



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 581903

09.12.19  
12.58.

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

A.D.S.R. Durgap  
Burdwan

**SALE DEED**

09 DEC 2019

Dist : Burdwan presently Paschim  
Bardhaman, P.S. New Township, Mouza :  
Kaliganj under Jemua Gram Panchyat, area  
of land measuring about 4.77 (Four point  
Seven Seven) Katha, Sale Value- Rs.  
15,00,000/- & Market Value - Rs.  
15,00,000/-

SINO. 6965 Date 05/12/2019  
Soni No. Gousanga Chatteraj  
Address Durgapur-12  
Value of Stamp 5000

Date of Purchase of the stamp  
Part from Treasury  
Name of the Treasurer from  
Durgapur

04 DEC 2019



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



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

09 DEC 2019

**THIS DEED OF SALE MADE BY MR. HARADHAN GHOSH [PAN-BQHPG8728H]** Son of Late Bholanath Ghosh, By Faith: Hindu, By Occupation: Others, by Nationality-Indian, resident of Arrah, Post Office: Arrah, P.S.-Kanksa, District:-Burdwan presently Paschim Bardhaman, West Bengal, India, PIN - 713212, hereinafter called the "**VENDOR**", which expression shall unless the context otherwise required includes his heirs, successors and representatives of the **VENDOR**.

**IN FAVOUR OF**

**MR. GOURANGA CHATTARAJ [PAN: AITPC4762E]** S/o Late Dinabandhu Chattaraj, by faith Hindu, by Nationality-Indian, by occupation Business, residing at Vivekananda Park, P.O. Bamunara, P.S. Kanksa, Dist- Burdwan presently Pachim Bardhaman, PIN- 713212, India, hereinafter called the **PURCHASER(S)**. Which expression shall unless the context otherwise required includes his heirs, successors and representatives of the **PURCHASER(S)**.

**WHEREAS** the Schedule mentioned property is L.R. recorded property of present Vendor.

**AND WHEREAS** by virtue of said acquisition by way of inheritance, present vendor acquired a valid, good, clear and free marketable right, title and interest over the schedule below land and are owning, and possessing the same as absolute owner which give him unfettered power and authority to convey the schedule below property.

**AND WHEREAS** the vendor is urgent need of money and as such the vendor agreed to dispose the schedule mentioned property by way of sale.

**AND WHEREAS** the purchaser who are in search of such plot for residential purpose hereby expressing their intention to buy out the same agreed with the vendors for absolute sale to them of the schedule below land at price of **Rs. 15,00,000/- (Rupees Fifteen Lakh) Only** which already paid in Cheque/DD/Cash as such the vendors do hereby confirm regarding receipt of sale consideration by putting their signature in this deed.



**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 enquiry free from any encumbrance either factual or implied or latent whatsoever in favour of purchaser(s) for good so that the purchaser(s) shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such VENDOR shall keep the PURCHASER harmless and indemnified from any charges licence, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASER.

**AND WHEREAS** the VENDOR bind(s) himself execute Deeds, things, at the request and cost of the purchaser to do and execute or cause to be done anything which may effectual necessary for the PURCHASER(S) to 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 peaceable and quiet enter upon, have, hold, occupy possess 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 VENDORS or by any person, or persons claiming from, under or in trust of their.

**THE VENDORS** bind(s) himself to declare that schedule below plot have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judic 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 encumbrances.

**AND WHEREAS** the PURCHASER shall be factually, legally entitled to get their name (s) recorded in the records of B.L. & L.R.O. Faridpur Durgapur during settlement and to mutate his name into the Rent Roll of Govt., of West Bengal,



and will be able to pay any rent, rates and charges without any connection or concerned whatsoever with the VENDOR(S).

The Purchaser shall regularly pay holding taxes, land taxes in respect of his purchased scheduled plot to his free choice.

**SCHEDULE**

All That piece or parcel of **Baid** Land measuring an area of **4.77 (Four point Seven Seven) Katha** be the same a little more or less, appertaining to **R.S. Plot No. 1468, corresponding L.R. Plot No-1842** comprised in **L.R. Khatian No. 491, L.R. J.L. No. 110**, situated within **Mouza- Kaliganj**, Police Station: New Township, District- Burdwan presently Paschim Bardhaman, A.D.S.R. Office-Durgapur, Jemua Gram Panchyat, Entire Land is butted and bounded:

On the North : 20 Feet wide Kaccha Road

On the South : R.S. Plot no. 1469

On the East : R.S. Plot no. 1468

On the West : 12 Feet wide Kachha Road

**The Schedule mentioned land is used for residential purpose.**

**The schedule mentioned land is never been acquired by Govt.**

**No structure is situated over the schedule mentioned land**

**(A Skectch map is annexed herewith which is considered as part and parcel of this deed).**

**MEMO OF CONSIDERATION**

The price of the Land amounting **Rs. 15,00,000/- (Rupees Fifteen Lakh) Only** paid by the purchaser in following manner:-

<b>Mode of Payment</b>	<b>Date</b>	<b>Bank</b>	<b>Cheque No.</b>	<b>Amount (Rs.)</b>
Cheque	01.10.2019	Allahabad	027019	2,00,000.00
Cheque	04.12.2019	UBI	898965	13,00,000.00

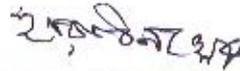


It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendors / Purchaser(s) are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the Vendors put their signature on this 9<sup>th</sup> Day of December, 2019 in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES:

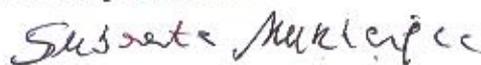
1. Samsi Ram Chandra  
SOL HARADHAMCHANDRAN  
VILLAGE ARRATH. P.S. KANAKSA  
PIN-713212, DISTASCHIMBARDHANAN



SIGNATURE OF THE VENDORS

2. Jayenand Prasad  
S/o Late Sekundho Prasad  
Aorah Sini Pally  
D.I. 12-12

Drafted and Typed by me & I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.



SUBRATA MUKHERJEE  
ADVOCATE  
Durgapur Court  
Enroll No.- WB/506/2007

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

GRN: 19-201920-010510878-2 Payment Mode Counter Payment  
GRN Date: 04/12/2019 14:50:49 Bank : State Bank of India  
BRN : 90058222 BRN Date: 04/12/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02060001855595/3/2019

[Query No./Query Year]

Name : GOURANGA CHATTARAJ  
Contact No. : Mobile No. : +91 9475348245  
E-mail :  
Address : Bamunara Kanksa PIN 713212  
Applicant Name : Mr SUBRATA MUKHERJEE  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
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	02060001855595/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	70010 ✓
2	02060001855595/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	15007 ✓
<b>Total</b>				<b>85017</b>

In Words : Rupees Eighty Five Thousand Seventeen only



भारत सरकार

Government of India



Santiram Ghosh  
Father : HARADHAN GHOSH  
DOB : 01/01/1971  
Male



2397 2359 4067

आधार - आम आदमी का अधिकार



संघीय पहचान प्राधिकरण

Unique Identification Authority of India

Address:  
ARRAH, Arra, Bardhaman, Burdwan Arrah, West Bengal:  
713212

2397 2359 4067



100 303 1047



no.pis@uidai.gov.in



www.uidai.gov.in



Santiram Ghosh

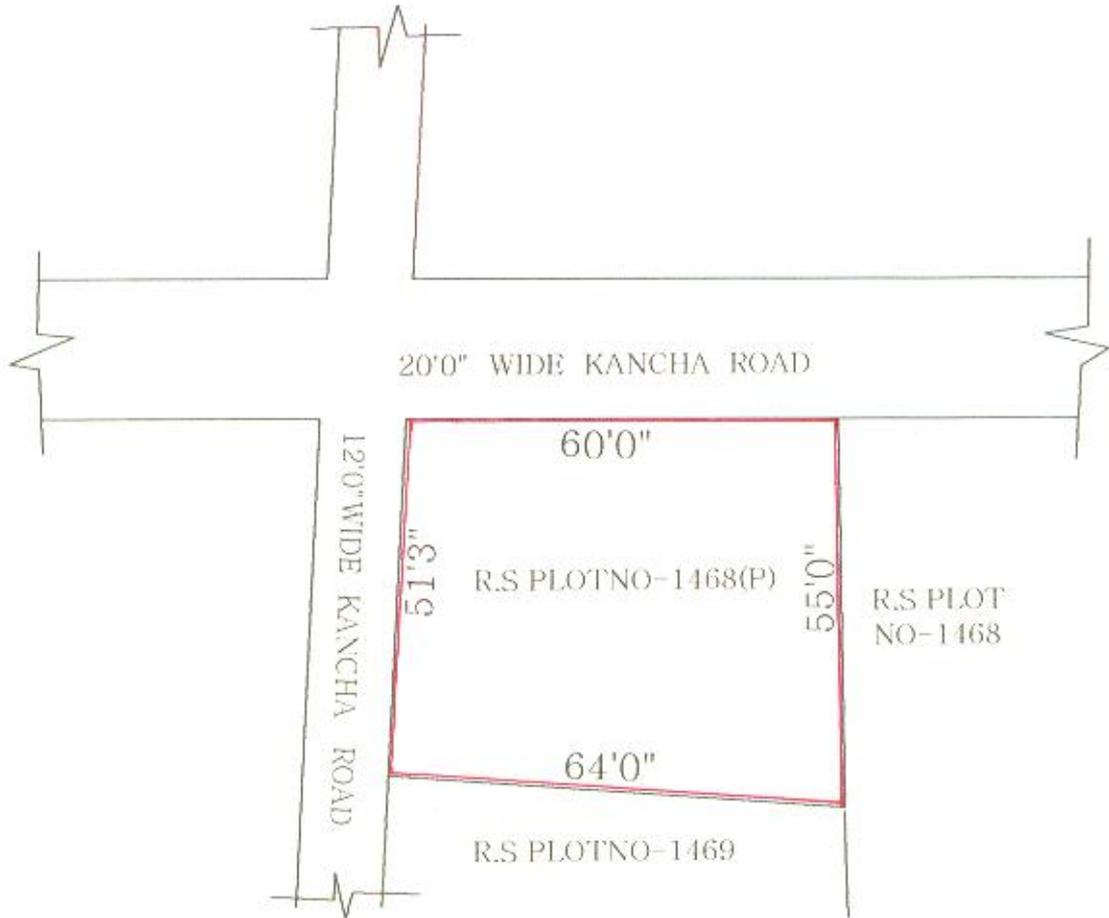
Santiram Ghosh



100 303 1047

SKETCH MAP IS SHOWING THE LAND OF MOUZA-KALIGANJ.I.L NO-110  
P.S-NEWTOWNSHIP.DIST-PASCHIM BARDHAMAN R.S PLOT NO-1468(P)  
L&R-1842.IN AREA MORE&LESS 4.77 KATHA LAND SHOWN IN RED MARK  
PURCHASED BY -GOURANGA CHATTARAJ.

S/O-DINABANDHU CHATTARAJ



Signature Of Owner

*Mondal - 6/12/2019*  
MOHIT KR. MONDAL  
Dist. Regd. No.-W.B.K.-566/199  
Bargada Baidwas DGP \*

**SPECIMEN FORM FOR TEN FINGER PRINTS**

**Signature of the Executants/presentation**

**(LEFT HAND)**

Little	Ring	Middle	Fore	Thumb



*Handwritten signature in green ink*

**(RIGHT HAND)**

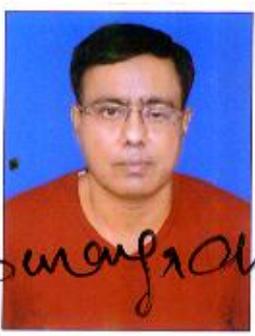
Thumb	Fore	Middle	Ring	Little

**Signature:-** *Handwritten signature in black ink*

**Signature of the Executants/presentation**

**(LEFT HAND)**

Little	Ring	Middle	Fore	Thumb



*Handwritten signature in green ink*

**(RIGHT HAND)**

Thumb	Fore	Middle	Ring	Little

**Signature:-** *Handwritten signature in black ink: Gomanag chaffarey*

**Signature of the Executants/presentation**

**(LEFT HAND)**

Little	Ring	Middle	Fore	Thumb

**(RIGHT HAND)**

Thumb	Fore	Middle	Ring	Little

**Signature:-**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

GOURANGA CHATTARAJ  
DINABANDHU CHATTARAJ  
03/10/1965  
Permanent Account Number  
AITPC4762E

*Gouranga Chatteraj*  
Signature



*Gouranga Chatteraj*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HARADHAN GHOSH  
BHOLANATH GHOSH  
01/01/1950



Permanent Account Number  
BQHPPG8728H



सहस्रं

Signature:

21/08/2018

## Major Information of the Deed

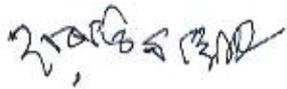
Deed No :	I-0206-07378/2019	Date of Registration	09/12/2019
Query No / Year	0206-0001855595/2019	Office where deed is registered	
Query Date	03/12/2019 8:30:55 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha,Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 7797737722, 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. 15,00,000/-	Rs. 15,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,010/- (Article:23)	Rs. 15,007/- (Article:A(1), E)		
Remarks			

### Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713212

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-1842 (RS :-1468 )	LR-491	Bastu	Baid	4.77 Katha	15,00,000/-	15,00,000/-	Width of Approach Road: 32 Ft.,
<b>Grand Total :</b>					<b>7.8705Dec</b>	<b>15,00,000 /-</b>	<b>15,00,000 /-</b>	

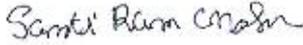
### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr HARADHAN GHOSH (Presentant )</b> Son of Late BHOLANATH GHOSH Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office			
		09/12/2019	LTI 09/12/2019	09/12/2019
Arrah, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BQHPG8728H, Aadhaar No: 36xxxxxxxx2475, Status :Individual, Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr GOURANGA CHATTARAJ</b> Son of Late DINABANDHU CHATTARAJ Vivekananda Park, Bamunara, P.O:- Bamunara, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AITPC4762E, Aadhaar No: 61xxxxxxx3476, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SANTIRAM GHOSH</b> Son of Mr HARADHAN GHOSH Arrah, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212			
	09/12/2019	09/12/2019	09/12/2019
Identifier Of Mr HARADHAN GHOSH			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr HARADHAN GHOSH	Mr GOURANGA CHATTARAJ-7.8705 Dec

**Land Details as per Land Record**

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1842, LR Khatian No:- 491	Owner:হারাধন ঘোষ, Gurdian:ভোলানাথ , Address:নিজ , Classification:বাইদ, Area:0.82360000 Acre,	Mr HARADHAN GHOSH

Endorsement For Deed Number : I - 020607378 / 2019

On 04-12-2019

**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 45,00,000/-



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

On 09-12-2019

**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 12:38 hrs on 09-12-2019, at the Office of the A.D.S.R. DURGAPUR by Mr HARADHAN GHOSH ,Executant.

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

Execution is admitted on 09/12/2019 by Mr HARADHAN GHOSH, Son of Late BHOLANATH GHOSH, Arrah, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others

Indetified by Mr SANTIRAM GHOSH, , , Son of Mr HARADHAN GHOSH, Arrah, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,007/- ( A(1) = Rs 15,000/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/12/2019 12:00AM with Govt. Ref. No: 192019200105108782 on 04-12-2019, Amount Rs: 15,007/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90058222 on 04-12-2019, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,010/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 6965, Amount: Rs.5,000/-, Date of Purchase: 05/12/2019, Vendor name: Somnath Chatterjee

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/12/2019 12:00AM with Govt. Ref. No: 192019200105108782 on 04-12-2019, Amount Rs: 70,010/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90058222 on 04-12-2019, Head of Account 0030-02-103-003-02



**Partha Bairaggya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Burdwan, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 167468 to 167485

being No 020607378 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2019.12.17 14:14:58 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2019/12/17 02:14:58 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)