

SL. 3769/23

I-3798/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 601612

12.55
14.06.23
Q. (9) 1532673/23

Carrier of the document is admitted to register the signature sheet and the endorsement sheet which are attached with this document are part of this document.

Address Sub Registrar
Arambagh

6 JUN 2023

Biswanath Dutta
Gayatri mallick
Bula Datta
Lily Datta

SALE DEED

Value Rs. 5,22,000/-

(Rupees Five lac Twenty Two thousand) only

P.S. - Arambagh, Mouza - Paschim Shibpur, J.L. No. 33

Area of land 01 Decimal more or less

THIS DEED OF SALE is made on 14th day of June, 2023

(Two Thousand and Twenty Three)

Contd...P/2

(2)

BETWEEN

Biswanath Dutta
Gayatri Mallick
Bula Dutta
Lily Dutta

(1) SRI BISWANATH DUTTA S/o Late Rabindranath Dutta, PAN No. AOKPD6955K, by occupation - Cultivation, residing at Vill.-Arambagh, Ward No. 4 under Arambagh Municipality, P.O. & P.S. - Arambagh, Dist. - Hooghly, Pin-712601, W.B., **(2) Smt. Gayatri Mallick** W/o Late Susim Mallick, PAN No. AKHPM9934E, by occupation - House Wife, residing at Vill.-Kamarpara, P.O. & P.S. - Chinsurah, Dist. - Hooghly, Pin-712101, W.B., **(3) Smt. Bula Dutta** W/o Late Biswajit Dutta, PAN No. ALRPD6584C, by occupation - House Wife, residing at Vill.-Sirsha, P.O. - Uttar Sirsha, P.S. - Sirsha, Dist. - Paschim Medinipur, Pin-721260, W.B., **(4) Smt. Lily Dutta** W/o Sri Samir Dutta, PAN No. - BKYPD1004Q, by occupation - House Wife, residing at Vill.-Krishnagar, P.O. - Jangipara, P.S. - Jangipara, Dist. - Hooghly, Pin-712404, W.B. all are by Caste - Hindu, Citizenship - Indian hereafter called the "VENDORS" of ONE PART.

AND

'SHREE HARI NIRMAN', a Partnership Firm, having its office at Paschim Krishnapur, Arambagh, Ward No. 5, P.O. & P.S. - Arambagh, Dist. - Hooghly, Pin-712601, having PAN No. ACJFS5568C, Represented of its Managing Partner **SRI SHIV SADHAN GUPTA** son of Sri Krishnadeo Prasad Gupta, by faith Hindu, by Occupation Business, PAN No. AHDPG4557E, residing at Paschim Krishnapur, Arambagh Court Road, Ward No. 5, P.O. & P.S. - Arambagh, Dist. - Hooghly, Pin-712601 hereafter called as the "VENDEE" (which term or expression shall unless excluded to mean and include their heirs, office successors, administrators, executors, legal representatives and assigns) of the OTHER PART.

(3) *Biswanath Dutta*
Gayatri mallick
Bula Dutta
Hily Dutta

AND WHEREAS the vendors are lawfully seized and possessed of or otherwise sufficiently entitled to the property described fully in the schedule below on the strength by a Regd. Deed of Partition being Deed No. 3896 for the year 2009, Registered at A.D.S.R. Arambagh, Dist.-Hooghly executed by Rabindranath Dutta & others of Mouza - Paschim Shibpur, J.L. No. 33, under L.R. Khatian No. 291, R.S. Plot No.483 corresponding to L.R. Plot No. 608, area of land 01 decimal more or less out of 28 decimals.

AND WHEREAS the land described in the schedule below has been recorded in the finally published B.L.&L.R.O. being L.R. Khatian No. 291 of Paschim Shibpur Mouza, J.L. No. 33 in the name of Rabindranath Duta. All the Vendors are legal heirs of Rabindranath Dutta.

NOW THIS DEED WITNESSES that in consideration of sum of Rs. 5,22,000/- (Rupees Five lac Twenty Two thousand) only paid by the Vendee by Banking transaction as price of the property and the receipts whereof is being acknowledged by the Vendors (Sellers) do hereby and hereunder grant, convey, sale, transfer, assign and assure all their right, title and interest in the schedule property with all the appurtenances, together with all ways, water sources, lights privileges easements whatever to the land described in the schedule to the purchaser. The land purchased by the Vendee for residential purpose.

AND all the estate, right, title, claim and demand whatsoever of the vendors into or upon the same and every part thereof. To have hold the same unto to the use of the purchaser, their executors, administrators, assigns absolutely and forever together with title deeds, writings monuments and other evidences of the title and the vendors do hereby covenant with the purchaser, their executors, administrators, representatives and assigns that notwithstanding any acts, deeds or things hereto before done executed or knowingly

(+) Biswanath Dutta
Gayatri Mallick
Bula Dutta
Bily Dutta

suffered to the contrary the vendors are now fully seized and possessed of the said property free from all the encumbrances, attachments or defects in title whatsoever and that the vendors have full power and absolute authority to sell the said property in the manner aforesaid and the purchaser shall hereafter peaceful and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the vendors or any persons claiming through or under them and further that the vendors their executors, administrators or assigns, covenant with the purchaser their executors, administrators or assigns to save harmless indemnify and keep indemnified the purchaser their administrators or assigns from or against all encumbrances, charges and equities whatsoever. And the vendors, their administrators or assigns further covenant that they shall at the request and cost of the purchaser their executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

Description of Schedule

Dist. - Hooghly, P.S. and A.D.S.R. Office and Municipality Arambagh, Ward No. 19, Mouza - Paschim Shibpur, J.L. No. 33 in L.R. Khatian No. 291 at present which is recorded in R.S. Plot No. 483 and corresponding to L.R. Plot No. 608 nature of land 'SALI' purchased area measuring morefully 01 decimal more or less out of 28 decimals i.e. equal sale by Vendors. A copy of map marking with red colour measuring area 01 decimal more or less also attached.

Demarcation :

South - Garage of other person,
West - House of other persons.

East - Vacant land of Sellers.
North - land of same plot.

3) Biswanath Dutta
Gayatri mallick
Bula Dutta
Lily Dutta

IN WITNESS WHEREOF we, VENDORS and the VENDEE do hereby put their respective signatures with sound health and sound mind and without force by anybody and without coercion on the day, month and year first above written.

Signed and delivered by Vendors at Arambagh, Hooghly.

Land Lord Collector Hooghly C/o B.L.&L.R.O., Arambagh

This Deed written in 5 pages including Stamp Paper and excluding impressions of ten fingers of VENDORS & VENDEE including their photographs.

Biswanath Dutta

Drafted by me *Basudeb Chatterjee*
Basudeb Chatterjee
Deed Writer
Licence No.- P.R.S/DW/19
Arambagh, Hooghly

Witnesses

Sunil Kumar Nandi
Computer Type by
Arambagh.

1. *Sunil Kumar Nandi*
Sto- *Sunil Kumar Nandi*
Arambagh.

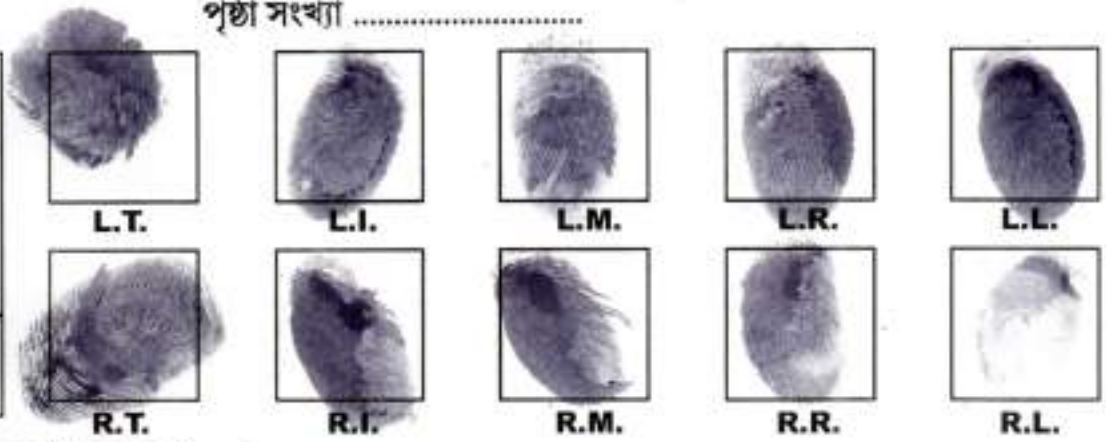
2. *Dibyendu Roy*
Clo:- *Raghunath Roy*
Arambagh.

(6)

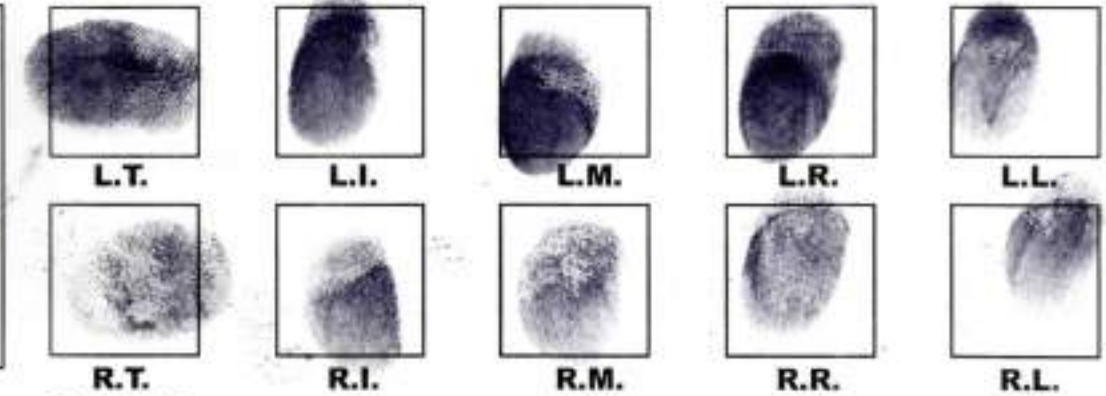
MEMO OF CONSIDERATION

Bankers Name/Branch	Cheque No./Cash	Dated	Amount (Rs.)
S.B.I.	727145	13.06.2023	Rs. 1,30,500.00
S.B.I.	727147	13.06.2023	Rs. 1,30,500.00
S.B.I.	727151	13.06.2023	Rs. 1,30,500.00
S.B.I.	727149	13.06.2023	Rs. 1,30,500.00
Total			Rs. 5,22,000.00
(Rupees Five lac Twenty Two thousand only)			

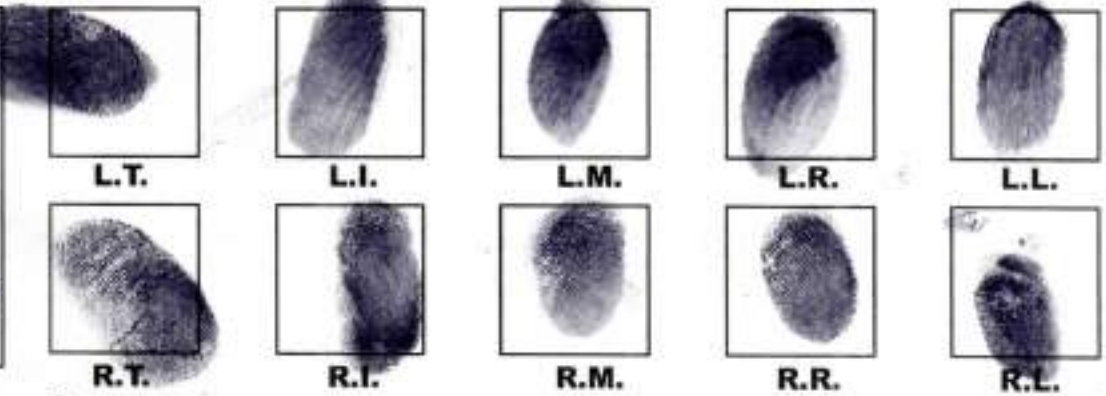
পৃষ্ঠা সংখ্যা



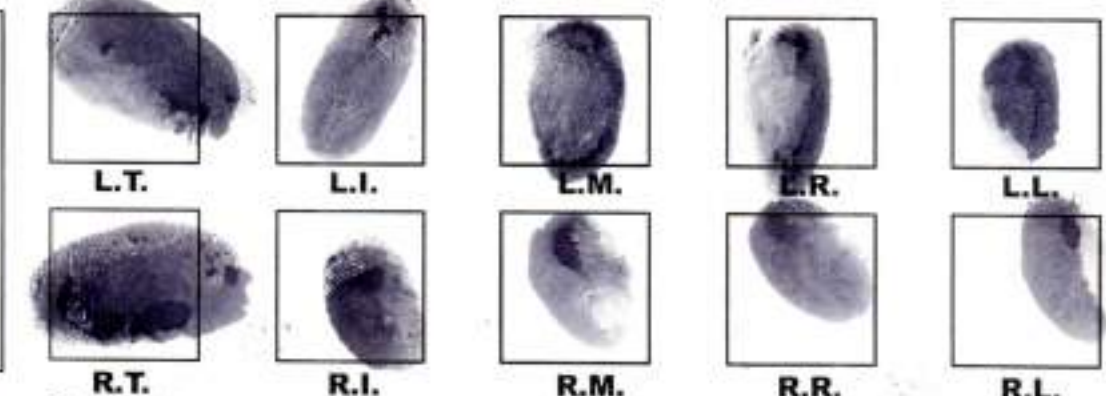
উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর *Biswanath Dutta*



উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর *Gayatri Mallick*



উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর *Bula Dutta*



উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর *Lily Dutta*

পৃষ্ঠা সংখ্যা



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-

স্বাক্ষর Shiv Sadhan Gupta



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



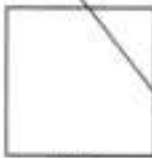
R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-

স্বাক্ষর



L.T.



L.I.



L.M.



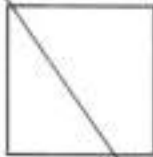
L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-

স্বাক্ষর



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-



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



192023240097020192

GRN Details

GRN: 192023240097020192 Payment Mode: Counter Payment
GRN Date: 14/06/2023 11:18:41 Bank/Gateway: State Bank of India
GRIPS Payment ID: 140620232009702018 Payment Init. Date: 14/06/2023 11:18:41
Payment Status: Payment Pending Payment Ref. No: 2001532673/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SHREE HARI NIRMAN
Address: ARAMBAGH WARD NO 05 HOOGHLY
Mobile: 9932914890
Period From (dd/mm/yyyy): 14/06/2023
Period To (dd/mm/yyyy): 14/06/2023
Payment Ref ID: 2001532673/1/2023
Dept Ref ID/DRN: 2001532673/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001532673/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	20390
2	2001532673/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	5227
Total				25617

IN WORDS: TWENTY FIVE THOUSAND SIX HUNDRED SEVENTEEN ONLY.

NOTE:

Produce this challan to any branch of State Bank of India. Please ensure, to make your payment within 21/06/2023 (banking hours). This challan form will be invalid after 21/06/2023.

NOT PAID

State Bank Of India

Home Branch : 00008
 GRN : 192023240097020192
 GRN Date : 14/06/2023

Payment Mode : Counter Payment
 Bank Ref No : 115788470
 Transaction Date : 6/14/2023 11:52:37 AM

Depositor ID : 200153267312023
 Depositor Name : Mr SHREE HARI NIRMAN

Payment Details:

SR No	Major Head	Sub Major Head	Minor Head	Budget Head	Scheme Code	HOA Description	Amount
1	0030	02	103	003	02	Property Registration-Stamp duty	20390
2	0030	03	104	001	16	Property Registration-Registration Fees	5227

Total Amount Paid : 25617

Signature of Bank Official :

Date :



Major Information of the Deed



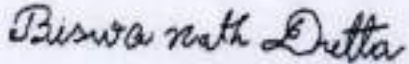
Deed No :	I-0606-03798/2023	Date of Registration	16/06/2023
Query No / Year	0606-2001532673/2023	Office where deed is registered	
Query Date	13/06/2023 5:22:18 PM	A.D.S.R. ARAMBAG, District: Hooghly	
Applicant Name, Address & Other Details	Basudeb Chatterjee Arambagh Ward No 6, Thana : Arambag, District : Hooghly, WEST BENGAL, PIN - 712601, Mobile No. : 9932914890, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 5,22,000/-	Rs. 5,22,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,890/- (Article:23)	Rs. 5,227/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



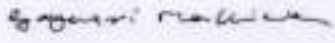
District: Hooghly, P.S:- Arambag, Municipality: ARAMBAGH, Road: Unnamed Rd. upto 12-ft.(ward No-2-6,13,14,19),
Mouza: Pashchim Shibpur, , Ward No: 19 JI No: 33, Pin Code : 712601

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-483		Viti	Shall	1 Dec	5,22,000/-	5,22,000/-	Width of Approach Road: 12 Ft.
Grand Total :					1Dec	5,22,000 /-	5,22,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Biswanath Dutta (Presentant) Son of Late Rabindra Nath Dutta Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office			
		14/06/2023	LTI 14/06/2023	14/06/2023




Arambagh, Ward No-4, City:- Arambagh, P.O:- Arambagh, P.S:-Arambagh, District:-Hooghly, West Bengal, India, PIN:- 712601 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: aoxxxxxx5k, Aadhaar No: 37xxxxxxxx0370, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023
 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Smt Gayatri Mallick Wife of Late Susim Mallick Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office			
		14/06/2023	LTI 14/06/2023	14/06/2023

Village:- Kamarpara, P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: akxxxxx4e, Aadhaar No: 22xxxxxxxx1897, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023
 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Smt Bula Dutta Wife of Late Biswajit Dutta Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office			
		14/06/2023	LTI 14/06/2023	14/06/2023

Village:- Sirsha, P.O:- Uttar Sirsha, P.S:-Anandapur
 , District:-Paschim Midnapore, West Bengal, India, PIN:- 721260 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: alxxxxx4c, Aadhaar No: 35xxxxxxxx3373, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023
 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Smt Lily Dutta Wife of Shri Samir Dutta Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office			
		14/06/2023	LTI 14/06/2023	14/06/2023

Village:- Krishnanagar, P.O:- Jangipara, P.S:-Jangipara, District:-Hooghly, West Bengal, India, PIN:- 712404 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bkxxxxx4q, Aadhaar No: 20xxxxxxxx0903, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023
 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shree Hari Nirman Paschim Krishnapur, Arambagh, Ward No-5, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601 , PAN No.:: acxxxxx8c,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Shiv Sadhan Gupta Son of Shri Krishnadeo Prasad Gupta Paschim Krishnapur, Arambagh Court Road, Ward No-5, City:- Arambagh, P.O:- Arambagh, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxx7e, Aadhaar No: 65xxxxxxxx4568 Status : Representative, Representative of : Shree Hari Nirman (as Managing Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sourav Nandi Son of Shri Sunil Kumar Nandi City:- Arambagh, P.O:- Arambagh, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN:- 712601			
	14/06/2023	14/06/2023	14/06/2023
Identifier Of Shri Biswanath Dutta, Smt Gayatri Mallick, Smt Bula Dutta, Smt Lily Dutta			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Biswanath Dutta	Shree Hari Nirman-0.25 Dec
2	Smt Gayatri Mallick	Shree Hari Nirman-0.25 Dec
3	Smt Bula Dutta	Shree Hari Nirman-0.25 Dec
4	Smt Lily Dutta	Shree Hari Nirman-0.25 Dec

On 14-06-2023

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

Presented for registration at 12:55 hrs on 14-06-2023, at the Office of the A.D.S.R. ARAMBAG by Shri Biswanath Dutta, 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 5,22,000/-

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

Execution is admitted on 14/06/2023 by 1. Shri Biswanath Dutta, Son of Late Rabindra Nath Dutta, Arambagh, Ward No-4, P.O: Arambagh, Thana: Arambagh, City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN -712601, by caste Hindu, by Profession Cultivation, 2. Smt Gayatri Mallick, Wife of Late Susim Mallick, P.O: Chinsurah, Thana: Chinsurah, City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN -712101, by caste Hindu, by Profession House wife, 3. Smt Bula Dutta, Wife of Late Biswajit Dutta, P.O: Uttar Sirsha, Thana: Anandapur, Paschim Midnapore, WEST BENGAL, India, PIN - 721260, by caste Hindu, by Profession House wife, 4. Smt Lily Dutta, Wife of Shri Samir Dutta, P.O: Jangipara, Thana: Jangipara, City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712404, by caste Hindu, by Profession House wife
Indetified by Shri Sourav Nandi, Son of Shri Sunil Kumar Nandi, P.O: Arambagh, Thana: Arambagh, City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Others



Saswati Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ARAMBAG
Hooghly, West Bengal

On 16-06-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,227.00/- (A(1) = Rs 5,220.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,227/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/06/2023 12:00AM with Govt. Ref. No: 192023240097020192 on 14-06-2023, Amount Rs: 5,227/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90015172 on 14-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,890/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 20,390/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
 2. Stamp: Type: Impressed, Serial no 979, Amount: Rs.500.00/-, Date of Purchase: 12/06/2023, Vendor name: P Ballav
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2023 12:00AM with Govt. Ref. No: 192023240097020192 on 14-06-2023, Amount Rs: 20,390/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90015172 on 14-06-2023, Head of Account 0030-02-103-003-02



Saswati Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ARAMBAG
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0606-2023, Page from 60928 to 60945

being No 060603798 for the year 2023.



Digitally signed by SASWATI
CHAKRABORTY
Date: 2023.06.26 11:31:44 +05:30
Reason: Digital Signing of Deed.

(Saswati Chakraborty) 2023/06/26 11:31:44 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ARAMBAG
West Bengal.

(This document is digitally signed.)