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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 177291

5.20 fr
 07.02.23
 C.P.O. 143 0134/22
 Mr. = 9254344/-
 Commisn - 5% fee

DEED OF CONVEYANCE

certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Document are the Part of the Document.

A.D.S.R. Durgapur
 Bardhaman

08 JUN 2023

Dist : Burdwan presently Paschim
 Bardhaman, P.S. Durgapur, Mouza :
 Dhandabagh under Durgapur Municipal
 Corporation, area of land admeasuring
 about 21 (Twenty One) Katha, Sale Value-
 Rs. 85,00,000/- Market Value - Rs.
 92,54,344/-

[Handwritten signatures and notes in the bottom left section]

[Handwritten notes and stamps in the bottom right section, including 'P.S.P. BUILDERS' and 'Partner']

THIS DEED OF CONVEYANCE MADE ON THIS THE 7TH DAY JUNE, 2023;

BY AND BETWEEN

(1) **MR. DARPAN BASU (PAN - AHNPB7337F)** Son of Mr. Prasanta Kumar Basu, by faith - Hindu, by Nationality- Indian, by occupation - Business,
(2) **MRS. RANIBITA BASU MAZUMDAR (PAN - BKFFPM6096L)** Wife of Mr. Goutam Mazumdar, by faith - Hindu, by Nationality- Indian, by occupation - Service, both are residing at 1/9, Netaji Vidyalaya Road, Benachity, Subhas Palli, Post Office: Benachity, Police Station - Durgapur, Dist- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, 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 **21 (Twenty One) Katha, being R.S. Plot no. 654 corresponding L.R. Plot No. 1116** comprised in **Mouza - Dhandabagh**, J.L. No. 118, now under Durgapur Municipal Corporation, ALONGWITH all easement, rights, and all amenities and/or facilities attached thereto and/or connected therewith and/or appurtenant thereto, Originally 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. Thereafter said Mr. Asit Singha @ Asit Baran Singha, Mr. Biswajit Singha & Mr. Satyajit Singha all are son of Late Sudhir Singha @ Sudhir Chandra Singha sold 21 (Twenty One) Katha land to Sri Jagannath Singha Roy son of Late Jogindra Narayan Singha Roy vide deed No- 189 for the year 2006 of A.D.S.R. Durgapur.

C. Thereafter Mr. Darpan Basu Son of Mr. Prasanta Kumar Basu, & Mrs. Ranibita Basu Mazumdar Wife of Mr. Goutam Mazumdar (i.e. present Owner/Vendor) purchased the same Vide Deed no. I-6819 for the year 2011 of A.D.S.R Durgapur from Sri. Jagannath Singha Roy Son of Late Jogendra Narayan Singha Roy and after that they recorded their name in L.R.R.O.R.

 D. 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.

E. 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 21 (Twenty One) 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. 3529 admeasuring about 10.5 (Ten point Five) Katha & R.S. Plot no. 654 corresponding L.R. Plot No. 1116 pertaining to L.R. Khatian no. 3528 admeasuring about 10.5 (Ten point Five) 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. 85,00,000/- (Rupees Eighty Five Lakh) Only.****

F. 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, lispensens, 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.

G. 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. 85,00,000/- (Rupees Eighty Five 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


AT.

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 21 (Twenty One) 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. 3529 admeasuring about 10.5 (Ten point Five) Katha & R.S. Plot no. 654 corresponding L.R. Plot No. 1116 pertaining to L.R. Khatian no. 3528 admeasuring about 10.5 (Ten point Five) 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 **21 (Twenty One) 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. 3529** admeasuring about **10.5 (Ten point Five) Katha & R.S. Plot no. 654** corresponding **L.R. Plot No. 1116** pertaining to **L.R. Khatian no. 3528** admeasuring about **10.5 (Ten point Five) 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. 653
On the South : R.S. Plot No. 654
On the East : R.S. Plot No. 654
On the West : R.S. Plot No. 643, 651, 649, 654

 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 Skectch map is annexed herewith which is considered as part and parcel of this deed)

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: -

Keupam J. Das

Ranilata Basu Mazumdar

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

Witnesses:-

① Sumit Kumar
P. J. Ghosh
v/v - Angara
P. S. Chatterjee
Ravi Prasad
② Raju Chatterjee
3/10 Hirananda Chatterjee
3/10 Nivedita Place
Banachit
Durgapur - 13

P.S.P. BUILDERS
Sriagha Chatterjee
Partner

P.S.P. BUILDERS
Pradip Majumdar
Partner

P.S.P. BUILDERS
Prafulla 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/508/2007

MEMO OF CONSIDERATION

RECEIVED by us, the within named Vendor from the within named Purchaser the within mentioned sum of **Rs. 85,00,000/- (Rupees Eighty Five 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:-

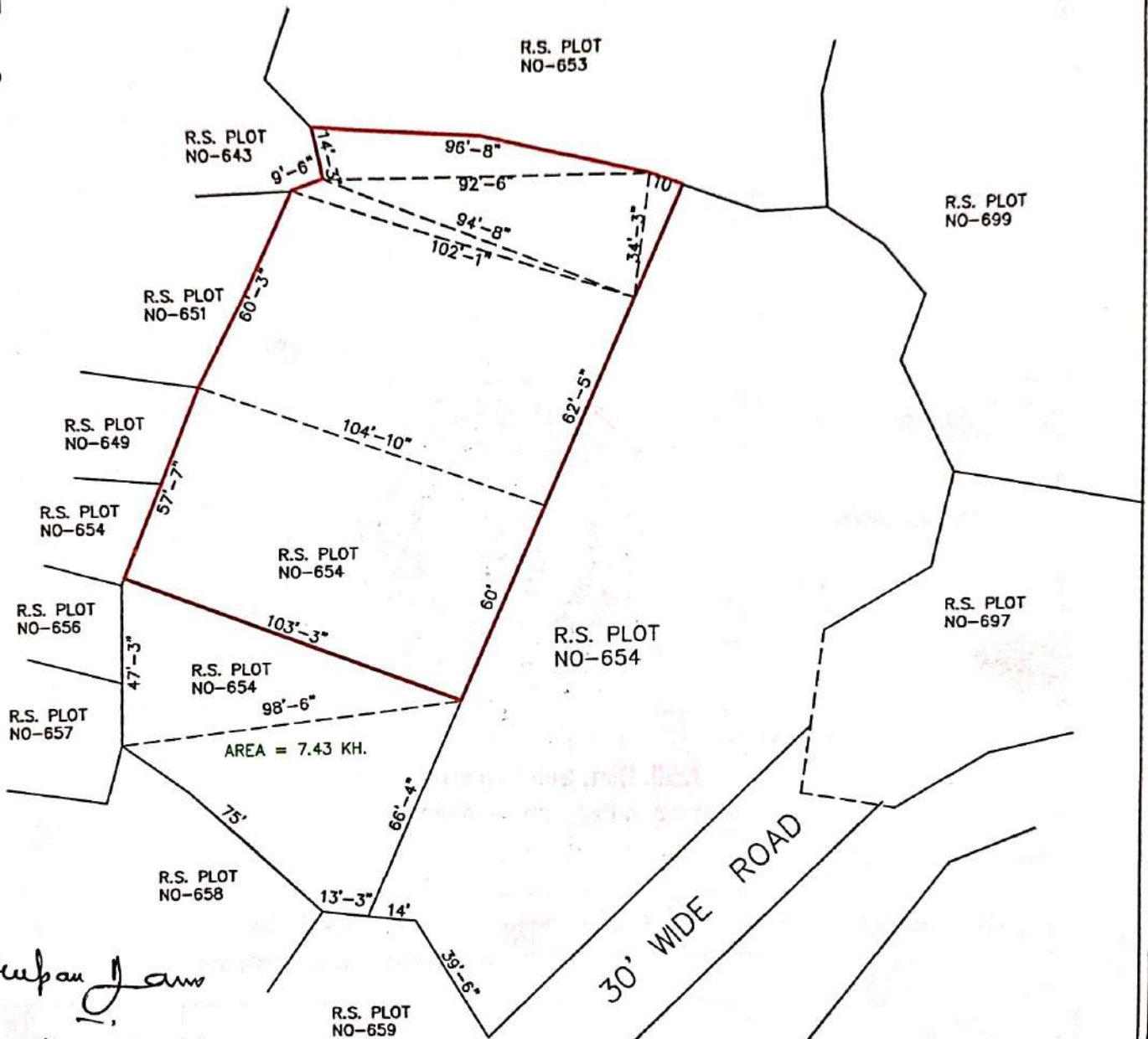
Date	Amount (Rs.)	Payment Mode	Cheque No.	Bank Name
02.05.2023	25,00,000.00	Cheque	093105	Federal
02.05.2023	25,00,000.00	Cheque	093106	Federal
01.06.2023	17,50,000.00	Cheque	093143	Federal
01.06.2023	17,50,000.00	Cheque	093144	Federal

Ranibita Basu Mazumdar

Ranibita Basu Mazumdar

SIGNATURE OF THE OWNER/VENDOR

SKETCH PLAN SHOWING MORE OR LESS 21 KH. OF
 LAND BY RED BOUNDED IN R.S. PLOT NO-654 L.R.
 PLOT -1116 OF MOUZA -DHANDABAG, J.L. NO -118, P.S.
 - DURGAPUR DIST - PASCHIM BARDHAMAN.



Krupan Jais

Ranibita Basu Majumdar

P.S.P. BUILDERS

Srisaha Chatterjee

Partner

P.S.P. BUILDERS

Pradip Majumdar

Partner

P.S.P. BUILDERS

Prafulla Chakravorty

Partner

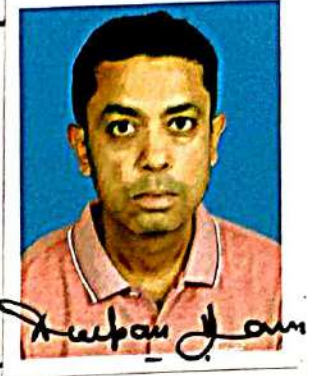
DRAWN BY

U. Paul
 02/05/2023

UJJWAL PAUL
 (L.S. Surveyor)
 Regd No. 121 K-253/1997
 Uttaryan, PO-Amrai
 Dist.-Pashim Bardhaman

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল 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 me

স্বাক্ষর
Signature Rupam Jais

বাম হাত Left Hand					
	বৃহদঙ্গুল 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 me

স্বাক্ষর
Signature Ranibita Baru Mazumdar

বাম হাত Left Hand					
	বৃহদঙ্গুল 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 me

স্বাক্ষর
Signature Pradip Majumdar


বাম হাত Left Hand					
	বৃহদঙ্গুল 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 me

স্বাক্ষর
Signature Prafulla Chakraborty

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					



Smigsha Chatterjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Smigsha Chatterjee

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 প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

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 প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

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 প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____









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 23062001430134/2023

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

Sl 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 BUILDER S]	 <i>Snigdha Chatterjee</i>	 1138	P.S.P. BUILDERS <i>SnigdhaChatterjee</i> 7/6/2023 Partner
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 BUILDER S]	 <i>Pradip Majumder</i>	 1139	P.S.P. BUILDERS <i>Pradip Majumder</i> 7/6/2023 Partner
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 BUILDER S]	 <i>Prafulla Chakraborty</i>	 1140	P.S.P. BUILDERS <i>Prafulla Chakraborty</i> 07/06/2023 Partner

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 DARPAN BASU 1/9, Netaji Vidyalaya Road, Benachity, Subhas Palli, City:- Not Specified, P.O:- Benachity, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Seller	 Darpan Basu	9111 	 07/06/2023
5	Mrs RANIBITA BASU MAZUMDAR 1/9, Netaji Vidyalaya Road, Benachity, Subhas Palli, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Seller	 Ranibita Mazumdar	1111 	 07/06/2023
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215	Mrs SNIGDHA CHATTERJEE, Mr PRADIP MAJUMDER, Mr PRAFULLA CHAKRABORTY, Mr DARPAN BASU, Mrs RANIBITA BASU MAZUMDAR	 Surajit Mondal		 07/06/2023

(Santanu Pal)

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



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



192023240086171571

GRN Details

GRN:	192023240086171571	Payment Mode:	Online Payment
GRN Date:	06/06/2023 19:49:10	Bank/Gateway:	HDFC Bank
BRN :	39261881	BRN Date:	06/06/2023 19:50:33
GRIPS Payment ID:	060620232008617156	Payment Init. Date:	06/06/2023 19:49:10
Payment Status:	Successful	Payment Ref. No:	2001430134/1/2023 [Query No/**Query Year]

Depositor Details

Depositor's Name: PSP BUILDERS
Address: 3/10, Nivedita Place, Benachity, Durgapur, PIN:- 713213, West Bengal, 713213
Mobile: 7001570120
Depositor Status: Buyer/Claimants
Query No: 2001430134
Applicant's Name: Mr SUBRATA MUKHERJEE
Identification No: 2001430134/1/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 06/06/2023
Period To (dd/mm/yyyy): 06/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001430134/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	365184
2	2001430134/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	92550
			Total	457734

IN WORDS: FOUR LAKH FIFTY SEVEN THOUSAND SEVEN HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-2306-05303/2023	Date of Registration	08/06/2023
Query No / Year	2306-2001430134/2023	Office where deed is registered	
Query Date	03/06/2023 3:57:47 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. 85,00,000/-	Rs. 92,54,344/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,70,184/- (Article:23)	Rs. 92,550/- (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 Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1116 (RS :-654)	LR-3529	Bastu Baid	10.5 Katha	42,50,000/-	46,27,172/-	Width of Approach Road: 1 Ft.,
L2	LR-1116 (RS :-654)	LR-3528	Bastu Baid	10.5 Katha	42,50,000/-	46,27,172/-	Width of Approach Road: 1 Ft.,
		TOTAL :		34.65Dec	85,00,000 /-	92,54,344 /-	
		Grand Total :		34.65Dec	85,00,000 /-	92,54,344 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr DARPAN BASU (Presentant) Son of Mr PRASANTA KUMAR BASU 1/9, Netaji Vidyalaya Road, Benachity, Subhas Palli, City:- Not Specified, 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.:: AHxxxxxx7F, Aadhaar No: 91xxxxxxxx8569, Status :Individual, Executed by: Self, Date of Execution: 07/06/2023 , Admitted by: Self, Date of Admission: 07/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/06/2023 , Admitted by: Self, Date of Admission: 07/06/2023 ,Place : Pvt. Residence

2

Mrs RANIBITA BASU MAZUMDAR

Wife of Mr GOUTAM MAZUMDAR 1/9, Notaji Vidyalaya Road, Benachity, Subhas Palli, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:-713213 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BKxxxxxx6L, Aadhaar No: 57xxxxxxxx9166, Status :Individual, Executed by: Self, Date of Execution: 07/06/2023
 , Admitted by: Self, Date of Admission: 07/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/06/2023
 , Admitted by: Self, Date of Admission: 07/06/2023 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PSP BUILDERS 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs SNIGDHA CHATTERJEE 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	Mr PRADIP MAJUMDER Son of Late HARI PADA 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	Mr PRAFULLA CHAKRABORTY 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
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215			
Identifier Of Mrs SNIGDHA CHATTERJEE, Mr PRADIP MAJUMDER, Mr PRAFULLA CHAKRABORTY, Mr DARPAN BASU, Mrs RANIBITA BASU MAZUMDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DARPAN BASU	PSP BUILDERS-10.5 Katha

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs RANIBITA BASU MAZUMDAR	PSP BUILDERS-10.5 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:- 3529	Owner:দর্পন বসু, Gurdian:প্রশান্ত কুমার, Address:নিজ , Classification:বাইদ, Area:0.18000000 Acre,	Mr DARPAN BASU
L2	LR Plot No:- 1116, LR Khatian No:- 3528	Owner:রানীবিভা বসু মজুমদার, Gurdian:গৌতম , Address:নিজ , Classification:বাইদ, Area:0.17000000 Acre,	Mrs RANIBITA BASU MAZUMDAR

On 07-06-2023

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

Presented for registration at 17:30 hrs on 07-06-2023, at the Private residence by Mr DARPAN BASU , 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 92,54,344/-

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

Execution is admitted on 07/06/2023 by 1. Mr DARPAN BASU, Son of Mr PRASANTA KUMAR BASU, 1/9, Netaji Vidyalyaya Road, Benachity, Subhas Palli, P.O: Benachity, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 2. Mrs RANIBITA BASU MAZUMDAR, Wife of Mr GOUTAM MAZUMDAR, 1/9, Netaji Vidyalyaya Road, Benachity, Subhas Palli, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Service

Identified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-06-2023 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 SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-06-2023 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 SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-06-2023 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 SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Santanu Pal

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

On 08-06-2023

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 92,550.00/- (A(1) = Rs 92,543.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 92,550/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/06/2023 7:50PM with Govt. Ref. No: 192023240086171571 on 06-06-2023, Amount Rs: 92,550/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 39261881 on 06-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,70,184/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,65,184/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7746, Amount: Rs.5,000.00/-, Date of Purchase: 01/06/2023, Vendor name:

SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/06/2023 7:50PM with Govt. Ref. No: 192023240086171571 on 06-06-2023, Amount Rs: 3,65,184/-,

Bank: HDFC Bank (HDFC0000014), Ref. No. 39261881 on 06-06-2023, 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