



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

K 176132

K 176132

7.00 pm  
 09.05.12  
 No. 2778/12  
 232524711

**DEED OF CONVEYANCE**

certified that the Document is Admitted to Registration on the Signature Sheet and the Endorsement attached with this Document are the Part of this Document

A.D.S.R. Durgapur  
 Burdwan

10 MAY 2023

*[Handwritten signature]*

Dist : Burdwan presently Paschim  
 Bardhaman, P.S. Durgapur, Mouza :  
 Dhandabagh under Durgapur Municipal  
 Corporation, area of land admeasuring  
 about 7.43 (Seven point Four Three) Katha,  
 Sale Value- Rs. 14,00,000/- Market Value -  
 Rs. 32,82,481/-

*[Faint background text and stamps]*

**THIS DEED OF CONVEYANCE MADE ON THIS THE 8<sup>TH</sup> DAY MAY, 2023;**

**BY AND BETWEEN**

(1) **MR. ASIT SINGHA @ ASIT BARAN SINGHA (PAN - BSZPS7180M)** Son of Late Sudhir Singha @ Sudhir Chandra Singha, by faith - Hindu, by Nationality- Indian, by occupation - Business, (2) **MR. BISWAJIT SINGHA (PAN - CRBPS9651P)** Son of Late Sudhir Chandra Singha, by faith - Hindu, by Nationality- Indian, by occupation - Business, (3) **MR. SATYAJIT SINGHA (PAN - CQZPS1857C)** Son of Late Sudhir Chandra Singha, by faith - Hindu, by Nationality- Indian, by occupation - Business, all are residing at Singha Para Road, Dhandabagh, Post Office: Amrai, Police Station - Durgapur, Dist- Paschim Bardhaman, State- West Bengal, India, PIN- 713203, hereinafter called and referred to as "**the OWNER/VENDOR**", (which term or expression shall, unless otherwise excluded by or repugnant to or inconsistent with the subject or context, be deemed to mean and include their legal heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART.**

**-AND-**

"**PSP BUILDERS**" [**PAN-AAXFP0196K**] A Partnership Firm having its office at 3/10, Nivedita Place, P.O- Benachity, P.S- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, represented by its **one of the partners namely (1) SMT. SNIGDHA CHATTERJEE [PAN-AIGPC4628L]** Wife of Sri. Raju Chatterjee, by faith-Hindu; by occupation- Business, residing at 3/10, Nivedita Place, P.S- Durgapur, P.O.- Benachity, District- Paschim Bardhaman, State- West Bengal, India, PIN-713203, (2) **SRI. PRADIP MAJUMDER [PAN-AMBPM1357M]** Son of Late Haripada Majumder, by faith-Hindu, by occupation- Business, residing at A/65/A, Natun Pally, P.S.- Durgapur, P.O- Benachity, District- Paschim Bardhaman, State- West Bengal, India, PIN-713203, (3) **SRI. PRAFULLA CHAKRABORTY [PAN-AVUPC5658F]** Son of Late Manik Chakraborty, by faith-Hindu, by occupation- Business, residing at Natun Pally, P.S.- Durgapur, P.O.- Benachity, District- Paschim Bardhaman, State- West Bengal, India, PIN-713203, hereinafter called and referred to as "**the PURCHASER**" (which term or expression shall, unless otherwise excluded by or repugnant to or inconsistent with the subject or context, be deemed to mean and include its directors, officers, successors-in-office, successors-in-interest, administrators, legal representatives and/or assigns) of the **OTHER PART.**

**WHEREAS:**

A. Mr. Asit Singha @ Asit Baran Singha, Mr. Biswajit Singha & Mr. Satyajit Singha all are son of Late Sudhir Singha @ Sudhir Chandra Singha the vendor herein are the joint and exclusive owner in respect of the plot of **Baid** land measuring a total area of about **7.43 (Seven point Four Three) Katha**, be the same a little more or less, being R.S. Plot no. 654 corresponding L.R. Plot No. 1116 pertaining to L.R. Khatian no. 2888 admeasuring about 2.48 (Two point Four Eight) Katha, R.S. Plot no. 654 corresponding L.R. Plot No. 1116 pertaining to L.R. Khatian no. 2889 admeasuring about 2.48 (Two point Four Eight) Katha & R.S. Plot no. 654 corresponding L.R. Plot No. 1116 pertaining to L.R. Khatian no. 2890 admeasuring about 2.47 (Two point Four Seven) Katha, comprised in **Mouza - Dhandabagh**, J.L. No. 118, now under Durgapur Municipal Corporation, Police Station Durgapur, in the District of Paschim Bardhaman, ALONGWITH all easement, rights, and all amenities and/or facilities attached thereto and/or connected therewith and/or appurtenant thereto, Schedule mentioned land was R.S. recorded property of Sudhir Singha and said Sudhir Singha died leaving behind his three son namely Sri. Asit Singha @ Asit Baran Singha, Sri. Biswajit Singha & Sri. Satyajit Singha as his legal heirs and they become joint owner of the schedule mentioned land as per law of inheritance and they recorded their name in L.R.R.O.R.

B. On approaches and requests made by the purchaser herein to the vendor, the vendor has agreed to sell and the purchaser has agreed to purchase the said plot of **Baid** land on the terms and conditions and for the consideration as agreed by and between themselves and recorded herein below.

C. The Vendor herein intends to sell and the purchaser intends to purchase all that the aforesaid pieces and parcels of **Baid** land admeasuring a total area of about **7.43 (Seven point Four Three) Katha**,

be the same a little more or less, being R.S. Plot no. 654 corresponding L.R. Plot No. 1116 pertaining to L.R. Khatian no. 2888 admeasuring about 2.48 (Two point Four Eight) Katha, R.S. Plot no. 654 corresponding L.R. Plot No. 1116 pertaining to L.R. Khatian no. 2889 admeasuring about 2.48 (Two point Four Eight) Katha & R.S. Plot no. 654 corresponding L.R. Plot No. 1116 pertaining to L.R. Khatian no. 2890 admeasuring about 2.47 (Two point Four Seven) Katha comprised in Mouza - Dhandabagh, J.L. No. 118, now under Durgapur Municipal Corporation, Police Station Durgapur, in the District of Paschim Bardhaman, ALONG WITH all easement, rights and all amenities and/or facilities attached thereto and/or connected therewith and/or appurtenant thereto, which is morefully and particularly described in the SCHEDULE written hereunder, intends to purchase the said plot of land for a consideration of **Rs. 14,00,000/- (Rupees Fourteen Lakh) Only.**

D. At or before the execution of this deed of conveyance, the purchaser, after taking inspection of the relevant documents handed over by the vendor to them touching the title in respect of the said plot of land, has fully satisfied themselves and agreed not to raise any objection in respect of the following:

- i) The title of the vendor in respect of the said plot of land
- ii) That the said plot of land is free from all encumbrances, charges, liens, lispens, attachments, trusts, claim, demand, mortgage, *wakf*, *debutters*, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever in nature.
- iii) That the Vendor herein being the owner of the said plot of land, neither had nor have sold nor had entered into any Agreement for Sale and/or Memorandum of Understanding, nor have



executed any deposit of title deeds, nor deposited the title deed nor created any third party right or interest in respect of any part or portion of the said plot of land by way of lease or any other agreement and/or agreement by which any third party's right and/or rights of possession or otherwise, is created and/or intended to be created in favour of any third party and was and still is in khas possession of the said plot of land.

iv) That no suit and/or litigation is pending which or instituted by any person and/or persons claiming any right over and in respect of the said plot of land or any part or portion thereof.

E. The purchaser herein being fully satisfied as to the marketable title of the Vendor herein in respect of the said plot of land, has agreed to purchase and acquire the said plot of land, and has also requested the Vendor herein to execute and register the deed of conveyance in favour of the Purchaser herein, in respect of the said plot of land, to which the Vendor herein has agreed to execute and register the deed of conveyance in favour of the Purchaser herein, in respect of the said plot of land.

**NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN** as follows:

In pursuance of the aforesaid agreement and upon payment of the consideration of **Rs. 14,00,000/- (Rupees Fourteen Lakh) Only** paid by the Purchaser to the vendor in the manner as stated under the Memorandum of Consideration written herein below (the receipt whereof, i.e., the entire consideration amount, the vendor doth hereby admit, acknowledge and of and from the same, release and discharge the Purchaser and the said plot of land), the Vendor doth hereby sell, transfer, convey and assign and assure such transfer to, unto and in favour of the Purchaser all that the plot of **Baid** land admeasuring a **total area of 7.43 (Seven point Four Three) Katha, be the same a little more or less,**



being R.S. Plot no. 654 corresponding L.R. Plot No. 1116 pertaining to L.R. Khatian no. 2888 admeasuring about 2.48 (Two point Four Eight) Katha, R.S. Plot no. 654 corresponding L.R. Plot No. 1116 pertaining to L.R. Khatian no. 2889 admeasuring about 2.48 (Two point Four Eight) Katha & R.S. Plot no. 654 corresponding L.R. Plot No. 1116 pertaining to L.R. Khatian no. 2890 admeasuring about 2.47 (Two point Four Seven) Katha, comprised in Mouza - Dhandabagh, J.L. No. 118, now under Durgapur Municipal Corporation, Police Station Durgapur, in the District of Paschim Bardhaman, ALONG WITH all easement rights and all amenities and/or facilities attached thereto and/or connected therewith and/or appurtenant thereto, which is particularly described in the SCHEDULE written hereunder(hereinafter collectively referred to as the "said plot of land)", TOGETHERWITH right to use all passages for ingress and egress from the said plot of land along with all drains, ditches, ground or soil thereof and all other privileges, appendages, appurtenances and easements whatsoever belonging to or in any way appurtenant or attached thereto to be enjoyed in common and all former estates, right, title, inheritance, use, trust, claim and demand whatsoever both at Law and in equity of the Vendor unto and upon the said plot of land AND TO HAVE AND TO HOLD the said plot of land and every part thereof hereby specifically granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, freed and discharged from all encumbrances.

**THE VENDOR DOTH HEREBY DECLARE :**

- a) That the Vendor has good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be transferred free from all encumbrances and liabilities whatsoever in the manner aforesaid according to the true intent and meaning of these presents.
- b) That the Purchaser shall and will from time to time and at all times hereafter peaceably and quietly enter into and hold, possess, occupy,



own and enjoy the said plot of land without any suit or proceedings, hindrance, eviction, interruption, disturbance, claim, demand whatsoever from or by or on behalf of the Vendor herein or any other person or persons whatsoever claiming any estate right, title and interest from, under, through or in trust for the Vendor.

- c) That the Purchaser shall use, occupy, enjoy and possess the said plot of land, being freely and clearly and absolutely acquitted, exonerated, discharged or released otherwise by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified from and against charges, mortgages, liens, liabilities and encumbrances of whatsoever nature in whatsoever manner made, done, executed, entered into or occasioned by the Vendor or any person or persons whomsoever.
- d) Further that the Vendor and all persons having or lawfully or equitably claiming any estate, right, title, interest, claim and demand whatsoever into and upon the said plot of land shall and will, from time to time and at all times hereafter at the request and cost of the Purchaser, do and execute or cause to be done and executed all such acts, deeds, matters and things for better and more perfectly assuring, conveying and demising the said plot of land and every part thereof to the use of the Purchaser as shall or may reasonably require.

**FURTHER IT IS DECLARED BY THE VENDOR THAT :**

- i) The said plot of land or any part thereof is not affected by any attachment including attachment under any certificate case or any other proceeding started at the instance of the Income Tax or any other authorities including the Government authorities under the Bengal Public Demands Recovery Act, 1913 or any other Act or Acts and that there is no certificate case or proceedings against the Vendor for realization of any public demands.
- ii) That no part or portion of the said plot of land is subject to any notice of acquisition and/or requisition and/or the subject matter



of alignment either by the Govt. of West Bengal or the Government of India, or any other authority or authorities appointed in this regard by the Central and State Governments.

- iii) It is specifically declared by the Vendor that the said plot of land is free from all claims or demands by the appropriate authority or authorities arising out of any unpaid tax, khajna, rates or other payable or payables in respect of the said plot of land and the Vendor hereby agrees and binds himself to indemnify and keep indemnified the Purchaser against any or all such tax, khajnas, rates or other payable or payables hereafter discovered or found to be payable or claimed and demanded by the appropriate authority or authorities for any period preceding the date of this Deed hereinbefore mentioned and the Vendor further binds himself to pay and/or liquidate all such unpaid and arrear rates, taxes, khajnas or other payable or payables claimed or demanded by the appropriate authority or authorities in respect of the said plot of land to such authority or authorities and the Purchaser shall not be liable and responsible for payment of any such outstanding arrear dues in respect of the said plot of land under any circumstances whatsoever unless otherwise mutually agreed between the parties hereto.

**AND WHEREAS** the PURCHASER shall be factually, legally entitled to get its name recorded in the records of B.L. & L.R.O. Faridpur Durgapur during settlement and to mutate its 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 concern whatsoever with the VENDOR.

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





**SCHEDULE AS REFERRED TO ABOVE**

**(The said plot of land)**

**ALL THAT** the piece and parcel of **Baid Land** measuring an aggregated area of about **7.43 (Seven point Four Three) Katha**, be the same a little more or less, being **R.S. Plot no. 654** corresponding **L.R. Plot No. 1116** pertaining to **L.R. Khatian no. 2888** admeasuring about **2.48 (Two point Four Eight) Katha**, **R.S. Plot no. 654** corresponding **L.R. Plot No. 1116** pertaining to **L.R. Khatian no. 2889** admeasuring about **2.48 (Two point Four Eight) Katha & R.S. Plot no. 654** corresponding **L.R. Plot No. 1116** pertaining to **L.R. Khatian no. 2890** admeasuring about **2.47 (Two point Four Seven) Katha**, **Mouza- Dhandabagh**, **J.L. No- 118**, under **A.D.S.R.- Durgapur**, within the limits of **Durgapur Municipal Corporation**, in the District of **Paschim Bardhaman**, State- **West Bengal**, and particularly demarcated and delineated in the map annexed herewith and marked with red border therein and butted and bounded in the manner as follows: -

On the North : R.S. Plot No. 654  
On the South : R.S. Plot No. 658 & 659  
On the East : R.S. Plot No. 654  
On the West : R.S. Plot No. 656 & 657

**The Schedule mentioned land is used for residential purpose & presently there is no road.**

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

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

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It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor / 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 parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED AND DELIVERED BY the above named VENDOR at Durgapur in presence of: -

Handwritten signature in Bengali script

Handwritten signature in Bengali script

Handwritten signature in Bengali script

SIGNED AND DELIVERED BY the above named PURCHASER at Durgapur in the Presence of:-

Witnesses:-

① Sri Kanta Singh.  
S/o - Late Ananda Mohan Singh.  
vill - Dhondabog, Aman,  
Durgapur - 3.

② Babu Ch. Das.  
S/o - Dharendra Nath Das.  
Mutanpally -  
Durgapur - 13

P.S.P. BUILDERS

Sneha Chatterjee

Partner

P.S.P. BUILDERS

Pradipta Majumder

Partner

P.S.P. BUILDERS

Profulla Chakraborty

Partner

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

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

**MEMO OF CONSIDERATION**

**RECEIVED** by us, the within named Vendor from the within named Purchaser the within mentioned sum of **Rs. 14,00,000/- (Rupees Fourteen Lakh) Only** as and towards full and final satisfaction of the total consideration amount in respect of Sale under these presents in the manner as follows:-

Date	Amount (Rs.)	Payment Mode	Cheque No.	Bank Name
Cheque	5,00,000.00	02.05.2023	093096	Federal
Cheque	4,00,000.00	02.05.2023	093097	Federal
RTGS	5,00,000.00	03.05.2023	N.A.	Federal

श्री अशोक कुमार शर्मा द्वारा प्राप्त

श्री अशोक कुमार शर्मा

श्री अशोक कुमार शर्मा

**SIGNATURE OF THE OWNER/VENDOR**





## SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
--------	------	--------	------	-------



(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
-------	------	--------	------	--------



Signature:-

Signature of the Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
--------	------	--------	------	-------



(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
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Signature:- Pradip Majumdar

Signature of the Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
--------	------	--------	------	-------



(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
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Signature:- Profulla Chakraborty






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



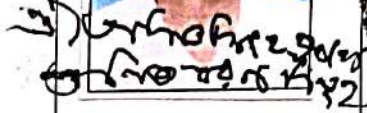






OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23062001108775/2023





I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SNIGDHA CHATTERJEE 3/10, Nivedita Place, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Representative of Buyer [PSP BUILDERS]	 780 Snigdha		P.S.P. BUILDERS Snigdha Chatterjee Partner 8/05/2023
2	Mr PRADIP MAJUMDER A/65/A, Natun Pally, City:- Durgapur, P.O:- BENACHITY, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Representative of Buyer [PSP BUILDERS]	 781 Pradip Majumder		P.S.P. BUILDERS Pradip Majumder Partner 8/5/2023
3	Mr PRAFULLA CHAKRABORTY Natun Pally,, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Representative of Buyer [PSP BUILDERS]	 782 Prfulla Chakraborty		P.S.P. BUILDERS Prfulla Chakraborty Partner 8/05/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr ASIT SINGHA Alias Mr ASIT-BARAN SINGHA Singha Para Road, Dhandabagh, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203	Seller			 8/5/2023
5	Mr BISWAJIT SINGHA Singha Para Road, Dhandabagh, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203	Seller			 8/08/2023
6	Mr SATYAJIT SINGHA Dhandabagh, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203.	Seller			 8/5/2023



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SRIKANTA SINGHA Son of Mr ANANDAMOHAN SINGHA Singha Para Road, Dhandabagh, City:- Durgapur, P.O:- Amrai, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203	Mrs SNIGDHA CHATTERJEE, Mr PRADIP MAJUMDER, Mr PRAFULLA CHAKRABORTY, Mr ASIT SINGHA, Mr BISWAJIT SINGHA, Mr SATYAJIT SINGHA			Srikanth Singh 8/5/2023
2	Mr BARUN CHANDRA DAS Son of DHIREN CHANDRA DAS NATUN PALLY, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Mrs SNIGDHA CHATTERJEE, Mr PRADIP MAJUMDER, Mr PRAFULLA CHAKRABORTY, Mr ASIT SINGHA, Mr BISWAJIT SINGHA, Mr SATYAJIT SINGHA			Barun Ch. Das 8/5/2023

Barun Ch. Das

(Santanu Pal)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
DURGAPUR  
Paschim Bardhaman, West  
Bengal



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



192023240042482071

**GRN Details**

GRN: 192023240042482071 Payment Mode: Online Payment  
GRN Date: 06/05/2023 12:55:05 Bank/Gateway: HDFC Bank  
BRN : 2139834140 BRN Date: 06/05/2023 12:58:06  
GRIPS Payment ID: 060520232004248206 Payment Init. Date: 06/05/2023 12:55:05  
Payment Status: Successful Payment Ref. No: 2001108775/2/2023  
[Query No./Query Year]

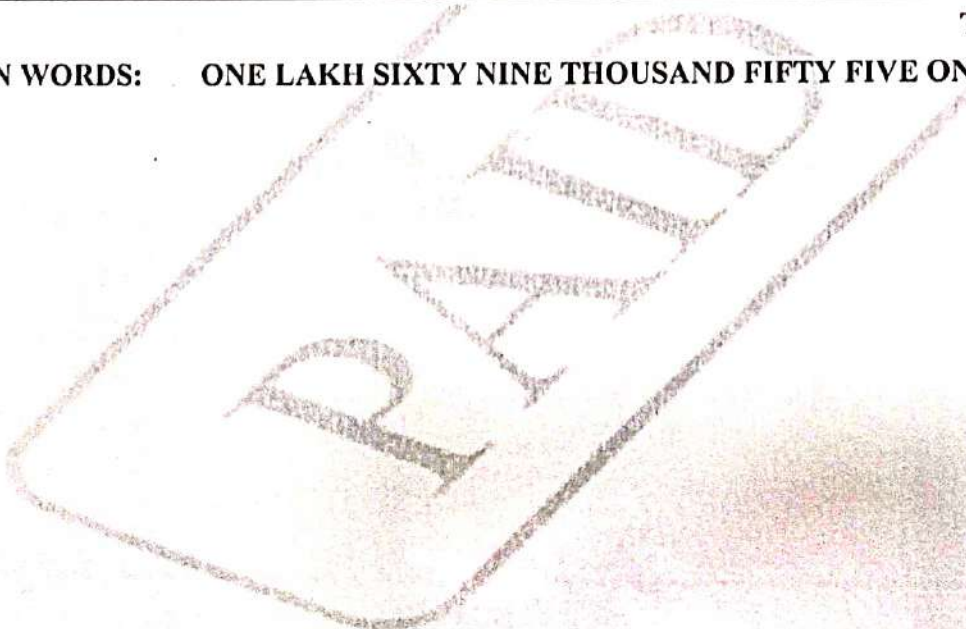
**Depositor Details**

Depositor's Name: PSP BUILDERS  
Address: Nivedita Place, Benachity, Durgapur, PIN:- 713213, West Bengal, 713213  
Mobile: 7001570120  
Depositor Status: Buyer/Claimants  
Query No: 2001108775  
Applicant's Name: Mr SUBRATA MUKHERJEE  
Identification No: 2001108775/2/2023  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 06/05/2023  
Period To (dd/mm/yyyy): 06/05/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001108775/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	134240
2	2001108775/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	34815
			<b>Total</b>	<b>169055</b>

IN WORDS: ONE LAKH SIXTY NINE THOUSAND FIFTY FIVE ONLY.



## Major Information of the Deed

Deed No :	I-2306-04100/2023	Date of Registration	10/05/2023
Query No / Year	2306-2001108775/2023	Office where deed is registered	
Query Date	02/05/2023 8:29:00 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, 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. 14,00,000/-	Rs. 32,82,481/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,39,240/- (Article:23)	Rs. 34,815/- (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:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh),  
Mouza: Dhandabagh, JI No: 118, Pin Code : 713203

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-1116 (RS :-654 )	LR-2888	Bastu	Baid	2.48 Katha	5,00,000/-	10,95,633/-	Width of Approach Road: 1 Ft.,
L2	LR-1116 (RS :-654 )	LR-2889	Bastu	Baid	2.48 Katha	4,00,000/-	10,95,633/-	Width of Approach Road: 1 Ft.,
L3	LR-1116 (RS :-654 )	LR-2890	Bastu	Baid	2.47 Katha	5,00,000/-	10,91,215/-	Width of Approach Road: 1 Ft.,
		<b>TOTAL :</b>			<b>12.2595Dec</b>	<b>14,00,000 /-</b>	<b>32,82,481 /-</b>	
		<b>Grand Total :</b>			<b>12.2595Dec</b>	<b>14,00,000 /-</b>	<b>32,82,481 /-</b>	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ASIT SINGHA, (Alias: Mr ASIT BARAN SINGHA) (Prosonant)</b> Son of Mr SUDHIR SINGHA Singha Para Road, Dhandabagh, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BSxxxxxx0M, Aadhaar No: 95xxxxxxxx1311, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admlsslon: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admlsslon: 08/05/2023 ,Place : Pvt. Residence
2	<b>Mr BISWAJIT SINGHA</b> Son of Late SUDHIR CHANDRA SINGHA Singha Para Road, Dhandabagh, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CRxxxxxx1P, Aadhaar No:45xxxxxxxx1234, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admlsslon: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admlsslon: 08/05/2023 ,Place : Pvt. Residence
3	<b>Mr SATYAJIT SINGHA</b> Son of Late SUDHIR CHANDRA SINGHA Dhandabagh, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CQxxxxxx7C, Aadhaar No: 82xxxxxxxx3309, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admlsslon: 08/05/2023 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PSP BUILDERS</b> 3/10, Nivedita Place, Block/Sector: Benachity, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs SNIGDHA CHATTERJEE</b> Wife of Mr RAJU CHATTERJEE 3/10, Nivedita Place, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8L, Aadhaar No: 98xxxxxxxx1422 Status : Representative, Representative of : PSP BUILDERS (as PARTNER)
2	<b>Mr PRADIP MAJUMDER</b> Son of Late HARIPADA MAJUMDER A/65/A, Natun Pally, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx7M, Aadhaar No: 95xxxxxxxx5592 Status : Representative, Representative of : PSP BUILDERS (as PARTNER)
3	<b>Mr PRAFULLA CHAKRABORTY</b> Son of Late MANIK CHAKRABORTY Natun Pally,, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx8F, Aadhaar No: 34xxxxxxxx3527 Status : Representative, Representative of : PSP BUILDERS (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SRIKANTA SINGHA</b> Son of Mr ANANDAMOHAN SINGHA Singha Para Road, Dhandabagh, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203			
Identifier Of Mrs SNIGDHA CHATTERJEE, Mr PRADIP MAJUMDER, Mr PRAFULLA CHAKRABORTY, Mr ASIT SINGHA, Mr BISWAJIT SINGHA, Mr SATYAJIT SINGHA			
<b>Mr BARUN CHANDRA DAS</b> Son of DHIREN CHANDRA DAS NATUN PALLY, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213			
Identifier Of Mrs SNIGDHA CHATTERJEE, Mr PRADIP MAJUMDER, Mr PRAFULLA CHAKRABORTY, Mr ASIT SINGHA, Mr BISWAJIT SINGHA, Mr SATYAJIT SINGHA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr ASIT SINGHA	PSP BUILDERS-2.48 Katha

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT SINGHA	PSP BUILDERS-2.48 Katha

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr SATYAJIT SINGHA	PSP BUILDERS-2.47 Katha

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh),  
 Mouza: Dhandabagh, JI No: 118, Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1116, LR Khatian No:- 2888	Owner: অসিতবরন সিংহ ., Gurdian: সুধীর , Address: নিজ , Classification: বাইদ, Area: 0.05000000 Acre,	Mr ASIT SINGHA
L2	LR Plot No:- 1116, LR Khatian No:- 2889	Owner: বিশ্বজিত সিংহ, Gurdian: সুধীর , Address: নিজ , Classification: বাইদ, Area: 0.04000000 Acre,	Mr BISWAJIT SINGHA
L3	LR Plot No:- 1116, LR Khatian No:- 2890	Owner: সত্যজিত সিংহ ., Gurdian: সুধীর , Address: নিজ , Classification: বাইদ, Area: 0.04000000 Acre,	Mr SATYAJIT SINGHA

On 08-05-2023

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

Presented for registration at 19:00 hrs on 08-05-2023, at the Private residence by Mr ASIT SINGHA Alias Mr ASIT BARAN SINGHA, one of the Executants.

**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 32,82,481/-

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

Execution is admitted on 08/05/2023 by 1. Mr ASIT SINGHA, Alias Mr ASIT BARAN SINGHA, Son of Mr SUDHIR SINGHA, Singha Para Road, Dhandabagh, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business, 2. Mr BISWAJIT SINGHA, Son of Late SUDHIR CHANDRA SINGHA, Singha Para Road, Dhandabagh, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business, 3. Mr SATYAJIT SINGHA, Son of Late SUDHIR CHANDRA SINGHA, Dhandabagh, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business

Identified by Mr SRIKANTA SINGHA, , Son of Mr ANANDAMOHAN SINGHA, Singha Para Road, Dhandabagh, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Others

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

Execution is admitted on 08-05-2023 by Mrs SNIGDHA CHATTERJEE, PARTNER, PSP BUILDERS (Partnership Firm), 3/10, Nivedita Place, Block/Sector: Benachity, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SRIKANTA SINGHA, , Son of Mr ANANDAMOHAN SINGHA, Singha Para Road, Dhandabagh, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Others

Execution is admitted on 08-05-2023 by Mr PRADIP MAJUMDER, PARTNER, PSP BUILDERS (Partnership Firm), 3/10, Nivedita Place, Block/Sector: Benachity, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SRIKANTA SINGHA, , Son of Mr ANANDAMOHAN SINGHA, Singha Para Road, Dhandabagh, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Others

Execution is admitted on 08-05-2023 by Mr PRAFULLA CHAKRABORTY, PARTNER, PSP BUILDERS (Partnership Firm), 3/10, Nivedita Place, Block/Sector: Benachity, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SRIKANTA SINGHA, , Son of Mr ANANDAMOHAN SINGHA, Singha Para Road, Dhandabagh, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Others

*Santanu Pal*

Santanu Pal

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR

Paschim Bardhaman, West Bengal

On 10-05-2023

**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.

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 32,832.00/- ( A(1) = Rs 32,825.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 34,815/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/05/2023 12:58PM with Govt. Ref. No: 192023240042482071 on 06-05-2023, Amount Rs: 34,815/-, Bank:  
HDFC Bank ( HDFC0000014), Ref. No. 2139834140 on 06-05-2023, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,31,309/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,34,240/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3389, Amount: Rs.5,000.00/-, Date of Purchase: 04/05/2023, Vendor name:

SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/05/2023 12:58PM with Govt. Ref. No: 192023240042482071 on 06-05-2023, Amount Rs: 1,34,240/-,  
Bank: HDFC Bank ( HDFC0000014), Ref. No. 2139834140 on 06-05-2023, Head of Account 0030-02-103-003-02

*Santanu Pal*

**Santanu Pal**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

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

**Paschim Bardhaman, West Bengal**