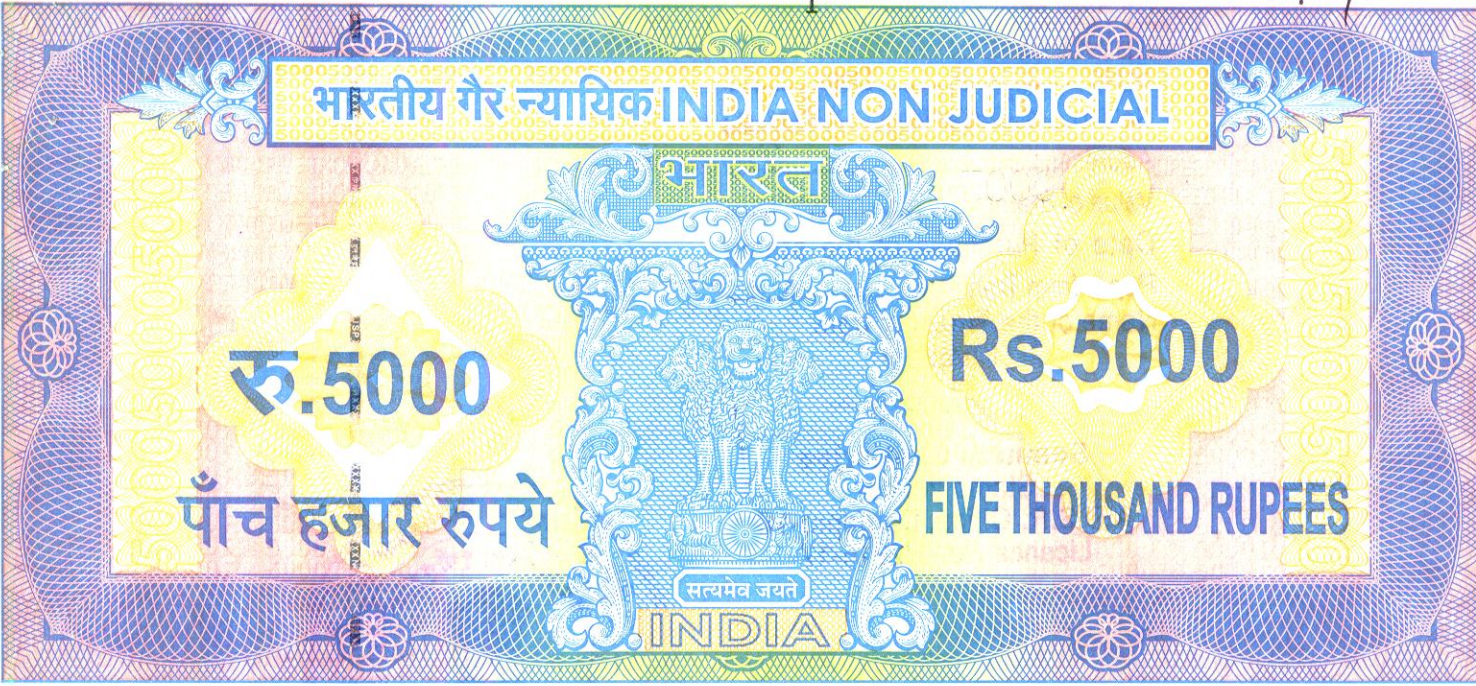


11401

P-11440/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 737278

certified that the Document
is Admitted to Registration in the
Signature Sheet and the Endr-
sements are the Part of the
Document

A. D. S. K. Durean
Bardwan

10 NOV 2022

DEED OF SALE

Dist.-Paschim Bardhaman	P. S. - New Township
Mouza - Shankarpur	J.L.No.109
Panchayat	Jemua
R.S. Plot No.307	L.R. Plot No.529
Area of land	5 Decimal
Sale Value	Rs.2,00,000/-only
Market Value	Rs.9,00,000/-only

Sl No. 893 Date 04/11/2022
Sold to Harumoy Bhattacharya
Address Durgapur-12
Value of Stamp 5.00
Date of Purchase of the stamp
Pepar from Treasury 28 SEP 2022
Name of the Treasury from Durgapur



Chatterjee

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



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

10 NOV 2022

THIS DEED OF SALE is executed on this the 10th day of November, 2022.

BY:-

1) **MR. CHITTARANJAN ROY** s/o Late Santosh Kumar Roy,

2) **MR. SHIB SANKAR ROY** s/o Late Santosh Kumar Roy,

3) **MR. AMBIKA ROY** s/o Late Santosh kumar Roy,

All are by faith-Hindu, by occupation-Retired Person, Indian Citizen, resident of 5/2, Arrah, Green Park, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212

Hereinafter referred to as the "**VENDORS or SELLERS**" (which the terms & expressions shall unless excluded by or repugnant to the subject or context be deemed to mean & include his/her/their legal heirs, successors, executors, administrator, representatives, & assignees) on the **ONE PART**.

IN FAVOUR OF :-

MR. HARIMOY BHARATI, s/o Late Pranabananda Bharati, by faith-Hindu, by occupation-Cultivation, Indian Citizen, resident of - Vill.-Arrah, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212.

Hereinafter referred to as the "**VENDEE as well as BUYER**", (which the terms & expressions shall unless excluded by or repugnant to the subject or context be deemed to mean & include his heirs, successors, executors, administrators, representatives and assignees) on the **OTHER PART**.

WHEREAS the property more fully mentioned & described in the schedule hereunder is the inherited property of the Vendors/Sellers

herein. That the property previously belongs to the predeceased (Father) of the Vendors/Sellers, namely; Santosh Kumar Roy s/o Late Jatindra Mohan Roy and his name duly been recorded in the L.R.R.O.R vide Khatian No.311 of Mouza-Shankarpur, and said Santosh Kumar Roy, during his ownership & possession, died intestate leaving behind the Vendors/Sellers herein as his only legal heirs & successors, and to that effect, the Vendors/Sellers herein became the rightful owners & possessors of the schedule mentioned property, being the legal heirs of Late Santosh Kumar Roy s/o Late Jatindra Mohan Roy.

AND WHEREAS the Vendors/Sellers herein, have been absolutely seize, owned and possess of and/or/otherwise well and sufficient entitled to all that piece and parcel of land, as specifically mentioned in the schedule hereunder, and enjoying their every right, title, interest & possession thereon, with the knowledge of local people.

AND WHEREAS the Vendors/Sellers, being present rightful owners & possessors of the schedule mentioned property, have absolute right to transfer/sell-out the same, as they deem fit.

AND WHEREAS the Vendors/Sellers, due to their urgent need of money & also to remove certain financial problem, have decided to sell-out/transfer the schedule mentioned property toward the intending Buyer/s, and proclaim to sell-out the same with the consideration money of Rs.2,00,000/- (Rupees Two Lakh) only, absolutely, forever & free from all encumbrances.

AND WHEREAS the Vendee/Buyer was quest of property and after came to know whereabouts of the schedule mentioned property, and after scrutinized/perused all the relevant documents of ownership in respect of the schedule mentioned property, has agreed to purchase the schedule

mentioned property, at the consideration money of **Rs.2,00,000/- (Rupees Two Lakh)** only absolutely, forever and free from all encumbrances.

AND WHEREAS the Vendors/Sellers, in pursuance of the said offer & acceptance/Agreement & after received the entire consideration amount of **Rs.2,00,000/-(Rupees Two Lakh)** only, in cash, from the Vendee/Buyer herein, considering as highest consideration money prevailing in the locality, hereby sell, transfer, assign and convey the schedule mentioned property, to the Buyer herein, and acknowledge the same by put their signature in these presents.

AND WHEREAS after received the aforesaid consideration money the Vendors/Sellers have delivered possession of the schedule mentioned property, and also convey, transfer, assign, relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easements, privileges and other interests, which at any time had or now have in manner covering both in law and equity free from any encumbrance either factual, or implied or latent whatsoever in favour of the Vendee/Buyer herein.

AND WHEREAS the Vendors/Sellers declare that the schedule mentioned property is being transferred to the Vendee/Buyer herein by this Deed of Conveyance/Sale, and also declare the schedule mentioned property has 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 the Sellers sell-out the same to the Vendee/Buyer herein, having good marketable title without any kinds of encumbrances.

AND WHEREAS the actual physical possession of the schedule mentioned property has been handed over by the Sellers to the Buyer, who are in possession of the same, at the time of registration of this Sale Deed.

AND WHEREAS the Buyer herein, became the absolute owner and possessor of the schedule mentioned property, by dint of this Deed of Conveyance/Sale.

BY THIS DEED OF CONVEYANCE/SALE the Buyer shall have every right to use the schedule mentioned property as Residential Purpose, and shall have also every right to transfer or convey the schedule mentioned property by way of gift or sale or mortgage etc., whereas necessary, if the Buyer deems fit and proper, and will pay the rent and taxes in respect of the schedule mentioned property to the concerned Offices, at the rate prescribed by the concerned authority, and shall be factually, legally entitled to record his name in the record of B.L.&L.R.O. Faridpur-Durgapur, in respect of the schedule mentioned property, and also entitled to mutate his name, into the Rent Roll of Govt. of West Bengal, and Panchayat Holding, and any other Authority, and also to get the existing name changed in his own name from the department concerned without any written consent of the Sellers.

THAT the Sellers hereby agree and assure the Buyer to help and assist them in getting the land transferred/mutated in the relevant department and any other concerned department, and/or the Buyer shall have full right to get the land transferred/mutated in their own names from the concerned department, on the basis of this Sale Deed even in the absence of the Sellers.

THAT the Sellers hereby declare and assure to the Buyer, that the said property has not been acquired by the Govt. and there is no injunction or attachment order of any Court or Department, and there is no existence of pucca or kancha structure at the said property.

THAT the Sellers hereby, have delivered the previous title documents relating to the schedule mentioned property, towards the Buyer herein.

THAT it is hereby declared by the Vendors/Sellers that the property more-fully mentioned in the schedule hereunder is free from all sorts of encumbrances, and if any discrepancy found on their part, then they shall be taken under the custody of the Hon'ble Court.

*** SCHEDULE ***

(SOLD / TRANSFERRED AREA AS REFERRED HEREIN ABOVE)

ALL THAT piece & parcel of land in the Dist. of Paschim Bardhaman, under P.S.-New Township, J.L.No.109, at **Mouza -Shankarpur(শঙ্করপুর)**, **L.R. Khatian No.311(Three Hundred Eleven)**.

Sl. No.	R.S. Plot No.	L.R. Plot No.	L.R. Kh. No.	Land Recorded as	Proposed to be use as	Transferred Area
1.	307	529	311	Baid	Bastu	5 Decimal

In the above Plot Area of Land - **5(Five) Decimal**, is hereby transferred, sold or conveyed in favour of the Vendee/Buyer herein, as per Annexed Sketch Map with Red mark, within area of Jemua Gram Panchayat, B.L.&L.R.O.-Faridpur Durgapur, classification of the land recorded as Baid, proposed to be use as Residential Purpose as **Bastu** class of land.

Butted and bounded as follows:-

On the North - Land of Khitish Ch. Mukhopadhyay,

On the South - Land of Sadhin Ghosh,

On the East - Land of Jayanti Mitra,

One the West - Land of Sadhin Ghosh.

All the payable rent and taxes/khajna to be paid to the Collector of Paschim Bardhaman through B.L.&L.R.O. Faridpur Durgapur.

It is hereby declared that the Full name, colour passport size photograph and finger prints of each finger of both the hands of the Sellers and Buyer are attested in an additional page in this Deed, which will be treated as a part of this Deed.

IN WITNESS WHEREOF the Sellers hereby put their signatures after gone through & understood the contents of these presents, on this the day, month and year as written above at their own will and in sound health and free consent in presence of witnesses.

WITNESSES:-

1. Arijit Ghosh
s/o Gajanan Ghosh
Shankarpur
Durgapur-12

Chittaranjan Roy.

2. Shiba Brata Chatterjee
Late Narayan das Chatterjee
Durgapur-12

Shib Sankar Roy.

Ambika Roy

(Signature of the Vendors or Sellers)

Drafted and computerized by me & I read over & Explained to all parties to this deed and all of them admit that the same has been correctly written as per their instruction & Parcha, & also identified by me,

Debabrata Biswas

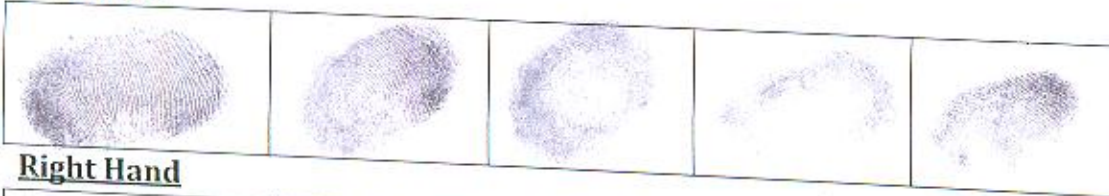
Debabrata Biswas. Advocate

Durgapur Court

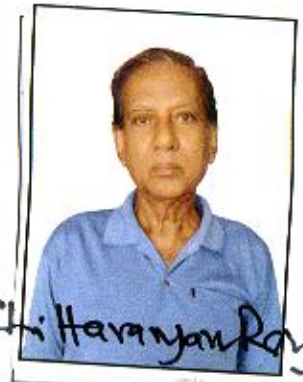
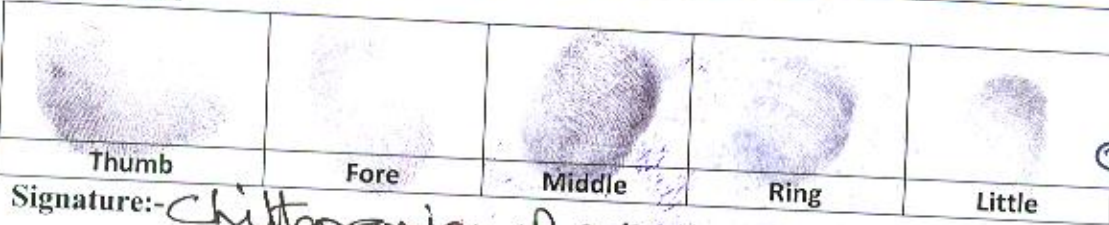
Enrollment No. **W.B./686/2010**

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



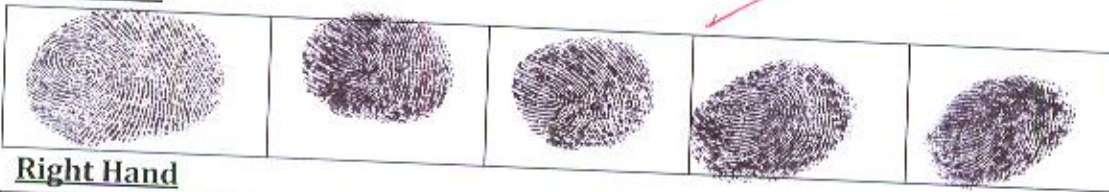
Right Hand



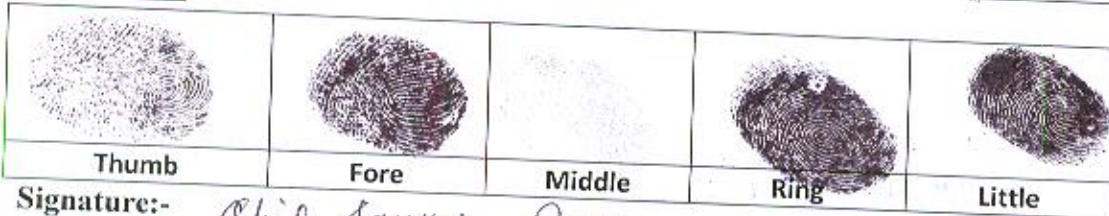
Signature:- *Chittaranjan Roy*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



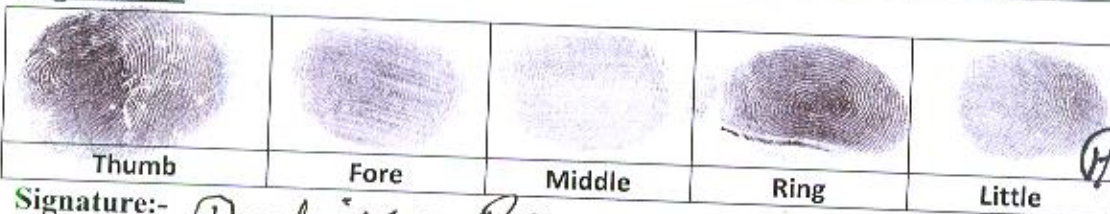
Signature:- *Shil Sankar Roy*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



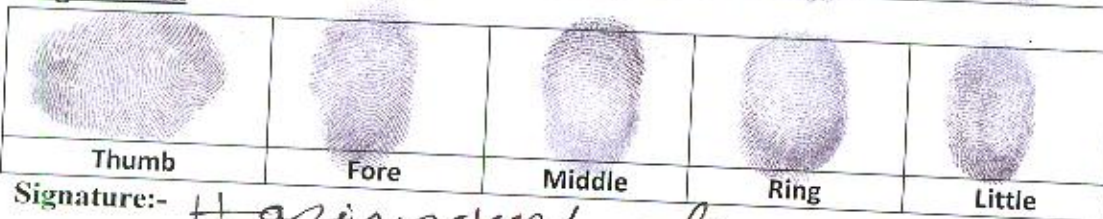
Signature:- *Ambika Roy*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand

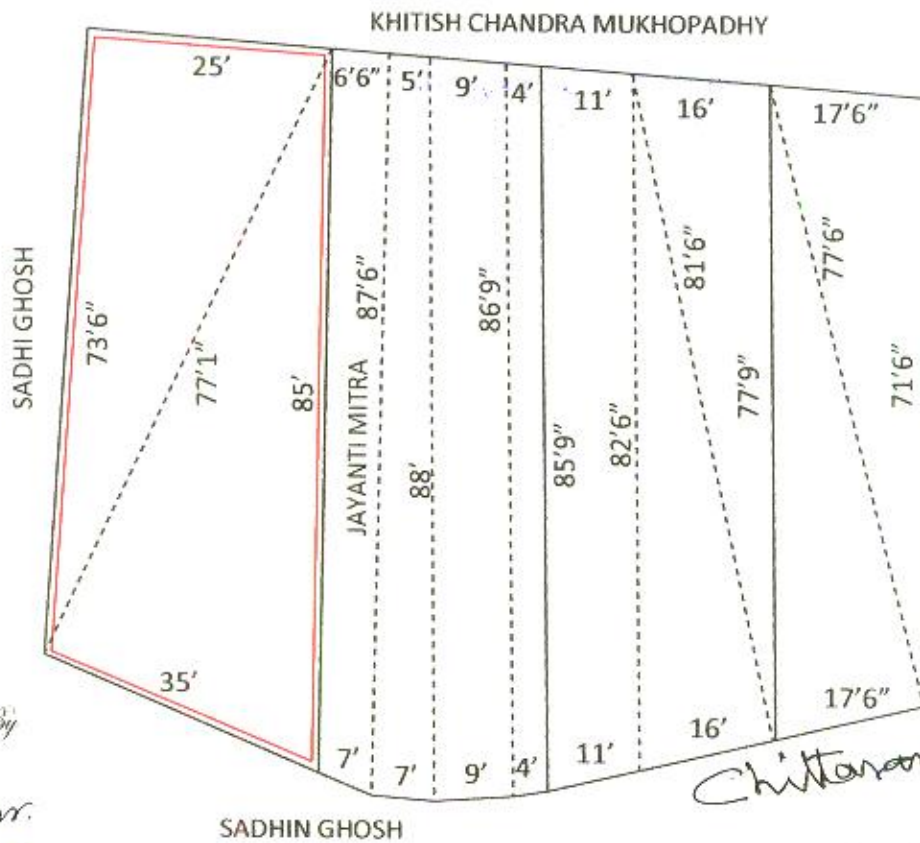
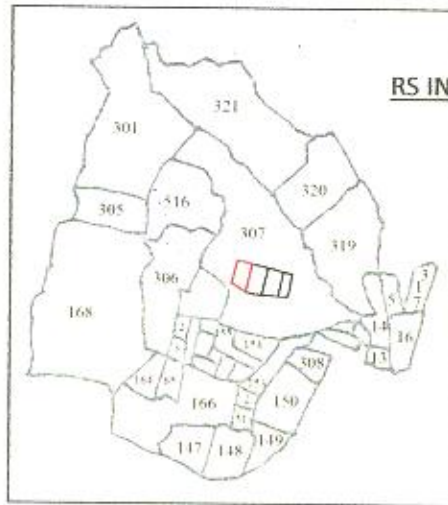


Right Hand



Signature:- *Harinoy Bharati*

DEED PLAN OF RS PLOT NO. 307 (PART) LR PLOT NO. 529
 OF MOUZA – SANKARPUR, J.L. NO. 109
 P.S. – NEWTOWNSHIP, DIST. PASCHIM BARDHAMAN
 AREA 05 DECIMAL. (MORE OR LESS) SHOWING IN RED COLOUR
 SOLD TO : HARIMOY BHAROTI



Drawn By

Amber

ASHIS KUMAR KARMAKAR
 FULHORE DURGAPUR-6
 SURVEYOR
 Regd No. W B /K 593/2008



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



192022230166876591

GRN Details

GRN: 192022230166876591 Payment Mode: Online Payment
GRN Date: 09/11/2022 20:29:07 Bank/Gateway: Indian Overseas Bank
BRN : 202211100536083 BRN Date: 09/11/2022 20:30:44
GRIPS Payment ID: 091120222016687658 Payment Init. Date: 09/11/2022 20:29:07
Payment Status: Successful Payment Ref. No: 2003073624/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: HARIMOY BHARATI
Address: DURGAPUR 12
Mobile: 7047782822
Depositor Status: Advocate
Query No: 2003073624
Applicant's Name: Mr DEBABRATA BISWAS
Identification No: 2003073624/1/2022
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 09/11/2022
Period To (dd/mm/yyyy): 09/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003073624/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	22010
2	2003073624/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	9007
			Total	31017

IN WORDS: THIRTY ONE THOUSAND SEVENTEEN ONLY.

PAYED

Major Information of the Deed



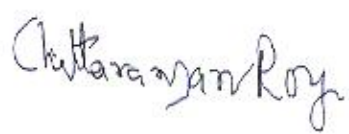
Deed No :	I-2306-11440/2022	Date of Registration	10/11/2022
Query No / Year	2306-2003073624/2022	Office where deed is registered	
Query Date	26/10/2022 11:54:26 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	DEBABRATA BISWAS DURGAPUR COURT, CITY CENTRE, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7908705176, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 9,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 27,010/- (Article:23)	Rs. 9,007/- (Article:A(1), E)		
Remarks			

Land Details :




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




Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-529 (RS :-307)	LR-311	Bastu	Baid	5 Dec	2,00,000/-	9,00,000/-	
Grand Total :					5Dec	2,00,000 /-	9,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Chittaranjan Roy (Presentant) Son of Late Santohs Kumar Roy Executed by: Self, Date of Execution: 10/11/2022 , Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office			
		10/11/2022	LTI 10/11/2022	10/11/2022

5/2, Arrah Green Park, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Aadhaar No: 48xxxxxxxx2720, Status :Individual, Executed by: Self, Date of Execution: 10/11/2022
 , Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office



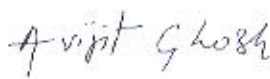
2	Name	Photo	Finger Print	Signature
	Mr Shib Sankar Roy Son of Late Santosh Kumar Roy Executed by: Self, Date of Execution: 10/11/2022 , Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office	 10/11/2022	 LTI 10/11/2022	 10/11/2022
Arrah Green Park, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Aadhaar No: 36xxxxxxxx8166, Status :Individual, Executed by: Self, Date of Execution: 10/11/2022 , Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office				

3	Name	Photo	Finger Print	Signature
	Mr Ambika Roy Son of Late Santosh Kumar Roy Executed by: Self, Date of Execution: 10/11/2022 , Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office	 10/11/2022	 LTI 10/11/2022	 10/11/2022
Arrah Green Park, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Aadhaar No: 58xxxxxxxx4779, Status :Individual, Executed by: Self, Date of Execution: 10/11/2022 , Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Harimoy Bharati Son of Mr Pranabananda Bahrati Vill, Arrah, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 66xxxxxxxx1996, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Ghosh Son of Mr Gajanan Ghosh Vill, Shankarpur, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212			

10/11/2022

10/11/2022

10/11/2022

Identifier Of Mr Chittaranjan Roy, Mr Shib Sankar Roy, Mr Ambika Roy, Mr Harimoy Bharati

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Chittaranjan Roy	Mr Harimoy Bharati-1.66667 Dec
2	Mr Shib Sankar Roy	Mr Harimoy Bharati-1.66667 Dec
3	Mr Ambika Roy	Mr Harimoy Bharati-1.66667 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:- 529, LR Khatian No:- 311	Owner:সঞ্জোষ কুমার রায়, Gurdian:যতীন্দর , Address:আড়া , Classification:বাইদ, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 10-11-2022

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 12:00 hrs on 10-11-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Chittaranjan Roy , one of the Executants.

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 9,00,000/-

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

Execution is admitted on 10/11/2022 by 1. Mr Chittaranjan Roy, Son of Late Santohs Kumar Roy, 5/2, Arrah Green Park, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person, 2. Mr Shib Sankar Roy, Son of Late Santosh Kumar Roy, Arrah Green Park, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person, 3. Mr Ambika Roy, Son of Late Santosh Kumar Roy, Arrah Green Park, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person

Indetified by Mr Avijit Ghosh, , , Son of Mr Gajanan Ghosh, Vill, Shankarpur, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,007.00/- (A(1) = Rs 9,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2022 8:30PM with Govt. Ref. No: 192022230166876591 on 09-11-2022, Amount Rs: 9,007/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202211100536083 on 09-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 22,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 893, Amount: Rs.5,000.00/-, Date of Purchase: 04/11/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2022 8:30PM with Govt. Ref. No: 192022230166876591 on 09-11-2022, Amount Rs: 22,010/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202211100536083 on 09-11-2022, 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 257720 to 257735

being No 230611440 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.11.16 12:37:18 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/11/16 12:37:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
