

3-1803

8-1556/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 124751

D 124751

Handwritten notes:
25/4/17
Dy. M. 1556/17
Dy. 1556/17

I certify that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas



- - : DEED OF SALE : - -

THIS DEED OF SALE is made this 25th day of April, Two Thousand and Seventeen.

0000



নং 727 তার 24/04/17

মূল্য 5000/-
পরিষ্কার Reshma Saha.

নং 3 NO Banashata Lane . P.O Khagra

তাপস হালদার স্ট্যাম্প ডেপোর
সমসারপুর, এম.ডি. সার রেভিনিউ অফিস

Murshidabad.

১৭৭৩১

D 154751



Tania Basu
Adv.
D/O Anwar North Basu
1/1 New C. I. T. Building
Kolkata - 10

BETWEEN

BEBY DAS (PAUL), PAN - BCWPD8368K, W/o. Late Mukti Nath Das, Daughter of Late Janardan Chandra Paul, by faith - Hindu, by occupation - Housewife, Residing at - Chuanpur Colony Para, P.O. & P.S. - Berhampur, Town Sub Registry Office Berhampore, District - Murshidabad, Pin - 742101, hereinafter referred to as the VENDOR (Which term shall unless the context otherwise requires include her heirs, administrators, successors and assigns) of the ONE PART.

AND

RESHMI SAHA, PAN - EFAPS9122G, Doughter of Late Anup Kumar Saha, by faith - Hindu, by occupation - Student, Residing at - 3 No. Banshata Lane, P.O. - Khagra, P.S. - Berhampore, Town Sub Registry Office Berhampore, District - Murshidabad, hereinafter called the PURCHASER (Which term shall unless the context otherwise requires include her heirs, successors, administrators and assigns) of the OTHER PART.

WHEREAS the Vendor is lawfully seized and possessed of or is otherwise well and sufficiently entitled to the land lying in Mouza - Ukhila Paikpara, P.S. - Sonarpur, District - 24 Parganas (S), containing an area of .04 Decimals be the same a little more or less more particularly



described in the schedule hereunder written free from all encumbrances and intended to be hereby sold, granted and transferred.

WHEREAS Late Sri B.D. Bansal, Son of Late Shyam Sundar Bansal was the original owner of the schedule mentioned plot of property. The said B.D. Bansal transferred .04 decimals of land to the Vendor by a Registered Deed of Sale, and the Vendor became the owner and possessor of the said property.

WHEREAS the Vendor agreed with the purchaser for the absolute sale to her the Property described in the schedule hereunder written free all encumbrances at or for the Rs. 12,98,180/- (Rupees Twelve Lac Ninety Eight Thousand One Hundred Eighty) only paid by the purchaser to the Vendor simultaneously with the execution of these presents (the receipts whereof the Vendor hereby admit and acknowledges and or and from the same releases and discharges the purchaser and the said property the said Beby Das as beneficial owner does hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said Reshmi Saha free from encumbrances.

NOW THIS DEED WITNESSES THAT in consideration of a sum of Rs. 12,98,180/- (Rupees Twelve Lac Ninety Eight Thousand One Hundred Eighty) only paid by the Vendee as the price of the



property and the receipt whereof is being acknowledge the Vendor does hereby and hereunder grant, convey, sale, transfer, assign and assure all her estate and interest in the schedule property with all appurtenances, together with all homestead, trees, ways, lights liberties, privileges easements whatever to the land described in the schedule to the purchaser.

AND All the estate, right, title, interest, claim and demand whatsoever of the Vendor into or upon the same and every part thereof in law and equity **TO ENTER UPON AND TO HAVE HOLD OWN** and possess the same unto and to the use of the purchaser, absolutely and for ever together with title deeds, writings, muniments and other evidences of title **AND THE VENDOR** does hereby covenant with the purchaser, that notwithstanding any acts, deed or things heretofore done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the Vendor has full power and absolute authority to sell the said property in manner aforesaid. And the purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property without any claim or demand whatsoever from the Vendor or any person claiming through or under him. And further that the Vendor, covenants that she or they shall at the request and costs of the purchaser, her heirs, 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.

--: SCHEDULE OF THE PROPERTY :--

ALL THAT land measuring .04 decimals be the same more or less in Mouza - Ukhila Paikpara, J.L. No. 56, Pargana - Medanmolla, R.S. No. 147, P.S. - Sonarpur, Sub Registration office - Sonarpur, District - 24 Parganas (S) and recorded in Settlement Records as follows :-

Khatian No.	R.S. Dag No.	Kind	Area
R.S. 254	<u>R.S. 2300</u>	Sali	<u>4 Decimals</u>
L.R. 97	<u>L.R. 2293</u>		

And the above property is butted and bounded in the manner following that is to say :-

ON THE NORTH : 6' Feet Private Road.
ON THE SOUTH : R.S. Dag No. 2300.
ON THE EAST : Ramkrishna Mission.
ON THE WEST : Private Road, 6' Feet,



IN WITNESS WHEREOF the said Vendor and Purchaser have hereunto set and subscribed their respective hands, the day, month and year first above written.

Signed, Sealed And
Delivered in the presence of
WITNESSES :-

1. Tania Basu
Adv.
1/1 New C.I.T.
Building, P.S. - Beleghat
Kolkata - 10

2. *(mirrored text)*
Adv.
Kolkata - 10

SIGNATURE OF THE VENDOR

Paul Des (Paul)

SIGNATURE OF THE VENDEE

(mirrored signature)
Tania Basu
Adv.



--: MEMO OF CONSIDERATION :--

Chaque no 254338 S.B.I - Beihampur.
Munshidabad. Branch dt 25/4/17

Rs 110000/-
Today cash 198180/-
Total 1298180/-

WITNESSES :-

1. Tania Basu
Adv.

1/1 New C.I.T. Buiding
Kol-10, P.S. - Beleghata

2. *(Signature)*
(Signature)
(Signature)

SIGNATURE OF THE VENDOR
Baby Das (Paul)

Drafted By Me :-

Tania Basu
Enrollment No. F/1746/2010
Bankshall Court (C.M.M.)

SIGNATURE OF THE VENDEE
(Signature)
Tania Basu
Adv.

Typed By Me :-

Subhadeep Mukherjee.

Sonarpur Sub Registry Office.

★ Addl. Dist. Sub-Registrar ★
25 APR 2017
★ Sonarpur, S. in 24 Pgs. ★

District Sub-Registrar, Sonarpur, South 24 Pgs.
25 APR 2017

দাখিলাকারক ও দাতা



	বৃদ্ধাদুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বাম হাত					
ডান হাত					

নাম: Baby Das (Paul) স্বাক্ষর: Baby Das (Paul)

দাতা / গ্রহীতা



	বৃদ্ধাদুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বাম হাত					
ডান হাত					

নাম: Reshmi Saha স্বাক্ষর: Reshmi Saha

দাতা / গ্রহীতা

	বৃদ্ধাদুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বাম হাত					
ডান হাত					

নাম: স্বাক্ষর:

দাতা / গ্রহীতা

	বৃদ্ধাদুলী	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বাম হাত					
ডান হাত					

নাম: স্বাক্ষর:

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★ Addl. Dist. Sub-Registrar ★
★ Sonarpur, South, 24 Parganas ★
25 APR 2017

★ Addl. Dist. Sub-Registrar, Sonarpur, South 24 Parganas ★
★ Seal of the Additional District Registrar, Sonarpur, South 24 Parganas ★

Major Information of the Deed



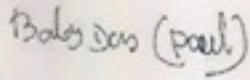
Deed No :	I-1608-01556/2017	Date of Registration	25/04/2017
Query No / Year	1608-0000551371/2017	Office where deed is registered	
Query Date	24/04/2017 3:32:13 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Nur Ulla Laskar Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830359981, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,40,000/-	Rs. 12,98,180/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 77,911/- (Article:23)	Rs. 12,996/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Ukila Paikpara

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2293	LR-97	Bastu	Shali	4 Dec	10,40,000/-	12,98,180/-	Width of Approach Road: 6 Ft.,
Grand Total :					4Dec	10,40,000 /-	12,98,180 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Beby Das (Presentant) Wife of Mukti Nayh Das Executed by: Self, Date of Execution: 25/04/2017 , Admitted by: Self, Date of Admission: 25/04/2017 ,Place : Office			
	25/04/2017		LTI 25/04/2017	25/04/2017
Chuanpur Colony Para, P.O:- Berhampore, P.S:- Berhampore, District:-Murshidabad, West Bengal, India, PIN - 742101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:BCWPD8368KStatus :Individual				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Reshmi Saha Daugther of Late Anup Kumar Saha 3 Banshhatta Lane, P.O:- Berhampore, P.S:- Berhampore, District:-Murshidabad, West Bengal, India, PIN - 742103 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:EFAPS9122GStatus :Individual

Identifier Details :

Name & address	
Tania Basu Daughter of Mr Amar Nath Basu 1/1 New C. I. T. Building, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Beby Das	
<i>Tania Basu</i>	25/04/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Beby Das	Reshmi Saha-4 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Ukila Paikpara

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2293(Corresponding RS Plot No:- 2300), LR Khatian No:- 97	Owner:আলা উদ্দিন মন্ডল, Gurdian:শওকত আলি, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,

Endorsement For Deed Number : I - 160801556 / 2017

On 25-04-2017

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 14:52 hrs on 25-04-2017, at the Office of the A.D.S.R. SONARPUR by Beby Das ,Executant.

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 12,98,180/-

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

Execution is admitted on 25/04/2017 by Beby Das, Wife of Mukti Nayh Das, Chuanpur Colony Para, P.O: Berhampore, Thana: Berhampore, , Murshidabad, WEST BENGAL, India, PIN - 742101, by caste Hindu, by Profession House wife Indetified by Tania Basu, , Daughter of Mr Amar Nath Basu, 1/1 New C. I. T. Building, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,996/- (A(1) = Rs 12,982/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,996/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2017 7:59PM with Govt. Ref. No: 192017180005778901 on 24-04-2017, Amount Rs: 12,996/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI240417090868 on 24-04-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

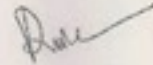
Certified that required Stamp Duty payable for this document is Rs. 77,911/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 72,911/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 727, Amount: Rs.5,000/-, Date of Purchase: 24/04/2017, Vendor name: T Haldar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2017 7:59PM with Govt. Ref. No: 192017180005778901 on 24-04-2017, Amount Rs: 72,911/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI240417090868 on 24-04-2017, Head of Account 0030-02-103-003-02



Prasanta Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2017, Page from 33052 to 33069

being No 160801556 for the year 2017.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2017.04.28 16:34:53 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 28-04-2017 16:34:52
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)