

81. 1637/25

I-1616/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 820306

Certified that the Documents is admitted to registration. The endorsement sheets attached with this document are the Part at this document.

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

05 MAR 2025

GRN NO. :- 19-202425-0430732368

QUERY NO: - 2000610647/2025

### DEED OF SALE

Sale value of Rs.38,18,000/-

Assessed Market value of Rs.38,18,180/-

**THIS DEED OF SALE** is made on this the 5<sup>th</sup> day of March, 2025, BY :-

Adv

12/1

**MR. SWAPAN KUMAR GHANTY (PAN : ADGPG6196A),** S/O Amar Shankar Ghanty, by faith Hindu, Citizenship Indian, by occupation business, resident of Panuria Bazar, P.O. Panuria Bazar, P.S. Barabani, Sub-Division & ADSR office Asansol, Dist. Paschim Bardhaman, Pin 713315 (W.B.), hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, successors, executors, assigns, administrators and legal representatives) of the **ONE PART.**

**-:: IN FAVOUR OF ::-**

**MAA TARA CONSTRUCTION ( PAN : AANFM5552G) ,** a Partnership firm, having its registered office at Jharna Residency, Near Chhinmasta Mandir, P.O. Radha Nagar Road, P.S. Hirapur, Dist. Paschim Bardhaman, Pin- 713325, West Bengal , represented by its Partner namely 1) **SRI SUBHAS ROY ( PAN : ACQPR5437E),** Son of Late Bholanath Roy, by faith Hindu, by citizenship Indian, by occupation Business, resident of Rabindranagar, P.O. Asansol, P.S. Hirapur, Dist. Paschim Bardhaman, Pin- 713304, West Bengal, 2) **MR. BIKRAM DASGUPTA, (PAN : ADGPD8182R),** Son of late Ashit Ranjan Dasgupta, by faith Hindu, Citizen of Indian, by occupation Business, resident of Radhanagar Road, P.O. Radhanagar Road, P.S. Hirapur, Dist. Paschim Bardhaman (West Bengal), Pin - 713325, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, successors, executors, assigns, administrators and legal representatives) of the **OTHER PART.**

WHEREAS the landed property mentioned in schedule below originally belonged to Smt. Manju Ghanty, wife of Sri Amar Shankar Ghanty and while holding and possessing the same she purchased land measuring 03 katha 02 chatak 30sq.ft. equivalent to 05 ¼ decimal comprised in C.S.Plot No. 3127 under C.S.Khatian No. 48 corresponding to R.S.Plot No. 2181 under R.S. Khatian No. 58 within Mouza Santa, J.L. No. 20, P.S. Hirapur, Dist. Paschim Bardhaman from 1) Smt. Kamala Chattopadhyay, wife of Late Ashok Chattopadhyay, 2) Lakshmi Chattopadhyay, Wife of Arnab Chatterjee, 3) Smt. Ratna Chattopadhyay, Daughter of Late Ashok Chattopadhyay & 4) Alaka Nanda Mitra, Wife of Late Kalyan Mitra by dint of a Regd. Deed of Sale being Deed No. I-1454 for the year 1984 at Sub-Registry office Asansol, Dist. Paschim Bardhaman for valuable consideration.

AND WHEREAS after acquiring the Property Smt. Manju Ghanty transferred the land measuring 03 katha 02 chatak 30sq.ft. equivalent to 05 ¼ decimal by way of Gift to his son of above named vendor Sri Swapan Kumar Ghanty, by virtue of a Regd. Deed of Gift being Deed No. I-2569 for the year 2005 at ADSR office Asansol.

AND WHEREAS by way of such Gift above named vendor i.e. Swapan Kumar Ghanty acquired right, title and interest over the said land measuring 03 katha 02 chatak 30sq.ft. equivalent to 05 ¼ decimal and he recorded the land measuring 5 decimal his name in L.R. records of rights being L.R. Khatian No. 5585, L.R. Plot No. 1971 under Mouza Santa, J.L. No. 20, P.S. Hirapur, Dist. Paschim Bardhaman and he owing and possessing the schedule mentioned property free from all encumbrances.

AND WHEREAS the Vendor since acquired the aforesaid property has been owning and possessing the same by various overt Act of possession to the knowledge of all without any objection or obstruction from any quarters whatsoever.

AND WHEREAS according the Vendor is now absolutely seized and possessed of and are otherwise well and sufficiently entitled to the aforesaid lands, properties, hereditaments and appurtenances with all easement rights, attached thereto morefully described and mentioned in schedule below having and acquired the same in the manner aforesaid and in exclusive possession.

AND WHEREAS the Vendor above named is in urgent need of money to defray his family expenses as also to meet other lawful necessity has decided and announced to sell the aforesaid property, which is morefully described in the schedule below free from all encumbrances at the price of Rs.38,18,000/- (Rupees Thirty Eight lakhs Eighteen Thousand ) only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

AND WHEREAS the purchaser accepted the said offer announced by the Vendor and has agreed to pay the said sum of Rs.38,18,000/- (Rupees Thirty Eight lakhs Eighteen Thousand ) only unto the Vendor for purchasing the schedule mentioned property.

**NOW THIS DEED WITNESSETH :-**

That in consideration of the payment of the sum of Rs.38,18,000/- (Rupees Thirty Eight lakhs Eighteen Thousand ) only paid by the Purchaser to the Vendor, the price of the property (the receipt whereof the said Vendor do

*M. S. S. S.*  
*20/11*

hereby admit and acknowledge) and the Vendor in his personal capacity do hereby convey, grant, transfer and absolutely assign his property to the Purchaser free from all encumbrances, charges, claims and demands whatsoever. ALL THAT property more specifically mentioned in Schedule below.

AND ALL the estate, right, title, interest, claim and demand whatsoever together with all liberties, privileges, easements of the Vendor in or to the Property hereby conveyed and every part thereto TO HAVE AND HOLD the same unto and to the use of the Purchaser and his representative absolutely.

AND the Vendor and all persons claiming through or under him do hereby further agree with the Purchaser at all times, hereafter and upon any reasonable request and at the costs of the Purchaser to do and to execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof to the Purchaser and his representative and placing him in possession of the same according to the true intent meaning of this Deed.

AND the Vendor do hereby also agree to save harmless and keep indemnified the purchaser against all losses, damages, costs, and expenses which may be sustain by reason of any claim being made by anybody whomsoever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the Vendor do hereby further agree with the Purchaser and declare that he has not done or been party to any act, whereby the Vendor is prevented from conveying or assigning the said property.

*Handwritten signature*  
7/2/14

AND the vendor do hereby further agree with the Purchaser and declare that the Purchaser shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as an absolute owner as his own chattel in any manner as he may like or find necessary from generation to generation without any disturbance of the Vendor or his heirs, executors and legal representatives and has every right to sell, alienate, lease, gift mortgage etc. to any person or authority.

AND the Vendor do hereby give their consent and approval for recording of name of the Purchaser in the Landlord's Sherista and in the Municipal Corporation and shall help the Purchaser in such recording of and mutation of his name in such place and the Purchaser henceforth shall pay all rents and taxes to the Municipal Corporation and to the Govt. Revenue Department.

#### SCHEDULE

Within the District of Paschim Bardhaman, Sub-Division-Asansol Sadar, under P.S. Hirapur, A.D.S.R. Office Asansol, Mouza Santa, J.L.No. 20, C.S.Plot No. 3127 ( Three thousand one hundred twenty seven ) under C.S.Khatian No. 48 ( Forty Eight ) , R.S. Plot No. 2181 ( Two thousand one hundred Eighty one ) under R.S.Khatian No.58 ( Fifty Eight ) corresponding to L.R. Plot No. 1971 (One thousand nine hundred seventy one) under L.R. Khatian No. 5585 ( Five Thousand five hundred Eighty Five ) , measuring an area 05 (Five) Decimals of vacant land, Class of land Bahal, proposed use as Bastu, the property hereby sold with entire right, title and possession as specifically shown and delineated by RED boundary lines in the annexed sketch map attached herewith which do form a part of this deed,

**Butted and bounded by :-**

- On the North :House of Tarak Mitra  
On the South :Land of Mr. Banerjee  
On the East : 12'-0"wide Road  
On the West : 24'-0"wide Road and then wall of Devi Babu

The schedule property situated at Sarada Pally Santa Road.

**MEMO OF CONSIDERATION**

- 1) Rs. 5,00,000/- ( Rupees Five lakh ) paid by cheque vide No. 727221 of State Bank of India , R.N. Road Branch dated 12.02.2025.
- 2) Rs. 10,00,000/- ( Rupees Ten lakh ) paid by cheque vide No. 727225 of State Bank of India , R.N. Road Branch dated 25.02.2025.
- 3) Rs. 23,18,000/- ( Rupees twenty three lakh Eighteen thousand ) paid by cheque vide No. 727227 of State Bank of India , R.N. Road Branch dated 28.02.2025.

Total amount of Rs. 38,18,000/- (Rupees Thirty Eight lakhs Eighteen Thousand ) only.

A sheet containing the self attested photo and finger print duly attested by the parties concerning attached herewith this deed and shall form part of this deed.

The Proportionate annual rent is payable to the Government of West Bengal through the S.D.L. & L.R.O Asansol (E.P.-1).

Handwritten signature and date: 7/2/25

IN WITNESSES WHEREOF the Vendor hereof has executed and signed these presents on the day, month and year written at the outset.

**WITNESSES :-**

1.  
Ajit Kumar Mondal  
Shri. Mahadeb Mondal  
VIII - Baradhemo  
P.O. Sitarampur  
Dist - Paschim Bardhaman  
West-Bengal  
PIN-713359

2. Subandhu Nayak  
<sup>30 Late Suraram Nayak</sup> Swatan Kuman Shanti  
Sarada Tally  
P.O. - Upper Chelidanga  
Dist - Paschim Bardhaman.  
West-Bengal  
PIN- 713304.

SIGNATURE OF THE VENDOR.

MAA TARA CONSTRUCTION  
Subhas Roy  
Partner

Drafted and prepared by me as per the instructions of the parties & read over and explained the contents of this deed before the parties in vernacular and printed in my office

Debashree Mazumdar

DEBASHREE MAZUMDAR  
ADVOCATE/ASANSOL COURT  
Enrolment No. WB/1550/2010

MAA TARA CONSTRUCTION  
Debashree Mazumdar  
Partner  
SIGNATURE OF THE PURCHASER  
MAA TARA CONSTRUCTION  
represented by its partner's



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



192024250430732368

GRN Details

GRN: 192024250430732368 Payment Mode: SBI Epay  
GRN Date: 04/03/2025 14:43:53 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 9305421121235 BRN Date: 04/03/2025 14:44:22  
Gateway Ref ID: 2959263262 Method: IDBI Bank-Retail NB  
GRIPS Payment ID: 040320252043073235 Payment Init. Date: 04/03/2025 14:43:53  
Payment Status: Successful Payment Ref. No: 2000610647/1/2025  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mrs DEBASHREE MAZUMDAR  
Address: ASANSOL COURT  
Mobile: 9475940194  
Period From (dd/mm/yyyy): 04/03/2025  
Period To (dd/mm/yyyy): 04/03/2025  
Payment Ref ID: 2000610647/1/2025  
Dept Ref ID/DRN: 2000610647/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000610647/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	228101
2	2000610647/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	38189
			<b>Total</b>	<b>266290</b>

IN WORDS: TWO LAKH SIXTY SIX THOUSAND TWO HUNDRED NINETY ONLY.

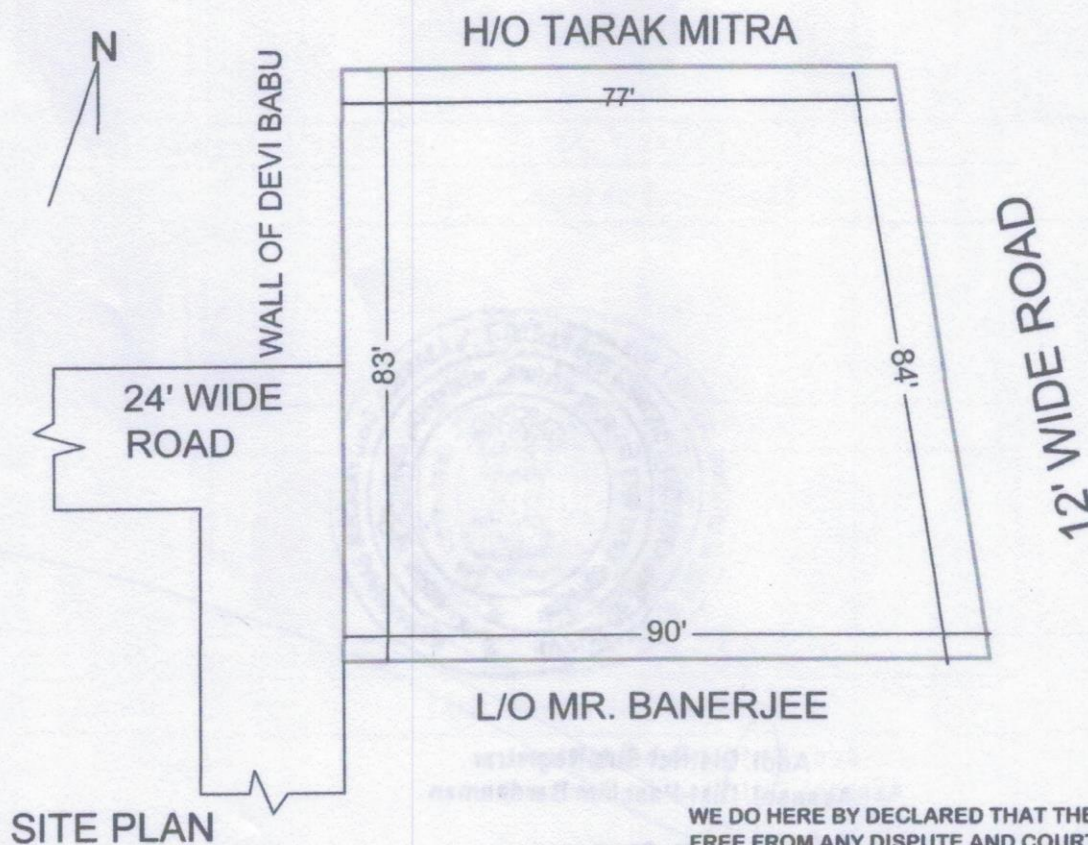
PAID

PLAN SHOWING A LAND ON C.S. PLTO NO. 3127, C.S. KHATIAN NO. 48, R.S. PLOT NO. 181, R.S. KHATIAN NO. 58, L.R. PLOT NO. 1971, L.R. KHATIAN NO. 5585, DIST. PASCHIM BARDHAMAN.

SELLER: SWAPAN KUMAR GHANTY, SON OF AMAR SHANKAR GHANTY PANURIA BAZAR, P.O. PANURIA BAZAR, P.S. BARABANI, DIST. PASCHIM BARDHAMAN, PIN 713315

PURCHASER: BUYER - MAA TARA CONSTRUCTION JHARNA RESIDENCY, NEAR CHHINNAMASTAMANDIR, P.O. RADHA NAGAR ROAD, P.S. HIRAPUR, DIST. PASCHIM BARDHAMAN, PIN-713325, WEST BENGAL, REPRESENTED BY ITS PARTNERS NAMELY 1) SRI SUBHAS ROY, SON OF LATE BHOLANATH ROY, RABINDRANAGAR, P.O. ASANSOL, P.S. HIRAPUR, DIST. PASCHIM BARDHAMAN, PIN-713304, 2) MR. BIKRAM DASGUPTA, SON OF LATE ASHIT RANJAN DASGUPTA, RADHANAGAR ROAD, P.O. RADHANAGAR ROAD, P.S. HIRAPUR, DIST. PASCHIM BARDHAMAN (WEST BENGAL), PIN - 713325

TOTAL AREA OF LAND 9 KATHA 8 CHATAK SHOWN IN RED BORDER OUT OF WHICH UNDIVIDED 1/3 SHARE 3 KATHA 2 CHATAK 30 SFT. EQUIVALENT TO 5 DECIMAL (MORE OR LESS)



WE DO HERE BY DECLARED THAT THE LAND IS FREE FROM ANY DISPUTE AND COURT CASES. ALL DATA GIVEN BY ME

DRAWN BY:

*J. Mitra*  
TUFAN KUMAR MITRA  
PLANNER & ESTIMATOR  
LIC No. 084 of  
Asansol Municipal Corporation

*Swapan Kumar Ghanty*

SIGNATURE OF THE VENDOR

Left Hand



Thumb

Littlefinger to forefinger



Right Hand

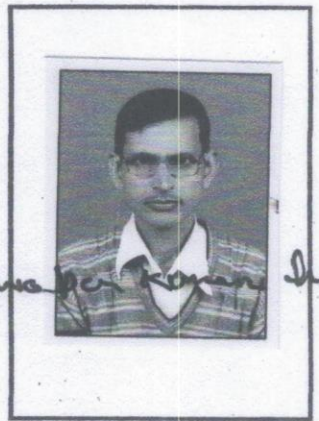


Thumb

forefinger to Littlefinger



Swapan Kumar Dhanu



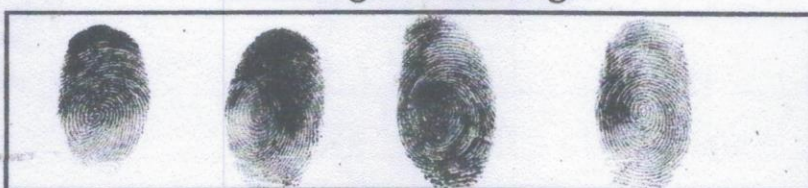
Finger Print attested by me : Swapan Kumar Dhanu

Left Hand



Thumb

Littlefinger to forefinger



Right Hand

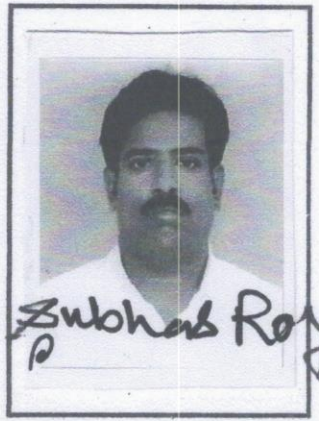


Thumb

forefinger to Littlefinger



Subhas Roy



Finger Print attested by me : Subhas Roy

Left Hand



Thumb

Littlefinger to forefinger



Right Hand

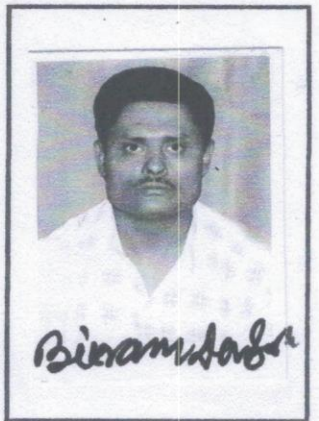


Thumb

forefinger to Littlefinger

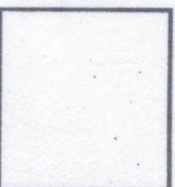


Binamudra



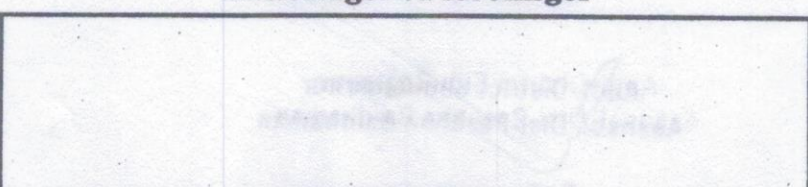
Finger Print attested by me : Binamudra

Left Hand

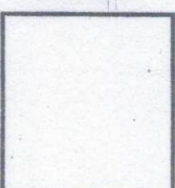


Thumb

Littlefinger to forefinger

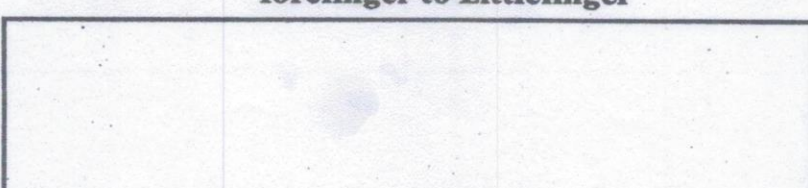


Right Hand

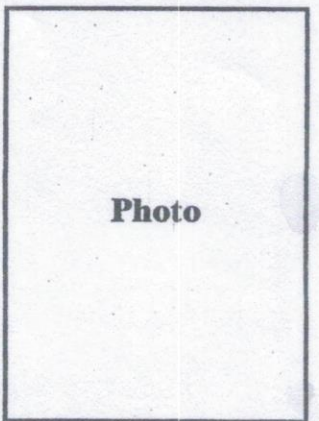


Thumb

forefinger to Littlefinger



Photo



Finger Print attested by me :

# DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) ..... Ajit Kumar Mondal
2. FATHER / HUSBAND NAME (পিতা / স্বামীর নাম) ..... Mahadeb Mondal
3. OCCUPATION (পেশা) ..... Pvt. Job
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) ..... Baradhemo  
VILLAGE / TOWN (গ্রাম) ..... Sitarampur  
POST OFFICE (পোস্ট অফিস) ..... Asansol (South) PIN 713359  
POLICE STATION (থানা) ..... Paschim - Bardhaman STATE (রাজ্য) West-Bengal  
DISTRICT (জেলা) ..... West-Bengal
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) ..... Employee
6. AADHAR NO. 492874358793  
PAN .....  
EPIC NO. ....

আমি (শনাক্তকারী) ..... অত্র দলিলের (Query No.)

I, Ajit Kumar Mondal as identifier identifying the executants of the concerned deed  
(Query No.) ..... বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।  
২০০০৬১০৬৪৭/২০২৫.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Ajit Kumar Mondal

Identifier Signature  
(শনাক্তকারীর স্বাক্ষর)

Mob. No.:

### Major Information of the Deed



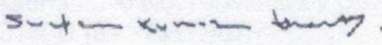
Deed No :	I-2305-01616/2025	Date of Registration	05/03/2025
Query No / Year	2305-2000610647/2025	Office where deed is registered	
Query Date	28/02/2025 9:24:26 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	DEBASHREE MAZUMDAR ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9475940194, 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. 38,18,000/-	Rs. 38,18,180/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,29,101/- (Article:23)	Rs. 38,189/- (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:- Hirapur, Municipality: ASANSOL MC, Road: Sarada Polly-Santa, Road Zone : (Road Width (12-20) -- Road Width (12-20)), Mouza: Santa, JI No: 20, Pin Code : 713325

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-1971 (RS :-2181 )	LR-5585	Bastu Bahal	5 Dec	38,18,000/-	38,18,180/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				5Dec	38,18,000 /-	38,18,180 /-	

### Seller Details :



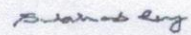


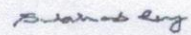


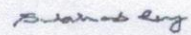


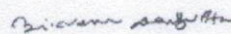


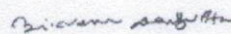


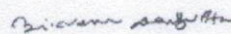
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Swapan Kumar Ghanty (Presentant)</b> Son of Amar Shankar Ghanty Executed by: Self, Date of Execution: 05/03/2025 , Admitted by: Self, Date of Admission: 05/03/2025 ,Place : Office	 05/03/2025	 Captured LTI 05/03/2025	 05/03/2025

Panuria Bazar, City:- , P.O:- Panuria Bazar, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713315 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: adxxxxxx6a, Aadhaar No: 52xxxxxxxx4606, Status :Individual, Executed by: Self, Date of Execution: 05/03/2025 , Admitted by: Self, Date of Admission: 05/03/2025 ,Place : Office



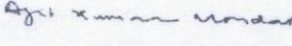
**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MAA TARA CONSTRUCTION</b> Jhama Residency, Near Chinnamastha Mandir, City:- Asansol, P.O:- Radhanagar Road, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SUBHAS ROY</b>            Son of Late BHOLA NATH ROY            Date of Execution - 05/03/2025, , Admitted by: Self, Date of Admission: 05/03/2025, Place of Admission of Execution: Office         </td> <td>   <small>Mar 5 2025 12:12PM</small> </td> <td>   <small>LTI 05/03/2025</small> </td> <td>   <small>05/03/2025</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SUBHAS ROY</b> Son of Late BHOLA NATH ROY Date of Execution - 05/03/2025, , Admitted by: Self, Date of Admission: 05/03/2025, Place of Admission of Execution: Office	 <small>Mar 5 2025 12:12PM</small>	 <small>LTI 05/03/2025</small>	 <small>05/03/2025</small>	Rabindra Nagar, City:- Asansol, P.O:- Asansol, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ACxxxxxx7E, Aadhaar No: 55xxxxxxxx8624 Status : Representative, Representative of : MAA TARA CONSTRUCTION (as Partner)		
Name	Photo	Finger Print	Signature									
<b>Mr SUBHAS ROY</b> Son of Late BHOLA NATH ROY Date of Execution - 05/03/2025, , Admitted by: Self, Date of Admission: 05/03/2025, Place of Admission of Execution: Office	 <small>Mar 5 2025 12:12PM</small>	 <small>LTI 05/03/2025</small>	 <small>05/03/2025</small>									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Bikram Dasgupta</b>            Son of Late Ashit Ranjan Dasgupta            Date of Execution - 05/03/2025, , Admitted by: Self, Date of Admission: 05/03/2025, Place of Admission of Execution: Office         </td> <td>   <small>Mar 5 2025 12:07PM</small> </td> <td>   <small>LTI 05/03/2025</small> </td> <td>   <small>05/03/2025</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Bikram Dasgupta</b> Son of Late Ashit Ranjan Dasgupta Date of Execution - 05/03/2025, , Admitted by: Self, Date of Admission: 05/03/2025, Place of Admission of Execution: Office	 <small>Mar 5 2025 12:07PM</small>	 <small>LTI 05/03/2025</small>	 <small>05/03/2025</small>	Radhanagar Road,, City:- Asansol, P.O:- Radhanagar Road, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: adxxxxxx2r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature									
<b>Mr Bikram Dasgupta</b> Son of Late Ashit Ranjan Dasgupta Date of Execution - 05/03/2025, , Admitted by: Self, Date of Admission: 05/03/2025, Place of Admission of Execution: Office	 <small>Mar 5 2025 12:07PM</small>	 <small>LTI 05/03/2025</small>	 <small>05/03/2025</small>									

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AJIT KUMAR MONDAL</b> Son of Late Mahadeb Mondal BARADHEMO, MANDAL PARA, City:- Asansol, P.O:- Sitarampur, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359		 Captured	
	05/03/2025	05/03/2025	05/03/2025

Identifier Of Mr Swapan Kumar Ghanty, Mr SUBHAS ROY, Mr Bikram Dasgupta

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Ghanty	MAA TARA CONSTRUCTION-5 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Sarada Polly-Santa, Road Zone : (Road Width (12-20) -- Road Width (12-20)), Mouza: Santa, JI No: 20, Pin Code : 713325

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1971, LR Khatian No:- 5585	Owner:স্বপন কুমার ঘাটী, Gurdian:অমর শঙ্কর, Address:নিজ , Classification:বহাল, Area:0.05000000 Acre,	Mr Swapan Kumar Ghanty



**Endorsement For Deed Number : I - 230501616 / 2025**

**On 05-03-2025**

**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 11:57 hrs on 05-03-2025, at the Office of the A.D.S.R. ASANSOL by Mr Swapan Kumar Ghanty ,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 38,18,180/-

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

Execution is admitted on 05/03/2025 by Mr Swapan Kumar Ghanty, Son of Amar Shankar Ghanty, Panuria Bazar, P.O: Panuria Bazar, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713315, by caste Hindu, by Profession Business

Indetified by Mr AJIT KUMAR MONDAL, , , Son of Late Mahadeb Mondal, BARADHEMO, MANDAL PARA, P.O: Sitarampur, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by profession Others

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

Execution is admitted on 05-03-2025 by Mr SUBHAS ROY, Partner, MAA TARA CONSTRUCTION (Partnership Firm), Jharna Residency, Near Chinnamastha Mandir, City:- Asansol, P.O:- Radhanagar Road, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325

Indetified by Mr AJIT KUMAR MONDAL, , , Son of Late Mahadeb Mondal, BARADHEMO, MANDAL PARA, P.O: Sitarampur, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by profession Others

Execution is admitted on 05-03-2025 by Mr Bikram Dasgupta, PARTNER, MAA TARA CONSTRUCTION (Partnership Firm), Jharna Residency, Near Chinnamastha Mandir, City:- Asansol, P.O:- Radhanagar Road, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325

Indetified by Mr AJIT KUMAR MONDAL, , , Son of Late Mahadeb Mondal, BARADHEMO, MANDAL PARA, P.O: Sitarampur, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 38,189.00/- ( A(1) = Rs 38,182.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 38,189/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2025 . 2:44PM with Govt. Ref. No: 192024250430732368 on 04-03-2025, Amount Rs: 38,189/-, Bank: SBI EPay ( SBlePay), Ref. No. 9305421121235 on 04-03-2025, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,29,101/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 2,28,101/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1071, Amount: Rs.1,000.00/-, Date of Purchase: 04/03/2025, Vendor name: P K PANJA

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 04/03/2025 2:44PM with Govt. Ref. No: 192024250430732368 on 04-03-2025, Amount Rs: 2,28,101/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 9305421121235 on 04-03-2025, 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**

(Mr. S. Kumar Mandal) 13/03/25  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2025, Page from 33484 to 33502  
being No 230501616 for the year 2025.



Digitally signed by MANOJ KUMAR MANDAL  
Date: 2025.03.13 15:01:27 -07:00  
Reason: Digital Signing of Deed.

**(Manoj Kumar Mandal) 13/03/2025**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**West Bengal.**