

5586/23

P-5436/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 202518

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
gements attached with this
Documents are the Part of the
Document.

A.D.R. Registrar
Bardwan

1.12.23
12.02.23
Cru- (1478280/23)
mm/227353701

Query No. 2001478280/2023

GRN No.

12 JUN 2023

Mouza : Sankarpur,
Police Station : New Township,
Sale Value : Rs 24,00,000/-
Market Value : Rs 27,35,370/-
Area : 6.14 Katha.

DEED OF SALE

THIS DEED OF SALE is made on this 12th day of June 2023.

Contd2/2

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SI No. 8755 Date 09/06/23
Sold to Bipul Banerjee
Address Asansol
Value of Stamp 1000
Date of Purchase of the stamp
Prepar from Treasury
Name of the Treasury from Durgapur

31 MAY 2023

Chatterjee

Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur
Licence No. - 1/2015-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

12 JUN 2023

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:: 2 ::

IN FAVOUR OF

SRI BIPUL BANERJEE (PAN APAPB0947A) son of Late Chittaranjan Banerjee, by faith. Hindu, by profession. Advocate, presently residing at Flat No. A9/2B, Sugam Park, Asansol, Post Office. South Dhadka, Police Station. Asansol, District. Paschim Bardhaman (West Bengal) permanent resident of Jay. Kay Nagar, Post Office. Bidhanbag, Police Station. Raniganj, District. Paschim Bardhaman (West Bengal) hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deem to include his heirs, legal representatives, executors, agent, administrators and assigns) of the **OTHER PART**.

BY

SMT. SUSMITA GHOSH (PAN CFUPG8144Q) wife of Sri Dipak Kumar Ghosh, by faith. Hindu, Occupation. Housewife, Citizen. Indian, permanent resident of Flat No. LX40602, Utsan Luxury CondoVille, AG/1/D, New Town, Rajarhat, Kolkata 700156, West Bengal, presently residing at Post Box No. 47733-00100, Nairobi, Kenya hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deem to include her heirs, legal representatives, executors, agent, administrators and permitted assigns) of the **ONE PART**.

WHEREAS the land more clearly and specifically mention in the schedule hereinafter written below and delineated in the red bounded line in annexed sketch map attached hereto originally belonged to and possessed by one Sri Shashadhar Ghosh son of Late

Cont.....P/3



:: 3 ::

Motilal Ghosh of village Shankarpur and his name was recorded in finally published L.R. Record of right in Khatian No. 274.

AND WHEREAS later said Shashadhar Ghosh sold his aforesaid schedule property in favour of the Vendor by a regd. Deed of Sale being No. 7458 for the year 1988 of Addl. Dist. Sub-Registrar Office. Durgapur. Thereafter the Vendor mutated her name in records of right and her name has duly been recorded in finally published L.R. Record of right.

AND WHEREAS in the manner aforesaid the Vendor became the absolute owner and possessor of the land more clearly and specifically mention in the schedule hereinafter written below and delineated in the red bounded line in annexed sketch map attached hereto and is now absolutely seized, possess of and occupied or otherwise well and sufficiently entitled to the land.

AND WHEREAS the Vendor presently residing at Nairobi, Kenya, Africa and not in a position to look after the aforesaid schedule property and for some urgent need of money as well as also to meet other lawful necessity has announced to sell her aforesaid property more clearly and specifically mentioned in the schedule herein-under written below and delineated in the red bounded line in annexed sketch map attached hereto with all easement rights attached thereto together with all title, interest and possession therein free from all encumbrances at the price of Rs. 24,00,000/- (Rupees twenty-four lacs only) verifying the said price to be the best, fair, reasonable in the present market price and which offer is the highest among others she received so far.

AND WHEREAS the Purchaser has accepted the offer announced by the Vendor and

Cont.....P/4

:: 4 ::

has agreed to purchase the said land more clearly mentioned in the schedule herein-under written below and delineated in the red bounded line in annexed sketch map attached hereto at the price of Rs. 24,00,000/- (Rupees twenty-four lacs only).

NOW THIS DEED OF SALE WITNESSETH that in consideration of payment of the sum of Rs. 24,00,000/- (Rupees twenty-four lacs only) made by the Purchaser as per memo of consideration in favour of Vendor the whole of the aforesaid consideration money as the sale price of the schedule property the receipt whereof the Vendor doth hereby admit and acknowledge and the Vendor in her personal capacity do hereby grant, convey, transfer and absolutely sell, assign and assure to the Purchaser all those piece and parcels of land, hereditaments with all advantages, privileges, easements attached thereto fully and particularly described and mentioned in the schedule below with all appurtenances what-so-ever there unto belonging to or in anyway appertaining thereto or there with usually held, occupied enjoyed, reputedly known as parts and parcels thereof to the said property hereby conveyed and transferred unto the Purchaser and the estate, right, title, interest, claim and demand whatsoever together with all yards, areas, sewers, drains, water-ways, paths, passages, lights, liberties, privileges, easements of the Vendor into or upon the property hereby conveyed sold, demised and delivered up khas possession unto the Purchaser and every part thereto **TO HOLD** the same unto and to the use of the Purchaser and its representatives absolutely and the Purchaser on execution of this deed will be entitled to own, possess and occupy and utilize the said land for any purpose, as the Purchaser may like or find necessary as absolute owner thereof with all transferable right by way of sale, gift or otherwise it so desires including over all hereditaments and easements belonging and appertain thereto without any disturbance or hindrance from any body.

Cont.....P/5

:: 5 ::

AND the Vendor doth hereby declare and agrees with the Purchaser that she and/or any predecessors-in-title of the Vendor had/have never made or done anything or execute any deed or committed or knowingly suffered to the contrary to the absolute title or the Vendor and the Vendor are lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted as an absolute and indefeasible estate, equivalent thereto free from all encumbrances and charges what-so ever and that the Vendor have full power and absolute and indefeasible right and authority to grant, convey settle transfer and assure the schedule property hereby granted unto the Purchaser, in the manner aforesaid and according to the true intent and meaning of this Deed.

AND the Vendor do hereby further agree and declare that the Purchaser shall be entitled from this day to enjoy the property hereby conveyed as an absolute owner in any manner the Purchaser may like or finds necessary from generation to generation without any interruption or disturbance, claim or demand whatsoever from the Vendor or their heirs, executors and legal representatives and/or any person claiming through or under them.

AND the Vendor do hereby further agree and declare that the schedule property is not affected by attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax Authority or Estate Duty Authority or any other Govt. Authorities under public demand and recovery act and/or any other acts or otherwise what-so- ever and there is no certificate case or any proceedings against the Vendor for realization of arrears of Income Tax or Estate Duty and/or other taxes and dues or otherwise under public demand and recovery act and/or any other acts for time being in force and the said property is not otherwise charged, mortgaged or encumbered.

Cont.....P/6

:: 6 ::

AND the Vendor do hereby further agree and declare that the schedule property hereby transferred and conveyed by the Vendor is free and discharged from all rents, cesses and taxes and other impositions what-so-ever due up-to date or sufficiently indemnified against all encumbrances claims and demands what-so-ever created or made by the Vendor.

AND the Vendor and/or all persons claiming through or under her do hereby further agree with the Purchaser that without claiming any monetary consideration thereof at all material times hereafter and upon any reasonable request and at the cost of the Purchaser to do and execute all such lawful acts, deed and things whatsoever for further and more perfectly conveying and assuring the said property and any part thereof to the Purchaser and its representatives and placing them in possession of the same according to the true intent meaning of this Deed.

AND the Vendor do hereby also agree and declare with the Purchaser that in case of Purchaser is deprived of the whole or any part of the property sold by reason of any defect be found in the title of the Vendor or of any encumbrance or charges on the same to which this sale is not subject be found in future the Vendor will pay the Purchaser by way of damages the whole of the sale price of such part of it and shall bear the same proportionately to the whole as the case may be and the Vendor will always indemnify the Purchaser from such wrong or defect or for any charge of the said property and shall make good the defect in title of the property hereby demised at his own cost.

AND the Vendor do hereby declare that there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act.1976, for the Vendor to grant, convey and transfer the said property unto the purchaser in the manner aforesaid.



Cont.....P/7

:: 7 ::

AND the Vendor do hereby give consent and approval for recording of the name of the Purchaser in the Landlord's sherista and shall help the purchaser in such recording of and mutation of its' name in such places where necessary and the Purchaser henceforth shall pay all rents and taxes to the office of the Panchayat and to the Govt. Revenue department.

SCHEDULE

All that piece and parcel of land, properties and hereditaments and appurtenances with all easement right attached thereto situated under Mouza. Sankarpur, J.L. No. 109, Police Station. New Township, Addl. District Sub-Registrar Office, Durgapur, Chowki & Sub-Division. Durgapur, Dist. Paschim Bardhaman, L.R. Khatian No. 2965 & 274, L.R. Plot No. 116, corresponding R.S. Plot No.26/486 measuring an area of 6.14 Katha, equivalent to 9.58 Decimal, Class. Baid, presently fit for Bastu, being butted and bounded by On the East : 15 ft. width metal road, On the West & South : R.S. Plot No. 88, On the North : R.S. Plot No.486,

MEMO OF CONSIDERATION

Sl. No.	Cheque No.	Dated	Bank	Amount (INR)
1.	729233	15.06.2022	SBI, J.K. Nagar Branch	4,00,000.00
2.	729238	12.06.2023	SBI, J.K. Nagar Branch	5,00,000.00
3.	000157	12.06.2023	HDFC, City Centre Branch	15,00,000.00

Cont.....P/8

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:: 8 ::

Proportionate rent of the aforesaid land is to be paid to the Government of West Bengal through B.L & L.R.O Durgapur

The land is proposed to be used for Bastu.

Demise land is delineated in the red bounded line in annexed sketch map attached hereto which will be treated as the part of this deed.

The finger print of the Vendor and the Purchaser are taken in the separate sheet, which is annexed herewith and should be treated as part of this deed.

IN WITNESS WHEREOF the Purchaser & Vendor hereto execute and sign these present on this the day month and year written at the outset.

Witnesses

1.
DIPAK KUMAR GHOSH
S/o Late Bisoy Kr. Ghosh
LX 40602, UTSA LUXURY
AGLIDA, NEWTOWN, KOLKATA 700156

Ripud Banerjee
Signature of the **Purchaser**

2. Jaylamin Banerjee
S/o Late C.K. Banerjee
J.K. Nagar P.O. Bidhanbag
Dist- Paschim Burdwan W.B
PIN- 713337.

Susmita Ghosh.
Signature of the **Vendor**

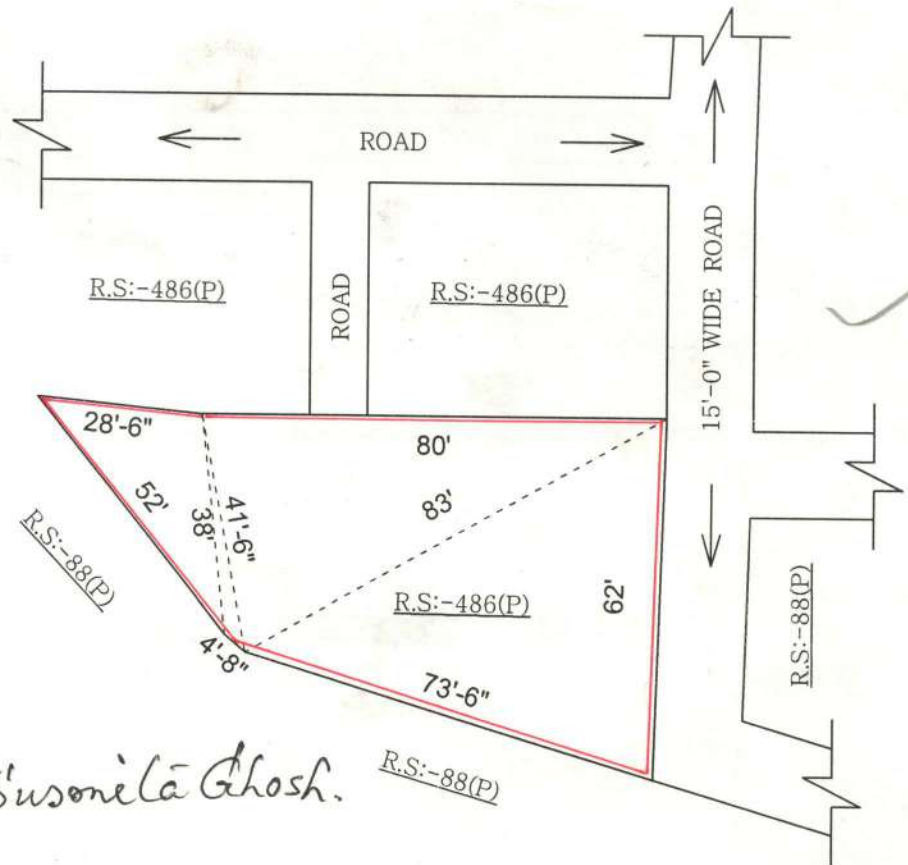
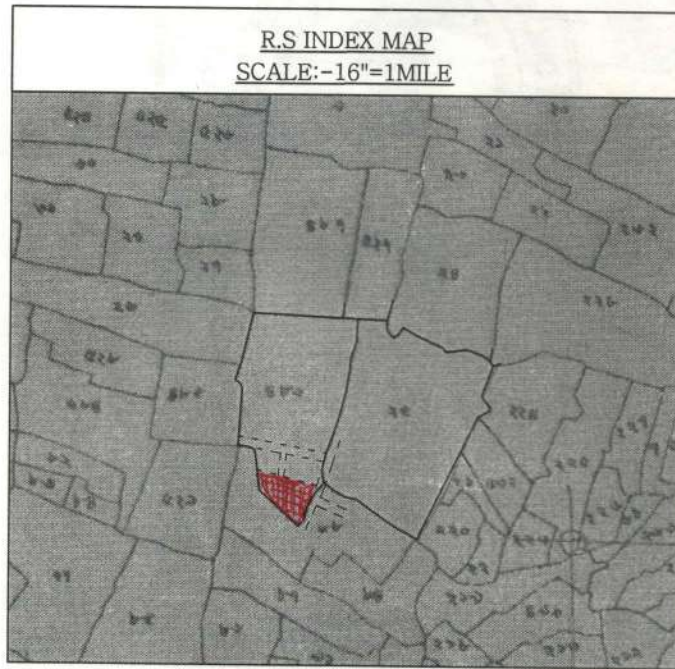
Drafted and prepared by me
as per instructions of the Vendor and
read over and explained to the parties
and typed in my office.

Pradyot K. Acharya

Advocate, Durgapur Court.
Enl. No. - WB-512/2000

SKETCH PLAN PLAN OF R.S PLOT NO :-26/486(P), **LR-116**
 OF MOUZA:-SANKARPUR, J.L NO:-~~95~~ 109,
 P.S:-FARIDPUR,(N.T.P.S), DIST:-PASCHIM BARDHAMAN,
 AREA:-6.14 KATHA SHOWING IN RED COLOUR,

SCALE:-160"=1MILE



DRAWN BY:-

Bama
07.02.21

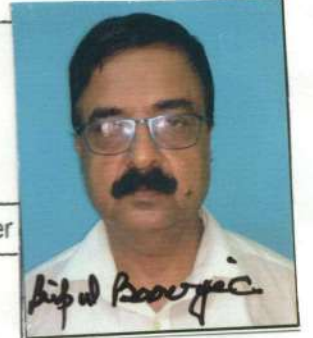
BAMA LOHAR
 FULJHORE DURGAPUR
 BURDWAN
 SURVEYOR REGD NO
 W.B./K-594/2008

Susonilā Ghosh.

R.S:-88(P)

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Bipul Banerjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Bipul Banerjee

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



Susmita Ghosh.

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Susmita Ghosh.

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

ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

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

ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature



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



192023240094171191

GRN Details

GRN:	192023240094171191	Payment Mode:	Online Payment
GRN Date:	12/06/2023 13:02:42	Bank/Gateway:	HDFC Bank
BRN :	49756152	BRN Date:	12/06/2023 13:04:54
GRIPS Payment ID:	120620232009417118	Payment Init. Date:	12/06/2023 13:02:42
Payment Status:	Successful	Payment Ref. No:	2001478280/2/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Bipul Banerjee
Address:	SUGAM PARK, FLAT A9/2B SOUTH DHADKA, ASANSOL, West Bengal, 713302
Mobile:	8001501299
EMAIL:	bipulbanerjee@rediffmail.com
Depositor Status:	Others
Query No:	2001478280
Applicant's Name:	Mr B Banerjee
Identification No:	2001478280/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	12/06/2023
Period To (dd/mm/yyyy):	12/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001478280/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	81981
2	2001478280/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	27368
			Total	109349

IN WORDS: ONE LAKH NINE THOUSAND THREE HUNDRED FORTY NINE ONLY.

Major Information of the Deed



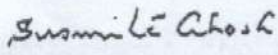
Deed No :	I-2306-05436/2023	Date of Registration	12/06/2023
Query No / Year	2306-2001478280/2023	Office where deed is registered	
Query Date	08/06/2023 7:59:13 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	B Banerjee Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9434182397, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 24,00,000/-	Rs. 27,35,370/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 82,081/- (Article:23)	Rs. 27,368/- (Article:A(1), E)		
Remarks			

Land Details :



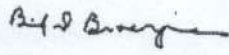
District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

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-116 (RS :-26/486)	LR-2965	Bastu	Baid	6.14 Katha	24,00,000/-	27,35,370/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
Grand Total :					10.131Dec	24,00,000 /-	27,35,370 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Susmita Ghosh (Presentant) Wife of Mr Dipak Kumar Ghosh Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office			
		12/06/2023	LTI 12/06/2023	12/06/2023
Utsa Luxury CondoVille, AG/1/D, New Town, Flat No: LX40602, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CFxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bipul Banerjee Son of Late Chittaranjan Banerjee Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office			
		12/06/2023	LTI 12/06/2023	12/06/2023
Son of Late Chittaranjan Banerjee Sugam Park, South Dhadka, Asansol, Flat No: A9/2B, City:- Asansol, P.O:- South Dhadka, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: APxxxxxx7A, Aadhaar No: 59xxxxxxxx8364, Status :Individual, Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipak Kumar Ghosh Son of Late Bijoy Kumar Ghosh Utsa Luxury CondoVille,AG/1/D New Town, Flat No: Lx40602, City:- Rajarhat-gopalpore, P.O:- Rajarhat, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156			
	12/06/2023	12/06/2023	12/06/2023
Identifier Of Mrs Susmita Ghosh , Mr Bipul Banerjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Susmita Ghosh	Mr Bipul Banerjee-10.131 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:- 116, LR Khatian No:- 2965		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 230605436 / 2023

On 12-06-2023

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 13:12 hrs on 12-06-2023, at the Office of the A.D.S.R. DURGAPUR by Mrs Susmita Ghosh ,Executant.

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 27,35,370/-

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

Execution is admitted on 12/06/2023 by 1. Mrs Susmita Ghosh , Wife of Mr Dipak Kumar Ghosh , Utsa Luxury Condoville, AG/1/D, New Town, Flat No: LX40602, P.O: Rajarhat, Thana: New Town, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 2. Mr Bipul Banerjee , Son of Late Chittaranjan Banerjee , Sugam Park, South Dhadka, Asansol, Flat No: A9/2B, P.O: South Dhadka, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Hindu, by Profession Advocate

Indetified by Mr Dipak Kumar Ghosh , , Son of Late Bijoy Kumar Ghosh , Utsa Luxury Condoville,AG/1/D New Town, Flat No: Lx40602, P.O: Rajarhat, Thana: New Town, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,368.00/- (A(1) = Rs 27,354.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 27,368/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/06/2023 1:04PM with Govt. Ref. No: 192023240094171191 on 12-06-2023, Amount Rs: 27,368/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 49756152 on 12-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 82,081/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 81,981/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8755, Amount: Rs.100.00/-, Date of Purchase: 09/06/2023, Vendor name: SOMNATH CHATTERJEE

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/06/2023 1:04PM with Govt. Ref. No: 192023240094171191 on 12-06-2023, Amount Rs: 81,981/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 49756152 on 12-06-2023, 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 2306-2023, Page from 92397 to 92413
being No 230605436 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.06.14 12:14:58 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/06/14 12:14:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)