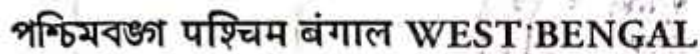


P 2476/24



K 363657

A. D. S. R. Dwyer
Dwyer

Under Jemua Gram Panchayat

07 MAR 2024

: Shankarpur

: 3.25 Katha

: Rs. 19,50,000/-

: Rs. 19,50,000/-.

Contd. Page-02



Sl No. 211 Date 01/03/2024
Sold to Mamoni Gosh
Address D.H.F-12
Value of Stamp 5000
Date of Purchase of the stamp
Pepar from Treasury 13 FEB 2024
Name of the Treasury from
Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-16
Licence No. 1/2010-17



ADDL. DIST. SUB-REGISTRAR
DURGAPUR, PASCHIM BARDHAMAN

07 MAR 2024

THIS DEED OF SALE MADE BY:

[1] Mrs. SIPRA DEY [Pan no-CKWPD6788A] wife of Ashim Kumar Dey, [2] Mr. ASHIM KUMAR DEY [Pan no-ASBPD1077F] son of Anjan Kumar Dey,

Both are by faith: Hindu, by nationality: Indian resident of 31, 1 No Road, Fuljhore, P.O-Durgapur-6, P.S- Newtownship, Pin-713212, Dist-Paschim Bardhaman, West Bengal.

(Hereinafter called the VENDORS) of the first part, which expression shall unless the context otherwise requires include **their** heirs/ successors and representative of the VENDORS.

IN FAVOUR OF:

MAMONI GHOSH [Aadhaar No-822825272361, Pan No-CIHPG3661C] wife of Mr. Tapas Ghosh, daughter of Tapan Ghosh, by occupation: Business, by faith: Hindu, by nationality: Indian resident of Shibpur Nabagram, P.S-Kanksa, Dist- Paschim Bardhaman, Pin-713212, West Bengal.

(Hereinafter called the PURCHASER) of the second Part which expression shall unless the context otherwise requires include **his** heirs\successors of the PURCHASER.

The above referred landed property originally belongs to Manojit Baishya which he acquired by way of Regd deed of sale being no-5340 of 2011 and thereafter Manojit Baishya transferred an area of 3.25 Katha by way of regd deed of sale being no-8254 of 2021 in favour of the Present VENDORS duly registered before owner from the previous owner and name of the present VENDORS duly recorded in the role of BL & LRO under khatian no-LR-2942,2943 from the date of purchase the present VENDORS are owning possession and seizing the right title and interest over the schedule below property.

And whereas the Present VENDORS are not willing to hold the schedule below property for which **they** proclaimed for sale of schedule described property and the present PURCHASER being satisfied upon the right title and interest of the present VENDORS, agreed to purchase the same for which the present PURCHASER entered into an agreement to sale with the present VENDORS.



1

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

07 MAR 2024

AND WHEREAS the PURCHASER who are in search of such land, approached to the VENDORS and the VENDORS are agreed with the PURCHASER for absolute sale to **them** of the property described in schedule below for an amount of **Rs. 19,50,000/- [Rupees Nineteen Lakh & Fifty Thousand] only** and the VENDORS do hereby acknowledges the same by putting **their** signature in this deed which specifically described in **payment schedule**.

AND WHEREAS by virtue of this sale deed the VENDORS hereby convey, transfer and assigns all right, title, interest along with all accessory benefits, advantages, drains, paths, easements privileges and other interest which at anytime had or now have in any manner covering both in law & equity free from any encumbrances whether 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 to the exclusion of others and as such the VENDORS jointly and severally shall keep the PURCHASER harmless and indemnified from any charges, license, attachment, execution encumbrances if any existed formerly or existing at the date of transfer which are not known to the PURCHASER.

AND WHEREAS the VENDORS bind **themselves** jointly and severally 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 necessary for the PURCHASER to enjoy the property more fruitfully and factually according to the true meaning and intent of this Deed of Sale.

AND WHEREAS the VENDORS further agreed to bind themselves that **they or their successors** shall be liable to pay the previous dues or charges or impositions before execution of this Deed if demanded either by any authority or by third party.





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Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

07 MAR 2024

The VENDORS bind themselves to declare that schedule below property have not been gifted any way, sold out, transferred or indemnified for any liability or entered for agreement to sale with any third party, or being sub-judice of any court or authority or any concern, or been notified for requisition hereinabove and the VENDORS sale out the same to the present PURCHASER having good saleable and marketable title without any encumbrances whatsoever.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get her name recorded in the settlement operation and will also be able to mutate her name into the Rent Roll of Govt, in the office of Jemua Gram Panchayat, Electric Authority, water supply authority and will be able to pay any rent, rates, charges without any connection or concern whatsoever with the VENDORS.

The PURCHASER shall regularly pay the holding taxes and impositions etc. payable as owner of the said property as and when the same become due and payable.

SCHEDULE OF LAND

A piece and parcel of Baid Land measuring an area 3.25 Katha or more or less 5.3625 Decimal comprising in Plot No-RS-136/497 corresponding to Plot No-LR-884, under Khatian No-LR-2942, [Area-1.625 Katha] under Khatian No-LR-2943 [Area-1.625 Katha] within the Jemua Gram Panchayat, Mouja of Shankarpur, J.L No- 109, P.S- Newtownship, Dist-Paschim Bardhaman, West Bengal which butted and bounded as follows: North: Plot no-497, South: Pradip Chandra & Family, R S Plot no-498, East: Land of K D Mukherjee, RS Plot no-495, West : 12 ft wide Metal Road & Babu Roy, Plot no-497.

Used as Bastu and not acquired by any govt authority.

Which is specifically shown in Red Colour in annexed plan map which is also part and parcel of this deed.



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Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

07 MAR 2024

Acknowledgement of PAYMENT

Date	Amount	Mode of Payment	Bank Name
22.02.2024	Rs. 4,00,000/-	Cheque No-252656	SBI
27.02.2024	Rs. 5,00,000/-	Cheque No-252657	SBI
06.03.2024	Rs. 2,00,000/-	Cheque No-252658	SBI
06.03.2024	Rs. 5,00,000/-	RTGS	Paschim Banga Gramin Bank
06.03.2024	Rs. 3,00,000/-	RTGS	Paschim Banga Gramin Bank
09.10.2023	Rs. 50,000/-	Cash	XXXXXX
Total: Rs. 19,50,000/- [Rupees Nineteen Lakh & Fifty Thousand] only			

Ashim Kumar Dey

Sipra Dey
Signature of Vendor



1

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

07 MAR 2024

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

In witnesses whereof the VENDORS put **their** signature on this **7th day of March 2024** at ADSR Office Durgapur.

Witnesses:

1. *Bhaskar Patra*
Ap - Baidyanty Patra
Dm Pm 061-16

2. *Kingshuk Patra*
S/o - Ramendra Nath Patra
DGP-12

Ashim Kumar Oey

Sipria Oey
Signature of VENDORS

Drafted and typed by me

Prasanta Bandyopadhyay

Advocate, Durgapur Court

Regd No- WB-733 of 2011



[Handwritten signature]

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

07 MAR 2024

TCH PLAN SHOWING THE LAND OVER R.S PLOT NO.- 136/497,
PLOT NO.- 884, IN MOUZA -SHANKARPUR, J.L NO.- 109
S- NEW TOWNSHIP, DIST- PASCHIM BARDHAMAN

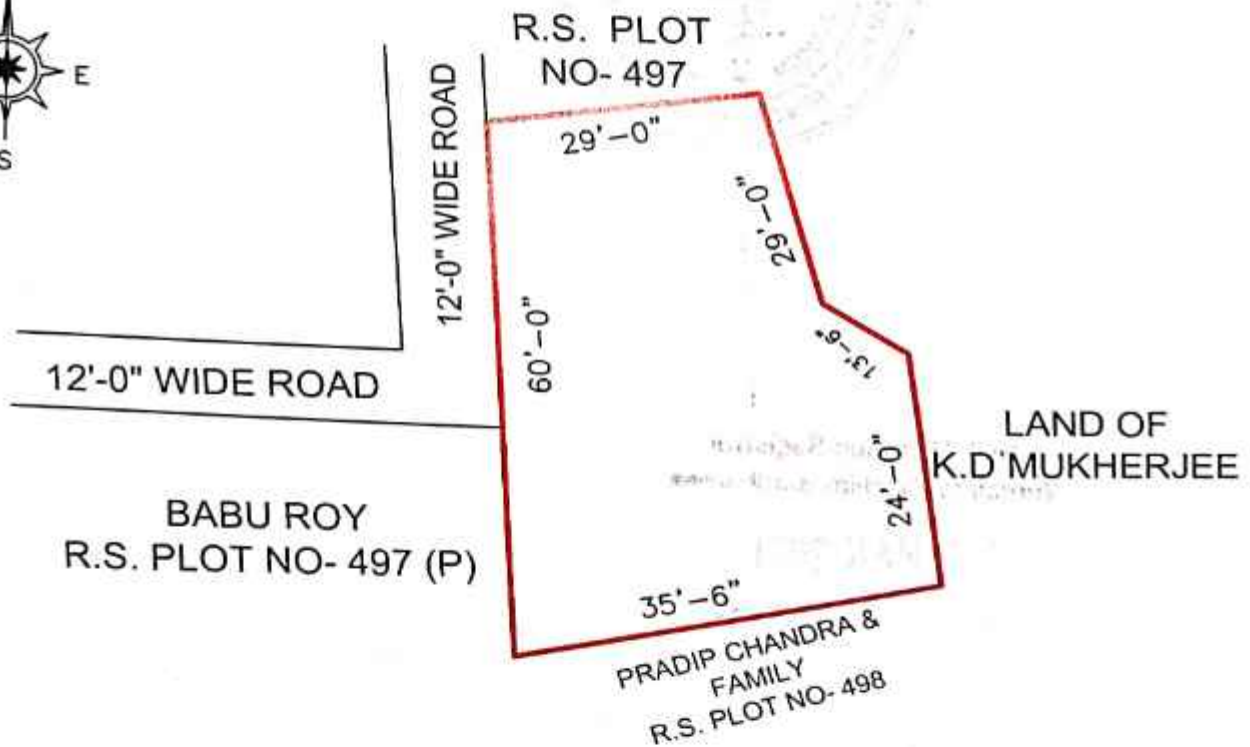
URCHASER:- MAMONI GHOSH

AREA OF LAND

R.S. PLOT NO
136/497

L.R. PLOT NO
884

SHOW AREA
3.25 KATHA
(MORE OR LESS)



Traced by
S. Roy 06/03/2024
Swapn Roy
Building Planner
Licence No.: DMC/16491

MAMONI GHOSH

SIGNATURE OF VENDEE

1. Ashim Kumar Roy

2. Sibra Roy

SIGNATURE OF SURVEYOR

SIGNATURE OF VENDOR



1

Addl. Dist. Sub-Registrar
Burgapur, Paschim Bardhaman

07 MAR 2024

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



192023240413043598

GRN Details

GRN:	192023240413043598	Payment Mode:	SBI Epay
GRN Date:	06/03/2024 18:09:58	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4093937659639	BRN Date:	06/03/2024 18:10:52
Gateway Ref ID:	202406614434021	Method:	State Bank of India New PG DC
GRIPS Payment ID:	060320242041304358	Payment Init. Date:	06/03/2024 18:09:58
Payment Status:	Successful	Payment Ref. No:	2000428192/5/2024
			[Query No./Query Year]

Depositor Details

Depositor's Name:	Mrs Mamoni Ghosh
Address:	Shibpur
Mobile:	8617647638
Period From (dd/mm/yyyy):	06/03/2024
Period To (dd/mm/yyyy):	06/03/2024
Payment Ref ID:	2000428192/5/2024
Dept Ref ID/DRN:	2000428192/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000428192/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	53510
2	2000428192/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	19507
Total				73017

IN WORDS: SEVENTY THREE THOUSAND SEVENTEEN ONLY.

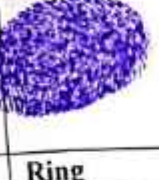
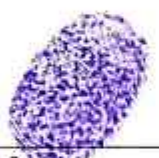
PAID




Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

07 MAR 2024

FINGER PRINT & PHOTOCOPY

						 <i>Mamoni Ghosh</i>
Right hand	Little	Ring	Middle	fore	Thumb	
						
	Thumb	fore	Middle	Ring	Little	

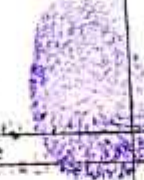
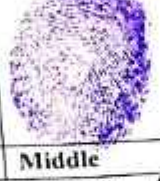
Signature & Photograph is duly attested by me

Mamoni Ghosh

						 <i>Seera Ray</i>
Left hand	Little	Ring	Middle	fore	Thumb	
						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Seera Ray

						 <i>Ashish Kumar Ray</i>
Left hand	Little	Ring	Middle	fore	Thumb	
						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Ashish Kumar Ray

Left hand	Little	Ring	Middle	fore	Thumb	
Right hand	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

07 MAR 2024

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম)

Bhakti Pal.

2. FATHER/ HUSBAND NAME

(পিতা/ স্বামীর নাম)

Brindyanth Pal.

3. OCCUPATION (পেশা)

Law clerk.

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE/TOWN (গ্রাম) Gourbarn.

POST OFFICE (পোস্ট অফিস) Gourbarn.

POLICE STATION (থানা) Simri B.

PIN 713377

DISTRICT (জেলা) P. B. STATE (রাজ্য) N.B.

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বি. ক্রয়/দাতা গনের সহিত সম্পর্ক)

6. AADHAR NO

4697 0974 9013

PAN

EPIC NO

আমি (শনাক্তকারী)

অএ দলিলের (Query No.)

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, _____ as identifier identifying the executants

of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Bhakti Pal

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)




Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

07 MAR 2024

Major Information of the Deed

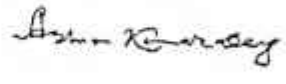
Deed No :	I-2306-02476/2024	Date of Registration	07/03/2024
Query No / Year	2306-2000428192/2024	Office where deed is registered	
Query Date	16/02/2024 2:12:57 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7908751059, 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. 19,50,000/-	Rs. 19,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 58,510/- (Article:23)	Rs. 19,507/- (Article:A(1), E)		
Remarks			

Land Details :

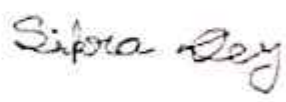
District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

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-884 (RS :-136/497)	LR-2942	Bastu	Baid	1.625 Katha	9,75,000/-	9,75,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-884 (RS :-136/497)	LR-2943	Bastu	Baid	1.625 Katha	9,75,000/-	9,75,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			5.3625Dec	19,50,000 /-	19,50,000 /-	
		Grand Total :			5.3625Dec	19,50,000 /-	19,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ashim Kumar Dey Son of Mr Anjan Kumar Dey Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office		 Captured	
		07/03/2024	LTI 07/03/2024	07/03/2024

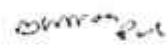
31, 1no Road, Fuljhore, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: asxxxxxx7f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 ,Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mrs Sipra Dey (Presentant) Wife of Mr Asim Kumar Dey Executed by: Self, Date of Execution: 07/03/2024 ,Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office	 07/03/2024	 Captured LTI 07/03/2024	 07/03/2024
	31, 1 No Road, Fuljhore, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ckxxxxxx8a,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 : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Mamoni Ghosh Daughter of Mr Tapan Mondal Shibpur, Nabagram, City:- Not Specified, P.O:- Shibpur, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: cixxxxxx1c,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidynath Pal Durgapur Court, City Centre, City:- Durgapur, P.O - Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India. PIN:- 713216	 07/03/2024	 Captured 07/03/2024	 07/03/2024
Identifier Of Mr Ashim Kumar Dey, Mrs Sipra Dey			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ashim Kumar Dey	Mrs Mamoni Ghosh-2.68125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Sipra Dey	Mrs Mamoni Ghosh-2.68125 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code: 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 884, LR Khatian No:- 2942	Owner: অশীম কুমার দে . Gurdian: অশীম কুমার দে. Address: নিম্ন . Classification: বাইন, Area: 0.02500000 Acre,	Mr Ashim Kumar Dey
L2	LR Plot No:- 884, LR Khatian No:- 2943	Owner: সীরা দে . Gurdian: অশীম কুমার দে. Address: নিম্ন . Classification: বাইন, Area: 0.02500000 Acre,	Mrs Sipra Dey

Endorsement For Deed Number : I - 230602476 / 2024

On 07-03-2024

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.

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

Presented for registration at 11:17 hrs on 07-03-2024, at the Office of the A.D.S.R. DURGAPUR by Mrs. Sipra Dey, 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 19,50,000/-

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

Execution is admitted on 07/03/2024 by 1. Mr Ashim Kumar Dey, Son of Mr Anjan Kumar Dey, 31, 1no Road, Fuljhore, P.O: Durgapur, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business, 2. Mrs Sipra Dey, Wife of Mr Asim Kumar Dey, 31, 1 No Road, Fuljhore, P.O: Durgapur, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife

Identified by Mr Bhakta Pal, . . Son of Mr Baidynath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,507.00/- (A(1) = Rs 19,500.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 19,507/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/03/2024 6:10PM with Govt. Ref. No: 192023240413043598 on 06-03-2024, Amount Rs: 19,507/-, Bank: SBI EPay (SBIPay), Ref. No. 4093937659639 on 06-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,510/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 53,510/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 211, Amount: Rs.5,000.00/-, Date of Purchase: 01/03/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/03/2024 6:10PM with Govt. Ref. No: 192023240413043598 on 06-03-2024, Amount Rs: 53,510/-, Bank: SBI EPay (SBIPay), Ref. No. 4093937659639 on 06-03-2024, 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 40456 to 40471
Being No 230602476 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.03.07 18:36:56 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 07/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.