

1- 2054/ 2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 209270

05/06/2023

GRN- 192023240082456318

Query No- 2001301058/2023

Mouza ::-Searsole,

P.S :- Raniganj

Set forth Value ::-Rs. 16,75,081/-

Market value ::- Rs. 16,75,120/=

Sub new hawaiiella
alias hawaiiella
Sub new hawaiiella

Certified that the Document
admitted to registration. The
endorsement Sheet attached
with this document are the Pa
of this document.

DISTRICT SUB-REGISTRAR
Paschim Bardhaman

05 JUN 2023

DEED OF SALE.

THIS DEED OF SALE is made on this the 05th day of June ' 2023.

Cont...P/2.



ক্রমিক নং 5731 তারিখ 19/5/23
মূল্য- 1000/-
নাম- Sushil Kumar Goneriwala alias
ঠিকানা- Sushil Kumar Goneriwala
Raniganj
অত্তার প্রী- [Signature]

পাটগলি, আমানগোদা

Date of Purc
from Assesofit
18 MAY 2023
L No. 1 of 2000



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

08 JUN 2023

Gulab Kumar Ganeriwalla
Sulab Kumar Ganeriwalla
Gulab Kumar Ganeriwalla

-: 2 :-

BY :-

SRI SUSHIL KUMAR GANERIWALLA ALIAS SUSHIL KUMAR GANERIWALA (PAN-ACZPG7773P) son of Late Dinanath Ganeriwala, by occupation- Business, by faith- Hindu, Nationality- Indian, resident of 3, Chotelal Marwari Lane, Raniganj P.O.- & P.S- Raniganj, PIN- 713347 Dist.- Paschim Bardhaman (W.B) here-in-after called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context includes his heirs, successors, executors, administrators, legal representative and permitted assigns) of the **ONE PART**.

IN FAVOUR OF :-

1) **SRI PARESH CHANDRA CHATTERJEE (PAN-ACDPC3952E)** son of Late Shyama Pada Chatterjee AND 2) **SRI KALYAN CHATTERJEE (PAN-AEHPC7260H)** son of Sri Paresh Chandra Chatterjee, both are faith :- Hindu, by occupation- Business, by Nationality:- Indian, resident of N.S.B Road (West), Sishubagan More, Raniganj, P.O.- & P.S- Raniganj, PIN- 713347, Dist.- Paschim Bardhaman (W.B) here-in-after jointly and severally called the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context includes their heirs, successors, executors, administrators, legal representative and permitted assigns) of the **SECOND PART**.

Cont.....P/3.



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

05 JUN 2023

Handwritten notes at the top of the page: "Kumar", "Kumar", "Sushil", "Sushil", "Sushil".

-: 3 :-

WHEREAS the schedule below property originally belong to and possess by Sri Sushil Kumar Ganeriwalla alias Sushil Kumar Ganeriwalla, Who purchased mesuaring an area of 7(Seven) Katha 4 (four) Chhatak of Land in L.R. Plot No-2462 of Mouza- Searsole, J.L. No-17 under Raniganj Police Station from Smt. Sushila Devi Pansari wife of Sri Hanuman Prasad Pansari by virtue of a Regd. Deed of Sale vide No- 2092 for the year 2005 and mesuaring an area of 12 (twelve) Chhatak of Land in L.R. Plot No-2465 of Mouza- Searsole, J.L. No-17 under Raniganj Police Station from Smt. Anjali Kalia and others by virtue of a Regd. Deed of Sale vide No- 1541 for the year 2004 and subsequently his name has duly been correctly recorded in the L.R. Record of Rights in respect of the schedule below property and the schedule below property is free from all encumbrances and has absolute right, title and authority to sell the schedule below property. And accordingly the vendor is now lawfully seized and possessed of the schedule below property and are otherwise well and sufficiently entitled to the lands, properties hereditaments and appurtenances with all easement rights attached thereto .

AND WHEREAS the Vendor above named is in urgent need of money to meet lawful necessity has decided and announced to sell his 50% undivided share of schedule below property of **Rs. 16,75,081/= (Rupees sixteen lacs seventy five thousand and eighty one)** only verifying the said price to be the best, fair, reasonable and highest in the present market rate . And the Purchasers accepted the said offer announced by the Vendor and has agreed to pay the said sum of **Rs. 16,75,081/= (Rupees sixteen lacs seventy five thousand and eighty one)** only unto the vendor for purchasing the schedule mentioned property.

NOW THIS DEED WITNESSETH that in consideration of the payment of the sum of **Rs. 16,75,081/= (Rupees sixteen lacs seventy five thousand and eighty one)** made by the purchaser to the vendor, the whole of the aforesaid consideration money as the sale price of the property (the receipt whereof the said vendor hereby admit and acknowledge) and the vendor in his personal capacity do hereby convey, grant, transfer and absolutely assign the schedule mentioned property to the purchaser free from all encumbrances, charges, claims and demands whatsoever
ALL THAT land mentioned in schedule below .

Cont.....P/4



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

05 JUN 2023

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alias	lanciare
Gruppo	



Cont.....P/5.



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

05 JUN 2023

Sub Khus beneiswale
alias
Sub Khus beneiswale

-: 5 :-

SCHEDULE

In the District -Paschim Bardhaman, P.S- Raniganj, D.S.R Office- Paschim Bardhaman, Chowki & Sub-Division-Asansol, within Mouza- Searsole, J.L. No- 17:-

(i) in R.S Plot No-1795, R.S Khatian No-1233 and L.R. Plot No-2462, L.R. Khatian No- 5090, measuring an area of 3 (three) Katha 10 (ten) Chhataks of Vacant Land hereby sold, Class of Land- Baid (presently fit for Bastu) AND

(ii) in R.S Plot No-1798, R.S Khatian No-2026 and L.R. Plot No-2465, L.R. Khatian No- 5090, measuring an area of 06 (six) Chhataks of Vacant Land hereby sold, Class of Land- Danga (presently fit for Bastu)

In total 6.6 (six point six) Decimals of vacant land hereby sold.

The Proportionate ground rent is payable to the Govt. of West- Bengal, through B.L. & L.R.O.Raniganj

The Property butted and bounded by :-

On the North-Land of Dinanath Lohia;

On the South-Land of Sushil Ganeriwala;

On the East-15 ft. Kacha Wide Road;

On the West- House of Susanto Mondal.

The finger prints of the ten fingers in both hands of both the Vendor and the Purchaser and have taken and the same will be treated as part of this deed.

Cont.....P/6.



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

05 JUN 2023

-: 6 :-

IN WITNESSES WHEREOF the Vendor have signed and execute these presents on the day month and year written at the outset.

-:MEMO OF CONSIDATION:-

- i) The Purchaser No-1 paid Rs. 8,37,540.50/- to the Vendor thorough Cheque Vide No-799640 dtd. 30.05.2023 of Indian Bank, P.N.Malia Road, Raniganj Branch.
- ii) The Purchaser No-2 paid Rs. 8,37,540.50/- to the Vendor thorough Cheque Vide No-883482 dtd. 25.05.2023 of Indian Bank, P.N.Malia Road, Raniganj Branch.

WITNESSES ::

Rabindra Nath Hazra
S/o LT Jatachari Hazra
DAMRA
Post - DAMRA

PIN - 71333 P.S. P.
P.S. Asansol South
Dist - Paschim Burdwan

Jaydev Tewary
S/o Lt Ananda Tewary
Aradanga
Asansol

Self Kew Kewwale
alias
Self Kew Kewwale

SIGNATURE OF THE VENDOR

Drafted and prepared by me as per instruction
of the Vendor and typed in my office ::-

Desraj Mishra.

Advocate, Asansol Court.

En. No :- F 922/870 of 2001.



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

05 JUN 2023

TEN FINGERS TIPS CHAPH

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Subj Kua Hamilla alias Subj Kua Hamilla

Subj Kua Hamilla alias Subj Kua Hamilla

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

Signature

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					

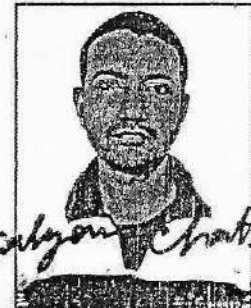


Parash ch. Chatterjee

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

Signature *Parash ch. Chatterjee*

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Kalyan Chatterjee

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

Signature *Kalyan Chatterjee*

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger

Photo

10/10/23



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

05 JUN 2023

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম)

Rabindra Nath Hazra

2. FATHER/ HUSBAND NAME

Lt. Jagadband Hazra

(পিতা/স্বামীর নাম)

3. OCCUPATION (পেশা)

Retired person

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE/TOWN (গ্রাম) DAMBRA

POST OFFICE (পোস্ট অফিস) DAMBRA

POLICE STATION (থানা) Harad South PIN 713335

DISTRICT(জেলা) Purushottam STATE(রাজ্য) W.B.

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক)

Friend

6. AADHAR NO 916264601688

PAN _____

EPIC NO _____

আমি (শনাক্তকারী) 200

অএ দলিলের (Query No.)

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, _____ as identifier identifying the executants of the concerned deed (Query No.) 200/30/058/2023

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					

Rabindra Nath Hazra

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

05 JUN 2023

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



192023240082456318

GRN Details

GRN: 192023240082456318 Payment Mode: SBI Epay
GRN Date: 04/06/2023 15:01:23 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5051591938236 BRN Date: 04/06/2023 15:02:08
Gateway Ref ID: 202315564423335 Method: State Bank of India New PG CC
GRIPS Payment ID: 040620232008245630 Payment Init. Date: 04/06/2023 15:01:23
Payment Status: Successful Payment Ref. No: 2001301058/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: PARESH CHANDRA CHATTERJEE
Address: RANIGANJ
Mobile: 9378012543
Depositor Status: Buyer/Claimants
Query No: 2001301058
Applicant's Name: Mr D Mishra
Identification No: 2001301058/2/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 04/06/2023
Period To (dd/mm/yyyy): 04/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001301058/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	66015
2	2001301058/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	16758
Total				82773

IN WORDS: EIGHTY TWO THOUSAND SEVEN HUNDRED SEVENTY THREE ONLY.



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

05 JUN 2023

Major Information of the Deed

Deed No.:	I-2301-02054/2023	Date of Registration	05/06/2023
Query No /Year	2301-2001301058/2023	Office where deed is registered	
Query Date	22/05/2023 9:19:55 AM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	D Mishra Asansol Court,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 7908786638, 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. 16,75,081/-		Rs. 16,75,120/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 67,015/- (Article:23)		Rs. 16,790/- (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:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj).
Mouza: Searsole, JI No: 17, Pin Code : 713358

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-2462 (RS :-)	LR-5090	Bastu	Baid	3 Katha 10 Chatak	15,18,081/-	15,18,081/-	Width of Approach Road: 15 Ft.,
L2	LR-2465 (RS :-)	LR-5090	Bastu	Danga	6 Chatak	1,57,000/-	1,57,039/-	Width of Approach Road: 15 Ft.,
		TOTAL :			6.6Dec	16,75,081 /-	16,75,120 /-	
	Grand Total :				6.6Dec	16,75,081 /-	16,75,120 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
	Shri Sushil Kumar Ganeriwalla, (Alias: Shri Sushil Kumar Ganeriwalla) (Presentant) Son of Late Dinanath Ganeriwalla Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office   <i>Shri Sushil Kumar Ganeriwalla</i> <i>Shri Sushil Kumar Ganeriwalla</i> 05/06/2023 LTI 05/06/2023 05/06/2023
3,Chtelal Marwari Lane,Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx3P, Aadhaar No: 20xxxxxxxx5655, Status :Individual, Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office	

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Paresh Chandra Chatterjee Son of Late Shyama Pada Chatterjee N.s.b Road (west), Sishubagan More, Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx2E, Aadhaar No: 72xxxxxxxx0264, Status :Individual, Status : Not Executed
2	Shri Kalyan Chatterjee Son of Shri Paresh Chandra Chatterjee N.S.B Road (West), Sishubagan More, Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx0H, Aadhaar No: 56xxxxxxxx2212, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Rabindranath Hazra Son of Late Jatadhari Hazra Damra, City:- Asansol, P.O:- Damra, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713339			<i>Rabindranath Hazra</i>
	05/06/2023	05/06/2023	05/06/2023
Identifier Of Shri Sushil Kumar Ganeriwalla			



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Sushil Kumar Ganeriwalla	Shri Paresh Chandra Chatterjee-2.99062 Dec, Shri Kalyan Chatterjee-2.99062 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Sushil Kumar Ganeriwalla	Shri Paresh Chandra Chatterjee-0.309375 Dec, Shri Kalyan Chatterjee-0.309375 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj).
Mouza: Searsole, JI No: 17, Pin Code : 713358

Sch. No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2462, LR Khatian No:- 5090	Owner: সুশীল গনেড়ীওয়াল, Gurdian: দীননাথ, Address: নিজ, Classification: বাইদ, Area: 0.12000000 Acre,	Shri Sushil Kumar Ganeriwalla
L2	LR Plot No:- 2465, LR Khatian No:- 5090	Owner: সুশীল গনেড়ীওয়াল, Gurdian: দীননাথ, Address: নিজ, Classification: ডাঙ্গা, Area: 0.01000000 Acre,	Shri Sushil Kumar Ganeriwalla



On 05-06-2023

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:54 hrs on 05-06-2023, at the Office of the D.S.R. Paschim Bardhaman by Shri Sust Kumar Ganeriwalla Alias Shri Sushil Kumar Ganeriwalla, 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 16,75,120/-

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

Execution is admitted on 05/06/2023 by Shri Sushil Kumar Ganeriwalla, Alias Shri Sushil Kumar Ganeriwalla, Son of Late Dinanath Ganeriwalla, 3, Chtelal Marwari Lane, Raniganj, P.O: Raniganj, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others

Indetified by Shri Rabindranath Hazra, , Son of Late Jatadhari Hazra, Damra, P.O: Damra, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713339, by caste Hindu, by profession Others

Payment of Fees

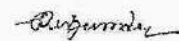
Certified that required Registration Fees payable for this document is Rs 16,790.00/- (A(1) = Rs 16,751.00/- , E = Rs 7.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 16,758/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE Online on 04/06/2023 3:02PM with Govt. Ref. No: 192023240082456318 on 04-06-2023, Amount Rs: 16,758/-, Ba SBI EPay (SBlePay), Ref. No. 5051591938236 on 04-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 67,015/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 66,015/- Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 5731, Amount: Rs.1,000.00/-, Date of Purchase: 19/05/2023, Vendor name Prasanta Ghanty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE Online on 04/06/2023 3:02PM with Govt. Ref. No: 192023240082456318 on 04-06-2023, Amount Rs: 66,015/-, Ba SBI EPay (SBlePay), Ref. No. 5051591938236 on 04-06-2023, Head of Account 0030-02-103-003-02



Subodh Kumar Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardham
Paschim Bardhaman, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2301-2023, Page from 42405 to 42419
being No 230102054 for the year 2023.



Digitally signed by SUBODH KUMAR
MAJUMDER
Date: 2023.06.07 11:50:16 +05:30
Reason: Digital Signing of Deed.

Subodh Kumar Majumdar

(Subodh Kumar Majumdar) 2023/06/07 11:50:16 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal.

(This document is digitally signed.)