

1476

J - 1445/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 740680

certifies that the Document
is Admitted to register under the
Signature Sheet and the Endr-
sements and with this
Document are the Part of the
Document

A.D.S.K. Dargach
Sardar

23 FEB 2023

DEED OF SALE

=====

UNDER JEMUA GRAM

PANCHAYAT

Dist. Paschim Bardhaman,

P.S. - New Township, Mouza - Jemua,

Land area - 06 Katha

Sale Value - Rs. 13,70,800/- &

Market Value - Rs. 13,70,800/-

=====

THIS INDENTURE OF CONVEYANCE is made on this the 10th day of February, 2023 (Two thousand twenty three)

BETWEEN

SRI JAGDISH CHANDRA PRASAD [PAN – AMEPP0269L] son of Late Ram Narayan Lal, by occupation Business, by faith Hindu Nationality Indian, resident of Loknathpurganj, P.O. Dalsinghsarai, P.S. Dalsinghsarai, Dist. Samastipur, BIHAR, PIN – 848114D, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his respective heirs, executors, administrators, representatives, successors and assigns) of the FIRST PART.

IN FAVOUR OF :

SRI C SUBODH KUMAR [PAN – BSNPS5968R] son of Chhotelal Ram, by occupation Business, by faith Hindu Nationality Indian, resident of No.83, Thiruveddhi Amman Koli Street, P.O. Eranavoor, P.S. Ennore, Dist. Chennai, TAMIL NADU, PIN – 600057 hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his respective heirs, executors, administrators, representatives, successors and assigns) of the OTHER PART.

WHEREAS the Vendor has purchased scheduled mentioned property by Registered Deed of Sale being No. 6819 of the year 2012 of Durgapur A D S R Office from Haradhan Das & other of Jemua and duly recorded by the Vendor's name. And the Vendor is owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below property.

AND WHEREAS Vendor being urgent need of money at hand for his personal requirement to meet up his mind to sell out the schedule below property.

AND WHEREAS the Purchaser who is/are in search of such plot for Residential purpose hereby expressing his intention to buy out the same agreed with the Vendor of Rs. 13,70,800/- (Rupees thirteen lakhs seventy thousand eight hundred only) which has been already paid by the Purchaser to the Vendor and as such the Vendor do hereby confirm regarding receipt of sale consideration by putting his signature in this deed.

AND WHEREAS by virtue of this Sale Deed the VENDOR convey, transfer, assign and relinquish all right, title, interest 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 for good so that the Purchaser 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 license, 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 himself to 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 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 VENDOR or by any person or persons claiming, from, under or in trust of them.

The Vendor bind himself to declare that schedule below property have 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 requisition and Vendor sells 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 his name recorded in the records of B.L. & L.R.O. 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.

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

The property hereinafter described in schedule is free from all encumbrances and if any discrepancy found on my part, I, will be taken under the custody of the Court of Law.

SCHEDULE

ALL THAT piece and parcel of plot of land situated within the District of Paschim Bardhaman, Sub-Division & Addl. District Sub-Registration Office at Durgapur, P.S. New Township, Mouza – Jemua, J.L.No. 105 under Jemua Gram Panchayat, Khatian No. 2778,

1) R.S. Plot No. 1016/3175, L.R. Plot No. 1205 Classification of Land Baid,

Land area – 06 Katha (six katha) or more or less 9.9 Decimal of land is being sold.

The sketch map of the land is annexed with this deed and the sketch map is the part and parcel of this deed.

This land will be used for Residential purpose.

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

The schedule land is not acquired by any Govt.

Butted and bounded by :

On the North : R.S. Plot No. 1016/3175

On the South : R.S. Plot No. 1016/3175

On the East : R.S. Plot No. 1016/3175

On the West : 24 ft. wide Kancha Road

: 5(a) :

MEMO OF CONSIDERATION

Received of and from within named Purchaser within mentioned Total sum of Rs. 13,70,800/- (Rupees thirteen lakhs seventy thousand eight hundred) only full and final payment as per Memo below :-

By Bank Transfer

Rs. 13,70,800/-

Jagdish Chandra Bhasani

SIGNATURE OF THE VENDOR

It is hereby declared that the full name, colour passport size photograph, finger prints of both the hands of the Vendors & Purchaser are attested in additional pages in this deed and these will be treated as a part of this deed.

IN WITNESS WHEREOF the Vendor doth hereby put her signature on the day, month and year as set forth at the very outset at her own will and consent, health and sound.

WITNESS:

1. Dilip Kundan.
S/o Kantick Kundan.
village + post Jemua
Burgapur-6
Dist. Paschim burdwan.
2. Ujjal Dutta
S/o Ujjal Dutta
B. Zone Durgapur

Jagdish Chandra Pasand

SIGNATURE OF THE VENDOR

Read over, explained and
prepared by me.

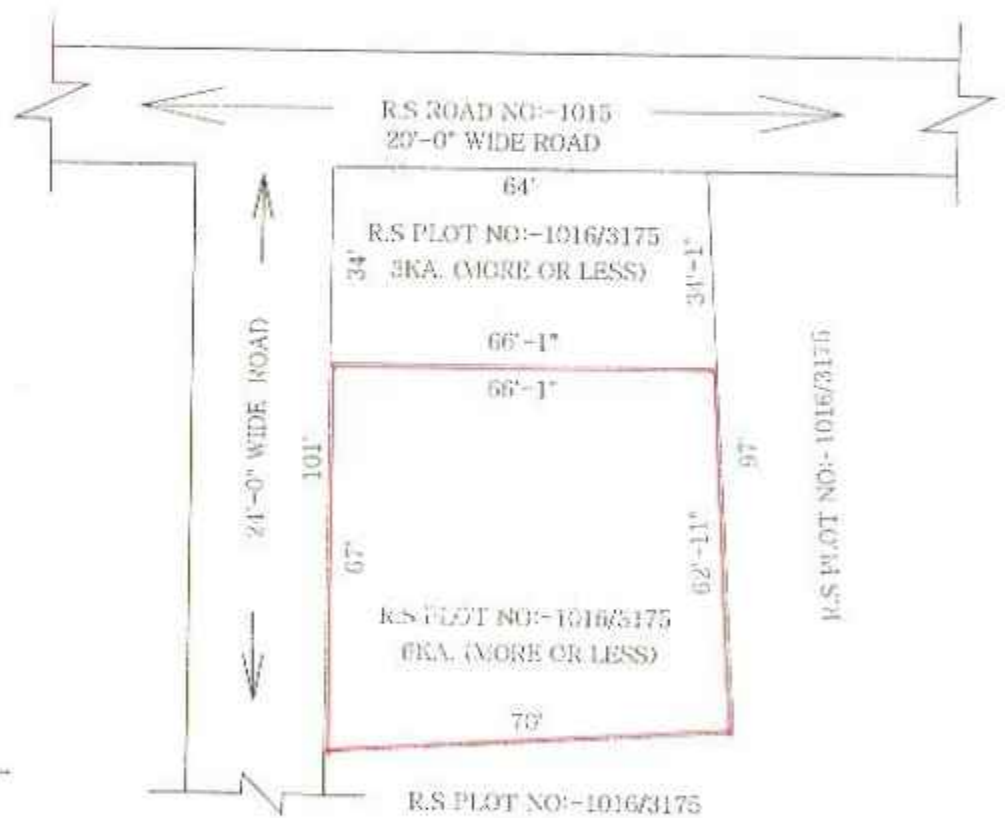
Siba Prasad Bhowmik
L. NO D.P.R-3F
Durgapur-6

Typed by:

Shusovan Chakraborty
Shusovan Chakraborty
Durgapur-16.

DEED PLAN OF R.S. PLOT NO:-1016/3175(P),
 OF MOUZA:-JEMUA, J.L.NO:-80 & 105,
 P.S:-FARIDPUR (N.T.P.S), DIST:-PASCHIM BARDHAMAN,
 AREA:-6.00 KATHA (MORE OR LESS), SHOWING IN RED COLOUR,
 PURCHASERS:- C SUBODH KUMAR

SCALE:-150' = 1 MILE



SKETCH PLAN TO DEED PLAN:-

DRAWN BY:-

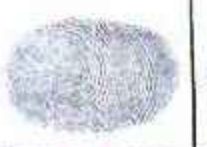
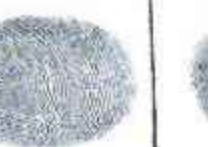
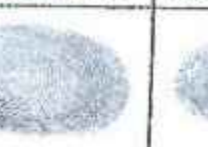
R.P. Lohan

14.02.23

RAMPRASAD LAL
 F.A. No. 1016/3175
 S. No. 1016/3175
 V. No. 1016/3175
 R. No. 1016/3175

Jagdish Chandra Paul

হাতাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

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



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ডান হাত Right Hand					

ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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ফটো Photo

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Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature



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



192022230307598161

GRN Details

GRN:	192022230307598161	Payment Mode:	Online Payment
GRN Date:	22/02/2023 23:50:10	Bank/Gateway:	State Bank of India
BRN :	IK0CCTGPD9	BRN Date:	22/02/2023 23:51:48
GRIPS Payment ID:	220220232030759815	Payment Init. Date:	22/02/2023 23:50:10
Payment Status:	Successful	Payment Ref. No:	2000356542/2/2023
			[Query No*-Query Year]

Depositor Details

Depositor's Name:	C Subodh Kumar
Address:	Eranavoor Ennore Chennai, TamilNadu, 600057
Mobile:	6294727448
Depositor Status:	Buyer/Claimants
Query No:	2000356542
Applicant's Name:	Mr D Mahanti
Identification No:	2000356542/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	22/02/2023
Period To (dd/mm/yyyy):	22/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000356542/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	36134
2	2000356542/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	13715
Total				49849

IN WORDS: FORTY NINE THOUSAND EIGHT HUNDRED FORTY NINE ONLY.

Major Information of the Deed

Deed No :	I-2306-01445/2023	Date of Registration	23/02/2023
Query No / Year	2306-2000356542/2023	Office where deed is registered	
Query Date	09/02/2023 2:22:17 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	D Mahanti Arrah Kalinagar,Thana : Kanksa, District : Paschim Bardhaman, WEST BENGAL, PIN - 713212, Mobile No. : 6294990449, 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. 13,70,800/-		Rs. 13,70,800/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 41,134/- (Article:23)		Rs. 13,715/- (Article:A(1), E)	
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Jemua, JI No: 105, Pin Code : 713206

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-1205 (RS - 1016/3175)	LR-2778	Vastu	Baid	6 Katha	13,70,800/-	13,70,800/-	Width of Approach Road: 24 Ft.,
Grand Total :					9.9Dec	13,70,800 /-	13,70,800 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name Mr Jagdish Chandra Prasad (Presentant) Son of Late Ram Narayan Lal Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	23/02/2023	LTI	23/02/2023	23/02/2023

Loknathpurganj, Ward No. 2,, City:- Not Specified, P.O:- Dalsinghsarai, P.S:-DALSINGHSARAI,
District:-Samastipur, Bihar, India, PIN:- 848114 Sex: Male, By Caste: Hindu, Occupation: Business,
Citizen of: India, PAN No.: AMxxxxxx9L, Aadhaar No: 91xxxxxxxx9480, Status :Individual,
Executed by: Self, Date of Execution: 10/02/2023
, Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr C Subodh Kumar Son of Chhotelal Ram NO. 83 Thiruveedhi Amman Koli Street, City:- Not Specified, P.O:- Eranavoor, P.S:- ENNORE, District:-Chennai, Tamil Nadu, India, PIN:- 600057 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BSxxxxxx8R, Aadhaar No: 78xxxxxxxx2833, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dilip Ruidas Son of Late Kartick Ruidas Jemua, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206			
	23/02/2023	23/02/2023	23/02/2023

Identifier Of Mr Jagdish Chandra Prasad

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Jagdish Chandra Prasad	Mr C Subodh Kumar-9.9 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Jemua, JI No: 105, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1205, LR Khatian No:- 2778	Owner:জগদীশ চন্দ্র প্রসাদ, Gurdian:রাম নারায়ণ, Address:লিজ , Classification:বাইদ, Area:0.15000000 Acre,	Mr Jagdish Chandra Prasad

O: 23-02-2023

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 12:15 hrs on 23-02-2023, at the Office of the A.D.S.R. DURGAPUR by Mr Jagdish Chandra Prasad ,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 13,70,800/-

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

Execution is admitted on 23/02/2023 by Mr Jagdish Chandra Prasad, Son of Late Ram Narayan Lal, Loknathpurganj, Ward No. 2,, P.O: Dalsinghsarai, Thana: DALSINGHSARAI, , Samastipur, BIHAR, India, PIN - 848114, by caste Hindu, by Profession Business

Indetified by Mr Dilip Ruidas, . , Son of Late Kartick Ruidas, Jemua, P.O: Durgapur, Thana: New Township, , City/Town DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,715.00/- (A(1) = Rs 13,708.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 13,715/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2023 11:51PM with Govt. Ref. No: 192022230307598161 on 22-02-2023, Amount Rs: 13,715/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCTGPD9 on 22-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 41,134/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 36,134/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 285, Amount: Rs.5,000.00/-, Date of Purchase: 06/02/2023, Vendor name: Subrata Kumar Chakraborty

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 22/02/2023 11:51PM with Govt. Ref. No: 192022230307598161 on 22-02-2023, Amount Rs: 36,134/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCTGPD9 on 22-02-2023, Head of Account 0030-02-103-003-02



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 2306-2023, Page from 24644 to 24658
being No 230601445 for the year 2023.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2023.02.23 15:16:58 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 2023/02/23 03:16:58 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)