

15812/22

I 17177/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V 511005

01:26 pm

Subba
11/11/22



1. Aloka Barman
By the per
schankrajyoti Ghosh

2. Kalyan Barman

Query No:

3211572

SALE DEED

Contd...P/2

Certified that the document is admitted to registration. The signature sheet(s) & the endorsement sheet(s) attached with the document is/are part of the document.

Additional District Sub-Registrar
Raiganj, Uttar Dinajpur

11 NOV 2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V 511006



1. Alok Barman
By the Pen *schandrayan's*

2. Ratan Barman

BETWEEN

(2)

THIS DEED OF SALE MADE ON THIS 11TH DAY OF NOVEMBER,
TWO THOUSAND TWENTY TWO.

Contd...P/3



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V 511007



(3)

1. Aloka Barman
By the Pen Abhrajyoti Ghosh.

2. Ratan Barman

BETWEEN

AYUSH AGARWAL, S/o. – Sri Suresh Kumar Agarwal, by faith Hindu, by occupation Business, Citizen of India, Resident of Flat no. – 4E, 1st floor Lobby, 2nd block 4, Green vally Apartment, Uper Bhanu Nagar, Behind Vishal Cinema Hall, Sevok Road, Under Siliguri Corporation, P.O. & P.S. – Bhaktinagar, Dist. – Jalpaiguri, PIN – 734001, West Bengal, hereinafter referred to as the “PURCHASER” (which term or expression shall unless repugnant or contrary to the context include his successors in office, respective executors, administrators legal representatives and assigns) of the FIRST PART.

Contd...P/4



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 331481

(4)

AND

1.

Aloka Barman
By the Pen
Shukerjyoti Mondal

2. Ratan Barman

1) SMT. ALOKA BARMAN, W/o. – Sri Dharendra Barman @ Dhiren Barman, by faith Hindu, by occupation Housewife, Nationality Indian, Resident of Kalibari, Karnajora, P.O. – Karnajora, P.S. – Raiganj, Dist. – Uttar Dinajpur, Pin - 733130 and (2) SRI RATAN BARMAN, S/o. – Sri Dharendra Barman @ Dhiren Barman, by faith Hindu, by occupation Business, Nationality Indian, Resident of Kalibari, Karnajora, P.O. – Karnajora, P.S. – Raiganj, Dist. – Uttar Dinajpur, Pin - 733130, hereinafter referred to as the “VENDOR” (which term of expression shall unless repugnant to or contrary to the context include their respective heirs executors administrators legal representatives and assigns) of the SECOND PART.

Contd...P/5



पश्चिम बंगाल WEST BENGAL

AK 906806



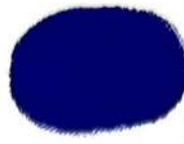
1. Alaka Barman
By the Power of Attorney

2. Ratan Barman

(5)

WHEREAS the VENDOR is the absolute owner and possessor of the schedule property and in L.R. ROR the schedule property has duly been recorded in the name of VENDOR.

Contd...P/6



(6)

1. Alaka Barman
By the Pen of Anubojit Barman

2. Ratan Barman

AND WHEREAS the VENDOR for their personal necessity of fund intend to sale out the Schedule Property and the PURCHASER approached to the VENDOR and made an offer to purchase the Schedule Property which is more specifically described in the schedule hereunder at the price of Rs. 1,20,000.00 (Rupees One Lakh Twenty Thousand) only and the VENDOR have accepted the said sale price of the schedule property and give their consent to sale the schedule property in favour of the PURCHASER and agreed to do all necessary acts/deeds/things as and when required to transfer the Schedule Property in favour of the PURCHASER.

NOW THE DEED WITNESS that the VENDOR have accepted the said sale price of Rs. 1,20,000.00 (Rupees One Lakh Twenty Thousand) only in which on 11/11/2022 the Purchaser paid Rs. 60,000.00 (Rupees Sixty Thousand) in Savings account no. 39484657772 of State Bank of India Karnajora Branch in the name of Vendor Alaka Barman through RTGS from IDBI Bank Siliguri Branch and Rs. 60,000.00 (Rupees Sixty Thousand) in Savings account no. 39216895851 of State Bank of India Karnajora Branch in the name of Vendor Ratan Barman through RTGS from IDBI Bank Siliguri Branch and the VENDOR do hereby acknowledge the same.

AND THE VENDOR as beneficial owner and possessor of the SCHEDULE PROPERTY do hereby and hereunder grant, convey, sale, transfer, assign and assure all their estate, right, title, interest, claim and whatsoever in the schedule property in favour of the PURCHASER, TO HAVE AND TO HOLD the same unto and to the use of the PURCHASER or its executors, administrators, legal representative, successor in office, assigns absolutely and forever together with title writings and other evidences of title and the VENDOR do hereby covenant with the Purchaser, or its executors, administrators, legal representative, successor in office, assigns that notwithstanding any acts deeds or things hereto before done, executed or knowing suffered to the contrary the VENDOR are now lawfully seized and possessing the said property free from any encumbrances, attachment or defect in title whatsoever and that the

Contd...P/7

(7)

1. Alok Barman
By the Pen
of the undersigned

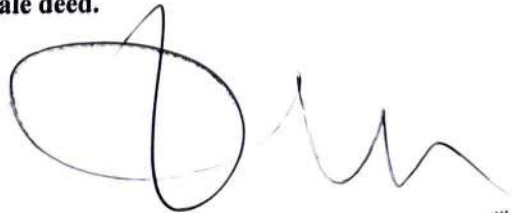
2. Ratan Barman

VENDOR have full power and absolute authority to sell the Schedule Property in the manner aforesaid AND the Purchaser shall hereafter peaceably and quietly hold possess and enjoy the Schedule Property in Khas without any claim or demand whatsoever from the VENDOR or any person(s) claiming through or under them.

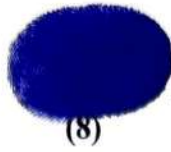
AND FURTHER THAT the VENDOR or their heirs, executors, administrators or assigns with the PURCHASER or his executors, administrators, legal representative, successor in office, assigns to save harmless indemnify and keep indemnified the PURCHASER or his executors, administrators, legal representative, successor in office, assigns from or against all encumbrances, charges and equities whatsoever AND the VENDOR or their heirs, executors, administrators or assigns further covenant that he shall at the request and cost of the PURCHASER or his executors, administrators, legal representative, successor in office, to do or execute or cause to be done or execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the schedule property and every part thereof in favour of the PURCHASER in the manner aforesaid according to the true intent and meaning of this deed.

SCHEDULE OF THE PROPERTY

1) Dist. – Uttar Dinajpur, P.S. – Raiganj, Mouza – Karnajora, J.L.No. – 157, Panchayat – No 13 Kamalabari -I, Khatian No. – R. S. 301 (Three Hundred One), L.R. 2229 (Two Thousand Two Hundred Twenty Nine), R.S. Plot no. 776 (Seven Hundred Seventy Six), corresponding to L.R. Plot No. 798 (Seven Hundred Ninety Eight) having an area 01 (One) Decimal out of 105.5 (One Hundred Five point Five) Decimals of Danga Classification, (Boundary of 105.5 decimal which are described hereunder) vacant land hereby transferred through this Sale deed.



Contd...P/8



(8)

1. ALOKA BARMAN
By the Pen: P. S. Chatterjee / 1/2008

2. Ratan Barman

8/23

2) Dist. – Uttar Dinajpur, P.S. – Raiganj, Mouza – Karnajora, J.L.No. – 157, Panchayat – No 13 Kamalabari -I, Khatian No. – R. S. 301 (Three Hundred One), L.R. 2228 (Two Thousand Two Hundred Twenty Eight), R.S. Plot no. 776 (Seven Hundred Seventy Six), corresponding to L.R. Plot No. 798 (Seven Hundred Ninety Eight) having an area 01 (One) Decimal out of 105.5 (One Hundred Five point Five) Decimals of Danga Classification, (Boundary of 105.5 decimal which are described hereunder) vacant land hereby transferred through this Sale deed.

BOUNDARY OF 105.5 (ONE HUNDRED FIVE POINT FIVE) DECIMAL :-

On the North – Estomohan Barman and others, On the South – Biren Chandra Barman, On the East – Purchaser self and Parersh Barman and others, On the West – Saugata Dutta and others.

In witness whereof I the said SMT. ALOKA BARMAN and SRI RATAN BARMAN after fully going through the contents of this Sale Deed have set and subscribe our respective hands in our simple mind, full knowledge without any provocation in the presence of witnesses on this day, month and year written first above.

Contd...P/9

(9)

1. Alok Barman
By the Per
shankajyoti Ghosh

2. Ratan Barman

This Deed is written on three Non - Judicial Stamp valued Rs. 1,000.00 each, one Non - Judicial Stamp valued Rs. 500.00, one Non - Judicial Stamp valued Rs. 100.00 and 4 nos. of white bond papers along with one sheet containing photos and finger prints of PURCHASER and VENDOR.

In the presence of :-

① Shankajyoti Ghosh.
S/o Sri Dilip Mr. Ghosh.
Vill- Bogram
P.O- Karnajora
P.S- Raiganj
Dist. Uttar Dinajpur
Pin 733130

Ratan Barman

SIGNATURE OF THE VENDOR

Typed by -
Dj Ghosh.
Dhrubajyoti Ghosh
Vill. - Bogram, P.O. - Karnajora
P.S. - Raiganj,
Dist. - Uttar Dinajpur

২ বীর্ভব বর্মান
স্বাক্ষরঃ ডঃ বীর্ভব বর্মান
বাসঃ - কলকাতা
কলকাতা : ৭০০
ফোনঃ ৯৮৬৬৬৬৬৬
৭ : ৯৮

Drafted by -
Dilip Mr Ghosh.
Dilip Kumar Ghosh
Vill. - Bogram, P.O. - Karnajora
P.S. - Raiganj,
Dist. - Uttar Dinajpur
L/C no. - 55/R
Deed Writer
Raiganj ADSR Office

★ দশ আঙ্গুল ছাপের নমুনা ★



Signature

Ayush Anand
স্বাক্ষর
নং দাতা / গ্রহীতা

L	R	M	F	T
	F	M	R	L



Aloka Barman
স্বাক্ষর
নং দাতা / গ্রহীতা

L	R	M	F	T
T	F	M	R	L



Ratan Barman
স্বাক্ষর
নং দাতা / গ্রহীতা

L	R	M	F	T
T	F	M	R	L

দাতা /
গ্রহীতার
ফর্মে

2

L	R	M	F	T
<i>২</i>	<i>২</i>	<i>২</i>	<i>২</i>	<i>২</i>

স্বাক্ষর
নং দাতা / গ্রহীতা

T	F	M	R	L
<i>২</i>	<i>২</i>	<i>২</i>	<i>২</i>	<i>২</i>

Major Information of the Deed

Deed No. :	I-1804-17177/2022	Date of Registration	11/11/2022
Query No / Year	1804-2003211572/2022	Office where deed is registered	
Query Date	11/11/2022 12:03:34 PM	A.D.S.R. RAIGANJ, District: Uttar Dinajpur	
Applicant Name, Address & Other Details	D K GHOSH BOGRAM, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, PIN - 733130, Mobile No. : 9832451171, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 1,20,000/-	Rs. 1,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,600/- (Article:23)	Rs. 1,200/- (Article:A(1))		
Remarks			

Land Details :

District: Uttar Dinajpur, P.S:- Raiganj, Gram Panchayat: KAMALBARI-I, Mouza: Karnajora, JI No: 157, Pin Code : 733130

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-798 (RS :-)	LR-2229	RESIDENTIAL	Danga	1 Dec	60,000/-	60,000/-	
L2	LR-798 (RS :-)	LR-2228	RESIDENTIAL	Danga	1 Dec	60,000/-	60,000/-	
		TOTAL :			2Dec	1,20,000 /-	1,20,000 /-	
		Grand Total :			2Dec	1,20,000 /-	1,20,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs ALOKA BARMAN Wife of Mr DHIREN BARMAN Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Office	 11/11/2022	 LTI 11/11/2022	 11/11/2022

Dated 21-05-22

- Deed No. Raiganj

KALIBARI KARNAJORA, Village:- KARNAJORA, P.O:- KARNAJORA, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 70xxxxxxx0352, Status :Individual, Executed by: Self, Date of Execution: 11/11/2022
 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Office


2	Name	Photo	Finger Print	Signature
	Mr RATAN BARMAN (Presentant) Son of Mr DHIREN BARMAN Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Office	 11/11/2022	 LTI 11/11/2022	 11/11/2022

KALIBARI KARNAJORA, Village:- KARNAJORA, P.O:- KARNAJORA, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733130 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 59xxxxxxx7579, Status :Individual, Executed by: Self, Date of Execution: 11/11/2022
 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr AYUSH AGARWAL Son of Mr SURESH KUMAR AGARWAL Block/Sector: 2ND BLOCK4, Flat No: 4E, City:- Siliguri Mc, P.O:- BHAKTINAGAR, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 52xxxxxxx7074, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DHRUBAJYOTI GHOSH Son of Mr DILIP KUMAR GHOSH BOGRAM, Village:- BOGRAM, P.O:- KARNAJORA, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733130	 11/11/2022	 11/11/2022	 11/11/2022
Identifier Of Mrs ALOKA BARMAN, Mr RATAN BARMAN			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ALOKA BARMAN	Mr AYUSH AGARWAL-1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs ALOKA BARMAN	Mr AYUSH AGARWAL-0.5 Dec
2	Mr RATAN BARMAN	Mr AYUSH AGARWAL-0.5 Dec

Land Details as per Land Record

District: Uttar Dinajpur, P.S:- Raiganj, Gram Panchayat: KAMALBARI-I, Mouza: Karnajora, JI No: 157, Pin Code : 733130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 798, LR Khatian No:- 2229	Owner:অলকা বৰ্মন, Gurdian:ধীৰেন বৰ্মন, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Mrs ALOKA BARMAN
L2	LR Plot No:- 798, LR Khatian No:- 2228	Owner:রতন বৰ্মন, Gurdian:ধীৰেন বৰ্মন, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Mr RATAN BARMAN

Endorsement For Deed Number : I - 180417177 / 2022

On 11-11-2022

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 13:25 hrs on 11-11-2022, at the Office of the A.D.S.R. RAIGANJ by Mr RATAN BARMAN, 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 1,20,000/-

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

Execution is admitted on 11/11/2022 by 1. Mrs ALOKA BARMAN, Wife of Mr DHIREN BARMAN, KALIBARI KARNAJORA, P.O: KARNAJORA, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Hindu, by Profession House wife, 2. Mr RATAN BARMAN, Son of Mr DHIREN BARMAN, KALIBARI KARNAJORA, P.O: KARNAJORA, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Hindu, by Profession House wife

Indetified by Mr DHRUBAJYOTI GHOSH, , Son of Mr DILIP KUMAR GHOSH, BOGRAM, P.O: KARNAJORA, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733130, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,200.00/- (A(1) = Rs 1,200.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,200/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/11/2022 12:47PM with Govt. Ref. No: 192022230169523641 on 11-11-2022, Amount Rs: 1,200/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BYSVUE2 on 11-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,600/- and Stamp Duty paid by Stamp Rs 3,600.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 292, Amount: Rs.1,000.00/-, Date of Purchase: 11/11/2022, Vendor name: Sanjay Kr Das
3. Stamp: Type: Impressed, Serial no 293, Amount: Rs.1,000.00/-, Date of Purchase: 11/11/2022, Vendor name: Sanjay Kr Das
4. Stamp: Type: Impressed, Serial no 294, Amount: Rs.1,000.00/-, Date of Purchase: 11/11/2022, Vendor name: Sanjay Kr Das
5. Stamp: Type: Impressed, Serial no 295, Amount: Rs.500.00/-, Date of Purchase: 11/11/2022, Vendor name: Sanjay Kr Das
6. Stamp: Type: Impressed, Serial no 296, Amount: Rs.100.00/-, Date of Purchase: 11/11/2022, Vendor name: Sanjay Kr Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/11/2022 12:47PM with Govt. Ref. No: 192022230169523641 on 11-11-2022, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BYSVUE2 on 11-11-2022, Head of Account



Asish Subba

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAIGANJ
Uttar Dinajpur, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1804-2022, Page from 321395 to 321414
being No 180417177 for the year 2022.



Digitally signed by Asish Subba
Date: 2022.11.14 16:47:59 +05:30
Reason: Digital Signing of Deed.

Subba

(Asish Subba) 2022/11/14 04:47:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAIGANJ
West Bengal.

(This document is digitally signed.)