

2449

P-2419/23



पश्चिम बंगाल WEST BENGAL

Confirmed that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
ements Attached with this
Document and the Part of this
Document.

A.D.S.R. Durgam
Bardwan

DEED OF SALE

Under Jemua Gram Panchayat
Mouza- Shankarpur

17 MAR 2023

Land area	: 4.65 Katha
Sale Value	: Rs. 21,31,575/-
Market Value	: Rs. 21,31,575/-

Contd. Page-02

Adv

THIS DEED OF SALE MADE BY:

Mr. SANJIB KUMAR DE [Pan No-AEHPD4962P] Son of Gour Hari De, by occupation: Service, by nationality: Indian, by faith: Hindu, residing at M 11 CMERI Colony, Durgapur R E College, P.O-Durgapur-09, P.S-Durgapur, District-Paschim Bardhaman, Pin-713209, 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. INDRAJIT SAMANTA [Pan No-FQOPS9741F], Son of Mr. Paresh Kumar Samanta, by occupation: Service, by nationality: Indian, by faith: Hindu, residing at Aambagan, Sagarbhangra, P.O-Gopinathpur, Durgapur - 11, P.S-Coke oven, District-Paschim Bardhaman, Pin-713211, 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 vendor which he acquired by way of regd. deed of sale being no-5439 of 2006 and name of present VENDOR was duly recorded in LR records under khatian no-LR-977 and obtained conversion certificate vide case no-74(P)/10 dated 27.01.2011 and from the date purchase the present VENDOR is owning, possessing and seizing every right title and interest over the said land.

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.

A handwritten signature in black ink, appearing to be 'A. Ch', with a long horizontal line drawn underneath it.

AND WHEREAS the PURCHASER who is in search of such land, approached to the VENDOR and the VENDOR is agreed with the PURCHASER for absolute sale to **him** of the property described in schedule below for an amount of **Rs. 21,31,575/- [Rupees Twenty One Lakh & Thirty One Thousand & Five Hundred Seventy Five]** only through NEFT and the VENDOR do hereby acknowledges the same by putting **him** 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 is 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.

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 Jemua 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 LAND

A piece and Parcel of **Bastu Land measuring Area 4.65 Katha** comprising in **Plot No-LR-87, Plot no- RS -1/522, Sub plot no-20A** under Khatian No-LR-977 under Mouza- Shankarpur, J.L No-LR-95, LR-109 under P.S-Newtownship, District Paschim Bardhaman, West Bengal **which is Butted and Bounded as follows :**

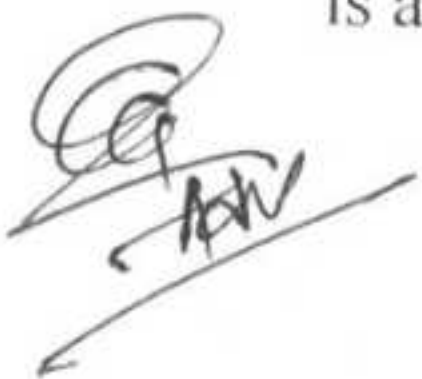
On the North: Sub Plot no-19 & 20.

On the South: 20 ft wide Metal Road,

On the East: Sub Plot no-22 & 23.

On the West: Sub Plot no-18.

Land area is specifically shown in Red Colour in annexed sketch map which is also part and parcel of this deed.

A handwritten signature and the initials 'AW' are present in the bottom left corner of the page.

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.

In witnesses whereof the VENDOR & PURCHASER put their signature on this **17th day of March 2023** at ADSR Office Durgapur.

Witnesses:

1. Bhrikta Pal
S/o. Bandyopadhyay
Durgapur Post-16
Ruma De.
2. Sanjib Kr. De.
M-11 C.M.E.R.I. Colony.
D.g.p - 713209.

Sanjib Kr. De.

Signature of VENDOR

Indrajit Samanta
Signature of PURCHASER

Drafted and typed by me
Indrajit Samanta Bandyopadhyay
Advocate, Durgapur Court
Regd No WB-733 of 2011

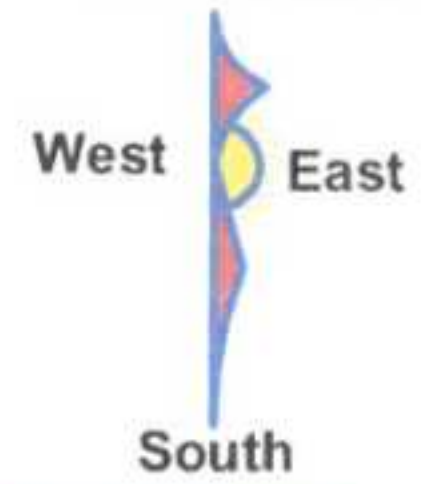
SKETCH MAP SHOWING THE LAND OVER R.S PLOT NO: $\frac{1}{522}$ (P).
L.R PLOT NO: 87 IN MOUZA :SANKARPUR,J.L NO:95 ,
P.S:NEWTOWNSHIP, DIST: PASCHIM BARDHAMAN.

AREA OF LAND: 8 DECIMAL
MORE OR LESS #

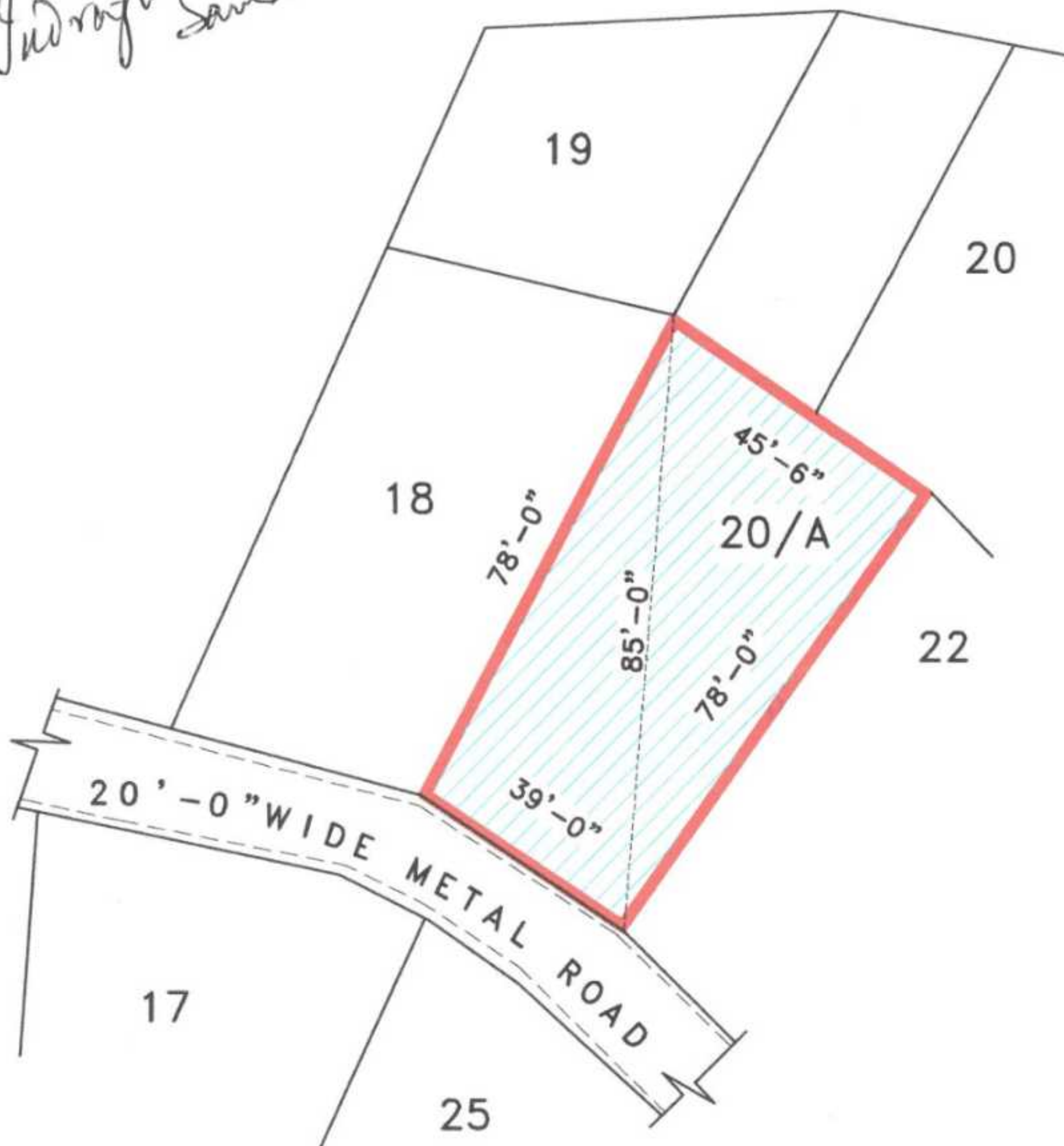
NAME OF LAND PURCHASER : INDRAJIT SAMANTA.

Indrajit Samanta

North



PLOT MARKED
BY RED COLOUR



**DEED
PLAN**

Sanjib K. De.

Pratima Parua

DRAWN BY: PRATIMA PARUA. Lic. No :DMC/BPD/53.Dated :17.03.2023.
Regd.Office Address:S1/5 (first floor),Commercial Estate (near big bazar)City Centre,
Durgapur-16,Burdwan.W.B.Phone no:9474372318, 9382150541,
Drawing prepared as per direction of party.

GOVERNMENT OF WEST BENGAL
OFFICE OF THE BLOCK LAND & LAND REFORMS OFFICER,
FARIDPUR-DURGAPUR

Memo No. : Conversion / 3 / /B.L.&L.R.O./F-D/'11

Date :- 27/01/2011

To
Sri Sanjib Kr. De
S/o. Gour Hari De,
S. A/A-2, C.M.E.R.I Colony,
Durgapur-09. Dist-Burdwan.



Sub : Your application dt. 20-10-10 Praying for change of character of land from one class to another.
Conversion case no. 74(P)/10

In terms of provision laid down in Sec. 4C of the W.B.L.R. Act 1955 as amended upto date read with provision of Rule 5A of W.B.L.R. Rules, 1965 permission is hereby accorded to you conversion of land from one class to another as noted in the Schedule-I below with effect from 25/01/2011 subject to the terms and conditions as noted in Schedule-II.

Schedule-I
(Schedule of land for which conversion is allowed)

Mouza with J.L. No. & P.S.	Khatian No. (L.R.)	Plot No. (L.R.)	Area (In Acre)	Present Classification as per R.O.R.	Classification after allowing Conversion
Sankarpur, 109, N.T.P.S.	977	87	0.08	Baid	Bastu

Schedule-II
(Terms & Conditions for Conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter-IIB of the W.B.L.R. Act 1955.
- This permission of conversion is also without prejudice to any of the provision Urban Land (Ceiling & Regulation) Act. 1976 (Sec. 33 of 1976) & of town & country (Planning & Development), Act. 1979, if these are applicable to the lands involved.
- This permission for conversion will stand revoked if there is any violation of any of the provisions of prevailing laws enforcing prevention of environmental pollution effecting public health in general of the locality at any point of time.
- This permission for conversion will also be stand revoked if the land is used other than the purpose for which permission is given.
- The rent shall be realized at double the rate of rent payable immediately prior to such conversion. The rent so determined will be subject to future adjustment against revenue as may be determined under the pro-visions of any subsequent Acts & Rules.

Collector U/S 4C of the W.B.L.R. Act 1955 &
Block Land & Land Reforms Officer,
Faridpur-Durgapur

Memo No. /B.L.&L.R.O./F-D/

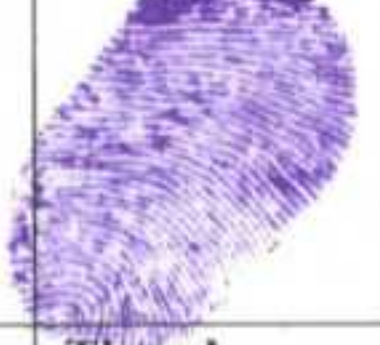
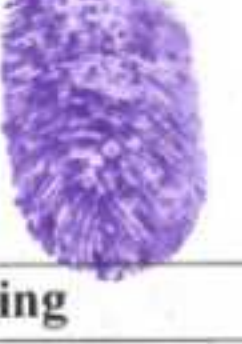
Dated Durgapur the 20

Copy forwarded to :

- 1) The A.D.M. & D.L. & L.R.O., Burdwan, for his kind information.
- 2) The S.D.L. & L.R.O., Durgapur, for his kind information.
- 3) The R.I./B.S., for information & taking N/A as per Sec. 4C(4) Of the W.B.L.R. Act, 1955.

Block Land & Land Reforms Officer,
Faridpur-Durgapur

FINGER PRINT & PHOTOCOPY

Left hand						 Sanjib K. De.
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Sanjib K. De.

Left hand						 Indrajit Samanta
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Indrajit Samanta

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me



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



192022230336627281

GRN Details

GRN:	192022230336627281	Payment Mode:	Online Payment
GRN Date:	17/03/2023 11:39:53	Bank/Gateway:	State Bank of India
BRN :	CKW4311059	BRN Date:	17/03/2023 11:41:40
GRIPS Payment ID:	170320232033662727	Payment Init. Date:	17/03/2023 11:39:53
Payment Status:	Successful	Payment Ref. No:	2000447980/5/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	INDRAJIT SAMANTA
Address:	DGP-11
Mobile:	8695775415
Contact No:	8250537504
Depositor Status:	Buyer/Claimants
Query No:	2000447980
Applicant's Name:	Mr Prasanta Bandyopadhyay
Identification No:	2000447980/5/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	17/03/2023
Period To (dd/mm/yyyy):	17/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000447980/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	58957
2	2000447980/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	21323
Total				80280

IN WORDS: EIGHTY THOUSAND TWO HUNDRED EIGHTY ONLY.

Major Information of the Deed

Deed No :	I-2306-02419/2023	Date of Registration	17/03/2023
Query No / Year	2306-2000447980/2023	Office where deed is registered	
Query Date	19/02/2023 8:23:54 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. 21,31,575/-		Rs. 21,31,575/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 63,957/- (Article:23)		Rs. 21,323/- (Article:A(1), E)	
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

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-87 (RS :-)	LR-977	Vastu	Vastu	4.65 Katha	21,01,575/-	21,01,575/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					7.6725Dec	21,01,575 /-	21,01,575 /-	

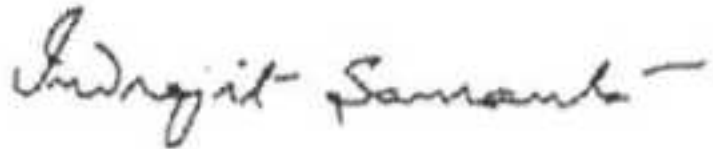
Structure Details :

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 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANJIB KUMAR DE (Presentant) Son of Mr GOUR HARI DE Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	17/03/2023	LTI 17/03/2023	17/03/2023	
M11, CMERI Colony, R E College, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: aexxxxxx2p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr INDRAJIT SAMANTA Son of Mr PARESH KUMAR SAMANTA Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	17/03/2023	LTI 17/03/2023	17/03/2023	
Son of Mr PARESH KUMAR SAMANTA Aam Bagan Sagarbhang,, City:- Durgapur, P.O:- Sagarbhang,, P.S:- Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: FQxxxxxx1F, Aadhaar No: 66xxxxxxxx8387, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Gourbazar, City:- Durgapur, P.O:- Gourbazar, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713377			
	17/03/2023	17/03/2023	17/03/2023
Identifier Of Mr SANJIB KUMAR DE, Mr INDRAJIT SAMANTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJIB KUMAR DE	Mr INDRAJIT SAMANTA-7.6725 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJIB KUMAR DE	-100.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 87, LR Khatian No:- 977	Owner:শ্রী সঞ্জীব কুমার দে, Gurdian:গৌরহরি দে, Address:নিজ , Classification:বাইদ, Area:0.08000000 Acre,	Mr SANJIB KUMAR DE

On 17-03-2023

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 13:00 hrs on 17-03-2023, at the Office of the A.D.S.R. DURGAPUR by Mr SANJIB KUMAR DE ,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 21,31,575/-

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

Execution is admitted on 17/03/2023 by 1. Mr SANJIB KUMAR DE, Son of Mr GOUR HARI DE, M11, CMERI Colony, R E College, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Service, 2. Mr INDRAJIT SAMANTA, Son of Mr PARESH KUMAR SAMANTA, Aam Bagan Sagarbhang, P.O: Sagarbhang, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by Profession Others

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , City/Town: DURGAPUR, 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 21,323.00/- (A(1) = Rs 21,316.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21,323/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2023 11:41AM with Govt. Ref. No: 192022230336627281 on 17-03-2023, Amount Rs: 21,323/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW4311059 on 17-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 63,957/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 58,957/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1997, Amount: Rs.5,000.00/-, Date of Purchase: 15/03/2023, Vendor name: SOMNATH CHATTERJEE

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 17/03/2023 11:41AM with Govt. Ref. No: 192022230336627281 on 17-03-2023, Amount Rs: 58,957/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW4311059 on 17-03-2023, 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 41606 to 41620

being No 230602419 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.03.20 17:30:28 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/03/20 05:30:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
