	Amount (Rs.)
Cheque	14.06.2022	ICICI	2,50,000.00
Cheque	14.06.2022	ICICI	2,50,000.00
Cheque	30.08.2022	ICICI	3,50,000.00
Cheque	30.08.2022	ICICI	3,50,000.00
RTGS	28.09.2022	ICICI	2,35,000.00
RTGS	28.09.2022	ICICI	5,65,000.00

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

IN WITNESS WHEREOF the Vendor put his signature on this **28th Day of September, 2022** in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES:

(1) Uttam Kumar Sam
S/o Late Sudhir Kr Sam
Tetikhola
P.O. Arrah
Dist - 12

Ashutosh Das

Sharmistha Das

SIGNATURE OF THE VENDOR(S)

(2) Nand Kumar
S/o - 2d Kumar
Arrah - Durgapur - 12

Drafted and Typed by me & I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.

Subrata Mukherjee
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No. - WB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



Rajesh Kumar Choudhary

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Rajesh Kumar Choudhary

Signature of the
Executants/presentation



Ashok Lal Das

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Ashok Lal Das

Signature of the
Executants/presentation



Sharmistha Das

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Sharmistha Das

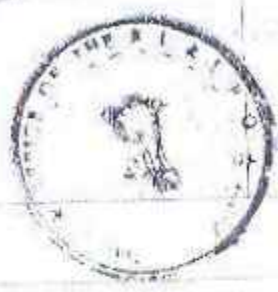
বর্নাম
 কালীপত্র
 ০.০০
 টাকার (২) সের পুতি
 ০.০৭
 একতর (৫) মোট মাথের মাথো
 ১

পরিচালন নং— ১২৪
 জি.এল. নং— ১১০
 থানা— মিউনিসিপাল
 টাকার (৩) সের শিকার
 টাকার

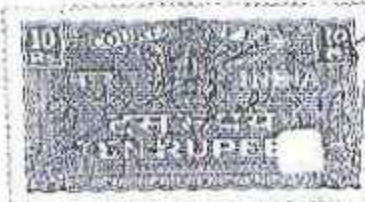
শর্মিষ্ঠা দাস
 অরুণকুমার
 শিকার

১৫৪১
 বাহিন

০২১৪১১০
 ১১.১১.০৬
 Revenue Office



নামের মোট পরিমাণ	মাথের মাথো জাত আয়ের আংশ	মাথের মাথো জাত পুতির জমির আংশের পরিমাণ			
		এ	শ	হে	এ
১.৬৪	০.০৪২৭	০.০৭			
একমাত্র		০.০৭			



কর্মসম
কর্মসম

সিটিফিকেশন নং— ১২৬

০২১৪১১০

জো. প্রদ. নং— ১১০

থানা— নিউটনউপাধিকার

০.০০

১ম (১) সেকশন—

২য় (২) সেকশন—

টাকা

০.০৫

৩য় (৩) সেকশন—

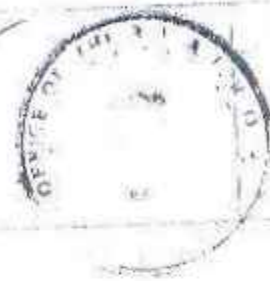
(১) ক্রম

(২) ক্রম

আলাদাভাবে

কলেক্টর

নিজ



স্বাক্ষর

১৪৪৪৪৪
২০/১১/০৬
Revenue Officer

১৪৪৪৪৪

১৪৪৪৪৪

সংখ্যা

দাপের
মোট
পরিমাণ

দাপের
মোট
অংশ

দাপের মধ্যে অংশ
অংশের ভূমির অংশের
পরিমাণ

এ

শ

অংশ

এ

শ

হে

এ

১.৬৪

০.০০০৫

০.০৫

১৪৪৪৪৪



এক মাত্র ব্যবহারের জন্য

১৪৪৪৪৪
২০/১১/০৬

০.০৫

18/04/2007



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

GRN Details

GRN:	192022230130470251	Payment Mode:	Online Payment
GRN Date:	28/09/2022 09:03:47	Bank/Gateway:	State Bank of India
BRN :	CKU9066971	BRN Date:	28/09/2022 09:05:58
Payment Status:	Successful	Payment Ref. No:	2002910225/3/2022

[Query No:*/Query Year]

Depositor Details

Depositor's Name:	RAJESH KUMAR CHOUDHARY
Address:	PIN-713212
Mobile:	8101891226
Depositor Status:	Buyer/Claimants
Query No:	2002910225
Applicant's Name:	Mr SUBRATA MUKHERJEE
Identification No:	2002910225/3/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002910225/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	59910
2	2002910225/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	20007
Total				79917

IN WORDS: SEVENTY NINE THOUSAND NINE HUNDRED SEVENTEEN ONLY.

Sketch Map Is Showing The Land Of Mouza-Kaliganj, J.L. No-83(110)
P.S-New Township, Dist-Paschim Bardhaman. R.S Plot No-1469(P)
L.R Plot No-1841 Khatain No-825,826 In Area More&Less 12 decimal
Land Shown In Red Mark. (In Area As Per Reccord)

Sold To:- RAJESH KUMAR CHOUDHARY,
S/O BALESHWAR PRASAD.

Katain No-	Area
825-----	07Deci.
826-----	05Deci.



As shown by

Sharmistha Das

Mondal-27/09/2022
SURVEYOR

MOHIT Kr. MONDAL
Bargaria, Paschim Bardhaman, Durgapur-5
Govt. Regd. No.-W.B.K.565/1999

Signature Of Land Owner

According To Field Sketch

Major Information of the Deed

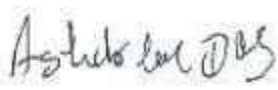
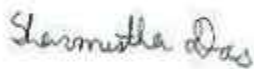
Deed No :	I-2306-10779/2022	Date of Registration	29/09/2022
Query No / Year	2306-2002910225/2022	Office where deed is registered	
Query Date	26/09/2022 11:03:50 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, 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. 20,00,000/-		Rs. 20,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 60,010/- (Article:23)		Rs. 20,007/- (Article:A(1), E)	
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1469	RS-510	Bastu	Baid	5 Dec	8,35,000/-	8,35,000/-	Width of Approach Road: 28 Ft.,
L2	RS-1469	RS-510	Bastu	Baid	7 Dec	11,65,000/-	11,65,000/-	Width of Approach Road: 28 Ft.,
		TOTAL :			12Dec	20,00,000 /-	20,00,000 /-	
	Grand Total :				12Dec	20,00,000 /-	20,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ashok Lal Das (Presentant) Son of Late Khagendra Nath Das Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	Photo  29/09/2022	Finger Print  LTI 29/09/2022	Signature  29/09/2022
Bhabani Pally, City:- Durgapur, P.O:- V K Nagar, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713210 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: arxxxxxx2e, Aadhaar No: 36xxxxxxxx5819, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office				
2	Name Mrs Sharmistha Das Wife of Mr Arun Kumar Das Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	Photo  29/09/2022	Finger Print  LTI 29/09/2022	Signature  29/09/2022
Tetikhoia, City:- Durgapur, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: awxxxxxx6m, Aadhaar No: 71xxxxxxxx9228, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJESH KUMAR CHOUDHARY Son of Mr BALESHWAR PRASAD KALIGANJ, City:- Durgapur, P.O:- KALIGANJ, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx2H, Aadhaar No: 84xxxxxxxx9364, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UTTAM KUMAR DAN Son of Late RAM DAN TETIKHOLA, City:- Durgapur, P.O:- ARRAH, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212			

29/09/2022

29/09/2022

29/09/2022

Identifier Of Mr Ashok Lal Das, Mrs Sharmistha Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ashok Lal Das	Mr RAJESH KUMAR CHOUDHARY-5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Sharmistha Das	Mr RAJESH KUMAR CHOUDHARY-7 Dec

On 29-09-2022

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 13:33 hrs on 29-09-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Ashok Lal Das, 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 20,00,000/-

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

Execution is admitted on 29/09/2022 by 1. Mr Ashok Lal Das, Son of Late Khagendra Nath Das, Bhabani Pally, P.O: V K Nagar, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713210, by caste Hindu, by Profession Service, 2. Mrs Sharmistha Das, Wife of Mr Arun Kumar Das, Tetikhola, P.O: ARRAH, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Indetified by Mr UTTAM KUMAR DAN, , Son of Late RAM DAN, TETIKHOLA, P.O: ARRAH, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,007.00/- (A(1) = Rs 20,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 20,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 9:05AM with Govt. Ref. No: 192022230130470251 on 28-09-2022, Amount Rs: 20,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU9066971 on 28-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60,010/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 59,910/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10590, Amount: Rs.100.00/-, Date of Purchase: 26/09/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 9:05AM with Govt. Ref. No: 192022230130470251 on 28-09-2022, Amount Rs: 59,910/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU9066971 on 28-09-2022, Head of Account 0030-02-103-003-02



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 2306-2022, Page from 245909 to 245926

being No 230610779 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.10.12 12:57:46 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/10/12 12:57:46 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)
