

2606/21

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(U) 2616



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 253381

M
12/03/21

Certified that the Document is admitted to registration. The endorsement sheet attached with this document are the Part of this document.

Atan
Addl. District Sub-Registrar
Asansol, Dist. - Paschim Bardhamar

GRN : 19-202021-024355794-1. 12 MAR 2021

e-Query No. 2000465147/2021.

DEED OF SALE

Valued at Rs. 21,67,500/-

Assessed Market Value Rs. 21,68,750/-

District Paschim Bardhaman, P.S. Asansol

Mouza Asansol Municipality, J.L. No. 20

R.S. Plot Nos. 9953, 10471 & 10470.

Total area of land sold is :- 04 Katha 05 Chhatak.

(C)

12/7

Suraj
(Adv)

THIS DEED OF SALE made this the 12th day of March, 2021.

Contd.....P/2.

:2:

BY

(1) **SRI SAKTI PADA HAZRA**, (P.A.N. AJQPH7048L), Son of Late Gokul Chandra Hazra, and

(2) **SMT. GOURI HAZRA**, (P.A.N. AJQPH6982F), Wife of Sri Sakti Pada Hazra, both are by faith Hindu, Nationality Indian, by occupation Business, resident of Rohinardihi, P.O. Asansol-2, P.S. Asansol (North), District Paschim Bardhaman, hereinafter jointly and severally called the '**VENDORS**' (which expression shall unless excluded by or repugnant to the context shall include all their heirs, assigns, legal representatives and executors) of the FIRST PART.

IN FAVOUR OF :-

SMT. JHARNA RUDRA, (P.A.N. AVZPR0837L), Wife of Late Chandidas Rudra, by faith Hindu, Citizenship Indian, by occupation Housewife, resident of Nabaghanty, 22 Pally, near Kirtan Math, P.O. Burnpur, P.S. Hirapur, District Paschim Bardhaman, PIN-713325, hereinafter called the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context shall include all her heirs, legal representatives, assigns and executors) of the OTHER PART.

WHEREAS the schedule mentioned raiyati land situated within the District of Paschim Bardhaman, P.S. Asansol, Mouza Asansol Municipality, J.L. No. 20, comprised in R.S. Plot No. 9953, 10470 & 10471 under R.S. Khatian No. 175 originally belonged to one Fatik Chandra Dawn, since deceased, Son of Rajani Kanta Dawn whose ownership and possession had been correctly recorded as per his 1/4th share in the finally published R.S. Records of Rights.

AND WHEREAS aforesaid Fatik Chandra Dawn while owning and possessing the same expired leaving behind his only daughter Smt. Rina Roy as his only legal heirs and successors to inherit the said properties and aforesaid Smt.

Contd.....P/3.

*Suraj
(Adv)*

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Rina Roy while owning and possessing the aforesaid properties along with other landed properties sold and transferred 06 Chhatak of land in R.S. Plot No. 10470 in favour of the Vendor No. 1 herein by virtue of the Deed of Sale executed on 20/05/2013 duly registered in Book-I, CD Volume number 40, Page from 1763 to 1802, being No. 05854 for the year 2013 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS moreover aforesaid Smt. Rina Roy sold and transferred 02 Katha 04.50 Chhatak of land in R.S. Plot No. 9953 and 01 Katha 10.50 Chhatak of land in R.S. Plot No. 10471 in favour of the Vendor No. 2 herein by virtue of the Deed of Sale executed on 20/05/2013 duly registered in Book-I, CD Volume number 40, Page from 1803 to 1837, being No. 05855 for the year 2013 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS the Vendors since after their respective purchases are peacefully owning, occupying and possessing the schedule mentioned landed properties free from any or all encumbrances, charges, mortgages, etc. by paying the taxes, khajna, cess, etc. as fixed by the concerned authorities from time to time

AND WHEREAS the Vendors in order to meet their lawful necessities and expenses jointly declared their intentions to sell and transfer the schedule mentioned land at a total consideration of Rs.21,67,500/- (Rupees twenty one lakh sixty seven thousand five hundred) only.

AND WHEREAS the Purchaser on coming to know of such intention and declaration of the Vendors have offered to purchase the Schedule mentioned property at the said total consideration price of Rs. 21,67,500/- (Rupees twenty one lakh sixty seven thousand five hundred) only.

Contd.....P/4.

Imrap
(Adv)

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AND WHEREAS the Vendors considering the said price to be fair, proper, reasonable and highest according to present market value prevailing in the locality have accepted the said offer of the Purchaser and agreed to sell and transfer and convey the schedule mentioned property to the Purchaser at and for the said total price of Rs.21,67,500/- (Rupees twenty one lakh sixty seven thousand five hundred) only on the terms and conditions mentioned hereunder.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the said agreement between the Vendors and the Purchaser and in consideration of the said sum of Rs.21,67,500/- (Rupees twenty one lakh sixty seven thousand five hundred) only paid by the Purchasers to the Vendors (the receipt whereof the Vendors do hereby admit and acknowledge to have received as per the Memo of Consideration written hereunder) as total price of the said property, the Vendors do hereby grant, convey, sell, assign, assure and transfer unto and to the use of the said Purchaser ALL THAT land more fully mentioned and described in the schedule below and the legal incidents thereof together with the right of path, passage, light, liberties, privileges, easement and appurtenance 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 Purchaser absolutely and for ever having all transferable rights therein such as sale, gift lease, mortgage, exchange or otherwise etc. and the said Vendors for themselves their heirs and successors do hereby declare and covenant with the said Purchase that the Vendors have good title, full power and absolute right to sell the scheduled mentioned property and further declare that the Vendors are seized and possessed

Contd.....P/5.

Junap
(Adv)

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of or otherwise well and sufficiently entitled to the said property and have not in any way encumbered the said property intended to be conveyed by this Deed of Sale and that the said Purchaser and/or her heirs, legal representatives and assigns hereafter shall and may at all times peacefully and quietly hold, possess, use and enjoy the schedule mentioned property by exercising her right of ownership and possession in any manner she likes over the said property without any interruption, claim and/or demand whatsoever from or by the Vendors or any person or 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 Purchaser do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly assuring the title of the said Purchaser in respect of the said property or part thereof and it is also covenanted by the Vendors that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the Vendors have no respectable and saleable title to the said property as hereinbefore stated by the Vendors in that event the Vendors including all their heirs, successors and assigns shall be bound and liable to make good and indemnify any or all losses sustained by the Purchaser and/or her heirs or assigns.

It is further declared by the Vendors that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get her name mutated in the records of the sharista superior landlord under the State of West Bengal as well as in the records and registers of Asansol Municipal Corporation or of any other authority whenever required and the Vendors undertake to render all such help and assistance and shall sign upon affidavit/s as will be found essential in this regard.

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Imrap
(Adv)

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-: SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

In the District of Paschim Bardhaman, P.S. Asansol, Chowki & Addl. Dist. Sub-Registry Office Asansol within Mouza Asansol Municipality. J.L. No. 20, under Asansol Municipal Corporation, all that raiyati land, comprised under **R.S. Khatian No. 175** measuring as follows :

- (1) **R.S. Plot No. 9953** (nine thousand nine hundred fifty three) measuring 02 (two) **Katha 04.50** (four point five zero) **Chhatak**.
- (2) **R.S. Plot No. 10471** (ten thousand four hundred seventy one) measuring 01 (one) **Katha 10.50** (ten point five zero) **Chhatak**.
- (3) **R.S. Plot No. 10470** (ten thousand four hundred seventy) measuring 06 (six) **Chhatak**.

Total land in the aforesaid three plots measuring 04 (four) Katha 05 (five) Chhatak equivalent to more or less 07.12 (seven point one two) Decimal with easement rights attached therewith is hereby jointly sold by the Vendors.

Butted and bounded by :-

- | | | |
|--------------|---|-----------------------------------|
| On the North | : | R.S. Plot No. 10450. |
| On the South | : | 11 feet wide Road. |
| On the East | : | R.S. Plot No. 9953, 10470, 10471. |
| On the West | : | R.S. Plot No. 9954, 9952. |

MEMO OF CONSIDERATION

1. Rs.1,67,500/- only paid to the Vendor No. 1 by RTGS vide Cheque No. 000009 dated 09/03/2021 of Bandhan Bank, Burnpur Branch.
2. Rs.20,00,000/- only paid to the Vendor No. 2 by RTGS vide Cheque No. 000010 dated 09/03/2021 of Bandhan Bank, Burnpur Branch.

Contd.....P/7.

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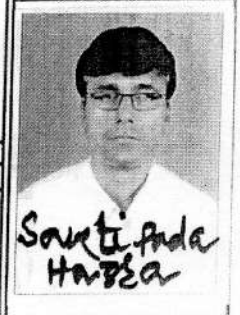
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

श्री श्री



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Santi Pada Hazra



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Gouri Hazra



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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The proportionate annual rent is payable to the State of West Bengal through S. D. L. & L. R. O., (E.P.I.), Asansol.

IN WITNESS WHEREOF the Vendors named above have set and subscribed their hands on the day, month and year first above written.

WITNESSES:

1. Prasanti Kund
160 Lt Gagan Ch Kund
Rambardh.
PO Bampur.

2. Subrata Das
(Advocate)
Asansol Court.

(1) Sanki Pada Hazra

(2) Gouri Hazra

SIGNATURE OF THE VENDORS

Drafted and prepared by me
and printed in my office.

Subrata Das
Advocate, Asansol Court.
Enrol. No. WB/1116/1999.



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

GRN Details

GRN: 192020210243557941
GRN Date: 12/03/2021 08:27:38
BRN : 1391451928
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 12/03/2021 08:03:10
Payment Ref. No: 2000465147/3/2021
[Query No * Query Year]

Depositor Details

Depositor's Name: Subrata Maji
Address: Asansol Court
7001243660
Mobile: Advocate
Depositor Status: 2000465147
Query No: Mr Subrata Maji
On Behalf Of: 2000465147/3/2021
Identification No: Sale, Sale Document
Remarks:

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000465147/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	129135
2	2000465147/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	21695
			Total	150830

IN WORDS: ONE LAKH FIFTY THOUSAND EIGHT HUNDRED THIRTY ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT

GOURI HAZRA

GANGADHAR ROY

02/01/1988

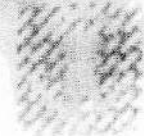
Permanent Account Number

AJQP469821

Gouri Hazra

Signature

भारत सरकार
GOVT OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAKTIPADA HAZRA

GOKUL HAZRA

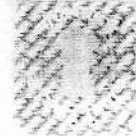
15/04/1972

Permanent Account Number

AJQPH7048L

Sakti Pada Hazra

Signature



14032013

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JHARNA RUDRA
KRISHNA KISHOR GHOSH
10/01/1946

Permanent Account Number

AVZPR0837L

Handwritten signature
Signature



Handwritten signature

Major Information of the Deed



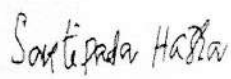


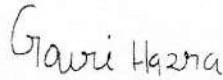
Deed No :	I-2305-02616/2021	Date of Registration	12/03/2021
Query No / Year	2305-2000465147/2021	Office where deed is registered	
Query Date	01/03/2021 2:12:43 PM	2305-2000465147/2021	
Applicant Name, Address & Other Details	Subrata Maji Asansol Court.Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001243660, 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. 21,67,500/-	Rs. 21,68,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,30,135/- (Article:23)	Rs. 21,695/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Chandmari, Mouza: Asansol Municipality, JI No: 20, , Rohinardihi Pin Code : 713302

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	RS-9953	RS-175	Bastu	Baid	2 Katha 4.5 Chatak	11,50,000/-	11,50,000/-	Width of Approach Road: 11 Ft., Adjacent to Metal Road,
L2	RS-10471	RS-175	Bastu	Baid	1 Katha 10.5 Chatak	8,50,000/-	8,50,000/-	Width of Approach Road: 11 Ft., Adjacent to Metal Road,
L3	RS-10470	RS-175	Bastu	Danga	6 Chatak	1,67,500/-	1,68,750/-	Width of Approach Road: 11 Ft., Adjacent to Metal Road,
TOTAL :					7.1156Dec	21,67,500 /-	21,68,750 /-	
Grand Total :					7.1156Dec	21,67,500 /-	21,68,750 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Sakti Pada Hazra. (Presentant) Son of Late Gokul Chandra Hazra Executed by: Self, Date of Execution: 12/03/2021 , Admitted by: Self, Date of Admission: 12/03/2021 ,Place : Office</p>	<p>Photo</p>  <p>12/03/2021</p>	<p>Finger Print</p>  <p>LTI 12/03/2021</p>	<p>Signature</p>  <p>12/03/2021</p>
<p>Rohinardihi, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxxx8L, Aadhaar No: 32xxxxxxx0792, Status :Individual, Executed by: Self, Date of Execution: 12/03/2021 , Admitted by: Self, Date of Admission: 12/03/2021 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs Gouri Hazra Wife of Mr Sakti Pada Hazra Executed by: Self, Date of Execution: 12/03/2021 , Admitted by: Self, Date of Admission: 12/03/2021 ,Place : Office</p>	<p>Photo</p>  <p>12/03/2021</p>	<p>Finger Print</p>  <p>LTI 12/03/2021</p>	<p>Signature</p>  <p>12/03/2021</p>
<p>Rohinardihi, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713302 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx2F, Aadhaar No: 60xxxxxxx5180, Status :Individual, Executed by: Self, Date of Execution: 12/03/2021 , Admitted by: Self, Date of Admission: 12/03/2021 ,Place : Office</p>				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Mrs Jharna Rudra Wife of Late Chandidas Rudra 22 Pally, Nabaghanty, Near Kirtan Math, P.O:- Burnpur, P.S:- Hirapur, Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713325 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVxxxxxx7L, Aadhaar No: 79xxxxxxx8454, Status :Individual, Status : Not Executed</p>			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasanta Rout Son of Late Gagan Chandra Rout Rambandh, P.O.- Burnpur, P.S.- Hirapur, Asansol, District -Paschim Bardhaman, West Bengal, India, PIN - 713325			
	12/03/2021	12/03/2021	12/03/2021

Identifier Of Mr Sakti Pada Hazra, Mrs Gouri Hazra

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Gouri Hazra	Mrs Jharna Rudra-2 Katha 4.5 Chatak

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Gouri Hazra	Mrs Jharna Rudra-1 Katha 10.5 Chatak

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Sakti Pada Hazra	Mrs Jharna Rudra-6 Chatak

Endorsement For Deed Number : I - 230502616 / 2021

On 12-03-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 24 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 15:50 hrs on 12-03-2021, at the Office of the A.D.S.R. ASANSOL by Mr Sakti Pada Hazra , 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 21,68,750/-

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

Execution is admitted on 12/03/2021 by 1. Mr Sakti Pada Hazra, Son of Late Gokul Chandra Hazra, Rohinardihi, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Hindu, by Profession Business, 2. Mrs Gouri Hazra, Wife of Mr Sakti Pada Hazra, Rohinardihi, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Hindu, by Profession Business

Indetified by Mr Prasanta Rout, , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,695/- (A(1) = Rs 21,688/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21,695/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2021 8:28AM with Govt. Ref. No: 192020210243557941 on 12-03-2021, Amount Rs: 21,695/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1391451928 on 12-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,30,135/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,29,135/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1744, Amount: Rs.1,000/-, Date of Purchase: 09/03/2021, Vendor name: S Banerjee

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 12/03/2021 8:28AM with Govt. Ref. No: 192020210243557941 on 12-03-2021, Amount Rs: 1,29,135/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1391451928 on 12-03-2021, Head of Account 0030-02-103-003-02

Hillol

Hillol Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2021, Page from 84109 to 84126

being No-230502616 for the year 2021.



Digitally signed by HILLOL GHOSH
Date: 2021.03.22 15:58:56 +05:30
Reason: Digital Signing of Deed.

Hillol

(Hillol Ghosh) 2021/03/22 03:58:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)