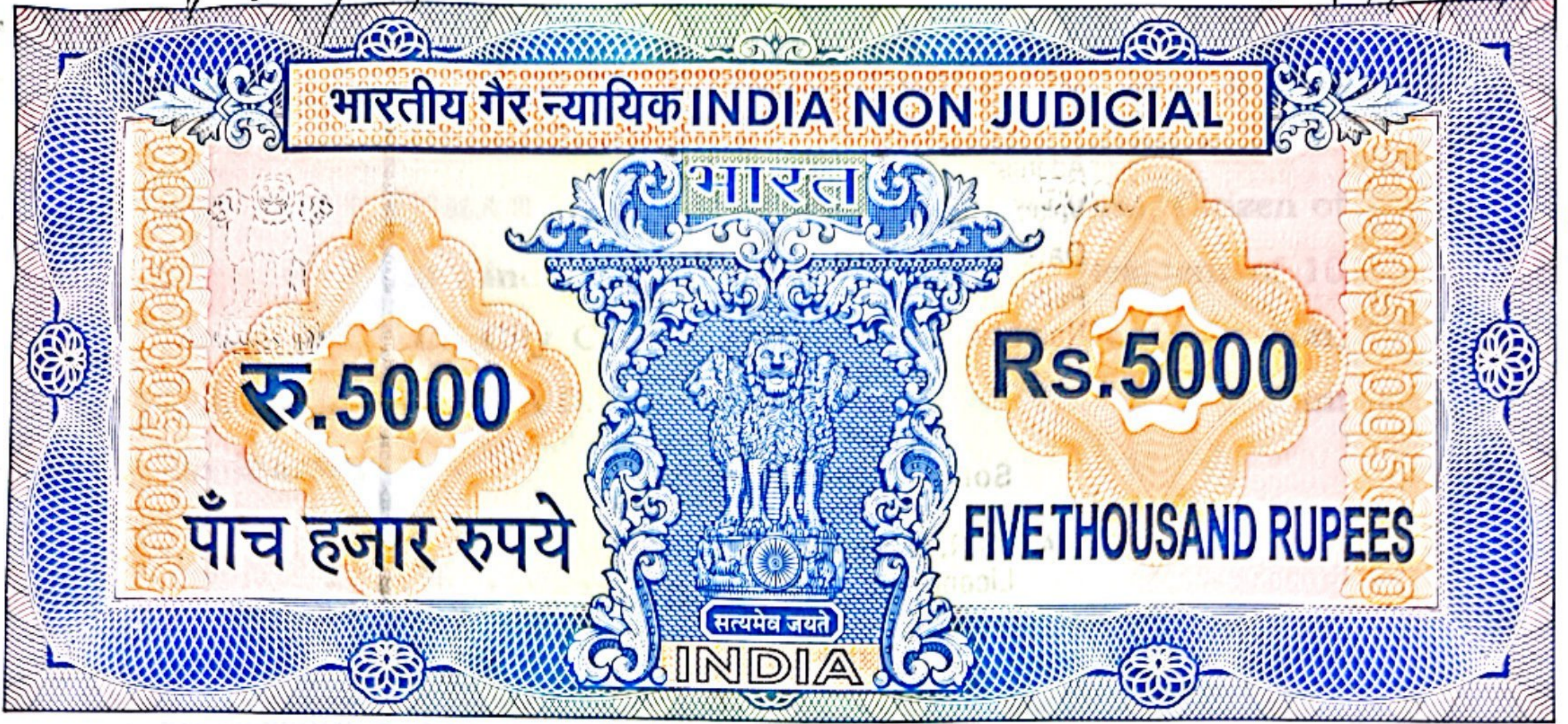


7610/24

D7496/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 369321

K 369321

Handwritten notes in red ink:
 12.4.20
 19.02.20
 28.07.2021
 28.07.2021

Certified that the Document
 is Admitted to Registration the
 Signature Sheet and the Endr-
 osements Attached with this
 Documents are the Part of this
 Document.

A.D.S.R. Durgapur
 Paschim Bardhaman

19 JUL 2020

SALE DEED

UNDER D.M.C. AREA

DISTRICT : PASCHIM BARDHAMAN
MOUZA : PARULIA
POLICE STATION : DURGAPUR
LAND AREA SOLD : 08 KATHA,
SET FORTH VALUE : RS. 28,00,000/-
MARKET VALUE : RS. 28,00,000/-

Handwritten signature:
 Sm. Anwar ul-Haq

18 JUL 2024

SI No. 1971 Date
Sold to Upendra Singh
Address 2nd 16
Value of Stamp 5000
Date of Purchase of the stamp
Prepared from Treasury 1.1 JUL 2024
Name of the Treasury from
Durgapur



Chatterjee

Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

19 JUL 2024

UNDER D.M.O. AREA

MARKET VALUE : RS. 28,00,000/-
SET FORTH VALUE : RS. 28,00,000/-
LAND AREA SOLD : 08 KATTA
POLICE STATION : DURGAPUR
MOZA
DISTRICT : PASCHIM BARDHAMAN

∴ THIS DEED OF SALE is made on 19th Day of July 2024 BY:-

MR. HIRA KUMAR RAM Son of Ram Padarath Ram, Citizen of India, By Faith Hindu, By Occupation Business, Resident of 10 Maxmuller Path, City Centre, Durgapur 713216, Police Station, Sub Division and A.D.S.R. Office Durgapur, District Paschim Bardhaman.

[Herein after called the **VENDOR** of the 1st part which expression shall unless the context otherwise required include his successors and representative of the Vendor]

IN FAVOUR OF

MR. UPENDRA SINGH Son of Munilal Singh, Citizen of India, By Faith Hindu, By Occupation Business, Resident of Bengal Ambuja, City Centre, Durgapur 713216, Police Station, Sub Division and A.D.S.R. Office Durgapur, District Paschim Bardhaman.

[Herein after called the **PURCHASER** of the other part which expression shall unless the context otherwise required include his successors and representative of the Purchaser.]

WHEREAS the property mentioned in the schedule below – The property is being L. R. recorded by the name of present vendor under L. R. Khatian No. **1051**. Now the vendor is the absolute owner of the schedule property with his own possession.

By Asst. Commr.

AND WHEREAS the present VENDOR is not interested to hold the schedule below property as the schedule plot is not used in any manner or to get any profits from the schedule plot and on the other hand Vendor need to get for his personal need and as such he proclaimed to sell the schedule plot.

AND WHEREAS the PURCHASER who search of such land for residential purpose hereby expressing his intention to buy out the same and agreed with the VENDOR for absolute sale to his of the schedule below land at the price of **Rs - 28,00,000/-** [Twenty Eight Lakh]. Sale consideration money paid by variant cheques.

AND WHEREAS by virtue of this sale Deed the VENDOR convey, transfer, assign 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 favor of purchaser for good so that the purchaser shall be able to use occupy, enjoy the schedule below property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such VENDOR will keep the PURCHASER harmless and indemnified from any charges lien, license, attachments, executions, encumbrances if any existed formerly or existing at the date of transfer which are not known to the PURCHASER.

Sr. Akbaruddin

AND WHEREAS the VENDOR execute deed, things, at the request and cost of the purchaser to do and execute or 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 posses and enjoy the property hereby sold and receive and take the rents issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from only the said VENDOR or by any person or persons claiming from under or in trust of him. The vendor 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-judicial of any court or been notified for any kinds of requisition and vendor sale out the same to purchaser having good marketable title without any kinds of encumbrance.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get his name recorded in the records of B. L. & L. R. O. Additional Faridpur-Durgapur during settlement and to mutate his name into the rent Roll of Govt. of West Bengal.

The purchaser shall regularly pay holding taxes, land taxes in respect of his purchased schedule land according to his free choice.

3/11/2018

SCHEDULE

In the District : Paschim Bardhaman, P.S, sub-division, & A.D.S.R. office Durgapur, Mouza **Parulia**, J.L. no. 113, L.R. Khatian no. 1051 (One Thousand Fifty One).

1) R.S. Plot No. **178** L.R. Plot No. 143 Baid measuring Area 5.5 ✓
Katha.

2) R.S. Plot No. **179** L.R. Plot No. 142 Baid measuring Area 2.5 ✓
Katha.

Total area of land = 08 Katha or 13.2 Decimal being sold. The area of Schedule land delineated in red mark in the sketch annexed hereeto. The land to be used for **Residential Purpose**.

It have no construction. The said land is not acquired by the Indian government.

-: Butted and bounded as follows :-

- On the North : R.S. Plot no. 178 (P),
On the South : 30 feet kancha road,
On the East : R.S. Plot no. 179 (P),
On the West : R.S. Plot no. 178 (P).

It is hereby declare that the full name, color passport size photographs and finger prints of each finger of both the hands of 1 no. of Vendor and 1 no. of purchaser is attested in additional pages in this deed being nos. 1 [A & B] i.e. in total 1 no of page and this will be treated as a part of this deed.

See Annexes within.

In witness whereof the Vendor put his signature in presence of Witnesses in this deed of sale after receipt for sale consideration as full and final above described .

Witness :-

1. *Aravind*
S/o Baleswar Dom
City centre
Dyp 11

2. *Somnath Chatterjee*
Dyp 16

Hira Kumar Rom

Signature of the Vendor

Prepared & Typed by me :-

SK Abbas Uddin

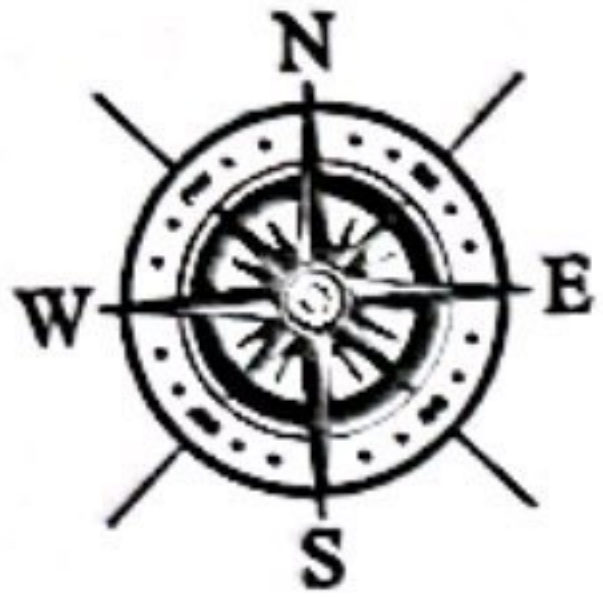
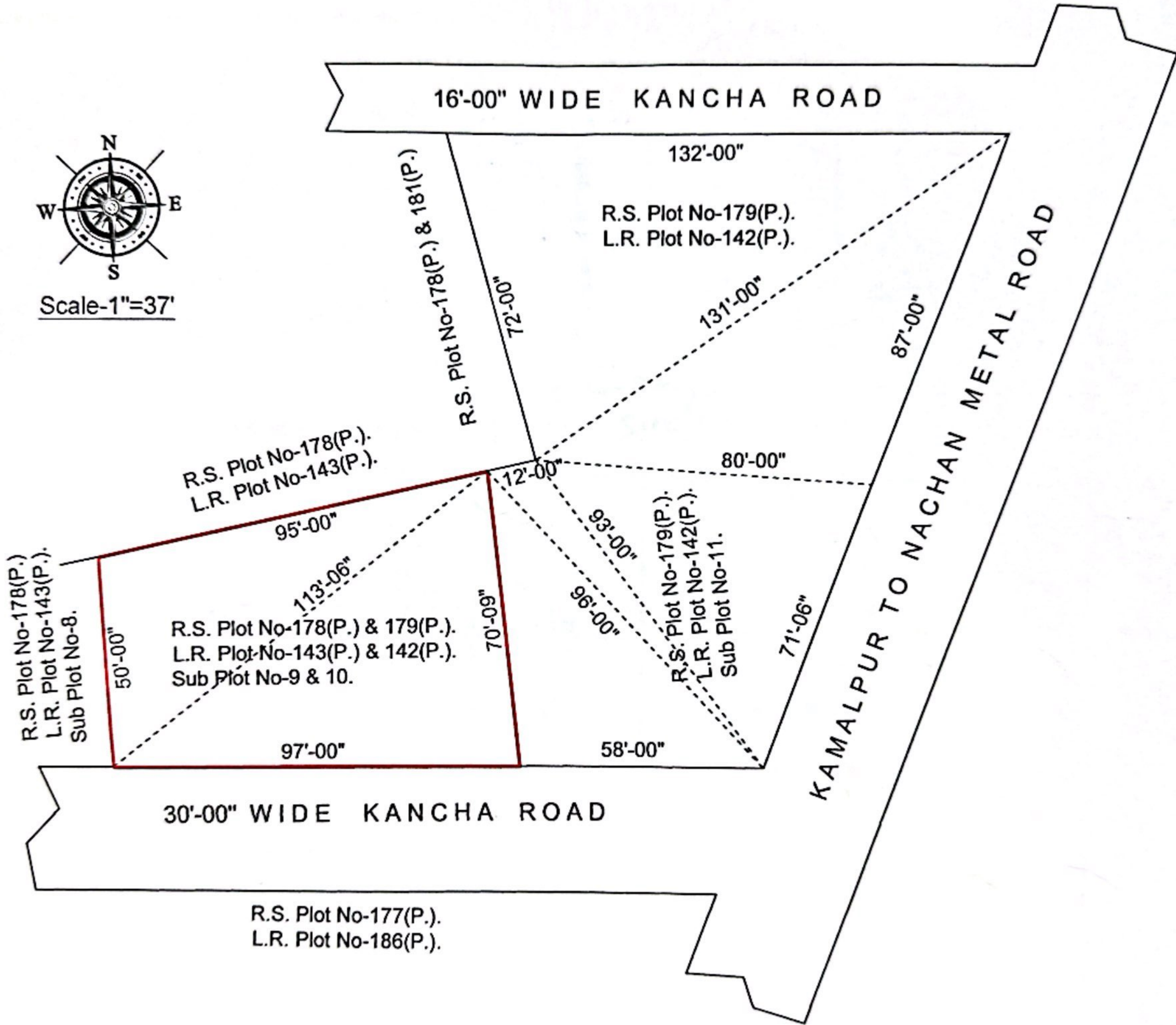
SK ABBAS UDDIN

LIC NO : DPR 47,

A.D.S.R. Office Durgapur .

Sketch Map Is Showing Part Of Mouza-Parulia, J.L.No-113. P.S.-Dugapur.
 Dist.-Paschim Bardhaman. R.S. Plot No.-178(P.), L.R. Plot No.-143(P.).
 In Area 5.5Katha. R.S. Plot No.-179(P.), L.R. Plot No.-142(P.).
 Sub Plot No-9 & 10. In Area 2.5Katha. Total Area 08Katha.
 Of Area Red Bounded Mark.

The Land Sub Plot Sold To-Upendra Singh. S/O-Munilal Singh.
 Address.-RC-31/76, Bengal Ambuja, City Centre, Durgapur(m Corp).
 Durgapur-16. Dist.-Paschim Bardhaman. Pin-713216.







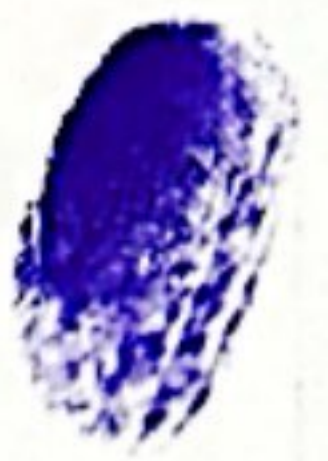
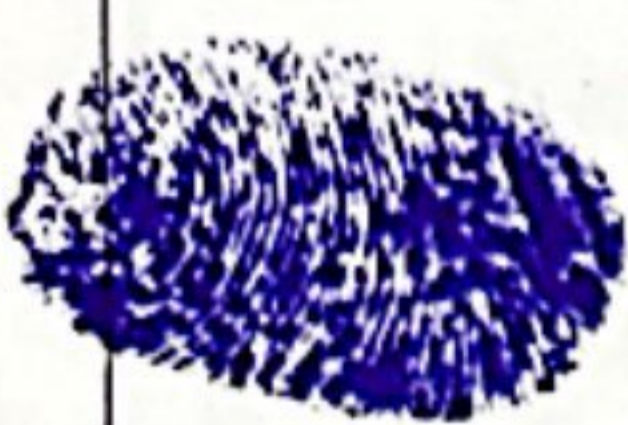

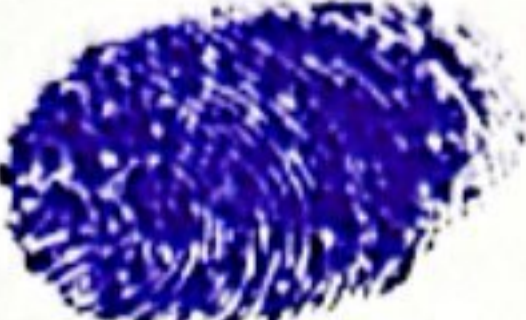
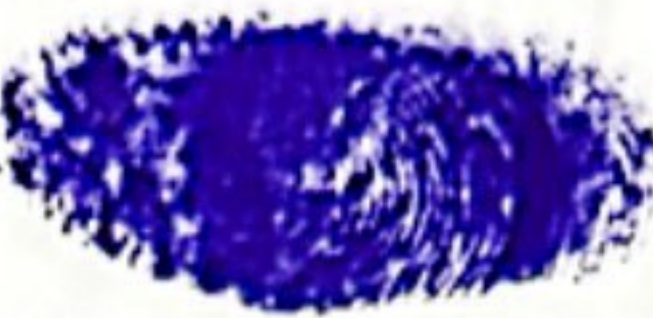
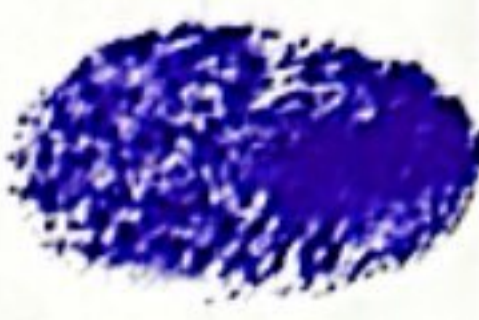
Scale-1"=37'

Surveyed & Signed By

Pandu Chandra Das
 16/7/2024

LAND SURVEYOR
 Pandu Chandra Das
 Certificate No.- X-2490
 Vill.-SRIKRISHNAPUR
 P.O.-Amdahi, Dist.-Burdwan











Pura Kumar Roy

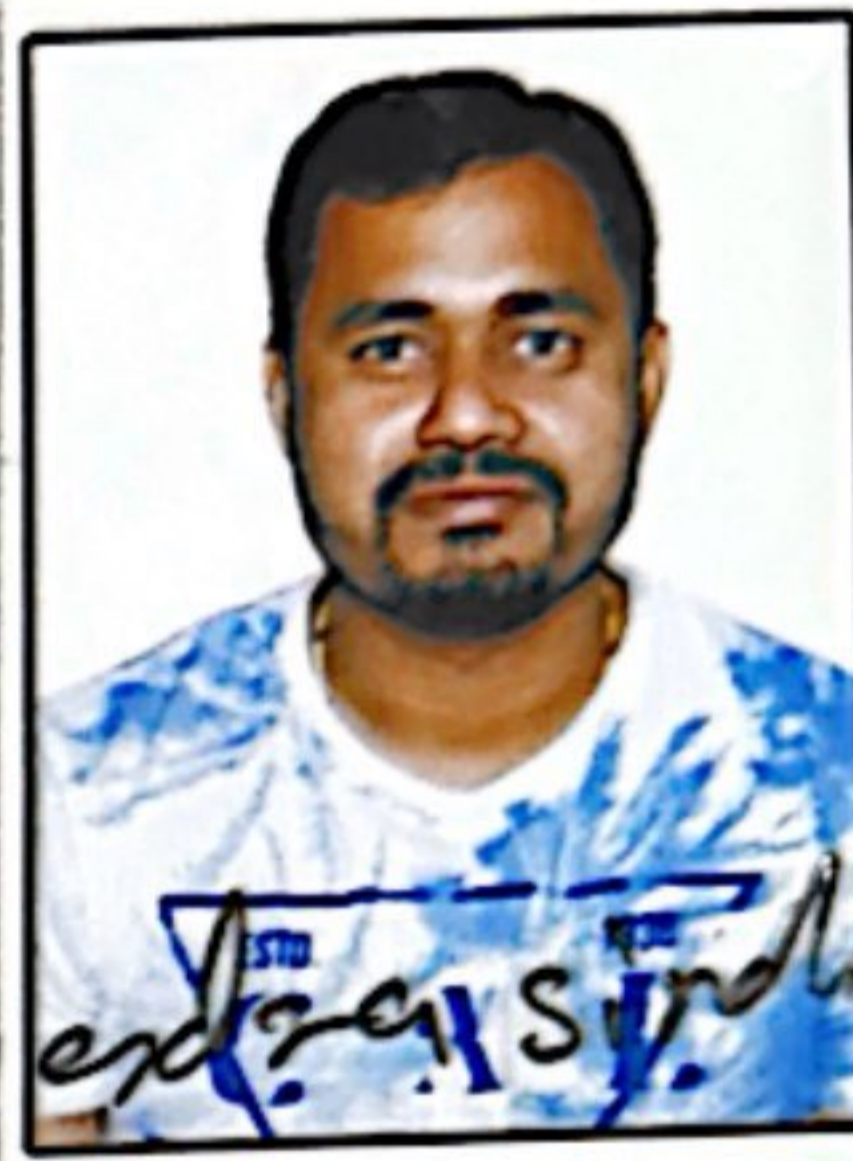
Right Hand					
	Thumb	Fore	Middle	Ring	Small
Left Hand					



Heera Kumar Roy

color passport size photograph, finger print & attested by me Sign... *Heera Kumar Roy*

Right Hand					
	Thumb	Fore	Middle	Ring	Small
Left Hand					



Upendra Sindh

color passport size photograph, finger print & attested by me Sign... *Upendra Sindh*

Right Hand					
	Thumb	Fore	Middle	Ring	Small
Left Hand					

color passport size photograph, finger print & attested by me Sign.....

Right Hand					
	Thumb	Fore	Middle	Ring	Small
Left Hand					

color passport size photograph, finger print & attested by me Sign.....

DETAILS OF IDENTIFIER WITH PHOTO

1. NAME Anand Dom

2. FATHER/HUSBAND NAME Baleswar Dom

3. OCCUPATION Others

4. PERMANENT ADDRESS

VILLAGE/TOWN Bengal Anbu's, City Centre

POST OFFICE City Centre

POLICE STATION Durgam PIN 713218

DISTRICT Paschim Bardhaman STATE WB











5. RELATIONSHIP WITH SELLER/BUYER well rigger

6. AADHAR NO. 87362 8263 6962

7. PAN . _____

8. EPIC NO. _____

I, Anand Dom as identifier identifying the executants of concerned deed (Query No. / Year) 2001068422 / 2024

Right hand					
	Thumb	Fore	Middle	Ring	Small
Left hand					



Anand Dom
IDENTIFIER SIGNATURE



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



192024250128628668

GRN Details

GRN:	192024250128628668	Payment Mode:	SBI Epay
GRN Date:	19/07/2024 13:50:05	Bank/Gateway:	SBIPay Payment Gateway
BRN :	4046132158130	BRN Date:	19/07/2024 13:51:06
Gateway Ref ID:	24177899	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	190720242012862865	Payment Init. Date:	19/07/2024 13:50:05
Payment Status:	Successful	Payment Ref. No:	2001908422/2/2024 [Query No*/Query Year]

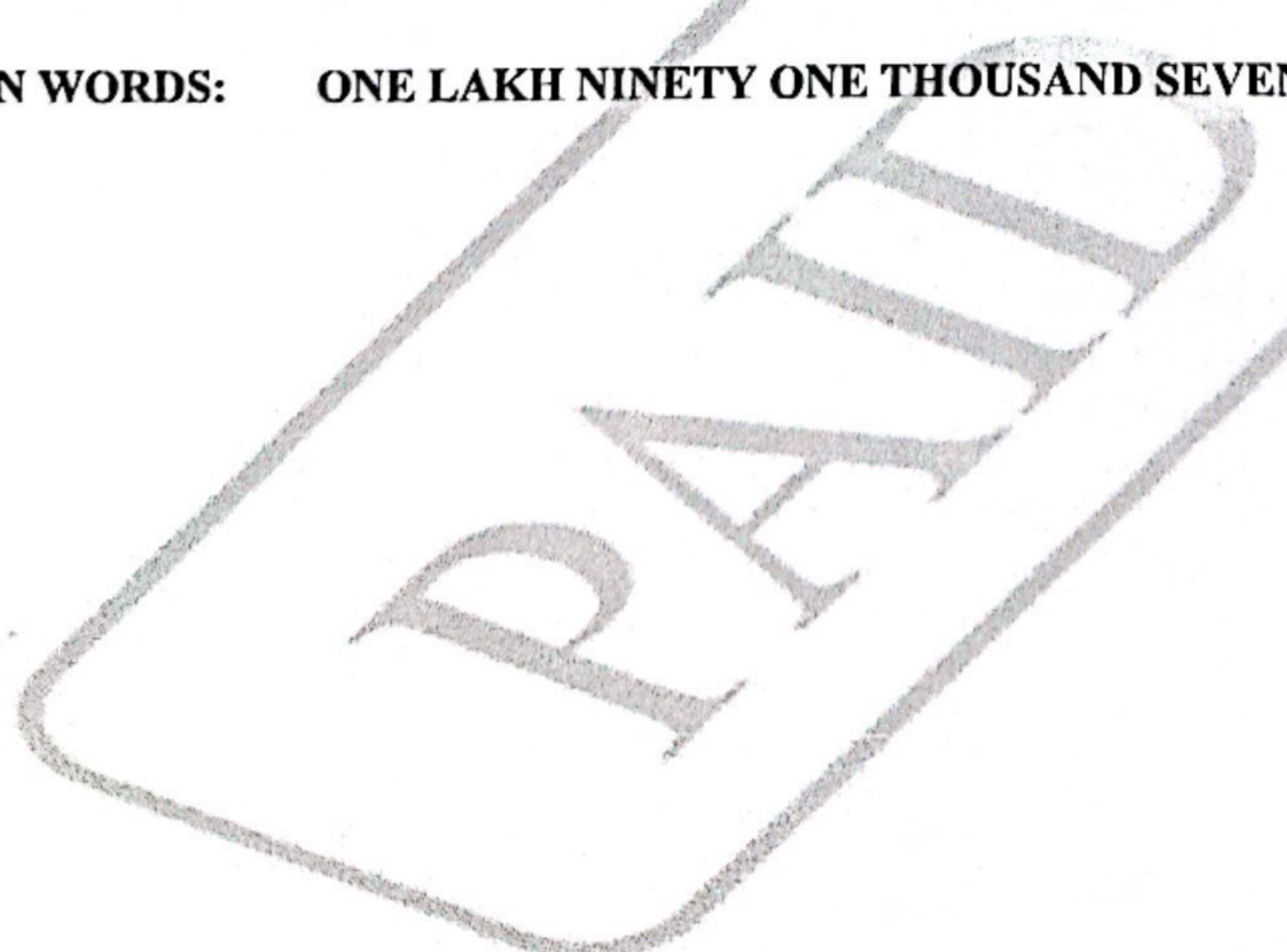
Depositor Details

Depositor's Name: Mr UPENDRA SINGH
Address: CITY CENTRE DURGAPUR
Mobile: 9434118643
Period From (dd/mm/yyyy): 19/07/2024
Period To (dd/mm/yyyy): 19/07/2024
Payment Ref ID: 2001908422/2/2024
Dept Ref ID/DRN: 2001908422/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001908422/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	163010
2	2001908422/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	28007
			Total	191017

IN WORDS: ONE LAKH NINETY ONE THOUSAND SEVENTEEN ONLY.



Major Information of the Deed



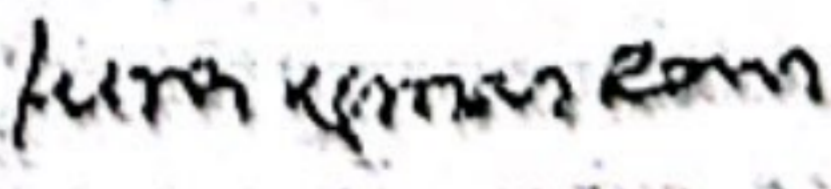
Deed No :	I-2306-07496/2024	Date of Registration	19/07/2024
Query No / Year	2306-2001908422/2024	Office where deed is registered	
Query Date	18/07/2024 2:45:31 PM	A.D.S.R, DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Abbasuddin Amrai, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9851899007, 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. 28,00,000/-	Rs. 28,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,68,010/- (Article:23)	Rs. 28,007/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Parulia),
Mouza: Parulia, JI No: 113, Pin Code : 713205

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-143 (RS -178)	LR-1051	Bastu	Baid	5.5 Katha	15,70,000/-	15,70,000/-	Width of Approach Road: 30 Ft.,
L2	LR-142 (RS -179)	LR-1051	Bastu	Baid	2.5 Katha	12,30,000/-	12,30,000/-	Width of Approach Road: 30 Ft.,
TOTAL :					13.2Dec	28,00,000 /-	28,00,000 /-	
Grand Total :					13.2Dec	28,00,000 /-	28,00,000 /-	

Seller Details :



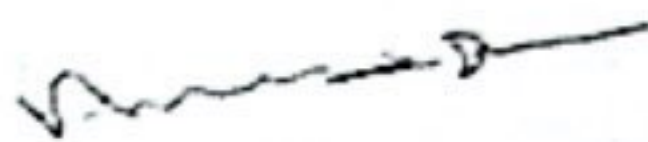
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr HIRA KUMAR RAM (Presentant) Son of RAM PADARATH RAM Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office	 19/07/2024	 Captured 19/07/2024	 19/07/2024

10 MAXMULLER PATH CITY CENTRE, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5, PAN No.: AGxxxxxx6M, Aadhaar No: 24xxxxxxxx7395, Status : Individual, Executed by: Self, Date of Execution: 19/07/2024, Admitted by: Self, Date of Admission: 19/07/2024, Place : Office

Buyer Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr UPENDRA SINGH Son of Mr MUNILAL SINGH CITY CENTRE, City:- Durgapur, P.O:- DURGAPUR, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX0, PAN No.: BRxxxxxx0K, Aadhaar No: 41xxxxxxxx2145, Status : Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Anand Dom Son of Baleswar Dom Bengal Ambuja, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216		 Captured	
	19/07/2024	19/07/2024	19/07/2024

Identifier Of Mr HIRA KUMAR RAM

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr HIRA KUMAR RAM	Mr UPENDRA SINGH-9.075 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr HIRA KUMAR RAM	Mr UPENDRA SINGH-4.125 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Parulia), Mouza: Parulia, JI No: 113, Pin Code : 713205

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 143, LR Khatian No:- 1051	Owner: শ্রী হিরা কুমার রাম, Gurdian: রামেশ্বর রাম, Address: পিটিংলেন্ডার, পূর্বপুত্র-16, Classification: বাসিন্দা, Area: 0.20000000 Acre,	Mr HIRA KUMAR RAM
L2	LR Plot No:- 142, LR Khatian No:- 1051	Owner: শ্রী হিরা কুমার রাম, Gurdian: রামেশ্বর রাম, Address: পিটিংলেন্ডার, পূর্বপুত্র-16, Classification: বাসিন্দা, Area: 0.31000000 Acre,	Mr HIRA KUMAR RAM

Endorsement For Deed Number : I - 230607496 / 2024

On 19-07-2024

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 12:48 hrs on 19-07-2024, at the Office of the A.D.S.R. DURGAPUR by Mr HIRA KUMAR RAM ,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 28,00,000/-

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

Execution is admitted on 19/07/2024 by Mr HIRA KUMAR RAM, Son of RAM PADARATH RAM, 10 MAXMULLER PATH CITY CENTRE, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Business

Indetified by Mr Anand Dom, , , Son of Baleswar Dom, Bengal Ambuja, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28,007.00/- (A(1) = Rs 28,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2024 1:51PM with Govt. Ref. No: 192024250128628668 on 19-07-2024, Amount Rs: 28,007/-, Bank: SBI EPay (SBlePay), Ref. No. 4046132158130 on 19-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,68,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,63,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1971, Amount: Rs.5,000.00/-, Date of Purchase: 18/07/2024, Vendor name: SOMNATH CHATTERJEE

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 19/07/2024 1:51PM with Govt. Ref. No: 192024250128628668 on 19-07-2024, Amount Rs: 1,63,010/-, Bank: SBI EPay (SBlePay), Ref. No. 4046132158130 on 19-07-2024, Head of Account 0030-02-103-003-02

Santanu Pal

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 2306-2024, Page from 136374 to 136387
being No 230607496 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.07.23 17:10:10 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 23/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.