



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

27.12.19.
12.52
Dh

certified that the Document
is Admitted to Registration the
Sign Shee Sheet and the Endr-
osements Attached with this
Documents are the Part of this
Document.

A.S.R. Dh
Bardwan

DEED OF SALE

27 DEC 2019

Under Gram Panchayat

Mouza: Arraha

Land Area: 3.25 Katha

Building area : 700 sq ft

Sale Value: Rs. 30,00,000/-

Market Value- Rs. 30,00,000/-

Dh
Acha

Contd..Page-02

8059

17.12.19

No. Date...

Sold to Sudip Kumar Biswas

Address..... Kol-55

Value of Stamp..... 5000/-

Date of Purchase of this Stamp Paper from Treasurer.....

16/12/2019

Name of the Treasury where Stamp Paper Purchase-Durgapur

K. Nudiram Mondal

K. NUDIRAM MONDAL

Stamp Vendor

Durgapur Court

City Centre, Durgapur -16



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

27 DEC 2019

THIS DEED OF SALE MADE BY:

BHASWATI RAKSHIT [Pan No-ANCPR0310B] [Aadhaar No-901810358869] daughter of Late Bhajan Rakshit, by occupation-Housewife, by faith-Hindu, by nationality: Indian, residing at B/14, Arrah Kalinagar, P.O-Arraha Durgapur-12, P.S-Kanksa, District-Paschim Bardhaman, Durgapur-713212, West Bengal.

(Hereinafter called the VENDOR) of the first part), which expression shall unless the context otherwise requires include her heirs/ successors and representative of the VENDOR.

IN FAVOUR OF:

SUDIP KUMAR BISWAS [Pan No-AHEPB4694G] [Aadhaar No-326435588075] son of Late Dilip Biswas, by occupation Business, by faith Hindu, by nationality: Indian, residing at 616, Green Park, Block-A, 2nd Floor, P.O-Bangur Avenue, P.S-Lake Town, Kolkata-700055, West Bengal.

(Hereinafter called the PURCHASER) of the Second Part which expression shall unless the context otherwise requires includes his heirs\ successors\ representatives of the PURCHASER.

Whereas the schedule below landed property originally belongs to Namita Ghosh which she acquired by way of regd deed of sale being no-4289 of 1966 and 4292 of 1966 and thereafter Namita Ghosh transferred an area of 3.25 katha by way of regd deed of sale being no-4582 of 1976 in favour of Bhajan Rakshit and after demise of Bhajan Rakshit and his wife Basanti Rakshit the schedule below property devolves upon their only legal heir namely Bhaswati Rakshit.

AND WHEREAS she is owning, possessing and seizing every right title and interest over the said land with absolute right, title & interest and all other interest ensuing from legal ownership with having unfettered power and authority to convey the schedule below property thereafter the present owner entered into an agreement with the present PURCHASER.

And whereas the PURCHASER who is in search of such plot and he approach the VENDOR who agreed with the PURCHASER for absolute sale to him of the property described in schedule below at **Rs. 30,00,000/- (Rupees Thirty Lakh) Only** and the VENDOR do hereby acknowledges the same by putting her signature in this deed.

Adv

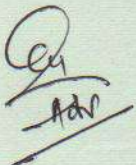
AND WHEREAS by virtue of this sale deed the VENDOR hereby convey, transfer and assigns all right, title, interest along with all accessory benefits, advantages, drains, paths, easements privileges and other interest which at anytime had or now have in any manner covering both in law & equity free from any encumbrances whether 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 to the exclusion of others and as such the VENDOR jointly and severally shall keep the PURCHASER harmless and indemnified from any charges, license, attachment, execution encumbrances if any existed formerly or existing at the date of transfer which are not known to the PURCHASER.

AND WHEREAS the VENDOR binds herself singly and severally 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 necessary for the PURCHASER to enjoy the property more fruitfully and factually according to the true meaning and intent of this Deed of Sale.

AND WHEREAS the VENDOR further agreed to binds herself that she or her successors shall be liable to pay previous dues or charges or impositions before execution of this Deed if demanded either by any authority or by third party.

The VENDOR binds herself to declare that schedule below property have not been gifted any way, sold out, transferred or indemnified for any liability or entered for agreement to sale with any third party, or being sub-judice of any court or authority or any concern, or been notified for requisition hereinabove and the VENDOR sale out the same to the present PURCHASER having good saleable and marketable title without any encumbrances whatsoever.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get his name recorded in the settlement operation and will also be able to mutate his name into the Rent Roll of Govt, in the office of Molandighi Gram Panchayat, Electric Authority, water supply authority and will also be able to construct building over the plot and will be able to pay any rent, rates, charges without any connection or concern whatsoever with the VENDOR.


Adv

The PURCHASER shall regularly pay the holding taxes and impositions etc. payable as owner of the said property as and when the same become due and payable.

SCHEDULE OF LAND & BUILDING

ALL THAT piece and parcel of single storied residential building measuring an area of 700 sq ft [floor-cemented, age of building 25 years] over BASTU LAND measuring area of 3.25 Katha comprising in RS Dag No-1586 corresponding to LR Dag No-2101 under L.R Khatian No-4425 situated within Mouza-Arrah, J.L No-91, Police Station: Kanksa, under Molandighi Gram Panchayat, P.O-Arraha, (L.R. Khatian No. 4425), Durgapur-12, District- Paschim Bardhaman, West Bengal Total land which is butted and bounded as follows:

North : Land of Ajit Nandi.

South: Land of Basudeb Nath.

East: Land of Purnendu Chakraborty Thakur.

West : 16 ft wide Metal Road.

Which is specifically shown in red colour in annexed plan map which is also part parcel of this deed. There is no restriction imposed by any Govt. Authority for transfer the aforesaid land. 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 in separate sheet which will be treated as a part and parcel of this deed.

In witnesses whereof the VENDOR and PURCHASER put their signature on this 27th day of December 2019.

Witnesses:

1. शकुल शर्मा
S/O अखिलेश्वर शर्मा
2/5 नजरुल शर्मा,
ब्रीनगरपल्लि, बेनाचिटी,
दुर्गापुर - 13

Bhaswati Rakshit

Signature of VENDOR

2. Samrathey.
S/O Late Ajayendu Narayan Roy
Aroch Kalinagar . P.O. Aroch
Durgapur-12

Sig. of the Purchaser
(Sig. of the Purchaser)

Drafted and typed by me
Prasanta Rautyopadhyay
Advocate

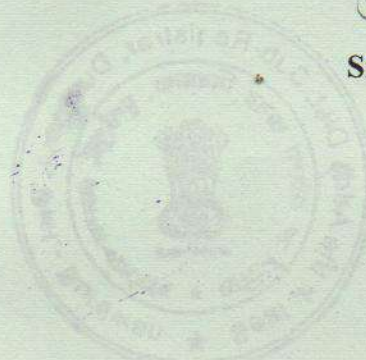
Bhaswati Rakshit

PAYMENT SCHEDULE

Date	Amount	Mode of Payment	Bank Name
01.10.2019	Rs: 2,00,000/-	Cheq. 030063	IDBI
	Rs: 28,00,000/-	Cheq. 030064	IDBI
Total : Rs. 30,00,000/- [Rupees Thirty Lakh] only			

Bhaswati Refshit











Signature of VENDOR



Adl. Off. Sub-Registrar
Mysore District Registrar's Office












53 DEC 2019

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Bhaswati Rakshit</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Bhaswati Rakshit

Left hand						 <i>Sudeep Kumar</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Sudeep Kumar

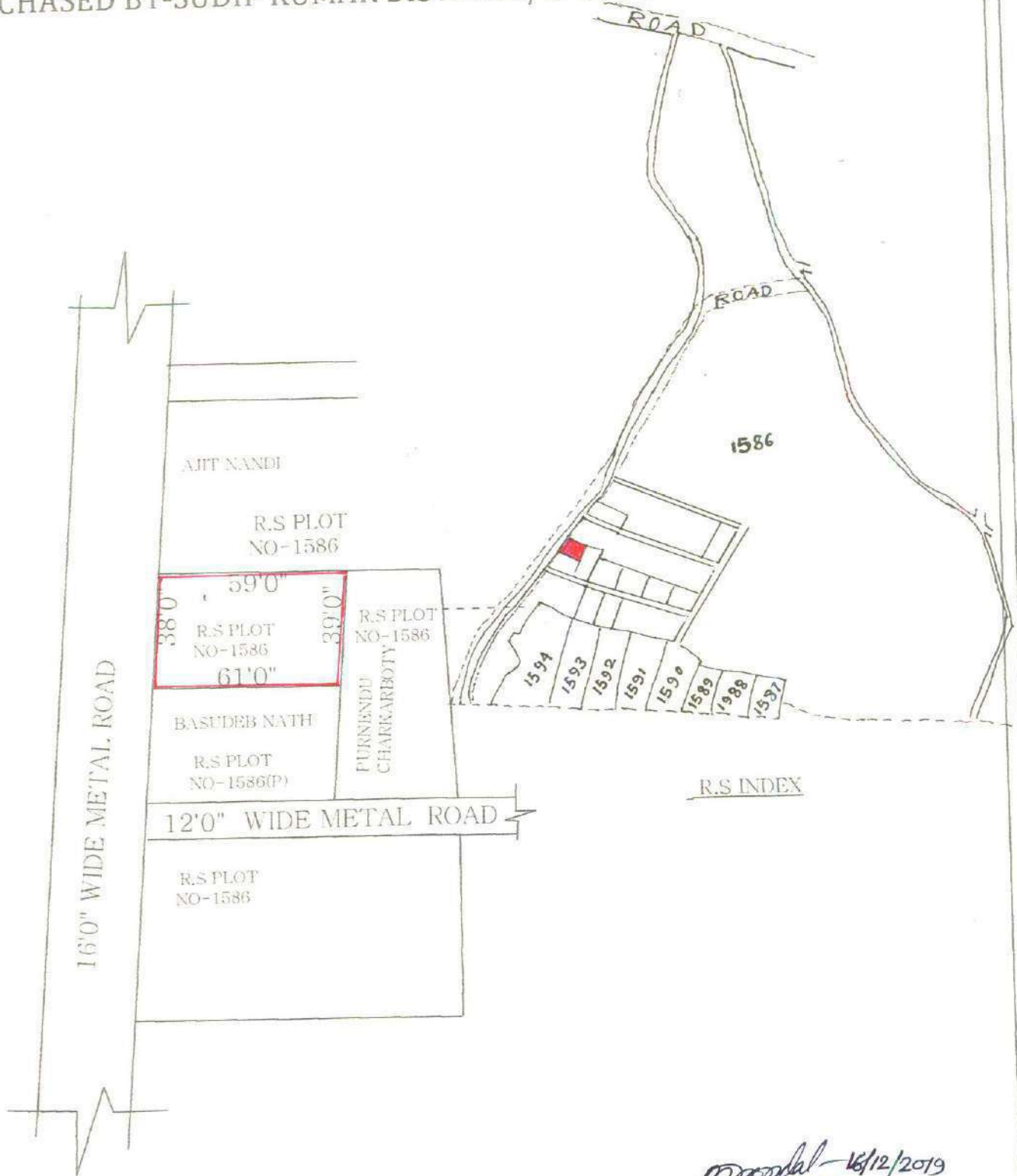
Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

SKETCH MAP IS SHOWING THE LAND OF MOUZA-ARRAH J.L.NO-91
 P.S-KANKSA. DIST-PASCHIM BARDHAMAN.R.S PLOT NO-1586(P)L&R.2101
 KHATIAN NO-4425.IN AREA $3\frac{1}{4}$ KATHA LAND SHOWN IN RED MARK.
 PURCHASED BY-SUDIP KUMAR BISWAS. S/O-Late DILIP BISWAS.



Bhaswati Rekshit
 Signatur Of Land Owner

Sudip Kumar Biswas

Mondal - 16/12/2019
 Surveyor
MOHIT KR. MONDAL
 Govt. Regd. No.-W.B.K.-565/194
 Bargarha, Bardhaman, W.B.

AS PER PREVIOUS DEED PLAN

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

GRN: 192019200127178751

Payment Mode Online Payment

GRN Date: 22/12/2019 11:50:58

Bank : State Bank of India

BRN : CKL6935383

BRN Date: 22/12/2019 11:52:10

DEPOSITOR'S DETAILS

Id No. : 02060001919423/3/2019
[Query No./Query Year]

Name : SUDIP KUMAR BISWAS

Contact No. : Mobile No. : +91 8436913332

E-mail :

Address : 616 GREEN PARK 2ND FLOOR BANGUR AVENUE 700055

Applicant Name : Mr Prasanta Banerjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060001919423/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	145010
2	02060001919423/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	30007
Total				175017

In Words : Rupees One Lakh Seventy Five Thousand Seventeen only

জেলা- বর্ধমান

খতিয়ান নং- ৪৪২৫

[০২১৩০৯১]

মৌজা- আড়ড়া

জে.এল.নং- ০৯১

থানা- কাঁকসা

(১) রাজস্ব- টাকা

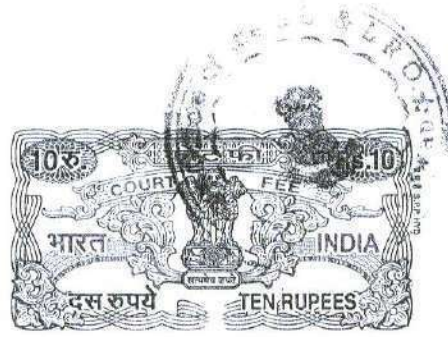
(২) জমির পরিমাণ(এ)- ০.০৫

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ভাস্বতী রক্ষিত	রায়ত	
পিতা-	ভজন		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
২১০১	বাস্ত		০.০৫	১.০০০০	০.০৫
মোট দাগের সংখ্যা- এক মাত্র					০.০৫



[Handwritten Signature]
02/06/17

Revenue Officer
B. L. R. O. ...

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy No.:2097

आयकर विभाग

INCOME TAX DEPARTMENT

BHASWATI RAKSHIT

BHAJAN RAKSHIT

12/01/1982

Permanent Account Number

ANCPR0310B

Bhaswati Rakshit
Signature



भारत सरकार

GOVT. OF INDIA



Bhaswati Rakshit

आयकर विभाग

INCOME TAX DEPARTMENT

SUDIP KUMAR BISWAS

DILIP BISWAS

01/08/1966

Permanent Account Number

ANEPB4694G

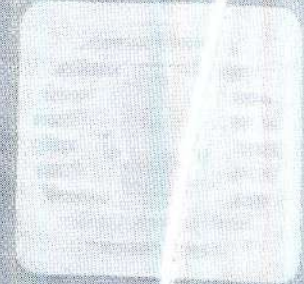


Signature



भारत सरकार

GOVT. OF INDIA



Sudip Kumar Biswas



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WEP1475300



ভোটারের নাম : হাহুল শর্মা
Voter's Name : Hahul Sharma
পিতার নাম : অখিলেশ শর্মা
Father's Name : Akhlesh Sharma
লিঙ্গ/Sex : পুং/M
জন্ম তারিখ : XX/XX/1989
Date of Birth



হাহুল শর্মা

WEP1475J00

ঠিকানা:
2/5, NAZRUL SAKANI, SHRINAGAR
BALLY, BENACHIPUR, DURGAPUR,
BURDWAN-713213

Address:
2/5, NAZRUL SAKANI, SHRINAGAR
BALLY, BENACHIPUR, DURGAPUR,
BURDWAN-713213

হাহুল শর্মা

Date: 21/01/20

277-দুর্গাপুর পশ্চিম
277-Durgapur Paschim Co
Agency

যদি আপনার ঠিকানা পরিবর্তন হয় তবে নিম্নলিখিত সূত্র অনুসরণ করে
সংশ্লিষ্ট ফর্মটি পূরণ করে এবং আপনার নামের পরিবর্তন
সংশ্লিষ্ট ফর্মটি পূরণ করে এবং আপনার নামের পরিবর্তন
সংশ্লিষ্ট ফর্মটি পূরণ করে এবং আপনার নামের পরিবর্তন

In case of change in address mention on the Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

Major Information of the Deed

Deed No :	I-0206-07933/2019	Date of Registration	27/12/2019
Query No / Year	0206-0001919423/2019	Office where deed is registered	
Query Date	15/12/2019 8:34:35 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Prasanta Banerjee Durgapur Court,Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 8436913332, 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. 30,00,000/-	Rs. 30,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,50,010/- (Article:23)	Rs. 30,007/- (Article:A(1), E)		
Remarks			

Land Details :




District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, 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-2101 (RS :-1586)	LR-4425	Vastu	Vastu	3.25 Katha	20,00,000/-	20,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					5.3625Dec	20,00,000 /-	20,00,000 /-	



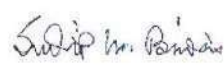
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	10,00,000 /-	10,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Bhaswati Rakshit (Presentant) Daugther of Late Bhajan Rakshit Executed by: Self, Date of Execution: 27/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office	 27/12/2019	 LTI 27/12/2019	 27/12/2019
B/14, Arrah Kalinagar, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANCPR0310B, Aadhaar No: 90xxxxxxxx8869, Status :Individual, Executed by: Self, Date of Execution: 27/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sudip Kumar Biswas Son of Late Dilip Biswas Executed by: Self, Date of Execution: 27/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office	 27/12/2019	 LTI 27/12/2019	 27/12/2019
Son of Late Dilip Biswas Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHEPB4694G, Aadhaar No: 32xxxxxxxx8075, Status :Individual, Executed by: Self, Date of Execution: 27/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Sharma Son of Mr Akhileswar Sharma 2/5, Nazrul Sarani, Shrinagar Pally, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713213	 27/12/2019	 27/12/2019	 27/12/2019
Identifier Of Bhaswati Rakshit, Mr Sudip Kumar Biswas			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Bhaswati Rakshit	Mr Sudip Kumar Biswas-5.3625 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Bhaswati Rakshit	Mr Sudip Kumar Biswas-700.00000000 Sq Ft

Land Details as per Land Record

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2101, LR Khatian No:- 4425	Owner:ভাস্বতী রক্ষিত, Gurdian:ভজন , Address:নিজ , Classification:বাস্ত, Area:0.05000000 Acre,	Bhaswati Rakshit

Endorsement For Deed Number : I - 020607933 / 2019

On 16-12-2019

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 30,00,000/-



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

On 27-12-2019

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 12:52 hrs on 27-12-2019, at the Office of the A.D.S.R. DURGAPUR by Bhaswati Rakshit ,Executant.

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

Execution is admitted on 27/12/2019 by 1. Bhaswati Rakshit, Daughter of Late Bhajan Rakshit, B/14, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr Sudip Kumar Biswas, Son of Late Dilip Biswas, 616, Green Park, 2nd Floor, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr Rahul Sharma, , , Son of Mr Akhileswar Sharma, 2/5, Nazrul Sarani, Shrinagar Pally, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,007/- (A(1) = Rs 30,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/12/2019 11:52AM with Govt. Ref. No: 192019200127178751 on 22-12-2019, Amount Rs: 30,007/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKL6935383 on 22-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,50,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,45,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8059, Amount: Rs.5,000/-, Date of Purchase: 17/12/2019, Vendor name: KHUDIRAM MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/12/2019 11:52AM with Govt. Ref. No: 192019200127178751 on 22-12-2019, Amount Rs: 1,45,010/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKL6935383 on 22-12-2019, Head of Account 0030-02-103-003-02



Partha Bairaggya

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR**

Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2020, Page from 4909 to 4926

being No 020607933 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.01.09 12:15:23 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/01/09 12:15:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)