

7705

(90)

2-7616/23.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 179357

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 ...in the
 ...and the ...
 ...
 ...Part of the
 ...

A.M.R. Dargoo

04 AUG 2023

04 AUG 2023

DEED OF SALE

UNDER GRAM PANCHAYAT

Mouza	:	Bonsole
Land Area	:	8.63 Decimal or 5 Katha 4 Chatak
Sale Value	:	Rs. 8,00,000/-
Market Value	:	Rs. 8,00,000/-

Contd... P/2

SI No. 321 Date 04/08/23
Sold to Sejamel Hoque
Address Bariganj
Value of Stamp 500/-
Date of Purchase of the stamp
Pepar from Treasury
Name of the Treasury from
Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17

07 JUL 2023



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

04 AUG 2023

THIS DEED OF SALE MADE

BY

 **GOLAM SAMIM** [Pan No-BIKPS7993D, Aadhaar No- 209188151854]
son of Habibur Rahaman, by Nationality - Indian, by faith - Muslim, by
occupation - Business, residing at Akbar Road, P.O-Durgapur-04, P.S-
Durgapur, Dist-Paschim Bardhaman, West Bengal.

(Hereinafter called the VENDOR) of the first part, which expression shall
unless the context otherwise requires include his heirs/ successors and
representative of the VENDOR.

IN FAVOUR OF:

Mr. SEJAMEL HOQUE [Pan No- ABIPH6131N] son of Bani Israil, by
faith- Muslim, by occupation : Business, by nationality- Indian, residing at MN
Ghosh Road, Ronai, Idhah Para, AMC at Raniganj, P.O+P.S-Raniganj, Dist.
Paschim Bardhaman, West Bengal.

(Hereinafter called the PURCHASER) of the second Part which expression
shall unless the context otherwise requires include his heirs\successors of the
PURCHASER.

Whereas the schedule mentioned land originally belongs to the Present
Vendor which he acquired by way of regd deed of sale being no-3861 of
2023 and name of the Present Vendor recorded in the role of BL & LRO
under Khatian no-LR-2170 and the present VENDOR of this deed is
owning, possessing and seizing every right title and interest over the said
landed property.

 And whereas the Present VENDOR is not willing to hold the schedule below
property for which he proclaimed for sale of schedule described property
and the present PURCHASER being satisfied upon the right title and interest
of the present VENDOR, agreed to purchase the same for which the present
PURCHASER entered into an agreement to sale with the present VENDOR.



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Durgapur, Paschim Bardhaman

04 AUG 2023

AND WHEREAS the PURCHASER who is in search of such property, approached to the VENDOR and the VENDOR is agreed with the PURCHASER for absolute sale to them of the property described in schedule below for an amount of Rs. 8,00,000/- [Rupees Eight Lakh] only through RTGS and the VENDOR do hereby acknowledges the same by putting his signature in this deed .

AND WHEREAS by virtue of this sale deed the VENDOR hereby convey, transfer and assigns all right, title, interest along with all accessory benefits, advantages, drains, paths, easements privileges and other interest which at anytime had or now have in any manner covering both in law & equity free from any encumbrances whether factual or implied or latent whatsoever in favour of PURCHASER for good so that the PURCHASER shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and to the exclusion of others and as such the VENDOR jointly and severally shall keep the PURCHASER harmless and indemnified from any charges, license, attachment, execution encumbrances if any existed formerly or existing at the date of transfer which are not known to the PURCHASER.

AND WHEREAS the VENDOR binds himself singly and severally to execute deeds, things at the request and cost of the PURCHASER to do and execute or cause to be done anything which may effectually necessary for the PURCHASER to enjoy the property more fruitfully and factually according to the true meaning and intent of this Deed of Sale.

AND WHEREAS the VENDOR further agreed to binds himself that he or his successors shall be liable to pay the previous dues or charges or impositions before execution of this Deed if demanded either by any authority or by third party.

The VENDOR binds himself to declare that schedule below property have not been gifted any way, sold out, transferred or indemnified for any liability or entered for agreement to sale with any third party, or being sub-judice of any court or authority or any concern, or been notified for requisition hereinabove and the VENDOR sale out the same to the present PURCHASER having good saleable and marketable title without any encumbrances whatsoever.


P. A. V.



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman
04 AUG 2023

AND WHEREAS the PURCHASER shall be factually, legally entitled to get his name recorded in the settlement operation and will also be able to mutate his name into the Rent Roll of Govt, in the office of Gram Panchayat, Electric Authority, water supply authority and will be able to pay any rent, rates, charges without any connection or concern whatsoever with the VENDOR.

The PURCHASER shall regularly pay the holding taxes and impositions etc. payable as owner of the said property as and when the same become due and payable.

SCHEDULE OF PROPERTY

A Piece and Parcel of Danga Land used as Bastu land measuring an area of **8.63 Decimal or 5 Katha 4 Chatak** comprising in Plot no-RS & LR-472 under Khatian No-LR-2170 within Mouza-Bonsole, JL No-209, P.S-Durgapur, District: Paschim Bardhaman, West Bengal which is Butted and Bounded as follows : On the North: Sub Plot no-3, On the South: Sub Plot no-5, On the East: 20 ft wide Kancha road. On the West: Plot no- RS & LR-471.

Land area described in abovementioned schedule specifically shown in Red Colour in annexed plan map which is also a 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 the hands of VENDOR & PURCHASER are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.






Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

04 AUG 2023

In witnesses whereof the VENDOR & PURCHASER have put his signature on this 4th day of August 2023 at ADSR Office Durgapur.

Witnesses:

1.

Bhaskar,
S/o Bandyopadhyay
Durgam Chokri

② Raju Singh.
Let Kedar Singh.
Steel market A Zone
DGP-04

Golan Simin

Signature of VENDOR

Sejand Hoall
Signature of PURCHASER

Drafted and typed by me

Prananta Bandyopadhyay.

Advocate, Durgapur Court

Regd No -WB-733 of 2011




Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

04 AUG 2023

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল 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 *Samuel Hoque*
Signature.....

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



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

স্বাক্ষর *Golam Sumon*
Signature.....

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



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

স্বাক্ষর
Signature.....

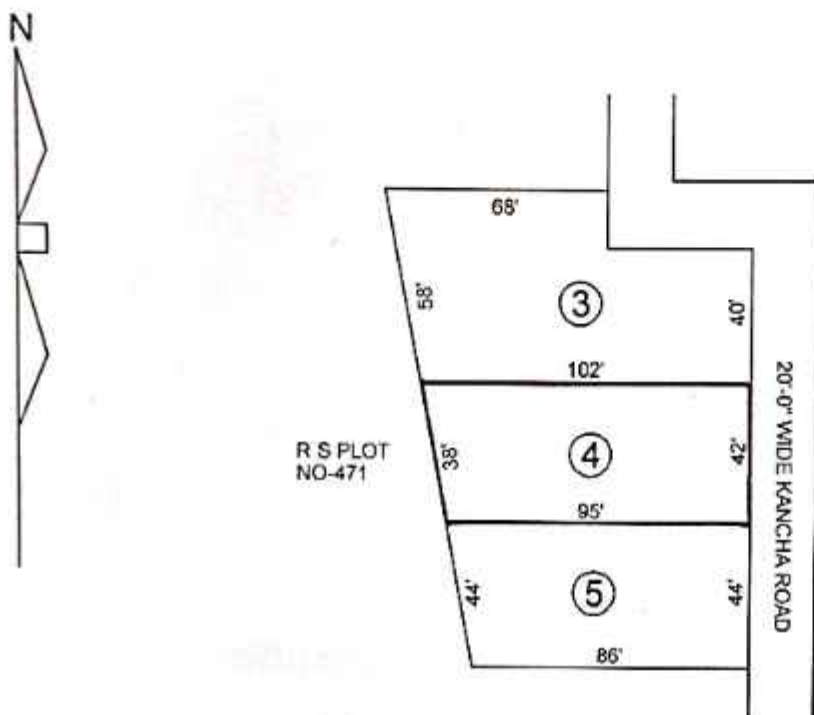


Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

04 AUG 2023

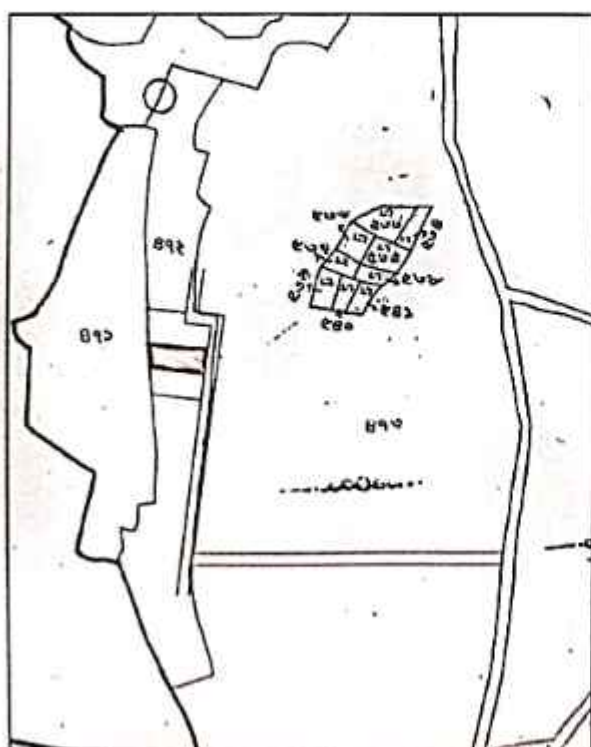
SKETCH PLAN SHOWING MORE OR LESS 8.63 DECIMALS OF LAND BY
RED BOUNDED IN LAY-OUT PLOT NO-(4) BEING PORTION OF R S PLOT
NO-472(P) OF MOUZA- BANSOL J L NO-209 P S-FARIDPUR
DIST-PASCHIM BARDHAMAN

LAND OWNER-SEJAMEL HOQUE S/O-LATE BANI ISRAIL



MOUZA-BANSOL J L NO-209 R S PLOT NO-472 IN RED MARK ABOUT 8.63 DECIMALS

SCALE 16 INCH=1 MILE



K. Gorai
KENARAM GORAI

G. L. Regd. Surveyor
F. No.-352/98
Mobile-9732273956

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Bhikha Lal
2. FATHER/HUSBAND NAME B. Lal
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) Cum Churn
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Barben
POST OFFICE (পোস্ট অফিস) Barben
POLICE STATION (থানা) Barben PIN 713372
DISTRICT (জেলা) Barben STATE (রাজ্য) W.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের মহিত সম্পর্ক) _____
6. AADHAR NO 4697 9974 9013
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.) _____

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Bhikha Lal
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

04 AUG 2023



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



192023240156282751

GRN Details

GRN:	192023240156282751	Payment Mode:	Online Payment
GRN Date:	04/08/2023 12:20:32	Bank/Gateway:	State Bank of India
BRN:	IK0CJWJHU5	BRN Date:	04/08/2023 12:21:53
GRIPS Payment ID:	040820232015628274	Payment Init. Date:	04/08/2023 12:20:32
Payment Status:	Successful	Payment Ref. No:	2001985970/4/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SEJAMEL HOQUE
Address:	M N GHOSH ROAD, RONAI, IDHAH PARA RANIGANJ., West Bengal, 713347
Mobile:	9434470597
Contact No:	8250537504,
Depositor Status:	Buyer/Claimants
Query No:	2001985970
Applicant's Name:	Mr Prasanta Bandyopadhyay
Identification No:	2001985970/4/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	04/08/2023
Period To (dd/mm/yyyy):	04/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001985970/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	19010
2	2001985970/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	8007
Total				27017

IN WORDS: TWENTY SEVEN THOUSAND SEVENTEEN ONLY.

PAID

Deed No.
O.



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

04 AUG 2023

Major Information of the Deed

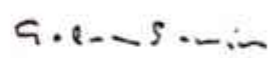
Deed No :	I-2306-07616/2023	Date of Registration	04/08/2023
Query No / Year	2306-2001985970/2023	Office where deed is registered	
Query Date	03/08/2023 1:28:50 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, 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. 8,00,000/-	Rs. 8,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 24,010/- (Article:23)	Rs. 8,007/- (Article:A(1), E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Gram Panchayat: ICHHAPUR, Mouza: Bansole, JI No: 209, Pin Code : 713363

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-472 (RS :472)	LR-2170	Bastu	Danga	5 Katha 4 Chatak	8,00,000/-	8,00,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :2306-I -03861-2023
Grand Total :					8.6625Dec	8,00,000 /-	8,00,000 /-	

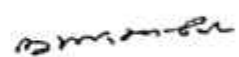
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	GOLAM SAMIM (Presentant) Son of HABIBUR RAHAMAN Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office	 04/08/2023	 RTI 04/08/2023	 04/08/2023
AKBAR ROAD,, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: B1xxxxxx3D, Aadhaar No: 20xxxxxxxx1854, Status :Individual, Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SEJAMEL HOQUE Son of Late BANI ISRAIL Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office	 04/08/2023	 LTI 04/08/2023	 04/08/2023
Son of Late BANI ISRAIL M N GHOSH ROAD, RONAI, IDHAH PARA,, City:- Raniganj, P.O:- RANIGANJ, P.S:- Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx1N, Aadhaar No: 69xxxxxxxx0059, Status :Individual, Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BHAKTA PAL Son of Mr BAIDYANATH PAL GOURBAZAR, City:- Not Specified, P.O:- GOURBAZAR, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713377	 04/08/2023	 04/08/2023	 04/08/2023
Identifier Of GOLAM SAMIM, SEJAMEL HOQUE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GOLAM SAMIM	SEJAMEL HOQUE-8.6625 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Gram Panchayat: ICHHAPUR, Mouza: Bansole, JI No: 209, Pin Code : 713363

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 472, LR Khatian No:- 2170	Owner:গোলাম সামিম, Gurdian:হাবিবুর রহমান, Address:২২৮, এস.এন ব্যানার্জী রোড দুর্গাপুর ৪, Classification:ডাঙ্গা, Area:0.08630000 Acre,	GOLAM SAMIM

On 04-08-2023

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.

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

Presented for registration at 13:30 hrs on 04-08-2023, at the Office of the A.D.S.R. DURGAPUR by GOLAM SAMIM, 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 8,00,000/-

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

Execution is admitted on 04/08/2023 by 1. GOLAM SAMIM, Son of HABIBUR RAHAMAN, AKBAR ROAD,, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Muslim, by Profession Business, 2. SEJAMEL HOQUE, Son of Late BANI ISRAIL, M N GHOSH ROAD, RONAI, IDHAH PARA,, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Muslim, by Profession Business

Indetified by Mr BHAKTA PAL, . . Son of Mr BAIDYANATH PAL, GOURBAZAR, P.O: GOURBAZAR, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,007.00/- (A(1) = Rs 8,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 8,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/08/2023 12:21PM with Govt. Ref. No: 192023240156282751 on 04-08-2023, Amount Rs: 8,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CJWJHU5 on 04-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 19,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 321, Amount: Rs.5,000.00/-, Date of Purchase: 04/08/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/08/2023 12:21PM with Govt. Ref. No: 192023240156282751 on 04-08-2023, Amount Rs: 19,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CJWJHU5 on 04-08-2023, 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 132849 to 132862
being No 230607616 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.08.16 15:01:13 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/08/16 03:01:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)