

6841/23

I-6766/23

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000ONE THOUSAND RUPEES
Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the Signature Sheet
And the ... Sheet
Attached herewith are parts
of this Document.

W 013469

12.41

12-2-3034894/23

Audi Dist Sub-Registrar
SERAMPORE HOOGHLY
12 2 DEC 2023**DEED OF SALE**

THIS DEED OF SALE is made on this day...22nd of
the...December...of **2023**.

**1. SRI ARUN KUMAR BARAT, PAN - ADYPB5196K, AADHAAR
No. 8459 8253 8050, S/o. Late Chittaranjan Barat, by faith -
Hindu, by occupation - Retired, by nationality - Indian,**

Contd....p/02

নং ৪৯৯
 মন-২০২৬/২০ ডিসেম্বর
 জেতার নাম শ্রীমতী মনম
 মাঃ শ্রীমতী, ছালা.
 বসতি বাজারে চিলা
 স্থানীয় জেতার সুনীল
 ডি. অনিমেষ বসিক
 মাঃ শ্রীমতী



Sumit Choudhary
 S/o Anu Choudhary
 Serampore Court
 Serampore, Hoochly
 Low-Clerk

Addl. Dist Sub-Registrar
 SERAMPORE HOOCHLY
 22 DEC 2023

(2)

residing at E 524, East Layout, Sonari, Jamshedpur East
Sinhbhum, Jharkhand , Pin - 831011, **2. SRI SUKAMAL
BARAT, PAN - ADYPB5197J, AADHAAR No. 8207 8109 1133,**
S/o. Late Tapan Kumar Barat, by faith - Hindu, by occupation -
Business, by nationality - Indian, residing at 156, D - Road, West
Lay Out, Sonari, P.O. - Sarani, Jamshedpur, Purbi Singhbhum,
Jharkhand, Pin - 831011, **3. SMT SUKANYA BARAT, PAN -
CGZPB8553L, AADHAAR No. 5818 8888 1161,** D/o. Late
Tapan Kumar Barat, by faith - Hindu, by occupation - Housewife,
by nationality - Indian, hereinafter called the **"OWNERS /
VENDORS"** (which term or expression shall unless repugnant to
the context be deemed to mean and include their heirs,
executors, administrators, legal representatives and assigns of
the **ONE PART.**

AND

KINGS NIRMAN, PAN - ABBFK2229D, a Partnership firm
having office address at 68/I/1, Bhagirathi Lane, P.O. - Mahesh,
P.S. - Serampore, Dist - Hooghly, Pin - 712202, (W.B.),
**Represented by its Partners, 1. MR. JOY NATH, PAN -
AUZPN1350R, AADHAAR No. 6609 5303 0296,** S/o. Sri Manik
Chandra Nath, by faith - Hindu, by occupation - Business, by
nationality - Indian, residing at 8A, Satish Chandra Ghosh Lane,
P.O. - Mahesh, P.S. - Serampore, Dist - Hooghly, Pin - 712202,
(W.B.), **2. MR. GOPAL KUMAR DATTA, PAN - AJAPD2758F,
AADHAAR No. 3257 6653 1358,** S/o. Late Sanjay Datta, by
faith - Hindu, by occupation - Business, by nationality - Indian,

Contd....p/03

(3)

residing at 37, G.T. Road, (Madambagan), P.O. & P.S. - Serampore, Dist - Hooghly, Pin - 712201, (W.B.), hereinafter called and referred to as the **"PURCHASERS"** (which term or expression shall unless repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns of the **OTHER PART**).

WHEREAS ALL THAT piece and parcel of Bastu land measuring an area 0.019 Acre with structure lying and situated at Mouza - Serampore, J.L. No. 13, comprised R.S. Dag No. 7205, under R.S. Khatian No. 862, corresponding to L.R. Dag No. 7471, under L.R. Khatian 8287/7, being Municipal Holding No. 18/A, G.T. Road, within the Jurisdiction of Serampore Municipality under P.S. & A.D.S.R. Office Serampore, Dist - Hooghly, morefully described in 'A' schedule below was belonged to Niharika Barat and her name was duly recorded in L.R.R.O.R.

AND WHEREAS ALL THAT piece and parcel of Bastu land measuring 0.007 Acre with structure lying and situated at Mouza - Serampore, J.L. No. 13, comprised R.S. Dag No. 7204, under R.S. Khatian No. 862, corresponding to L.R. Dag No. 7470, under L.R. Khatian No. 5293/2, being Municipal Holding No. 18, G.T. Road, within the Jurisdiction of Serampore Municipality under P.S. & A.D.S.R. Office Serampore, Dist - Hooghly, morefully described in 'B' schedule hereunder was belonged to Chittaranjan Barat and his name was duly record in L.R.R.O.R and entire 'A' and 'B' schedule property has been mentioned in 'C' schedule property which is subject matter of this deed of sale.

AND WHEREAS the schedule 'A and B' mentioned property was

Contd....p/04

(4)

originally owned and possessed by Chittaranjan Barat, S/o. Ram Ranjan Barat, and Niharika Barat, W/o. Late Chittaranjan Barat respectively and their names were duly recorded in L.R.R.O.R. in separate Khatians and had been enjoying the property by exercising their absolute right, title, interest and possession therein by making payment of tax / rent to the concern authority. Be it mentioned here that L.R. Plot being no. 7471 has been recorded in L.R.R.O.R. in the name of Niharika Barat and L.R. Plot No. 7204 has been recorded in the name of Chittaranjan Barat under separate Khatian.

AND WHEREAS said Chittaranjan Barat and Niharika Barat while seized and possessed the 'A' and 'B' schedule mentioned property said Chittaranjan Barat died on 11.06.2006 leaving behind his wife Niharika Barat and two sons namely Arun Kumar Barat and Tapan Kumar Barat and subsequently said Niharika Barat also died on 05.03.2010 leaving behind his only son Arun Kumar Barat and her grandson namely Tarun Kumar Barat and Sukamal Barat and granddaughter namely Sukanya Barat who are the sons and daughter of her predeceased son namely Tarun Kumar Barat.

AND WHEREAS subsequently said Tarun Kumar Barat died on 05.12.2019 as unmarried as such the share of deceased Tarun Kumar Barat devolved upon his living brother and sister namely Sukamal Barat and Sukanya Barat being Vendors No. 2 and 3 herein and in such manner the Owners / Vendors become joint owners of the schedule property wherein the Vendor No. 1 has $\frac{1}{2}$ share and Vendor No. 2 and 3 jointly have $\frac{1}{2}$ share in the schedule property.

(5)

AND WHEREAS the present Owners/Vendors have decided to sell out the 'A' and 'B' i.e. the entire 'C' schedule property at a total consideration price of **Rs. 5,00,000/- (Rupees Five Lakhs)** only and the Purchasers has also agreed to purchase the schedule property at a consideration price of **Rs. 5,00,000/- (Rupees Five Lakhs)** only from the vendor herein.

NOW THIS INDENTURE WITNESSETH and in pursuance of the consideration of the said sum of **Rs. 5,00,000/- (Rupees Five Lakhs)** only, paid by Purchasers to the Owners/Vendors in the manner hereunder at or before the execution of these presents (the receipt whereof the Owners/Vendors doth hereby as well as by the payment of the same and every part thereof forever release discharge and acquit to the Purchasers and the said property describe in the schedule hereunder, hereby sold, conveyed and transferred unto and to the Purchasers) the Owners/Vendors doth hereby grant, sell convey, transfer, assign and assure unto and to the Purchasers, the said property as more fully and particularly mentioned and described in the '**C**' **SCHEDULE** hereunder written and hereinafter referred to as "**THE SAID PROPERTY**" **TOGETHER WITH** all sewers, drains, ways, paths, passages, and all manner of former and other rights, liberties, benefits, privileges, easements, appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or hereto were or was held, used, occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents, issues and profits thereof from generation to generation **AND** all and entirely of the Rayati

Contd....p/06

(6)

Swattiya and other estates, right, title, interest, use, trust, property, claim and demand whatsoever both at law in equity of the said Owners/Vendors, into out of or upon the said Property (fully described in the '**C**' **SCHEDULE** hereunder written) and all properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured by his or expressed or intended so to be **TOGETHER WITH** all deeds, pattahs, muniments, writings and evidences of title in any wise relating to or connected with the said property which now are or is or hereafter may be in possession, power, custody or control of the Owners/Vendors or any persons from whom the Owners/Vendors may procure the same without any action or suit law or in equity **TO HAVE AND TO HOLD** the same unto and to the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition, use, trust or other thing whatsoever to alter defeat encumber or make void the same and free from all rights, liens, lispendences, attachments, trusts, claims, demands, acquisition, requisition, alignment and liabilities whatsoever or howsoever.

THE OWNERS /VENDORS DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-

 a). That notwithstanding any act, deed, matter or thing by the Owners/Vendors done, committed or knowingly or suffered to the contrary, the Owners / Vendors is now lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and

Contd....p/07

(7)

sufficiently entitled to the property, benefits and rights hereby sold and conveyed without any manner of encumbrances, charges, conditions, uses, trusts or any other thing whatsoever to alter, defeat, encumber or make void the same.

b). AND THAT the Owners/Vendors have not any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the property, benefits and rights hereby sold and conveyed or any part thereof can or may be impeached, encumbered or affected in title.

c). AND THAT notwithstanding any act, deed or thing whatsoever done as aforesaid the Owners/Vendors hath now themselves has good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure his property, benefits and rights hereby sold and conveyed or expressed or intended so to be unto the Purchasers in the manner aforesaid according to the true, intent and meaning of these presents.

 **d). AND THAT** the property, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be now are free from all claims, demands, encumbrances, mortgages, charges, lines, attachments, leases, tenancies, occupancy rights, restrictive covenants, lispendents, uses, debutters, trusts, prohibitions and liabilities whatsoever or howsoever made or suffered by the Owners/Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through, under or in trust

Contd....p/08

(8)

for the Owners/Vendors or their predecessor-in-title.

e). **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold, use, possess and enjoy the property, benefits and rights hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be and received the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Owners/Vendors or any person or persons having or lawfully or rightfully or equitably claiming as aforesaid and free and clearly and absolutely acquitted, exonerated and discharged from or by the Owners/Vendors and all their person any person or persons having or lawfully or rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate, right, title, interest, charges, mortgages, encumbrances, attachments, lispens, uses and liabilities, whatsoever or however created by the Owners/Vendors or any persons claiming as aforesaid.

f). **AND THAT** the Owners/Vendors sand all person or persons having or lawfully or rightfully or hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be through, under or in trust for the Owners/Vendors or its predecessor-in-title shall and costs of the Purchasers, do and execute or cause to be done and execute as such acts, deeds and things for further better and more perfectly assuring their property unto and to the Purchasers in the manner aforesaid as

Contd....p/09

(9)

shall or may reasonably be required by the Purchasers.

**AND THE VENDORS DOTH HEREBY DECLARE AND ASSURE
THE PURCHASERS AS FOLLOWS :-**

a). THAT the 'C' schedule property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Owners/Vendors for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public demands Recovery Acts or any other Acts for the time being in force.

b). AND THAT the said property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of any authority or the Government or any other Public body or authorities.

c). AND THAT no declaration or notification is made or published for acquisition, requisition or alignment on the said property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever.

d). AND THAT there is no impediment under the provision of the Urban Land (Ceiling and Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land

(10)

Reforms Act, 1955 and/or any other act or legislation otherwise for the Vendors to grant, sell, conveyed, transferred, assigned and assured in favour of the Purchasers in the manner aforesaid.

e). AND THAT the Owners/Vendors have represented and assured to the Purchasers that there are no action in respect of the said property or any part or share thereof pending or filed at any time heretofore and that the said property have been in uninterrupted exclusive ownership and possession and enjoyment of the Owners/Vendors since purchased without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right, title and interest or possession whatsoever in the said property or any thereof nor send any notice in respect thereof.

f). AND THAT save and except the Owners/Vendors, no other person can claim any right, title or interest whatsoever in the said property as mentioned in the schedule hereunder and without prejudice to or deficiency being found in the title or possession of the Owners/Vendors or in case any of the above representation or assurances being found to be false.

g). AND THAT all rates, taxes, khajna, land revenue and other outgoings and impositions payable in respect of the said property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

 **h). AND THAT** though the said land as recorded as "**BASTU**" and same is not affected by any scheme of government, municipality and said land is neither acquired under the Land Acquisition Act nor requisitioned by the Govt. and the said land is not vested nor any

Contd....p/11

(11)

notice of requisition or acquisition has been made and the Vendors shall execute any further Rectification Deed for assistance that may be necessary in order to perfect the title of the Purchasers in respect of the said land hereby sold as described in the schedule hereunder written.

i). AND THAT the Owners/Vendors declares that the said land is not declared as vested.

j). AND THAT simultaneously with the execution of these presents, the Owners/Vendors doth deliver unto Purchasers vacant khas possession the schedule property hereby sold, transferred and conveyed.

k). AND THAT by virtue of this Deed of Sale, the aforesaid Purchasers will be at liberty to get their name mutated with the State of West Bengal, Municipality and/or any other lawful place and Owners/Vendors hereby grant his consent in this respect and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings including mutation proceedings etc. whatsoever may be.

l). AND THAT if for any reason whatsoever any defect of any kind comes in respect of this Deed, the Owners/Vendors shall be bound to prepare make out, sign, seal, execute and get registered any kind of Deed in favour of the Purchasers and all costs in this connection will be borne by the Purchaser and if any litigation or legal dispute by and between parties herein or any interested persons may arise the total responsibility, legal affairs and costs will be borne by the Purchasers hereunder.

m). AND THAT there is no recorded Bargadar in the land so sold by the Vendor to the Purchasers.

Contd....p/12

(12)

n). **AND THAT** the purchasers shall not block and damage any portion of common passage and / or common drain lying on East – North side of schedule property and shall not cause any disturbances in peaceful enjoyment of common passage or common drain to other common user.

'A' SCHEDULE PROPERTY

(Belonged to Niharika Barat)

ALL THAT piece and parcel of Bastu land measuring an area 0.019 Acre with one R.T. Shed structure measuring about 50 Sq. ft. lying and situated at Mouza – Serampore, J.L. No. 13, comprised R.S. Dag No. 7205, under R.S. Khatian No. 862, corresponding to L.R. Dag No. 7471, under L.R. Khatian 8287/7, being Municipal Holding No. 18/A, G.T. Road, within the Jurisdiction of Serampore Municipality, under P.S. & A.D.S.R. Office Serampore, Dist – Hooghly.

'B' SCHEDULE PROPERTY

(Belonged to Chittaranjan Barat)

ALL THAT piece and parcel of Bastu land measuring 0.007 Acre with one R.T. Shed structure measuring about 50 Sq. ft. lying and situated at Mouza – Serampore, J.L. No. 13, comprised R.S. Dag No. 7204, under R.S. Khatian No. 862, corresponding to L.R. Dag No. 7470, under L.R. Khatian No. 5293/2, being Municipal Holding No. 18, G.T. Road, within the Jurisdiction of Serampore Municipality under P.S. & A.D.S.R. Office Serampore, Dist – Hooghly

'C' SCHEDULE PROPERTY

(Entire Property to be Sold)

ALL THAT Piece and Parcel of Bastu land lying and situated at Mouza – Serampore, J.L. No. 13, comprised under the following Dag and Khatian No. :-

(13)

R.S. Dag No	R.S. Khatian No	L.R. Dag No	L.R. Khatian No	Area (Acre)
7204 ✓	862	7470 ✓	5293/2	0.007 ✓
7205 ✓	862	7471 ✓	8287/7	0.019 ✓
Total Land = 0.026 Acre				

with one R.T. Shed structure measuring about 100 Sq. ft, being Municipal Holding No. 18 and 18A, G.T. Road, within the ambit of Serampore Municipality, under P.S. and A.D.S.R. Serampore, Dist - Hooghly, which has been shown by "**RED**" Colour in the annexed map alongwith common user right of common passage and for common drain as shown in the annexed map is part and parcel of this deed.

The 'C' Schedule Property of is butted and bounded by:-

On the North:- G.T. Road ✓

On the South:- 3' wide common passage. ✓

On the East:- 12' wide common passage. ✓

On the West:- Property of Kings Nirman and Property of Pachu Ray & Others

Q - 2 - 3034894 / 23.

Contd....p/14

(14)

IN WITNESS WHEREOF the Owner/Vendor herein has hereunto set subscribed his signature on the day, month and year first above written.

SIGNED AND DELIVERED BY

THE OWNERS/VENDORS IN PRESENCE OF

WITNESSES

1)

2) *Sumit Choudhary*
Uttarakhand, Hoshiarpur

Arun Kumar Barot
Sukamal Barot
Sukanya Barot

SIGNATURE OF THE OWNERS/ VENDORS

KINGS NIRMAN

Jay Nar.
Partner

KINGS NIRMAN

Gopal K. Datta
Partner

SIGNATURE OF THE PURCHASERS

Contd....p/15

(15)

MEMO OF CONSIDERATION

**RECEIVED a sum of Rs. 5,00,000/- (Rupees Five Lakhs) only.
FROM THE ABOVE NAMED PURCHASERS.**

Date	Name of Bank	Cheque	Amount(Rs.)
12/12/2023	INDUSIND BANK	RTGS	5,00,000/-

Total = Rs. 5,00,000/- (Rupees Five Lakhs) only.

WITNESSES :

1)

2) *Sumit Choudhary*
Utara Paha, Hooghly

Arun Kumar Barot
Sukamal Barot
Sukanya Barot

SIGNATURE OF THE OWNERS/ VENDORS

Drafted by me :-

Subhajit De Sarkar

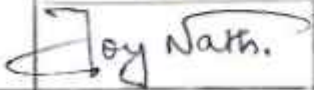
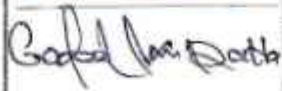
**SUBHAJIT DE SARKAR
(REGD. No. WB1948/2002)
Advocate, Serampore Court**

Typed By :-

SPECIMEN FORM FOR TEN FINGERPRINT

Sl. No.	Signature of the executants/ presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
	Arun Kumar Barot	Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
	Sukamal Barot	Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
	Sukanya Barot	Thumb	Fore	Middle (Right Hand)	Ring	Little

SPECIMEN FORM FOR TEN FINGERPRINT

Sl. No.	Signature of the executants/ presentants							
	 							
		Little	Ring	Middle (Left Hand)	Fore	Thumb		
								
		Thumb	Fore	Middle (Right Hand)	Ring	Little		
			 					
				Little	Ring	Middle (Left Hand)	Fore	Thumb
								
Thumb	Fore			Middle (Right Hand)	Ring	Little		
				Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little		

SALE DEED PLAN

PART OF OF R. S. DAG NO.-7204 & 7205, R. S. KHATIAN NO.-862, L. R. DAG NO.- 7470 & 7471, L. R. KHATIAN NO.- 5293/2 & 8287/7, MOUZA-SERAMPORE, J.L. NO.- 13, AT HOLDING NOS.- , 18 & 18/A, G.T.ROAD, P.S.- SERAMPORE, DIST.- HOOGHLY, WARD NO.- 26, UNDER SERAMPORE MUNICIPALITY.

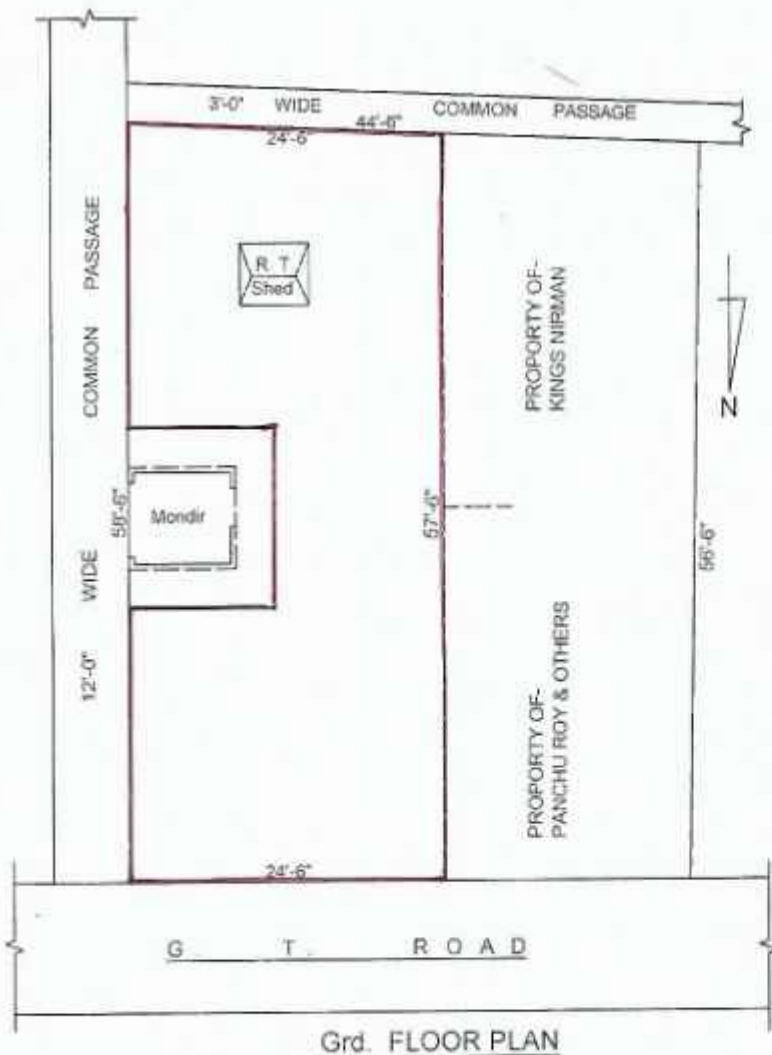
SCALE:- 1"=16'-0"

NAME OF VENDORS:-
1. SRI ARUN KUMAR BARAT
2. SUKAMAL BARAT
3. SMT. SUKANYA BARAT

PURCHASER:- KINGS NIRMAN 1. SRI JOY NATH, S/O, MANICK CHANDRA NATH
2. SRI GOPAL KUMAR DATTA, S/O, LT. SANJOY DATTA.

AREA OF LAND:- 0.026 Acre (Bounded by RED colour)

R. T. SHED COVD. AREA:- 100 SFT



Arun Kumar Barat
Sukamal Barat
Sukanya Barat

SIGN. OF VENDORS
KINGS NIRMAN
Joy Nath.
Partner KINGS NIRMAN
Gopal K. Datta
Partner
SIGN. OF PURCHASERS

SUBHANKAR DATTA (L.B.S.)
Regd. Civil Engineer
46, Sashti Tala Street (Karunamoyee Apt.)
Rishra, Hooghly
Mob: 9143065789 / 9231681362
No. S-4767/ 2021-2022
DRAWN BY :-



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



192023240321782218

GRN Details

GRN:	192023240321782218	Payment Mode:	SBI Epay
GRN Date:	20/12/2023 18:53:10	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7850855709023	BRN Date:	20/12/2023 18:53:46
Gateway Ref ID:	IGAQPIQFQ9	Method:	State Bank of India NB
GRIPS Payment ID:	201220232032178220	Payment Init. Date:	20/12/2023 18:53:10
Payment Status:	Successful	Payment Ref. No:	2003034894/1/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Subhajit De Sarkar
Address:	Serampore Court
Mobile:	9830305314
Period From (dd/mm/yyyy):	20/12/2023
Period To (dd/mm/yyyy):	20/12/2023
Payment Ref ID:	2003034894/1/2023
Dept Ref ID/DRN:	2003034894/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003034894/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	239975
2	2003034894/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	60253
Total				300228

IN WORDS: THREE LAKH TWO HUNDRED TWENTY EIGHT ONLY.

Major Information of the Deed

Deed No :	I-0605-06766/2023	Date of Registration	22/12/2023
Query No / Year	0605-2003034894/2023	Office where deed is registered	
Query Date	11/12/2023 7:14:53 AM	A.D.S.R. SREERAMPUR, District: Hooghly	
Applicant Name, Address & Other Details	Subhajit De Sarkar Serampore Court,Thana : Serampur, District : Hooghly, WEST BENGAL, PIN - 712201, Mobile No. : 9330537977, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 5,00,000/-		Rs. 60,23,866/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,40,975/- (Article:23)		Rs. 60,253/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

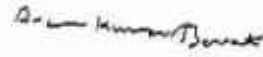
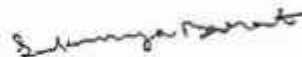
District: Hooghly, P.S:- Serampur, Municipality: SERAMPUR, Road: G. T. Road - Serampore, Road Zone : (Holding located on G.T. Road -- Holding located on G.T. Road) , Mouza: Shrirampur, JI No: 13, Pin Code : 712201

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-7470 (RS :-)	LR-5293/2	Other Commercial Uses	Bastu	0.007 Acre	2,40,000/-	16,03,637/-	Property is on Road
L2	LR-7471 (RS :-)	LR-8287/7	Other Commercial Uses	Bastu	0.019 Acre	2,40,000/-	43,52,729/-	Property is on Road
		TOTAL :			2.6Dec	4,80,000 /-	59,56,366 /-	
	Grand Total :				2.6Dec	4,80,000 /-	59,56,366 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	20,000/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	20,000 /-	67,500 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Arun Kumar Barat (Presentant) Son of Late Chittaranjan Barat Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office		 Captured	
	22/12/2023	22/12/2023	LTI	22/12/2023
E 524, East Layout, City:- , P.O:- Sonari, P.S:-SONARI, District:-Purbi Singhbhum, Jharkhand, India, PIN:- 831011 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx6k, Aadhaar No: 84xxxxxxxx8050, Status :Individual, Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Sukamal Barat Son of Late Tapan Kumar Barat Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office		 Captured	
	22/12/2023	22/12/2023	LTI	22/12/2023
156, D - Road, West Lay Out, City:- , P.O:- Sonari, P.S:-SONARI, District:-Purbi Singhbhum, Jharkhand, India, PIN:- 831011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx7j, Aadhaar No: 82xxxxxxxx1133, Status :Individual, Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt Sukanya Barat Daughter of Late Tapan Kumar Barat Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office		 Captured	
	22/12/2023	22/12/2023	LTI	22/12/2023
City:- , P.O:- Serampore, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cgxxxxxx3l, Aadhaar No: 58xxxxxxxx1161, Status :Individual, Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office				

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Arun Kumar Barat	KINGS NIRMAN-0.233333 Dec
2	Shri Sukamal Barat	KINGS NIRMAN-0.233333 Dec
3	Smt Sukanya Barat	KINGS NIRMAN-0.233333 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Arun Kumar Barat	KINGS NIRMAN-0.633333 Dec
2	Shri Sukamal Barat	KINGS NIRMAN-0.633333 Dec
3	Smt Sukanya Barat	KINGS NIRMAN-0.633333 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Arun Kumar Barat	KINGS NIRMAN-33.33333300 Sq Ft
2	Shri Sukamal Barat	KINGS NIRMAN-33.33333300 Sq Ft
3	Smt Sukanya Barat	KINGS NIRMAN-33.33333300 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Serampur, Municipality: SERAMPORE, Road: G. T. Road - Serampore, Road Zone : (Holding located on G.T. Road -- Holding located on G.T. Road) , Mouza: Shrirampur, JI No: 13, Pin Code : 712201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7470, LR Khatian No:- 5293/2	Owner: চিত্তরঞ্জন বরুই, Gurdian: রামরঞ্জন বরুই, Address: জি টি রোড শ্রীরামপুর , Classification: বাড়, Area: 0.00700000 Acre,	Shri Arun Kumar Barat
L2	LR Plot No:- 7471, LR Khatian No:- 8287/7	Owner: সিদ্ধান্তিকা বরুই, Gurdian: চিত্তরঞ্জন , Address: 18 এ. জি. টি. রোড, শ্রীরামপুর , Classification: বাড়, Area: 0.01900000 Acre,	Smt Sukanya Barat

Endorsement For Deed Number : I - 060506766 / 2023

On 22-12-2023

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 12:41 hrs on 22-12-2023, at the Office of the A.D.S.R. SREERAMPUR by Shri Arun Kumar Barat , one of the Executants.

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 60,23,866/-

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

Execution is admitted on 22/12/2023 by 1. Shri Arun Kumar Barat, Son of Late Chittaranjan Barat, E 524, East Layout, P.O: Sonari, Thana: SONARI, , Purbi Singhbhum, JHARKHAND, India, PIN - 831011, by caste Hindu, by Profession Retired Person, 2. Shri Sukamal Barat, Son of Late Tapan Kumar Barat, 156, D - Road, West Lay Out, P.O: Sonari, Thana: SONARI, , Purbi Singhbhum, JHARKHAND, India, PIN - 831011, by caste Hindu, by Profession Business, 3. Smt Sukanya Barat, Daughter of Late Tapan Kumar Barat, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession House wife

Indetified by Shri Sumit Choudhury, , Son of Shri Arun Choudhury, Serampore Court, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-12-2023 by Mr Joy Nath, Partner, KINGS NIRMAN (Partnership Firm), 68/I/1, Bhagirathi Lane, City:- , P.O:- Mahesh, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712202

Indetified by Shri Sumit Choudhury, , Son of Shri Arun Choudhury, Serampore Court, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-12-2023 by Mr Gopal Kumar Datta, Partner, KINGS NIRMAN (Partnership Firm), 68/I/1, Bhagirathi Lane, City:- , P.O:- Mahesh, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712202

Indetified by Shri Sumit Choudhury, , Son of Shri Arun Choudhury, Serampore Court, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,253.00/- (A(1) = Rs 60,239.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 60,253/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2023 6:53PM with Govt. Ref. No: 192023240321782218 on 20-12-2023, Amount Rs: 60,253/-, Bank: SBI EPay (SBlePay), Ref. No. 7850855709023 on 20-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,40,975/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 2,39,975/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4179, Amount: Rs.1,000.00/-, Date of Purchase: 20/12/2023, Vendor name: A Rakshit

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2023 6:53PM with Govt. Ref. No: 192023240321782218 on 20-12-2023, Amount Rs: 2,39,975/-, Bank: SBI EPay (SBlePay), Ref. No. 7850855709023 on 20-12-2023, Head of Account 0030-02-103-003-02



Indradip Ghosh

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SREERAMPUR**

Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0605-2023, Page from 166363 to 166387
being No 060506766 for the year 2023.



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Digitally signed by Indradip Ghosh
Date: 2023.12.27 12:34:28 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 27/12/2023

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SREERAMPUR
West Bengal.