

3438

P-3510/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 808895

12-02-22
 07-03-22
 Date: 12/02/22
 Page: 1 of 1

certified that the Document
 is Admitted to Registration; the
 signature Sheet and the Entri-
 payments Attached with this
 Document are the Part of this
 Document

A.D.S.R. Dey
 Bardwan

31 MAR 2022

DEED OF SALE

Dist.- Paschim Bardhaman, P.S.- New Township,
 Mouza - Sankarpur, Area of Land- 2.65 Cottah, Sale
 Value - Rs. 31,00,000/- and Market Value - Rs.
 31,00,000/- under Jemua Gram Panchayat.

D. G. Ghoshan Adr.

25 MAR 2022

Serial No. 2274 Date.....
 Sold to..... K.C. Associates
 Address..... Durgapur-13
 Value of Stamps..... Rs 100
 Date of Purchase of this Stamp Paper: 11 MAR 2022
 from the Treasury.....
 Name of the Treasury from where
 Purchased, DURGAPUR.

Subrata Kumar Chakraborty
 Stamp Vendor
 A.D.S.R. Office, Durgapur-13
 Licence No. 5 of 1989



808888

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

DEED OF SALE
 11 MAR 2022

This deed of sale is made by :

MR. ANIL KUMAR BOSE [PAN-ADCPB5349J] Son of Late Jagadish Chandra Bose, by faith- Hindu, by Nationality- Indian, by Occupation-Retired, resident of MR- 30, Saptarshi Park, P.O.- Durgapur; P.S.- New Township, A.D.S.R. office & Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713206.

HEREINAFTER refereed to and called as VENDOR (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

K. C. ASSOCIATES [PAN-AAKFK5269M] a partnership firm having it's registered office at Shyam Complex, Benachity, P.O.- Benachity, P.S. and A.D.S.R, office- Durgapur, Sub-Division- Durgapur, Dist- Paschim Bardhaman, PIN- 713213 represented by it's Partners,


(1) **MD. NASIM KHAN [PAN-ANHPK6226A]** Son of Md. Muslim Khan by faith- Muslim, by Nationality- Indian, by Occupation-Business resident of A1/2, Ashiyana, Naim Nagar, P.O.- Durgapur, P.S. and A.D.S.R. office- Durgapur, Sub-Division - Durgapur, Dist.- Paschim Bardhaman, PIN- 713203.

(2) **SRI MANOJ CHOUDHURY [PAN-AFYPC4626H]** Son of Late Surendar Choudhury, by faith- Hindu, by Nationality- Indian, by Occupation- Business resident of D-3/10, Suniti Chatterjee Path, Non Company, City Centre, P.O.- City Centre, P.S. and A.D.S.R. office- Durgapur, Sub-Division - Durgapur, Dist. - Paschim Bardhaman. PIN- 713216.

HEREINAFTER called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include its executors, administrators, representatives and assigns) of the SECOND PART.

K.G. Chatterjee Adm




**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

31 MAR 2022

Whereas the property mentioned in the Schedule below has been purchased by the vendor by a registered deed of Sale being No. 6451 for the year 2002 of A.D.S.R. Office Durgapur from Salil Kumar Mukherjee, Durgapur-6 who purchased the same by a registered deed of Sale being No. 4509 for the year 1983 of Joint Sub-Registrar of Raniganj at Durgapur from Rita Lahiri of Durgapur-6 and the vendor recorded his name in L.R. Record by Mutation under Khatian No. 507 and from the date of purchase 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 domestic requirement to meet up financial crisis hereby makes up his mind to sell out the schedule below property.

AND WHEREAS the PURCHASER who is in search of such property hereby expressing his intention to buy out the same and agreed with the VENDOR for absolute sale to them of the schedule below property at the price of Rs. 31,00,000/- (Rupees thirty one lac) only which has been paid by the PURCHASER as per Memo of Consideration and the Vendor does hereby acknowledge the receipt of said sale price by putting his signature in this deed.

AND WHEREAS by virtue of this Deed of Sale the VENDOR convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at any time had or now have in any manner covering both in law and equity 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 jointly and severally 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.



**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

31 MAR 2022

AND WHEREAS the Vendor binds himself 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 be necessary for the PURCHASER to enjoy property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASER shall and may from time to time and all times hereafter peaceably and quietly enter upon have, hold, occupy possess and enjoy the property with transferable rights 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 him.

The Vendor binds himself and declare that schedule below property 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 acquisition and Vendor sale out the same to PURCHASER having good marketable title without any kinds of encumbrance.

AND WHEREAS THE PURCHASER shall be factually, legally entitled to get its name recorded in the records of B.L. & L.R.O., Faridpur-Durgapur during settlement and to mutate its name into the Rent Roll of Govt. of West Bengal, electricity and water supply authority and any authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the VENDOR.

The PURCHASER shall regularly pay holding taxes, and taxes in respect of its purchased scheduled property according to their free choice.

K. G. Ghoshal Adv.



**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

31 MAR 2022

SCHEDULE

ALL that Piece and Parcels of land situated within the District of Paschim Bardhaman, P.S.- New Township, Sub-Division and A.D.S.R. Office- Durgapur , Mouza- Sankarpur, J.L. No.- 95, L.R. J.L. No.- 109, Khatian No.- R.S.- 67, L.R.- 507 (five hundred seven)).

(1) Plot No.- R.S.- 71 (seventy one), L.R.- 273 (two hundred seventy three), Bastu measuring area- 2.65 (two point six five) Cottah or 4.3725 (four point three seven two five) Decimal of land along with 100 Sq. Ft. pucca room is hereby sold. A sketch map with red coloured marked is annexed herewith. Only the red marked area is being sold and the sketch will be considered as a part of the deed.

Proposed use of the property- Vastu. The land is not within the acquired land of any Government.

Payable rent to be paid to the B.L.& L.R.O.- Faridpur-Durgapur , Dist.- Paschim Bardhaman.

Butted and bounded by :

- On the North : Land of R.S. Plot No.-71.
On the South : 12 Ft. wide Metal Road
On the East : Land of R.S. Plot No.-71.
On the West : Land of R.S. Plot No.-71.



Handwritten signature

**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

3 1 MAR 2022

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendor and Purchaser are attested in separate pages 1(A) and the same is part and parcel of this deed.

IN WITNESS WHEREOF the Vendor puts his signature on this 31st day of March 2022 in presence of Witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES :

1. Sanjay Das.
S/o - Let Sureph Ch Das.
Satharshi Park, Durgapur - 6

2. Suchandana Kar
Wife of Ratan Kar
4/7 Matangini Hazra Bithi,
City Centre, Durgapur.
Pin - 713216.

Sanjay Das

SIGNATURE OF VENDOR

K. C. ASSOCIATES

M.D. Nasim Khan
Partner

K. C. ASSOCIATES

Mouli Choudhury
Partner

SIGNATURE OF PURCHASER

Drafted by me & I read over & explained in Mother Languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction:

Krishna Copal Chatterjee
Advocate
Durgapur Court
ENL. No. F-148-2019.



Handwritten signature

**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

31 MAR 2022

MEMO OF CONSIDERATION

Received the full consideration of Rs.31,00,000/- (Rupees thirty one lakh) only from Purchaser as mentioned herein below :

- | | |
|--|----------------|
| (1) By A/c Payee Cheque dated 15/07/2021 of Union Bank | Rs.5,00,000/- |
| (2) By RTGS dated 30/03/20222 of Union Bank | Rs.26,00,000/- |

WITNESSES:

1. Sanjay Das
S/O - Let - Shreshth Das
Saptharshi Park, Durgapur - 06


Handwritten signature of vendor

SIGNATURE OF VENDOR

2. Suchandana Kar
Wife of Ratan Kar
4/7 Matangeni Hazra Bithur
City Centre, Durgapur-16.
713216.

3.




Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

31 MAR 2022



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

GRN Details

GRN: 192021220214871331 Payment Mode: Online Payment
GRN Date: 31/03/2022 09:49:58 Bank/Gateway: State Bank of India
BRN : CKT2693631 BRN Date: 31/03/2022 09:03:40
Payment Status: Successful Payment Ref. No: 2000932901/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: ANIL KUMAR BOSE
Address: SAPTARSHI PARK SHANKARPUR
Mobile: 7679142801
Depositor Status: Buyer/Claimants
Query No: 2000932901
Applicant's Name: Mr Alope Mukhopadhyay
Identification No: 2000932901/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000932901/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	88010
2	2000932901/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	51007
			Total	119017

IN WORDS: ONE LAKH NINETEEN THOUSAND SEVENTEEN ONLY.



**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

31 MAR 2022

1 (A)



Arif Kumer Basu

Colour Photo and Finger prints of both hands enclosed and attested by me.

Arif Kumer Basu



MD. Alesim Khan

Colour Photo and Finger prints of both hands enclosed and attested by me.

K. C. ASSOCIATES

MD. Alesim Khan
Partner

Partner




Manoj Choudhary

Colour Photo and Finger prints of both hands enclosed and attested by me.

K. C. ASSOCIATES

Manoj Choudhary
Partner



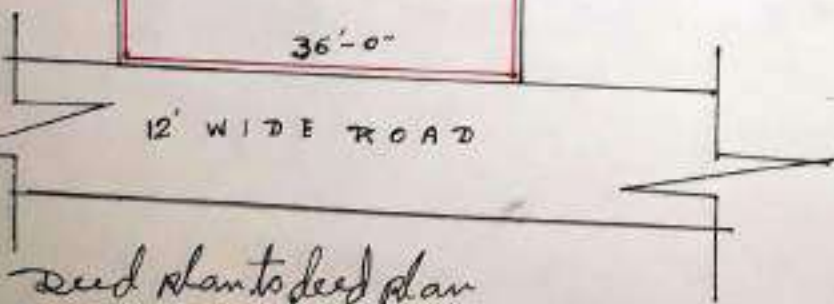
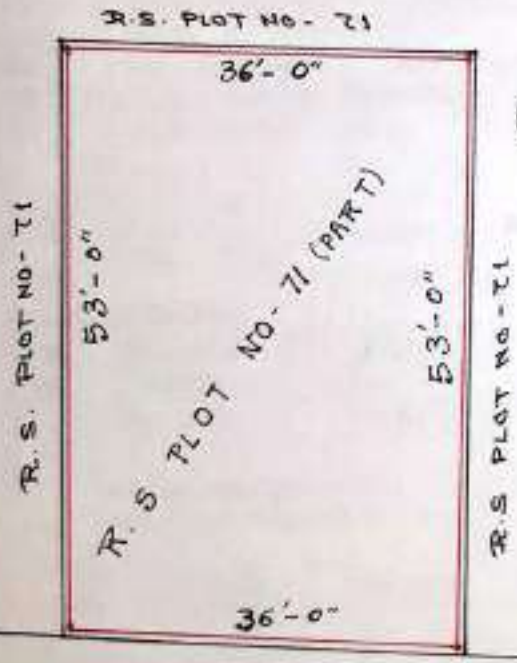
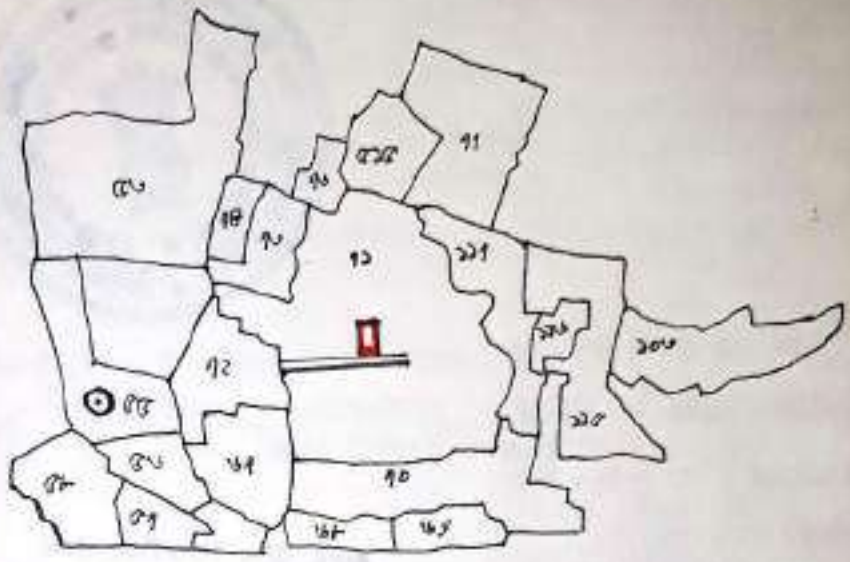

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

31 MAR 2022

DEED PLAN OF R.S. PLOT NO. 71 (PART)
 OF MOUZA - SAN-KARPUR. J.L. NO. 95 (107)
 P.S. FARIDPUR (N.T.P.S) DIST. PASCHIM BURDWAN.
 AREA 2.65 KATHA. SHOWING IN RED COLOUR.
 SOLD TO - K.C. ASSOCIAT SHYAM COMPLEX



R.S. INDEX MAP
 16" = 1 MILE.



Aril Kumar Bose

*Deed plan to deed plan
 drawn by*

RAM PRASAD GHAR
 FULIHORE, DURGAPUR-6
 BURDWAN 28-3-22
 SURVEYOR REGD. NO.
 W.B./K-635/2008
 M-8293423795

K. C. ASSOCIATES
 M.D. Nishu Khan
 Partner

K. C. ASSOCIATES
Mary Choudhury
 Partner



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

31 MAR 2022

Major Information of the Deed

Deed No :	I-2306-03510/2022	Date of Registration	31/03/2022
Query No / Year	2306-2000932901/2022	Office where deed is registered	
Query Date	23/03/2022 3:44:39 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Aloke Mukhopadhyay Durgapur, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7679142801, 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. 31,00,000/-	Rs. 31,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 93,010/- (Article:23)	Rs. 31,007/- (Article:A(1), E)		
Remarks			

Land Details :



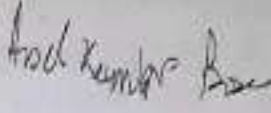
District: Paschim Bardhaman, P.S.- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

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-273 (RS-71)	LR-507	Bastu	Bastu	2.65 Katha	30,25,000/-	30,25,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					4.3725Dec	30,25,000 /-	30,25,000 /-	

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					
Total :		100 sq ft	75,000 /-	75,000 /-	

er Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANIL KUMAR BOSE (Presentant) Son of Late JAGADISH CHANDRA BOSE Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 31/03/2022 ,Place : Office			
		31/03/2022	LTI 31/03/2022	31/03/2022
MR 30, SAPTARSHI PARK, City:- Durgapur, P.O:- DURGAPUR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. : ADxxxxxx93, Aadhaar No: 86xxxxxxxx8349, Status :Individual, Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 31/03/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	K C ASSOCIATES SHYAM COMPLEX,BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Md NASIM KHAN Son of Md MUSLIM KHAN Date of Execution - 31/03/2022 , Admitted by: Self, Date of Admission: 31/03/2022, Place of Admission of Execution: Office			
		Mar 31 2022 2:42PM	LTI 31/03/2022	31/03/2022
A1/2, ASHIYANA ,NAIM NAGAR, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx6A, Aadhaar No: 46xxxxxxxx5012 Status : Representative, Representative of : K C ASSOCIATES (as patner)				

Name	Photo	Finger Print	Signature
Mr MANOJ CHOUDHURY Son of Late SURENDAR CHOUDHURY Date of Execution - 31/03/2022, Admitted by: Self, Date of Admission: 31/03/2022, Place of Admission of Execution: Office	 Mar 31 2022 2:43PM	 LTI 31/03/2022	 31/03/2022
D-3/10, SUNITI CHATTERJEE PATH, NON COMPANY, CITY CENTRE, City:- Durgapur, P.O.- CITY CENTRE, P.S.-Durgapur, District.-Paschim Bardhaman, West Bengal, India, PIN:- 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx6H, Aadhaar No. 97xxxxxxx5019 Status : Representative, Representative of : K C ASSOCIATES (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANKAR DAS Son of SURESH CHANDRA DAS SPTARSHI PARK, SHANKARPUR, City - Durgapur, P.O.- DURGAPUR, P.S.- New Township, District.-Paschim Bardhaman, West Bengal, India, PIN- 713212	 31/03/2022	 31/03/2022	 31/03/2022
Identifier Of Mr ANIL KUMAR BOSE, Md NASIM KHAN, Mr MANOJ CHOUDHURY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ANIL KUMAR BOSE	K C ASSOCIATES-4.3725 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ANIL KUMAR BOSE	K C ASSOCIATES-100.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S.- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 273, LR Khatian No:- 507	Owner: অনিলকুমার বোস, Gardian: অপরীশ, Address: নিজ, Classification: বাবু, Area: 0.05000000 Acre.	Mr ANIL KUMAR BOSE

Endorsement For Deed Number : I - 230603510 / 2022

On 31-03-2022

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 12:06 hrs on 31-03-2022, at the Office of the A.D.S.R. DURGAPUR by Mr ANIL KUMAR BOSE ,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 31,00,000/-

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

Execution is admitted on 31/03/2022 by Mr ANIL KUMAR BOSE, Son of Late JAGADISH CHANDRA BOSE, MR 30, SAPTARSHI PARK, P.O: DURGAPUR, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Others

Identified by Mr SANKAR DAS, . . Son of SURESH CHANDRA DAS, SAPTARSHI PARK, SHANKARPUR, P.O: DURGAPUR, Thana: New Township, . City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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

Execution is admitted on 31-03-2022 by Md NASIM KHAN, partner, K C ASSOCIATES (Partnership Firm), SHYAM COMPLEX BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SANKAR DAS, . . Son of SURESH CHANDRA DAS, SAPTARSHI PARK, SHANKARPUR, P.O: DURGAPUR, Thana: New Township, . City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 31-03-2022 by Mr MANOJ CHOUDHURY, partner, K C ASSOCIATES (Partnership Firm), SHYAM COMPLEX, BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SANKAR DAS, . . Son of SURESH CHANDRA DAS, SAPTARSHI PARK, SHANKARPUR, P.O: DURGAPUR, 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 31,007/- (A(1) = Rs 31,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 31,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2022 9:52AM with Govt. Ref. No: 192021220214871331 on 31-03-2022, Amount Rs: 31,007/-, Bank State Bank of India (SBIN0000001), Ref. No. CKT2693631 on 31-03-2022, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

Notified that required Stamp Duty payable for this document is Rs. 93,010/- and Stamp Duty paid by Stamp Rs 5,000/-
Online = Rs 88,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2774, Amount: Rs.5,000/-, Date of Purchase: 25/03/2022, Vendor name:
SUBRATA KUMAR CHAKRABORTY

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 31/03/2022 9:52AM with Govt. Ref. No: 192021220214871331 on 31-03-2022, Amount Rs: 88,010/-, Bank
State Bank of India (SBIN0000001), Ref. No. CKT2693631 on 31-03-2022, 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

...cate of Registration under section 60 and Rule 69.
...istered in Book - I
...olume number 2306-2022, Page from 108883 to 108899
...eing No 230603510 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.04.07 13:03:55 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/04/07 01:03:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)