

1124/23

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RD1066/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 563177 H 563177

10/02/23
8-2500 11/23

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

SDS

13 FEB 2023

DEED OF SALE

DISTRICT - HOWRAH

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

BETWEEN

2861

10/02/2023

Prabir Roychoudhury

Uthorpara, Hooghly - 712233

স্বাক্ষর
নথায়
স্বাক্ষর

Sima Kandasabani k



1143

Sima Kandasabani k



1144

Prabir Roychoudhury



1145

Sanjay Kumar



Additional District Sub-Registrar
Hooghly

10 FEB 2023

SIMA KANGSABANIK (PAN DAUPK0557D & AADHAAR 2481 1503 6552), Wife of Late Ratan Kumar Kangsabanik, Daughter of Late Dilip Chakraborty, by faith Hindu, by occupation Housewife, residing at Jagadish Basu Sarani, North Ghoshpara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 hereinafter referred to as the **LAND OWNER / VENDOR** (Which expression unless excluded by or repugnant to the context shall mean and include all her heirs, legal representatives, successors, executors, administrators and assignors) of the **ONE PART**.

AND

PRABIR ROYCHOUDHURY (PAN - ACRPR9758B & AADHAR- 4624 0139 6455) son of Late Phani Bhusan Roychoudhury, by faith Hindu, by Nationality Indian, by occupation Business, residing at 31/6, baidikpara Lane, P.O. Hindmotor, P.S. Uttarpara, District Hooghly, Pin - 712233 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 02 (Two) Katha, **TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32129 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 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 **SIMA KANGSABANIK** by virtue of registered Deed of sale, duly registered before the Office of the ADSR Howrah and recorded in Book No. I, Volume No. 114, pages from 6 to 11 being No. 4634 for the year 1989.

AND WHEREAS by virtue of said deed of purchase **SIMA KANGSABANIK** became the absolute owner & occupier of **ALL THAT** piece and parcel of Bastu land measuring about 02 (Two) Katha, **TOGETHER WITH 100 Sq.ft. R.T Shed** structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 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 recording her name as **LR Khatian No. 32129** and paying necessary Taxes & Khajna to the concern Authorities without any disturbance from any corner and free from all encumbrance

WHEREAS SIMA KANGSABANIK, the 'LAND OWNER herein entered into a **GENERAL POWER OF ATTORNEY** registered in ADSR Howrah, recorded in Book No. 1, Volume No. 0502-2022, pages from 359800 to 359820 being no. 050209768 for the year 2022 with **SHAMPA KANGSABANIK** (PAN EJAPK8794J & AADHAAR 8026 8557 2454), Wife of Manoj Kangsabanik, Daughter of Ratan Kumar Kangsabanik, by faith Hindu, by occupation Housewife, residing at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 for look after the said property i.e. **ALL THAT piece and parcel of Bastu land measuring about 02 (Two) Katha, TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32129 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.**

AND WHEREAS SHAMPA KANGSABANIK is not in a position to look after the said landed property and not interested or unwilling to continue the Power and accordingly **they** jointly canceled the said **GENERAL POWER OF ATTORNEY** registered in ADSR Howrah, recorded in Book No. 1, Volume

No. 0502-2022, pages from 359800 to 359820 being no. 050209768 for the year 2022 and all the dispute have been settled in between them and said cancellation Deed registered in ADSR Howrah, recorded in Book No. IV, Volume No. 0502-2023, pages from 1012 to 1028 being no. 050200062 for the year 2023 .

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

AND WHEREAS the Vendor herein is thus seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring about 02 (Two) Katha, **TOGETHER WITH** 100 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32129 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 Vendor herein being in urgent need of money declared to sell the Schedule mentioned property at a consideration amount of **Rs. 12,15,000/- (Rupees Twelve lakh Fifteen 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. 12,15,000/- (Rupees Twelve lakh Fifteen thousand) only** paid this day by the **PURCHASER** to the Vendor herein as per Memo of Consideration hereunder written, the receipt whereof Vendor **DOETH HEREBY** admit, acknowledge and discharge the **PURCHASER** from making payment of any further sum whatsoever, the Vendor **DOETH HEREBY** transfer, convey and assign by way of sale unto the **PURCHASER ALL THAT** piece and parcel of Bastu land measuring about **02 (Two) Katha, TOGETHER WITH 100 Sq.ft. R.T Shed structure** standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32129 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 Vendor 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 Vendor **DOETH 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 Vendor is now fully seized and possessed of the said property free from all encumbrances, attachments or defects in title whatsoever and the Vendor has 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 Vendor or any person claiming through or under him.

THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS:

1. That the Vendor has 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 Vendor hereby declares that he has not entered into any agreement for sale with any other person/persons,

organization nor with anybody in connection with the said property, nor the Vendor has 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 Vendor is prevented for selling the Schedule mentioned property and the said property remains free from all encumbrances.

5. That the Vendor shall indemnify the **PURCHASER** against all claims, liens, lispendences, attachment in the event of any defect of the Vendor's marketable title or if the **PURCHASER's** perfect title and peaceful possession be disturbed by any person/persons claiming through or under the Vendor or his heirs in any manner, then the Vendor shall be bound to compensate the **PURCHASER** against all loss and the Vendor shall remove all and every obstructions at **his** 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 Vendor herein and to pay revenues and taxes thereof in his own name before all competent authorities and the Vendor further agrees to Co operate with the **PURCHASER** for all time for the purpose of mutation.
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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 Vendor 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 Vendor 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 Vendor or any

person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of ~~his~~ predecessors-in-interest.

10. That the Vendor hereby delivers khas possession of the property hereby sold to the **PURCHASER**.
11. That the Vendor 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 02 (Two) Katha, TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32129 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 Sankar Kangsabanik
& Others

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

ON THE EAST : 5'-00" Kacha Common Passage

ON THE WEST : Property of Sankar Kangsabanik
& Others

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 Jay Deb Datta.
West Santinagar.
Bally, Howrah-711227.

Sima Karmasabarnik

2) Sharmika Karmasabarnik
Nischinda (W), P.O. Ghosh Para
Howrah 711227

SIGNATURE OF THE VENDOR

3) Priyansu Karmasabarnik
Nischinda East,
P.O. Ghosh Para
Howrah-711227

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.

Sanjay Kumar
Advocate
Enroll No. F-245/2013.
SANJAY KUMAR,
Howrah Judges' Court
Typed by : - Firoj Ali
Mullick

Rabi Roychowdhury

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

Received a sum of **Rs. 12,15,000/- (Rupees Twelve lakh Fifteen thousand) only** from the above named **PURCHASER** in the following manner

Date	DD/ Cash/ RTGS	Particular	Amount (Rs)
09/02/2023	135624	Central Bank of India	12,15,000/-
			/
			12,15,000/-

(Rupees Twelve lakh fifteen thousand) only

Witnesses

1. Jaydeb Dutta
West Santinagar
Bally, Howrah-711227.
- 2) Shampakongsa borik
N

Sima Kongsabornik

Signature of the Vendor

SALE DEED PLAN

PART OF R.S. DAG NO - 2974/3191, R.S. KHATIAN NO - 2885, L.R. DAG NO - 5474,
L.R. KHATIAN NO - 32129, MOUZA - BALLY, J. L. NO - 14, UNDER BALLY
GRAM PANCHAYET, P.S. - NISCHINDA (NEW) BALLY (OLD), DIST. - HOWRAH.

SCALE :- 1" = 16' - 0"

TOTAL LAND AREA :- 2 KH - 00 CH - 00 SFT (SHOWN IN **RED** MARKED)

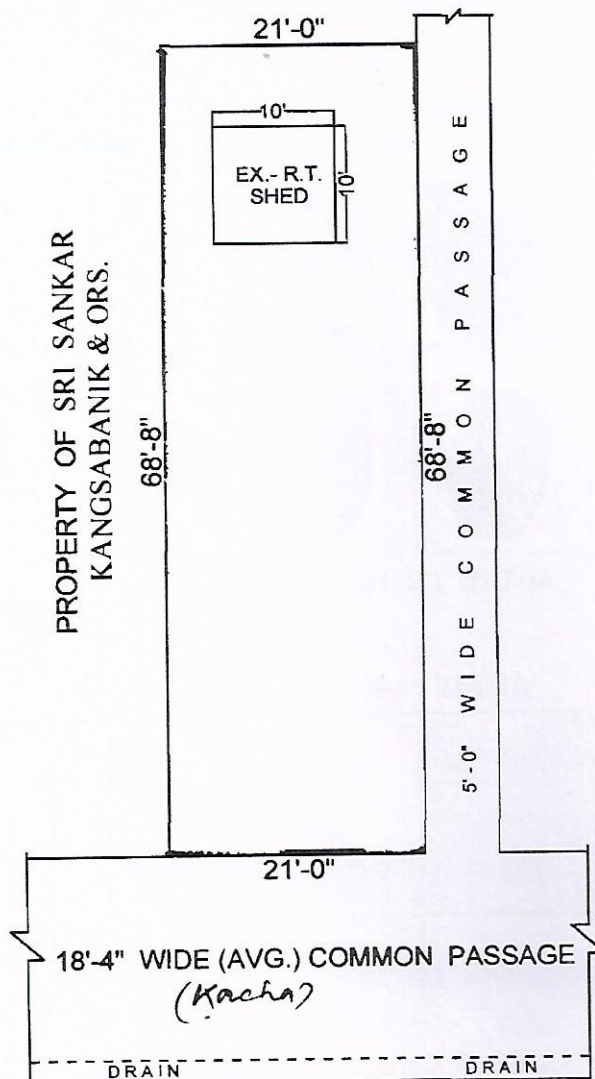
EX. R.T. SHED COVERED AREA :- 100 SFT

VENDOR :- SMT. SIMA KANGSABANIK

VENDEE'S :- SRI PRABIR ROYCHOUDHURY



PROPERTY OF
SRI SANKAR
KANGSABANIK & ORS.



Sima KangsabaniK

SIGN. OF VENDOR

Prabir Roychoudhury

SIGN. OF VENDEE

Kunal Kayal
KUNAL KAYAL
L.B.S. of Howrah Zilla Parishad
Reg. No. - 151(II)
Khalia, Chamrahi, Howrah
Mob - 9836425934

Drawn By - M. KUMAR

LEFT HAND

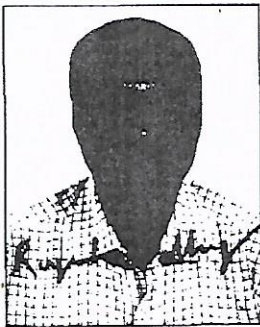


Simakamrasakarnik

RIGHT HAND

Signature

LEFT HAND



Pab's Ruchordhuy

RIGHT HAND

Signature

LEFT HAND

RIGHT HAND

Signature



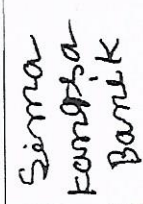
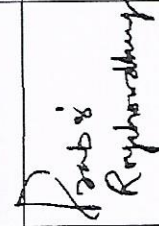
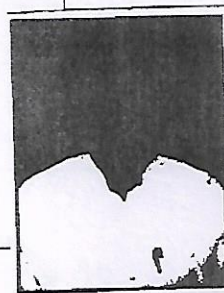
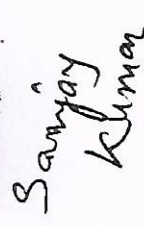
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05022000350091/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Sima Kangsabanik Jagdish Basu Sarani, City:- , P.O:- Ghoshpara, P.S:-Bally, District:- Howrah, West Bengal, India, PIN:- 711227	Seller			
SI No.	Name of the Executant	Category		Finger Print	Signature with date
2	Mr Prabir Roychudhury 31/6, Baidikpara Lane, City:- , P.O:- Uttara para, P.S:-Uttara para, District:- Hooghly, West Bengal, India, PIN:- 712233	Buyer			
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sanjay Kumar Son of Late S Raj Howrah, City:- , P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN:- 711101	Mrs Sima Kangsabanik, Mr Prabir Roychudhury			

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



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



192022230290797531

GRN Details

GRN:	192022230290797531	Payment Mode:	Online Payment
GRN Date:	10/02/2023 15:05:30	Bank/Gateway:	State Bank of India
BRN :	CKW1408160	BRN Date:	10/02/2023 15:06:27
GRIPS Payment ID:	100220232029079752	Payment Init. Date:	10/02/2023 15:05:30
Payment Status:	Successful	Payment Ref. No:	2000350091/8/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Prabir Roychudhury
Address:	Uttarpara, Hooghly
Mobile:	7980275365
Contact No:	8336032233
Depositor Status:	Buyer/Claimants
Query No:	2000350091
Applicant's Name:	Mr SANJAY KUMAR
Address:	A.D.S.R. HOWRAH
Office Name:	A.D.S.R. HOWRAH
Identification No:	2000350091/8/2023
Remarks:	Sale, Sale Document Payment No 8
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	2000350091/8/2023	Property Registration- Stamp duty	0030-02-103-003-02	31470
2	2000350091/8/2023	Property Registration- Registration Fees	0030-03-104-001-16	12164
3	2000350091/8/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	660
Total				44294

IN WORDS: FORTY FOUR THOUSAND TWO HUNDRED NINETY FOUR ONLY.

Major Information of the Deed

Deed No :	I-0502-01066/2023	Date of Registration	13/02/2023
Query No / Year	0502-2000350091/2023	Office where deed is registered	
Query Date	09/02/2023 8:04:18 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. 12,15,000/-	Rs. 12,15,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 36,470/- (Article:23)	Rs. 12,164/- (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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5474 (RS :-)	LR-32129	Bastu	Bastu	2 Katha	11,88,000/-	11,88,000/-	Width of Approach Road: 19 Ft.,
Grand Total :					3.3Dec	11,88,000 /-	11,88,000 /-	

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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Sima Kangsabanik (Presentant) Wife of Late Ratan Kumar Kansaabanik 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.:: daxxxxxx7d,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 : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Prabir Roychudhury Son of Late Phani Bhusan Roychoudhury 31/6, Baidikpara Lane, City:- , P.O:- Uttarpara, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712233 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx8b,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 : Pvt. Residence

Identifier Details :

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

Identifier Of Mrs Sima Kangsabanik, Mr Prabir Roychudhury

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Sima Kangsabanik	Mr Prabir Roychudhury-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Sima Kangsabanik	Mr Prabir Roychudhury-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:- 5474, LR Khatian No:- 32129	Owner:সীমা কংসবনিক, Gurdian:রতন , Address:নিজ , Classification:বাস্ত, Area:0.03300000 Acre,	Mrs Sima Kangsabanik

On 10-02-2023

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

Presented for registration at 19:05 hrs on 10-02-2023, at the Private residence by Mrs Sima Kangsabanik ,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 12,15,000/-

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

Execution is admitted on 10/02/2023 by 1. Mrs Sima Kangsabanik, Wife of Late Ratan Kumar Kansaabanik, Jagdish Basu Sarani, P.O: Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession House wife, 2. Mr Prabir Roychoudhury, Son of Late Phani Bhusan Roychoudhury, 31/6, Baidikpara Lane, P.O: Uttarpara, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by Profession Business

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


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

On 13-02-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,164.00/- (A(1) = Rs 12,150.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 12,164/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2023 3:06PM with Govt. Ref. No: 192022230290797531 on 10-02-2023, Amount Rs: 12,164/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW1408160 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. 36,470/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 31,470/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2861, Amount: Rs.5,000.00/-, Date of Purchase: 10/02/2023, Vendor name: Arun Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2023 3:06PM with Govt. Ref. No: 192022230290797531 on 10-02-2023, Amount Rs: 31,470/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW1408160 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 39971 to 39996
being No 050201066 for the year 2023.



Digitally signed by PROVASH
ADHIKARY
Date: 2023.02.17 12:31:00 +05:30
Reason: Digital Signing of Deed.

(Provash Adhikary) 2023/02/17 12:31:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)