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R-6787/23



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

S 783577

6.05 PM  
 10.7.23  
 Office (2) 173842/23  
 MM = 60150/050  
 Comptroller

Noted that the Document  
 is Admitted to Registration the  
 Signature Sheet and the Endor-  
 sements Attached with this  
 Documents are the Part of the  
 Document.

A.D.S.R. Durgapur  
 Durgapur

J 4 JUL 2023

**DEED OF SALE**

This **DEED OF SALE** is made and executed on this 10<sup>th</sup> day of July, 2023 before  
 Additional District Sub-Registrar Office at Durgapur.

**BETWEEN**

Page 1 of 9

*Jayanti Sanyal*  
 Bt

06 JUN 2023

Sl No. 1872 Date: 06 JUN 2023  
Sold to: Shyam Developers  
Address: Durgapur-6  
Value of Stamp: 100/-  
Date of Purchase of the Stamp  
Paper from Treasury:  
Name of the Treasury from where  
Purchase:-Durgapur

08 JUN 2023



THIS DE  
Sub-R  
ST

Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-16  
Licence No-1/93

Handwritten signature in Bengali script



1422

Handwritten signature in Bengali script



1423

Shyant Dulis



1424

Handwritten signature: Sugata Roy

Add. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

10 JUL 2023

Nimai chandra Das  
310 de Tara Pada Das  
Gora Bazar  
15 Faridpur  
Paschim Bardhaman

*THIS DEED OF SALE is made this the 10<sup>th</sup> day of July 2023, before Additional District Sub-Registrar Office, Durgapur;*

BETWEEN

Sri **BHUPEN CHANDRA BARUI**, having PAN NO. – **AKGPB4045P**, Aadhaar – **6758 9025 7978**, Son of Late Parasuram Barui, aged about 61 years, by Caste Hindu, by Occupation - Business, Nationality – Indian, residing at Subhas Pally, DMC Ward No. – 42, Durgapur – 713201, P.S. – Coke-oven, District – Paschim Bardhaman formerly Burdwan, West Bengal, India; hereinafter called the “**SELLER**” or “**VENDOR**” (which expression shall mean and include their legal heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**

AND

**SHYAM DEVELOPERS**, having PAN No. – **AFAFS4921H**, having its Registered Office at B/19, Arvil Park, Fuljhore, Holding No. 54/N, P.O. - Durgapur, P.S. – New Township, District – Paschim Bardhaman, PIN Code – 713206, State – West Bengal, India, is a Partnership Firm under the Indian Partnership Act, 1932;

*As per resolution of the Board of Partners of “SHYAM DEVELOPERS”, it has been resolved and passed unanimously at a meeting of the Board of Partners held on 24<sup>th</sup> June 2023, that the said Partnership Firm is represented by its following two Partners out of four Partners as an authorized signatory of all documents and deeds.*

**SHYAM DEVELOPERS** is being represented by its **Two Partners out of Four Partners** namely as follows:

1. Sri **SHYAMAL DUTTA**, having PAN: **ANGPD2521C**, Aadhaar – **6527 8942 2637**, son of Late Shanti Ranjan Dutta, aged about 49 years, by faith - Hindu, by occupation - Businesses, Nationality – Indian, permanent resident of 11/35, SEPCO Township, B-Zone, Near Kali Mandir, Durgapur, District – Paschim Bardhaman formerly Burdwan, West Bengal, PIN Code – 713205, India, as the First Partner;

AND

2. Sri **SOUGATA ROY**, having PAN: **ANMPR3546D**, Aadhaar – **5612 0193 8521**, son of Sri Madhu Sudan Roy, aged about 39 years, by faith - Hindu, by occupation - Businesses, Nationality – Indian, permanent resident of 18/2, Chandidas Avenue, B-Zone, Durgapur, District – Paschim Bardhaman formerly Burdwan, West Bengal, PIN Code - 713205, India, as the Second Partner;

hereinafter called the “**PURCHASER**” or “**BUYER**” (which expression shall mean and include her legal heirs, successors, executors, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** the "PURCHASER" or "BUYER" ("SHYAM DEVELOPERS") is a Partnership Firm under the Indian Partnership Act, 1932; A Deed of Partnership has been made on 22<sup>nd</sup> day of May 2023 before Smt. Atabi Banerjee, the Ld. Notary, Government of West Bengal, Registered No. - 48/2007, Durgapur - 713216, amongst **Four Partners** namely as follows:-

1. **Sri SHYAMAL DUTTA**, having PAN: **ANGPD2521C**, Aadhaar - **6527 8942 2637**, son of Late Shanti Ranjan Dutta, aged about 49 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, permanent resident of 11/35, SEPCO Township, B-Zone, Near Kali Mandir, Durgapur, District - Paschim Bardhaman formerly Burdwan, West Bengal, PIN Code - 713205, India, as the First Partner;
2. **Sri SOUGATA ROY**, having PAN: **ANMPR3546D**, Aadhaar - **5612 0193 8521**, son of Sri Madhu Sudan Roy, aged about 39 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, permanent resident of 18/2, Chandidas Avenue, B-Zone, Durgapur, District - Paschim Bardhaman formerly Burdwan, West Bengal, PIN Code - 713205, India, as the Second Partner;
3. **Sri SUJIT PANDEY**, having PAN: **AMUPP8781H**, Aadhaar - **3456 6069 6761**, son of Sri Sailendranath Pandey, aged about 60 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, permanent resident of Village & Post - Andal Gram, P.S.- Andal, District - Paschim Bardhaman formerly Burdwan, West Bengal, PIN Code - 713321, India, as the Third Partner; and
4. **Sri GOUTAM MISHRA**, having PAN: **AEAPM2698J**, Aadhaar - **8142 7063 1789**, son of Late Dasarath Mishra, aged about 61 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, resident of Village & Post - Durlabhpur, District - Bankura, West Bengal, PIN Code - 722133, India, as the Fourth Partner.

The Board of Partners of "SHYAM DEVELOPERS" has been passed a resolution at a meeting of the Board of Partners held on 24<sup>th</sup> June 2023, that the said Partnership Firm is represented by its First & Second Partners out of four Partners as an authorized signatory of all documents and deeds.

**AND WHEREAS** the seller is a recorded owner and possessor of the piece and parcel of Land situated at

District	:	Paschim Bardhaman
A.D.S.R. & Sub-Division	:	Durgapur
Police Station	:	Coke-oven
Municipality	:	Durgapur Municipal Corporation
Ward No.	:	42
PIN Code:	:	713201
Mouza	:	Birvhanpur
J.L. No.	:	91

Sch No.	Plot Number	Khatian Number	Land Use		Area of Land	Land Owner(s)	Sale Deed Number
			Proposed	ROR			
L-6	L.R - 695 R.S. - 1157	L.R-6123	Bastu	Bastu	5 Decimal	Sri Bhupen Chandra Barui	I - 0327 / 2006 dated 13.08.2004
L-7	L.R - 717 R.S. - 1157	L.R-6123	Bastu	Bastu	1.5 Decimal	Sri Bhupen Chandra Barui	I - 0327 / 2006 dated 13.08.2004
<b>GRAND TOTAL :</b>					<b>6.5 Decimal or 4 Katha</b>		

hereinafter called the "SCHEDULE PROPERTY"

**AND WHEREAS** the seller has been purchased the "SCHEDULE PROPERTY" as well as Schedule mentioned Land (L-6 to L-7) from i) Sri Sudha Ranjan Choudhury, ii) Sri Amrita Choudhury, iii) Smt. Lakhi Rani Choudhury, iv) Smt. Sabita Mitra, and v) Smt. Bula Kar, all are son/daughter of Late Satya Ranjan Choudhury, and legal heirs or successors of Satya Ranjan Choudhury, all are resided at Coke-oven colony, Durgapur - 713202, vide Registered Sale Deed No. I - 327 for the year 2006 executed dated 13.08.2004 at Additional District Sub-Registry Office Durgapur. And whereas said deceased Satya Ranjan Choudhury in his life time had purchased the said schedule property from Naryan Chandra Sen, son of Late Surjya Kumar Sen, of Coke-oven colony, Durgapur - 713202 vide Registered Sale Deed No. I - 732 for the year 1974 at Additional District Sub-Registry Office Durgapur and thereafter the present seller (Sri Bhupen Chandra Barui) has mutated his name from Block Land & Land Reform Officer, Faridpur-Durgapur, in his L.R. R.O.R. as Khatian No. - 6123.

**AND WHEREAS** formerly, the SELLER Sri Bhupen Chandra Barui and the Developer MANALI CONSTRUCTION [PAN - ANGPD2521C] a proprietorship Firm having its Registered Office at Sonamukhi, Haranath Road, Dewan Bazar, P.O. & P.S. - Sonamukhi, District - Bankura, PIN Code - 722207, State - West Bengal, India; Presently having its office at B/19, Arvil Park, Fuljhore, Holding No. 54/N, P.O. - Durgapur, P.S. - New Township, District - Paschim Bardhaman, PIN Code - 713206, State - West Bengal, India; represented by its Proprietor Sri SHYAMAL DUTTA [PAN - ANGPD2521C], Son of Santi Ranjan Dutta alias Late Shanti Ranjan Dutta by faith - Hindu, by occupation - Business, Nationality - Indian, Residing at Sonamukhi, Haranath Road, Dewan Bazar, P.O. & P.S. - Sonamukhi, District - Bankura, PIN Code - 722207, State - West Bengal and Presently residing at 11/35, SEPCO Township, Durgapur - 713205, P.S. - Durgapur, District - Paschim Bardhaman; have already been entered into a Development Agreement with the Builder / Developer dated 03.12.2019 duly registered being Deed No. I - 020607254 for the year 2019, Book No. - I, Volume number 0206-2019, Page from 164857 to 164885 before the Additional District Sub-Registry Office Durgapur dated 03.12.2019 by virtue of

which the Land Owners put the Developer to develop the land admeasuring about 5 decimal (more or Less) of land area (L-6) situated at Mouza - Birbhanpur, JL No. 91, under the jurisdiction of Durgapur Municipal Corporation within Shyampur, P.O. - Durgapur, PIN - 713201, P.S. - Coke-Oven, District - Paschim Bardhaman formerly Burdwan, West Bengal, India; in the L.R. Khatian No. - 6123, in the name of Sri Bhupen Chandra Barui, i) R.S. Plot No. - 1157 corresponding to L.R. Plot No. - 695 measuring more or less 5 decimal, & Total area in One Plot being 5 decimal, Butted and Bounded by the North : Plot of Amrita Choudhury, on the South : Plot No. - 1158, on the West : 8 feet wide Road (Pacca) unknown name & on the East : The Plot & house of Ghosh Babu.

**It is pertinent to mention here that the Developer MANALI CONSTRUCTION has duly paid Rs. 60,00,000/- (Rupees Sixty lakh) only to the SELLER Sri Bhupen Chandra Barui within dated 31.03.2020.**

But inappropriately, the Developer MANALI CONSTRUCTION has not able to activate the project namely "HARA KUSUM APARTMENT PHASE - XXIII" at Durgapur - 713201 due to non-arrangement of further capital / fund / finance as required for vast project and in that juncture, the SELLER Sri Bhupen Chandra Barui and the said old Developer MANALI CONSTRUCTION has been meet in an open discussion at the office of the old Developer Durgapur - 713206 in presence of their well-wishers with a view to free the above mentioned Schedule Property and it is unanimously resolved that the said Development Agreement with the Builder / Developer dated 03.12.2019 duly registered being Deed No. I - 020607254 for the year 2019, Book No. - I, Volume number 0206-2019, Page from 164857 to 164885 before the Additional District Sub-Registry Office Durgapur dated 03.12.2019, is hereby stand cancelled as well as revoked on the ground of revocation clause as mention in the in the last Paragraph of the page No. 12 of the Registered Development Agreement with the Builder / Developer dated 03.12.2019 being Deed No. I - 020607254 for the year 2019 and it is also non-effective from the date of 07<sup>th</sup> day of July 2023 and simultaneously, and it's connected all deeds and documents is also non-effective from the date of 07<sup>th</sup> day of July, 2023.

Accordingly, the **Deed of Cancellation of Agreement or Revocation of the Development Agreement dated 07/07/2023** duly registered being Deed No. I-6565 for the year 2023, and Serial number - 6672 / 2023, Book No. - I, Volume number 2306-2023, before the Additional District Sub-Registry Office Durgapur and therefore, it is also non-effective from the date of 07<sup>th</sup> day of July, 2023.

**AND WHEREAS** the Seller or Vendor is absolutely seized and possessed of or well and sufficiently entitled to the vacant land classified as Bastu more fully described in the Schedule hereunder.

**AND WHEREAS** by virtue of purchase, present vendor acquired a valid, good, clear and free marketable right, title and interest over the schedule below land and are owning and possessing the same as absolute owner which give them unfettered power and authority to convey the schedule below property.

**AND WHEREAS** the SELLER being in need of funds to meet their personal commitments have decided to sell the SCHEDULE PROPERTY and the PURCHASER has agreed to purchase the same.

**AND WHEREAS** the SELLER agreed to sell, convey and transfer the SCHEDULE PROPERTY to the PURCHASER for a total consideration of **Rs. 60,00,000/- ( Rupees Sixty Lakh ) only** and the PURCHASER herein agreed to purchase the same for the aforesaid consideration and to that effect the parties entered into an agreement.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

1. **THAT** in pursuance of the aforesaid agreement and in consideration of the payment of a total sum of **Rs. 60,00,000/- ( Rupees Sixty Lakh ) only** received by all the SELLER in cheque / cash which elaborately mentioned below in the Memo Consideration and upon receipt of the said entire consideration of **Rs. 60,00,000/- ( Rupees Sixty Lakh ) only** (the SELLERS doth hereby admit, acknowledge, acquit, release and discharge the PURCHASER) the SELLER doth hereby sells, conveys, transfers, and assigns unto and to the use of the PURCHASER the SCHEDULE PROPERTY together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the SELLER to and upon the SCHEDULE PROPERTY TO HAVE AND TO HOLD the SCHEDULE PROPERTY hereby conveyed unto the PURCHASER absolutely and forever.
2. **THAT THE SELLER DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

1. That in consideration of **Rs. 60,00,000/- ( Rupees Sixty Lakh ) only** the entire amount has been received by the Seller from the Buyer prior to the execution of this Sale deed, the receipt of which is hereby admitted and acknowledged by the Seller.
2. That the Seller hereby sells, conveys and assign the land absolutely and forever with all rights, title and interest of the same, unto the Buyer who shall hereafter be the absolute owner of the same and enjoy all rights of ownership etc.
3. That the actual physical possession of the said land has been handed over by the Seller to the Buyer who is in possession of the same at the time of registration of this Sale deed.
4. That all taxes, charges, dues, demands, arrears, electricity charges, water charges, outstanding bills, house tax, development charges etc if any, in respect of the said land for the period prior to the date of execution of this Sale deed

shall be paid and borne by the Seller and thereafter the same shall be paid and borne by the Buyer.

5. That the Seller hereby agrees and assures the Buyer to help and assist him in getting the land transferred/mutated in the relevant department and any other concerned department and/or the Buyer shall have full right to get the land transferred/ mutated in his/her own name from the concerned department on the basis of this Sale Deed even in the absence of the Seller.
6. That all right and easements attached with the said property have also been conveyed and transferred with the said land, unto the Buyer.
7. That the Seller has assured and delivered to the Buyer that the said land under Sale is free from all sorts of encumbrances such as Sale, Mortgage, Gift, Transfer, decree, litigation, lease, acquisition/ notification etc. and there is no defect in the title of the Seller and if it is proved otherwise at any time and the Buyer suffers any loss, then the Seller shall be fully liable and responsible for the same and the Buyer shall be entitled to recover all his/her losses from the Seller.
8. That the Buyer shall have full right to apply and get the Water, Electric and Sewerage connection regarding the said land from the concerned authorities and also to get the existing name changed in his/her own name from the department concerned without any written consent of the Seller.
9. That the Seller has delivered the previous title documents relating to the said property.
10. That the Seller hereby declares and assures to the Buyer that the said property has not been acquired by the Government and there is no injunction or attachment order of any Court or Department.
11. That the market value of the property is **Rs. 60,00,000/- ( Rupees Sixty Lakh ) only.**  
All facts relating to its market value, consideration and chargeability to stamp duty and transfer duty have been fully given in the Sale deed and mentioned Schedule B of this Sale deed.
12. ***That the Schedule mentioned land will use for Residential purpose.***
13. ***That the schedule mentioned land is never been acquired by the Government.***
14. ***That there is no structure over the schedule land and it is vacant till today.***
15. ***That there is 16 feet wide Unassessed Road (Birbhanpur) on the Western side of the Schedule mentioned land.***

*Sd/-  
Sd/-  
Sd/-*

**SCHEDULE PROPERTY ABOVE REFERRED TO**

District : Paschim Bardhaman  
 A.D.S.R. & Sub-Division : Durgapur  
 Police Station : Coke-oven  
 Municipality : Durgapur Municipal Corporation  
 Ward No. : 42  
 PIN Code: : 713201  
 Mouza : Birvhanpur  
 J.L. No. : 91

Sch No.	Plot Number	Khatian Number	Land Use		Area of Land	Land Owner(s)	Sale Deed Number
			Proposed	ROR			
L-6	L.R - 695 R.S. - 1157	L.R-6123	Bastu	Bastu	5 Decimal	Sri Bhupen Chandra Barui	I - 0327 / 2006 dated 13.08.2004
L-7	L.R - 717 R.S. - 1157	L.R-6123	Bastu	Bastu	1.5 Decimal	Sri Bhupen Chandra Barui	I - 0327 / 2006 dated 13.08.2004
<b>GRAND TOTAL :</b>					<b>6.5 Decimal or 4 Katha</b>		

**Entire land is butted & bounded by:**

**On the North** : Vacant land of R.S. Plot No. 1159 (P) & land of Amrit Choudhury  
**On the South** : Vacant land of R.S. Plot No. 1158 (P),  
**On the East** : Vacant land of R.S. Plot No. 1158 (P) & land of Ghosh Babu  
**On the West** : 16 feet wide Unassessed Road (Birvhanpur)

**MEMO OF CONSIDERATION**

**Rs. 60,00,000/- ( Rupees Sixty Lakh ) only** paid by the PURCHASER to the SELLER / OWNER / VENDOR towards full and final consideration for the SAID PROPRTIE in the following manner and the SELLER / OWNER / VENDOR doth hereby admit and acknowledge the same.

Date & Particulars	Amount (Rs)
The M/S. Manali Construction has already paid Rs. 60,00,000/- (Rupees Sixty Lakh ) only to the Land Owner Sri Bhupen Chandra Barui before 31.03.2020 by various part payment and accordingly the SHYAM DEVELOPERS has repay the said amount of Rs. 60,00,000/- (Rupees Sixty Lakh ) only to the Developer MANALI CONSTRUCTION vide Cheque number 000003 of HDFC Bank, Benachity Branch, Durgapur - 713213, District - Paschim Bardhaman.	60,00,000
<b>TOTAL = Rs. 60,00,000/- ( Rupees Sixty Lakh ) only</b>	<b>60,00,000/-</b>

An additional sheet containing colour passport size photographs, full name(s) and finger prints of each finger of both hands duly attested by the parties concern is annexed hereto in this deed being nos. 1(A) one page & lay out of schedule property being nos. 1(B) one page i.e. in total 2 number of pages and these will be treated as a part of this deed.

IN WITNESS WHERE OF THE SELLER & PURCHASER above named do hereby sign and execute this Deed of Sale in good health and sound mind on this day month and year as mentioned above.

**WITNESSES:**

1.

*Nimai chandra Das*  
**Mr. NIMAI CHANDRA DAS**

Son of Late Tarapada Das

Resident of Vill. & P.O:- – Gourbazar, P.S:- Faridpur,

District:- Paschim Bardhaman,

West Bengal, India, PIN Code :- 713381.

*(Sri Bhupen Chandra Barui)*

**(Sri BHUPEN CHANDRA BARUI)**

Signature of the Vendor / Seller

**For SHYAM DEVELOPERS**

*Shyam Dutta*  
**Partner**

**(Sri SHYAMAL DUTTA)**

**PARTNER - 1**

**(SHYAM DEVELOPERS)**

**PURCHASER SERIAL No. - 1**

**For SHYAM DEVELOPERS**

*Sougata Roy*  
**Partner**

**(Sri SOUGATA ROY)**

**PARTNER - 2**

**(SHYAM DEVELOPERS)**

**PURCHASER SERIAL No. - 2**

2. *Mithun Dutta*

**Mr. MITHUN DUTTA**

Son of Mr SWAPAN DUTTA

Resident of Fuljhore Danga Para, P.O:- Durgapur,

P.S:- New Township, District:- Paschim

Bardhaman, West Bengal, India, PIN:- 713206

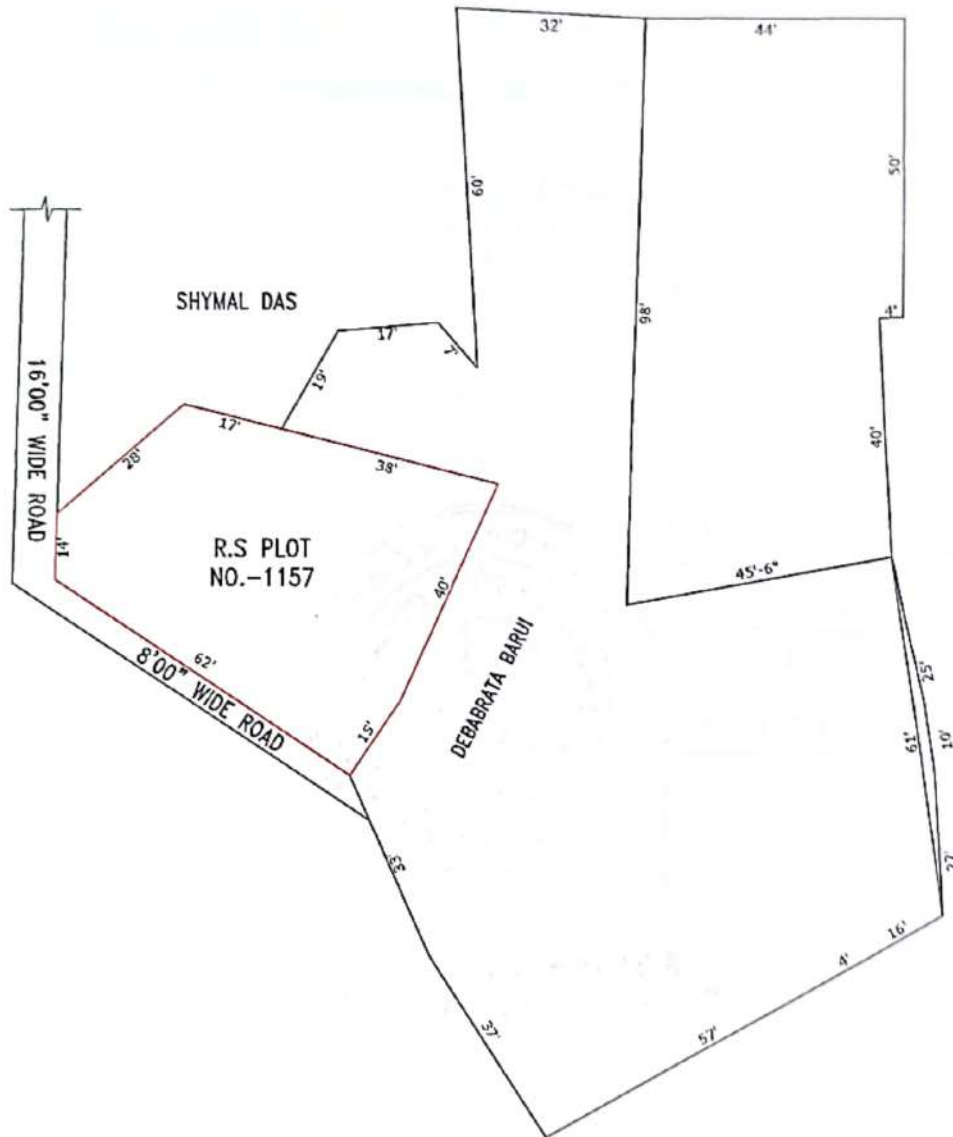
Drafted & Printed by me at my office to perused all the Records & Documents, which produced by the Seller and I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

*Jayanta Sarkar Adv*  
**(JAYANTA SARKAR)**  
Advocate,

District Court of Paschim Bardhaman & Sub-Division Court at Durgapur.

Enrolment No. – WB/65/1992 of West Bengal Bar Council.

SKETCH PLAN SHOWING BY RED MARK IN  
R.S PLOT NO.- 1157, L.R PLOT NO.-695 & 717 OF  
MOUZA-BIRBHANPUR, P.S.-COKE OVEN, J.L. NO.-91,  
DIST.- PASCHIM BARDHAMAN, WEST BENGAL.  
TOTAL AREA- 6.5 DEC. (MORE OR LESS)



BUYER SIGNATURE-

*Shymal Das*

*Supala Roy*

OWNER SIGNATURE-

*Shymal Das*

ENG. SIGNATURE-

(AS PER DEED PLAN) NTS

*Rakesh Garai*

**RAKESH GARAI**  
CONSULTING CIVIL ENGINEER  
DURGAPUR MUNICIPAL CORPORATION  
BIDHANNAGAR, DURGAPUR-12  
LIC NO.-D.M.C.-BPD-150

### হস্তাসূত্র টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature: Shyamsundar Datta

### হস্তাসূত্র টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature: Shyamsundar Datta

### হস্তাসূত্র টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature: Shyamsundar Datta

### হস্তাসূত্র টিপ ছাপ ও ফটো / Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature: .....

## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Nimai chandra Das
2. FATHER/ HUSBAND NAME : Shree Tarabada Das  
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Law clerk
4. PARMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) Garbaza  
POST OFFICE (পোস্ট অফিস) Garbaza  
POLICE STATION (থানা) Faidpur PIN 713381  
DISTRICT(জেলা) Paschim Bardhaman STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Other
6. AADHAR NO 5085 2156 1907  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

আমি (শনাক্তকারী) \_\_\_\_\_ অএ দলিলের (Query No.) \_\_\_\_\_  
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, \_\_\_\_\_ as identifier identifying the executants  
of the concerned deed (Query No.) 2001738426/23

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Nimai chandra Das

IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)









Government of West Bengal

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



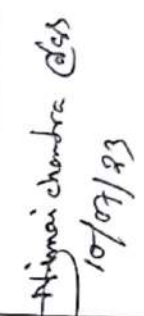
OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23062001738426/2023

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	Mr SHYAMAL DUTTA 11/35 Sepco Township, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713205	Represent ative of Buyer [SHYAM DEVELOP ERS ]	 Shyamal Dutta	1422 	Shyamal Dutta 10/07/23
2	Mr SOUGATA ROY 18/2 Chandi Das Avenue B Zone, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713205	Represent ative of Buyer [SHYAM DEVELOP ERS ]	 Sougata Roy	1422 	Sougata Roy 10/07/23
3	Mr BHUPEN CHANDRA BARUI Netaji Subhas Pally Shyampur, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201	Seller	 Bhupen Chandra Barui	1422 	Bhupen Chandra Barui 20/09/23



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NIMAI CHANDRA DAS Son of Late Tarapada Das Vill Gourbazar, City:- Not Specified, P.O:- Durgapur, P.S:- Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713381	Mr SHYAMAL DUTTA , Mr SOUGATA ROY , Mr BHUPEN CHANDRA BARUI			

(Santanu Hal) 10-07-23

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



Additional District Sub-Registrar  
Durgapur, West Bengal

10 JUL 2023

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



192023240123840268

GRN Details

GRN: 192023240123840268  
GRN Date: 10/07/2023 14:46:33  
BRN : 1435104555915  
Gateway Ref ID: CHN0823571  
GRIPS Payment ID: 100720232012384025  
Payment St: 'us: Successful

Payment Mode: SBI Epay  
Bank/Gateway: SBIPay Payment Gateway  
BRN Date: 10/07/2023 14:48:50  
Method: State Bank of India NB  
Payment Init. Date: 10/07/2023 14:46:33  
Payment Ref. No: 2001738426/2/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr SHYAM DEVELOPERS  
Address: B/19, ARVIL PARK, DURGAPUR, NEW TOWNSHIP, DURGAPUR-713206  
Mobile: 7479016770  
Period From (dd/mm/yyyy): 10/07/2023  
Period To (dd/mm/yyyy): 10/07/2023  
Payment Ref ID: 2001738426/2/2023  
Dept Ref ID/DRN: 2001738426/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001738426/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	239010
2	2001738426/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	60007
			<b>Total</b>	<b>299017</b>

IN WORDS: TWO LAKH NINETY NINE THOUSAND SEVENTEEN ONLY.

PAID

## Major Information of the Deed

Deed No :	I-2306-06787/2023	Date of Registration	14/07/2023
Query No / Year	2306-2001738426/2023	Office where deed is registered	
Query Date	08/07/2023 8:50:19 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	JAYANTA SARKAR Durgapur Court, Durgapur - 16, Thana : New Township, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7501639622, 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. 60,00,000/-	Rs. 60,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,40,010/- (Article:23)	Rs. 60,007/- (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:- Coke Oven, Municipality: DURGAPUR MC, Road: Unassessed Road (Birbhanpur), Mouza: Birvhanpur, , Ward No: 42 JI No: 91, Pin Code : 713201

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L6	LR-695 (RS :-1157 )	LR-6123	Bastu	Bastu	5 Dec	45,50,000/-	45,50,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -00327-2006
L7	LR-717 (RS :-1157 )	LR-6123	Bastu	Bastu	1.5 Dec	13,50,000/-	13,50,000/-	Width of Approach Road: 16 Ft., ,Last Reference Deed No :2306-I -00327-2006
<b>TOTAL :</b>					<b>6.5Dec</b>	<b>59,00,000 /-</b>	<b>59,00,000 /-</b>	
<b>Grand Total :</b>					<b>6.5Dec</b>	<b>59,00,000 /-</b>	<b>59,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L6, L7	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1,00,000 /-</b>	<b>1,00,000 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr BHUPEN CHANDRA BARUI (Presentant )</b>            Son of Late Parashu Ram Barui Netaji Subhas Pally Shyampur, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxx4p, Aadhaar No: 67xxxxxxxx7978, Status :Individual, Executed by: Self, Date of Execution: 10/07/2023            , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/07/2023            , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Pvt. Residence</p>

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>SHYAM DEVELOPERS</b>            B/19 Arvil Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 , PAN No.:: AFxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr SHYAMAL DUTTA</b>            Son of Late Santi Ranjan Dutta 11/35 Sepco Township, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: anxxxxx1c, Aadhaar No: 65xxxxxxxx2637 Status : Representative, Representative of : SHYAM DEVELOPERS (as PARTNER)</p>
2	<p><b>Mr SOUGATA ROY</b>            Son of Mr MADHU SUDAN ROY 18/2 Chandi Das Avenue B Zone, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxx6D, Aadhaar No: 56xxxxxxxx8521 Status : Representative, Representative of : SHYAM DEVELOPERS (as PARTNER)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr NIMAI CHANDRA DAS</b>            Son of Late Tarapada Das            Vill Gourbazar, City:- Not Specified, P.O:- Durgapur, P.S:-Faridpur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713381</p>			
Identifier Of Mr SHYAMAL DUTTA , Mr SOUGATA ROY , Mr BHUPEN CHANDRA BARUI			



Transfer of property for L6		
No	From	To. with area (Name-Area)
	Mr BHUPEN CHANDRA BARUI	SHYAM DEVELOPERS-5 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Mr BHUPEN CHANDRA BARUI	SHYAM DEVELOPERS-1.5 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr BHUPEN CHANDRA BARUI	SHYAM DEVELOPERS-100.00000000 Sq Ft

## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Unassessed Road (Birbhanpur),  
Mouza: Birvhanpur, , Ward No: 42 JI No: 91, Pin Code : 713201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L6	LR Plot No:- 695, LR Khatian No:- 6123	Owner:ভূপেনচন্দ্র বাড়ই, Gurdian:পরশুরাম , Address:নিজ , Classification:বাস্ত, Area:0.05000000 Acre,	Mr BHUPEN CHANDRA BARUI
L7	LR Plot No:- 717, LR Khatian No:- 6123	Owner:ভূপেনচন্দ্র বাড়ই, Gurdian:পরশুরাম , Address:নিজ , Classification:বাস্ত, Area:0.01500000 Acre,	Mr BHUPEN CHANDRA BARUI



On 10-07-2023

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

Presented for registration at 18:00 hrs on 10-07-2023, at the Private residence by Mr BHUPEN CHANDRA BARUI ,Executant.

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

Execution is admitted on 10/07/2023 by Mr BHUPEN CHANDRA BARUI , Son of Late Parashu Ram Barui , Netaji Subhas Pally Shyampur, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Business

Indetified by Mr NIMAI CHANDRA DAS , , Son of Late Tarapada Das , Vill Gourbazar, P.O: Durgapur, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713381, by caste Hindu, by profession Law Clerk

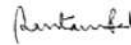
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 10-07-2023 by Mr SHYAMAL DUTTA , PARTNER, SHYAM DEVELOPERS (Partnership Firm), B/19 Arvil Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

Indetified by Mr NIMAI CHANDRA DAS , , Son of Late Tarapada Das , Vill Gourbazar, P.O: Durgapur, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713381, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-07-2023 by Mr SOUGATA ROY , PARTNER, SHYAM DEVELOPERS (Partnership Firm), B/19 Arvil Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

Indetified by Mr NIMAI CHANDRA DAS , , Son of Late Tarapada Das , Vill Gourbazar, P.O: Durgapur, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713381, by caste Hindu, by profession Law Clerk



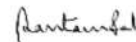
Santanu Pal

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

On 13-07-2023

**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 60,00,000/-



Santanu Pal

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

On 14-07-2023

**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 60,007.00/- ( A(1) = Rs 60,000.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 60,007/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 10/07/2023 2:48PM with Govt. Ref. No: 192023240123840268 on 10-07-2023, Amount Rs: 60,007/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 1435104555915 on 10-07-2023, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,40,010/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 2,39,010/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 1872, Amount: Rs.1,000.00/-, Date of Purchase: 16/06/2023, Vendor name: RAM PRASAD BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 10/07/2023 2:48PM with Govt. Ref. No: 192023240123840268 on 10-07-2023, Amount Rs: 2,39,010/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 1435104555915 on 10-07-2023, 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**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 116473 to 116494  
being No 230606787 for the year 2023.



Digitally signed by SANTANU PAL  
Date: 2023.07.18 12:05:11 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/07/18 12:05:11 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

