

11102

I-11144/22



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

H 736736

1.12.22
21.10.22
Oked. M. 2022/8752
mm 10.11.2022

certified that the Document
is A. Certified to Register in the
Register Sheet and the Endr-
sements
Documents are the Part of the
Document

21 OCT 2022

A. U. S. D. Registrar
Bardhaman

DEED OF SALE

*Under Jemua Gram Panchayat,
P.S. New Township,
Dist. Paschim Bardhaman,
Mouza - Kaliganj, Land area - 3.18 Katha,
Sale Value - Rs. 9,93,000/- &
Market Value - Rs. 9,93,000/-*

[Handwritten signature]

Sl No. 26 Date 13/10/2022
Name Chandana Mukhopadhyay
Address Boeyidra
Value of Stamp 5000/-
Date of Purchase from Durgapur
Treasury 22 SEP 2022
ADSR Office Manikga, Burdwan

Vendor ASIM KUMAR GOSWAMI
L. No.-1/97-06
Manikga, Burdwan



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

21 OCT 2022

THIS INDENTURE OF CONVEYANCE is made on this the 21st day of October, 2022 (Two thousand twenty two)

BETWEEN

MRS. PINKI KUMARI BURNWAL wife of Sri Sanjay Kumar Burnwal, by occupation Housewife, by faith Hindu Nationality Indian, resident of Khandra, P.O. Khandra, P.S. Pandabeswar, Dist. Paschim Bardhaman, PIN-713363, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to include her respective heirs, executors, administrators, representatives, successors and assigns) of the FIRST PART.

IN FAVOUR OF :

SMT. CHANDANA MUKHOPADHYAY wife of Sri Bivash Mukherjee by faith Hindu Nationality Indian, by occupation Housewife, resident of Barjora, P.O. Barjora, P.S. Barjora, Dist. Bankura, PIN – 722202, W.B., hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to include her respective heirs, executors, administrators, representatives, successors and assigns) of the OTHER PART.

Chandana

WHEREAS the Vendor has purchased scheduled mentioned property by Registered Deed of Sale being No. 8679 of the year 2015 of Durgapur A.D.S.R Office and also duly recorded under one man one khatian by the Vendor's name and the Vendor is owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below property.

AND WHEREAS Vendor being urgent need of money at hand for her personal requirement to meet up her mind to sell out the schedule below plot.

AND WHEREAS the Purchaser who is/are in search of such plot for Residential purpose hereby expressing her intention to buy out the same agreed with the Vendor of Rs. 9,93,000/- (Rupees nine lakhs ninety three thousand only) which has been already paid by the Purchaser to the Vendor and as such the Vendor do hereby confirm regarding receipt of sale consideration by putting her signature in this deed.

AND WHEREAS by virtue of this Sale Deed the VENDOR convey, transfer, assign and relinquish all right, title, interest 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 VENDOR shall keep the PURCHASER harmless and indemnified from any charges license, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASER.

AND WHEREAS the VENDOR bind herself to execute Deeds, things, at the request and cost of the Purchaser to do and execute or cause to be done anything which may effectual necessary for the PURCHASER to enjoy the property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

Sanjay

[Red mark]

AND THAT SAID PURCHASER 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 VENDOR or by any person or persons claiming, from, under or in trust of them.

The Vendor bind herself to declare that schedule below plot 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 or been notified for any kinds of requisition and Vendor sells out the same to Purchaser having good marketable title without any kinds of encumbrances.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get her name recorded in the records of B.L. & L.R.O. during settlement and to mutate her name 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 VENDOR.

The Purchaser shall regularly pay holding taxes, land taxes in respect of her purchased scheduled plots to her free choice.

The property hereinafter described in schedule is free from all encumbrances and if any discrepancy found on my part, I, will be taken under the custody of the Court of Law.

SCHEDULE

Shank
ALL THAT piece and parcel of plot of land situated within the District of Paschim Bardhaman, Sub-Division & Addl. District Sub-Registration Office at Durgapur, P.S. New Township, Mouza – Kaliganj, J.L.No. 110 under Jemua Gram Panchayat, R.S.Khatian No. 1751, L.R.Khatian No. 2356,

1) R.S. Plot No. 1460, L.R.Plot No. 1821 Danga,
Land Area - 2.37 Katha,

2) R.S. Plot No. 1461, L.R.Plot No. 1825 Danga,
Land Area - 0.81 Katha,

Two plots total land area 3.18 Katha (three point one eight katha) or more or less 5.247
Decimal of land is being sold.

The sketch map of the land is annexed with this deed and the sketch map is the part
and parcel of this deed.

This property will be used as Residential purpose.

There is no any structure on the above land.

Payable rent to be paid to the Collector Burdwan through B.L. & L.R.O.
Loudoha, Dist. Paschim Bardhaman.

The schedule land is not acquired by any Govt.

Butted and bounded by :

On the North : R.S.Plot No. 1461(P)

On the South : R.S.Plot No. 1455(P)

On the East : 20 ft. wide Metal Road & Mouza Arrah,

On the West : 16 ft. wide Metal Road,

Handwritten signature

5(a)

MEMO OF CONSIDERATION

Received of and from within named Purchaser within mentioned Total sum of Rs. 9,93,000/- (Rupees nine lakhs ninety three thousand) only as per memo below :

By N E F T of H D F C Bank

Rs. 9,50,000/-

By cheque

Rs. 43,000/-

Pankaj Kumar Bhatnagar

SIGNATURE OF THE VENDOR

It is hereby declared that the full name, colour passport size photograph, finger prints of both the hands of the Vendors & Purchaser are attested in additional pages in this deed and these will be treated as a part of this deed.

IN WITNESS WHEREOF the Vendor doth hereby put her signature on the day, month and year as selforth at the very outset at her own will and consent, health and sound.

WITNESS :

1. Jitmay Sutaradhar
S/o - Mondalal Sutaradhar
Kalgani D.P-12

2. Bicky Choudhary
Kalgani D.P-12

Pinki Kumari Bishnawali

SIGNATURE OF THE VENDOR

Read over, explained and prepared by me.

Siba Prasad Pramanik
S/o D.P-37
Durgapur 880 off

Typed by :

Shusovan Chakraborty
Durgapur-16.

Sketch Map Is Showing The Land Of Mouza-Kaliganj, J.L No-83(110)
P.S-New Township, Dist-Paschim Bardhaman, R.S Plot No-1460(P)L.R Plot N-1821
R.S Plot No-1461(P) L.R Plot-1825 In Area 03.18 Katha Or 05.26 (More&Less)
Decimal Land Shown In Red Mark.
SOLD TO-CHANDANA MUKHOPADIIYAY.

R.S PLOT NO-	L.R PLOT NO-	AREA(More&Less)
1460 (PART)	1821	02.37 KATHA
1461 (PART)	1825	0.81 KATHA
TOTAL AREA		03.18 KATHA Or 05.26 DECIMAL



Mondal 27/09/2022
SURVEYOR
 MOHIT Kr. MONDAL
 Bargarua, Paschim Bardhaman, Durgapur-5
 Govt. Regd. No. - W.B.K.565/1999

Chandana Mukhopadhyay
 Signature Of Land Owner

According To Field Sketch

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

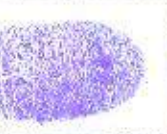


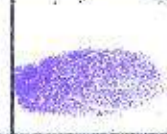
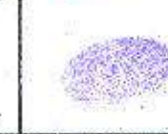






বাম হাত Left Hand						 <i>Anki Kumari Bishnawali</i>
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Anki Kumari Bishnawali

বাম হাত Left Hand						 <i>Chandana Mukherjee</i>
	বৃদ্ধাঙ্গুল Thumbs	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 Chandana Mukherjee

বাম হাত Left Hand						<div style="border: 1px solid black; padding: 10px; width: 100%; height: 100%;">ফটো</div>
	বৃদ্ধাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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স্বাক্ষর

Signature _____

বাম হাত Left Hand						<div style="border: 1px solid black; padding: 10px; width: 100%; height: 100%;">ফটো</div>
	বৃদ্ধাঙ্গুল Thumbs	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 _____



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



192022230147618108

GRN Details

GRN:	192022230147618108	Payment Mode:	SBI Epay
GRN Date:	20/10/2022 23:45:42	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9257137419440	BRN Date:	20/10/2022 23:46:20
Gateway Ref ID:	IGAONBYQ5	Method:	State Bank of India NB
GRIPS Payment ID:	201020222014761809	Payment Init. Date:	20/10/2022 23:45:42
Payment Status:	Successful	Payment Ref. No:	2003038753/1/2022 [Query No*/Query Year]

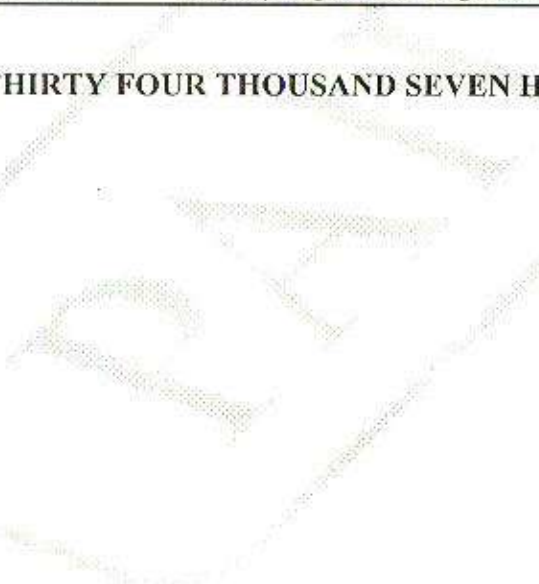
Depositor Details

Depositor's Name:	Chandana Mukhopadhyay
Address:	Barjora
Mobile:	6294727448
Depositor Status:	Buyer/Claimants
Query No:	2003038753
Applicant's Name:	Mr D Mahanti
Identification No:	2003038753/1/2022
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	20/10/2022
Period To (dd/mm/yyyy):	20/10/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003038753/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	24800
2	2003038753/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	9937
			Total	34737

IN WORDS: THIRTY FOUR THOUSAND SEVEN HUNDRED THIRTY SEVEN ONLY.



জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ২৩৪৬ [২৩৫৭১১০]
 সৌজা- কালীগঞ্জ জে.এল.নং- ১১০ খালা- নিউটাউন দুর্গাপুর



(১) মজদর- টাকা খতিয়ান জেনারেল তারিখ - 18/02/2021

(২) জমির পরিমাণ(এ)- ০.০৪৯২ (৩) মোট দাগের সংখ্যা- ২

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মতন
নাম-	পিংকি কুমারী বর্ধনওয়াল	স্বত্ব	
স্বামী-	মঞ্জয় কুমার বর্ধনওয়াল		
ঠিকানা-	উত্তরায়ন আমরাই দুর্গাপুর		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মতন	মোট মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
১৮৯১	ভাঙ্গা		০.০৩০০	০.১৬০০	০.০৩৯২
		অগতঃ সং নং - 1751			
১৮৯২	ভাঙ্গা		০.১০০০	০.০৯৯৯	০.০১০০
		অগতঃ সং নং - 1751			
মোট দাগের সংখ্যা- দুই দাগ					

Pinki Kumari Barmahal



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. 8367

Major Information of the Deed




Deed No :	I-2306-11144/2022	Date of Registration	21/10/2022
Query No / Year	2306-2003038753/2022	Office where deed is registered	
Query Date	19/10/2022 1:23:08 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	D Mahanti Arrah Kalinagar, Thana : Kanksa, District : Paschim Bardhaman, WEST BENGAL, PIN - 713212, Mobile No. : 6294990449, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 9,93,000/-	Rs. 9,93,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 29,800/- (Article:23)	Rs. 9,937/- (Article:A(1), E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, 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-1460	RS-1751	Vastu	Danga	2.37 Katha	7,40,000/-	7,40,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L2	RS-1461	RS-1751	Vastu	Danga	0.81 Katha	2,53,000/-	2,53,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
		TOTAL :			5.247Dec	9,93,000 /-	9,93,000 /-	
	Grand Total :				5.247Dec	9,93,000 /-	9,93,000 /-	

Seller Details :

Sl/ No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Pinki Kumari Burnwal (Presentant) Wife of Mr Sanjay Kumar Burnwal Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office	 21/10/2022	 L11 21/10/2022	 21/10/2022
Khandra, City:- , P.O:- Khandra, P.S:-Pandabeswar, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713363 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 88xxxxxxxx4677, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Chandana Mukhopadhyay Wife of Mr Bivash Mukhopadhyay Barjora, Village:- Barjora, P.O:- Barjora, P.S:-Barjora, District:-Bankura, West Bengal, India, PIN:- 722202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 88xxxxxxxx7418, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jitmoy Sutradhar Son of Nandalal Sutradhar Kaligan, City:- Durgapur, P.O:- Arrah, P. S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	 21/10/2022	 21/10/2022	 21/10/2022
Identifier Of Mrs Pinki Kumari Burnwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Pinki Kumari Burnwal	Mrs Chandana Mukhopadhyay-3.9105 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Pinki Kumari Burnwal	Mrs Chandana Mukhopadhyay-1.3365 Dec

10

2

On 21-10-2022

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 13:23 hrs on 21-10-2022, at the Office of the A.D.S.R. DURGAPUR by Mrs Pinki Kumari Burnwal ,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 9,93,000/-

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

Execution is admitted on 21/10/2022 by Mrs Pinki Kumari Burnwal, Wife of Mr Sanjay Kumar Burnwal, Khandra, P.O: Khandra, Thana: Pandabeswar, Paschim Bardhaman, WEST BENGAL, India, PIN - 713363, by caste Hindu, by Profession House wife

Indetified by Mr Jitmoy Sutradhar, , Son of Nandalal Sutradhar, Kaliganj, P.O: Arrah, Thana: New Township, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,937.00/- (A(1) = Rs 9,930.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,937/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/10/2022 11:46PM with Govt. Ref. No: 192022230147618108 on 20-10-2022, Amount Rs: 9,937/-, Bank: SBI EPay (SBlePay), Ref. No. 9257137419440 on 20-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,800/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 24,800/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26, Amount: Rs.5,000.00/-, Date of Purchase: 13/10/2022, Vendor name: Asim Kumar Goswami

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 20/10/2022 11:46PM with Govt. Ref. No: 192022230147618108 on 20-10-2022, Amount Rs: 24,800/-, Bank: SBI EPay (SBlePay), Ref. No. 9257137419440 on 20-10-2022, Head of Account 0030-02-103-003-02



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 2306-2022, Page from 252433 to 252449

being No 230611144 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.10.28 13:11:15 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/10/28 01:11:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
