

01766/2023

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V 703438



Certified that the Document is admitted to
Registration. The Signature Sheet and the
documentary evidence pertaining to this document
are the part of this document.

Additional Registrar
of Assurances-II, Kolkata

Additional Registrar of
Assurances III Kolkata

8 APR 2023

Query No-2000611044/2023

GRN No-19-202223-033780363-1

DEED OF SALE

Page

1

No. 1588 Date 5 MAR 2023
Sold to Sushila Devi Singh
Address Sahana Jammu Bt Han
Value of Stamp 1000/-
Date of Purchase of the Stamp 4 MAR 2023
Paper from Treasury
Name of the Treasury from where
Purchase: Durgapur

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-16
Licence No-1/93



Additional Registrar of
Assurances III Kolkata

18 MAR 2023

**Under Andal Gram Panchayat, Mouza: Andal, J.L No. 52,
Land Area: 4.97 Decimal. Sale Value- Rs. 4,00,000/-,
Market Value- Rs. 7,13,070/-**

THIS DEED OF SALE

**Made on 18th Day of March 2023 at A.R.A III Kolkata
BY:**

(1) MRS. KIRAN AGARWAL wife of **MR. VIJAY KUMAR AGARWAL**,
(PAN AFRPA4960M & Aadhar No. 883788093548) by faith: Hindu,
Occupation: House wife, by nationality: Indian, residing at 132 D Kankulia
Road, Sarat Bose Road, P.O- Sarat Bose Road, P.S- Lake, Dist-South 24
Parganas, West Bengal, Pin- 700029.

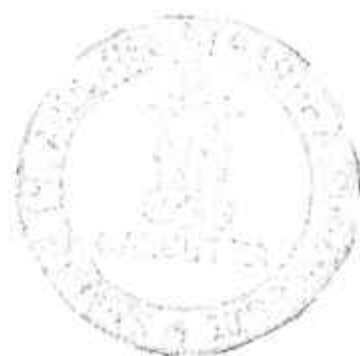
(hereinafter called the "VENDOR") of the first part), which expression shall
unless the context otherwise requires include the heirs/successors and
representative of the VENDOR.

IN FAVOUR OF:

Mrs. SUSHILA DEVI SINGH wife of **Mr. BHAGWAN SINGH**, **Aadhar
No. 239633203163)** By Sex: Female, By Caste: Hindu, Occupation: Others,
Citizen of: India, Residing at Sahora, P.O:- Sahora, P.S:-Chandradip, District:-
Jamui, Bihar, India, PIN:- 811301.

(Hereinafter called the PURCHASER) of the Second PART which expression
shall Unless the context otherwise requires includes the heirs\
successors\ representatives of the PURCHASER.

AND WHEREAS the VENDOR purchased the Schedule mentioned property
by virtue of Regd. Deed of Sale being (i) **Sale Deed No. I-744 for the year
2012 of A.D.S.R Office Raniganj**, and her name duly recorded in LR Records
under **Khatian no- 4569** and paid land revenue receipt up to 1429 BS, for
valuable consideration.



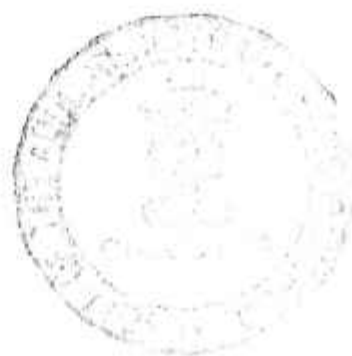
18 MAR 2023

AND WHEREAS She is owning, possessing and seizing every right title and interest over the said land with absolute right, title & interest and all other interest ensuing from legal ownership with having unfettered power and authority to convey the schedule below property thereafter the present owner entered into an agreement with the present purchaser.

AND WHEREAS the VENDOR is in need of some money for her business purpose for which the VENDOR has made up her mind to sell out the schedule below property and the PURCHASER who is in search of such plot and approach the VENDOR who agreed with the PURCHASER for absolute sale to her, of the property described in schedule below at **Rs. 4,00,000/- [Rupees Four Lakh]** only through Chaque and Cash and the VENDOR do hereby acknowledge the same by putting her signature in this deed.

 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 any time 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 PURCHASER for good so that the PURCHASER 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 singly or Jointly and severally shall keep the PURCHASER harmless and indemnified from any charges, license, attachment, execution encumbrances if any existed formerly or existing at the date of transfer which is not known to the PURCHASER.

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



18 MAR 2023

AND WHEREAS the VENDOR further agreed to bind herself that She or her successors shall be liable to pay previous dues or charges or impositions before execution of this Deed if demanded either by any authority or by third party.

The VENDOR bind herself 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 PURCHASER having good saleable and marketable title without any encumbrances whatsoever.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get her name recorded in the settlement operation and will also be able to mutate her name into the Rent Roll of Govt, in the office of Andal Panchayet, 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 PURCHASER 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

A piece of **Baid** Land at present fit for **Bastu**, measuring an area of **4.17 Decimal** under **L.R. Khatian No. 4569 (Four thousand five hundred sixty-nine)**, comprising in **R.S. Plot No. 2701** and **L.R Plot No. 2701** within the Mouza of **Andal**, J.L. No.-52, under P.S-Andal, Dist.: Paschim Bardhaman, West Bengal



NAME & L.R KHATIAN NO.	R.S & L.R PLOT NO.	SOLD AREA	PROPOSED LAND USE	CLASS IN ROR	ROAD
Mrs. Kiran Agarwal Khantian No. 4569 (Four thousand five hundred sixty-nine)	R.S & L.R Plot No. 2701	4.17 Decimal	Bastu	Baid	25' wide Kancha Road,
TOTAL AREA 4.17 Decimal		Sale Value Rs. 4,00,000/- Market Value Rs. 7,13,070/-			

The property hereby sold are shown and delineated by Red Border Line Plan annexed hereto, which do form a part of this deed, Rayat Dakhali Swatiya. The Proportionate annual ground rent is payable to the Govt. of West Bengal through the B.L. & L.R.O., Andal, Dist. Burdwan. Schedule Mentioned property never been acquired by Govt.

Proposed land used as VASTU (vacant plot) .

BUTTED & BOUNDED AS FOLLOWS with having 25' wide
Kancha approach Road.

North :- 25' wide Kancha Road, South :- Land of Rakhi Tiwari,
East :- 20' wide Kancha Road, West :- Land of Sushila Devi Singh.

MEMO OF CONSIDERATION

Mode of Payment	Date	Bank & Branch	Amount
RTGS UTR No. SBINR10203012027322532	20/01/2023	SBI Khandra Branch	4,00,000/-
Total Rs. 4,00,000/- Rupees Four lakh only,			



It is hereby declared that the full name, colour passport size photograph and finger print of each finger of both the hands of VENDOR and PURCHASER in separate sheet which will be treated as a part and parcel of this deed.

In witnesses whereof the VENDOR & PURCHASER put their signature on the day, month and year first above written.

Witnesses:

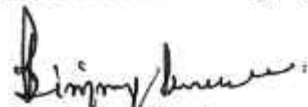
Signature Of Vendor

Kisan Agarwal

1. Sushanta Chatterjee
S/O Late Kaucham Chatterjee
VILL + PO - Sonarpur
Dist - Paschim Bardhaman
PIN - 713378

2. Arbind Thakur
S/O - Late Dwip Narayan Thakur
Dist - Jai Purnia Colliery, Dakshin Khonda.
PIN - 713321, Paschim Bardhaman

Drafted by me as per instruction of the Parties. read over & explained by me in their Mother Language .



Binimoy Sarkar
Advocate

Registration No-F-58/60 of 1994

Type


Subhenud Sinha

(Home Solution Andar)

2



Additional Registrar of
Companies at Kolkata

18 MAR 2023



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



192022230337803631

GRN Details

GRN:	192022230337803631	Payment Mode:	Online Payment
GRN Date:	17/03/2023 21:33:39	Bank/Gateway:	State Bank of India
BRN :	IK0CDRFGF3	BRN Date:	17/03/2023 21:34:34
GRIPS Payment ID:	170320232033780362	Payment Init. Date:	17/03/2023 21:33:39
Payment Status:	Successful	Payment Ref. No:	2000611044/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Subhendu Sinha
Address:	Home Solution Andal
Mobile:	7797453410
EMAIL:	sinhacolmagic@gmail.com
Depositor Status:	Others
Query No:	2000611044
Applicant's Name:	Mr SUBHENDU SINHA
Identification No:	2000611044/1/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	17/03/2023
Period To (dd/mm/yyyy):	17/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000611044/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	20402
2	2000611044/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	7138
Total				27540

IN WORDS: TWENTY SEVEN THOUSAND FIVE HUNDRED FORTY ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



170320232033780362

GRIPS Payment Detail

GRIPS Payment ID:	170320232033780362	Payment Init. Date:	17/03/2023 21:33:39
Total Amount:	27540	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CDRFGF3	BRN Date:	17/03/2023 21:34:34
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Subhendu Sinha
Mobile: 7797453410

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230337803631	Directorate of Registration & Stamp Revenue	27540
Total			27540

IN WORDS: TWENTY SEVEN THOUSAND FIVE HUNDRED FORTY ONLY.

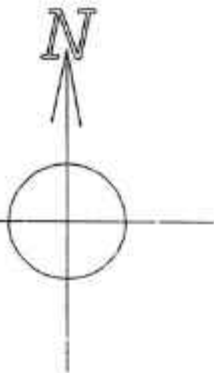
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

MOUZA ANDAL J.L NO 52 P.S ANDAL DIST PASCHIM BARDHAMAN.
R.S&L/R PLOT NO--2701[P].SOLD AREA-2.53KA=4.17Dec.

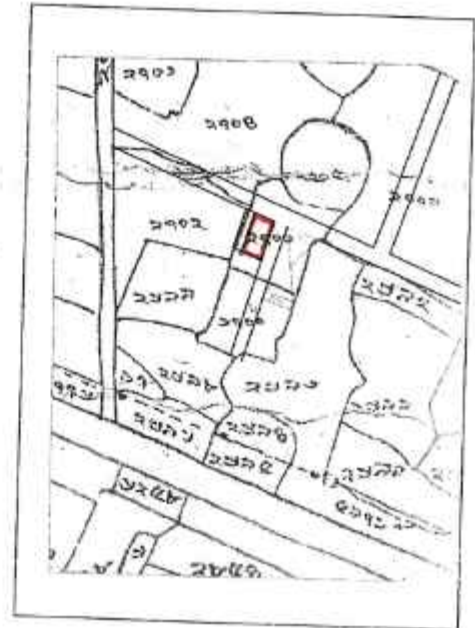
[MORE OR LESS]

SOLD AREA MARKED IN RED 

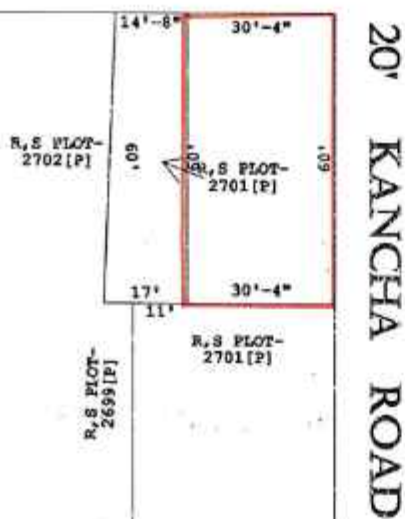
THE LAND BEING SOLD TO-.



L/R MOUZA INDEX MAP .SCALE 1"=330'



25' KANCHA ROAD



Kiran Jaswal

Drawn 20/2/23

DRAWN BY
Srikanta Gorai

Surveyor Reg-WD/K607/2008

FINGER PRINT & PHOTOCOPY

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Sushila Devi Singh
by the pen of
Sushanta Chatterjee

Signature & Photograph is duly attested by me
Sushila Devi Singh by the pen of
Sushanta Chatterjee

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Kisan Agarwal

Signature & Photograph is duly attested by me
Kisan Agarwal

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me



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Additional Registrar of
Assurances III Kolkata

18 MAR 2023



Major Information of the Deed

Deed No :	I-1903-02234/2023	Date of Registration	08/04/2023
Query No / Year	1903-2000611044/2023	Office where deed is registered	
Query Date	08/03/2023 9:54:01 AM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUBHENDU SINHA HOME SOLUTION, ANDAL, Thana : Andol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713321, Mobile No. : 7585086119, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 4,00,000/-	Rs. 7,13,070/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 21,402/- (Article:23)	Rs. 7,222/- (Article:A(1), E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Andol, Gram Panchayat: ANDAL, Mouza: Andol, JI No: 52, Pin Code : 713321

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2701 (RS :-)	LR-4569	Bastu	Baid	4.17 Dec	4,00,000/-	7,13,070/-	Width of Approach Road: 25 Ft., Last Reference Deed No :2304-I -00744-2012
Grand Total :					4.17Dec	4,00,000 /-	7,13,070 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Kiran Agarwal (Presentant) Wife of Mr Vijay Kumar Agarwal Executed by: Self, Date of Execution: 18/03/2023 , Admitted by: Self, Date of Admission: 18/03/2023 ,Place : Office			
		18/03/2023	LTI 18/03/2023	18/03/2023

132 D Kankulia Road, Sarat Bose Road West, City:- Not Specified, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: afxxxxxx0m, Aadhaar No: 88xxxxxxxx3548, Status :Individual, Executed by: Self, Date of Execution: 18/03/2023 , Admitted by: Self, Date of Admission: 18/03/2023 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Sushila Devi Singh Wife of Mr Bhagwan Singh Sahora, City:- Not Specified, P.O:- Sahora, P.S:-CHANRADIP, District:-Jamui, Bihar, India, PIN:- 811301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 23xxxxxxxx3163, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sushanta Chatterjee Son of Late Kanchan Chatterjee Sonepur, City:- Not Specified, P.O:- Sonepur, P.S:-Pandabeswar, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713378			<i>Sushanta Chatterjee</i>
	18/03/2023	18/03/2023	18/03/2023
Identifier Of Mrs Kiran Agarwal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Kiran Agarwal	Mrs Sushila Devi Singh-4.17 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Andal, JI No: 52, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2701, LR Khatian No:- 4569	Owner:কিরন আগরওয়াল, Gurdian:বিজয় কুমার আগরওয়াল, Address:১৩২/ডি,কাঁকুলিয়া রোড কোলকাতা - 700029 , Classification:বাইদ, Area:0.05000000 Acre,	Mrs Kiran Agarwal

On 18-03-2023

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

Presented for registration at 12:10 hrs on 18-03-2023, at the Office of the A.R.A. - III KOLKATA by Mrs Kiran Agarwal, 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 7,13,070/-

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

Execution is admitted on 18/03/2023 by Mrs Kiran Agarwal, Wife of Mr Vijay Kumar Agarwal, 132 D Kankulia Road, Sarat Bose Road West, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Mr Sushanta Chatterjee, , Son of Late Kanchan Chatterjee, Sonepur, P.O: Sonepur, Thana: Pandabeswar, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713378, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,222.00/- (A(1) = Rs 7,131.00/- ,E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 7,138/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2023 9:34PM with Govt. Ref. No: 192022230337803631 on 17-03-2023, Amount Rs: 7,138/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CDRFGF3 on 17-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 21,402/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 20,402/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1588, Amount: Rs.1,000.00/-, Date of Purchase: 15/03/2023, Vendor name: Ram Prasad Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2023 9:34PM with Govt. Ref. No: 192022230337803631 on 17-03-2023, Amount Rs: 20,402/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CDRFGF3 on 17-03-2023, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 08-04-2023

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.



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 85122 to 85136
being No 190302234 for the year 2023.



Digitally signed by Samar kumar
pramanick
Date: 2023.04.11 13:15:36 -04:00
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/04/11 01:15:36 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)



Government of West Bengal
Office of the A.R.A. - III KOLKATA, District: Kolkata
W.B. FORM NO. 1504

Query No / Year	19032000611044/2023	Serial No/Year	1903001766/2023
Transaction id	0000753486	Date of Receipt	18/03/2023 12:51PM
Deed No / Year	Not Generated 7/2234		
Presentant Name	Mrs Kiran Agarwal		
Seller	Mrs Kiran Agarwal		
Buyer	Mrs Sushila Devi Singh		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Total Setforth Value	Rs. 4,00,000/-	Market Value	Rs. 7,13,070/-
Stamp Duty Paid	Rs. 1,000/-	Stamp Duty Articles	23
Registration Fees Paid	Rs. 84/-	Fees Articles	A(1), E, I, M(a), M(b)
Standard User Charge	300/-	Requisition Form Fee	0/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Ram Prasad Banerjee	1588	15/03/2023	1,000/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	84/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	300/-

*Total Amount Received by Cash Rs. 384/-

(Samar Kumar Pramanick)
ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
III KOLKATA
Kolkata, West Bengal