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P-5377/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 668023

01.09.21

12.00

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

A. S. R. Durgapuri  
Bardhaman

01 SEP 2021

## DEED OF SALE

QUERY NO-2001568016/2021

Dist- Paschim Bardhaman, P.S-New Township, Mouza - Sankarpur,  
Under Jemua Gram panchayat Area, An Area of land measuring  
more or less 6.25 Decimal, Sale Value :- 34,00,000 /- Market Value :-  
34,00,000/-

Sl. No. 5338 Date 27/08/21  
Serial No. Keshab Real Estate Pvt. Ltd.  
Address D.G. P-12  
Value of Stamp 500/-  
Date of Purchase of the Stamp 23 AUG 2021  
Paper from Treasury  
Name of the Treasury from where  
Purchase - Durgapur

Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-16  
Licence No-1/93



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

01 SEP 2021

THIS DEED OF SALE is made on this the 1<sup>st</sup> Day of September 2021

BY

(1) Mrs. MALLIKA MANDI, [PAN-BKFP4729L], D/O. LATE MOTI LAL CHOWDHURY, W/O. LATE SANATAN MANDI, by faith-Hindu, by Nationality Indian, by occupation -House Wife, Resident of- Jharna Pally, Bidhannagar, P.O-ABL, P.S- New Township, Dist- Paschim Bardhaman, West Bengal, India, Pin No-713206. (2) Mrs. NABANITA KARMAKAR, [PAN-HIHPK5426A], D/O. LATE MOTI LAL CHOWDHURY, W/O. Mr. AVIJIT KARMAKAR, by faith-Hindu, by Nationality Indian, by occupation -House Wife, Resident of- Karangapara, P.O- Durgapur, P.S- Coke Oven, Dist- Paschim Bardhaman, West Bengal, India, Pin No-713201. Hereinafter called the "VENDORS" (which expression shall include his/her/their heirs, successors, assigns, representatives unless contrary to and repugnant to the context) on the ONE PART.

IN FAVOUR OF

KESHOB REAL ESTATE PRIVATE LIMITED [PAN-AADCK7174M] Being a company incorporated according to Company's Act 1956 hereby its registered office at Plot-A1/04, SSB Sarani, Sector-2A, Bidhannagar, Durgapur 713212, P.S.-New Township, District- Paschim Bardhaman. Herein after referred to as "THE DEVELOPER" represented by its Director(s) (1) Mr. SOUMITRA MUKHERJEE, [PAN-AHTPM9004C], S/O. LATE MADHUSUDAN MUKHARJEE, By Faith-Hindu, By Nationality- Indian, By Occupation- Business, Resident of- 3/15 Arrah Green Park, P.O- Arrah, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. (2) Mr. BISWANATH DEY, [PAN-AIHPD6730F], S/O. Mr. KARTICK DEY, by Faith- Hindu, By Nationality- Indian, By Occupation- Business, Resident of- Gopalpur Paschim Para, Vill & Post- Gopalpur, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. (3) Mr. SABYASACHI CHATTERJEE, [PAN-AGXPC7912L], S/O. LATE SRIDHAR CHATTERJEE, by faith- Hindu, By Nationality- Indian, By Occupation- Business, Resident of- Vill & Post-Bamunara, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. Hereinafter called the PURCHASER (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, successors, successors-in-interests, representatives, nominee/s and assigns) on the OTHER PART.

Whereas the land mentioned in the schedule below has been duly occupied by the aforesaid vendors as the legal heirs of Moti Lal Chowdhury i.e the Father of both the vendors along with their other respective heirs, and the schedule below property recorded in the L.R. record of rights in the name of present vendors and the

present vendors is/are being owning and possessing the same till to date after inheriting the same from their predecessor(s).

AND WHEREAS the vendors became the absolute owner of the schedule mentioned property along with their other heirs and has been owning and possessing the same in peaceful possession and uninterrupted manner free from all encumbrances and has got absolute rights, full power and authority to sell the schedule mentioned property to the purchaser (Company).

AND WHEREAS the vendors named above being in need of ready cash at their hand to meet up their daily expenses for their treatment and to meet the legal and lawful expenses has expressed their intention/desire to sell the schedule mentioned property.

AND WHEREAS the purchaser (Company) having come to know of such intention and declaration of the vendors proposed and offered to purchase the schedule mentioned property at the highest marketable consideration of Rupees- **34, 00,000/- (Thirty Four Lakh only)**.

AND WHEREAS the vendors herein above considering the said price, proper reasonable and highest according to the market value prevailing in the locality accepted the said offer of the purchaser (Company) and agreed to sell, convey and transfer the schedule mentioned property unto in favor of the purchaser (Company) hereby confirm for the sale transaction by putting their signature in this deed now the said sale proceed confirmed under the terms mentioned herein below:

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

That in pursuance of the said agreement between the vendors and purchaser(company) and in consideration of said sum of **Rupees 34,00,000/- (Thirty Four Lakh) only** paid by the purchaser (Company) to the vendors as per memo of consideration mentioned below, the receipt whereof, and the vendors hereby admit and acknowledge as total price of the said property. Now the vendors do/doth hereby grant, convey, sell and transfer unto and to the use of the said purchaser (Company) all that property more fully mentioned and described in the schedule below together with the right of path, passage, lights, liberties, privileges, easement an appurtenances whatsoever attached and concerning to the said property free from any or all encumbrances **TO HAVE AND TO HOLD** the said property hereby granted, conveyed and transferred unto and to the use of the said purchaser

(Company) absolutely and forever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise **AND THAT** the said vendors for themselves and his heirs, successors and legal representatives do/ doth hereby declare and covenant with the said purchaser (Company) that the vendors has good title, full power and absolute right to sell and transfer the schedule mentioned property and further declares that they are absolutely seized and possessed of or otherwise well sufficiently entitled to the said property intended to be conveyed by this deed of sale **AND THAT** the said purchaser (Company) including all his legal heirs and successors shall and may at all times peacefully and quietly hold, possess, use and enjoy the said property as lawful and rightful owner thereof with liberty to raise/erect all further constructions and structures by way of addition, alteration or otherwise upon the said property in accordance with law without any interruption, obstructions, claim and/or demand whatsoever from or by the vendors or any person/persons lawfully/equitably claiming under or in trust for them **AND THAT** the said vendors shall and will for all times to come at the cost and request of the said purchaser (company) do or execute or cause to be done or executed all such acts, deed and/or things for further or more perfect fully assuring the title of the purchaser (Company) relating to the said property or part thereof **AND THAT** the vendors doth hereby further declare and covenant with the said purchaser (Company) that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the vendors has no valid title in that event the vendor including all his heirs and successors and legal representatives will be bound to pay back the entire consideration amount with legal interest to the purchaser (Company) and shall also be liable to make good and indemnify all losses and damages which the purchaser (Company) may suffer due to any defect in the title of the vendors in respect of the said property hereby sold to the purchaser.

It is hereby further declared by the vendors that the purchaser (Company) by virtue of this deed of sale be competent and entitled to get his name mutated in the records of appropriate authority, BL & LRO- **Faridpur Durgapur**, Dist- Paschim Bardhaman under the state of West Bengal or of any other authority and the vendor undertake to render all such help and assistance as will be found essential in this regard.

#### SCHEDULE

In the District of Paschim Bardhaman, P.S -New township, Sub-Division & Addl Dist Sub Registry Office - Durgapur, Situated at Mouza- Sankarpur, JL.No-109, RS. Khatian No-35, L.R Khatian no- 2676, 2675.

RS. Plot No- 72 (Seventy Two), L.R. Plot No- 264 (Two Hundred Sixty Four), Bastu, Area Measuring More or lacc 6.25 Decimal. Along with a **100 Sq. Ft** Cemented Flooring Tin shed Residential Building.

**Butted and bounded by:-**

**On the North:** - N.G.Nath.

**On the South:** - Property of Mallik Babu.

**On the East:** - 16 Ft. Metal Road.

**On the West:** - Rest Part of same Plot thereafter Plot of Co-Operative.

There is no restriction imposed by any govt. or semi govt. authority to transfer the schedule property.

**Memo of consideration:-**

SL. No	Mode of Payment	Dated	Bank Name	Cheque No	Amount
1.	Cheque	02.11.2020	IDBI Bank	036284	1,00,000.00
2.	Cheque	02.11.2020	IDBI Bank	036285	1,00,000.00
3.	Cheque	10.11.2020	IDBI Bank	036288	1,00,000.00
4.	Cheque	10.11.2020	IDBI Bank	036289	1,00,000.00
5.	Cheque	19.12.2020	IDBI Bank	037170	1,50,000.00
6.	Cheque	19.12.2020	IDBI Bank	037179	1,50,000.00
7.	Cheque	11.02.2021	IDBI Bank	038739	2,00,000.00
8.	Cheque	11.02.2021	IDBI Bank	038740	2,00,000.00
9.	Cheque	04.03.2021	IDBI Bank	039516	2,00,000.00
10.	Cheque	04.03.2021	IDBI Bank	039517	2,00,000.00
11.	Cheque	11.04.2021	IDBI Bank	040313	2,00,000.00
12.	Cheque	11.04.2021	IDBI Bank	040314	2,00,000.00
13.	Cheque	30.06.2021	IDBI Bank	040856	2,50,000.00
14.	Cheque	30.06.2021	IDBI Bank	040857	2,50,000.00
15.	Cheque	25.07.2021	IDBI Bank	041997	5,00,000.00
16.	Cheque	25.07.2021	IDBI Bank	041999	5,00,000.00

**Total Amount=34, 00,000.00**

Be it mentioned here that the color passport size photo and finger prints of both the hands of the seller and purchasers are attested in separate page 1(A) & 1(B) which will be a part of this deed.

IN Witnesses whereof the above named vendors hereto set forth his/their hands and seal on the day month and year mentioned above.

**Witnesses:-**

Maatika Mandi

1. Sulech Chandan Sutar  
S/o. Late Bhulech Sutar  
Diyala, P.O. Durgapur

Nabarata Karanakar

Signature of the Seller/Vendor

2. Ashim Sutar  
S/o - Subal Chandan Sutar  
Diyala, DGP-08

Drafted, prepared as per instructions

Of the parties, read over and

Explained by me and typed at my office

Pradip K. Acharyya  
(Advocate)

**Pradip Kumar Acharyya,**  
**ADVOCATE, Durgapur court**  
**Enrollment no-WB-512/2000**

# হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature Madhika Maruli

	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature Nabanita Karanakar

	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature Soumitra Munggi

	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

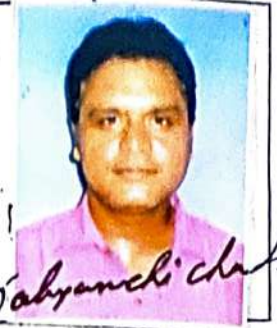
স্বাক্ষর  
Signature Biswaswathi Deb



403

# হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

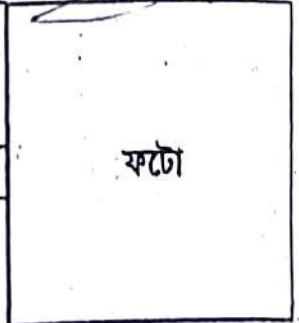


*Sabyanchi Chakraborty*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature *Sabyanchi Chakraborty*

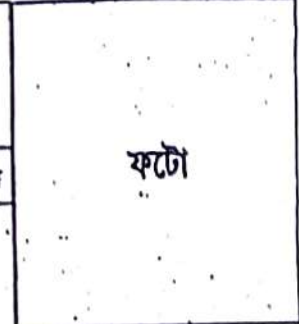
বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature \_\_\_\_\_

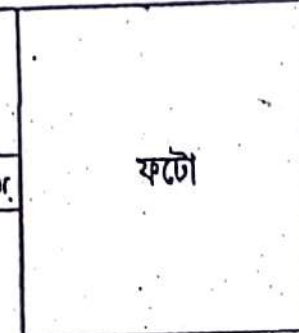
বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature \_\_\_\_\_

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature \_\_\_\_\_

भारत सरकार  
Government of India

अभिधर

Download Date: 26/12/2020

Issue Date: 05/12/2020

SUBAL CHANDRA SUTRADHAR  
Date of Birth/DOB: 29/11/1949  
Male/ MALE

5468 5755 4040  
VID : 9107 9980 9913 9262

मेरा आधार, मेरी पहचान



*Subal Chandra Sutradhar*

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

आधार

Address  
PIYALA, DURGAPUR 8, Durgapur (m Corp.),  
Bardhaman,  
West Bengal - 713208



5468 5755 4040  
VID : 9107 9980 9913 9262

1947 | help@uidai.gov.in | www.uidai.gov.in

*Subal Chandra Sutradhar*


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BISWANATH DEY  
KARTICK DEY

09/02/1976  
Permanent Account Number  
AIHPD6730F

*Biswanath Deo*  
Signature



*Biswanath Deo*



आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT. OF INDIA

SABYASACHI CHATTERJEE  
SRIDHAR CHATTERJEE

03/12/1974  
Permanent Account Number

AGXPC7912L

*Sabyasachi Chatterjee*  
Signature



*Sabyasachi Chatterjee*



*Sabyasachi Chatterjee*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SOUMITRA MUKHERJEE  
MADHUSUDAN MUKHERJEE  
04/02/1978

Permanent Account Number

AHTPM9004C

*Soumitra Mukherjee*

Signature



*Soumitra Mukherjee*



**भारतीय आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**


 स्थायी खाता संख्या कार्ड  
 Permanent Account Number Card  
**HIMPK8420A**

नाम / Name  
**NABAREETA KARMAKAR**

पिता का नाम / Father's Name  
**MOTI LAL OHODHURY**

जारी की तिथि / Issue Date  
**01/01/1981**



*Nabareeta Karmakar*

**भारत सरकार**  
**GOVT. OF INDIA**

**HIMPK8420A**






*(Handwritten mark)*

आयकर विभाग  
INCOME TAX DEPARTMENT  
MALLIKA MANDI  
MOTI LAL CHOWDHURY

भारत सरकार  
GOVT. OF INDIA

02/02/1979  
Permanent Account Number  
BKFBM4729L

Mallika Mandi  
Signature



Mallika Mandi

*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTI/ITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचना करें/सीटारें :  
आयकरा सेवा सेवा यूनिट, एटी/आईएसएल  
प्लॉट नं: ३, सेक्टर ११, सीबीडी बेलपुर,  
नवी मुंबई-४०० ६१४.





GOVERNMENT OF WEST BENGAL  
OFFICE OF THE PROJECT OFFICER CUM DISTRICT WELFARE OFFICER  
BCW & TD DEPARTMENT  
PASCHIM BARDHAMAN  
[bcwasansol2017@gmail.com](mailto:bcwasansol2017@gmail.com)

Memo No. 1021 /BCW/Pas.BDN

Date- 18/02/2020

To  
Mr. Pradip Kumar Acharyya, Advocate  
Durgapur Court, Vill & P.O. Bamunara, P.S-Kanksa,  
Durgapur - 12, Dist-Paschim Bardhaman,  
West Bengal, Mob. No- 9434251726

**Sub:-Application under section - 6 of the Rights to Information Act. 2005.**


**The requisite information as sought are as follows,**

i) Whether a General Caste lady married to one Schedule Tribe person belongs to be a Schedule Tribe or not- No, the General Caste lady will not belong to Schedule Tribe community after marriage.

ii) If that lady wants to transfer a property which she inherited from her general caste father, required any ST. Permission or not-No, here ST permission is not required (from any authority) as the property inherited from her General Caste father.  
[Provided the general Caste lady must possess valid Government documents in favour of her, in which her father's name is clearly mentioned].

iii) Whether that lady have every right to transfer any kind of deed in favour of any transferee in respect of her inherited property from his General Caste father- Yes, the General Caste Lady have right to transfer deed in favour of any transferee in respect of her inherited property from her General Caste father.

Encl: -Your query letter.


  
P.O.-cum-D.W.O.  
BCW & TD  
Paschim Bardhaman

Memo No. 1021/1(1)/BCW/Pas.BDN

Date- 18/02/2020

Copy forwarded for information to:

1. C.A to the Additional District Magistrate, Paschim Bardhaman to place it before the authority.

  
P.O.-cum-D.W.O.  
BCW & TD  
Paschim Bardhaman



Kumar Acharyya  
Advocate



Residence & Chamber :  
Vill. & P. O. - Bamunara  
P. S. - Kanksa, Durgapur - 71321  
(M) : 9434251726

Dist. Judges Court, Burdwan  
& Durgapur Court

Date 12/02/20

No.....

(Through Regd/Special Post)

Insp Bw  
M U

TO

The Project officer-cum-Dist. Welfare Officer (ST & ST. Welfare Officer)

SDO Office Building, Court Compound,

Asansol, Paschim Bardhaman.

Asansol-713304.

Subject- Application under section-6 of the  
Right to Information Act.2005.

1) Name of the Applicant : PRADIP KUMAR ACHARYYA, ADVOCATE  
DURGAPUR COURT.

2) Address of the Applicant: Vill & P.O. Bamunara , P.S -kanksa,  
Durgapur-12, Dist-Paschim Bardhaman,  
West Bengal, Mob. No- 9434251726.

3) Particular of Information:-

a) Concerned Department : Project officer cum-Dist-Welfare officer.

b) Information required : supply the Information and basis in connection.

i) Whether a General caste lady married to one Schedule tribe person  
belongs to be a schedule tribe or not.

ii) If that lady wants to transfer a property which she inherited from her  
general caste father, required any ST. Permission or not. (any Permission from any authority) P.K.A.

iii) Whether that lady have every right to transfer any kind of deed In fever  
of any transferee In respect of her inherited property from his General caste father.

Encls:- One Supreme Court judgement.

Date: 10.02.2021. Place: Durgapur.

Pradip Kr. Acharyya  
Signature of the Applicant (Advocate)

PRADIP KR. ACHARYYA

Advocate  
Durgapur Court  
Phone No-WB-512/2000

পশ্চিম বংগ সরকার খতিয়ান নং- ২৬৭৬

[ ২০২১০৯ ]



খতিয়ান নং- ১৬৭৬

জে.এল.নং- ১০৮

থানা- নিউটাইন দুর্গাপুর

(১) মাস্তুল- টাকা

খতিয়ান তৈরির তারিখ - 04/01/2021

(২) জমির পরিমাণ (এ)- ০.০৩১২

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) যন্ত্র	(৬) মতবা
নাম-	মল্লিকা মালি	স্বয়ং	
পিতা-	সনাতন		
ঠিকানা-	নিউ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মতবা	দাগের মোট পরিমাণ (এ)	দাগের মতো অত্রস্বত্বের অংশ	দাগের মতো অত্রস্বত্বের জমির অংশের পরিমাণ
২৬৪	বাড়ি		০.১৬০০	০.১৯৫০	০.০৩১২

আগত খং নং - 2669

ঘর-১

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.: 384

Page ১ of ১

০৭/০১/২০২১ ১২:৩২ PM

Digitally signed by SUSHRUTA GHOSH  
Date: 2021.01.07 12:31:39 IST

পশ্চিম বর্ধমান খতিয়ান নং- ২৬৭৫

[ ২০০২১০৯ ]



পাটনা- শঙ্করপুর

জে.এল.নং- ১০৯

থানা- নিউটাউন দুর্গাপুর

(১) রাজস্ব-

গ্রাফ

খতিয়ান তৈরির তারিখ - 04/01/2021

(২) জমির পরিমাণ(এ)- ০.০৩১১

(৩) মোট দাগের সংখ্যা- ১

	(৪) অফিসের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মত্ববা
নাম-	নবনীতা কর্মকার	স্বত্ব	
পিতা-	অভিজিত		
ঠিকানা-	নিজ		

(৭) অফিসের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মত্ববা	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অফিসের অংশ	দাগের মধ্যে অফিসের জমির অংশের পরিমাণ
				একর	হেক্টর
২৬৪	বাগ		০.১৬০০	০.১৯৫০	০.০৩১২

আগত খং নং - 2669  
ঘর-1

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy w/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:383

Digitally signed by SUSHRUTA GHOSH  
Date: 2021.01.07 12:31:27 IST

Page ১ of ১

০৭/০১/২০২১ ১২:৩২ PM

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

**Details**

GRN: 192021220066291851      **Payment Mode:** Online Payment  
GRN Date: 31/08/2021 16:42:23      **Bank/Gateway:** HDFC Bank  
BRN: 1544594378      **BRN Date:** 31/08/2021 16:08:31  
**Payment Status:** Successful      **Payment Ref. No:** 2001568016/4/2021  
[Query No./Query Year]

**Depositor Details**

**Depositor's Name:** KESHOB REAL ESTATE PVT LTD  
**Address:** A1/04 SSB SARANI BIDHANNAGAR  
**Mobile:** 8101816898  
**Depositor Status:** Buyer/Claimants  
**Query No:** 2001568016  
**Applicant's Name:** Mr PRADIP KUMAR ACHARYYA  
**Identification No:** 2001568016/4/2021  
**Remarks:** Sale, Sale Document Payment No 4

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001568016/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	97010
2	2001568016/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	34007
			<b>Total</b>	<b>131017</b>

**IN WORDS: ONE LAKH THIRTY ONE THOUSAND SEVENTEEN ONLY.**

## Major Information of the Deed

Deed No :	I-2306-05977/2021	Date of Registration	01/09/2021
Deed No / Year	2306-2001568016/2021	Office where deed is registered	
Deed Date	23/08/2021 10:16:51 AM	2306-2001568016/2021	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT,,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9434251726, Status :Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 34,00,000/-		
Stampduty Paid(SD)	Rs. 1,02,010/- (Article:23)		
Remarks	Rs. 34,007/- (Article:A(1), E)		

### 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	RS-72	RS-35	Bastu	Bastu	6.25 Dec	33,25,000/-	33,25,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					6.25Dec	33,25,000 /-	33,25,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	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: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	75,000 /-	75,000 /-	

**Details :**

**Name,Address,Photo,Finger print and Signature**

Name	Photo	Finger Print	Signature
<b>Mrs MALLIKA MANDI</b> <b>(Presentant)</b> Wife of Late SANATAN MANDI Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office			Mallika Mandi  01/09/2021

JHARNA PALLY, BIDHANNAGAR,, City:- Durgapur, P.O:- ABL, 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.:: BKxxxxxx9L, Aadhaar No: 24xxxxxxxx9081, Status :Individual, Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mrs NABANITA KARMAKAR</b> Wife of Mr AVIJIT KARMAKAR Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office			Nabanita karmakar  01/09/2021

KARANGAPARA,, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Hixxxxxx6A, Aadhaar No: 79xxxxxxxx2060, Status :Individual, Executed by: Self, Date of Execution: 01/09/2021 , Admitted by: Self, Date of Admission: 01/09/2021 ,Place : Office

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>KESHOB REAL ESTATE PRIVATE LIMITED</b> A1/04, SSB SARANI, SEC-2A, BIDHANNAGAR,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

Name, Address, Photo, Finger print and Signature

1	<b>Mr SOUMITRA MUKHERJEE</b> Son of Late MADHUSUDAN MUKHERJEE 3/15 ARRAH GREEN PARK, ARRAH,, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4C, Aadhaar No: 26xxxxxxx8439 Status : Representative, Representative of : KESHOB REAL ESTATE PRIVATE LIMITED (as DIRECTOR)
2	<b>Mr BISWANATH DEY</b> Son of Mr KARTICK DEY GOPALPUR PASCHIM PARA,, City:- Durgapur, P.O:- GOPALPUR, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx0F, Aadhaar No: 31xxxxxxx9882 Status : Representative, Representative of : KESHOB REAL ESTATE PRIVATE LIMITED (as DIRECTOR)
3	<b>Mr SABYASACHI CHATTERJEE</b> Son of Late SRIDHAR CHATTERJEER BAMUNARA,, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2L, Aadhaar No: 31xxxxxxx7982 Status : Representative, Representative of : KESHOB REAL ESTATE PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBAL CHANDRA SUTRADHAR</b> Son of Late BHUBAN SUTRADHAR PIYALA,, City:- Durgapur, P.O:- PALASHDIHA, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713208			
	01/09/2021	01/09/2021	01/09/2021

Identifier Of Mrs MALLIKA MANDI, Mrs NABANITA KARMAKAR, Mr SOUMITRA MUKHERJEE, Mr BISWANATH DEY, Mr SABYASACHI CHATTERJEE

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs MALLIKA MANDI	KESHOB REAL ESTATE PRIVATE LIMITED-3.125 Dec
2	Mrs NABANITA KARMAKAR	KESHOB REAL ESTATE PRIVATE LIMITED-3.125 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs MALLIKA MANDI	KESHOB REAL ESTATE PRIVATE LIMITED-50.00000000 Sq Ft
2	Mrs NABANITA KARMAKAR	KESHOB REAL ESTATE PRIVATE LIMITED-50.00000000 Sq Ft

08-2021

**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 4,00,000/-



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

**On 01-09-2021**

**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 12:30 hrs on 01-09-2021, at the Office of the A.D.S.R. DURGAPUR by Mrs MALLIKA MANDI , one of the Executants.

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

Execution is admitted on 01/09/2021 by 1. Mrs MALLIKA MANDI, Wife of Late SANATAN MANDI, JHARNA PALLY, BIDHANNAGAR,, P.O: ABL, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 2. Mrs NABANITA KARMAKAR, Wife of Mr AVIJIT KARMAKAR, KARANGAPARA,, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession House wife

Identified by Mr SUBAL CHANDRA SUTRADHAR, , , Son of Late BHUBAN SUTRADHAR, PIYALA,, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 34,007/- ( A(1) = Rs 34,000/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 34,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2021 4:44PM with Govt. Ref. No: 192021220066291851 on 31-08-2021, Amount Rs: 34,007/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1544594378 on 31-08-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,02,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 97,010/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 5338, Amount: Rs.5,000/-, Date of Purchase: 27/08/2021, 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 31/08/2021 4:44PM with Govt. Ref. No: 192021220066291851 on 31-08-2021, Amount Rs: 97,010/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1544594378 on 31-08-2021, Head of Account 0030-02-103-003-02



**Partha Bairaggya**  
**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 2306-2021, Page from 157756 to 157780  
being No 230605977 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2021.10.08 18:01:12 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/10/08 06:01:12 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)