

4319/24

P 4247/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 221461

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Documents are the Part of this
Document.

26 APR 2024 A.D.S.R. Durgapur
Paschim Bardhaman

DEED OF SALE

THIS SALE DEED IS MADE on this the 26th day of April, Two Thousand Twenty-Four (2024).

BETWEEN

MRS. BULBUL THAKUR [PAN NO. ABMPT5584H], [AADHAAR NO. 4839 8211 3924], Wife of Kamal Kumar Thakur, Daughter of Prabhat Kumar Chatterjee, by Nationality- Indian, by Faith- Hindu, Resident of Puranahat School Road, Near Pandit Ji, Block- Burnpur, P.O.- Burnpur, P.S.- Hirapur, Dist.- Paschim Bardhaman, West Bengal, Pin.- 713325, Hereinafter called the "**VENDOR/SELLER**", (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, successors, successors-in-interests, representatives, nominee/s and assigns) of the **ONE PART**;

IN FAVOUR OF:

(1) MR. SAMIRAN DALAL [PAN NO. AHQPD8690Q], [AADHAAR NO. 6988 1106 5342], Son of Ajoy Kumar Dalal, by Nationality- Indian, by Faith- Hindu, Resident of Meena Garden, Dashadrone, Mayerthan, Block/Sector: B, Flat No: C/3, City:- Rajarhat-Gopalpure, P.O:- Gopalpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, Pin:- 700136 and

(2) MRS. PRIYANKA DALAL [PAN NO. ALTPD0223C], [AADHAAR NO. 5593 2920 6110], Wife of Samiran Dalal, by Nationality- Indian, by Faith- Hindu, Resident of Meena Garden, Rajarhat Road, Solua, Near Solua Primary School, Block/Sector: B, Flat No: C/3, City:- Rajarhat-Gopalpore, P.O:- Gopalpur, P.S:-Airport, District:-North- 24-Parganas, West Bengal, India, Pin:- 700136,

Both are hereinafter jointly & severally called the "**PURCHASERS**"(which expression shall unless excluded by or repugnant to the subject or context be deemed to include his/her/their respective heirs, executors, representatives, successors and assigns) of the **OTHER PART**.

WHEREAS the below mention scheduled land was original belong to Sri Trilok Kumar Mukherjee, Son of Late Bagla Prasad Mukherjee, and whose name duly recorded in L.R. records of Rights under separate L.R. Parcha being Khatian No. 1771.

AND WHEREAS said Sri Trilok Kumar Mukherjee, during his peaceful possession transferred land measuring an area of 10 Katha or 16.5

Decimal under R.S. Plot No. 962 corresponding to L.R. Plot No. 3529 within Mouza- Fuljhore in favour of the present Vendor by way of Regd. Sale Deed being No. 1-08691 for the year 2010, registered at the Office of ADSR Durgapur, dated- 13.12.2010.

AND WHEREAS the vendor is in urgent need of money and as such the vendor agreed to dispose the schedule mentioned land measuring an area 4.50 Katha by way of sale.

AND WHEREAS by virtue of said acquisition by way of inheritance, the present Vendor acquired a valid, good, clear and free marketable right, title and interest and free from all encumbrances over the schedule below land and is owning and possessing the same as absolute owner having peaceful physical possession, which gives her unfettered power and authority to convey the schedule below property.

AND WHEREAS the Vendor now willing to transfer the below mentioned property and on the other hand the PURCHASER(S) willing to purchase the Schedule-B below property at the highest consideration value of Rs.27,00,000/- (Rupees Twenty Seven Lakh) only, which is already paid by the purchaser as mentioned in the below "Memo of Consideration" and the Vendor do hereby confirmed regarding receipt of sale consideration by putting her signature in this Deed.

AND WHEREAS by virtue of this Sale Deed, the VENDOR convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at any time had or now have in any manner covering both in law and enquiry free from any encumbrance either factual or implied or latent whatsoever in favour of Purchaser(s) for good so that the Purchaser(s) shall be able to use, occupy, enjoy the Schedule-B property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such Vendor shall keep the PURCHASER(S) harmless and indemnified from any charges license, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASER(S).

AND WHEREAS the Vendor is bind him to execute Deeds, things at the request and cost of the Purchaser(s) to do and execute or cause to be done anything which may effectual necessary for the PURCHASER(S) to enjoy

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the property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASER(S) shall and may from time to time and all times hereafter peaceable and quiet enter upon, have, hold, occupy possess and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from only the said VENDOR or by any person or persons claiming, from, under or in trust of them.

AND WHEREAS the PURCHASER(S) shall be factually, legally entitled to Mutate their names in the records of Rights of the Office of B.L. & L.R.O. Faridpur-Durgapur during settlement and to mutate their names into the Rent Roll of Govt. of West Bengal, and will be able to pay any rent, rates, and charges without any connection or concerned whatsoever with the VENDOR.

That the Purchaser(s) shall regularly pay holding taxes, land taxes in respect of their purchased scheduled property to their free choice.

That neither the Vendor nor her legal heir, successor shall on and after execution of this sale deed shall claim any right, title interest over the scheduled property and if the title of the Vendor is found to be defective, the Vendor has compensated in all respect in favour of the Purchaser(s).

SCHEDULE
[SOLD AREA OF LAND]

ALL THAT the piece and parcel of Baid land measuring about **4.50 Katha or 7.425 Decimal** within **Mouza:- Fuljhore**, J.L. No- 107, comprising in **R.S. Plot No. 962** corresponding to **L.R. Plot No. 3529** recorded in **L.R. Khatian No. 8780** situated under Police Station:- New Township, A.D.S.R. Office at Durgapur, within the limits of Durgapur Municipal Corporation, Dist.- Paschim Bardhaman, Pin.- 713206, W.B., as more fully and particularly described in the Map or plan annexed hereto and boarder "**RED**".

Butted and bounded as follows:

On the North: Land of Prodyumna Das & Paramita Das;
On the South: R.S. Plot No. 962 (Apartment);
On the East: R.S. Plot No. 962 (Apartment);
On the West: 16 Feet Wide Metal Road.

The Sketch Map shall be considered as a part of this deed.

The schedule mentioned land was never been acquired by Govt.

The Schedule mentioned land is used for residential purpose.

The Schedule mentioned land is and without any Structure and will be use for residential purpose.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor / Purchaser(s) are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the Vendor and the Purchaser(s) put their respective signatures on this the day, month and year stated above in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES:

1) Hiranaya K. Maji,
S/o- Hriday K. Maji,
R/o- Binudaha
713148

Bul Bul Thakur

SIGNATURE OF THE VENDOR

2) Jagdish Chakraborty -
S/o- Swapn Chakraborty
Banyan Bazar
Am. 722202

Samir Kumar Datta

Priyanka Datta

SIGNATURE OF THE PURCHASER(S)

Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Swapn Kumar Datta
Swapn Kumar Datta
Advocate
En. No.WB/999/2009

MEMO

RECEIVED of and from the above-named Purchaser the within mentioned a sum of **Rs.27,00,000/- (Rupees Twenty Seven Lakh)** only being the full consideration money as per memo below :-

MEMO OF CONSIDERATION

SL. No.	Mode of Payment	Date	Amount
1.	RTGS	23/04/2024	Rs.9,00,000/-
2.	RTGS	21/04/2024	Rs.9,00,000/-
3.	RTGS	22/04/2024	Rs.9,00,000/-
Total Amount-			Rs.27,00,000/-

for
Ld.

Bul Bul Thakur

Signature of the Receiver

ETCH MAP SHOWING THE LAND OVER L.R PLOT -,
3529[P], R.S PLOT -962[P] IN MOUZA- FULJHORE, J.L
NO-107, P.S- N.T.P.S, DIST-PASCHIM BURDWAN

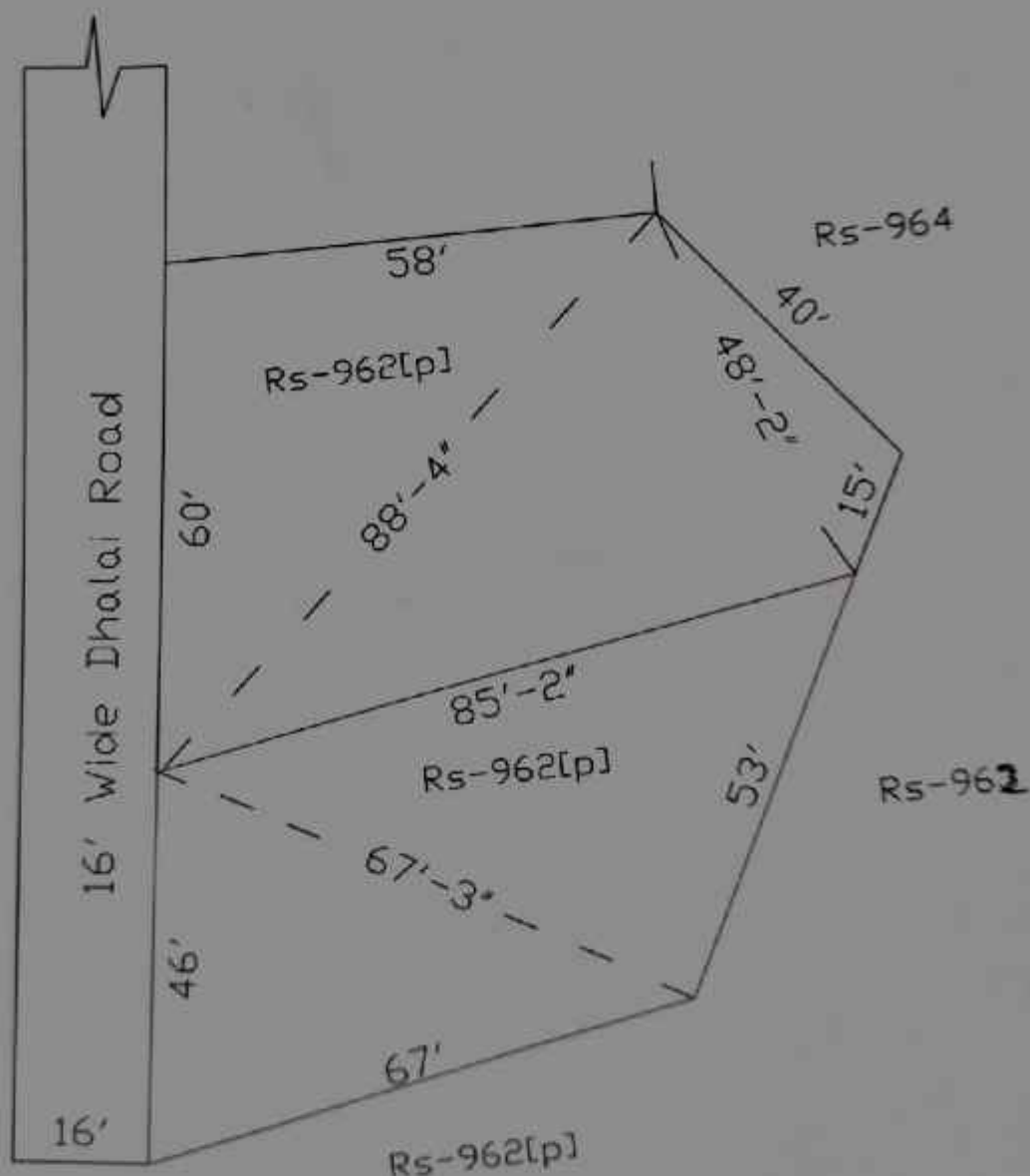
PURCHASER:- 1. SAMIRAN DALAL
2. PRIYANKA DALAL

AREA OF LAND

R.S PLOT
962

L.R PLOT
3529

SHOW AREA
4.50 KATHA



Drawn by
S. Bhandary

SURVEYOR

SRI SANJAY BHANDARY
GOVT. REG. NO. -(SHL/48279)
VILL-DANDESHWAR, P.O.-GOUR BAZAR
DIST.-BURDWAN (W)
M:-7719137399

Bul Bul Thakur.

Signature of Vendor



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



GRN Details

GRN: 192024250028096318
GRN Date: 25/04/2024 20:03:20
BRN : 9433025250623
Gateway Ref ID: IGAREHNRE1
GRIPS Payment ID: 250420242002809630
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 25/04/2024 20:03:41
Method: State Bank of India NB
Payment Init. Date: 25/04/2024 20:03:20
Payment Ref. No: 2000940810/2/2024
[Duty No./Folio Year]

Depositor Details

Depositor's Name: Mr Samiran Dalal
Address: Rajarhat-Gopalpore
Mobile: 9735168110
Period From (dd/mm/yyyy): 25/04/2024
Period To (dd/mm/yyyy): 25/04/2024
Payment Ref ID: 2000940810/2/2024
Dept Ref ID/DRN: 2000940810/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000940810/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	107510
2	2000940810/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	27007
Total				134517

IN WORDS: ONE LAKH THIRTY FOUR THOUSAND FIVE HUNDRED SEVENTEEN ONLY.

PAID

ডান হাত Right Hand					
 বৃদ্ধাঙ্গুল Thumb তর্জনি Fore মধ্যমা Middle অনামিকা Ring কনিষ্ঠা Small					
	বাম হাত Left Hand				



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
 color passport size photograph, finger print & attested by me *Bulbul Hakeem*

ডান হাত Right Hand					
 বৃদ্ধাঙ্গুল Thumb তর্জনি Fore মধ্যমা Middle অনামিকা Ring কনিষ্ঠা Small					
	বাম হাত Left Hand				



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
 color passport size photograph, finger print & attested by me *Somnion Dalal*

ডান হাত Right Hand					
 বৃদ্ধাঙ্গুল Thumb তর্জনি Fore মধ্যমা Middle অনামিকা Ring কনিষ্ঠা Small					
	বাম হাত Left Hand				



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
 color passport size photograph, finger print & attested by me *Priyanka Dalal*

ডান হাত Right Hand					
 বৃদ্ধাঙ্গুল Thumb তর্জনি Fore মধ্যমা Middle অনামিকা Ring কনিষ্ঠা Small					
	বাম হাত Left Hand				

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
 color passport size photograph, finger print & attested by me

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Hiranya K. Maji
2. FATHER/ HUSBAND NAME : Hriday K. Maji
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : other
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Birudika
POST OFFICE (পোস্ট অফিস) Birudika
POLICE STATION (থানা) Kanua PIN 713148
DISTRICT(জেলা) Parchin Baram STATE (রাজ্য) W. B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) friend
6. AADHAR NO 5074 0910 2676
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Hiranya K. Maji as identifier identifying the executants
of the concerned deed (Query No.) 2000740810/24

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Hiranya K. Maji

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2306-04247/2024	Date of Registration	26/04/2024
Query No / Year	2306-2000940810/2024	Office where deed is registered	
Query Date	15/04/2024 5:01:13 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, 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. 27,00,000/-		Rs. 27,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,08,010/- (Article:23)		Rs. 27,007/- (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:- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Fuljhore), Mouza: Fuljhore, JI No: 107, Pin Code : 713205

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-3529 (RS -962)	LR-8780	Bastu	Baid	4.5 Katha	27,00,000/-	27,00,000/-	Width of Approach Road 16 Ft. Adjacent to Metal Road.
Grand Total :					7.425Dec	27,00,000 /-	27,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Bulbul Thakur (Presentant) Wife of Mr. Kamal Kumar Thakur Executed by: Self, Date of Execution: 26/04/2024 , Adm tted by: Self, Date of Admission: 26/04/2024 ,Place : Office	 26/04/2024	 Captured 26/04/2024	 26/04/2024

Puranahat School Road, Near Pandit Ji, Block- Burnpur, City:- Kult, P.O:- Burnpur, P.S:-Hirapur,
 District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX3, PAN No.: ABxxxxxx4H,
 Aadhaar No: 48xxxxxxxx3924, Status :Individual, Executed by: Self, Date of Execution:
 26/04/2024
 , Admitted by: Self, Date of Admission: 26/04/2024 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Samiran Dalal Son of Ajoy Kumar Dalal Executed by: Self, Date of Execution: 26/04/2024 , Admitted by: Self, Date of Admission: 26/04/2024 ,Place : Office	Photo  26/04/2024	Finger Print  Captured 26/04/2024	Signature  26/04/2024
	Son of Ajoy Kumar Dalal Meena Garden, Dashadrone Mayerthan, Block/Sector: B, Flat No: C/3, City:- Rajarhat-gopalpore, P.O:- Gopalpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX0, PAN No.: AHxxxxxx0Q, Aadhaar No: 69xxxxxxxx5342, Status :Individual, Executed by: Self, Date of Execution: 26/04/2024 , Admitted by: Self, Date of Admission: 26/04/2024 ,Place : Office			
2	Name Mrs Priyanka Dalal Wife of Mr. Samiran Dalal Executed by: Self, Date of Execution: 26/04/2024 , Admitted by: Self, Date of Admission: 26/04/2024 ,Place : Office	Photo  26/04/2024	Finger Print  Captured 26/04/2024	Signature  26/04/2024
	Wife of Mr. Samiran Dalal Meena Garden,rajarhat Road, Solua, Near Solua Primary School, Block/Sector: B, Flat No: C/3, City:- Rajarhat-gopalpore, P.O:- Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX6, PAN No.: ALxxxxxx3C, Aadhaar No: 55xxxxxxxx6110, Status :Individual, Executed by: Self, Date of Execution: 26/04/2024 , Admitted by: Self, Date of Admission: 26/04/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Hiranya Kumar Maji Son of Mr. Hriday Kumar Maji Brudina, City:- Durgapur, P.O:- Brudina P.S:- Karksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713148	 26/04/2024	 Captured 26/04/2024	 26/04/2024

Identifier Of Mrs Bulbul Thakur, Mr Samiran Dalal, Mrs Priyanka Dalal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bulbul Thakur	Mr Samiran Dalal-3.7125 Dec,Mrs Priyanka Dalal-3.7125 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P S:- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Fuljhore),
Mouza: Fuljhore, JI No 107, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3529, LR Khatian No - 8780	Owner:বুলবুল ঠাকুর, Gurdian:কাজী মুহাম্মদ ঠাকুর, Address:বিহা Classification:কৃষি, Area:0.16500000 Acre,	Mrs Bulbul Thakur

Endorsement For Deed Number : I - 230604247 / 2024

On 26-04-2024

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 12.01 hrs. on 26-04-2024, at the Office of the A.D.S.R. DURGAPUR by Mrs. Bulbul Thakur, 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 27,00,000/-

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

Execution is admitted on 26/04/2024 by 1. Mrs Bulbul Thakur, Wife of Mr Kamal Kumar Thakur, Puranahat School Road, Near Pandit Ji, Block- Bumpur, P.O: Bumpur, Thana: Hirapur, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession House wife, 2. Mr Samiran Dalal, Son of Ajoy Kumar Dalal, Meena Garden, Dashadrone Mayerthan, , Sector: B, Flat No: C/3, P.O: Gopalpur, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Others, 3. Mrs Pnyanka Dalal, Wife of Mr Samiran Dalal, Meena Garden,rajarhat Road, Solua, Near Solua Primary School, Sector: B, Flat No: C/3, P.O, Gopalpur, Thana: Airport, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife

Indetified by Mr Hiranya Kumar Maji, . , Son of Mr Hriday Kumar Maji, Birudiha, P.O. Birudiha, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,007.00/- (A(1) = Rs 27,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 27,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2024 8:03PM with Govt. Ref. No: 192024250028096318 on 25-04-2024, Amount Rs: 27,007/-, Bank: SBI EPay (SBIEPay), Ref. No. 9433025250623 on 25-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,08,010/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 1,07,510/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2433, Amount: Rs.500.00/-, Date of Purchase: 24/04/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2024 8:03PM with Govt. Ref. No: 192024250028096318 on 25-04-2024, Amount Rs: 1,07,510/-, Bank: SBI EPay (SBIEPay), Ref. No. 9433025250623 on 25-04-2024, Head of Account 0030-02-103-003-02

Santanu Pal

Santanu Pal

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal**

Certificate of Registration under section 80 and Rule 60,

Registered in Book - I

Volume number 2306-2024, Page from 79091 to 79106

being No 230604247 for the year 2024.



Digitally signed by SANTANU PAL
DN: cn=SANTANU PAL, o=West Bengal
Reason: Digital Signature of Santanu

(Santanu Pal 26/04/2024)

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