

9805/2023

I-9867/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 181843

Certified that the Document, is admitted to registration. The endorsement sheet attached with this document are the Part of this document

Addl. District Sub-Registrar  
Asansol, Dist-Paschim Bardhaman

22 NOV 2023

Query No. : 2002813316/2023

GRN No. 19-202324-028981753-1

Assessed Market Value of Rs. 95,00,000/-

Set Forth Value of Rs. 95,00,000/-

### DEED OF SALE

THIS DEED OF SALE made this the 22nd day of November in the year 2023 BY:-

- 1. SMT. BIDISHA CHAKRABORTY, (PAN NO. AIOPC2170K, AADHAAR No. 9181 0001 8892), D/o Late Ranjit Roy, by faith Hindu, by citizenship Indian, by occupation Housewife, resident of 29 Nabin Pally, 3<sup>rd</sup> Lane, Rishra, P.O:- Morepukur, P.S Rishra, Dist:- Hooghly, West Bengal, PIN:-712250,**
- 2. SMT. TANUSREE ROY, (PAN NO. ASXPR9120P, AADHAAR No. 6851 7640 0375), D/o Late Mihir Kanti Roy, by faith Hindu, by citizenship Indian, by occupation Housewife, resident of Bishnu Bihar Colony, Shyam Mandir, Neamatpur, Asansol, Dist:- Paschim Bardhaman, West Bengal, PIN:-713359,**
- 3. SMT. ARPITA CHATTOPADHYAY, (PAN NO. BIIPC5177R, AADHAAR No. 6182 7097 1273), D/o Late Mihir Kanti Roy, by faith Hindu, by citizenship Indian, by occupation Housewife, resident of 217, (173/7), N.T. Road, Baidyabati, P.O Baidyabati, Dist:- Hooghly, West Bengal, PIN:-712222,**
- 4. SRI DEBAJIT ROY, (PAN NO. BEBPR7662M, AADHAAR No. 2645 1134 2715), S/o Late Ranjit Roy, by faith Hindu, by citizenship Indian, by occupation Private Service, resident of Pal Para, 01 No. Mohishila Colony, Near Durgamandir, Asansol, P.O:- Ushagram, P.S Asansol(S), Dist:- Paschim Bardhaman, West Bengal, PIN:-713303, hereinafter called the 'VENDORS/SELLERS' (which expression shall unless excluded by or**

repugnant to the context include all their heirs, successors, legal representatives and assigns) of the **ONE PART**.

**IN FAVOUR OF**

**1. SRI GOUTAM MONDAL, (PAN No. ATZPM9310R, AADHAAR No. 2179 2075 2734), S/o Late Chaitan Mondal, by faith Hindu, by Nationality Indian, by occupation Business, resident of AS-3/69/1, Kalyanpur Housing Estate, P.O R.K.Mission, P.S Asansol North, Dist.- Paschim Bardhaman, PIN No. 713305, State:- West Bengal,**

**2. SMT. RAKHI BISWAS, (PAN NO. BNEPB6420R, AADHAR No. 6349 9874 6908), W/o Sibasis Biswas, D/o Goutam Mondal, by faith Hindu, by occupation:- Business, by Citizenship Indian, resident of Paschim Rangamatia, Rupnarayanpur, P.O Rupnarayanpur Bazar, P.S Salanpur, Dist:- Paschim Bardhaman, PIN:-713364, hereinafter called the 'VENDEES/PURCHASERS' (which expression shall unless excluded by or repugnant to the context include their heirs, successors, legal representatives and assigns) of the **OTHER PART**.**

**WHEREAS** the Govt. of West Bengal with the intent to rehabilitate the Refugees from East Pakistan now Bangladesh acquired land in Mouza Asansol in the District of Burdwan under the provisions of L.D.P Act, 1948/LA Act-I of 1894 including the plot now in occupation of various refugees. Whereas the part of land measuring **06 katha in LOP No. 23, C.S Plot no. 1539(P), corresponding to R.S. Plot No. 39**, was originally belonged to Ranjit Kumar Roy and Mihir Kanti Roy both S/o Mahananda Roy who was the lawful owner of the piece of land which they acquired by a regd. Deed of Gift/ Patta deed executed by the Governor of State of West Bengal by virtue of regd. Indenture Deed no. **I-285 for the year 1990** at ADSRO, Asansol. Thereafter Ranjit Kumar Roy and Mihir Kanti Roy became absolute joint owners and possessors of the said property and constructed a house over the plot of land and subsequently Ranjit Kumar Roy while owning and possessing died intestate leaving behind his one daughter namely Bidisha Chakraborty (i.e Vendor No. 1) and one son namely Debajit Roy (i.e Vendor No. 4) as his legal heirs and successors and they inherited the property left by him. Similarly while owning and possessing Mihir Kanti Roy also died intestate leaving behind his two daughters namely Tanushree Roy (Vendor no. 2) and Arpita Chattopadhyay (i.e Vendor No. 3) as his legal heirs and successors and they inherited the property left by him. Thus

*Signature*  
(A.S.)

all the Vendors became absolute joint owners and possessors of the said property.

**AND WHEREAS** again another adjacent land measuring 02 katha in LOP No. 23 (P), C.S Plot no. 1539(P), corresponding to R.S. Plot No. 39, was originally belonged to Debajit Roy S/o Late Ranjit Roy (i.e Vendor No. 4) who was the lawful owner of the piece of land which he acquired by a regd. Deed of Gift/ Patta deed executed by the Governor of State of West Bengal by virtue of regd. Indenture Deed no. I-221 for the year 1998 at ADSRO, Asansol.

**AND WHEREAS** thus Bidhisha Chakraborty, Debajit Roy, Tanushree Roy and Arpita Chattopadhyay i.e. the Vendors/sellers became absolute joint owners and possessors of the said property and later they recorded their name in the L.R. Record of Right under khatian no. 6463, 6465, 6462 & 6464 and obtained parcha in their individual names.

**AND WHEREAS** the Vendors absolutely seized and possessed or otherwise well and sufficiently entitled to the schedule mentioned property which is free from all encumbrances, charges and/or mortgages;

**AND WHEREAS** the Vendors to meet their lawful requirement and due to personal inconvenience of maintaining the land has declared their intention to absolutely sell the land with dilapidated house described in schedule mentioned property under mouza Asansol;

**AND WHEREAS** the Purchasers having come to know of such intention and declaration of the Vendors proposed and offered to purchase the schedule mentioned property at a total consideration of **Rs. 95,00,000/- (Rupees Ninety five lakhs) only;**

 **AND WHEREAS** the Vendors considering the said price as fair, proper, reasonable and highest according to market value prevailing in the locality accepted the said offer of the Purchasers and agreed to sell, convey and transfer the schedule mentioned property unto and in favour of the Purchasers at and for the said total consideration of **Rs. 95,00,000/- (Rupees Ninety five lakhs) only** on the terms mentioned herein below;

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS**

That in pursuance of the said agreement between the Vendors and the Purchasers and in consideration of the said sum of **Rs. 95,00,000/- (Rupees**

**Ninety five lakhs) only** paid by the Purchasers to the Vendors (the receipt whereof the Vendors doth hereby admit and acknowledge) as total price of the said property, the Vendors doth hereby grant, convey, sell and transfer unto and to the use of the said Purchasers all that land more fully mentioned and described in the schedule below together with the right of path, passage, lights, liberties, privileges, easement & appurtenance whatsoever attached and concerning to the said land free from any or all encumbrances **TO HAVE AND TO HOLD** the said land and property hereby granted, conveyed and transferred unto and to the use of the said Purchasers absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise **AND THAT** the said Vendors for himself, his heirs and successors both hereby declares and covenants with the said Purchasers that the Vendors has good title, full power and absolute right to sell and transfer the schedule mentioned property and further declare that they have absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and property and that the Vendors has not in any way encumbered the schedule mentioned property intended to be conveyed by this Deed of Sale **AND THAT** the said Purchasers including all their heirs, successors, legal representatives shall and may at all times peacefully/quietly

*Gomen (Ach)*

hold, possess, use and enjoy the said property as lawful and rightful owners thereof with liberty to raise/erect all sorts of constructions upon the said property in accordance with law without any interruptions, obstructions, claim and/or demand whatsoever from or by the Vendors or any person/persons lawfully/equitably claiming under or in trust for him **AND THAT** the said Vendors shall and will for all times to come at the cost and request of the said Purchasers do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly assuring the title of the Purchasers relating to the said property or part thereof.

**AND THAT** it is further declared by the Vendors that the Purchasers by virtue of this Deed of Sale will be competent and entitled to get his name mutated in the records of S.D.L.&L.R.O. Extn./Part-1, Asansol, under the State of West Bengal as also in the records & registers of Asansol Municipal Corporation and the Vendors undertakes to render all such help and assistance as will be found essential in this regard.

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

In the District of Paschim Bardhaman, P.S. Asansol, Sub Division Asansol and Addl. Dist. Sub Registry Office Asansol, within ward no. **18 (Old) 86 (New)** of

Asansol Municipal Corporation, bearing Holding No. 258, comprising in **Mouza Asansol**, J.L No. 35, wherein all proposed use Bastu land measuring **13 (Thirteen) decimal** comprising in LOP No. 23 & 23 (P), corresponding to C.S Plot no. 1539(P) corresponding to **R.S. Plot No. 39** corresponding to **L.R Plot no. 107 (One hundred seven)** under L.R. Khatian No. 6463, 6464, 6465 & 6462,

| Name of Vendors | R.S Plot No.    | L.R Plot no.     | L.R. Khatian No. | Area of land (Decimal) |
|-----------------|-----------------|------------------|------------------|------------------------|
| Vendor No. 1    | R.S Plot no. 39 | L.R Plot no. 107 | 6463             | 03 Deci                |
| Vendor No. 2    | R.S Plot no. 39 | L.R Plot no. 107 | 6464             | 03 Deci                |
| Vendor No. 3    | R.S Plot no. 39 | L.R Plot no. 107 | 6465             | 03 Deci                |
| Vendor No. 4    | R.S Plot no. 39 | L.R Plot no. 107 | 6462             | 04 Deci                |

along with a dilapidated house, wherein **ground floor** measuring **950 (Nine hundred fifty) sq. ft.** having cemented flooring and age of the building is 15 years which is situated at 1 No. Mohishila Colony, Asansol, District:- Paschim Bardhaman, with all easement rights attached thereto is hereby sold and the said property is butted and bounded by:-

On the North: By House of Haru Bhandari,

On the South: By House of Putul Das,

On the East: By 30' wide Road,

On the West: By House of Pankaj Ghatak.

**MEMO OF CONSIDERATION**

Received Rs. 95,00,000/- (Rupees Ninety five lakhs) only from the above named Purchasers for the said schedule mentioned land with structure as per following Memo:-

| <u>Sl.</u> | <u>Banker's Cheq./ Dft No.</u> | <u>Date</u> | <u>Bank Name</u> | <u>Amount (Rs)</u> |
|------------|--------------------------------|-------------|------------------|--------------------|
| 1.         | 435181                         | 12/08/23    | IDBI Bank        | 5,00,000/-         |
| 2.         | 435182                         | 12/08/23    | IDBI Bank        | 5,00,000/-         |
| 3.         | 435179                         | 12/08/23    | IDBI Bank        | 5,00,000/-         |
| 4.         | 435180                         | 12/08/23    | IDBI Bank        | 5,00,000/-         |
| 5.         | 435177                         | 12/08/23    | IDBI Bank        | 5,00,000/-         |
| 6.         | 435178                         | 12/08/23    | IDBI Bank        | 5,00,000/-         |
| 7.         | 435183                         | 12/08/23    | IDBI Bank        | 5,00,000/-         |
| 8.         | 435184                         | 12/08/23    | IDBI Bank        | 5,00,000/-         |
| 9.         | 460176                         | 05/10/23    | IDBI Bank        | 5,00,000/-         |
| 10.        | 460173                         | 05/10/23    | IDBI Bank        | 5,00,000/-         |
| 11.        | 460174                         | 05/10/23    | IDBI Bank        | 5,00,000/-         |
| 12.        | 460175                         | 05/10/23    | IDBI Bank        | 5,00,000/-         |
| 13.        | 001924                         | 18/11/23    | Axis Bank        | 6,00,000/-         |
| 14.        | 001928                         | 18/11/23    | Axis Bank        | 7,00,000/-         |
| 15.        | 001927                         | 18/11/23    | Axis Bank        | 7,00,000/-         |
| 16.        | 015024                         | 21/11/23    | HDFC Bank        | 15,00,000/-        |
|            |                                |             |                  | =====              |
|            |                                |             | Total= Rs.       | 95,00,000/-        |

Two sheet containing the self attested photographs and finger prints of the parties concerned of both hands, and one sheet containing sketch plan of land marked in Red border is attached, which is a part and parcel of this deed.

The proportionate annual rent is payable to the State of West Bengal through S.D.L.&L.R.O. Extn./Part-1, Asansol.

**IN WITNESS WHEREOF** the Vendors named above signed and execute this deed of sale on the day, month and year first above written.

**WITNESSES:-**

1. Chiranjit Goswami  
S/o Lt. Chanda Goswami  
Kalyanpur Housing, Asansol  
P.O - R.K. Mission  
Dist. - Paschim Bardhaman

2. Partha Chakraborty  
29, Nabinally 3rd lane  
P.O. Hokepur,  
Dist. Hooghly.  
Pin. 712250.

Bidisha Chakraborty.  
Tanviree Roy  
Anpita Chattopadhyay  
Debjit Roy.

**Signature of the Vendors**

Prepared by me as per  
instructions of both the parties  
and printed in my office

Chiranjit Goswami  
**CHIRANJIT GOSWAMI)**

Advocate, Asansol Court  
Enrl No. F-434/350/2003

Arch Plan showing the Single Storied Dilapidated Residential Building with vacant land  
within Mouza -Asansol J.L no-35.comprised in L.O.P no-23 & 23(P) corresponding to  
C.S Plot no-1539(P),corresponding to R.S.Plot no-39,corresponding to L.R.Plot no-107,  
under L.R Kh. no-6463,6465,6462 & 6464. at- 1no Mohishila Colony, P.S -Asansol (S)  
ward no-86(new). Dist-Paschim Bardhaman.under A.M.C.Holding no-258  
Total Area of Land-13 decimal or 5619 sft (more or less) shown in Red

Ground Floor covd.--950 Sft

Vacant land-- 4669 sft

Sellers :- (1) Smt Bidisha Chakraborty D/O <sup>Lt.</sup>Ranjit Roy

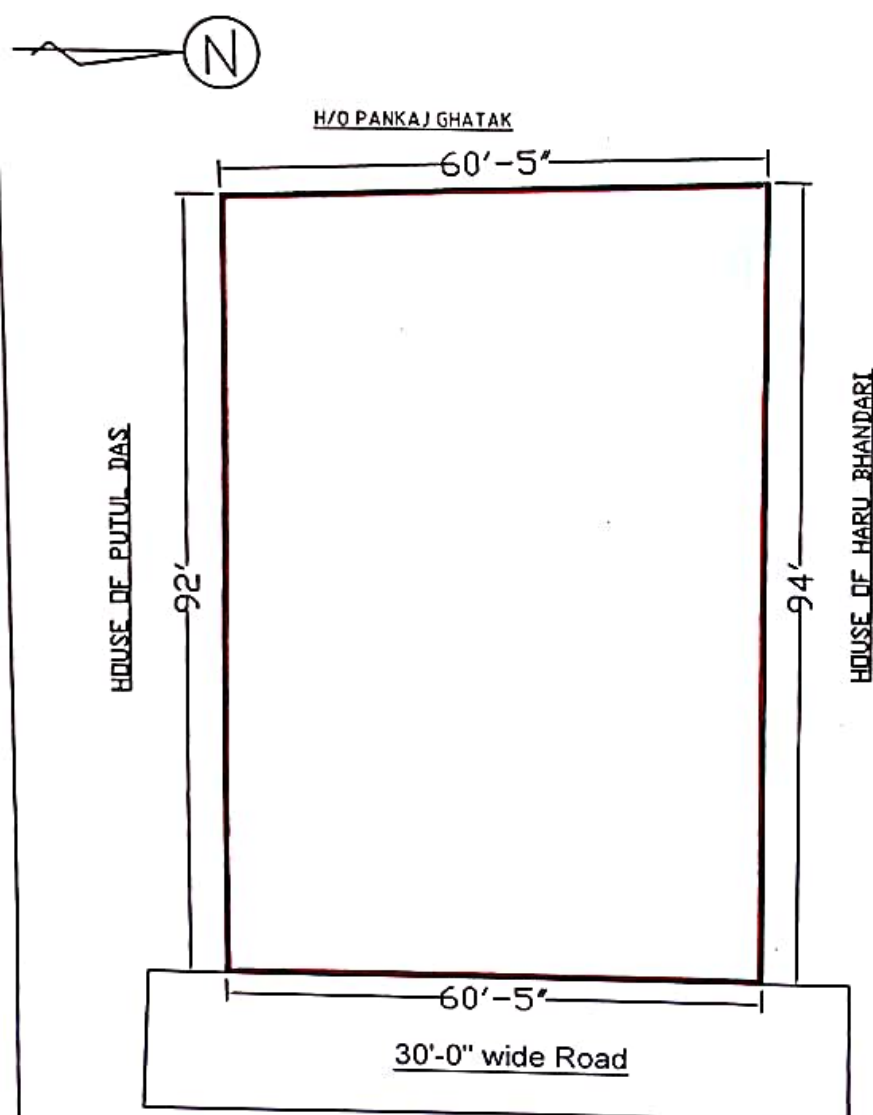
(2) Smt Tanusree Roy D/O <sup>Lt.</sup>Mihir Kanti Roy

(3) Smt Arpita Chattopadhyay D/O <sup>Lt.</sup>Mihir Kanti Roy

(4) Sri Debjit Roy S/O <sup>Lt.</sup>Ranjit Roy

Purchasers:- (1) Sri Goutam Mondal S/O Late Chaitan Mandal

(2) Smt Rakhi Biswas W/O Sibasis Biswas D/O Goutam Mondal.



Bidisha Chakraborty

Tanusree Roy.

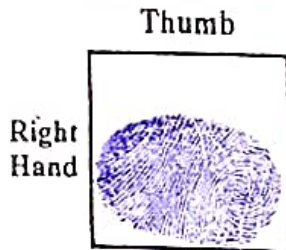
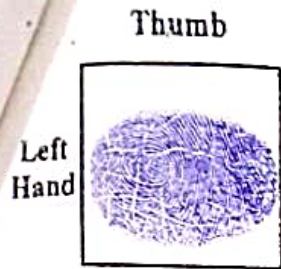
Arpita Chattopadhyay

Debjit Roy.

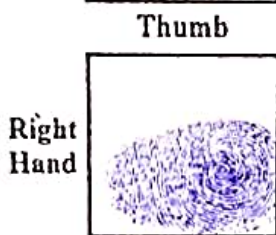
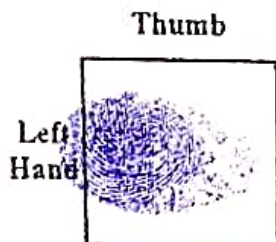
Sign. of Vendors

Drawn By-

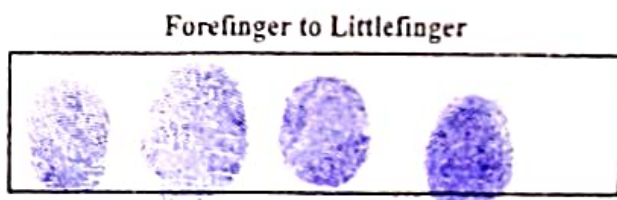
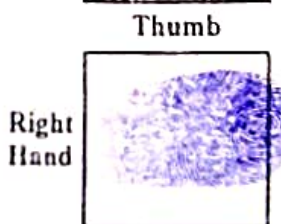
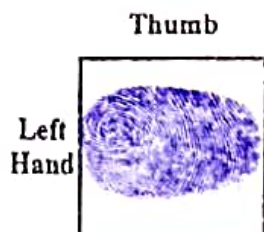
J. Mitra  
TUFAN KUMAR MITRA  
PLANNER & ESTIMATOR  
LIC No. 084 of  
Asansol Municipal Corporation



Finger Print attested by me : Bidisha Chakraborty



Finger Print attested by me : Tanusree Roy



Finger Print attested by me : Anpita Chattopadhyay

Thumb  
Left Hand

Thumb  
Right Hand

Littlefinger to forefinger

Forefinger to Littlefinger

Finger Print attested by me : Debasjit Roy.

Thumb  
Left Hand

Thumb  
Right Hand

Littlefinger to forefinger

Forefinger to Littlefinger

Finger Print attested by me : Goutam Mondal.

Thumb  
Left Hand

Thumb  
Right Hand

Littlefinger to forefinger

Forefinger to Littlefinger

Finger Print attested by me : Rakhi Biswas



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



192023240289817531

GRN Details

|                   |                     |                     |                        |
|-------------------|---------------------|---------------------|------------------------|
| GRN:              | 192023240289817531  | Payment Mode:       | Online Payment         |
| GRN Date:         | 21/11/2023 14:26:14 | Bank/Gateway:       | State Bank of India    |
| BRN :             | IK0CNOQKA2          | BRN Date:           | 21/11/2023 14:27:22    |
| GRIPS Payment ID: | 211120232028981752  | Payment Init. Date: | 21/11/2023 14:26:14    |
| Payment Status:   | Successful          | Payment Ref. No:    | 2002813316/3/2023      |
|                   |                     |                     | [Query No*/Query Year] |

Depositor Details

|                           |                      |
|---------------------------|----------------------|
| Depositor's Name:         | Chiranjit Goswami    |
| Address:                  | Kalyanpur Housing    |
| Mobile:                   | 8250540426           |
| EMail:                    | cg_7332@yahoo.co.in  |
| Depositor Status:         | Advocate             |
| Query No:                 | 2002813316           |
| Applicant's Name:         | Mr CHIRANJIT GOSWAMI |
| Identification No:        | 2002813316/3/2023    |
| Remarks:                  | Sale, Sale Document  |
| Period From (dd/mm/yyyy): | 21/11/2023           |
| Period To (dd/mm/yyyy):   | 21/11/2023           |

Payment Details

| SL No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|--------|-------------------|------------------------------------------|--------------------|------------|
| 1      | 2002813316/3/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 375010     |
| 2      | 2002813316/3/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 95007      |
| Total  |                   |                                          |                    | 470017     |

IN WORDS: FOUR LAKH SEVENTY THOUSAND SEVENTEEN ONLY.

## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Chiranjit Goswami
2. FATHER/ HUSBAND NAME : H. Chandra Goswami  
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Lawyer
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) Kalyandur Housing,  
POST OFFICE (পোস্ট অফিস) R.K. Mission  
POLICE STATION (থানা) Assam (N) PIN 713305  
DISTRICT (জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Friend
6. AADHAR NO 50 658 691 5120  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

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

I, Chiranjit Goswami as identifier identifying the executants  
of the concerned deed (Query No.) 20028/3316/2023.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| LEFT HAND  |  |  |  |  |  |
| RIGHT HAND |  |  |  |  |  |



Chiranjit Goswami

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

### Major Information of the Deed

|                                         |                                                                                                                                                          |                                               |            |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------|
| Deed No :                               | I-2305-09867/2023                                                                                                                                        | Date of Registration                          | 22/11/2023 |
| Query No / Year                         | 2305-2002813316/2023                                                                                                                                     | Office where deed is registered               |            |
| Query Date                              | 11/11/2023 7:33:09 PM                                                                                                                                    | A.D.S.R. ASANSOL, District: Paschim Bardhaman |            |
| Applicant Name, Address & Other Details | CHIRANJIT GOSWAMI<br>ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8250540426, Status : Advocate |                                               |            |
| Transaction                             | Additional Transaction                                                                                                                                   |                                               |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 1]                                                                                |                                               |            |
| Set Forth value                         | Market Value                                                                                                                                             |                                               |            |
| Rs. 95,00,000/-                         | Rs. 95,00,000/-                                                                                                                                          |                                               |            |
| Stampduty Paid(SD)                      | Registration Fee Paid                                                                                                                                    |                                               |            |
| Rs. 3,80,010/- (Article:23)             | Rs. 95,007/- (Article:A(1), E)                                                                                                                           |                                               |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                           |                                               |            |

### Land Details :

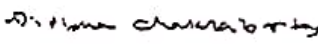
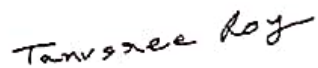
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

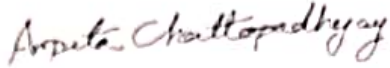
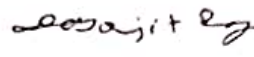
| Sch No        | Plot Number     | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|---------------|-----------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1            | LR-107 (RS :- ) | LR-6463        | Bastu         | Danga   | 3 Dec        | 17,00,000/-             | 17,00,000/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L2            | LR-107 (RS :- ) | LR-6465        | Bastu         | Danga   | 3 Dec        | 17,00,000/-             | 17,00,000/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L3            | LR-107 (RS :- ) | LR-6464        | Bastu         | Danga   | 3 Dec        | 16,00,000/-             | 16,00,000/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L4            | LR-107 (RS :- ) | LR-6462        | Bastu         | Danga   | 4 Dec        | 30,00,000/-             | 30,00,000/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| TOTAL :       |                 |                |               |         | 13Dec        | 80,00,000 /-            | 80,00,000 /-          |                                                         |
| Grand Total : |                 |                |               |         | 13Dec        | 80,00,000 /-            | 80,00,000 /-          |                                                         |

### Structure Details :

| Sch No                                                                                                                                               | Structure Details      | Area of Structure | Selforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                   | On Land L1, L2, L3, L4 | 950 Sq Ft.        | 15,00,000/-             | 15,00,000/-           | Structure Type: Structure |
| Gr. Floor, Area of floor : 950 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete |                        |                   |                         |                       |                           |
| Total :                                                                                                                                              |                        | 950 sq ft         | 15,00,000 /-            | 15,00,000 /-          |                           |

### Seller Details :

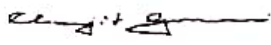
| SI No                                                                                                                                                                                                                                                                                                                                                                                                                                | Name, Address, Photo, Finger print and Signature                                                                                                                                                                   |                                                                                                                   |                                                                                                                                             |                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Name</b><br><b>BIDISHA CHAKRABORTY</b><br>(Presentant)<br>Daughter of Late Ranjit Roy<br>Executed by: Self, Date of Execution: 22/11/2023<br>, Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office | <b>Photo</b><br><br>22/11/2023  | <b>Finger Print</b><br><br>Captured<br>LTI<br>22/11/2023  | <b>Signature</b><br><br>22/11/2023   |
| 29 Nabin Pally, 3rd Lane, Rishra, Morepukur, Serampur, Uttarpara, City:- Rishra, P.O:- Morepukur, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AIxxxxxx0K, Aadhaar No: 91xxxxxxxx8892, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office |                                                                                                                                                                                                                    |                                                                                                                   |                                                                                                                                             |                                                                                                                        |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Name</b><br><b>Tanusree Roy</b><br>Daughter of Late Mihir Kanti Roy<br>Executed by: Self, Date of Execution: 22/11/2023<br>, Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office                   | <b>Photo</b><br><br>22/11/2023 | <b>Finger Print</b><br><br>Captured<br>LTI<br>22/11/2023 | <b>Signature</b><br><br>22/11/2023 |
| Bishnu Bihar Colony, Asansol, Shyam Mandir, City:- Asansol, P.O:- Alladi, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ASxxxxxx0P, Aadhaar No: 68xxxxxxxx0375, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office             |                                                                                                                                                                                                                    |                                                                                                                   |                                                                                                                                             |                                                                                                                        |

|                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                          |                                                                                                                 |                                                                                                                               |                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Name</b><br><b>Arpita Chattopadhyay</b><br>Daughter of Late Mihir Kanti Roy<br>Executed by: Self, Date of Execution: 22/11/2023<br>, Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office | <b>Photo</b><br><br>22/11/2023 | <b>Finger Print</b><br><br>LTI<br>22/11/2023 | <b>Signature</b><br><br>22/11/2023 |
| 217, (173/7), N.t. Road, Baidyabati M, City:- Baidyabati, P.O:- Baidyabati, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712222 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: B1xxxxxx7R, Aadhaar No: 61xxxxxxxx1273, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office                     |                                                                                                                                                                                                          |                                                                                                                 |                                                                                                                               |                                                                                                                      |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Name</b><br><b>Debajit Roy</b><br>Son of Late Ranjit Roy<br>Executed by: Self, Date of Execution: 22/11/2023<br>, Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office                    | <b>Photo</b><br><br>22/11/2023 | <b>Finger Print</b><br><br>LTI<br>22/11/2023 | <b>Signature</b><br><br>22/11/2023 |
| PAL PARA, 01 NO. MOHISHILA COLONY, NEAR DURGAMANDIR, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:: BExxxxxx2M, Aadhaar No: 26xxxxxxxx2715, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office |                                                                                                                                                                                                          |                                                                                                                 |                                                                                                                               |                                                                                                                      |

#### Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                     |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Goutam Mondal</b><br>Son of Late Chaitan Mondal AS-3/69/I, Kalyanpur Housing Estate,, City:- Asansol, P.O:- R K Mission, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx0R, Aadhaar No: 21xxxxxxxx2734, Status :Individual, Status : Not Executed         |
| 2     | <b>Rakhi Biswas</b><br>Wife of Sibasisi Biswas Paschim Rangameti, Rupnarayanpur, City:- Not Specified, P.O:- Rupnarayanpur Bazar, P.S:-Salanpur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713364 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx0R, Aadhaar No: 63xxxxxxxx6908, Status :Individual, Status : Not Executed |

#### Identifier Details :

| Name                                                                                                                                                                                             | Photo                                                                                             | Finger Print                                                                                             | Signature                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Chiranjit Goswami</b><br>Son of Late Chandan Goswami<br>Kalyanpur Housing Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 | <br>22/11/2023 | <br>LTI<br>22/11/2023 | <br>22/11/2023 |

Identifier Of BIDISHA CHAKRABORTY, Tanusree Roy, Arpita Chattopadhyay, Debajit Roy

#### Transfer of property for L1

| Sl.No | From                | To. with area (Name-Area)                  |
|-------|---------------------|--------------------------------------------|
| 1     | BIDISHA CHAKRABORTY | Goutam Mondal-1.5 Dec,Rakhi Biswas-1.5 Dec |

#### Transfer of property for L2

| Sl.No | From                 | To. with area (Name-Area)                  |
|-------|----------------------|--------------------------------------------|
| 1     | Arpita Chattopadhyay | Goutam Mondal-1.5 Dec,Rakhi Biswas-1.5 Dec |

#### Transfer of property for L3

| Sl.No | From         | To. with area (Name-Area)                  |
|-------|--------------|--------------------------------------------|
| 1     | Tanusree Roy | Goutam Mondal-1.5 Dec,Rakhi Biswas-1.5 Dec |

#### Transfer of property for L4

| Sl.No | From        | To. with area (Name-Area)              |
|-------|-------------|----------------------------------------|
| 1     | Debajit Roy | Goutam Mondal-2 Dec,Rakhi Biswas-2 Dec |

#### Transfer of property for S1

| Sl.No | From                 | To. with area (Name-Area)                                        |
|-------|----------------------|------------------------------------------------------------------|
| 1     | BIDISHA CHAKRABORTY  | Goutam Mondal-118.75000000 Sq Ft,Rakhi Biswas-118.75000000 Sq Ft |
| 2     | Tanusree Roy         | Goutam Mondal-118.75000000 Sq Ft,Rakhi Biswas-118.75000000 Sq Ft |
| 3     | Arpita Chattopadhyay | Goutam Mondal-118.75000000 Sq Ft,Rakhi Biswas-118.75000000 Sq Ft |
| 4     | Debajit Roy          | Goutam Mondal-118.75000000 Sq Ft,Rakhi Biswas-118.75000000 Sq Ft |

### Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                                     | Owner name in English as selected by Applicant |
|--------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 107, LR Khatian No:- 6463 | Owner:বিদিশা চক্রবর্তী , Gurdian:রঞ্জিত রায়, Address:নিজ , Classification:ভাঙ্গা, Area:0.03000000 Acre,            | BIDISHA CHAKRABORTY                            |
| L2     | LR Plot No:- 107, LR Khatian No:- 6465 | Owner:অর্পিতা চট্টোপাধ্যায় , Gurdian:মিহির কান্তি রায়, Address:নিজ , Classification:ভাঙ্গা, Area:0.03000000 Acre, | Arpita Chattopadhyay                           |
| L3     | LR Plot No:- 107, LR Khatian No:- 6464 | Owner:তানুস্রী রায় , Gurdian:মিহির কান্তি রায়, Address:নিজ , Classification:ভাঙ্গা, Area:0.03000000 Acre,         | Tanusree Roy                                   |
| L4     | LR Plot No:- 107, LR Khatian No:- 6462 | Owner:দেবজিত রায় , Gurdian:রঞ্জিত রায়, Address:নিজ , Classification:ভাঙ্গা, Area:0.04000000 Acre,                 | Debajit Roy                                    |

**Endorsement For Deed Number : I - 230509867 / 2023**

**On 22-11-2023**

**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 14:28 hrs on 22-11-2023, at the Office of the A.D.S.R. ASANSOL by BIDISHA CHAKRABORTY, 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 95,00,000/-

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

Execution is admitted on 22/11/2023 by 1. BIDISHA CHAKRABORTY, Daughter of Late Ranjit Roy, 29 Nabin Pally, 3rd Lane, Rishra, Morepukur, Serampur, Uttarpara, P.O: Morepukur, Thana: Rishra, , City/Town: RISHRA, Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by Profession House wife, 2. Tanusree Roy, Daughter of Late Mihir Kanti Roy, Bishnu Bihar Colony, Asansol, Shyam Mandir, P.O: Alladi, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession House wife, 3. Arpita Chattopadhyay, Daughter of Late Mihir Kanti Roy, 217, (173/7), N.t. Road, Baidyabati M, P.O: Baidyabati, Thana: Serampur, , City/Town: BAIDYABATI, Hooghly, WEST BENGAL, India, PIN - 712222, by caste Hindu, by Profession House wife, 4. Debajit Roy, Son of Late Ranjit Roy, PAL PARA, 01 NO. MOHISHILA COLONY, NEAR DURGAMANDIR, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Private Service

Indetified by Chiranjit Goswami, . . Son of Late Chandan Goswami, Kalyanpur Housing Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 95,007.00/- ( A(1) = Rs 95,000.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 95,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/11/2023 2:27PM with Govt. Ref. No: 192023240289817531 on 21-11-2023, Amount Rs: 95,007/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CNOQKA2 on 21-11-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,80,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,75,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2621, Amount: Rs.5,000.00/-, Date of Purchase: 16/11/2023, Vendor name: P GHANTY

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 21/11/2023 2:27PM with Govt. Ref. No: 192023240289817531 on 21-11-2023, Amount Rs: 3,75,010/-,

Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CNOQKA2 on 21-11-2023, Head of Account 0030-02-103-003-02



**Manoj Kumar Mandal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I

Volume number 2305-2023, Page from 194977 to 194999  
being No 230509867 for the year 2023.



Digitally signed by MANOJ KUMAR MANDAL  
Date: 2023.11.23 16:18:12 +05:30  
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 23/11/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.



पश्चिम बंगाल WEST BENGAL

89AB 310569

11) BEFORE THE EXECUTIVE MAGISTRATE FIRST CLASS AT ASANSOL  
AFFIDAVIT

21 DEC 2023 SRI GOUTAM MONDAL, (AADHAAR No. 2179 2075 2734), S/o Late Chaitan Mondal, by faith Hindu, by Nationality Indian, by occupation Business, resident of AS-3/69/1, Kalyanpur Housing Estate, P.O R.K.Mission, P.S Asansol North, Dist.- Paschim Bardhaman, PIN No. 713305, State:- West Bengal, do hereby declare and affirm as follows:-



1. That I along with Rakhi Biswas has purchased a land along with a house property in within Mouza Asansol, J.L No. 35 in R.S Plot no. 39 corresponding to L.R Plot no. 107 from DEBAJIT ROY and 03 other by dint of regd. Deed of Sale being no. I-9867 for the year 2023 dated 22/11/23 at ADSR Asansol for valuable consideration.

2. That in the schedule portion and the sketch map attached to the said title deed a typographical error have occurred wherein I have wrongly mentioned the holding no. as 258 in place of correct holding no. 64/78 and I have also wrongly typed the ward number as 86(New) in place of correct ward no. 85 (New).
3. That the said are typographical error and henceforth the holding no. should be read as 64/78 and the ward no. should be read as 85(New), wherever and when ever required.

The statements made hereinabove are true & correct to the best of my knowledge and belief.



I sign & swear this affidavit on this the 21<sup>st</sup> day of December, 2023 at Asansol Court.

Identified by me  
*Chiranjit Ghosh*  
Advocate  
Enal. No. - F-434/350/2003

✓ *Goutam Mondal*  
Deponent

Solemnly affirmed by *Goutam Mondal*  
Son/Wife/Daughter of *Mr. Chaitan Mondal*  
and Identified by *Chiranjit Ghosh*  
on the 21<sup>st</sup> day of Dec 2023

*21/12/23*  
Executive Magistrate  
Asansol