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2020604409/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 572633

M.V-20,75,001
Q-122354/4
8/8/2018

certified that the Document
is Admitted to Registration the
Signature Sheet and the En-
closures Admitted with the
Documents are the Part of the
Document.

A.D.S.R. Durgapur
Durgapur

06 AUG 2018

SALE DEED

Dist.- Paschim Bardhaman, P.S. - Durgapur, Mouza -
Faridpur, Area of Land- 2.5 Cottah, Sale Value - Rs.
25,00,000/- and Market Value - Rs. 30,75,001/-
under Durgapur Municipal Corporation.

This deed of sale is made by :

MR. SAYAN CHAKRABARTY [PAN- ANTPC2748R] S/o. Mr. Rupankar Chakraborty by faith- Hindu, by- Nationality Indian, by occupation - Service, resident of 49, P.C. Nandan Road, Bansberia, P.O.- Bansberia, P.S.- Magra, Dist.- Hooghly, PIN- 712502.

HEREINAFTER called the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the FIRST PART.

AND

IN FAVOUR OF :

(1) MR. PRASENJIT SARKAR [PAN-AXPPS5280A] S/o. Mr. Sasanka Sekhar Sarkar by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of A 2/2, Tapoban Abasan, Faridpur, P.O.- Durgapur, P.S.- Durgapur, A.D.S.R. Office & Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713213.

(2) MRS. MOUMITA SARKAR [PAN-BOMPS8289A] W/o. Mr. Prasenjit Sarkar by faith- Hindu, by Nationality- Indian, by occupation- Housewife, resident of A 2/2, Tapoban Abasan, Faridpur, P.O.- Durgapur, P.S.- Durgapur, A.D.S.R. Office & Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713213.

HEREINAFTER called the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to include their successors, executors, administrators, representatives and assigns) of the OTHER PART.

Whereas the property mentioned in the Schedule below has been purchased by the Vendor by a registered deed of sale being No.- 1348 for the year 2000 of A.D.S.R. Office Durgapur and recorded his name in L.R. Record of Rights and also converted the character of land from Kanali to Bastu vide Case No. CN/2018/2302/224 and from the date of Record the Vendor is owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below property.

AND WHEREAS the VENDOR being in need of ready cash at hand for his personal domestic requirement to meet up financial crisis hereby makes up his mind to sell out the schedule below property.

AND WHEREAS the PURCHASERS who are in search of such property hereby expressing their intention to buy out the same and agreed with the VENDOR for

absolute sale to them of the schedule below property at the price of Rs. 25,00,000/- (Rupees twenty five lakh) only which has been paid by the PURCHASERS as per Memo of Consideration and the Vendor does hereby acknowledge the receipt of said sale price by putting his signature in this deed.

AND WHEREAS by virtue of this Deed of Sale 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 favour of PURCHASERS for good so that the PURCHASERS 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 jointly and severally shall keep the PURCHASERS harmless and indemnified from any charges license, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASERS.

AND WHEREAS the Vendor binds himself singly and jointly to execute deeds, things at the request and cost of the PURCHASERS to do and execute or cause to be done anything which may effectually be necessary for the PURCHASERS to enjoy property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASERS shall and may from time to time and all times hereafter peaceably and quietly enter upon have, hold, occupy possess and enjoy the property with transferable rights 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 them.

The Vendor binds himself and declare that schedule below property has not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judice of any court or been notified for any kinds of acquisition and Vendor sale out the same to PURCHASERS having good marketable title without any kinds of encumbrance.

AND WHEREAS THE PURCHASERS shall be factually, legally entitled to get their name recorded in the records of B.L. & L.R.O., Durgapur during settlement and to mutate their name into the Rent Roll of Govt. of West Bengal, electricity and water supply authority and any authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the VENDOR.

The PURCHASERS shall regularly pay holding taxes, and taxes in respect of their purchased scheduled property according to their free choice.

SCHEDULE

All that piece and parcels of land situated within the District of Paschim Bardhaman, P.S.- Durgapur, Sub-Division and A.D.S.R. Office- Durgapur, **Mouza- Faridpur, J.L. No.- 74**, Khatian No. R.S.- 2020 (two thousand twenty), **L.R.-1736** (one thousand seven hundred thirty six).

(1) Plot No.- R.S.- 738 (seven hundred thirty eight) L.R.- 512 (five hundred twelve), Bastu measuring area- 2.5 (two point five) Cottah or more or less 4.125 (four point one two five) Decimal of land with 100 Sq.ft. pacca room is hereby sold. A sketch map with red coloured marked is annexed herewith. Only the red marked area is being sold. The sketch will be considered as a part of the deed. Proposed use of the property- Bastu. The land is not within the acquired land of any Government.

Sd/- Holding No.- 57, Address- Tapoban Housing Co-op. Society, Durgapur-13, Circle/Ward No.- 21.

Payable rent to be paid to the B.L.& L.R.O.- Durgapur, Dist.- Paschim Bardhaman.

Butted and bounded by :

On the North : Maji Babu

On the South : P.K.Mukherjee,

On the East : 20' feet wide Pucca Road,

On the West : Subhas Roy .

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendor and Purchasers are attested in separate page 1(A) same part and parcel of this deed.

IN WITNESS WHEREOF the Vendor put his signature on this 6th day of August 2018 in presence of Witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES :

1. Rupamkar Chakrabarti
S/o - Late Krishnakumar Chakrabarti
49, P. C. Narayan Road
P.O. - Banerbaria Dist. Hooghly
PIN - 712502
2. Nilu Roy
S/o. Sadhan Ch. Roy
A214, Papbar Abasan
Durgapur-13.

Sayan Chakrabarty
SIGNATURE OF VENDOR

Drafted by me and typed at my office &
I 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:

Gurudas Banerjee.
(Deed writer)

L. NO. D. P. R. 007

Durgapur A. D. S. R. Office.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল / Thums	তর্জনী / 1st Finger	মধ্যমা / Middle	অনামিকা / Ring	কনিষ্ঠা / Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Sayam Chakrabarty

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল / Thums	তর্জনী / 1st Finger	মধ্যমা / Middle	অনামিকা / Ring	কনিষ্ঠা / Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Prasanta Kumar Sarker

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল / Thums	তর্জনী / 1st Finger	মধ্যমা / Middle	অনামিকা / Ring	কনিষ্ঠা / Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Mousmita Sarker

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো
	বৃদ্ধাঙ্গুল / Thums	তর্জনী / 1st Finger	মধ্যমা / Middle	অনামিকা / Ring	কনিষ্ঠা / Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

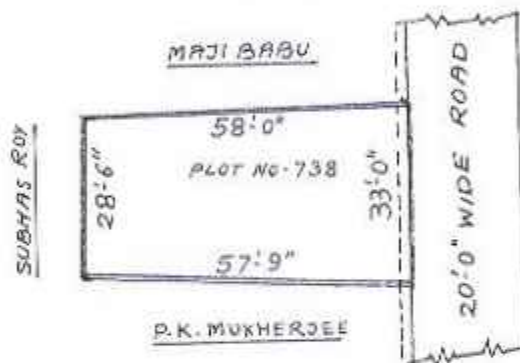
স্বাক্ষর

PLOT NO- 738, IN MOUZA- FARIDPUR, J.L. NO-74,

SOLD TO

SMT MOUMITA SARKAR

SCALE 1"=33'-0"



By

Sayan Chakrabarty



ভারত সরকার

Government of India

অনিকাঙ্কিৎ আইডি / Enrolment No.: 1058/13602/01098

10/12/2013

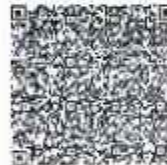
To
Rupankar Chakrabarti
জনকর চক্রবর্তী
9
KALIDAS ROAD
durgapur 5
Durgapur (m Corp.)
Durgapur Steel Town East Bardhaman
West Bengal - 713205
9434792723



Rupankar Chakrabarti



KL679383566FT
57938356



Rupankar Chakrabarti

আপনার সংখ্যা / Your No.:

2419 1626 7501

সাধারণ - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

জনকর চক্রবর্তী
Rupankar Chakrabarti
বিতা : কৃষ্ণনাস চক্রবর্তী
Father : Krishnadas Chakrabarti



জন্মতারিখ: 06/07/1955
লিঙ্গ / Male

2419 1626 7501



সাধারণ - সাধারণ মানুষের অধিকার

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

GRN: 19-201819-027042821-1

Payment Mode Online Payment

GRN Date: 02/08/2018 18:17:28

Bank : AXIS Bank

BRN : 297180834

BRN Date: 02/08/2018 18:19:18

DEPOSITOR'S DETAILS

Id No. : 02060001223544/5/2018

[Tender Number]

Name : PRASENJIT SARKAR AND MOUMITA SARKAR

Contact No. : Mobile No. : +91 8637331791

E-mail :

Address : TAPABAN FARIDPUR BURGAPUR 13

Applicant Name : Mr Prasenjit Sarkar

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060001223544/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	179519
2	02060001223544/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	30757

Total

210267

In Words : Rupees Two Lakh Ten Thousand Two Hundred Sixty Seven only

Major Information of the Deed

Deed No :	I-0206-04409/2018	Date of Registration	06/08/2018
Query No / Year	0206-0001223544/2018	Office where deed is registered	
Query Date	30/07/2018 11:46:56 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Prasenjit Sarkar A2/2 Tapaban Abasan, Faridpur, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 8637371791, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 25,00,000/-	Rs. 30,75,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,84,510/- (Article:23)	Rs. 30,757/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Tapaban Pally Road, Mouza: Faridpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-512	LR-1736	Vastu	Vastu	2.5 Katha	24,25,000/-	30,00,001/-	Width of Approach Road: 20 FL, Adjacent to Metal Road,
Grand Total :					4.125Dec	24,25,000 /-	30,00,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	75,000 /-	75,000 /-	

Major Information of the Deed :- I-0206-04409/2018-06/08/2018

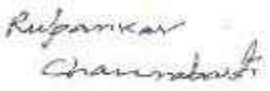
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Sayan Chakrabarty (Presentant) Son of Rupankar Chakrabarty Executed by: Self, Date of Execution: 06/08/2018 , Admitted by: Self, Date of Admission: 06/08/2018 ,Place : Office	 06/08/2018	 LTI 06/08/2018	 06/08/2018
Nandan Road, Bansberia,, P.O:- Bansberia, P.S:- Magra, District:-Hooghly, West Bengal, India, PIN - 712502 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANTPC2748R, Status :Individual, Executed by: Self, Date of Execution: 06/08/2018 , Admitted by: Self, Date of Admission: 06/08/2018 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Prasenjit Sarkar Son of Sasanka Sekhar Sarkar A2/2 Tapaban Abasan , Faridpur, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXPPS5280A, Status :Individual, Status : Not Executed			
2	Moumita Sarkar Wife of Prasenjit Sarkar A2/2 Tapaban Abasan, Faridpur, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BOMPS8289A, Status :Individual, Status : Not Executed			

Identifier Details :

Name & address	
Rupankar Chakrabarty Son of Late Krishna Das Chakrabarty Nandan Road , Bansberia,, P.O:- Bansberia, P.S:- Magra, District:-Hooghly, West Bengal, India, PIN - 712502, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Sayan Chakrabarty	
	06/08/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sayan Chakrabarty	Prasenjit Sarkar-2.0625 Dec,Moumita Sarkar-2.0625 Dec

Transfer of property for S1

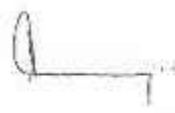
Sl.No	From	To. with area (Name-Area)
1	Sayan Chakrabarty	Prasenjit Sarkar-50.00000000 Sq Ft,Moumita Sarkar-50.00000000 Sq Ft

Endorsement For Deed Number : I - 020604409 / 2018

On 30-07-2018:

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 30,75,001/-


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

On 06-08-2018:

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.

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

Presented for registration at 12:44 hrs on 06-08-2018, at the Office of the A.D.S.R. DURGAPUR by Sayan Chakrabarty, Executant.

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

Execution is admitted on 06/08/2018 by Sayan Chakrabarty, Son of Rupankar Chakrabarty, Nandan Road, Bansberia,, P.O: Bansberia, Thana: Magra, , Hooghly, WEST BENGAL, India, PIN - 712502, by caste Hindu, by Profession Others
Indetified by Rupankar Chakrabarty, , Son of Late Krishna Das Chakraborty, Nandan Road , Bansberia,, P.O: Bansberia, Thana: Magra, , Hooghly, WEST BENGAL, India, PIN - 712502, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,757/- (A(1) = Rs 30,750/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,757/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB.
Online on 02/08/2018 6:19PM with Govt. Ref. No: 192013190270428211 on 02-08-2018, Amount Rs: 30,757/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 297180834 on 02-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,84,510/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,79,510/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1915, Amount: Rs.5,000/-, Date of Purchase: 31/07/2018, Vendor name: Subrata Kumar Chakraborty

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 02/08/2018 6:19PM with Govt. Ref. No: 192018190270428211 on 02-08-2018, Amount Rs: 1,79,510/-,

Bank: AXIS Bank (UTIS0000005), Ref. No. 297180834 on 02-08-2018, Head of Account 0030-02-103-003-02



Abhijit Chatterjee

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 0206-2018, Page from 80242 to 80258

being No 020604409 for the year 2018.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2018.08.09 15:18:59 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 09-08-2018 15:17:45
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)