

6173/2022

(U-644)



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

H 275501

Certified that the document is admitted to registration. The endorsement sheet attached with this document are the Part of this document.

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

14 JUL 2022

GRN. 19-20222300 72247051

Ref :- Query No. 2002076680 /2022

DEED OF SALE Rs. 6,00,000/-

Mouza Mohishila, P.S. Asansol, R.S. & L.R. Plot No.13/3462

area of land 1(One) cotthas 6(Six) chataks,

Under Asansol Municipal Corporation

THIS DEED OF SALE is made on this the 13th day of July 2022

By :-

ContdP/2

-:2:-

MRS. PIYALI SENGUPTA daughter of late Biswanath Sengupta, by occupation – Business, by faith Hindu, Nationality- Indian resident of No.1 Mohishila Colony, Near Battala Bazar, P.O. Ushagram, Police Station- Asansol(South), Chowki & Addl. Dist. Sub. Registry Office at Asansol, Dist- Paschim Bardhaman(W.B) Pin 713303 hereinafter called the “VENDOR” (Which expression shall unless excluded by or repugnant to the context include her heirs, successors, representatives, administrators and assigns) of the ONE PART.

AND

IN FAVOUR OF **MR. AVISHEK ACHARYYA** son of Mr. Nani Acharyya by faith Hindu, by occupation- Business, Nationality- Indian, resident of No.1 Mohishila Colony, Purba Para, P.O. Ushagram, Police Station- Asansol(South), Chowki & Addl. Dist. Sub. Registry Office at Asansol, Dist- Paschim Bardhaman(W.B), Pin 713303 hereinafter called the “PURCHASER” (Which expression shall unless excluded by or repugnant to the context include his heirs, successors, representatives, administrators and assigns) of the OTHER PART.

WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over and came to the state of W.B. from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons being a “REFUGEE” for residence in West Bengal.

ContdP/3

AND WHEREAS state of West Bengal through their Refugee Relief & Rehabilitation department allotted a homestead land measuring an area 1(One) cottah 6(Six) chataks bearing L.O.P. No. 600(P), appertaining to Part of C.S. Plot No. 13 and Part of R.S. Plot No. 13/3462, within Mouza Mohishila Dist Burdwan in favour one Mrs. Piyali Sengupta daughter of late Biswanath Sengupta, thereafter she constructed a house on some portion of the said land and accordingly the Governor of the state of West Bengal had been executed a Gift Deed dated on 27th day of November 1997 being Urbar Acquired Gift Deed No.264 for the year 1997 registered before the Addl. Dist. Registrar of Burdwan at Asansol office.

AND WHEREAS by virtue of such deed of gift above named vendor has owner, occupier and possessor the property mention in above.

AND WHEREAS the said land which is more fully mentioned in the schedule below and which was and is exclusively owned and possessed by the vendor is free from all encumbrances

AND WHEREAS vendor has been owning and possessing the same peacefully and uninterruptedly.

AND WHEREAS the vendor has absolute right and authority to sell and transferred the schedule below property.

AND WHEREAS the vendor being in urgent need to secure money for her requirement has announced to sell, convey, and assign the said property details mention in the schedule below for a consideration of Rs. 6,00,000/- (Rupees Six lakh) only and purchaser being desirous of purchase a suitable property in the locality for his requirement having come to know the aforesaid announcement and desire of the vendor has proposed and consented to purchase the same at the aforesaid price and the vendor has accepted the proposal of the purchaser and agreed to sell his property at the aforesaid price.

AND WHEREAS the vendor being considering it to be just, highest, reasonable and fair market price of his property in the locality have agreed to sell same at the aforesaid price.

AND WHEREAS towards the said transaction the purchaser has paid in Rs. 6,00,000/- (Rupees Six lakh) only to the vendor as per memo of consideration given below.

AND WHEREAS the vendor has received said sum of Rs. 6,00,000/- (Rupees Six lakh) only as per memo of consideration given below.

NOW THESE INDENTURE WITNESSETH:-

That in pursuance of the contract which made between vendor and purchaser and in consideration of the payment of the sum of Rs. 6,00,000/- (Rupees Six lakh) only to the vendor paid by the purchaser as per memo of consideration given below (receipt whereof the vendor hereby admit and acknowledge) the vendor doth hereby sell, grant, convey, and transfer unto the purchaser all the property mentioned in the schedule below hereunder free from all encumbrances together with all right, title, interest and easement and privileges and enjoyment, right the vendor has and so long enjoyed and also of all court, yards, area, sewers, paths, passages, privileges, liberties, appurtenants thereto TO HAVE AND TO HOLD the property hereby grant and conveyed unto the use of the said purchaser, his, heir, successor, executor, administrator and assigns forever in the absolute right, title, interest AND the said vendor hereby for herself each of her, heirs, executors, administrators or assign covenant with the said purchaser and declare that she is seized and possessed of and are competent to sell the same

for the benefit of her family and have not in any way encumbered or charged or cause to be encumbered or charged, the property more fully described in the schedule below conveyed by this Deed of Sale and that the said purchaser, his, heirs, successors, executors, administrators, and assigns shall and may at all times peaceably and quietly own, use, possess, and enjoy the said property mentioned in the schedule below and receive rents and profits thereof without interruption, claim or demand whatsoever from or by the said vendor or any person or persons lawfully or equitably claiming for her and that the purchaser is at liberty to use and enjoyed the property and mortgage as absolute owner thereof with all borrower or transfer according to his choice and performance of changing the nature and character of the property AND THAT THE said vendor shall and will for all times to come at the request of the purchaser at the cost of the purchaser, his, heirs, successors, administrators, executors or assigns, do or execute or caused to be done or executed all such acts, deeds and things and to swear affidavit/ affidavits and to appear personally or through authorized person for further and for more perfectly assuring the title of the purchaser to the said property or any part thereof unto the purchaser as may be reasonably required AND THE VENDOR further covenant that if it transpires that the property hereby conveyed by the vendor is not free from all encumbrances as herein before stated by the vendor shall make good all loss to be sustained by her and to pay the consideration money at a time with interest and consequences of other relief/relieves.

-:6:-

Be it further stated that the purchaser, his heirs, successors, administrators or assigns shall enjoy the property mentioned in the schedule below from generation to generation with all rights, title, interest of the vendor according to his choice, preference and necessity including all sorts of the transferring right such as Sale, Gift, Exchange, Mortgage etc of the property and is at liberty to mutate his name towards the conveyed property and to pay tax/ taxes to authority/ authorities in his name from this day of sale having Landlord the Govt. of West Bengal through S.D.L & L.R.O. Extn I at Asansol.

Be it further stated here that the purchaser mutate his name in the Govt. Revenue Department and in the Asansol Municipal Corporation and shall pay taxes thereof and all consent and approval thereof is hereby accorded to the purchaser.

SCHEDULE OF THE PROPERTY

Within District of Paschim Bardhaman, Police Station- Asansol, Post. Office - Ushagram, Chowki & Addl. Dist. Sub. Registry Office- Asansol, within Asansol Municipal Corporation Ward No. 86 Mouza- Mohishila, J.L. No. 37, Govt L.O.P. 600(P), part of C.S. Plot No. 13, and part of R.S. & L.R Plot No. 13/3462(Thirteen bata Three thousand four hundred sixty two), under L.R. Khatian No. 6460(Six thousand four hundred sixty) all that vastu land measuring an area 1(One) cotthas 6(Six) chataks Classification of land Danga under Asansol Municipal Corporation, Proposed use of the land as Vastu is hereby sold.

Contd.....P/7



This sold area butted and bounded by:-

On the NorthL.O.P No. 599. On the South ... L.O.P No. 603.

On the East ... L.O.P No. 601. On the West ... L.O.P No. 600.

The proportionate annual rent is payable to the State of West Bengal through S.D.L. & L.R.O. Extn. I Asansol.

MEMO OF CONSIDERATION:-

dated 25.06.2022 cash Rs. 1,00,000/- (Rupees One lakh) only.

dated 02.07.2022 cash Rs. 1,00,000/- (Rupees One lakh) only.

Dated 03.07.2022 Cheque no. 167423 S.B.I. Asansol, Rs. 3,00,000/- (Rupees Three lakh) only.

Dated 05.07.2022 Cheque no. 167425 S.B.I. Asansol, Rs. 1,00,000/- (Rupees One lakh) only.

Total Rs. 6,00,000/- (Rupees Six lakh) only paid by purchaser to the vendor.

IN WITNESS WHEREOF the vendor named above put her signature on the day, month, and years above written.

WITNESSES:-

1. Sudeep to Chowdhury
S/o Lt Swapan Chowdhury
No-3 Mohishila Colony
Asansol-713303
2. Saikatadip Jaitra
S/o Balal Jaitra
Vice-Principal Acharya 713339

Riyali Sengupta,
Signature of the Vendor

Drafted and prepared & typed in
my office and contents read over and
explained in Bengali to the parties.

A separate sheet containing
the finger prints of the parties
is attached herewith.

Pabes Saha
Advocate, Asansol, Court.

Enrolment No. WB/178/2002

Piyali Sengupta



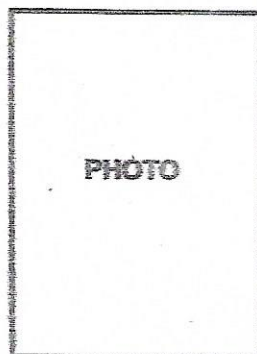
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Arindam Acharyya



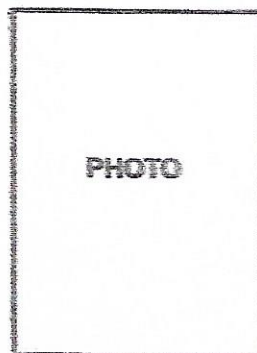
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

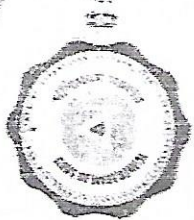


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO



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



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

GRN Details

GRN: 192022230072247051
GRN Date: 13/07/2022 13:20:22
BRN: IK0BTWQWB1
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 13/07/2022 13:22:58
Payment Ref. No: 2002076680/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: PALAS SAHA
Address: 1 no mohisila colony simu
Mobile: 7001638898
EMail: plsadv02@gmail.com
Depositor Status: Advocate
Query No: 2002076680
Applicant's Name: Mr PALAS SAHA
Identification No: 2002076680/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002076680/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	23225
2	2002076680/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	7061
Total				30286

IN WORDS: THIRTY THOUSAND TWO HUNDRED EIGHTY SIX ONLY.

Major Information of the Deed

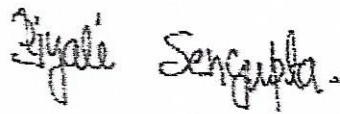
Deed No :	I-2305-06246/2022	Date of Registration	14/07/2022
Query No / Year	2305-2002076680/2022	Office where deed is registered	
Query Date	08/07/2022 5:56:28 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	PALAS SAHA ASANSOL, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. 7431964289, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 7,05,376/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 28,225/- (Article:23)	Rs. 7,061/- (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: Mohisila Colony No 1, Road Zone : (Road Width (1-11) – Road Width (1-11)) , Mouza: Mohishila, JI No: 37, Pin Code : 713303

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-13/3462 (RS :-)	LR-6460	Bastu	Danga	1 Katha 6 Chatak	6,00,000/-	7,05,376/-	Width of Approach Road: 2 Ft.,
Grand Total :					2.2688Dec	6,00,000 /-	7,05,376 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs PIYALI SENGUPTA (Presentant) Daughter of Late BISWA NATH SENGUPTA Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office			
		13/07/2022	LTH 13/07/2022	13/07/2022

1 NO MOHISHILA COLONY NEAR BATTALA BAZAAR, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CX0000008R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022, Admitted by: Self, Date of Admission: 13/07/2022, Place : Office

Buyer Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr AVISHEK ACHARYYA Son of Mr NANI ACHARYYA 1 NO MOHISHILA COLONY, PURBAPARA, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CL0000006K, Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUDEEPTO CHOWDHURY Son of Late SWAPAN CHOWDHURY NO 3 MOHISHILA COLONY, City:- Asansol, P.O:- USHAGRAM, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303			Sudepto Chowdhury
	13/07/2022	13/07/2022	13/07/2022

Identifier Of Mrs PIYALI SENGUPTA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs PIYALI SENGUPTA	Mr AVISHEK ACHARYYA-2.26875 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (1-11) – Road Width (1-11)), Mouza: Mohishila, JI No: 37, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 13/3462, LR Khatian No:- 6460	Owner: পিয়ালী সেনগুপ্ত , Gurdian: বিহানন সেনগুপ্ত, Address: নিজ , Classification: ভূমি, Area: 0.02000000 Acre,	Mrs PIYALI SENGUPTA

Endorsement For Deed Number : I - 230506246 / 2022

On 13-07-2022

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

Presented for registration at 14:58 hrs on 13-07-2022, at the Office of the A.D.S.R. ASANSOL by Mrs PIYALI SENGUPTA, 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 7,05,376/-

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

Execution is admitted on 13/07/2022 by Mrs PIYALI SENGUPTA, Daughter of Late BISWA NATH SENGUPTA, 1 NO MOHISHILA COLONY NEAR BATTALA BAZAAR, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others

Indetified by Mr SUDEEPTO CHOWDHURY, , Son of Late SWAPAN CHOWDHURY, NO 3 MOHISHILA COLONY, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,061/- (A(1) = Rs 7,054/- , E = Rs 7/-) and Registration Fees paid by by online = Rs 7,061/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/07/2022 1:22PM with Govt. Ref. No: 192022230072247051 on 13-07-2022, Amount Rs: 7,061/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTWQWB1 on 13-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,225/- and Stamp Duty paid by by online = Rs 23,225/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/07/2022 1:22PM with Govt. Ref. No: 192022230072247051 on 13-07-2022, Amount Rs: 23,225/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTWQWB1 on 13-07-2022, 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

On 14-07-2022

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,225/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1542, Amount: Rs.5,000/-, Date of Purchase: 17/06/2022, Vendor name: S Banerjee
2. Stamp: Type: Court Fees, Amount: Rs.10/-



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 2305-2022, Page from 140164 to 140178

being No 230506246 for the year 2022.



Shamshad Khan

Digitally signed by MD SHAMSHAD
KHAN

Date: 2022.07.15 14:34:42 +05:30

Reason: Digital Signing of Deed.

(Shamshad Khan) 2022/07/15 02:34:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)