

2974

① - 2960



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 870115

Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this document
are part of the Document.

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

22 JUN 2018

Query No.-0204-0000-828122/2018

GRN No - 19-201819-024719136-1.

MOUZA:: Andal, P.S.:: Andal.

DEED OF SALETHIS DEED OF SALE IS MADE THIS THE 12th DAY OF June 2018

Contd....P/2.

227 12.6.2018
Sushanta Chatterjee
Sone fm
Purchased from Asst. Treasury Date 4.5.18
Stamp Vendor PARESH MUKHERJEE
A.D.S.R. Office Reg. L No. 3176
Value Rs. 5000/- Signature Paresh Mukherjee

- Pradyot K. Karm.



264.

- Pradyot K. Karm.



[Handwritten signature]

Arbind Thakur
S/o - Late Dwip Narayan Thakur
Add - Jaipuria Colliery
Dakshinkhanda

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

12 JUN 2018

Pandip K. Karar

-: 2 ::

IN FAVOUR OF :-

MR.SUSHANTA CHATTERJEE(having Income Tax PAN::AIHPC 4641 G)
Son of Shri Kanchan Chatterjee, by faith Hindu, Nationality-Indian, by Occupation Others, Resident of Sonapur, P.O.Sonapur, P.S.Pandabeswar, District-Paschim Burdwan, Pin No. 713378, in the State of West Bengal, here-in-after for the sake of brevity called the "**PURCHASER**" (which expression shall include and mean all his heirs, successors, executors, administrators, legal representative and assigns) of the **ONE PART.**



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

12 JUN 2018

Pradip K. Karar

-:3:-

BY:-

MR. PRADIP KUMAR KARAR(having Income Tax PAN::AIPPK 8867 J)
Son of Late Netai Chandra Karar, by faith Hindu, by Profession Business, Na-
tionality- Indian, Resident of 87, Lalin Sani, P.O. & P.S. Taltola, District
Kolkata, Pin No. 700013, within the State of West Bengal, here-in-after called
the "V E N D O R"(which expression shall include and means all his heirs,
successors, executors, administrats, legal representative and assigns) of the
OTHER PART.



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Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

12 JUN 2018

Pradip K. Karar



-:4:-

WHEREAS the land mentioned in schedule below originally own, possess, and recorded in the name of **Vendor** and his name has duly been recorded in the finally published L.R.Record of Rights.



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman
12 JUN 2018

Pradip K. K. K.

-:5:-

AND WHEREAS accordingly the said Vendor is lawfully owned, possessed & occupied the landed property with all easement right attached thereto details of which is mentioned in schedule below without any disturbance or hinderance from any body.

AND WHEREAS the Vendor abovenamed desiring to develop his other property out of the consideration received from the sale as also to meet up other lawful necessity have decided and announced to sell the said property more fully described and mentioned in schedule below.

AND WHEREAS the Purchaser having come to know of such intention of the Vendor have proposed to purchase the said property more clearly mentioned in schedule below and offered a sum of **Rs.1,00,000/- (Rupees one lakh) only.**

AND WHEREAS the Vendor considering the said price offered by the purchaser to be the best fair, reasonable and highest in the present market rate have accepted the said offer of the purchaser and have agreed to sell the said lands, properties and hereditaments with all easement rights attached thereto unto the purchaser together with all his subsisting right, title interest and possession therein free from all encumbrances.



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

12 JUN 2018

Pradip K. Kar

-:6:-

NOW THIS SALE DEED WITNESSETH that in consideration of the payment of the sum of **Rs.1,00,000/-(Rupees one lakh)only** made by the purchaser to the Vendor the whole of the aforesaid consideration money as the sale price of the property (the receipt where-of the said Vendor doth here by admit and acknowledge) and the said Vendor doth here by sell, convey, grant, transfer unto the purchaser all those piece and parcels of land more particularly mentioned in schedule below together with all existing passage, lights, rights liberties privileges, easements benefits advantages and appurtenances whatsoever thereunto belonging or in any way appertaining there to or there with usually held, occupied enjoyed reputed or known as parts and parcels there- of or appurtenant thereto the said property here by conveyed and transferred unto the purchaser AND all estate, right, title interest and possession, claim and demand what-so-ever of the vendor into or upon the same and every part there- of **TO HAVE AND TO HOLD** the same unto and to the use of the purchaser his heirs executors, administrators, assigns absolutely and for ever together with all easement rights attached thereto free from all encumbrances and the purchaser from this date by virtue of this deed became the absolute owners of the same.

The Vendor doth here by covenant with the purchaser as follows:-

1] That the Vendor have good and perfect title and full power and absolute authority to grant, sell, convey, transfer, assign and assure the said property and every part there-of in the manner aforesaid and that the said property hereby conveyed and sold is free from all encumbrances.



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

12 JUN 2018

Pradip K. Karar

-:7:-

2] That the Vendor doth hereby covenant & declare that the Vendor himself and any predecessors-in-title of the Vendor had/have never made or done any thing or execute any deed or committed or knowingly suffered to the contray to the absolute title of the Vendor and the Vendor is lawfully and rightfully seized and possessed - of or otherwise well and sufficiently entitled to the said property hereby granted as an absolute and indefeasible estate, equivalent thereto free from all encumbrances and charges what-so-ever and that the Vendor have fully power and absolute and indefeasible right & authority to grant, convey settle transfer and assure the said land /property hereby granted unto the Purchaser, in the manner aforesaid and according to the true intent and meaning of this deed.

3] That the Vendor doth hereby covenants with the Purchaser that the said property described and mentioned in the schedule below that, the Purchaser shall hereafter peaceably and quitly hold, possess and enjoy the property in khas or otherwise in the right, title, interest of the Vendor without any interruption or disturbance claim or demand whatsoever from the Vendor or any person claiming through or under his by **constructing building** there-on and/or transferring the said land to any persone or authority.

4] That the said property is not affected by attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax Authority or Estate Duty Authority or other Govt. Authorities under public demand and recovery act and / or any other acts or otherwise



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman
12 JUN 2018

Pradip K. Karer

-:8:-

what - so - ever and that there is no certificate case or proceedings against the Vendor for realisation of arrears of Income Tax or Estate Duty and / or other Taxes and dues or otherwise under the public demand and recovery act and / or any other acts for time being in force and that the said property is not otherwise charged, mortgaged or encumbered.

5] That the said property hereby transferred and conveyed is free and discharged by the Vendor from all rents, cesses and taxes and other impositions whatsoever due up - to - date or sufficiently indemnified against all encumbrances claims and demands what-so-ever created or made by the Vendor.

6] That the Vendor doth hereby further agree and declare that the Purchaser will be entitled from this day to enjoy the property hereby sold as absolute owner by **constructing building** and/or transferring the said land to any persone authority, without any disturbance or interruption of the Vendor or his heirs, executors and legal representatives .

7] That the Vendor at the cost of the Purchaser do every act, deed and things and execute such deed or instrument for further or more perfectly assuring the right, title, interest and possession of the Purchaser in the said property as shall be reasonably required in that behalf without claiming any further moneytary consideration therefor.



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Additional District Sub-Registrar
Reniganj, Paschim Bardhaman

12 JUN 2018

Pradip K. Kar

-:9:-

8] That in case of the Purchaser will be deprive of the whole or any part of the property hereby sold by reason of any defect be found in the title of the Vendor or of any Encumbrance or charges on the same to which this sale is not subject be found in future the Vendor will pay to the Purchaser by way of damages the whole of the sale price of such part of it and shall bear the same proportionately to the whole as the case may be and the Vendor shall always indemnify the Purchaser from such wrong or defect or for any charge of the said property and shall make good the defect in title of the property hereby demised at his own cost.

9] That the Vendor his heirs, executors, assigns and administrators further covenants with the Purchaser, to save harmless, indemnify and keep indemnified the Purchaser his heirs executors, assigns and administrator against all encumbrances charges and equities whatsoever.

10] That the Vendor hereby give his consent and approval for recording of name of the Purchaser in the Land Lords Serista and Gram Panchayet and will help the Purchaser in such recording of and mutation of his name in such places and the Purchaser henceforth shall pay all rents and taxes to the concerned Govt. Revenue Department.



[Handwritten signature]

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

12 JUN 2018

For dip to Karer

-:10:-

SCHEDULE OF LAND ABOVE REFFERED TO

All that piece and parcel of lands, properties, hereditaments and appurtenances with all easement rights attached thereto situated in the District of Paschim Burdwan, Additional District Sub-Registry Office - Raniganj, P.S. - Andal, Sub-Division - Durgapur, ~~Mouza~~ Andal (Gram Panchayat), J.L.No.52 (Fifty-two), appertaining to L.R.Khatian No.4827 (Four thousand eight hundred twenty-seven) bearing:-

L.R.Plot No.2702 (Two thousand seven hundred two), Class of Land Baid (Presently fit for Bastu), measuring an area of 03 (Zero Three) Decimals/ Sataks Out of 61 (Sixty-one) Decimals/ Sataks.

IN TOTAL 03 (ZERO THREE) DECIMALS/SATAKS of residential vacant land hereby sold, as shown in the plan annexed herewith and bounded by red bounded line should be treated as part of this deed. 25fts. Wide Kuccha Road.



2

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

12 JUN 2018

-:11:-

The finger prints of ten fingers in both hands of both the Vendor and the Purchaser have taken in separate sheet(bond), inclosed herewith and the same will be treated as part of this deed.

The proportionate ground rent is payable to the B.L.& L.R.O.Andal.

In Witness here-of the VENDOR put his signature on the day month and year written above first.

WITNESSES:-

1. Arbind Thakur
S/o- (late Dwip Narayan Thakur
Add- Jai puria Colliery
Dakshin Kherda
Bundara
2. 71321

Pranod Rasbhar

S/o - manju Rasbhar

Add - Jai puriya, dakshin Kherda

Drafted & Prepared by me
and typed in my office

Farun Kumar Bag
Seed writer Ranigay
A. D. S. R. office
Lic No - RNG 15.

Pradipto Kumar

VENDOR

Computerised typed by Me:-

Saurbh Kumar

SAURBH KUMAR

P.N.Malia Road, Sishu Bagan

Kora, Para Ranigay




Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

12 JUN 2018

ক্রেতা/বিক্রেতার - গ্রহীতা/দাতা দশ হস্তাসুলীর টিপ ছাপ ও ফটো

বাম হাত					
	বৃদ্ধাসূল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



Radip Kumar

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। স্বাক্ষর

বাম হাত					
	বৃদ্ধাসূল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



Sushanta Chatterjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। স্বাক্ষর

বাম হাত					
	বৃদ্ধাসূল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। স্বাক্ষর

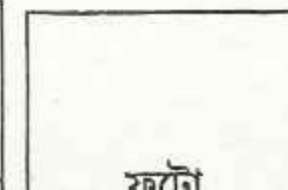
বাম হাত					
	বৃদ্ধাসূল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল। স্বাক্ষর

বাম হাত					
	বৃদ্ধাসূল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



ফটো



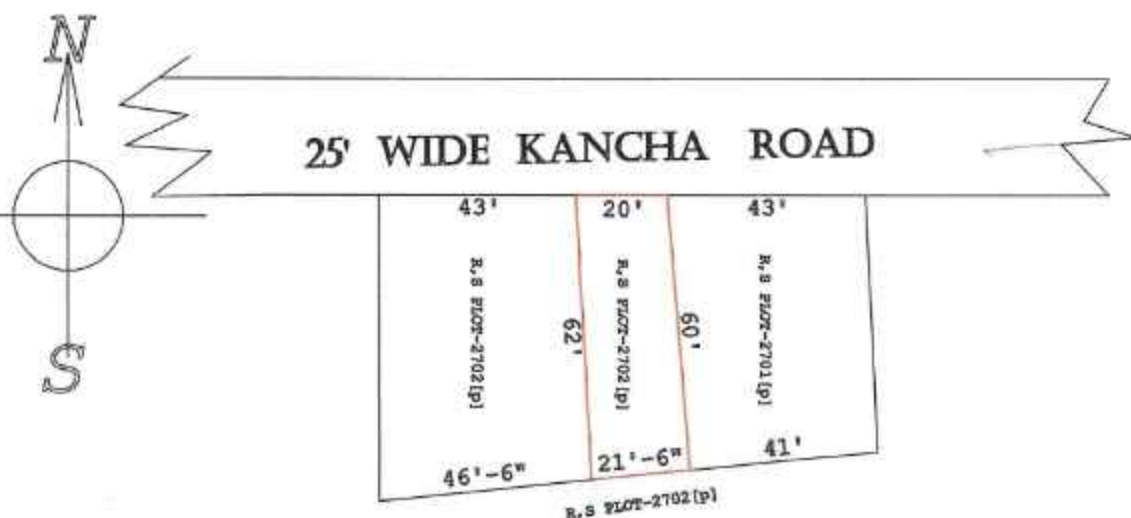
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*Additional District Sub-Registrar
Raniganj, Paschim Bardhaman*

12 JUN 2018

MOUZA ANDAL J.L NO 52 P.S ANDAL DIST PASCHIM BARDHAMAN
R.S PLOT NO--2702[P].SOLD AREA-1.73KA=2.86Dec
[MORE OR LESS]

SOLD AREA MARKED IN RED SUB PLOT-
THE LAND BEING SOLD TO SUSHANTA CHATTERJEE
S/O-KANCHAN CHATTERJEE



Pradyumn Kumar

Signed 4/6/18

DRAWN BY
Srikanta Gorai

Surveyor Reg-WB/K607/2008
Patsaora, Paschim Bardhaman
Mob. No.: 9933398234



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

12 JUN 2018

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

GRN: 19-201819-024719136-1

Payment Mode Online Payment

GRN Date: 10/06/2018 09:01:03

Bank : State Bank of India

BRN : IK00QAPSC4

BRN Date: 10/06/2018 09:02:03

DEPOSITOR'S DETAILS

Id No. : 02040000828122/3/2018

[Query No./Query Year]

Name : Arbind thakur

Contact No. :

Mobile No. : +91 9932622268

E-mail :

Address : Khandra

Applicant Name : Mr T K BAG

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02040000828122/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	19010
2	02040000828122/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	4807

Total

23817

In Words : Rupees Twenty Three Thousand Eight Hundred Seventeen only

Major Information of the Deed

Deed No :	I-0204-02960/2018	Date of Registration	22/06/2018
Query No / Year	0204-0000828122/2018	Office where deed is registered	
Query Date	28/05/2018 2:21:40 PM	A.D.S.R. RANIGANJ, District: Burdwan	
Applicant Name, Address & Other Details	T K BAG RANIGANJ, Thana : Raniganj, District : Burdwan, WEST BENGAL, PIN - 713347, Mobile No. : 9434577385, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 1,00,000/-		Rs. 4,80,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 24,010/- (Article:23)		Rs. 4,807/- (Article:A(1), E)	
Remarks			

Land Details :

District: Burdwan, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Andal

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-2702	LR-4827	Vastu	Baid	3 Dec	1,00,000/-	4,80,000/-	Width of Approach Road: 25 Ft.,
Grand Total :					3Dec	1,00,000 /-	4,80,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr PRADIP KUMAR KARAR (Presentant) Son of Late NETAI CHANDRA KARAR Executed by: Self, Date of Execution: 12/06/2018 , Admitted by: Self, Date of Admission: 12/06/2018 , Place : Office			
	87, LALIN SARANI,, P.O:- TALTOLA, P.S:- Taltola, District:-Kolkata, West Bengal, India, PIN - 700013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIPPK8867J, Status :Individual, Executed by: Self, Date of Execution: 12/06/2018 , Admitted by: Self, Date of Admission: 12/06/2018 , Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUSHANTA CHATTERJEE Son of Shri KANCHAN CHATTERJEE SONEPUR, P.O:- SONEPUR, P.S:- Pandabeswar, District:-Burdwan, West Bengal, India, PIN - 713378 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AIHPC4641G, Status :Individual, Status : Not Executed

Identifier Details :

Name & address
Mr ARBIND THAKUR Son of Late DWIP NARAYAN THAKUR JAIPURIA COLLIERY, P.O:- DAKSHINKHANDA, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr PRADIP KUMAR KARAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP KUMAR KARAR	Mr SUSHANTA CHATTERJEE-3 Dec

Endorsement For Deed Number : I - 020402960 / 2018**On 28-05-2018****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 4,80,000/-



Sumanta Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Burdwan, West Bengal

On 12-06-2018

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

Presented for registration at 12:48 hrs on 12-06-2018, at the Office of the A.D.S.R. RANIGANJ by Mr PRADIP KUMAR KARAR ,Executant.

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

Execution is admitted on 12/06/2018 by Mr PRADIP KUMAR KARAR, Son of Late NETAI CHANDRA KARAR, 87,LALIN SARANI,, P.O: TALTOLA, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Business

Indetified by Mr ARBIND THAKUR, , Son of Late DWIP NARAYAN THAKUR, JAIPURIA COLLIERY, P.O: DAKSHINKHANDA, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others



Sumanta Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Burdwan, West Bengal

On 21-06-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,807/- (A(1) = Rs 4,800/- ,E = Rs 7/-) and Registration Fees paid by by online = Rs 4,807/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/06/2018 9:02AM with Govt. Ref. No: 192018190247191361 on 10-06-2018, Amount Rs: 4,807/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00QAPSC4 on 10-06-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,010/- and Stamp Duty paid by by online = Rs 19,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/06/2018 9:02AM with Govt. Ref. No: 192018190247191361 on 10-06-2018, Amount Rs: 19,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00QAPSC4 on 10-06-2018, Head of Account 0030-02-103-003-02



Sumanta Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Burdwan, West Bengal

On 22-06-2018

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,010/- and Stamp Duty paid by Stamp Rs 5,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 227, Amount: Rs.5,000/-, Date of Purchase: 12/06/2018, Vendor name: P Mukherjee
2. Stamp: Type: Court Fees, Amount: Rs.10/-



Sumanta Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0204-2018, Page from 47304 to 47323
being No 020402960 for the year 2018.



Digitally signed by Sumanta Dhar
Date: 2018.07.02 16:10:14 +05:30
Reason: Digital Signing of Deed.

(Sumanta Dhar) 02-07-2018 16:09:55
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)

