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D-3713/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 665406

20.06.21
12.06.21
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Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
sements attached with this
Document are the Part of this
Document.

A.D.S.R. Dargadar
Bardhaman

23 JUN 2021

DEED OF SALE
QUERY NO-2000740413/2021

Dist-Paschim Bardhaman, P.S. Kanksa, Mouza- Bamunara, Area
measuring more or less 5.85 Decimals, Sale Value: - 14,00,000/- and
Market/Govt. Value :- 17,73,840/- Under Gopalpur Gram Panchayat
Area.

[Handwritten signature]

THIS DEED OF SALE is made on this the 23rd Day of June 2021 By

Mr. RABILOCHAN SHYAM, [PAN-AJDPS4310B] S/O. LATE KARTICK SHYAM ALLIAS KARTICK CHANRA SHYAM, by faith-Hindu, by Nationality Indian, by occupation -Business, Resident of - karangapara, P.O- Durgapur, P.S- Coke Oven, District- Paschim Bardhaman, West Bengal, India. Permanent Resident of- Vill & P.O- Bamunara, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. Hereinafter called the "VENDOR" which expression shall include his/her/their legal heirs, successors, assigns, representatives unless contrary to and repugnant to the context) on the ONE PART.

IN FAVOUR OF

AMRITA GREEN VIEW HOUSING PRIVATE LIMITED. [PAN-AAKCA8090R] Having its registered office at- B-132, Aldrin Path, Bidhannagar, P.S- New Township, Dist-Paschim Bardhaman, West Bengal, India, Pin No-713212, Represented by one of its Director Mr. MAHADEV PAUL, [PAN-BIEPP3457M] S/O. Late NAKUL PAUL, by faith Hindu, by Nationality Indian, by occupation- Business, Resident of- Vill & Post- Bamunara, P.S- Kanksa, Durgapur- 713212, District- Paschim Bardhaman, West Bengal, India. Hereinafter called the PURCHASER (Which expression shall include his heirs, successors, assigns, representatives unless contrary to and repugnant to the context) on the OTHER PART.

Whereas the land mentioned in the schedule below owned and possessed by Mr. Rabilochan Shyam and his name duly recorded in the L.R record of rights, which she acquired as a legal heirs of her father now deceased Kartick Shyam .

AND WHEREAS the vendor became the absolute owner of the schedule mentioned property and has been owning and possessing the same in peaceful possession and uninterrupted manner free from all encumbrances and has got absolute rights, full power and authority to sell the schedule mentioned property to the purchaser.

AND WHEREAS vendor above named being desirous to purchase more valuable and suitable property at her suitable place and to meet the legal and lawful expenses has expressed her desire to sell the schedule mentioned property.

AND WHEREAS the purchaser is having come to know of such intention and declaration of the vendor proposed and offered to the vendor to purchase the

schedule mentioned property at the highest marketable consideration of Rupees-
14,00,000 /- (Fourteen Lakh Only).

AND WHEREAS the vendor herein above considering the said price, proper reasonable and highest according to the market value prevailing in the locality accepted the said offer of the purchaser and agreed to sell, convey and transfer the schedule mentioned property unto in favor of the purchaser under the terms mentioned herein below:

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement between the vendor and purchaser and in consideration of said sum of Rupees **14, 00,000 /- (Fourteen Lakh Only)** paid by the purchaser to the vendor as mentioned in the memo of consideration as mentioned bellow, the receipt whereof, the vendor hereby admit and acknowledge as total price of the said property the vendor do/doth hereby grant, convey, sell and transfer unto and to the use of the said purchaser all that property more fully mentioned and describe in the schedule below together with the right of path, passage, lights, liberties, privileges, easement an appurtenances whatsoever attached and concerning to the said property free from any or all encumbrances **TO HAVE AND TO HOLD** the said property hereby granted, conveyed and transferred unto and to the use of the said purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise **AND THAT** the said vendor for themselves and his heirs, successors and legal representatives do/ doth hereby declare and covenant with the said purchaser that the vendor has good title, full power and absolute right to sell and transfer the schedule mentioned property and further declares that they are absolutely seized and possessed of or otherwise well sufficiently entitled to the said property intended to be conveyed by this deed of sale **AND THAT** the said purchaser including all his legal heirs and successors shall and may at all times peacefully and quietly hold, possess, use and enjoy the said property as lawful and rightful owner thereof with liberty to raise/erect all further constructions and structures by way of addition, alteration or otherwise upon the said property in accordance with law without any interruption, obstructions, claim and/or demand whatsoever from or by the vendor or any person/persons lawfully/equitably claiming under or in trust for them **AND THAT** the said vendor shall and will for all times to come at the cost and request of the said purchaser do or execute or cause to be done or executed all such acts, deed and/or things for further or more perfect fully assuring the title of the purchaser relating to the said property or part thereof **AND THAT** the vendor do/doth hereby further declare and covenant with the said purchaser that if it transpires that the schedule mentioned property is not

free from all encumbrances and/or the vendor has no valid title, in that event the vendor including all his heirs and successors and legal representatives will be bound to pay back the entire consideration amount with legal interest to the purchaser and shall Also be liable to make good and indemnify all losses and damages which the purchaser may suffer due to any defect in the title of the vendor in respect of the said property hereby sold to the purchaser.

It is hereby further declared by the vendor that the purchaser by virtue of this deed of sale be competent and entitled to get her name mutated in the records of appropriate authority, BL & LRO- Kanksa, Dist- Paschim Bardhaman under the state of West Bengal as well as in the record of panchayat/Municipality or of any other authority and the vendor undertake to render all such help and assistance as will be found essential in this regard

SCHEDULE

In the District of Paschim Bardhaman, P.S – Kanksa, Sub-Division & Addl Dist Sub Registry Office -Durgapur Situated at Mouza-Bamunara, JL.No-58, Under Gopalpur Gram Panchayat Area.

(1) L.R. Khatian No-5640, R.S. Plot No-1377 (One Thousand Three Hundred Seventy Seven), L.R. Plot No-1059 (One Thousand Fifty Nine) Bastu, Area 4.85 Decimals.

(2) R.S. Khatian No-2032, & L.R. Khatian No-5640, R.S. Plot No-1379 (One Thousand Three Hundred Seventy Nine), L.R. Plot No-1062 (One Thousand Sixty Two) Bastu, Area 01 Decimals.

Total area of Two Plots 5.85 Decimals along with single stored cemented flooring pucca residential building measuring area 100 Sq. Ft. proposed used of the property is Bastu.

R.S. Plot No-1377 is butted & bounded by:-

On The North: - R.S Plot No-1374.

On The South: - R.S Plot No-1378.

On The East : - R.S Plot No-1374.

On The West : - R.S Plot No-1379.

R.S. Plot No-1379 is butted & bounded by:-

On The North: - R.S Plot No-1375.

On The South: - Mouza Khantpukur.

On The East : - R.S Plot No-1374 & 1377.

On The West : - Mouza Khantpukur.

MEMO OF CONSIDERATION

Received Rs. 14,00,000/- (Fourteen Lakh) by cheque/cheques.

There is no restriction imposed by any govt. authority to transfer the schedule below property. There is no kancha or pucca road on and over the scheduled property.

Be it mentioned here that the color passport size photo and finger prints of all the hands of the seller and purchaser are attested in separate page I(A), which will be a part of this deed.

IN Witnesses whereof the above named vendor hereto set forth his/their hands and seal on the day month and year mentioned above.

Witnesses:-

1. Pritham Mondal s/o
Late Prabin Mondal,
Vill - Bi Laxpur, P.O -
Nadika, Durgapur - 713215.

Pritham Mondal

Signature of the Seller/Vendor

2. Mihir Mondal
s/o - Late Sisubhosh Mondal.
vtp - Barumona.
Durgapur - 12

Drafted, prepared as per instructions of the parties, read over and

Explained by me and typed at my office.

Pradip Kumar Acharyya
Pradip Kumar Acharyya (Advocate)

ADVOCATE, Durgapur court
Enrollment no-WB-512/2000

1 (A)

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 Ruli Kochum Saha,

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 Amrita Green View Housing Pvt. Ltd. Maha Das Paul.

বাম হাত Left Hand						Director ফটো
	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 _____

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

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

স্বাক্ষর
Signature _____

भारत सरकार
Government of India

PRITAM MONDAL
Father: PRABIR MONDAL
DOB: 11/06/1989
Male



5043 1653 8933

आधार - आम आदमी का अधिकार



Pritam Mondal

Pritam Mondal

भारत सरकार
Unique Identification Authority of India

Address: NADIHA, BIHARPUR,
DURGAPUR - 18, Durgapur (M Corp.),
Naudaha, Bardhaman, West Bengal,
713218

5043 1653 8933

1947
1500 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RABI LOCHAN SHYAM
KARTICK CHANDRA SHYAM

09/10/1953
Permanent Account Number
AJDPS4310B

Rabi Lochan Shyam
Signature



Rabi Lochan Shyam

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHADEV PAUL

NAKUL PAUL

01/01/1969

507
7
86/19

Permanent Account Number

BIEPP3457M

Mohadev Paul

Signature



Maha dev Paul



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

GRN Details

GRN: 192021220004868372 Payment Mode: Counter Payment
GRN Date: 19/04/2021 10:40:28 Bank/Gateway: State Bank of India
BRN : 90025430 BRN Date: 19/04/2021 00:04:00
Payment Status: Successful Payment Ref. No: 2000740413/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: MAHADEV PAUL
Address: BAMUNARA DURGAPUR 12
Mobile: 9474601432
Depositor Status: Buyer/Claimants
Query No: 2000740413
Applicant's Name: Mr PRADIP KUMAR ACHARYYA
Identification No: 2000740413/5/2021
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000740413/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	83702
2	2000740413/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	17745
3	2000740413/5/2021	Mutation/Conversion -Receipt	0029-00-800-028-27	485
			Total	101932

IN WORDS: ONE LAKH ONE THOUSAND NINE HUNDRED THIRTY TWO ONLY.

পরিচালক

শ্রী মতঙ্গী নিম্ন মতঙ্গী

ক্র. নং	নাম	পরিচালক	বয়স	মাত্রেয়/মোট পরিমাণ		মাত্রেয়/মোট নিম্ন মতঙ্গী/মোট			
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নিম্ন মতঙ্গীর পরিচালক/পরিমাণ

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পরিচালক/পরিমাণ

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পরিচালক/পরিমাণ
পরিচালক/পরিমাণ
পরিচালক/পরিমাণ
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Pulki Locum Genu

পরিচালক/পরিমাণ

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পরিচালক/পরিমাণ

Major Information of the Deed

Deed No :	I-2306-03713/2021	Date of Registration	23/06/2021
Query No / Year	2306-2000740413/2021	Office where deed is registered	
Query Date	08/04/2021 9:29:30 AM	2306-2000740413/2021	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT., Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9434251726, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 14,00,000/-	Rs. 17,73,840/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 88,702/- (Article:23)	Rs. 17,745/- (Article:A(1), E)		
Remarks:			

Land Details :



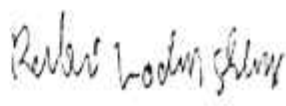
District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1059 (RS :-1377)	LR-5640	Bastu	Bastu	4.85 Dec	11,00,000/-	14,08,440/-	
L2	RS-1379	RS-2032	Bastu	Bastu	1 Dec	2,25,000/-	2,90,400/-	
		TOTAL :			5.85Dec	13,25,000 /-	16,98,840 /-	
		Grand Total :			5.85Dec	13,25,000 /-	16,98,840 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	100 sq ft	75,000 /-	75,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RABIOCHAN SHYAM (Presentant) Son of Late KARTICK SHYAM ALIAS KARTICK CHANDRA SHYAM Executed by: Self, Date of Execution: 23/06/2021 , Admitted by: Self, Date of Admission: 23/06/2021 ,Place : Office			
	23/06/2021	LTI 23/06/2021		23/06/2021
KARANGAPARA,, City:- Durgapur, , P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx0B, Aadhaar No: 74xxxxxxxx6266, Status :Individual, Executed by: Self, Date of Execution: 23/06/2021 , Admitted by: Self, Date of Admission: 23/06/2021 ,Place : Office				

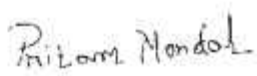
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AMRITA GREEN VIEW HOUSING PRIVATE LIMITED B-132, ALDRIN PATH, BIDHANNAGAR,, City:- Durgapur, , P.O:- BIDHANNAGAR, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr MAHADEV PAUL Son of Late NAKUL PAUL BAMUNARA,, City:- Durgapur, , P.O:- BAMUNARA, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: B1xxxxxx7M, Aadhaar No: 83xxxxxxxx6856 Status : Representative, Representative of : AMRITA GREEN VIEW HOUSING PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRITAM MONDAL Son of Late PRABIR MONDAL BIHARPUR,, City:- Durgapur, , P.O:- NADIHA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218			
	23/06/2021	23/06/2021	23/06/2021
Identifier Of Mr RABIOCHAN SHYAM, Mr MAHADEV PAUL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RABILOCHAN SHYAM	AMRITA GREEN VIEW HOUSING PRIVATE LIMITED-4.85 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr RABILOCHAN SHYAM	AMRITA GREEN VIEW HOUSING PRIVATE LIMITED-1 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr RABILOCHAN SHYAM	AMRITA GREEN VIEW HOUSING PRIVATE LIMITED-100.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1059, LR Khatian No:- 5640	Owner:রবিলাচন শ্যাম, Gurdian:কর্তীক শ্যাম, Classification:বঙ্গ, Area:0.05000000 Acre,	Mr RABILOCHAN SHYAM
L2	RS Plot No:- 1379, RS Khatian No:- 2032		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 230603713 / 2021

On 13-04-2021

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 17,73,840/-



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

On 23-06-2021

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 12:48 hrs on 23-06-2021, at the Office of the A.D.S.R. DURGAPUR by Mr RABILOCHAN SHYAM ,Executant.

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

Execution is admitted on 23/06/2021 by Mr RABILOCHAN SHYAM, Son of Late KARTICK SHYAM ALIAS KARTICK CHANDRA SHYAM, KARANGAPARA, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr PRITAM MONDAL, , Son of Late PRABIR MONDAL, BIHARPUR,, P.O: NADIHA, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713218, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,745/- (A(1) = Rs 17,738/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 17,745/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 19/04/2021 12:00AM with Govt. Ref. No: 192021220004868372 on 19-04-2021, Amount Rs: 17,745/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90025430 on 19-04-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 88,702/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 83,702/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1758, Amount: Rs.5,000/-, Date of Purchase: 19/04/2021, Vendor name: Ram Prasad Banerjee

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 19/04/2021 12:00AM with Govt. Ref. No: 192021220004868372 on 19-04-2021, Amount Rs: 83,702/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90025430 on 19-04-2021, Head of Account 0030-02-103-003-02



Partha Bairagya
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 2306-2021, Page from 106350 to 106367
being No 230603713 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.08.09 18:42:48 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/08/09 06:42:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)