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I-7207/19



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

E 581638

E 581638

02.12.19.
12.00

Certified that the Document
Is Admitted to Registration the
Signature Sheet and the Endr-
osements Attached with this
Documents are the Part of the
Document.

A.D.S.A. Durgapur
Burdwan

02 DEC 2019

DEED OF SALE

District - Paschim Bardhaman , Police Station
New Township , Mouza - Fuljhore, Area of Land
3 Decimal, Sale Value Rs.8,30,000/- and Market
Value Rs.8,40,000/- , Under Durgapur Municipal
Corporation .

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This deed of sale is made by : 2nd day of December, 2019.

MR. DEBASHIS HAZRA [PAN-ABRPH0399F] Son of Late Harendra Nath Hazra, by faith- Hindu, by Nationality- Indian, by Occupation- Business, resident of D-34, Arvil Park, P.O.- A.B.L., P.S.- New Township, A.D.S.R. office & Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713206. Aadhar No. 77 24 19 50 17 17.

Hereinafter refereed to and called as "VENDOR" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

SAACHI DEVELOPERS [PAN-ACLFS6373B] a partnership firm having it's registered office at 119/A, N.S.B. Road, P.O.- Raniganj, P.S.- Raniganj, A.D.S.R. Office- Raniganj, Sub-Division- Asansol, Dist- Paschim Bardhaman, PIN- 713347 represented by it's partners,

(1) MR. SATISH KUMAR BAGARIA [PAN-AFVPB3757M] Son of Mr. Binod Kumar Bagaria by faith- Hindu, by Nationality- Indian, by Occupation-Business resident of 40, N.S.B. Road, P.O.- Raniganj, P.S.- Raniganj, A.D.S.R. Office- Raniganj, Sub-Division- Asansol, Dist- Paschim Bardhaman, PIN- 713347.

(2) SEJAMEL HOQUE [PAN-ABIPH6131N] Son of Bani Israil, by faith- Muslim, by Nationality- Indian, by Occupation- Business resident of M.N. Ghosh Road, Ronai, Idgah Para, P.O.- Raniganj, P.S.- Raniganj, A.D.S.R. Office- Raniganj, Sub-Division- Asansol, Dist- Paschim Bardhaman, PIN- 713347.

HEREINAFTER called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include its executors, administrators, representatives and assigns) of the SECOND PART.

Whereas the property situated within the District of Burdwan at present Paschim Bardhaman under P.S. New Township within Mouza Fuljhore being R.S. Plot No. 1498 & 1499 in R.S. Khatian No.-1044 & 2236 resp. which has been purchased by the vendor by

a registered deed of sale being No. 020605252 for the year 2015 of A.D.S.R. Office Durgapur and later on the Vendor recorded his name in L.R. Record by Mutation under L.R. Khatian No. 6558, being L.R. Plot No. 6110 and from the date of purchase the Vendor is owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below property.

AND WHEREAS the VENDOR being in need of ready cash at hand for his personal domestic requirement to meet up financial crisis hereby makes up his mind to sell out the schedule below property.

AND WHEREAS the PURCHASER who is in search of such property hereby expressing their intention to buy out the same and agreed with the VENDOR for absolute sale to them of the schedule below property at the price of Rs. 8,30,000/- (Rupees eight lac thirty thousand) only which has been paid by the PURCHASER as per Memo of Consideration and the Vendor does hereby acknowledge the receipt of said sale price by putting his signature in this deed.

AND WHEREAS by virtue of this Deed of Sale 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 equity free from any encumbrance either factual, or implied or latent whatsoever in favour of PURCHASER for good so that the PURCHASER shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such VENDOR jointly and severally shall keep the PURCHASER 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.

AND WHEREAS the Vendor binds himself singly to execute deeds, things at the request and cost of the PURCHASER to do and execute or cause to be done anything which may effectually be necessary for the PURCHASER to enjoy property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASER shall and may from time to time and all times hereafter peaceably and quietly enter upon have, hold, occupy posses and enjoy the property with

transferable rights 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 him.

The Vendor binds himself and declare that schedule below property has not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judice of any court or been notified for any kinds of acquisition and Vendor sale out the same to PURCHASER having good marketable title without any kinds of encumbrance.

AND WHEREAS THE PURCHASER shall be factually, legally entitled to get its name recorded in the records of B.L. & L.R.O., Durgapur during settlement and to mutate its name into the Rent Roll of Govt. of West Bengal, electricity and water supply authority and any authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the VENDOR.

The PURCHASER shall regularly pay holding taxes, and taxes in respect of its purchased scheduled property according to their free choice.

SCHEDULE

ALL that Piece and Parcels of land situated within the District of Paschim Bardhaman, P.S.- New Township, Sub-Division and A.D.S.R. Office- Durgapur , **Mouza- Fuljhore, J.L. No.- 82, L.R. J.L. No.- 107, Khatian No. L.R.- 6558 (six thousand five hundred fifty eight).**

(1) Plot No.- L.R.- 6110 (six thousand one hundred ten), Danga measuring area- 3 (three) Decimal of vacant land is hereby sold.

Reality
Proposed use of the property- Vastu. The land is not within the acquired land of any Government.

Payable rent to be paid to the B.L.& L.R.O.- Durgapur , Dist.- Paschim Bardhaman.

Butted and bounded by :

On the North : 20' wide Kancha Road.
On the South : Land of Plot No.1493.
On the East : Land of Plot No.1496 & 1677.
On the West : Land of Plot No.1493.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendor and rep. of Purchaser are attested in separate pages 1(A) and the same is part and parcel of this deed.

IN WITNESS WHEREOF the Vendor put his signature on this 2nd.. day of December 2019 in presence of Witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSESS :

1. Pratap Chond Barmam
S/o Shri Shankar Barmam
17/1 Nagarajun Road
Durgapur - 05
2. Roxshaker Chakraborty
City Centre
Durgapur - 16

Debarshi Harna
SIGNATURE OF VENDOR

Drafted by me & 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:

Roxshaker Chakraborty
Deed writer, Durgapur - 8
A.D.P. Office.
Licence no. D.P.R. 27

Type by me :
Sutradhar
S.C. Sutradhar,
City Centre,
Durgapur-16

Left Hand

Thumb

Little finger to forefinger

Right Hand

Thumb

Forefinger to Littlefinger



Satish K. Begani.

Finger Print & Photo attested by me : Satish K. Begani.

Left Hand

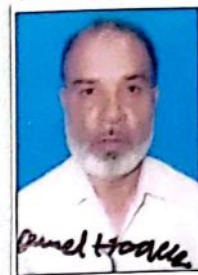
Thumb

Little finger to forefinger

Right Hand

Thumb

Forefinger to Littlefinger



Sejanlal Havel.

Finger Print & Photo attested by me : Sejanlal Havel.

Left Hand

Thumb

Little finger to forefinger

Right Hand

Thumb

Forefinger to Littlefinger



Debanhi Havel

Finger Print & Photo attested by me : Debanhi Havel

Left Hand

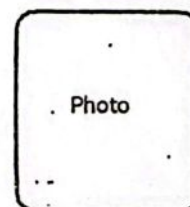
Thumb

Little finger to forefinger

Right Hand

Thumb

Forefinger to Littlefinger



Photo

Finger Print & Photo attested by me :

Major Information of the Deed

Deed No :	I-0206-07207/2019	Date of Registration	02/12/2019
Query No / Year	0206-0001709008/2019	Office where deed is registered	
Query Date	07/11/2019 7:26:36 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Rokshakar Chatterjee City Centre, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9474052445, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 8,30,000/-	Rs. 8,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50,410/- (Article:23)	Rs. 8,407/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

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

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-6110	LR-6558	Bastu	Danga	3 Dec	8,30,000/-	8,40,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					3Dec	8,30,000 /-	8,40,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debashis Hazra (Presentant) Son of Late Harendra Nath Hazra Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office			
		02/12/2019	LTI 02/12/2019	02/12/2019
D-34, Arvil Park, P.O:- ABL, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABRPH0399F, Aadhaar No: 77xxxxxxxx1717, Status :Individual, Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office				

On 25-11-2019

***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 8,40,000/-



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

On 02-12-2019

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 12:00 hrs on 02-12-2019, at the Office of the A.D.S.R. DURGAPUR by Mr Debashis Hazra ,Executant.

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

Execution is admitted on 02/12/2019 by Mr Debashis Hazra, Son of Late Harendra Nath Hazra, D-34, Arvil Park, P.O: ABL, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business

Indetified by Mr Pratap Chand Barman, , , Son of Shri Shib Sankar Barman, 17/1, Nagarjun Road, P.O: B Zone, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,407/- (A(1) = Rs 8,400/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,407/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2019 1:18PM with Govt. Ref. No: 192019200101016491 on 30-11-2019, Amount Rs: 8,407/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 959169330 on 30-11-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50,410/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 45,410/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6212, Amount: Rs.5,000/-, Date of Purchase: 02/12/2019, Vendor name: Ram Prasad Banerjee

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2019 1:18PM with Govt. Ref. No: 192019200101016491 on 30-11-2019, Amount Rs: 45,410/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 959169330 on 30-11-2019, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0206-2019, Page from 163915 to 163933
being No 020607207 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.12.12 12:15:43 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggia) 2019/12/12 12:15:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)