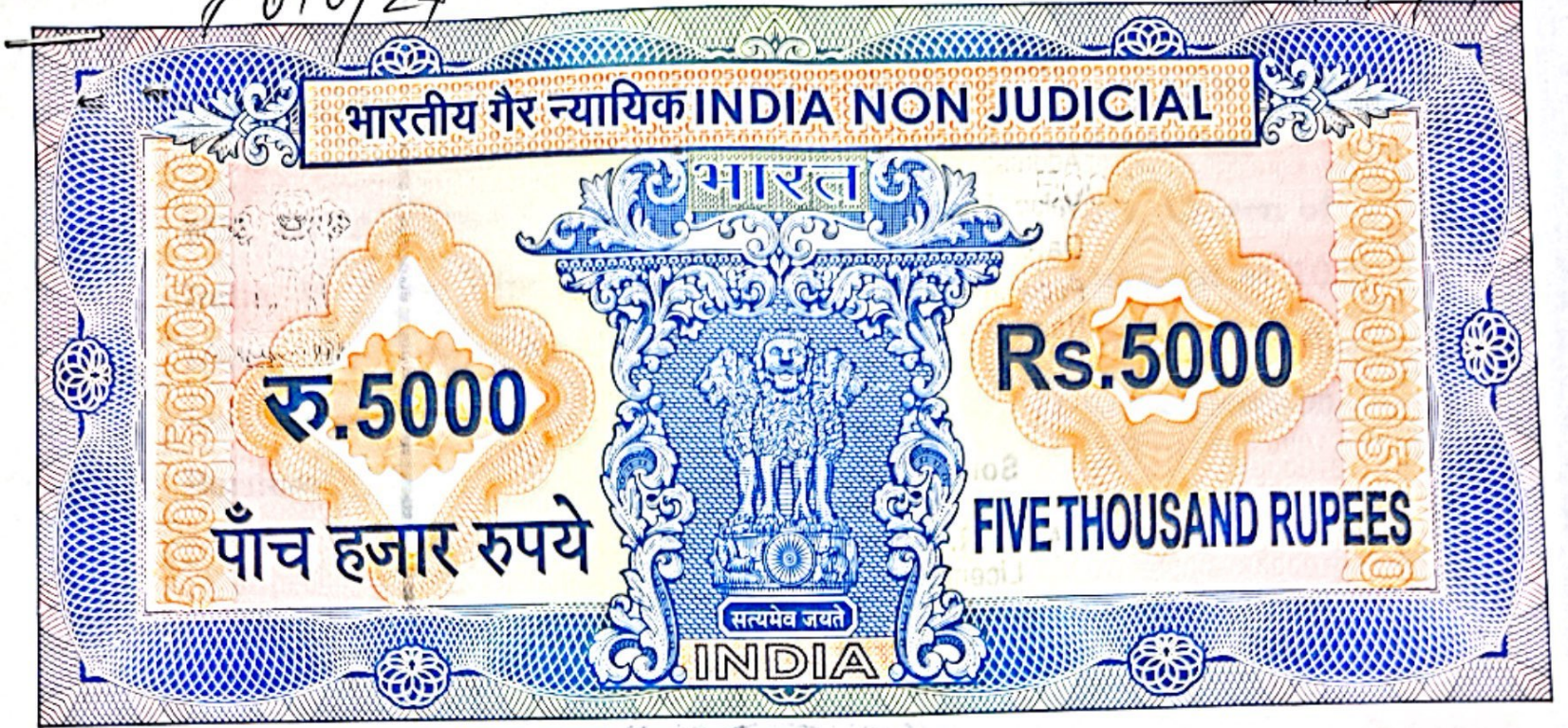


7610/24

R7496/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 369321

K 369321

*Handwritten notes in red ink:*  
12.4.2020  
19.07.2020  
A.D.S.R. (190742/20)  
28000000/-

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements 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 note in black ink:*  
Sh. Anwar ul-Haq

∴ THIS DEED OF SALE is made on 19<sup>th</sup> 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 1<sup>st</sup> 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.

Sr. Anwar uldin.

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.

Shri Anon udlini

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, Police Station, Sub-Division,  
& A.D.S.R. office Durgapur, Mouza – **Parulia**, J. L. no. 113, L. R.  
Khatian No. **1051**.

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 land  
to be used for **Residential Purpose**. It have no construction & no  
road . 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 : R. S. Plot No. 177 (P),  
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  
both parties are attested in additional pages in this deed and this  
will be treated as a part of this deed.

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. *Arundhan*  
S/o Baleswar Dom  
City centre  
Dyp 12

2. *Somnath Chatterjee*  
Dyp 16

*Hira Kumar Roy*

**Signature of the Vendor**

Prepared & Typed by me :-

*SK Abbas Uddin*

**SK ABBAS UDDIN**

LIC NO : DPR 47,

A.D.S.R. Office Durgapur .

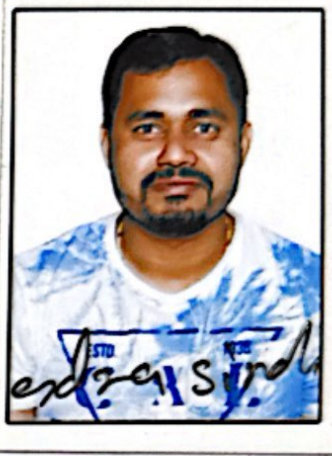
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|           |       |      |        |      |       |
|-----------|-------|------|--------|------|-------|
|           |       |      |        |      |       |
|           | Thumb | Fore | Middle | Ring | Small |
| Left Hand |       |      |        |      |       |



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

|            |       |      |        |      |       |
|------------|-------|------|--------|------|-------|
| Right Hand |       |      |        |      |       |
|            | Thumb | Fore | Middle | Ring | Small |
| Left Hand  |       |      |        |      |       |



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

|            |       |      |        |      |       |
|------------|-------|------|--------|------|-------|
| 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 Duthey  
4. PERMANENT ADDRESS  
VILLAGE/TOWN Bengal Ambur,  
City Centre  
POST OFFICE City Centre  
POLICE STATION Durgam PIN 713218  
DISTRICT Reschiur Bousham STATE WB  
5. RELATIONSHIP WITH SELLER/BUYER well wisher  
6. AADDHAR NO. 8362 8263 6962  
7. PAN . \_\_\_\_\_  
8. EPIC NO. \_\_\_\_\_

I, Anand Dom as identifier identifying the executants of  
concerned deed (Query No. / Year) 20010368422 / 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         |
|         |                   |  | <b>Total</b>       | <b>191017</b> |

IN WORDS: ONE LAKH NINETY ONE THOUSAND SEVENTEEN ONLY.

**PAID**

### Major Information of the Deed



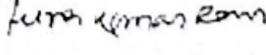
|   |  |  |   |
|---|--|--|---|
| Deed No :                               | I-2306-07496/2024  | Date of Registration                           | 19/07/2024  |
| Query No / Year                         | 2306-2001908422/2024   | Office where deed is registered                |   |
| Query Date                              | 18/07/2024 2:45:31 PM  | A.D.S.R. DURGAPUR, District: Paschim Bardhaman |   |
| Applicant Name, Address & Other Details | Abbasuddin<br>Amrai, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9851899007, Status :Deed Writer |  |   |
| Transaction                             | [0101] Sale, Sale Document   | Additional Transaction                         | [4308] Other than Immovable Property, Agreement [No of Agreement : 1] |
| Set Forth value                         | Rs. 28,00,000/-  | Market Value                                   | Rs. 28,00,000/-   |
| Stampduty Paid(SD)                      | Rs. 1,68,010/- (Article:23)  | Registration Fee Paid                          | Rs. 28,007/- (Article:A(1), E)  |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement 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: 1 Ft., |
| L2     | LR-142 (RS -179 ) | LR-1051              | Bastu         | Baid    | 2.5 Katha      | 12,30,000/-             | 12,30,000/-           | Width of Approach Road: 1 Ft., |
|        |                   | <b>TOTAL :</b>       |               |         | <b>13.2Dec</b> | <b>28,00,000 /-</b>     | <b>28,00,000 /-</b>   |                                |
|        |                   | <b>Grand Total :</b> |               |         | <b>13.2Dec</b> | <b>28,00,000 /-</b>     | <b>28,00,000 /-</b>   |                                |

### Seller Details :




| SI No | Name,Address,Photo,Finger print and Signature  |   |   |   |
|-------|--|---|---|---|
| 1     | Name   | Photo   | Finger Print  | Signature   |
|       | <b>Mr HIRA KUMAR RAM (Presentant)</b><br>Son of RAM PADARATH RAM<br>Executed by: Self, Date of Execution: 19/07/2024<br>, Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office | <br>19/07/2024 | <br>LTI<br>19/07/2024 | <br>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<br>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<br>Son of Baleswar Dom<br>Bengal Ambuja, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216 |  | <br>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: হীরা কুমার রাম, Gurdian: রামেশ্বর রাম , Address: মিটিয়েচাঁদা , দুর্গাপুর 16 , Classification: বাইন, Area:0.20000000 Acre, | Mr HIRA KUMAR RAM                              |
| L2     | LR Plot No:- 142, LR Khatian No:- 1051 | Owner: হীরা কুমার রাম, Gurdian: রামেশ্বর রাম , Address: মিটিয়েচাঁদা , দুর্গাপুর 16 , Classification: বাইন, Area:0.31000000 Acre, | Mr HIRA KUMAR RAM                              |

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.