

2666/24

(M) Roy B...

R-2684/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 221126

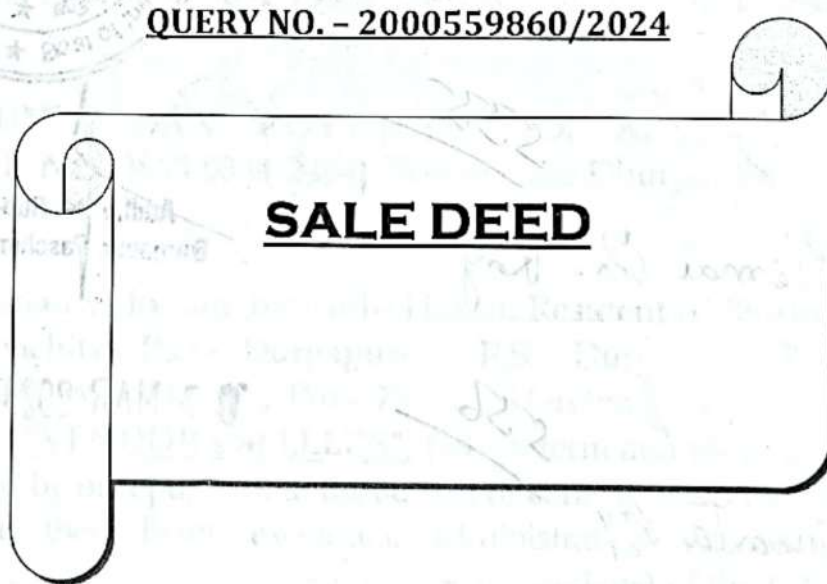
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Apo. (E) 559860/24  
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certified that the Document  
is Admitted to Registration the  
Signature Sheet and the Endr-  
sements Attached with this  
Document are the Part of this  
Document.



2 MAR 2024 A.D.S.E. Darjeeling  
Darjeeling

QUERY NO. - 2000559860/2024



**SALE DEED**

RA  
Adv

THIS SALE DEED IS MADE on this the 07<sup>th</sup> day of March, 2024.

**BETWEEN**

- (1) **MR. JITENDRA NATH ROY** [PAN NO. ACXPR0009B],  
[AADHAAR NO. 5020 1162 3186], Son of Late Basanta Kumar  
Roy,
- (2) **MR. NIMAI CHANDRA ROY** [PAN NO. ACKPR8283N],  
[AADHAAR NO. 4685 8906 1781], Son of Late Basanta Kumar  
Roy,
- (3) **MR. SUSANTA ROY** [PAN NO. AVMPR7779N], [AADHAAR  
NO. 9337 7991 7952], Son of Late Kiriti Bhusan Roy,
- (4) **ANIMA ROY** [PAN NO. BSHPR0610R], Wife of Late Dhurjati  
Bhusan Roy, Daughter of Late Bholanath Maji,
- (5) **MR. KARUNAMOY ROY** [PAN NO. AJHPR6067L],  
[AADHAAR NO. 9103 9631 1336], Son of Late Dhurjati Bhusan  
Roy,
- (6) **MR. ARUN KIRAN ROY** [PAN NO. ALZPR4939B],  
[AADHAAR NO. 3835 0334 2404], Son of Late Dhurjati Bhusan  
Roy,

ALL ARE by Nationality- Indian, by Faith- Hindu, Resident of Bhiringi Manasa Tala, Benachity, P.O.- Durgapur-13, P.S.- Durgapur, Dist.- Paschim Bardhaman, West Bengal, Pin.- 713213, Hereinafter jointly & severally called the "**VENDORS/SELLERS**", (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, successors, successors-in-interests, representatives, nominee/s and assigns) of the **ONE PART;**

*RP  
ADY*

**IN FAVOUR OF**

**BANERJEE BUILDERS** [PAN NO:-AAZFB8067D] a partnership firm having its office at G-107, Nutan Pally, Benachity, P.O.- Durgapur, P.S.- Durgapur, District:- Paschim Bardhaman, West Bengal, India, Pin:- 713213, represented by one of its Partner namely:-

**MR. CHITTARATH BANERJEE** [PAN NO:-CAAPB6399H] [AADHAAR NO:-2508 3127 7642] Son of Priya Gopal Banerjee, by Nationality- Indian, by faith-Hindu, resident of Natunpally, G Block, Benachity, P.O.- Durgapur, P.S.- Durgapur, District:- Paschim Bardhaman, West Bengal, India, Pin:- 713213, hereinafter called the "**PURCHASER(S)**", which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, representatives, executors, administrators, successors and assigns of the **OTHER PART**.

**WHEREAS** the schedule mentioned landed property was originally belong to Basanta Kumar Roy, Son of Gourmohan Roy, whose name duly been recorded in L.R. records of Rights under separate L.R. Parcha being Khatian No. 230.

**AND WHEREAS** said Basanta Kumar Roy, during his peaceful possession died on 12.11.2011 intestate leaving behind his wife Shyama Roy (now deceased) and four sons namely Kiriti Bhusan Roy, Dhurjati Bhusan Roy, Jitendra Nath Roy and Nimai Chandra Roy as his only legal heirs and successors.

**AND THEREAFTER** said Kiriti Bhusan Roy, Dhurjati Bhusan Roy, Jitendra Nath Roy and Nimai Chandra Roy during their peaceful possession executed a Registered Partition Deed being No. I-3938 for the year 1986, dated- 20.05.1986.

*(Adv)*

AND THEREAFTER said Kiriti Bhusan Roy, Son of Late Basanta Kumar Roy died on 13.04.2009 leaving behind his wife Usha Rani Roy (who also died on 08.06.2009) and only son Susanta Roy, as his only legal heirs & successors.

AND WHEREAS said Dhurjati Bhusan Roy, Son of Late Basanta Kumar Roy also died on 04.05.1997 leaving behind his wife Anima Roy and two sons namely Karunamoy Roy and Arun Kumar Roy, as his only legal heirs and successors.

AND THEN said Jitendra Nath Roy, Nimai Chandra Roy, both are sons of Late Basanta Kumar Roy, Susanta Roy, Son of Late Kiriti Bhusan Roy, Anima Roy, Wife of Late Dhurjati Bhusan Roy, Karunamoy Roy and Arun Kiran Roy, both are sons of Late Dhurjati Bhusan Roy all are inherited the said property and become absolute owners of the said land as per Hindu Law of Succession.

AND WHEREAS due to urgent need of money, the present VENDORS willing to transfer of the below mentioned Schedule land without structure in favour of present PURCHASER by way of sale.

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

AND WHEREAS the Vendors now willing to transfer the below mentioned property and on the other hand the PURCHASER willing to purchase the schedule below property at the highest consideration value

APR  
ADV

of Rs. 21,35,000/- (Rupees Twenty One Lakh Thirty Five Thousand) only, which is already paid by the purchaser which is mentioned in the below "Memo of Consideration" and the Vendors do hereby confirmed regarding receipt of sale consideration by putting their signatures in this Deed.

AND WHEREAS by virtue of this Sale Deed, the VENDORS 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 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 Vendors 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 Purchaser(s) confirmed that they are authorized to make payment for purchasing of the said Schedule Land and will make payment from the bonafide Account of **BANERJEE BUILDERS** to complete the transaction. The Purchaser(s) have agreed that all payments for this Transaction will be made before signing and registration of the Sale Deed and taking vacant possession of the Land. That immediately after making full payment and signing or execution of this Sale Deed, vacant possession of the Land will be deemed to have been given by the Vendors and taken by the Purchaser(s).

AND WHEREAS the Vendors are bind them 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 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 VENDORS 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. Durgapur during settlement and to mutate its 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 VENDORS.

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

That neither the Vendors nor his/her/their legal heirs, successors 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 Vendors is/are found to be defective, the Vendors have compensate in all respect in favour of the Purchaser(s).

**SCHEDULE-A**  
**[ENTIRE LAND AREA]**

ALL THAT the piece and parcel of land measuring an area 2.27 Katha or 3.7455 Decimal under Sub Plot No. X, within Mouza:- Bhiringi, J.L. No- 119, Police Station: Durgapur, District- Paschim Bardhaman, Additional District Sub Registration Office-Durgapur, under Durgapur Municipal Corporation, Classification of land -Bastu, A Hand Sketch

Plan Annexed herewith with border "RED", which is the part & parcel of this Deed. Entire Land is described below :-

Sl No.	R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Land Owner Name	Are Of Land (As Per Katha)
1.	2061	4344	15452	Jitendra Nath Roy	0.5675
2.	2061	4344	15453	Nimai Chandra Roy	0.5675
3.	2061	4344	15451	Susanta Roy	0.5675
4.	2061	4344	15455	Anima Roy	0.1892
5.	2061	4344	15454	Karunamoy Roy	0.1892
6.	2061	4344	15456	Arun Kiran Roy	0.1892

**SCHEDULE-B**  
**[ENTIRE LAND AREA]**

ALL THAT the piece and parcel of land measuring an area 2 Katha or 3.30 Decimal under Sub Plot No. X within Mouza:- Bhiringi, J.L. No-119, Police Station: Durgapur, District- Paschim Bardhaman, Additional District Sub Registration Office-Durgapur, under Durgapur Municipal Corporation, Classification of land - Baid and proposed use for Bastu, A Hand Sketch Plan Annexed herewith with border "RED", which is the part & parcel of this Deed. Entire Land is described below :-

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Sl No.	R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Land Owner Name	Are Of Land (As Per Katha)
1.	2061	4359	15452	Jitendra Nath Roy	0.50
2.	2061	4359	15453	Nimai Chandra Roy	0.50
3.	2061	4359	15451	Susanta Roy	0.50
4.	2061	4359	15455	Anima Roy	0.167
5.	2061	4359	15454	Karunamoy Roy	0.167
6.	2061	4359	15456	Arun Kiran Roy	0.166

Total sold Area of Land 4.27 Katha or 7.0455 Decimal. Schedule-A & Schedule--B Land are Butted and bounded as follows:

On the North: R.S. Plot No. 2061(P);  
On the South: R.S. Plot No. 2061(P) & Sub Plot No. Y;  
On the East: R.S. Plot No. 2060(P);  
On the West: 6 Feet wide proposed Road.

The schedule mentioned land was never been acquired by Govt.  
The Schedule mentioned land is used 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 Vendors / 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.

(S)  
Adw

IN WITNESS WHEREOF the Vendors 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. Souvik Roy  
SPO - ALOA Roy  
S/O. Panchab Barui  
P.O. - 713148.

16 Jitendra Nath Roy.

23 Nimai Ch. Roy

33 Susanta Roy.

45 L  
I  
I  
of ANILMA ROY

53 Anil Roy.

63 Arun Kiron Roy

29 Sourav Sadhu.

S/O - Subhas Chandra Sadhu.

3/12 Anubinda Pally,

Bhiringji, Durgapur -13.

SIGNATURE OF THE VENDORS

BANERJEE BUILDERS

Subrata Banerjee  
Partner

SIGNATURE OF THE PURCHASER

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


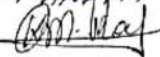
Swapn Kumar Dutta  
Advocate, Durgapur Court  
En. No. WB/999/09

MEMO

RECEIVED of and from the above-named Purchasers the within mentioned a sum of Rs. 21,35,000/- (**Rupees Twenty One Lakh Thirty Five Thousand**) only being the full consideration money as per memo below :-

MEMO OF CONSIDERATION

SL. No.	Mode of Payment	Date	Amount
1.	SBI Cheque	05/03/2024	Rs.2,90,000/-
2.	SBI Cheque	05/03/2024	Rs.2,90,000/-
3.	SBI Cheque	05/03/2024	Rs.2,90,000/-
4.	SBI Cheque	05/03/2024	Rs.3,05,000/-
5.	SBI Cheque	05/03/2024	Rs.4,05,000/-
6.	SBI Cheque	05/03/2024	Rs.1,45,000/-
7.	SBI Cheque	05/03/2024	Rs.1,45,000/-
8.	SBI Cheque	05/03/2024	Rs.2,65,000/-
Total sum of			Rs. 21,35,000/-

15 Gtendra Nath Roy  
22 Nimai Ch. Roy  
33 Susanta Roy.  
44  ROY  
55   
66 Arun Kumar Roy

Signature of the Receivers

ADP  
Adv.

ডান হাত Right Hand						 Jitendra Nath Roy
	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

Jitendra Nath Roy

ডান হাত Right Hand						 Nimai Ch Roy
	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

Nimai Ch. Roy

ডান হাত Right Hand						 Susanta Roy
	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

Susanta Roy

ডান হাত Right Hand						 Anjana Roy
	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

L  
I  
I  
of ANJANA ROY  
Roy by the favor of ANJANA Roy  
Sasanta Roy

	বৃদ্ধাঙ্গুল Thumb	তর্জন 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 *DM Raf*

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জন 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 *Arum Kiran Roy*

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জন 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 *Kibitarath Banerjee*

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জন 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) : Souvik Roy
2. FATHER/ HUSBAND NAME : ALOK Roy  
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Others
4. PARMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) Kanayak Bora  
POST OFFICE (পোস্ট অফিস) Kanayak Bora  
POLICE STATION (থানা) Kanayak Bora PIN 713148  
DISTRICT(জেলা) Khushinobara STATE (রাজ্য) WB
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) \_\_\_\_\_
6. AADHAR NO 4398 2382 4531  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

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

I, Souvik Roy as identifier identifying the executants  
of the concerned deed (Query No.) 2000 557860 /2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Souvik Roy  
IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)



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



192023240415037548

GRN Details

GRN: 192023240415037548 Payment Mode: SBI Epay  
GRN Date: 07/03/2024 16:45:10 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 5341161667515 BRN Date: 07/03/2024 16:45:42  
Gateway Ref ID: IGAQYSMWY2 Method: State Bank of India NB  
GRIPS Payment ID: 070320242041503753 Payment Init. Date: 07/03/2024 16:45:10  
Payment Status: Successful Payment Ref. No: 2000559860/5/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Ms BANERJEE BUILDERS  
Address: DURGAPUR-13  
Mobile: 9735168110  
Period From (dd/mm/yyyy): 07/03/2024  
Period To (dd/mm/yyyy): 07/03/2024  
Payment Ref ID: 2000559860/5/2024  
Dept Ref ID/DRN: 2000559860/5/2024

Payment Details

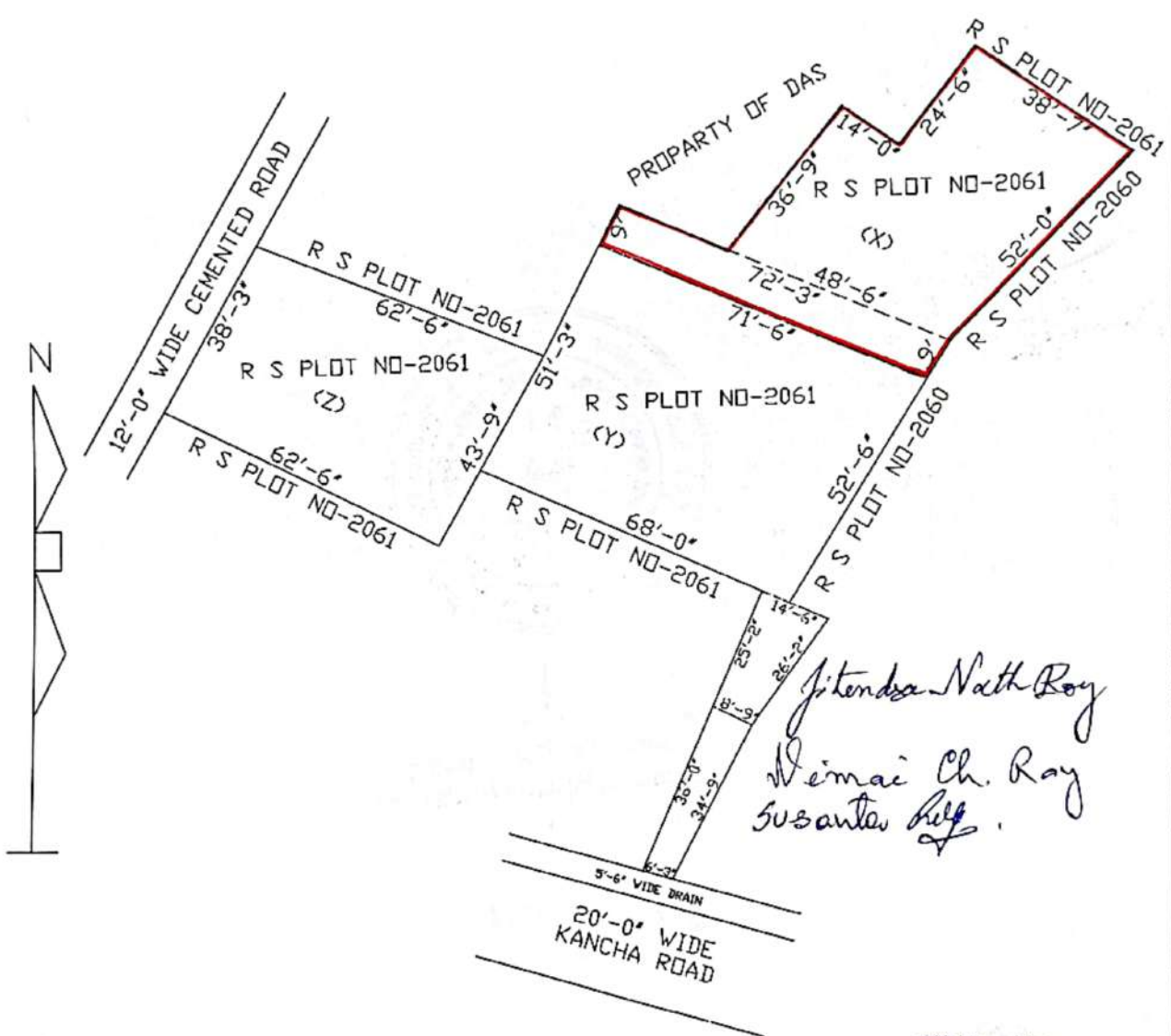
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000559860/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	110188
2	2000559860/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	27677
			<b>Total</b>	<b>137865</b>

IN WORDS: ONE LAKH THIRTY SEVEN THOUSAND EIGHT HUNDRED SIXTY FIVE ONLY.


PAID



SKETCH PLAN SHOWING MORE OR LESS 04.27KH OF  
 LAND BY RED BOUNDED IN LAY-OUT PORTION  
 OF R S PLOT NO-2061 SUB PLOT NO-(X) OF  
 MOUZA-BHIRINGI R S J L NO-68 L R J L NO-119  
 P S- DURGAPUR DIST-PASCHIM BARDHAMAN



*Jitendra Nath Roy*  
*Deimai Ch. Roy*  
*Susanta Roy*

LI  
 TI  
 of Animesh Roy  


*Arun Kisan Roy*

**PRASANTA GORAI**  
 Govt. Regd. Surveyor  
 Regd No.- 271/15  
 (M)- 9800781882  
 Bhiringi Gorai Para, Durgapur-13  
 Dist.- Paschim Bardhaman

*Prasanta*  
 15/01/2024







Government of West Bengal

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







OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23062000559860/2024






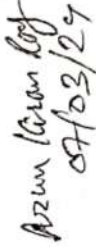


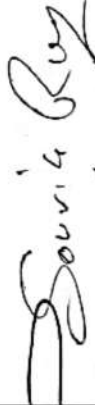
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Jitendra Nath Roy Bhiringi Manasa Tala, Benachity,, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Seller	 <i>Jitendra Nath Roy</i>	<i>SSS9</i> 	<i>Jitendra Nath Roy</i> 07/03/24
2	Mr CHITTARATH BANERJEE NATUNPALLY G BLOCK, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Represent ative of Buyer [BANERJ EE BUILDER S]	 <i>Chittarath Banerjee</i>	<i>SS60</i> 	<i>Chittarath Banerjee</i> 07/03/24

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Nimai Chandra Roy Bhiringi Manasa Tala, Benchity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Seller	 Nimai Ch. Roy	 SSS	Nimai Ch Roy 07/03/24
4	Mr Susanta Roy Bhiringi Manasa Tala, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Seller	 Susanta Roy	 SSS	Susanta Roy 07/03/24
5	Anima Roy Bhiringi Manasa Tala, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Seller	 Anima Roy Soul's Roy	 SSS	Anima Roy for the purpose of Soul's Roy 07/03/24

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Karunamoy Roy Bhiringi Manasa Tala, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Seller			 27/03/24
7	Mr Arun Kiran Roy Bhiringi Manasa Tala, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Seller			 27/03/24
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOUVIK ROY Son of Mr ALOK ROY SOUTH CANEL PAR, PANAGARH, City:- Durgapur, P.O:- PANAGARH BAZAR, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713148	Mr Jitendra Nath Roy, Mr CHITTARATH BANERJEE, Mr Nimai Chandra Roy, Mr Susanta Roy, Anima Roy, Mr Karunamoy Roy, Mr Arun Kiran Roy			 27/03/24

(Santanu Pal)

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

07/03/24

Paschim Bardhaman, West Bengal



## Major Information of the Deed

Deed No :	I-2306-02684/2024		
Query No / Year	2306-2000559860/2024	Date of Registration	12/03/2024
Query Date	28/02/2024 7:36:48 PM	Office where deed is registered	
Applicant Name, Address & Other Details	A.D.S.R. DURGAPUR, District: Paschim Bardhaman		
Transaction	Swapan Kumar Dutta Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, Status :Advocate		
[0101] Sale, Sale Document	Additional Transaction		
Set Forth value	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Rs. 21,35,000/-	Market Value		
Stampduty Paid(SD)	Rs. 27,93,961/-		
Rs. 1,11,768/- (Article:23)	Registration Fee Paid		
Remarks	Rs. 27,947/- (Article:A(1), E)		
	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Arabinda Pally Road, Mouza: Viringi, JI No: 119, Pin Code : 713213

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4359 (RS :-2061)	LR-15452	Bastu	Baid	0.5 Katha	2,40,000/-	3,24,000/-	Width of Approach Road: 6 Ft.,
L2	LR-4359 (RS :-2061)	LR-15453	Bastu	Baid	0.5 Katha	2,40,000/-	3,24,000/-	Width of Approach Road: 6 Ft.,
L3	LR-4359 (RS :-2061)	LR-15451	Bastu	Baid	0.5 Katha	2,50,000/-	3,24,000/-	Width of Approach Road: 6 Ft.,
L4	LR-4359 (RS :-2061)	LR-15455	Bastu	Baid	0.167 Katha	83,500/-	1,08,216/-	Width of Approach Road: 6 Ft.,
L5	LR-4359 (RS :-2061)	LR-15454	Bastu	Baid	0.167 Katha	83,500/-	1,08,216/-	Width of Approach Road: 6 Ft.,
L6	LR-4359 (RS :-2061)	LR-15456	Bastu	Baid	0.166 Katha	83,000/-	1,07,568/-	Width of Approach Road: 6 Ft.,
L7	LR-4344 (RS :-2061)	LR-15452	Bastu	Bastu	0.5675 Katha	2,83,750/-	3,67,740/-	Width of Approach Road: 6 Ft.,
L8	LR-4344 (RS :-2061)	LR-15453	Bastu	Bastu	0.5675 Katha	2,83,750/-	3,67,740/-	Width of Approach Road: 6 Ft.,
L9	LR-4344 (RS :-2061)	LR-15451	Bastu	Bastu	0.5675 Katha	2,83,750/-	3,67,740/-	Width of Approach Road: 6 Ft.,
L10	LR-4344 (RS :-2061)	LR-15455	Bastu	Bastu	0.1892 Katha	94,600/-	1,22,602/-	Width of Approach Road: 6 Ft.,
L11	LR-4344 (RS :-2061)	LR-15454	Bastu	Bastu	0.1892 Katha	94,600/-	1,22,602/-	Width of Approach Road: 6 Ft.,
L12	LR-4344 (RS :-2061)	LR-15456	Bastu	Bastu	0.1891 Katha	94,550/-	1,22,537/-	Width of Approach Road: 6 Ft.,
		<b>TOTAL :</b>			<b>7.0455Dec</b>	<b>21,15,000 /-</b>	<b>27,66,961 /-</b>	
		<b>Grand Total :</b>			<b>7.0455Dec</b>	<b>21,15,000 /-</b>	<b>27,66,961 /-</b>	

19/03/2024 ,Query No:-23062000559860 / 2024 Deed No :I-02684/2024.  
Document is digitally signed.

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L7	100 Sq Ft.	20,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>20,000 /-</b>	<b>27,000 /-</b>	

**Seller Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Mr Jitendra Nath Roy (Presentant )</b>                      Son of Late Basanta Kumar Roy Bhiringi Manasa Tala, Benachity,, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx9B, Aadhaar No: 50xxxxxxx3186, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024                      , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024                      , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence</p>
2	<p><b>Mr Nimai Chandra Roy</b>                      Son of Late Basanta Kumar Roy Bhiringi Manasa Tala, Benchity, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx3N, Aadhaar No: 46xxxxxxx1781, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024                      , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024                      , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence</p>
3	<p><b>Mr Susanta Roy</b>                      Son of Late Kriti Bhusan Roy Bhiringi Manasa Tala, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AVxxxxxx9N, Aadhaar No: 93xxxxxxx7952, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024                      , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024                      , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence</p>
4	<p><b>Anima Roy</b>                      Wife of Late Dhurjati Bhusan Roy Bhiringi Manasa Tala, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx0R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024                      , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024                      , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence</p>
5	<p><b>Mr Karunamoy Roy</b>                      Son of Late Dhurjati Bhusan Roy Bhiringi Manasa Tala, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx7L, Aadhaar No: 91xxxxxxx1336, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024                      , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024                      , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Pvt. Residence</p>

**Mr Arun Kiran Roy**

Son of Late Dhurjati Bhusan Roy Bhiringi Manasa Tala, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALxxxxxx9B, Aadhaar No: 38xxxxxxx2404, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024, Admitted by: Self, Date of Admission: 07/03/2024, Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024, Admitted by: Self, Date of Admission: 07/03/2024, Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BANERJEE BUILDERS</b> G-107, NUTAN PALLY, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr CHITTARATH BANERJEE</b> Son of PRIYA GOPAL BANERJEE NATUNPALLY G BLOCK, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CAxxxxxx9H, Aadhaar No: 25xxxxxxx7642 Status : Representative, Representative of : BANERJEE BUILDERS (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOUVIK ROY</b> Son of Mr AI OK ROY SOUTH CANEL PAR, PANAGARH, City:- Durgapur, P.O:- PANAGARH BAZAR, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- /13148			
Identifier Of Mr Jitendra Nath Roy, Mr CHITTARATH BANERJEE, Mr Nimai Chandra Roy, Mr Susanta Roy, Anima Roy, Mr Karunamoy Roy, Mr Arun Kiran Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Jitendra Nath Roy	BANERJEE BUILDERS-0.5 Katha
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Anima Roy	BANERJEE BUILDERS-0.1892 Katha
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr Karunamoy Roy	BANERJEE BUILDERS-0.1892 Katha
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Kiran Roy	BANERJEE BUILDERS-0.1891 Katha
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Nimai Chandra Roy	BANERJEE BUILDERS-0.5 Katha
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Roy	BANERJEE BUILDERS-0.5 Katha
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Anima Roy	BANERJEE BUILDERS-0.167 Katha
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Karunamoy Roy	BANERJEE BUILDERS-0.167 Katha
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Kiran Roy	BANERJEE BUILDERS-0.166 Katha
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Jitendra Nath Roy	BANERJEE BUILDERS-0.5675 Katha
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Nimai Chandra Roy	BANERJEE BUILDERS-0.5675 Katha
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Roy	BANERJEE BUILDERS-0.5675 Katha
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Jitendra Nath Roy	BANERJEE BUILDERS-16.66666667 Sq Ft
2	Mr Nimai Chandra Roy	BANERJEE BUILDERS-16.66666667 Sq Ft
3	Mr Susanta Roy	BANERJEE BUILDERS-16.66666667 Sq Ft
4	Anima Roy	BANERJEE BUILDERS-16.66666667 Sq Ft
5	Mr Karunamoy Roy	BANERJEE BUILDERS-16.66666667 Sq Ft
6	Mr Arun Kiran Roy	BANERJEE BUILDERS-16.66666667 Sq Ft

## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Arabinda Pally Road, Mouza: Vinnigi, JI No: 119, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4359, LR Khatian No:- 15452		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 4359, LR Khatian No:- 15453		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 4359, LR Khatian No:- 15451	Owner: সুশান্ত রায় , Gurdian: কীর্তি ভূষণ রায়, Address: নিজ , Classification: বাইদ, Area: 0.01000000 Acre,	Mr Susanta Roy
L4	LR Plot No:- 4359, LR Khatian No:- 15455	Owner: অনিমা রায় , Gurdian: পুরজোতি ভূষণ রায়, Address: নিজ , Classification: বাইদ, Area: 0.00330000 Acre,	Anima Roy
L5	LR Plot No:- 4359, LR Khatian No:- 15454	Owner: করুণাময় রায় , Gurdian: পুরজোতি ভূষণ রায়, Address: নিজ , Classification: বাইদ, Area: 0.00330000 Acre,	Mr Karunamoy Roy
L6	LR Plot No:- 4359, LR Khatian No:- 15456	Owner: অরুণ কিরণ রায় , Gurdian: পুরজোতি ভূষণ রায়, Address: নিজ , Classification: বাইদ, Area: 0.00340000 Acre,	Mr Arun Kiran Roy
L7	LR Plot No:- 4344, LR Khatian No:- 15452	Owner: জীতেন্দ্রনাথ রায় , Gurdian: বন্দর কুমার রায়, Address: নিজ , Classification: বাস, Area: 0.06410000 Acre,	Mr Jitendra Nath Roy
L8	LR Plot No:- 4344, LR Khatian No:- 15453	Owner: নিমাই চন্দ্র রায় , Gurdian: বন্দর কুমার রায়, Address: নিজ , Classification: বাস, Area: 0.06410000 Acre,	Mr Nimai Chandra Roy
L9	LR Plot No:- 4344, LR Khatian No:- 15451	Owner: সুশান্ত রায় , Gurdian: কীর্তি ভূষণ রায়, Address: নিজ , Classification: বাস, Area: 0.06410000 Acre,	Mr Susanta Roy
L10	LR Plot No:- 4344, LR Khatian No:- 15455	Owner: অনিমা রায় , Gurdian: পুরজোতি ভূষণ রায়, Address: নিজ , Classification: বাস, Area: 0.02120000 Acre,	Anima Roy
L11	LR Plot No:- 4344, LR Khatian No:- 15454	Owner: করুণাময় রায় , Gurdian: পুরজোতি ভূষণ রায়, Address: নিজ , Classification: বাস, Area: 0.02120000 Acre,	Mr Karunamoy Roy
L12	LR Plot No:- 4344, LR Khatian No:- 15456	Owner: অরুণ কিরণ রায় , Gurdian: পুরজোতি ভূষণ রায়, Address: নিজ , Classification: বাস, Area: 0.02230000 Acre,	Mr Arun Kiran Roy

Endorsement For Deed Number : I - 230602684 / 2024

On 07-03-2024

Presented for registration at 18:00 hrs on 07-03-2024, at the Private residence by Mr Jitendra Nath Roy , 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 27,93,961/-

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

Execution is admitted on 07/03/2024 by 1. Mr Jitendra Nath Roy, Son of Late Basanta Kumar Roy, Bhiringi Manasa Tala, Benachity,, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 2. Mr Nimai Chandra Roy, Son of Late Basanta Kumar Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 3. Mr Susanta Roy, Son of Late Kriti Bhusan Roy, Bhiringi Manasa Tala, Benachity, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 4. Anima Roy, Wife of Late Dhurjati Bhusan Roy, Bhiringi Manasa Tala, Benachity, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 5. Mr Karunamoy Roy, Son of Late Dhurjati Bhusan Roy, Bhiringi Manasa Tala, Benachity, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 6. Mr Arun Kiran Roy, Son of Late Dhurjati Bhusan Roy, Bhiringi Manasa Tala, Benachity, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others

Indetified by Mr SOUVIK ROY, , , Son of Mr ALOK ROY, SOUTH CANEL PAR, PANAGARH, P.O: PANAGARH BAZAR, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-03-2024 by Mr CHITTARATH BANERJEE, PARTNER, BANERJEE BUILDERS (Partnership Firm), G-107, NUTAN PALLY, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr SOUVIK ROY, , , Son of Mr ALOK ROY, SOUTH CANEL PAR, PANAGARH, P.O: PANAGARH BAZAR, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

*Santanu Pal*

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

On 11-03-2024

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 27,947.00/- ( A(1) = Rs 27,940.00/- , E = Rs 7.00/- ) and Registration Fees paid by by online = Rs 27,677/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/03/2024 4:45PM with Govt. Ref. No: 192023240415037548 on 07-03-2024, Amount Rs: 27,677/-, Bank: SBI EPay ( SBIPay), Ref. No. 5341161667515 on 07-03-2024, Head of Account 0030-03-104-001-16



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,11,768/- and Stamp Duty paid by by online = Rs 1,10,188/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2024 4:45PM with Govt. Ref. No: 192023240415037548 on 07-03-2024, Amount Rs: 1,10,188/-, Bank: SBI EPay ( SBlePay), Ref. No. 5341161667515 on 07-03-2024, 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**

**On 12-03-2024**

### 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.

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,947.00/- ( A(1) = Rs 27,940.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 270/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2024 12:11PM with Govt. Ref. No: 192023240419773238 on 12-03-2024, Amount Rs: 270/-, Bank: SBI EPay ( SBlePay), Ref. No. 1004951267033 on 12-03-2024, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,11,768/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 1,080/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 573, Amount: Rs.500.00/-, Date of Purchase: 05/03/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2024 12:11PM with Govt. Ref. No: 192023240419773238 on 12-03-2024, Amount Rs: 1,080/-, Bank: SBI EPay ( SBlePay), Ref. No. 1004951267033 on 12-03-2024, 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 60 and Rule 69.  
Registered in Book - I  
Volume number 2306-2024, Page from 52499 to 52527  
being No 230602684 for the year 2024.



Digitally signed by SANTANU PAL  
Date: 2024.03.19 14:13:27 +05:30  
Reason: Digital Signing of Deed.

(Santanu Pal) 19/03/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.