

3466/23

I - 3513/2023



पश्चिम बंगाल WEST BENGAL

H 287775

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

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

27 APR 2023

Query No.2001056549/2023

DEED OF SALE

Valued at Rs.13,77,000/-

Market Value of Rs.13,77,001/-

P.S. Asansol (South), Mouza: Kumarpur,
J.L. No.19, R.S. & L.R. Plot No.234, Area:
1 cottah 8 chhittacks of land with house.

THIS DEED OF SALE is made on this the 27th day of April, 2023;

:: BY ::

Contd....p/2.

Ava Karmakar.

SMT. AVA KARMAKAR (PAN: AEUPK7066G) W/o Sri Gurudas Karmakar, by faith Hindu, citizen of India, resident of West Apcar Garden, Asansol, 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 ::

SMT. MADHUMITA GHOSH alias **MADHUMITA GHOSH ROY** (PAN: AISPG8877B) W/o Sri Rudra Sankar Roy, by faith Hindu, citizen of India, resident of Mollahazi Bagan, Chandannagar, P.O. & P.S. Chandannagar, Dist. Hooghly, PIN - 712136, hereinafter called the "PURCHASER" (which expression shall include her heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the OTHER PART;

WHEREAS the vendor above named acquired the schedule mentioned property by virtue of a registered Deed of Gift vide Deed No.10586 for the year 2022 of A.D.S.R. Office: Asansol from her

Contd....p/3.

husband Gurudas Karmakar S/o Late Basanta Karmakar of West Apcar Garden, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman and the vendor got recorded her name in finally published L.R. record of rights in L.R. Khatian No.2030 within Mouza: Kumarpur, J.L. No.19, P.S. Asansol (South), Dist. Paschim Bardhaman and the vendor has been owning and possessing the schedule mentioned property in peaceful and uninterrupted manner free from all encumbrances and the vendor has absolute right, full power and authority to sell the schedule mentioned property to the purchaser.

AND WHEREAS the vendor above named being desirous to purchase more valuable and suitable property and to meet her legal and lawful expenses has expressed her desire to sell the property mentioned in the schedule below at a consideration of Rs.13,77,000/- (Rupees Thirteen lac Seventy Seven thousand only) free from all encumbrances.

AND WHEREAS the purchaser above named has offered to purchase the same at the said consideration of Rs.13,77,000/- (Rupees Thirteen lac Seventy Seven thousand only).

Ava Karmakar,

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

AND WHEREAS the purchaser has paid Rs.13,77,000/- (Rupees Thirteen lac Seventy Seven thousand only) to the vendor towards the said consideration.

AND WHEREAS the vendor has received the said sum of Rs.13,77,000/- (Rupees Thirteen lac Seventy Seven thousand only) from the purchaser.

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.13,77,000/- (Rupees Thirteen lac Seventy Seven 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 purchaser all the property mentioned

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Ava Karmakar

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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 purchaser, her heirs, successors, executors, administrators and assigns for ever in the absolute right, title, interest and the said vendor hereby for herself, her heirs, successors, administrators or assigns covenant with the said purchaser and declare that the vendor is fully seized and possessed of and is competent to sell the same for the benefit of her 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, her 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 under her AND THAT the

Contd....p/6.

Ava Karmakar

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purchaser is at liberty to use and enjoy the property as absolute owner thereof with all power to mortgage or transfer according to her 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 purchaser, her 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 purchaser to the said property or any part thereof unto the purchaser may be reasonably required by the purchaser 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 purchaser and to refund the consideration money together with all damages at a time.

Be it further stated that the purchaser, her heirs, successors, administrators or assigns shall enjoy the property mentioned in the schedule below from generation to generation as absolute owner thereof with all the right, title, liberties, easements and

Contd...p/7.

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interest therein like this vendor according to her will and necessity together with all sorts of transferring rights by way of sale, gift, lease, mortgage or otherwise and is at liberty to mutate the name of the purchaser in the property hereby conveyed and to pay tax/ taxes to the authority/authorities in the name of the purchaser 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.2030, C.S. & R.S. & L.R. Plot No.234 (Two hundred Thirty Four), Total measuring 3 (Three) cottahs or 2160 (Two thousand One hundred Sixty) sq.ft. out of which 1/2 (half) share therein i.e. measuring 1 (One) cottah 8 (Eight) chhittacks or 1080 (One thousand Eighty) 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.

Contd....p/8.

Ava Karmakar.

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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>Cheque No.</u>	<u>Date:</u>	<u>Bank</u>	<u>Amount</u>
000030	20.03.2023	Bandhan Bank, Bumpur	Rs. 6,00,000/-
000031	22.03.2023	Bandhan Bank, Bumpur	Rs. 6,00,000/-
000032	23.03.2023	Bandhan Bank, Bumpur	Rs. 1,77,000/-
Total =			<u>Rs. 13,77,000/-</u>

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IN WITNESSES WHEREOF the vendor hereby setforth her
hand and seal on this Deed of Sale on the day, month and year
first above written.

WITNESSES:-

1. Chiran s/o Sengupta

s/o Kashinath - Sengupta
Kalyanpur Housing
Asansol - P.O. R.K. Mission
P.S. Asansol
Dist. Paschim Bardhaman
2. PIN - 713305

Ava Karmakar

Signature of the Vendor.

Faiyaz Mahmood
S/o. Lt. Md. Yasin
Kumarpur
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. WB/1870/2009

Madhumita
Alias Madhu
Ghosh Roy.



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

Madhumita Ghosh Alias Madhumita Ghosh Roy

Ava Karmakar



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

Ava Karmakar

PHOTO



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

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



192023240030908211

GRN Details

GRN:	192023240030908211	Payment Mode:	Online Payment
GRN Date:	27/04/2023 11:18:32	Bank/Gateway:	State Bank of India
BRN :	IK0CFJEB17	BRN Date:	27/04/2023 11:20:01
GRIPS Payment ID:	270420232003090820	Payment Init. Date:	27/04/2023 11:18:32
Payment Status:	Successful	Payment Ref. No:	2001056549/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	U S Shaw
Address:	Asansol Court
Mobile:	9832255135
Depositor Status:	Advocate
Query No:	2001056549
Applicant's Name:	Mr U S Shaw
Identification No:	2001056549/1/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	27/04/2023
Period To (dd/mm/yyyy):	27/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001056549/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	50090
2	2001056549/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	13777
Total				63867

IN WORDS: SIXTY THREE THOUSAND EIGHT HUNDRED SIXTY SEVEN ONLY.

Major Information of the Deed

Deed No :	I-2305-03513/2023	Date of Registration	27/04/2023
Query No / Year	2305-2001056549/2023	Office where deed is registered	
Query Date	26/04/2023 8:38:11 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. 13,77,000/-	Rs. 13,77,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 55,090/- (Article:23)	Rs. 13,777/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

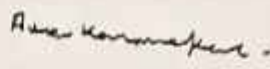
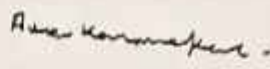
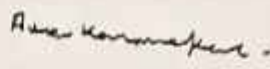
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Apcar Garden West, Road Zone : (Off Road -- Off Road) , Mouza: Kumarpur, JI No: 19, Pin Code : 713304

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-234 (RS -234)	LR-2030	Vastu	Vastu	1 Katha 8 Chatak	13,50,000/-	13,50,001/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :					2.475Dec	13,50,000 /-	13,50,001 /-	

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.	27,000/-	27,000/-	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	27,000 /-	27,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Ava Karmakar (Presentant) Wife of Shri Gurudas Karmakra Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>27/04/2023</td> <td></td> <td>LTI 27/04/2023</td> <td>27/04/2023</td> </tr> </tbody> </table> West Apcar Garden, 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.: AExxxxxx6G, Aadhaar No: 34xxxxxxxx6414, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Ava Karmakar (Presentant) Wife of Shri Gurudas Karmakra Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office				27/04/2023		LTI 27/04/2023	27/04/2023
Name	Photo	Finger Print	Signature										
Smt Ava Karmakar (Presentant) Wife of Shri Gurudas Karmakra Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office													
27/04/2023		LTI 27/04/2023	27/04/2023										

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Smt Madhumita Ghosh, (Alias: Madhumita Ghosh Roy) Wife of Shri Rudra Sankar Roy Mollahazi Bagan, Chandannagar, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: Alxxxxxx7B, Aadhaar No: 34xxxxxxxx6414, 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:- R K Mission, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713305			
	27/04/2023	27/04/2023	27/04/2023

Identifier Of Smt Ava Karmakar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Ava Karmakar	Smt Madhumita Ghosh-2.475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Ava Karmakar	Smt Madhumita Ghosh-100.00000000 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:- 2030	Owner: আভা কর্মকার , Gurdian: গুরুদাস কর্মকার, Address: নিজ , Classification: বাইন, Area: 0.05000000 Acre,	Smt Ava Karmakar



সদর দপ্তর, পশ্চিম বর্ধমান জেলা সার্ভে অফিস
পশ্চিম বর্ধমান জেলা সার্ভে অফিস
পশ্চিম বর্ধমান জেলা সার্ভে অফিস
পশ্চিম বর্ধমান জেলা সার্ভে অফিস

On 27-04-2023

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 13:03 hrs on 27-04-2023, at the Office of the A.D.S.R. ASANSOL by Smt Ava 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 13,77,001/-

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

Execution is admitted on 27/04/2023 by Smt Ava Karmakar, Wife of Shri Gurudas Karmakra, West 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: R K 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 13,777.00/- (A(1) = Rs 13,770.00/- .E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 13,777/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/04/2023 11:20AM with Govt. Ref. No: 192023240030908211 on 27-04-2023, Amount Rs: 13,777/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFJEBI7 on 27-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 55,090/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 50,090/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3252, Amount: Rs.5,000.00/-, Date of Purchase: 23/03/2023, 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 27/04/2023 11:20AM with Govt. Ref. No: 192023240030908211 on 27-04-2023, Amount Rs: 50,090/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFJEBI7 on 27-04-2023, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2023, Page from 69250 to 69266

being No 230503513 for the year 2023.



Digitally signed by MANOJ KUMAR
MANDAL

Date: 2023.04.28 15:02:00 +05:30

Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/04/28 03:02:00 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ASANSOL

West Bengal.

(This document is digitally signed.)