

1715

P-1811/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 740471

12.09.23  
28.02.23  
Area = 207.148/23  
Area = 1863.000/23  
Copy fee

certified that the Document  
is A. D. S. R. Registration the  
Signature Sheet and the Endr-  
esements attached with this  
Documents are the Part of this  
Document.

A.D.S.R. Dargapoo  
Dargapoo

02 MAR 2023

## DEED OF SALE

QUERY NO-2000307143/2023

Dist:-Paschim Bardhaman, Police Station:-New Township,  
Mouza:- Tetikhola, J.L No-111, Area of land 06 Decimals, Sale  
Value : 7,50,000/- Market/Govt. Value: - 18,63,000/- Under  
Jemua Gram Panchayat Area.

Adm. Sub-Registrar  
to Sub-Registrar  
Pipah, DGP-08

28 FEB 2023

Adm. Sub-Registrar  
Durgapur, Paschim Bardhaman



324  
K. Das (Sub-Registrar)  
K. Das (Sub-Registrar)

323  
K. Das (Sub-Registrar)  
K. Das (Sub-Registrar)

322  
K. Das (Sub-Registrar)  
K. Das (Sub-Registrar)

2823  
Date: 17 FEB 2023  
Sold to: Dr. Koushik Basu Das  
Address: Ramprasad Banerjee - 713347 (#13347)  
Value of Stamp: .....  
Date of Purchase of the Stamp: .....  
Paper from Treasury: .....  
Name of the Treasury from where Purchased:- Durgapur  
Stamp Vender: Ram Prasad Banerjee  
A.D. S.R. Office, Durgapur-16  
Licence No-1/93

THIS DEED OF SALE is made on this the 28<sup>th</sup> Day of February, 2023

By

(1) Mr. TARASANKAR CHATTERJEE, [PAN-AJOPC8233G], (2) Mr. INDRAJIT CHATTERJEE, [PAN-AFAPC8100J], (3) Mr. BISWAJIT CHATTERJEE, [PAN-AJKPC5662M], All are S/O. Late. HARIDAS CHATTERJEE, All are by faith-Hindu, by Nationality-Indian, by occupation-Business, All are Resident of-Arrah, Post-Arrah, Durgapur, Police Station-Kanksa, District- Paschim Bardhaman, Pin No-713212, West Bengal, India. (4) Smt. CHABI RANI CHATTERJEE, [PAN-BGYPC8219C], W/O- Late HARIDAS CHATTERJEE, by faith-Hindu, by Nationality-Indian, by occupation-House wife, Resident of - Arrah, Post-Arrah, Durgapur, Police Station-Kanksa, District- Paschim Bardhaman, Pin No-713212, West Bengal, India. (5) Mr. KALIDAS CHATTERJEE Alias KALIDAS CHATTOPADHYAY, [PAN-ADXPC9201D], S/O. Late BHUBAN MOHAN CHATTERJEE, by faith-Hindu, by Nationality-Indian, by occupation-Retired Person, Resident of-Arrah, Post-Arrah, Durgapur, Police Station-Kanksa, District- Paschim Bardhaman, Pin No-713212, West Bengal, India. Hereinafter called the "VENDORS/ LAND OWNERS" (which expression shall include his/her/their heirs, successors, assigns, representatives unless contrary to and repugnant to the context) on the **ONE PART**.

IN FAVOUR OF

(1) Dr. KAUSHIK BASU, [PAN-ARBPB4303M], (2) Mr. KAUSTAV BASU, [PAN-AYDPB4112D], Both are S/O. SANTOSH KUMAR BASU, by faith -Hindu, by Nationality -Indian, by occupation-Professionals & Business, Both are Resident of-Shishubagan P N Malia Road, Raniganj, Post-Raniganj, P.S-Raniganj, District-Paschim Bardhaman, West Bengal, India, Pin No-713347. Hereinafter called the "PURCHASER" (Which expression shall include his/her/their heirs, successors, assigns, representatives unless contrary to and repugnant to the context) on the **OTHER PART**.

Whereas the land mentioned in the schedule below has duly been recorded in the name of Haridas Chatterjee & Kalidas Chatterjee in the Present L.R record of right. Said Haridas Chatterjee passed away leaving his three sons Tarasankar Chatterjee, Indrajit Chatterjee & Biswajit Chatterjee and his Wife Chabi Rani Chatterjee as his only legal heirs. Now the schedule below property owned and possessed by the present vendors Tarasankar Chatterjee, Indrajit Chatterjee, Biswajit Chatterjee, Chabi Rani Chatterjee and Kalidas Chatterjee.

AND WHEREAS the vendors became the absolute owner of the schedule mentioned property and has been owning and possessing the same in peaceful possession and uninterrupted manner free from all encumbrances and has got absolute rights, full power and authority to sell the schedule mentioned property to the purchasers.

AND WHEREAS the vendors above named being in need of ready cash at their hand to meet up the financial crisis and to meet the legal and lawful expenses has expressed their intention/desire to sell the schedule mentioned property.

AND WHEREAS the purchasers having come to know of such intention and declaration of the vendors proposed and offered to purchase the schedule mentioned property at the highest marketable consideration of Rupees 7,50,000 /-(**Seven Lakh Fifty Thousand Only**).

AND WHEREAS the vendors herein above considering the said price, proper reasonable and highest according to the market value prevailing in the locality accepted the said offer of the purchasers and agreed to sell, convey and transfer the schedule mentioned property unto in favor of the purchasers under the terms mentioned herein below:

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

That in pursuance of the said agreement between the vendors and purchaser/s and in consideration of said sum of Rupees 7,50,000 /-(**Seven Lakh Fifty Thousand Only**) paid by the purchasers to the vendors through bank, the vendors hereby admit and acknowledge as total price of the said property the vendors do/doth hereby grant, convey, sell and transfer unto and to the use of the said purchasers all that property more fully mentioned and describe in the schedule below together with the right of path, passage, lights, liberties, privileges, easement an appurtenances whatsoever attached and concerning to the said property free from any or all encumbrances **TO HAVE AND TO HOLD** the said property hereby granted, conveyed and transferred unto and to the use of the said purchasers absolutely and forever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise **AND THAT** the said vendors for themselves and their heirs, successors and legal representatives do/ doth hereby declare and covenant with the said purchasers that the vendors has good title, full power and absolute right to sell and transfer the schedule mentioned property and further declares that they are absolutely seized and possessed of or otherwise well sufficiently entitled to the said property intended to be conveyed by this deed of sale **AND THAT** the said purchasers including all its legal heirs and successors shall and may at all times peacefully and quietly hold, possess, use and enjoy the said property as lawful and rightful owner thereof with liberty to raise/erect all further constructions and structures by way of addition, alteration or otherwise upon the said property in accordance with law without any interruption, obstructions, claim and/or demand whatsoever from or by the vendors or any person/persons lawfully/equitably claiming under or in trust for them **AND THAT** the said vendors shall and will for all times to come at the cost and request of the said purchasers do or execute or cause to be done or executed all such acts, deed and/or things for further or more perfect fully assuring the title of the purchasers relating to the said property or part thereof **AND THAT** the vendors doth hereby further declare and covenant with the said purchasers that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the vendors has no valid title, in that event the



vendors including all his/her/their heirs and successors and legal representatives will be bound to pay back the entire consideration amount with legal interest to the purchasers and shall Also be liable to make good and indemnify all losses and damages which the purchasers may suffer due to any defect in the title of the vendors in respect of the said property hereby sold to the purchaser.

It is hereby further declared by the vendors that the purchasers by virtue of this deed of sale be competent and entitled to get its name mutated in the records of appropriate authority, B.L. & L.R.O- Faridpur Durgapur, Dist- Paschim Bardhaman under the state of West Bengal as well as in the record of Panchayat/Municipality or of any other authority and the vendors undertake to render all such help and assistance as will be found essential in this regard.

**SCHEDULE-A**

**SOLD BY VENDOR NO-1 TO 4**

In the District of Paschim Bardhaman, P.S-New Township, Sub-Division & Addl Dist Sub Registry Office -Durgapur Situated at Mouza-Tetikhola, J.L.No-111, L.R. Khatian No-359, R.S. Plot No-43/67 (Forty Three Bata Six Seven) L.R. Plot no-197 (One Hundred Ninety Seven), Danga, **Area 01 Decimal**, Proposed Use Bastu.

**SCHEDULE-B**

**SOLD BY VENDOR NO-5**

In the District of Paschim Bardhaman, P.S-New Township, Sub-Division & Addl Dist Sub Registry Office -Durgapur Situated at Mouza-Tetikhola, J.L.No-111, L.R. Khatian No-52, R.S. Plot No-43/67 (Forty Three Bata Six Seven) L.R. Plot no-197 (One Hundred Ninety Seven), Danga, **Area 05 Decimal**, Proposed Use Bastu.

**Total area of two schedules is 06 Decimals is hereby sold**

**This Plot is jointly butted & bounded by:-**

**On the North:** - 20 Feet Metal Road.

**On the South:** - Rajib Debnath & Ranjit Dutta.

**On the East:** - Subhasish Chatterjee.

**On the West:** - Chyan Babu.

There is no restriction imposed by any govt. or semi govt. authority to transfer the schedule property. There is no structure on and above the schedule property.

Be it mentioned here that the color passport size photo and finger prints of both the hands of the vendors and purchaser are attested in separate page 1(A) & (B) which will be a part of this deed.

IN Witnesses whereof the above named vendors hereto set forth his/her/their hands and seal on the day month and year mentioned above.

Witnesses:-

1. Ashim Sutaradhar  
S/o - Subal chandra  
Sutaradhar  
Piyala, DGP-08

1) Tarasankar Chatterjee

2) ~~Subal Chandra~~

3) Binwaril Chatterjee

4) ~~Binwaril Chatterjee~~

5) ~~Subal Chandra~~

6) ~~Mali das Chatterjee~~

2  
3  
4  
5  
6

2. Subal Chandra 3750  
S/o - Subal Chandra  
Sutaradhar  
Piyala, DGP-16

Binwaril Chatterjee

Signature of the Seller/Vendors

Drafted, prepared as per instructions of the parties,  
Read over and explained by me and typed at my office.

Pradip K. Acharyya  
PRADIP KUMAR ACHARYYA (Advocate)  
ADVOCATE, Durgapur court,  
Enrollment no-WB-512/2000.

1A

## হস্তাসূত্র টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						
	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ 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

Tarasemkar Chatterjee

বাম হাত Left Hand						
	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ 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

Biswas Chatterjee

বাম হাত Left Hand						
	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ 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

Biswas Chatterjee

বাম হাত Left Hand						
	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ 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

হরিতিকা চট্টোপাধ্যায়

৩৭৬ হরিতিকা চট্টোপাধ্যায়

1 (B)

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃহদাঙ্গুল Thums	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

*Kaushik Basu*  
*Kaushik Basu*  
P. U. Dhara

বাম হাত Left Hand						
	বৃহদাঙ্গুল Thums	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

*Kaushik Basu*

বাম হাত Left Hand						
	বৃহদাঙ্গুল Thums	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

*Kaustav Basu*

বাম হাত Left Hand						ফটো
	বৃহদাঙ্গুল Thums	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










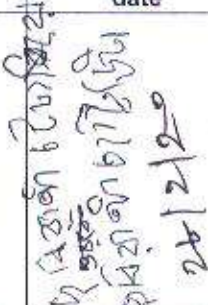
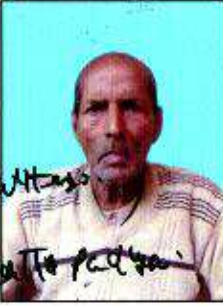

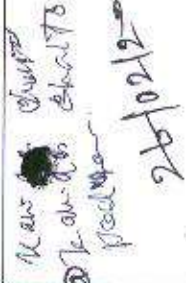
Government of West Bengal



Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23062000307143/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr INDRAJIT CHATTERJEE ARRAH,, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Seller			
2	Smt CHABIRANI CHATTERJEE ARRAH,, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Seller			
3	Mr KALIDAS CHATTERJEE Alias Mr KALIDAS CHATTTTOPADHYAY ARRAH,, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Seller			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ASHIM SUTRADHAR Son of Mr SUBAL CHANDRA SUTRADHAR PIYALA., City:- Durgapur, P.O:- PALASHDIYA, P.S:- Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713208	Mr TARASANKAR CHATTERJEE, Mr INDRAJIT CHATTERJEE, Mr BISWAJIT CHATTERJEE, Smt CHABIRANI CHATTERJEE, Mr KALIDAS CHATTERJEE			<i>Ashim Sutradhar</i> 28/02/2023

*Ashim Sutradhar*

(Santanu Pal)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 DURGAPUR  
 Paschim Bardhaman, West  
 Bengal



GOVERNMENT OF WEST BENGAL  
OFFICE OF THE BLOCK LAND AND LAND REFORMS OFFICER,  
FARIDPUR DURGAPUR, DIST- PASCHIM BARDHAMAN  
email address - [blrodurgapurfaridpur@gmail.com](mailto:blrodurgapurfaridpur@gmail.com)

Memo No. 876) /BLRO/F-D/2023

Dated : 13/02/2023

To  
The Additional District Sub-Registrar,  
Durgapur, Paschim Bardhaman

Sub : Information related to corresponding L.R. Plot No of R.S Plot no. 43/67 of

Mouza-Tetikhola.

Ref : Your good Office Memo No. 50 dated 07/02/2023.

Sir,


The information regarding L.R. Plot Nos.197 & 199 corresponding to R.S. Plot No. 43/67 of Mouza-Tetikhola as per L.R.R.O.R.

This is for his kind information and taking necessary action.

Yours faithfully,

IGR Bazar NO-410/2023  
413/2023

on - 22/02/2023

  
13.02.2023  
Block Land & Land Reforms Officer,  
Faridpur - Durgapur,  
Block Land & Land  
Reforms Officer  
Faridpur - Durgapur



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



192022230313616711

GRN Details

GRN:	192022230313616711	Payment Mode:	Online Payment
GRN Date:	27/02/2023 20:04:48	Bank/Gateway:	State Bank of India
BRN :	IK0CCXKJP4	BRN Date:	27/02/2023 20:05:47
GRIPS Payment ID:	270220232031361670	Payment Init. Date:	27/02/2023 20:04:48
Payment Status:	Successful	Payment Ref. No:	2000307143/3/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Dr KAUSHIK BASU
Address:	SHISHUBAGAN P N MALIA ROAD, RANIGANJ PASCHIM BARDHAMAN, West Bengal, 713347
Mobile:	9378320334
Depositor Status:	Buyer/Claimants
Query No:	2000307143
Applicant's Name:	Mr PRADIP KUMAR ACHARYYA
Identification No:	2000307143/3/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	27/02/2023
Period To (dd/mm/yyyy):	27/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000307143/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	50900
2	2000307143/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	18637
			<b>Total</b>	<b>69537</b>

IN WORDS: SIXTY NINE THOUSAND FIVE HUNDRED THIRTY SEVEN ONLY.

PAID

## Major Information of the Deed



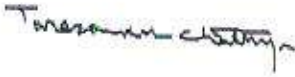


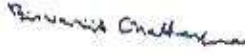
Deed No :	I-2306-01811/2023	Date of Registration	02/03/2023
Query No / Year	2306-2000307143/2023	Office where deed is registered	
Query Date	06/02/2023 10:32:21 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT., Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9434251726, 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. 7,50,000/-	Rs. 18,63,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 55,900/- (Article:23)	Rs. 18,637/- (Article:A(1), E)		
Remarks			

### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, 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-197 (RS :-)	LR-359	Bastu	Danga	1 Dec	1,50,000/-	3,10,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-197 (RS :-)	LR-52	Bastu	Danga	5 Dec	6,00,000/-	15,52,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>6Dec</b>	<b>7,50,000 /-</b>	<b>18,63,000 /-</b>	
		<b>Grand Total :</b>			<b>6Dec</b>	<b>7,50,000 /-</b>	<b>18,63,000 /-</b>	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr TARASANKAR CHATTERJEE (Presentant )</b> Son of Late HARIDAS CHATTERJEE Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Office			
		28/02/2023	LTI 28/02/2023	28/02/2023
ARRAH,, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx3G, Aadhaar No: 43xxxxxxxx3768, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Office				
2	<b>Mr INDRAJIT CHATTERJEE</b> Son of Late HARIDAS CHATTERJEE ARRAH,, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0J, Aadhaar No: 34xxxxxxxx3834, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence			
3	<b>Name</b> <b>Mr BISWAJIT CHATTERJEE</b> Son of Late HARIDAS CHATTERJEE Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Office			
		28/02/2023	LTI 28/02/2023	28/02/2023
ARRAH,, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx2M, Aadhaar No: 49xxxxxxxx7972, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Office				
4	<b>Smt CHABIRANI CHATTERJEE</b> Wife of Late HARIDAS CHATTERJEE ARRAH,, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGxxxxxx9C, Aadhaar No: 35xxxxxxxx7100, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence			

5 **Mr KALIDAS CHATTERJEE, (Alias: Mr KALIDAS CHATTTOPADHYAY)**  
 Son of Late BHUBAN MOHAN CHATTERJEE ARRAH,, 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, PAN No.:: ADxxxxxx1D, Aadhaar No: 38xxxxxxx5696, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023  
 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2023  
 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Dr KAUSHIK BASU</b> Son of SANTOSH KUMAR BASU SHISHUBAGAN P N MALIA ROAD, RANIGANJ,, City:- Not Specified, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ARxxxxxx3M, Aadhaar No: 72xxxxxxx8314, Status :Individual, Status : Not Executed
2	<b>Mr KAUSTAV BASU</b> Son of SANTOSH KUMAR BASU SHISHUBAGAN P N MALIA ROAD, RANIGANJ,, City:- Not Specified, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx2D, Aadhaar No: 47xxxxxxx5087, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ASHIM SUTRADHAR</b> Son of Mr SUBAL CHANDRA SUTRADHAR PIYALA,, City:- Durgapur, P.O:- PALASHDIYA, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713208			
	28/02/2023	28/02/2023	28/02/2023
Identifier Of Mr TARASANKAR CHATTERJEE, Mr INDRAJIT CHATTERJEE, Mr BISWAJIT CHATTERJEE, Smt CHABIRANI CHATTERJEE, Mr KALIDAS CHATTERJEE			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr TARASANKAR CHATTERJEE	Dr KAUSHIK BASU-0.125 Dec,Mr KAUSTAV BASU-0.125 Dec
2	Mr INDRAJIT CHATTERJEE	Dr KAUSHIK BASU-0.125 Dec,Mr KAUSTAV BASU-0.125 Dec
3	Mr BISWAJIT CHATTERJEE	Dr KAUSHIK BASU-0.125 Dec,Mr KAUSTAV BASU-0.125 Dec
4	Smt CHABIRANI CHATTERJEE	Dr KAUSHIK BASU-0.125 Dec,Mr KAUSTAV BASU-0.125 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr KALIDAS CHATTERJEE	Dr KAUSHIK BASU-2.5 Dec,Mr KAUSTAV BASU-2.5 Dec

## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 197, LR Khatian No:- 359	Owner:হরিন্দাস চট্টোপাধ্যায়, Gurdian:ভুবন , Address:নিজ , Classification:ডাঙ্গা, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 197, LR Khatian No:- 52		Seller is not the recorded Owner as per Applicant.



On 28-02-2023

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 12:09 hrs on 28-02-2023, at the Office of the A.D.S.R. DURGAPUR by Mr TARASANKAR CHATTERJEE , 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 18,63,000/-

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

Execution is admitted on 28/02/2023 by 1. Mr TARASANKAR CHATTERJEE, Son of Late HARIDAS CHATTERJEE, ARRAH,, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr BISWAJIT CHATTERJEE, Son of Late HARIDAS CHATTERJEE, ARRAH,, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indelified by Mr ASHIM SUTRADHAR, , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA,, P.O: PALASHDIYA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

**Endorsement for issuing commission Case No:- 000144 of 2023**

1. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to DEBABRATA PANJA, Upper Division Clerk for the purpose of enquiring whether this document has been executed by Mr INDRAJIT CHATTERJEE, , Son of Late HARIDAS CHATTERJEE, ARRAH,, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business by whom it purports to have been executed

2. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to DEBABRATA PANJA, Upper Division Clerk for the purpose of enquiring whether this document has been executed by Smt CHABIRANI CHATTERJEE, , Wife of Late HARIDAS CHATTERJEE, ARRAH,, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession House wife by whom it purports to have been executed

3. A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to DEBABRATA PANJA, Upper Division Clerk for the purpose of enquiring whether this document has been executed by Mr KALIDAS CHATTERJEE, , Mr KALIDAS CHATTTTOPADHYAY , Son of Late BHUBAN MOHAN CHATTERJEE, ARRAH,, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Retired Person by whom it purports to have been executed

**Endorsement by Commissioner after execution of Visit Commission Case No:-000144 of 2023**

1. Having visited the residence of Mr INDRAJIT CHATTERJEE, , Son of Late HARIDAS CHATTERJEE, ARRAH,, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business I have this day examined the said Mr INDRAJIT CHATTERJEE who has been identified to my satisfaction by Mr ASHIM SUTRADHAR, , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA,, P.O: PALASHDIYA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others AND the said Mr INDRAJIT CHATTERJEE has admitted the execution of this document

2. Having visited the residence of Smt CHABIRANI CHATTERJEE, , Wife of Late HARIDAS CHATTERJEE, ARRAH,, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession House wife I have this day examined the said Smt CHABIRANI CHATTERJEE who has been identified to my satisfaction by Mr ASHIM SUTRADHAR, , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA,, P.O: PALASHDIYA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others AND the said Smt CHABIRANI CHATTERJEE has admitted the execution of this document

3. Having visited the residence of Mr KALIDAS CHATTERJEE, , Mr KALIDAS CHATTTTOPADHYAY, Son of Late BHUBAN MOHAN CHATTEREJEE, ARRAH,, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Retired Person I have this day examined the said Mr KALIDAS CHATTERJEE, Mr KALIDAS CHATTTTOPADHYAY who has been identified to my satisfaction by Mr ASHIM SUTRADHAR, , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA,, P.O: PALASHDIYA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others AND the said Mr KALIDAS CHATTERJEE, Mr KALIDAS CHATTTTOPADHYAY has admitted the execution of this document

*Debabrata Panja*

**Mr DEBABRATA PANJA**

**Upper Division Clerk**

**A.D.S.R. DURGAPUR**

**Paschim Bardhaman, West Bengal**

#### **Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 18,637.00/- ( A(1) = Rs 18,630.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 18,637/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/02/2023 8:05PM with Govt. Ref. No: 192022230313616711 on 27-02-2023, Amount Rs: 18,637/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CCXKJP4 on 27-02-2023, Head of Account 0030-03-104-001-16

#### **Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 55,900/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 50,900/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2823, Amount: Rs.5,000.00/-, Date of Purchase: 17/02/2023, Vendor name: RAM PRASAD BANERJEE

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 27/02/2023 8:05PM with Govt. Ref. No: 192022230313616711 on 27-02-2023, Amount Rs: 50,900/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CCXKJP4 on 27-02-2023, 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**

On 02-03-2023

**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.

**Endorsement by a Registering Officer ON receipt of Commissioner' s report Case No:- 000144 of 2023**

1. From the above report I am satisfied that this document has been executed by the said Mr INDRAJIT CHATTERJEE AND I accordingly admit it to registration
2. From the above report I am satisfied that this document has been executed by the said Smt CHABIRANI CHATTERJEE AND I accordingly admit it to registration
3. From the above report I am satisfied that this document has been executed by the said Mr KALIDAS CHATTERJEE , Mr KALIDAS CHATTTOPADHYAY AND I accordingly admit it to registration

*(Santanu Pal)*

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 2306-2023, Page from 31463 to 31483

being No 230601811 for the year 2023.



Digitally signed by SANTANU PAL  
Date: 2023.03.03 10:35:36 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/03/03 10:35:36 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

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