

6223/23

S-6330/2023



21/7/23 → 201814048/23
 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 718921

Check that the Document is
 submitted to registration. The
 endorsement sheet attached
 with the document and the Per
 of this document.

DEED OF SALE

QUERY NO. 2001814048 / 2023

G. R. N. NO. 19-202324-013135910-2

Assessed Market Valued. 90,00,000/-

Deed of Sale of Rs. 90,00,000/-

Area of Land sold is 9 Katha 6 Chatak,

R. S. Plot No- 3037 and L. R. Plot No- 3026,

R. S. Khatian No- 15428 and 15429,

Under L. R. Khatian No- 33219,

Mouza- Asansol Municipality,

J. L. No- 20, Police Station- Asansol South,

District- Paschim Bardhaman,

Adol. District Sub-Registrar
 Asansol, Dist-Paschim Bardhaman

21 JUL 2023

THIS DEED OF SALE is made the 21st day of July 2023 by

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 1

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MR. SATYEN SANNIGRAHI, ADHAR NO. 9725 3056 8700, PAN NO. AKQPS5771A, son of Late Jugal Kishor Sannigrahi, by Occupation Medical Practitioner, by faith Hindu, Citizen of India, resident of Flat No. 8B, Triveni C, Vivekananda Road, Shristi Nagar, Post Office. Asansol, Police Station. Asansol North, Sub-Division and Additional District Sub-Registry Office Asansol, District Paschim Bardhaman, Pin No- 713305, West Bengal, hereinafter called the SELLER (which expression shall unless excluded his heirs, successors, legal representatives and assigns) of the ONE PART.

AND

In favour of

1. MR. SASHANKA SEKHAR DAS, ADHAR NO- 6718 1223 7950, PAN NO- AFVPD8517M, son of Late Ram Narayan Das, by Occupation Business, residents of Sunview Park, Post Office. Asansol, Police Station. Asansol South, Sub-Division and Additional District Sub-Registry Office Asansol, District Paschim Bardhaman, Pin No- 713303, West Bengal,

2. MR. SUBHASIS CHANDA, ADHAR NO- 3494 6605 9890, PAN NO- AEOPC1547C, son of Late Madan Chanda, by Occupation. Business, residents of Asansol Village, Post Office. Asansol, Police Station Asansol South, Sub-Division and Additional District Sub-Registry Office Asansol, District Paschim Bardhaman, Pin No- 713301, West Bengal, both by faith Hindu, both Citizens of India, hereinafter jointly and severally called the PURCHASERS (which expression shall unless excluded their heirs, successors, legal representatives and assigns) of the OTHER PART.

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WHEREAS the seller is the recorded owner of the schedule mentioned property total measuring area 9 katha 6 chatak under Mouza Asansol Municipality in R. S. Khatian No. 15428, and 15429, corresponding L. R. Khatian No.33219, in R. S. Plot No. 3037, and corresponding L. R. Plot No. 3026, J. L. No. 20, Police Station. Asansol South, District. Paschim Bardhaman, West Bengal, and his name has been duly and correctly recorded in L. R. record of rights and the seller have been in peaceful and uninterrupted possession therein and the seller have absolute right, full power of authority to sell the schedule mentioned landed property to the purchasers.

AND WHEREAS after record of the schedule mention property the seller is absolutely owned and possessed of the said property having lawful title herein and free from all encumbrances, charges or mortgages etc.



AND WHEREAS the above named seller being in urgent need to money to meet his legal and lawful expenses and also for purchasing a suitable property, have declared his option to sell, convey and assign his aforesaid property described in the schedule below for a consideration of Rs. 90,00,000/- (Rupees Ninety lacks) only and the purchasers above named being desirous of purchasing the same has approached the seller to sell and convey his aforesaid property up to them and the seller have accepted the offer and proposal made by the purchaser and agreed to sell his aforesaid property unto them and the purchasers has agreed to purchase the same at the aforesaid price.

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AND WHEREAS the seller above named being considering it to be the just and highest market price of his aforesaid property have agreed to sale the same unto the purchasers.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS



Now this Deed witnesseth that in pursuance of the said agreement and in consideration of the payment of the said sum of Rs. 90,00,000/- (Rupees Ninety lacks) only the receipt whereof the said seller do hereby admit and acknowledge, the said seller hereby grant and convey unto and to the use of the purchasers all those piece and parcel of landed property as described in the schedule below together with all areas, paths, passages, lights, liberties, privileges, easements, appurtenances what soever to the said land belonging or any way appertaining to or usually held or reputed or belong or be appurtenant The said property free from all encumbrances TO HAVE AND TO HOLD the same hereby granted for ever and the said seller do hereby for herself, his heirs, successors, legal representatives and assigns covenant with the purchaser and declare that he is seized and possessed of and has not in any way encumbered or charged or caused to be encumbered or charged the property hereby conveyed and that the said purchasers shall and may at all times peaceably and quietly possess and enjoy the same without any manner of interruption, claim or demand whatsoever from or by the said seller or any persons claiming under them AND that the seller shall and will and for all times to come at the request and cost of the said purchasers do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the

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purchasers to the said property or any part thereof and the seller further covenant that if it transpires that the property hereby conveyed is not free from all encumbrances the seller shall be liable to the purchasers and shall be bound to make good any loss sustained by seller and to refund the consideration money together with damages at a time.

Be it further stated that the purchasers, all their heirs, successors, administrators, assigns shall enjoy the property mentioned in the schedule below from generation to generation with all right, title, interest of the seller according to their choice, preference and necessity including all sorts of transferring rights by way of sale, gift, lease, mortgage or otherwise and changing the nature of the property and is at liberty to mutate their name toward the conveyed property and to pay rents and cess to the authority or authorities in the name of the purchaser from this day of sale to the landlord the Govt of West Bengal through the B. L. and L.R.O. Asansol and all consents and approvals is hereby accorded by the seller by this deed.



Be it mentioned here also that the property hereby sold is valued at Rs. 90,00,000/- (Rupees Ninety lacks) only and market value also of the same has been assessed at Rs. 90,00,000/- (Rupees Ninety lacks) Accordingly the stamp duty and the registration fee are paid thereon.

SCHEDULE OF THE PROPERTY

Within District of Paschim Bardhaman, Police Station. Asansol South, Sub-Division and Additional District Sub- Registry Office Asansol, Mouza. Asansol Municipality, J. L. No. 20, under R. S. Khatian No. 15428, 15429, corresponding to L. R. Khatian No. 33219,

In R. S. Plot No. 3037, (Three thousand thirty seven), corresponding to L. R. Plot No. 3026, (Three thousand twenty six), measuring an area of **9 (Nine) Katha 6 (Six) Chatak**, of land is sold by this deed.

Classification of land is Danga, and proposed used for Bastu.

The Sold area located at Dharmapally Road, Dhrup Danga, Pin No- 713304,

Under Ward No. 51, of Asansol Municipal Corporation.

The property hereby sold is butted and bounded as under:-

On the North- By House of Smt Indu Bala Sinha
and Shri Bibhuti Das.

On the South- By House of Shri Akinchan Ghosh
and Shri Sitaram Sen, after the 4'-0" wide Lane.

On the East- 17'-0" wide Dharma Pally Road.

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On the West- By Drain.

MEMO OF CONSIDERATION

Amount Rs. 30,00,000/- (Rupees Thirty lacks) by UTR No. IDIBR52023070434275057, from Indian Bank, Asansol Branch, on the Dated- 04.07.2023, paid by the purchaser no-2, to the seller.

Amount Rs. 15,00,000/- (Rupees Fifteen lacks) by UTR No. IDIBR52023071134371814, from Indian Bank, Asansol Branch, on the Dated- 11.07.2023, paid by the purchaser no-2, to the seller.

Amount Rs. 15,00,000/- (Rupees Fifteen lacks) by UTR No. CBINR5202307041007882, from Central Bank of India, Asansol S. D. Hospital More Branch, on the Dated- 04.07.2023, paid by the purchaser no-1, to the seller.

Amount Rs. 3,00,000/- (Rupees Three lacks) by UTR No. CBINR52023070410007825, from Central Bank of India, Asansol S. D. Hospital More Branch, on the Dated- 04.07.2023, paid by the purchaser no-1, to the seller.

Amount Rs. 4,00,000/- (Rupees Four lacks) by UTR No. SBINR52023070559185152, from State Bank of India, Bijay Pal Sarani Asansol Branch, on the Dated- 05.07.2023, paid by the purchaser no-1, to the seller.

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Amount Rs.22,00,000/- (Rupees Twenty two lacks) by UTR No. CBINR52023071210006569, from Central Bank of India, Asansol S. D. Hospital More Branch, on the Dated- 12.07.2023, paid by the purchaser no-1, to the seller.

Amount Rs. 1,00,000/- (Rupees One lacks) by Cash, on the Dated- 20.07.2023, paid by the purchaser no-1, to the seller.

Total Amount **Rs. 90,00,000/- (Rupees Ninety lacks)** paid by the purchasers to the seller.

The proportionate annual rent is payable to the Govt. of West Bengal through the B.L. & L.R.O. Asansol, District Paschim Bardhaman.



The property hereby sold with entire right, title and possession as specifically shown and delineated by Red boundary lines in the annexed sketch map attached herewith which do form a part of this deed.

A sheet containing photos and finger prints of both hands duly attested by the both parties concern is also annexed hereto which do form a part of this deed.

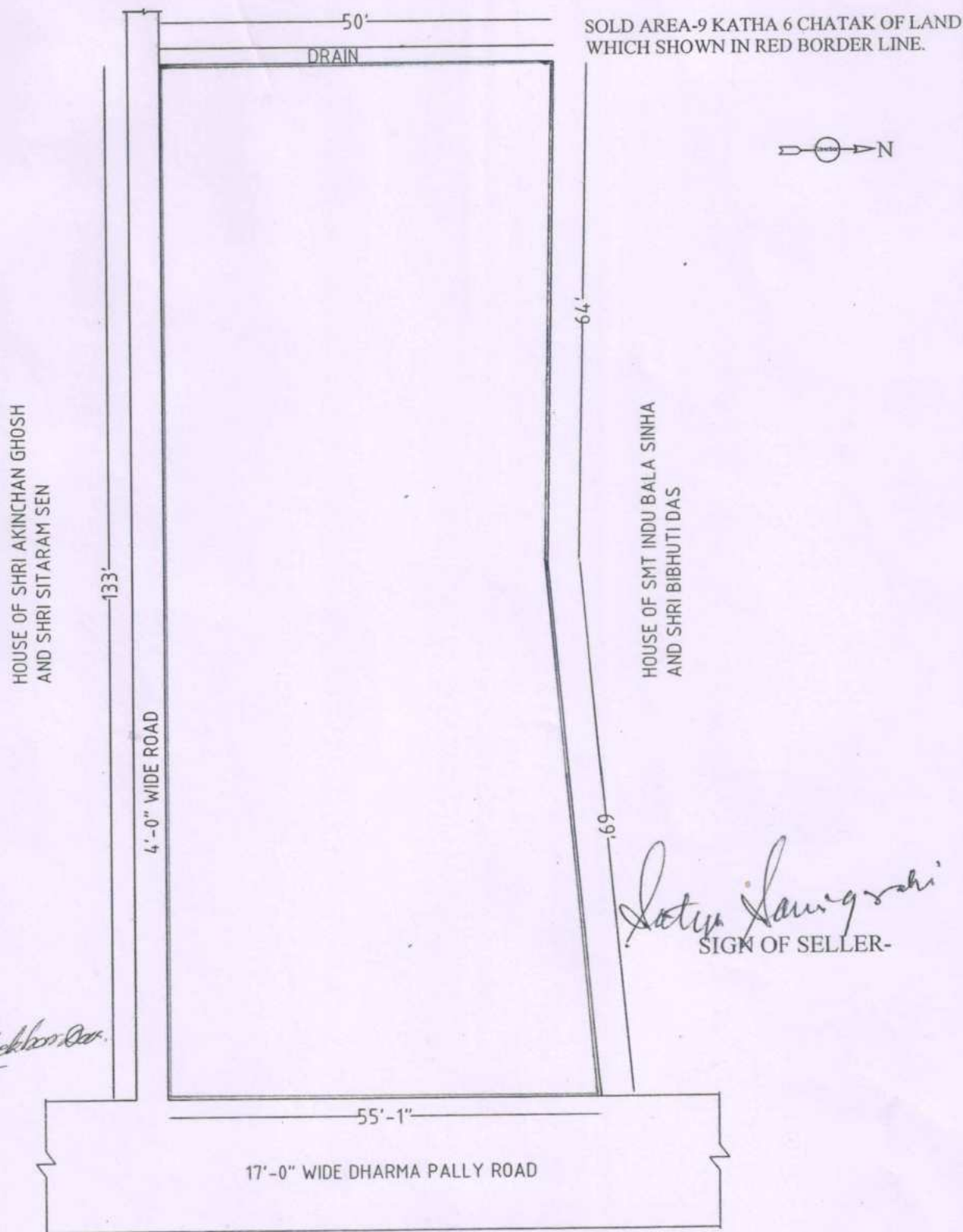
SITE PLAN SHOWING THE POSITION OF LAND ON R. S. PLOT NO- 3037, AND L. R. PLOT NO- 3026, ON R. S. KHATIAN NO- 15428, 15429, AND L. R. KHATIAN NO- 33219, MOUZA- ASANSOL MUNICIPALITY, J. L. NO- 20, AT DHARMA PALLY ROAD, WARD NO- 51, UNDER ASANSOL MUNICIPAL CORPORATION, POLICE STATION- ASANSOL SOUTH, DISTRICT PASCHIM BARDHAMAN, WEST BENGAL.

NAME OF THE SELLER-

MR. SATYEN SANNIGRAHI, SON OF LATE JUGAL KISHOR SANNIGRAHI,
RESIDENT OF FLAT NO- 8B, TRIVENI C, VIVEKANANDA ROAD, SHRISTI NAGAR, POST OFFICE-
ASANSOL, POLICE STATION- ASANSOL NORTH, DISTRICT- PASCHIM BARDHAMAN,
PIN NO- 713305, WEST BENGAL .

NAME OF THE PURCHASERS-

1. MR SASHANKA SEKHAR DAS, SON OF LATE RAM NARAYAN DAS,
RESIDENT OF SUNVIEW PARK, POST OFFICE- ASANSOL, POLICE STATION- ASANSOL SOUTH,
DISTRICT- PASCHIM BARDHMAN, PIN NO- 713303, WEST BENGAL .
2. MR SUBHASIS CHANDA, SON OF LATE MADAN CHANDA,
RESIDENT OF ASANSOL VILLAGE, NAMO PARA, POST OFFICE- ASANSOL, POLICE STATION-
ASANSOL SOUTH, DISTRICT- PASCHIM BARDHMAN, PIN NO- 713301, WEST BENGAL .



DRAWN BY-

Sashanka Sekhar Das
CIC NO - 175

Satyen Sannigrahi

SIGN OF SELLER-

SITE PLAN
NOT TO SCALE

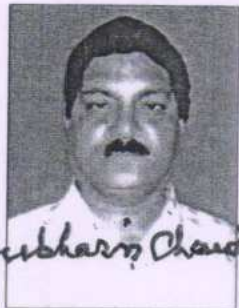
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	<i>A. Tyagi Lawgali</i>
LEFT HAND						
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
RIGHT HAND						



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	<i>Sashanka Sekher Das.</i>
LEFT HAND						
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
RIGHT HAND						



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	<i>Subhasis Chandra.</i>
LEFT HAND						
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
RIGHT HAND						



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	
LEFT HAND						
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
RIGHT HAND						

PHOTO



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



192023240131359102

GRN Details

GRN:	192023240131359102	Payment Mode:	Counter Payment
GRN Date:	17/07/2023 20:02:28	Bank/Gateway:	State Bank of India
BRN :	90098666	BRN Date:	18/07/2023 00:00:00
GRIPS Payment ID:	170720232013135909	Payment Init. Date:	17/07/2023 20:02:28
Payment Status:	Successful	Payment Ref. No:	2001814048/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr PRABIR KUMAR NAYAK
Address:	ASANSOL COURT
Mobile:	9832171161
Period From (dd/mm/yyyy):	17/07/2023
Period To (dd/mm/yyyy):	17/07/2023
Payment Ref ID:	2001814048/1/2023
Dept Ref ID/DRN:	2001814048/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001814048/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	355010
2	2001814048/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	90007
Total				445017

IN WORDS: FOUR LAKH FORTY FIVE THOUSAND SEVENTEEN ONLY.

PAID

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Abdesh Mahato
2. FATHER/ HUSBAND NAME : Ram Narayan Mahato
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Pipe Line Road
POST OFFICE (পোস্ট অফিস) Dumbar
POLICE STATION (থানা) Hirapur PIN 713325
DISTRICT(জেলা) P. Panchajanya STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Friend
6. AADHAR NO 9917 8823 2126
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Abdesh Mahato as identifier identifying the executants
of the concerned deed (Query No.) 2001814048

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						 <u>Abdesh Mahato</u>
RIGHT HAND						

Abdesh Mahato

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

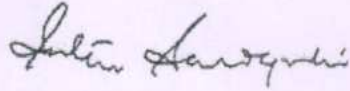
Deed No :	I-2305-06330/2023	Date of Registration	21/07/2023
Query No / Year	2305-2001814048/2023	Office where deed is registered	
Query Date	17/07/2023 7:59:17 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	PRABIR KUMAR NAYAK ASANSOL COURT,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9832171161, 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. 90,00,000/-		Rs. 90,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,60,010/- (Article:23)		Rs. 90,007/- (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:- Asansol, Municipality: ASANSOL MC, Road: Dhrup Danga, Road Zone : (On Road -- On Road) , Mouza: Asansol Municipality, JI No: 20, Pin Code : 713304

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-3026 (RS :-3037)	LR-33219, (RS:-15428\0)	Bastu	Danga	9 Katha 6 Chatak	90,00,000/-	90,00,000/-	Width of Approach Road: 21 Ft.,
Grand Total :					15.4688Dec	90,00,000 /-	90,00,000 /-	

Seller Details :

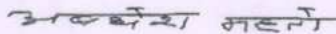
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SATYEN SANNIGRAHI (Presentant) Son of Late JUGAL KISHOR SANNIGRAHI Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office			
		21/07/2023	LTI 21/07/2023	21/07/2023

FLAT 8B, TRIVENI C, VIVEKANANDA ROAD, SHRISTI NAGAR, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AKxxxxxx1A, Aadhaar No: 97xxxxxxxx8700, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SASHANKA SEKHAR DAS Son of Late RAM NARAYAN DAS SUNVIEW PARK, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx7M, Aadhaar No: 67xxxxxxxx7950, Status :Individual, Status : Not Executed
2	Mr SUBHASIS CHANDA Son of Late MADAN CHANDA ASANSOL VILLAGE, NAMO PARA, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx7C, Aadhaar No: 34xxxxxxxx9890, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABDESH MAHATO Son of Mr RAM NARAYAN MAHATO PIPE LINE ROAD,, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325			
	21/07/2023	21/07/2023	21/07/2023
Identifier Of Mr SATYEN SANNIGRAHI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SATYEN SANNIGRAHI	Mr SASHANKA SEKHAR DAS-7.73438 Dec,Mr SUBHASIS CHANDA-7.73438 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Dhrup Danga, Road Zone : (On Road -- On Road) , Mouza: Asansol Municipality, JI No: 20, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3026, LR Khatian No:- 33219	Owner:সত্যেন সন্নিগ্রাহী , Gurdian:যুগল কিশোর সন্নিগ্রাহী, Address:নিজ , Classification:ডাঙ্গা, Area:0.15400000 Acre,	Mr SATYEN SANNIGRAHI

On 21-07-2023

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.

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

Presented for registration at 12:18 hrs on 21-07-2023, at the Office of the A.D.S.R. ASANSOL by Mr SATYEN SANNIGRAHI ,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 90,00,000/-

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

Execution is admitted on 21/07/2023 by Mr SATYEN SANNIGRAHI, Son of Late JUGAL KISHOR SANNIGRAHI, FLAT 8B, TRIVENI C, VIVEKANANDA ROAD, SHRISTI NAGAR, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Professionals

Indetified by Mr ABDESH MAHATO, , Son of Mr RAM NARAYAN MAHATO, PIPE LINE ROAD,, P.O: BURNPUR, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 90,007.00/- (A(1) = Rs 90,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 90,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/07/2023 12:00AM with Govt. Ref. No: 192023240131359102 on 17-07-2023, Amount Rs: 90,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90098666 on 18-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

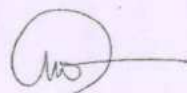
Certified that required Stamp Duty payable for this document is Rs. 3,60,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,55,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1017, Amount: Rs.5,000.00/-, Date of Purchase: 23/06/2023, Vendor name: P K DAS

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 18/07/2023 12:00AM with Govt. Ref. No: 192023240131359102 on 17-07-2023, Amount Rs: 3,55,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90098666 on 18-07-2023, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2023, Page from 122668 to 122685
being No 230506330 for the year 2023.



Digitally signed by MANOJ KUMAR
MANDAL

Date: 2023.07.25 16:23:15 +05:30

Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/07/25 04:23:15 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)