

5391/24

Ref front land
P5314/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

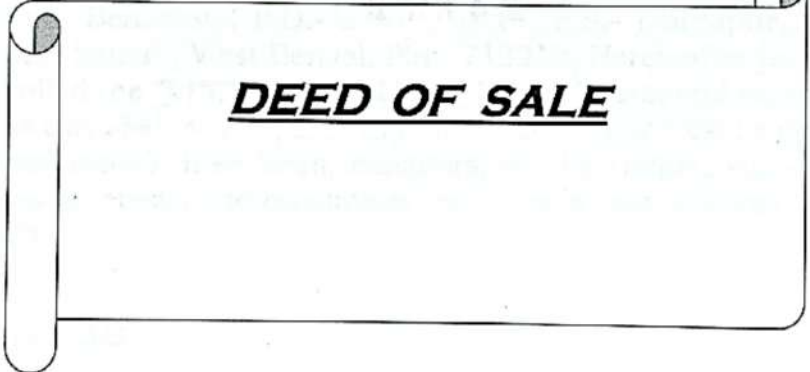
M 221616

11.02 AM
24.05.24
Ch... (5) 1255465
Mm 2343000

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

A.D.S.R. Durgapur
Paschim Bardhaman

24 MAY 2024



RTI
ASU

1 | Page

P.O.- Durgapur, P.S.- Durgapur, District:- Paschim Bardhaman, West
Bengal, India, Pin:- 713213, hereinafter called the "**PURCHASER(S)**".

RTI
ASU

THIS SALE DEED IS MADE on this the 24th day of May, 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;**

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 was 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 Gifted the Schedule mentioned property in favour of Kiriti Bhusan Ray, Dhurjati Bhusan Roy, Jitendra Nath Ray and Nimai Chandra Ray, all are sons of Basanta Kumar Ray.

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 Partition Deed No. I-3938 for the year 1986, dated- 20.05.1986.

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 they inherited the said property and become absolute owner of the said land as per Hindu Law of Succession..

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 inherited the said property and become absolute owner of the said land as per Hindu Law of Succession.

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 and they all 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

AD
AW.

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 of **Rs.33,63,000/- (Rupees Thirty Three Lakh Sixty Three 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.

The VENDORS bind them-self to declare that the schedule land have 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 Case or been notified for any kinds of requisition and the VENDORS sell out the same to the Purchaser having good marketable title without any kinds of encumbrances.

AND WHEREAS the Purchaser confirmed that he is 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 has agreed that all

AP
AGW

payments for this Transaction will be made before signing and registration of the Sale Deed and taking vacant possession of the said 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.

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 **3.54 Katha or 5.841 Decimal** under Sub Plot No.(Z), within **Mouza:- Bhiringi**, J.L. No- 119, situated at Arabinda Pally Road, 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	0.885
2.	2061	4344	15453	Nimai Chandra Roy	0.885
3.	2061	4344	15451	Susanta Roy	0.885
4.	2061	4344	15455	Anima Roy	0.295
5.	2061	4344	15454	Karunamoy Roy	0.295
6.	2061	4344	15456	Arun Kiran Roy	0.295
TOTAL LAND AREA					3.54 Katha

Butted and bounded as follows:

On the North: R.S. Plot No. 2061(P);

On the South: R.S. Plot No. 2061(P);

On the East: R.S. Plot No. 2061(P) & Sub Plot No. Y;

On the West: 12 Feet wide Cemented Road.

The schedule mentioned land was never been acquired by Govt.

The Schedule mentioned land will be used for residential purpose.

No structure is situated upon the schedule mention land.

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.

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
for Anur Roy
for Prangab Roy
D.R. - 713148.

2. Jayanti Chakraborty
for Swapam Chakraborty
Banjora, Bankura.
D.R. - 722202

Jitendra Nath Roy
Nimai Ch. Roy / Nimai
Chandra Roy

Susanta Roy.

L
T
E
of ANIMA ROY

Karunamay Roy.

Arjun Karan Roy

SIGNATURE OF THE VENDORS

BANERJEE BUILDERS
Anurath 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

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

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



Jitendra Nath Roy

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



Nimai Chandra Roy

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

Nimai Chandra Roy

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



Susanta Roy

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

Susanta Roy

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



Anima Roy
By the firm of Sanjay Roy

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

of ANIMA ROY by the firm of Sanjay Roy

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



Karunamoy Roy

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

Karunamoy Roy

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



Arun Kiran Roy

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

Arun Kiran Roy

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



Abhijit Banerjee

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

Abhijit Banerjee

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

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

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Souvik Roy
2. FATHER/ HUSBAND NAME (পিতা/ স্বামীর নাম) : ALOK Roy
3. OCCUPATION (পেশা) : Others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Pandjrah Boary
POST OFFICE (পোস্ট অফিস) Pandjrah Boary
POLICE STATION (থানা) Konkhar PIN 713148
DISTRICT (জেলা) Khushinobur STATE (রাজ্য) W.B
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.) 2001288465/2019

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Souvik Roy

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

MEMO

RECEIVED of and from the above-named Purchaser the within mentioned a sum of **Rs.33,63,000/- (Rupees Thirty Three Lakh Sixty Three Thousand)** only being the full consideration money as per memo below :-

MEMO OF CONSIDERATION

SL. No.	Mode of Payment	Date	Amount
1.	RTGS(S)	23/05/2024	Rs.33,63,000/-
Total sum of			Rs. 33,63,000/-

Gitendra Nath Roy
Nimai Chandee Roy
Susanta Roy.



ANIMA ROY
Kareemaraaj Roy.
Arum / Lizan Roy

Signature of the Receivers



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



192024250057135548

GRN Details

GRN: 192024250057135548 Payment Mode: SBI Epay
GRN Date: 24/05/2024 10:34:20 Bank/Gateway: SBIPay Payment Gateway
BRN : 6127429036533 BRN Date: 24/05/2024 10:35:04
Gateway Ref ID: IGARHLJUW3 Method: State Bank of India NB
GRIPS Payment ID: 240520242005713553 Payment Init. Date: 24/05/2024 10:34:20
Payment Status: Successful Payment Ref. No: 2001288465/3/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms Banerjee Builders
Address: Durgapur 13
Mobile: 9735168110
Period From (dd/mm/yyyy): 24/05/2024
Period To (dd/mm/yyyy): 24/05/2024
Payment Ref ID: 2001288465/3/2024
Dept Ref ID/DRN: 2001288465/3/2024

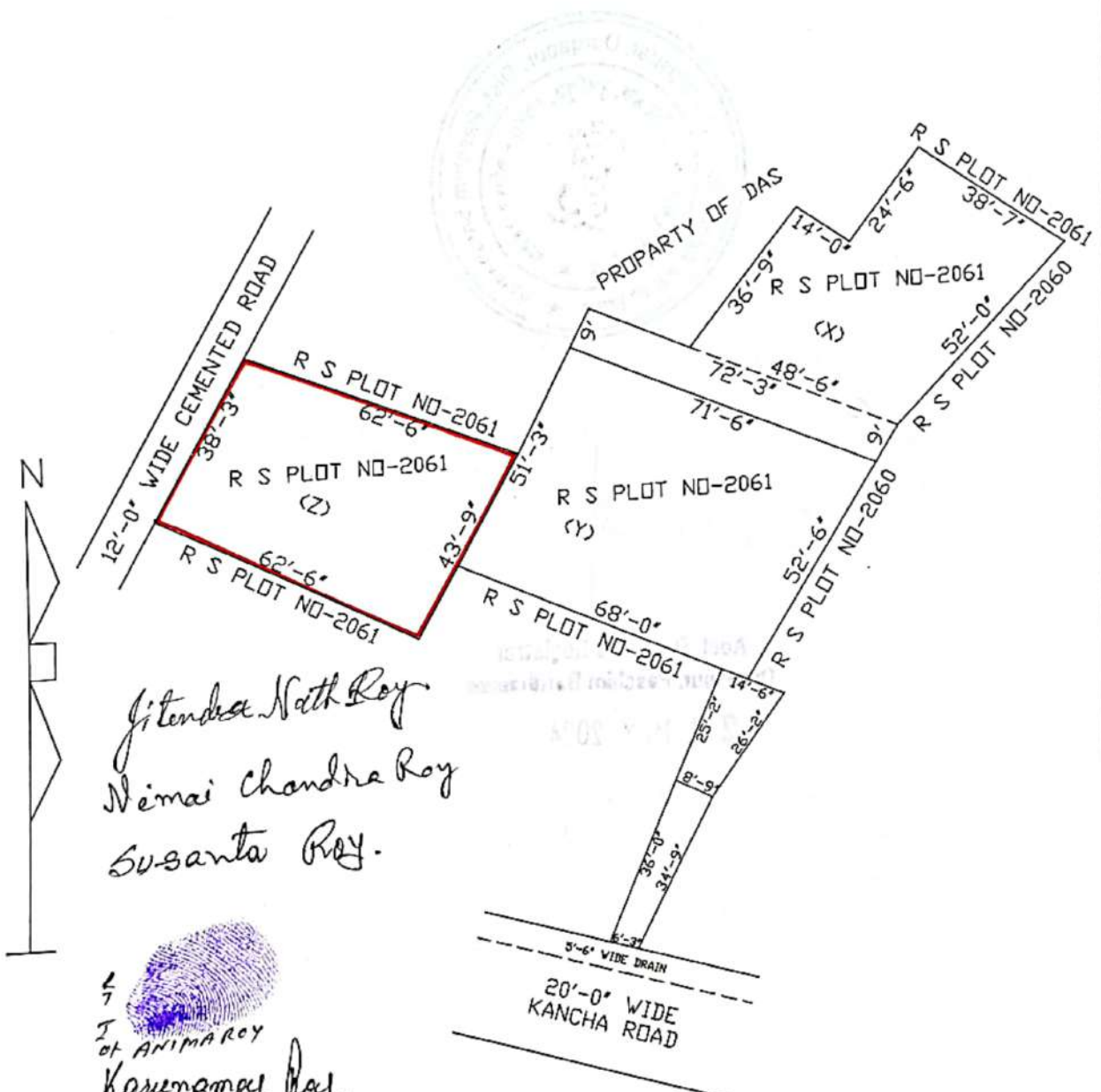
Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001288465/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	134030
2	2001288465/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	33637
			Total	167667

IN WORDS: ONE LAKH SIXTY SEVEN THOUSAND SIX HUNDRED SIXTY SEVEN ONLY.



SKETCH PLAN SHOWING MORE OR LESS 03.54KH OF LAND BY RED BOUNDED IN LAY-OUT PORTION OF R S PLOT NO-2061 SUB PLOT NO-(Z) OF MOUZA-BHIRINGI R S J L NO-68 L R J L NO-119 P S- DURGAPUR DIST-PASCHIM BARDHAMAN.



Gitendra Nath Roy
Nimai Chandra Roy
Susanta Roy.

Kanunamaj 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

Major Information of the Deed

Deed No :	I-2306-05314/2024	Date of Registration	24/05/2024
Query No / Year	2306-2001288465/2024	Office where deed is registered	
Query Date	24/05/2024 10:10:30 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 33,63,000/-	Rs. 33,63,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,34,530/- (Article:23)	Rs. 33,637/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assersment 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



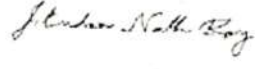



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4344 (RS :-2061)	LR-15452	Bastu	Bastu	0.885 Katha	8,22,000/-	8,22,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-4344 (RS :-2061)	LR-15453	Bastu	Bastu	0.885 Katha	8,22,000/-	8,22,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-4344 (RS :-)	LR-15451	Bastu	Bastu	0.885 Katha	8,22,000/-	8,22,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-4344 (RS :-2061)	LR-15455	Bastu	Bastu	0.295 Katha	2,74,000/-	2,74,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-4344 (RS :-2061)	LR-15454	Bastu	Bastu	0.295 Katha	2,74,000/-	2,74,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L6	LR-4344 (RS :-2061)	LR-15456	Bastu	Bastu	0.295 Katha	2,74,000/-	2,74,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :					5.841Dec	32,88,000 /-	32,88,000 /-	
Grand Total :					5.841Dec	32,88,000 /-	32,88,000 /-	






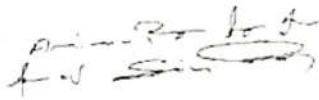





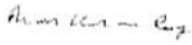


Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	75,000 /-	75,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr Jitendra Nath Roy (Presentant) Son of Late Basanta Kumar Roy Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	Photo  24/05/2024	Finger Print  LTI 24/05/2024 Captured	Signature  24/05/2024
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 Date of Birth: XX-XX-1XX2 , PAN No.: ACxxxxxx9B, Aadhaar No: 50xxxxxxxx3186, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office				
2	Name Mr Nimai Chandra Roy Son of Late Basanta Kumar Roy Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	Photo  24/05/2024	Finger Print  LTI 24/05/2024 Captured	Signature  24/05/2024
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 Date of Birth: XX-XX-1XX9 , PAN No.: ACxxxxxx3N, Aadhaar No: 46xxxxxxxx1781, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office				



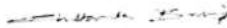
3	Name	Photo	Finger Print	Signature
	Mr Susanta Roy Son of Late Kriti Bhusan Roy Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	 24/05/2024	 Captured LTI 24/05/2024	 24/05/2024
Bhiringi Manasa Tala, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AVxxxxxx9N, Aadhaar No: 93xxxxxxxx7952, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Anima Roy Wife of Late Dhurjati Bhusan Roy Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	 24/05/2024	 Captured LTI 24/05/2024	 24/05/2024
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 Date of Birth:XX-XX-1XX0 , PAN No.:: BSxxxxxx0R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr Karunamoy Roy Son of Late Dhurjati Bhusan Roy Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	 24/05/2024	 Captured LTI 24/05/2024	 24/05/2024
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 Date of Birth:XX-XX-1XX6 , PAN No.:: AJxxxxxx7L, Aadhaar No: 91xxxxxxxx1336, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mr Arun Kiran Roy Son of Late Dhurjati Bhusan Roy Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	 24/05/2024	 Captured LTI 24/05/2024	 24/05/2024

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 Date of Birth:XX-XX-1XX3 , PAN No.:: ALxxxxxx9B, Aadhaar No: 38xxxxxxxx2404, Status : Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office




Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BANERJEE BUILDERS G-107, NUTAN PALLY, BENACHITY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX2 , 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	Name	Photo	Finger Print	Signature
	Mr CHITTARATH BANERJEE Son of PRIYA GOPAL BANERJEE Date of Execution - 24/05/2024, , Admitted by: Self, Date of Admission: 24/05/2024, Place of Admission of Execution: Office	 <small>May 24 2024 12:43PM</small>	 <small>LTI 24/05/2024</small> Captured	 <small>24/05/2024</small>
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, Date of Birth:XX-XX-1XX5 , PAN No.:: CAxxxxxx9H, Aadhaar No: 25xxxxxxxx7642 Status : Representative, Representative of : BANERJEE BUILDERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUVIK ROY Son of Mr. AJOK ROY SOUTH CANHI PAR, PANAGARH, City:- Durgapur, P.O - PANAGARH BAZAR, P.S -kanaksa, District -Paschim Bardhaman, West Bengal, India, PIN:- /713148	 <small>24/05/2024</small>	 <small>24/05/2024</small> Captured	 <small>24/05/2024</small>
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		
SI.No	From	To. with area (Name-Area)
1	Mr Jitendra Nath Roy	BANERJEE BUILDERS-0.885 Katha
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr Nimai Chandra Roy	BANERJEE BUILDERS-0.885 Katha
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr Susanta Roy	BANERJEE BUILDERS-0.885 Katha
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Anima Roy	BANERJEE BUILDERS-0.295 Katha
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr Karunamoy Roy	BANERJEE BUILDERS-0.295 Katha
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Mr Arun Kiran Roy	BANERJEE BUILDERS-0.295 Katha
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr Jitendra Nath Roy	BANERJEE BUILDERS-16.66666700 Sq Ft
2	Mr Nimai Chandra Roy	BANERJEE BUILDERS-16.66666700 Sq Ft
3	Mr Susanta Roy	BANERJEE BUILDERS-16.66666700 Sq Ft
4	Anima Roy	BANERJEE BUILDERS-16.66666700 Sq Ft
5	Mr Karunamoy Roy	BANERJEE BUILDERS-16.66666700 Sq Ft
6	Mr Arun Kiran Roy	BANERJEE BUILDERS-16.66666700 Sq Ft

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
11	LR Plot No - 4344, LR Khatian No - 15452	Owner: শ্রীজিতেন্দ্রনাথ রায়, Gurdian: বন্দু বুদ্ধরায়, Address: বিষ্ণু, Classification: বাণিজ্য, Area: 0.05470000 Acre,	Mr Jitendra Nath Roy
12	LR Plot No:- 4344, LR Khatian No:- 15453	Owner: নিমাই চন্দ্র রায়, Gurdian: বন্দু বুদ্ধরায়, Address: বিষ্ণু, Classification: বাণিজ্য, Area: 0.05470000 Acre,	Mr Nimai Chandra Roy
13	LR Plot No - 4344, LR Khatian No - 15451	Owner: সুসান্তা রায়, Gurdian: বিক্রান্ত বুদ্ধরায়, Address: বিষ্ণু, Classification: বাণিজ্য, Area: 0.05470000 Acre,	Mr Susanta Roy
14	LR Plot No:- 4344, LR Khatian No - 15455	Owner: অনিমা রায়, Gurdian: গুরুজিৎ বুদ্ধরায়, Address: বিষ্ণু, Classification: বাণিজ্য, Area: 0.01810000 Acre,	Anima Roy

15	LR Plot No - 4344, LR Khatian No - 15454	Owner: কৰুনাময় ৰায় , Gurdian: শ্ৰীজ্যোতি কুশল ৰায়, Address: নিজ Classification: বাণ, Area: 0.01810000 Acre,	Mr Karunamoy Roy
16	LR Plot No - 4344, LR Khatian No - 15456	Owner: অৰুন কিৰন ৰায় , Gurdian: শ্ৰীজ্যোতি কুশল ৰায়, Address: নিজ Classification: বাণ, Area: 0.01920000 Acre,	Mr Arun Kiran Roy



Endorsement For Deed Number : I - 230605314 / 2024

On 24-05-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:02 hrs on 24-05-2024, at the Office of the A.D.S.R. DURGAPUR 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 33,63,000/-

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

Execution is admitted on 24/05/2024 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 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, 3. Mr Susanta Roy, Son of Late Kirti 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

Identified 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 24-05-2024 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

Identified 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 33,637.00/- (A(1) = Rs 33,630.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 33,637/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/05/2024 10:35AM with Govt. Ref. No: 192024250057135548 on 24-05-2024, Amount Rs: 33,637/-, Bank: SBI ePay (SBLePay), Ref. No. 6127429036533 on 24-05-2024, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,34,530/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 1,34,030/-

Description of Stamp

1. Stamp Type: Impressed. Serial no 1064, Amount: Rs.500.00/-, Date of Purchase: 14/05/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/05/2024 10:35AM with Govt. Ref. No: 192024250057135548 on 24-05-2024, Amount Rs: 1,34,030/-, Bank: SBI EPay (SBIEPay), Ref. No. 6127429036533 on 24-05-2024, Head of Account 0030-02-103-003-02

Santanu Pal

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



