

10/05/2022 9-10154
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

भारत
सत्यमेव जयते
INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 283123

Certified that the Document is
admitted to registration. The
endorsement sheet attached
with this document is the part
of this document.

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

06 DEC 2022

Query No. 2003433725/2022

DEED OF SALE

Valued at Rs. 34,50,000/-

THIS DEED OF SALE is made on this the 6th day of
December, 2022;

BY

Contd. p/2

Tarun Kanti Karmakar

:: 2 ::

SRI TARUN KANTI KARMAKAR (PAN AFCPK0809A)

S/o Late Basanta Karmakar, by faith Hindu, citizen of India, resident of 112/A, Apcar Garden, P.O. Asansol, P.S. Asansol (South), Sub-Division Asansol Sadar, Dist. Paschim Bardhaman, PIN - 713304, hereinafter called the "VENDOR" (which expression shall include his heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the ONE PART.

IN FAVOUR OF

(1) SRI SUBRATA BHOWMICK (PAN AEDPB0283R)

S/o Harendra Kumar Bhowmick, by faith Hindu, citizen of India, resident of Purnashree Pally, S.B. Goral Road, Asansol, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, PIN - 713301 and **(2) SMT. AANKHI GHATAK** (PAN AHNPG6892L)

W/o Ranjit Ghatak & D/o Bibhuti Bhusan Banerjee, resident of Upper Chelidanga, Debasis Ghatak Sarani, Asansol, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, PIN - 713304, both by faith Hindu, citizens of India, hereinafter jointly and severally called the "PURCHASERS" (which expression shall include their heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the OTHER PART.

Contd...p 3.

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Tarun Kanti Karmakar

WHEREAS the vendor above named purchased the schedule mentioned property by virtue of a registered Deed of Sale vide Deed No.6185 for the year 2021 of A.D.S.R. Office Asansol from Subhas Chandra Maji S/o Late Tara Sankar Maji and others on payment of valuable consideration and the vendor has been owning and possessing the schedule mentioned property as his own share of property in peaceful and uninterrupted possession manner free from all encumbrances and the vendor has absolute right, full power and authority to sell the schedule mentioned property to the purchasers

AND WHEREAS the vendor above named being desirous to purchase more valuable and suitable property and to meet his legal and lawful expenses has expressed his desire to sell the property mentioned in the schedule below at a consideration of Rs.34,50,000/- (Rupees Thirty Four lac Fifty thousand only) free from all encumbrances.

AND WHEREAS the purchasers above named have offered to purchase the same at the said consideration of Rs.34,50,000/- (Rupees Thirty Four lac Fifty thousand only)

Contd. p.4

AND WHEREAS the vendor has accepted the said offer of the purchasers and has agreed to sell the property described and mentioned in the schedule below to the purchasers free from all encumbrances.

AND WHEREAS the purchasers have paid Rs 34,50,000/- (Rupees Thirty Four lac Fifty thousand only) to the vendor towards the said consideration.

AND WHEREAS the vendor has received the said sum of Rs 34,50,000/- (Rupees Thirty Four lac Fifty thousand only) from the purchasers.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in pursuance of the said contract and in consideration of the payment of the said sum of Rs 34,50,000/- (Rupees Thirty Four lac Fifty thousand only) as per memo of consideration mentioned below, the receipt whereof the vendor hereby admits and acknowledges, the vendor doth hereby sell, conveys and transfers and assigns unto the purchasers all the property

AND WHEREAS the vendor has accepted the said offer of the purchasers and has agreed to sell the property described and mentioned in the schedule below to the purchasers free from all encumbrances.

AND WHEREAS the purchasers have paid Rs 34,50,000/- (Rupees Thirty Four lac Fifty thousand only) to the vendor towards the said consideration.

AND WHEREAS the vendor has received the said sum of Rs 34,50,000/- (Rupees Thirty Four lac Fifty thousand only) from the purchasers.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

That in pursuance of the said contract and in consideration of the payment of the said sum of Rs 34,50,000/- (Rupees Thirty Four lac Fifty thousand only) as per memo of consideration mentioned below, the receipt whereof the vendor hereby admits and acknowledges, the vendor doth hereby sell, conveys and transfers and assigns unto the purchasers all the property

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AND WHEREAS the vendor has accepted the said offer of the purchasers and has agreed to sell the property described and mentioned in the schedule below to the purchasers free from all encumbrances.

AND WHEREAS the purchasers have paid Rs 34,50,000/- (Rupees Thirty Four lac Fifty thousand only) to the vendor towards the said consideration.

AND WHEREAS the vendor has received the said sum of Rs 34,50,000/- (Rupees Thirty Four lac Fifty thousand only) from the purchasers.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

That in pursuance of the said contract and in consideration of the payment of the said sum of Rs 34,50,000/- (Rupees Thirty Four lac Fifty thousand only) as per memo of consideration mentioned below, the receipt whereof the vendor hereby admits and acknowledges, the vendor doth hereby sells, conveys and transfers and assigns unto the purchasers all the property

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Tarun Handi Karmar

mentioned in the schedule below free from all encumbrances together with all liberty, right, title, interest and possession including easement and privileges and enjoyment right the vendor has/had and so long enjoyed and also of area, sewers, paths, passages, privileges, liberties, appurtenances thereto TO HAVE AND TO HOLD the property hereby granted and conveyed unto and to the use of the said purchasers, their heirs, successors, executors, administrators and assigns, for ever in the absolute right, title, interest and the said vendor hereby for himself, his heirs, successors, administrators or assigns covenant with the said purchasers and declare that the vendor is fully seized and possessed of and is competent to sell the same for the benefit of his family and has not in any way encumbered or charged or caused to be encumbered or charged the property morefully described in the schedule below conveyed by this deed of sale AND THAT the said purchaser, his heirs, successors, executors, administrators and assigns shall and may at all times to come peaceably and quietly own, use, possess and enjoy the said property mentioned in the schedule below and receive rents and profits thereof without interruption, claim or demand whatsoever from or by the said vendor or any person or persons lawfully or equitably claiming

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under him AND THAT the purchasers are at liberty to use and enjoy the property as absolute owner thereof with all power to mortgage or transfer according to his choice and preference and change the character of the property AND THAT the said vendor shall and will for all times to come at the request and cost of the purchasers, their heirs, successors, executors, administrators and assigns do or execute or caused to be done or executed all such acts, deeds and things and to swear affidavit/affidavits and to appear personally for assuring the title of the purchasers to the said property or any part thereof unto the purchasers may be reasonably required by the purchasers AND THAT the vendor further covenant that if it transpires that the property hereby conveyed by the vendor is not free from all encumbrances as hereinbefore stated by the vendor shall get the property free from all or any such encumbrances and shall make good all losses that might be sustained by the purchasers and to refund the consideration money together with all damages at a time

within 30 days of the date of the said deed.

Be it further stated that the purchasers, their heirs, successors, administrators or assigns shall enjoy the property mentioned in the schedule below from generation to generation

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Tarn Kanti Karmacharya

as absolute owners thereof with all the right, title, liberties, easements and interest therein like this vendor according to his will and necessity together with all sorts of transferring rights by way of sale, gift, lease, mortgage or otherwise and are at liberty to mutate the names of the purchasers in the property hereby conveyed and to pay tax/taxes to the authority/authorities in the name of the purchasers from this day of sale to the landlord the Govt. of West Bengal through The S.D.L. & L.R.O. (Extn.-1), Asansol, Dist. Paschim Bardhaman

SCHEDULE ABOVE REFERRED TO:

Within the District of Paschim Bardhaman, P.S. Asansol (South), Sub-Division Asansol Sadar and Addl. Dist. Sub-Registry Office Asansol, Mouza Kumarpur, J.L. No.19, C.S. Khatian No 65, R.S. Khatian No.113, L.R. Khatian No 1892, C.S. & R.S. & L.R. Plot No 234 (Two hundred Thirty Four), measuring 3 (Three) cottahs or 2160 (Two thousand One hundred Sixty) sq.ft. of 'bastu' land with a tiled shed house having covered area 100 sq ft together with all easement rights etc. attached thereto is sold by this deed. The said property is situated at Nepali Para Road, Apcar Garden (West) under Ward No.55(new), 2 (old) of Asansol Municipal Corporation.

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The property hereby sold is situated within the butted and bounded as under:-

On the North : House of S. Roy,
On the South : 18'-0" wide Nepali Para Road,
On the East : House of Sanat Bhattacharya,
On the West : House of Maokow Fang.

The proportionate annual rent is payable to the Govt. of West Bengal through The S.D.L. & L.R.O. (Extn -1), Asansol, Dist. Paschim Bardhaman.

A sheet containing photos and finger prints of both hands duly attested by the parties concern is annexed hereto which do form a part of this deed.

MEMO OF CONSIDERATION

<u>Trans.</u>	<u>Date:</u>	<u>Bank</u>	<u>Amount</u>
RTGS	16 11 2022	SBI, Gorai Road Br	Rs 10,00,000/-
RTGS	16 11 2022	SBI, Gorai Road Br	Rs 10,00,000/-
Chq-000031	17 11 2022	BOB, Burnpur Road Br	Rs. 3,00,000/-
Chq-000051	17 11 2022	BOB, Burnpur Road Br	Rs. 2,00,000/-
Chq-000016	17 11 2022	BOB, Asansol Br	Rs. 5,00,000/-
Chq-732148	19 11 2022	Axis Bank, Gorai Road Br	Rs. 4,50,000/-
Total			Rs 34,50,000/-

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IN WITNESSES WHEREOF the vendor and the purchasers
hereby set forth their hands and seals on this Deed of Sale on the
day, month and year first above written

WITNESSES -

1 Chiranjil Sengupta
Kashinath Sengupta
Kalyanpur Housing, Asansol
PO - Ram Krishna
Mission PS - Asansol

Dist - Paschim Burdwan - Tarnu Lambi Karnade
2 Pin no - 713305

Signature of the Vendor.

S. Pandit
Asansol

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

Uday Shankar Shaw

(Uday Shankar Shaw)
Advocate / Asansol Court
Enrolment No. WBR/1870/2009



Subrata Bhattacharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Subrata Bhattacharya



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	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Ananta Choudhary



Tarun

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Tarun Karthi Karthika



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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



192022230204446511

GRN Details

GRN:	192022230204446511	Payment Mode:	Online Payment
GRN Date:	06/12/2022 13:52:08	Bank/Gateway:	State Bank of India
BRN:	IK0BZRFRV7	BRN Date:	06/12/2022 13:52:55
GRIPS Payment ID:	061220222020444650	Payment Init. Date:	06/12/2022 13:52:08
Payment Status:	Successful	Payment Ref. No:	2003433725/3/2022

[Query No./Query Year]

Depositor Details

Depositor's Name:	U S Shaw
Address:	Asansol Court
Mobile:	9832255135
Depositor Status:	Advocate
Query No:	2003433725
Applicant's Name:	Mr U S Shaw
Identification No:	2003433725/3/2022
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	06/12/2022
Period To (dd/mm/yyyy):	06/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003433725/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	133010
2	2003433725/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	34507
Total				167517

IN WORDS: ONE LAKH SIXTY SEVEN THOUSAND FIVE HUNDRED SEVENTEEN ONLY.

PAID

Major Information of the Deed

Deed No :	I-2305-10154/2022	Date of Registration	06/12/2022
Query No / Year	2305-2003433725/2022	Office where deed is registered	
Query Date	05/12/2022 4:51:01 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	U S Shaw Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No : 9832255135, 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. 34,50,000/-	Rs. 34,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,38,010/- (Article:23)	Rs. 34,507/- (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:- Asansol, Municipality: ASANSOL MC, Road: Apcar Garden West, Road Zone : (Off Road -- Off Road) , Mouza: Kumarpur, JI No: 19, Pin Code 713304

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-234 (RS -234)	LR-1892	Vastu	Vastu	3 Katha	34,20,000/-	34,20,000/-	Width of Approach Road 18 Ft., Adjacent to Metal Road.
Grand Total :					4.95Dec	34,20,000 /-	34,20,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	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					
Total :		100 sq ft	30,000 /-	30,000 /-	

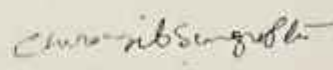
er Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	Shri Tarun Kanti Karmakar (Presentant) Son of Late Basanta Karmakar Executed by: Self, Date of Execution: 06/12/2022 , Admitted by: Self, Date of Admission: 06/12/2022 ,Place : Office	 06/12/2022	 LTI 06/12/2022
06/12/2022			
Apcar Garden, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AFxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/12/2022 , Admitted by: Self, Date of Admission: 06/12/2022 ,Place : Office			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Subrata Bhowmick Son of Harendra Kumar Bhowmick Purnashree Pally, S.B. Gorai Road, City - Asansol, P.O - Asansol, P.S - Asansol, District -Paschim Bardhaman, West Bengal, India, PIN- 713301 Sex Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AExxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed
2	Smt Aankhi Ghatak Wife of Ranjit Ghatak Upper Chelidanga, Debasis Ghatak Sarami, City - Asansol, P.O - Asansol, P.S - Asansol, District -Paschim Bardhaman, West Bengal, India, PIN- 713304 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AHxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Chiranjib Sengupta Son of Kashinath Sengupta Kalyanpur Housing, City:- Asansol, P.O:- Ramkrishna Mission, P.S -Asansol, District -Paschim Bardhaman, West Bengal, India, PIN- 713305	 06/12/2022	 06/12/2022	 06/12/2022

Identifier Of Shri Tarun Kanti Karmakar

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Shri Tarun Kanti Karmakar	Shri Subrata Bhowmick 2 475 Dec, Smt Aankhi Ghatak 2 475 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Tarun Kanti Karmakar	Shri Subrata Bhowmick-50 00000000 Sq Ft, Smt Aankhi Ghatak-50 00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S.- Asansol, Municipality: ASANSOL MC, Road: Apcar Garden West, Road Zone :
(Off Road -- Off Road) , Mouza: Kumarpur, JI No: 19, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 234, LR Khatian No - 1892	Owner: উর্মিলা মাজি, Gurdian: ভাৰাণ:কর মাজি, Address কুমারপুর আমানমোল , Classification: বাইদ, Area: 0 10000000 Acre.	Seller is not the recorded Owner as per Applicant

06-12-2022

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 15:04 hrs on 06-12-2022, at the Office of the A.D.S.R. ASANSOL by Shri Tarun Kanti Karmakar, 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 34,50,000/-

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

Execution is admitted on 06/12/2022 by Shri Tarun Kanti Karmakar, Son of Late Basanta Karmakar, Apcar Garden, P.O. Asansol, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others

Indetified by Shri Chiranjib Sengupta, Son of Kashinath Sengupta, Kalyanpur Housing, P.O. Ramkrishna Mission, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,507.00/- (A(1) = Rs 34,500.00/-, E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 34,507/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2022 1:52PM with Govt. Ref. No: 192022230204446511 on 06-12-2022, Amount Rs: 34,507/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0BZRFRV7 on 06-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 1,38,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,33,010/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 763, Amount: Rs.5,000.00/- Date of Purchase: 05/12/2022, Vendor name: J P Shaw

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 06/12/2022 1:52PM with Govt. Ref. No: 192022230204446511 on 06-12-2022, Amount Rs: 1,33,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BZRFRV7 on 06-12-2022, 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

ificate of Registration under section 60 and Rule 69,
gistered in Book - I
olume number 2305-2022, Page from 216897 to 216913
being No 230510154 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.12.08 13:18:25 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/12/08 01:18:25 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)