

1082/23

201022/2023



पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

H 561398

H 561398

Certified that the document is admitted to registration. The Signature Sheet and endorsement sheet which are attached to this document are the part of this document.

A.D. N. Howrah

10 FEB 2023
10 FEB 2023

DEED OF SALE

MOUZA, BALLY, POLICE STATION - NISCHINDA DISTRICT -

HOWRAH

THIS DEED OF SALE is made on this 10th day of February, two thousand Twenty Three (2023),

BETWEEN

SL. No. 1477 DATE 09/12/23

VALUE 5000 RUPEES PAISE

NAME Ramesh Jena

ADDRESS Nischindhan

STAMP VENDOR - SOUMYA DANERJEE
CIVIL COURT, HOWRAH



11291386



Additional District Sub-Registrar
Howrah

110 FEB 2023
110 JAN 2023

(1) **SANKAR KANGSABANIK** (PAN AKVPK8892P & AADHAAR 3627 6025 6127), Son of Late Kalisadhan Kangsabanik, by faith Hindu, by occupation Business, residing at Jagadish Basu Sarani, Purbapara Ghoshpara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 (2) **ANJANA KANGSABANIK** (PAN FXSPK3974B & AADHAAR (6820 3528 1734) Wife of Sankar Kangsabanik, by faith Hindu, by occupation Housewife, residing at Jagadish Basu Sarani, Purbapara Ghoshpara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 hereinafter jointly referred to as the **LAND OWNERS / VENDORS** (Which expression unless excluded by or repugnant to the context shall mean and include all their heirs, legal representatives, successors, executors, administrators and assignors) of the **ONE PART**.

AND

SRI RAMESH JANA (AFRPJ2796Q & AADHAAR NO. 4959 5961 9758), son of Sri Kartick Jana, by faith Hindu, by Nationality Indian, by occupation Business, residing at Bally, Ghoshpara, Post Office-Ghoshpara, Police Station-formerly Bally at present Nischinda, District-Howrah, Pin Code No. 711227 hereinafter referred to as the **PURCHASER** (Which expression unless excluded by or repugnant to the context shall mean and include all his heirs, legal representatives, successors, executors, administrators and assignees) of the **SECOND PART**.

WHEREAS ALL THAT piece and parcel of Bastu land measuring about 01 Katha 14 Chataks 12 Sq. ft. comprised

in R.S. Dag No. 2975 under R.S. Khatian No.2885 appertaining to LR Dag No. 5472 under LR Khatian No. 32128 and ALL THAT piece and parcel of Bastu land measuring about 02 Katha 02 Chataks 00 Sq. ft. comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32128 i.e. in total measuring about 04 (Four) Katha 12 (Twelve) Sq. ft. TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal together with all sorts of easement rights attached thereto, which is morefully and particularly described in the Schedule hereunder written is hereinafter referred to as the subject matter of this Deed;

WHEREAS the schedule mentioned property along with many other properties were originally belonged to **SUKUMAR DAS, RENU RANJAN DAS, SUBODH CHANDRA DAS**, who were the joint **OWNERS** s and occupiers of the aforesaid property by way possession in Rayata Dakhali Interest without any disturbance from any corner.

AND WHEREAS by dint of a registered Deed of Gift executed on 02/07/1984 subsequently registered in the year 1984 as Deed No. 2975 registered in D.S.R. Howrah **SUBODH**

CHANDRA DAS gifted his property in favour of **RENU RANJAN DAS**.

AND WHEREAS RENU RANJAN DAS gifted $4 \frac{1}{3}$ decimal property in favour of **RANJIT KUMAR DAS** by dint of a registered Deed of Gift executed on 01/09/1986 subsequently registered in the year 1986 as Book No. 1, volume no. 21, pages from 185 to 190 being Deed No. 1329 for the year 1989 registered in A.D.S.R. Howrah

AND WHEREAS Arun Kumar Das, Subrata das, Pabitra Das, Sulekha Roy, Smt Sila Bose by dint of a registered Deed of Sale executed on 15/06/1987 registered in the year 1987 as Book No. 1, Volume No. 21 Deed No. 766 registered in ADSR Howrah sold out $4 \frac{1}{3}$ decimal property in favour of **RANJIT KUMAR DAS**.

AND WHEREAS RANJIT KUMAR DAS obtained peaceful possession in respect of the said property and sold out the same in favour of **present Vendors** by virtue of registered Deed of sale, duly registered before the Office of the ADSR Howrah and recorded in Book No. I, CD Volume No. 14, pages from 1291 to 1307 being No. 06594 for the year 2013.

AND WHEREAS by virtue of said deed of purchase **present vendors** became the joint **OWNERS** & occupiers of **ALL THAT piece and parcel of Bastu land measuring about 01 Katha 14 Chataks 12 Sq. ft. comprised in R.S. Dag No. 2975 under R.S. Khatian No.2885 appertaining to LR Dag No. 5472 under LR Khatian No. 32128 and ALL THAT piece and parcel of Bastu land measuring about 02 Katha 02**

Chataks 00 Sq. ft. comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32128 i.e. in total measuring about 04 (Four) Katha 12 (Twelve) Sq. ft. TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal morefully described in the schedule mentioned property and possessed the same by paying necessary Taxes & Khajna to the concern Authorities without any disturbance from any corner and free from all encumbrance but not mutating their names before the record of Settlement / BL & LRO

AND WHEREAS in the manner as aforesaid, the present **VENDORS** herein possessing the same uninterruptedly till date and the Schedule mentioned property remains free from all encumbrances;

AND WHEREAS the **VENDORS** herein are thus seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring about 01 Katha 14 Chataks 12 Sq. ft. comprised in R.S. Dag No. 2975 under R.S. Khatian No.2885 appertaining to LR Dag No. 5472 under LR Khatian No. 32128 and **ALL THAT** piece and parcel of Bastu land measuring about 02 Katha 02

Chataks 00 Sq. ft. comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32128 i.e. in total measuring about 04 (Four) Katha 12 (Twelve) Sq. ft. TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal together with all sorts of easement rights attached thereto, which is mentioned in the Schedule hereunder written is hereinafter referred to as the "PROPERTY" under "TRANSFER";

AND WHEREAS the VENDORS herein being in urgent need of money declared to sell the Schedule mentioned property at a consideration amount of **Rs. 24,30,000/- (Rupees Twenty four lakh Thirty Thousand) only** to which the PURCHASER has agreed to purchase the same and hence this Deed;

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

- A. That in consideration of payment of a sum of **Rs. 24,30,000/- (Rupees Twenty four lakh Thirty Thousand) only** paid this day by the PURCHASER to the VENDORS herein as per Memo of Consideration hereunder written, the receipt whereof VENDORS DOTH HEREBY admit, acknowledge and discharge the

PURCHASER from making payment of any further sum whatsoever, the **VENDORS DOTH HEREBY** transfer, convey and assign by way of sale unto the **PURCHASER ALL THAT** piece and parcel of Bastu land measuring about 01 Katha 14 Chataks 12 Sq. ft. comprised in R.S. Dag No. 2975 under R.S. Khatian No.2885 appertaining to LR Dag No. 5472 under LR Khatian No. 32128 and **ALL THAT** piece and parcel of Bastu land measuring about 02 Katha 02 Chataks 00 Sq. ft. comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32128 i.e. in total measuring about 04 (Four) Katha 12 (Twelve) Sq. ft. **TOGETHER WITH** 100 Sq.ft. R.T Shed structure standing thereon within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal together with all sorts of easement rights attached thereto, hereby sold unto the **PURCHASER AND TO HAVE AND TO HOLD** the same absolutely and forever.

- B. That said title, interest, claim, demand whatsoever of the **VENDORS** unto or upon the same and every part thereof **TO HAVE AND TO HOLD** the same unto and to use by the **PURCHASER** including his heirs, executors, administrators, assignees absolutely and forever **TOGETHER WITH** all title,

deeds, things, writings and other evidences of title and the **VENDORS DOTH HEREBY** covenant with the **PURCHASER** and assign that notwithstanding any acts, deeds, and things hereto before done, executed and knowingly suffered to the contrary, the **VENDORS** are now fully seized and possessed of the said property free from all encumbrances, attachments or defects in title whatsoever and the **VENDORS** have full power, control and authority to sell the schedule mentioned property and the **PURCHASER** shall henceforth peaceably and quietly hold, possess, enjoy the said property in khas without claim or demand whatsoever from the **VENDORS** or any person claiming through or under them.

THE VENDORS HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS:

1. That the **VENDORS** have subsisting, absolute and unfettered perfect right to sell the schedule mentioned property having no other Co-**OWNERS** and Co-sharers.
2. That the property hereby sold is free from all encumbrances.
3. That the property hereby sold is not a debattar one.
4. That the **VENDORS** hereby declares that **they have** not entered into any agreement for sale with any other person/persons, organization nor with anybody in connection with the said property, nor the **VENDORS** have mortgaged the said property with any Bank or any Financial Institution and nor the property has been encumbered in any way and the same is not also attached with any scheme of Government/ Improvement Authority nor the property is acquired under the Land

Acquisition Act, and there is no legal impediment or otherwise as a reason of which the **VENDORS** are prevented for selling the Schedule mentioned property and the said property remains free from all encumbrances.

5. That the **VENDORS** shall indemnify the **PURCHASER** against all claims, liens, lispendences, attachment in the event of any defect of the **VENDORS** marketable title or if the **PURCHASER's** perfect title and peaceful possession be disturbed by any person/persons claiming through or under the **VENDORS** or **their** heirs in any manner, then the **VENDORS** shall be bound to compensate the **PURCHASER** against all loss and the **VENDORS** shall remove all and every obstructions at **their** own cost and expenses.
6. That the **PURCHASER** shall have every right to mutate his name before Settlement Department and Local Gram Panchayet etc. by deleting the name of the present **VENDORS** herein and to pay revenues and taxes thereof in his own name before all competent authorities and the **VENDORS** further agrees to Co operate with the **PURCHASER** for all time for the purpose of mutation.
7. That the **PURCHASER** is entitled to get the Sali Land converted into Bastu land from the concerned authority and to develop the Schedule mentioned property according to his own liking and the **PURCHASER** shall use, enjoy and peaceably and quietly possess the Schedule mentioned property including his heirs, legal representatives, successors, and assignees having absolute perfect transferable right like sale, gift, mortgage etc..

8. That the **VENDORS** hereby undertakes to execute and register any further Deed in future like Deed of Rectification or Deed of Declaration for more and further clear title and also better enjoyment of the **PURCHASER**, in case of necessity, at the request and cost and expenses of the **PURCHASER**.
9. That the **PURCHASER is** entitled to use, occupy and enjoy all easements, appurtenances, hereditaments, messuages, advantages, benefits, privileges appertaining to and arising out of the property hereby sold along with all advantages of path, pathways, passage and also entitled to install electricity, telephone and water connection underneath the common passage appertaining to the property hereby sold to the **PURCHASER** by the **VENDORS** and the **PURCHASER is** also entitled to construct and renovate the schedule mentioned property and the **PURCHASER** shall and may at all times, hereinafter peaceably and quietly possess and enjoy the said plot of land with said description in full and receive rent, issues and profits thereof without any lawful eviction, introduction claims or demands whatsoever from or by the **VENDORS** or any person or persons lawfully or equitably claiming from under or in trust for the **VENDORS** or any of **their** predecessors-in-interest.
10. That the **VENDORS** hereby delivers khas possession of the property hereby sold to the **PURCHASER**.
11. That the **VENDORS** hereby executes this Deed of Conveyance in favour of the **PURCHASER** after realizing the

meaning of this Deed at his free will and consent while physically fit and mentally alert.

SCHEDULE OF PROPERTY

(HEREBY SOLD)

ALL THAT piece and parcel of Bastu land measuring about 01 Katha 14 Chataks 12 Sq. ft. comprised in R.S. Dag No. 2975 under R.S. Khatian No.2885 appertaining to LR Dag No. 5472 under LR Khatian No. 32128

AND

ALL THAT piece and parcel of Bastu land measuring about 02 Katha 02 Chataks 00 Sq. ft. comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32128

i.e. in total measuring about 04 (Four) Katha 12 (Twelve) Sq. ft. TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal sold herein which is butted and bounded as follows:-

ON THE NORTH : Property of Samar Guha nad Otrs.

ON THE SOUTH : 18'-04" Kacha Common Passage.

ON THE EAST : 5'-00" wide Kacha common passage & Property of
Sima Kongsabait

ON THE WEST : Property of Dr. Moloy Das

The revenue is payable per annum in respect of the Schedule mentioned property before the concerned Office of B.L. & L.R.O under Govt. of West Bengal.

The said property hereby sold as shown in the sketch map annexed herewith and therein in "RED" border colour and the same be treated as part and parcel of this deed

IN WITNESS WHEREOF the parties herein have put their respective signature on this Deed of Conveyance on this day, month and year above written.

WITNESSES

1. Jaydeb Datta
West Santinagar
Bally, Howrah - 711227.

Sankar Karmabarik

Anjana Karmabarik

2.) Sanjay Kumar
Howrah Court
Howrah - 71101

SIGNATURE OF THE VENDORS

Drafted by me on the basis of papers Supplied by the vendor and as per Instruction of the vendor herein and read over and explained the contents of this Deed to the Vendor, herein in mother language which he admitted to be correct.

Ramesh Jais

Sanjay Kumar
Advocate

SIGNATURE OF THE PURCHASER

Enroll No. F-245/2013
(Sanjay Kumar)
Howrah Judges' Court
Typed by : - Firoj Ali Mullick

Anjanabambanid

[illegible]

(Rupees Twenty four lakh Thirty Thousand) only

1. Jaydeb Dutta.
West Santinagar.
Bally, Howrah - 711227.

2.) Banjar Koin

Sankaranga Sabarwal

Arjuna kerna barik

Signature of the VENDORS

SALE DEED PLAN

PART OF R.S. DAG NO - 2975, 2974/3191, R.S. KHATIAN NO - 2885, L.R. DAG NO - 5472, L.R. KHATIAN NO : - 32128, MOUZA - BALLY, J. L. NO - 14, UNDER NISCHINDA GRAM PANCHAYET, P. S. - NISCHINDA (NEW) BALLY (OLD), DIST. - HOWRAH. PIN - 711227

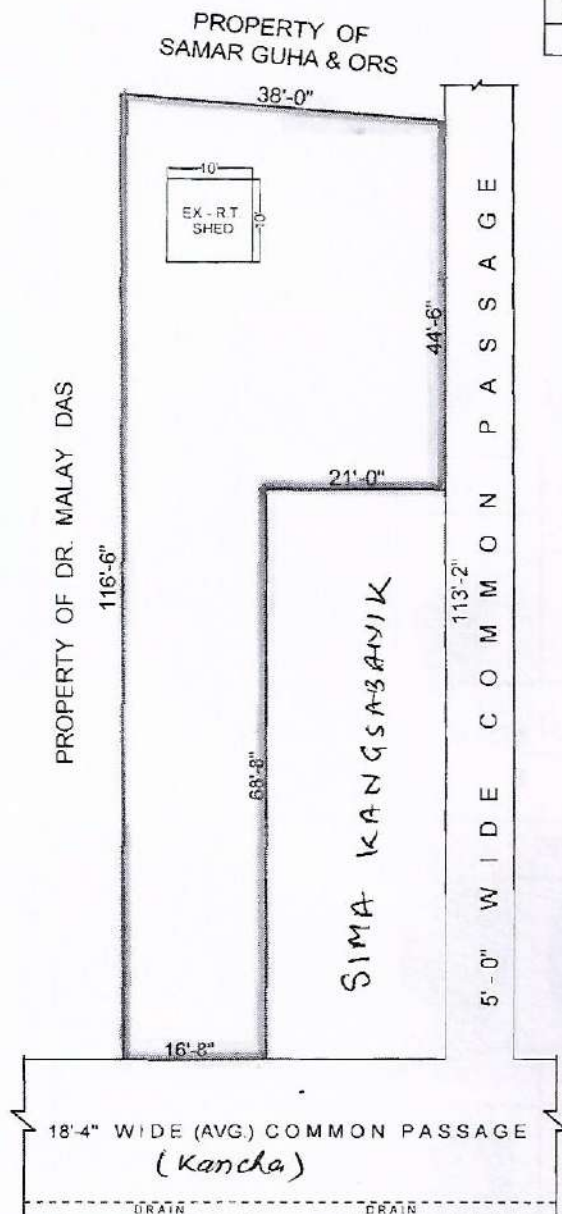
SCALE :- 1" = 22' - 0" , L.R. DAG NO - 5474.

TOTAL LAND AREA :- 4 KH - 00 CH - 12 SFT (SHOWN IN **RED** MARKED)
EX. R.T. SHED COVERED AREA :- 100 SFT

VENDOR'S :- SRI SANKAR KANGSABANIK & ANJANA KANGSABANIK

VENDEE :- SRI RAMESH JANA

R.S. DAG NO	L.R. DAG NO	AREA OF LAND
2975	5472	1 KH - 14 CH - 12 SFT
2974 / 3191	5474	2 KH - 02 CH - 00 SFT
TOTAL AREA LAND		4 KH - 00 CH - 12 SFT



Ramesh Jana

SIGN. OF VENDOR'S

Sankar Kangsabani
Anjana Kangsabani

SIGN. OF VENDEE

Kunal Kayal
KUNAL KAYAL
L.B.S. of Howrah Zilla Parish
Reg. No. - 151(II)
Khalla, Chamraiti, Howrah
Mob - 9836425838

Drawn By - M. KUMAR

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

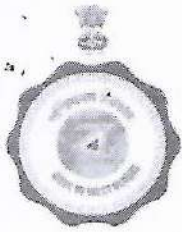
Signature Sankar Kongsabari

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Anjana Kongsabari

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Sankar Jha



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



192022230290553451

GRN Details

GRN:	192022230290553451	Payment Mode:	Online Payment
GRN Date:	10/02/2023 13:32:39	Bank/Gateway:	State Bank of India
BRN :	CKW1397724	BRN Date:	10/02/2023 13:33:07
GRIPS Payment ID:	100220232029055343	Payment Init. Date:	10/02/2023 13:32:39
Payment Status:	Successful	Payment Ref. No:	2000351160/3/2023
[Query No/**/Query Year]			

Depositor Details

Depositor's Name:	Ramesh Jana
Address:	Ghoshpara, Nischinda, Bally, Howrah
Mobile:	7980275365
Contact No:	8336032233
Depositor Status:	Buyer/Claimants
Query No:	2000351160
Applicant's Name:	Mr SANJAY KUMAR
Identification No:	2000351160/3/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	10/02/2023
Period To (dd/mm/yyyy):	10/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000351160/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	68540
2	2000351160/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	24520
3	2000351160/3/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	951
Total				94011

IN WORDS: NINETY FOUR THOUSAND ELEVEN ONLY.

Major Information of the Deed

Deed Nb :	I-0502-01022/2023	Date of Registration	10/02/2023
Query No / Year	0502-2000351160/2023	Office where deed is registered	
Query Date	09/02/2023 10:27:27 AM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	SANJAY KUMAR HOWRAH JUDGES COURT, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 8336032233, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 24,30,000/-	Rs. 24,50,650/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 73,540/- (Article:23)	Rs. 24,520/- (Article:A(1), E)		
Remarks			

Land Details :

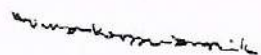
District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

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-5472 (RS :-)	LR-32128	Bastu	Bastu	1 Katha 14 Chatak 12 Sq Ft	11,03,000/-	11,23,650/-	Width of Approach Road: 19 Ft.,
L2	LR-5474 (RS :-)	LR-32128	Bastu	Bastu	2 Katha 2 Chatak	13,00,000/-	13,00,000/-	Width of Approach Road: 19 Ft.,
		TOTAL :			6.6275Dec	24,03,000 /-	24,23,650 /-	
		Grand Total :			6.6275Dec	24,03,000 /-	24,23,650 /-	

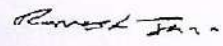
Structure Details :

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: 5 Years, Roof Type: Thatched, Extent of Completion: Complete					
	Total :	100 sq ft	27,000 /-	27,000 /-	

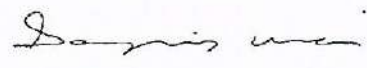
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Anjana Kansabanik Daughter of Late Sankar Kansabanik Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	Photo  10/02/2023	Finger Print  LTI 10/02/2023	Signature  10/02/2023
Jagdish Basu Sarani, City:- , P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: fxxxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				
2	Name Mr Sankar Kangsabanik (Presentant) Son of Mr Kalisadhan Kangsabanik Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	Photo  10/02/2023	Finger Print  LTI 10/02/2023	Signature  10/02/2023
Jagadish Basu Sarani, City:- , P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: akxxxxxx2p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ramesh Jana Son of Late Kartick Jana Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	Photo  10/02/2023	Finger Print  LTI 10/02/2023	Signature  10/02/2023
Son of Late Kartick Jana Ghoshpara Nischinda, City:- , P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 712233 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: afxxxxxx6q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjay Kumar Son of Late S Raj Howrah, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			
	10/02/2023	10/02/2023	10/02/2023

Identifier Of Mrs Anjana Kansabanik, Mr Ramesh Jana, Mr Sankar Kangsabanik

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Anjana Kansabanik	Mr Ramesh Jana-3.12125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Anjana Kansabanik	Mr Ramesh Jana-3.50625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Anjana Kansabanik	Mr Ramesh Jana-100.00000000 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5472, LR Khatian No:- 32128	Owner:রঞ্জিত কুমার দাস, Gurdian:রেনুবন্ধন , Address:নিজ , Classification:ডোবা, Area:0.00800000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 5474, LR Khatian No:- 32128	Owner:রঞ্জিত কুমার দাস, Gurdian:রেনুবন্ধন , Address:নিজ , Classification:বাস্ত, Area:0.04200000 Acre,	Seller is not the recorded Owner as per Applicant.

On 10-02-2023

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 14:26 hrs on 10-02-2023, at the Office of the A.D.S.R. HOWRAH by Mr Sankar Kangsabanik, 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 24,50,650/-

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

Execution is admitted on 10/02/2023 by 1. Mrs Anjana Kansabanik, Daughter of Late Sankar Kansabanik, Jagdish Basu Sarani, P.O: Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession House wife, 2. Mr Ramesh Jana, Son of Late Kartick Jana, Ghoshpara Nischinda, P.O: Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 712233, by caste Hindu, by Profession Business, 3. Mr Sankar Kangsabanik, Son of Mr Kalisadhan Kangsabanik, Jagadish Basu Sarani, P.O: Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Business

Indetified by Mr Sanjay Kumar, , Son of Late S Raj, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,520.00/- (A(1) = Rs 24,506.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 24,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2023 1:33PM with Govt. Ref. No: 192022230290553451 on 10-02-2023, Amount Rs: 24,520/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW1397724 on 10-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 73,540/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 68,540/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1477, Amount: Rs.5,000.00/-, Date of Purchase: 09/02/2023, Vendor name: Soumya Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2023 1:33PM with Govt. Ref. No: 192022230290553451 on 10-02-2023, Amount Rs: 68,540/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW1397724 on 10-02-2023, Head of Account 0030-02-103-003-02


Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2023, Page from 39930 to 39953
being No 050201022 for the year 2023.



Digitally signed by PROVASH
ADHIKARY

Date: 2023.02.17 12:29:58 +05:30

Reason: Digital Signing of Deed.

(Provash Adhikary) 2023/02/17 12:29:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)