

0206003838

1020603734/47



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 36318

C 565348

M.Y - 28/02/2017
 Q-1094848
 3/8/2017

Certified that the Document
 is Admitted to Register and the
 Signatures and the Endr-
 ovements of the Parties to this
 Document are the Part of the
 Document.

A. D.S.R. Durgapur
 Bardwan

03 AUG 2017

DEED OF SALE

Under Durgapur Municipal Corporation,
 P.S.- Coke-oven , Mouza - Gopinathpur
 Land area - 05 Decimal,
 Sale value - Rs. 7,00,000/- &
 Market Value- Rs. 28,02,275/-

Dy. P. Mahanta

SI No. 1768 Date 31/7/2017
Sold to Goutam Dutta
Address DAKIL
Value of Stamp 500/-
Date of Purchase of the stamp
Pepar from Treasury 25 JUL 2017
Name of the Treasury from Durgapur



Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



[Signature]

Addl. Dist. Sub-Registrar
Durgapur, Burdwan

03 AUG 2017

: 2 :

THIS INDENTURE OF CONVEYANCE made this 30th day of August, 2017 (Two thousand seventeen)

BETWEEN

SRI TARAK NATH CHATTERJEE (PAN – ACZPC3613N) son of Late Brajendranath Chatterjee, by faith Hindu Nationality Indian, by occupation Business, resident of Gopinathpur, P.O. Gopinathpur, Durgapur-11, P.S. Coke-oven, Dist. Paschim Barddhaman, PIN – 713211, W.B., hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his respective heirs, executors, administrators, representatives, successors and assigns) of the FIRST PART.

IN FAVOUR OF :

MR GOUTAM DUTTA (PAN – ACRPD9311Q) son of Late Bholanath Dutta by occupation Business, by faith Hindu Nationality Indian, resident of D-230 Shastri Avenue, Bidhannagar, P.O. Durgapur – 12, P.S. New Township, Dist. Paschim Barddhaman, PIN – 713212, 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 his respective heirs, executors, administrators, representatives, successors and assigns) of the OTHER PART.

Dipak Bhatnagar

: 3 :

WHEREAS the scheduled mentioned property is the recorded property 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 the Vendor being in need of ready cash at hand for his personal requirement for meet up financial crisis hereby makes up his mind to sell out the schedule below property.

WHEREAS the Purchaser was in quest of property and having come to know the whereabouts of the property with the consideration money of Rs. 7,00,000/- (Rupees seven lakhs) only approached to the Vendor.

AND the Vendor taking it as the highest price agreed to sell the property schedule below to the Purchaser accepting the consideration money of Rs. 7,00,000/- (Rupees seven lakhs) only.

NOW having received the consideration money of Rs.7,00,000/- (Rupees seven lakhs) only, the Vendor leave the possession of the piece and parcel of land schedule below in favour of the Purchaser.

Dipali Mahapatra

: 4 :

NOW the Vendor describes and declares that the scheduled property is being transferred to the Purchaser by this Deed of Sale.

NOW the Purchaser is the sole owner and proprietor of the land hereinafter described scheduled below property.

BY THIS DEED OF SALE the Purchaser will have every right to transfer, sale etc. and wherever necessary if the Purchaser deems fit he will use by any kind or any purpose of the schedule land and as she deem fit and will pay the rent and taxes in the respective offices at the rates prescribed and will make his name & scheduled in the respective Rent and Taxes registers of the respective offices.

That neither the Vendor nor his legal heirs successors shall on and after execution of this sale deed shall claim any right, title, interest over the scheduled property and if the title of the Vendor is found to be defective the Vendor shall compensate the done in all respect.

SCHEDULE

ALL THAT piece and parcel of plot of land situated within the District of Paschim Barddhaman, Sub-Division & Addl. District Sub-Registration Office at Durgapur, P.S. Coke-oven, Mouza – Gopinathpur, J.L.No. 85 under Durgapur Municipal Corporation,

L.R.Khatian No. 7745 (seven thousand seven hundred forty five)

Opali Bantark

5(a)

MEMO OF CONSIDERATION

Received of and from within named Purchaser the within mentioned sum of Rs. 7,00,000/- (Rupees seven lakh) only in full payment of the consideration money as per memo below :

<u>Bank Name & Branch</u>	<u>Draft/Cheque No. & Date</u>	<u>Amount</u>
Bandhan Bank	04.08.2017 Ch.No.000002	Rs. 3,00,000/-
-do-	08.08.2017	000001 is. 4,00,000/-

Tarak Nath Chatterjee
SIGNATURE OF THE VENDOR

Dypan Mahanta

: 5 :

- 1) R.S. Plot No. 1403 (one thousand four hundred three) ,L.R. Plot No. 6608
(six thousand six hundred eight) Bastu,
Land area – 04 Decimal (four decimal)
- 2) R.S. Plot No. 1403 (one thousand four hundred three), L.R. Plot No. 6612
(six thousand six hundred twelve) Bastu,
Land area – 01 Decimal (one decimal)

Two plots total Land area – 05 Decimal (five decimal) with 100 sq.ft. Pucca House being sold. Cement flooring.

This land will be used Residential purpose.

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

The schedule land is not acquired by any Govt

Butted and bounded by :

On the North : Purchased property of Ritam Das

On the South : Plot No. 1403

On the East : 16 ft. wide Pucca Road

On the West : Plot No. 1403

Sepall Mohan

It is hereby declare that the full name, colour passport size photograph, finger prints of both the hands of each finger 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 his signature on this day, month and year as setforth at the very outset at his own will and consent, health and sound.

WITNESS :

1. *Laju Das*
S/o Late Kali Pada Das
Station Road Durgapur-1

2. *বঙ্গী কিশোর চট্টোপাধ্যায়*
(সহকারী ম্যানেজার)

Tarak Nath Chatterjee
SIGNATURE OF THE VENDOR

Readover, explained and
Prepared by :

Dipak Mahanta
LNO: DPR-36

Typed by :

S. Ansuman Chakraborty
Shusovon Chakraborty,
Durgapur-16.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



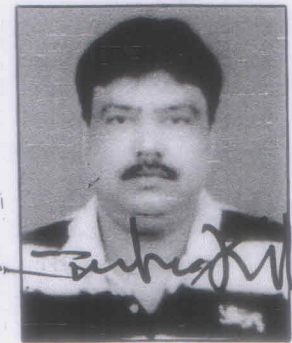
Tarun Nath Chatterjee

Colour Passport size photograph, finger prints of both the hands is attested.

Tarun Nath Chatterjee

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



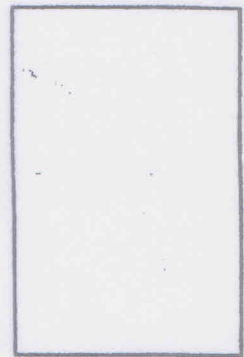
Tarun NM

Colour Passport size photograph, finger prints of both the hands is attested.

Tarun NM

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

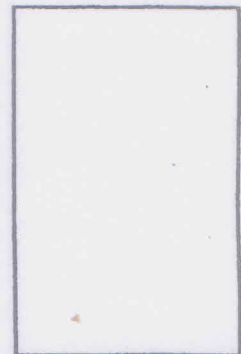
Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.



ভারত সরকার

Government of India



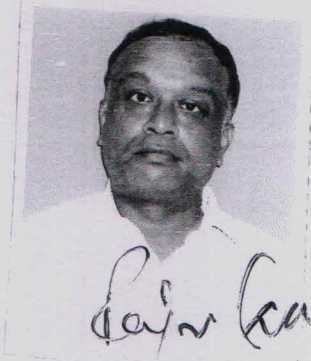
রাজু দাস
RAJU DAS
পিতা - কালিপদা দাস
Father KALIPADA DAS

জন্মতারিখ / DOB 03/01/1971
পুরুষ / Male

6346 8510 4299



আধার - সাধারণ মানুষের অধিকার



ঠিকানা: স্টেশন রোড
দুর্গাপুর বাজার, দুর্গাপুর (এম কোর্স)
দুর্গাপুর, বর্দমান, পশ্চিম বঙ্গ

ভারত সরকার
Unique Identification Authority of India

Address. STATION ROAD,
DURGAPUR BAZAR,
Durgapur (m Coro.)
Bardhaman, Durgapur,
West Bengal. 713201

6346 8510 4299

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Raju Das

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-004783272-2

Payment Mode Counter Payment

GRN Date: 31/07/2017 14:37:36

Bank : State Bank of India

BRN : 90059476

BRN Date: 31/07/2017 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02060001094848/3/2017
[Query No./Query Year]

Name : GOUTAM DUTTA

Contact No. :

Mobile No. : +91 9002423542

E-mail :

Address : D-230 SHASTRI AVENUE BIDHANNAGAR DGP-12

Applicant Name : Mr Goutam Dutta

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	02060001094848/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	163146
2	02060001094848/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	28030

In Words : Rupees One Lakh Ninety One Thousand One Hundred Seventy Six only

Total

191176

Major Information of the Deed

Deed No :	I-0206-03734/2017	Date of Registration	03/08/2017
Query No / Year	0206-0001094848/2017	Office where deed is registered	
Query Date	28/07/2017 12:17:16 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Goutam Dutta D-230, Shastri Avenue, Bidhannagar, Thana : New Township, District : Burdwan, WEST BENGAL, PIN - 713212, Mobile No. : 9002423542, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 7,00,000/-	Rs. 28,02,275/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,68,146/- (Article:23)	Rs. 28,030/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



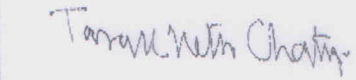
District: Burdwan, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: J. P. Avenue, Mouza: Gopinathpur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-6608	LR-7745	Bastu	Bastu	4 Dec	5,00,000/-	21,81,820/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-6612	LR-7745	Bastu	Bastu	1 Dec	1,25,000/-	5,45,455/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					5Dec	6,25,000 /-	27,27,275 /-	
Grand Total :					5Dec	6,25,000 /-	27,27,275 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	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: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	75,000 /-	75,000 /-	

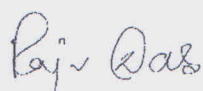
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Taraknath Chatterjee (Presentant) Son of Late Brajendranath Chatterjee Executed by: Self, Date of Execution: 03/08/2017 , Admitted by: Self, Date of Admission: 03/08/2017 ,Place : Office			
	03/08/2017	LTI 03/08/2017		03/08/2017
Gopinathpur, P.O:- Gopinathpur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713211 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACZPC3613N, Status :Individual, Executed by: Self, Date of Execution: 03/08/2017 , Admitted by: Self, Date of Admission: 03/08/2017 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Goutam Dutta Son of Late Bholanath Dutta D-230, Shastri Avenue, Bidhannagar, P.O:- Durgapur, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACRPD9311Q, Status :Individual, Status : Not Executed

Identifier Details :

Name & address	
Mr Raju Das Son of Late Kalipada Das Durgapur Station Bazar, P.O:- Durgapur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Taraknath Chatterjee	03/08/2017
	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Taraknath Chatterjee	Mr Goutam Dutta-4 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Taraknath Chatterjee	Mr Goutam Dutta-1 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Taraknath Chatterjee	Mr Goutam Dutta-100.00000000 Sq Ft

Land Details as per Land Record

District: Burdwan, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: J. P. Avenue, Mouza: Gopinathpur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 6608(Corresponding RS Plot No:- 1403), LR Khatian No:- 7745	Owner:ভারকনাথ চ্যাটার্জী, Gurdian:ব্রজেন্দ্র, Address:গোপীনাথপুর, Classification:বাস্তু, Area:0.09000000 Acre,
L2	LR Plot No:- 6612(Corresponding RS Plot No:- 1403), LR Khatian No:- 7745	Owner:ভারকনাথ চ্যাটার্জী, Gurdian:ব্রজেন্দ্র, Address:গোপীনাথপুর, Classification:বাস্তু, Area:0.01000000 Acre,

Endorsement For Deed Number : I - 020603734 / 2017

On 28-07-2017

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 28,02,275/-



Abhijit Chatterjee

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 03-08-2017

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 11:37 hrs on 03-08-2017, at the Office of the A.D.S.R. DURGAPUR by Mr Taraknath Chatterjee ,Executant.

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

Execution is admitted on 03/08/2017 by Mr Taraknath Chatterjee, Son of Late Brajendranath Chatterjee, Gopinathpur, P.O: Gopinathpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713211, by caste Hindu, by Profession Others

Indetified by Mr Raju Das, , , Son of Late Kalipada Das, Durgapur Station Bazar, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713201, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28,030/- (A(1) = Rs 28,023/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28,030/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/07/2017 12:00AM with Govt. Ref. No: 192017180047832722 on 31-07-2017, Amount Rs: 28,030/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90059476 on 31-07-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certificate that required Stamp Duty payable for this document is Rs. 1,68,146/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,63,146/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1768, Amount: Rs.5,000/-, Date of Purchase: 31/07/2017, Vendor name: Somnath Chatterjee

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 31/07/2017 12:00AM with Govt. Ref. No: 192017180047832722 on 31-07-2017, Amount Rs: 1,63,146/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90059476 on 31-07-2017, Head of Account 0030-02-103-003-02



Abhijit Chatterjee

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2017, Page from 61954 to 61970

being No 020603734 for the year 2017.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2017.08.03 15:08:12 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 03-08-2017 15:08:12
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)