

4 No 742/20

I - 00761/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 744517

Certified that the document is admitted to registration, the signature sheet and the stamp sheet which are attached with this document are part of this document

Addl. Dist Sub-Registrar  
Arambagh

11 FEB 2020

**Deed of Sale**

Consideration Value of Rs. 2,00,000/-

(Rupees Two lacs only)

P.S.-Arambagh, Mouza - Parul, J.L. No. - 38

R.S. Plot No. 100, L.R. Plot No. 114, Nature of land 'Sali',

L.R. Khatian No. 8520, area of land 01 Decimal

This Sale Deed executed on 7th day of February, 2020

Contd...P/2

(2)

THIS SALE DEED IS EXECUTED on 7th day of February, 2020.

THIS INDENTURE OF THIS SALE DEED, WITNESSETH that the schedule described property situated in Mouza Parul, J.L. No. 38, L.R. Khatian No. 8520, 'Raiyati' titled against the name of Anoyara Khatun daughter of Late Rouson Ali Khan, R.S. Plot No. 100 corresponding to L.R. Plot No. 114, nature of land 'Sali' measuring of area 01 Decimal within Arambagh Municipality, the Buyer has expressed its desire to purchase the above property at Rs. 2,00,000/- (Rupees Two lacs only) for total 01 Decimal and the Vendor has agreed to sell the property at the price offered by the Vendee.

This Sale Deed is made on 7th day of February, 2020 BETWEEN "SHREE HARI NIRMAN (PAN No. ACJFS5568C) a Partnership Firm situated at Paschimkrishnapur, Arambagh Court Road, Ward No. 14, P.O. + P.S. - Arambagh, Dist. - Hooghly, West Bengal, Pin - 712601, a Registered Partnership firm of which represented by the managing partner -

**VENDEE :** SRI SHIV SADHAN GUPTA (PAN No. : AHDPG4557E) S/o Sri Krishnadeo Prasad Gupta, by faith Hindu, by profession Business, Indian Citizen, resident of Paschim Krishnapur, Ward No. 14, P.O. + P.S. - Arambagh, Dist. - Hooghly, Pin-712601, W.B. hereinafter called as the Partner of SHREE HARI NIRMAN.

AND

**VENDOR :** ANOYARA KHATUN daughter of Late Rouson Ali Khan, resident of Arambagh, Ward No. 3 under Arambagh Municipality, P.O. & P.S. - Arambagh, Dist. - Hooghly, Pin - 712601, W.B., by caste - Muslim, by Occupation - House hold work, citizen of India,



(3)

**AND WHEREAS :**

A. The seller is the owner and in possession of the scheduled described property total measuring 01 Decimal appertaining to R.S. Plot No. 100 corresponding to L.R. Plot No. 114 under L.R. Khatian No. 8520 classification of land 'Sali' in Mouza - Parul, J.L. No. 38, P.O. & P.S. - Arambagh, Dist. - Hooghly, (hereinafter referred to as 'Property' and more fully described in scheduled mentioned at the bottom of this Deed of Sale.

B. And whereas the schedule plot of land originally belonged to one Rouson Ali Khan and after his death, the vendor is the rightful owner as daughter and possessor by legal heir and mutated his name in L.R. R.O.R. being Khatian No. 8520 of Mouza - Parul, J.L. No. 38 and enjoying the same by paying revenues and taxes to the Competent Authorities.

AND WHERE AS the Vendor are lawfully seized and possessed of or otherwise sufficiently entitled to the property described in the scheduled below AND WHEREAS land described in the Scheduled below has been recorded in the finally published record of rights.

NOW THIS DEED WITNESSES that in consideration of a sum of Rs. 2,00,000/- (Rupees Two lakh only) paid by the VENDEE (Purchaser) and all the estate, right, title interest claim and demand whatsoever of the VENDOR into or upon same and every parts thereof. TO HAVE AND HOLD the same unto and to the use of the purchasers, their executors, administrators, assigns absolutely and forever together with titled deeds, writings, monuments and other evidences of the title AND THE VENDOR do hereby covenant with the purchasers, their executors, administrators, representatives and assigns that notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary the VENDOR are now fully seized and possessed of the said property free from all the encumbrances attachment or defect in title whatsoever and that the VENDOR

Contd...P/4

REVISOR: [unclear]

(4)

have full power and absolute authority to sell the said property in the manner aforesaid AND THE PURCHASER shall hereafter peacefully and quietly hold possesses and enjoys the said property in khas without any claim or demand whatsoever from the VENDOR or any person claiming through or under them AND FURTHER THAT THE VENDOR 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 VENDOR 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**

District. - Hooghly, P.S. and A.D.S.R. Office and Municipality - Arambagh, Ward No. 19, Mouza - Parul, J.L. No. 38, L.R. Khatian No. 8520, R.S. Plot No. 100, L.R. Plot No. 114, nature of land 'Sali' purchased area more or less 01 Decimal in 0.0417 share out of 28 Decimals in 1.0000 share with 10 ft. width pathway (WARD No 19)

Handwritten signature or mark at the top right corner.

(5)

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 VENDOR & VENDEE including their photographs.

Drafted by me  
Bamdeb Chatterjee  
Arambagh  
Licence No PRS/DW/19

Witnesses

Handwritten signature of a witness.

Computer Type by

Asup Kumar Pal  
Arambagh, Hooghly

1. Prayant Islam Khan  
Islam Khan

2. U Han Kumar Banerjee  
Arambagh Deed Officer

Read over and Explained  
by me  
Bamdeb Chatterjee





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 শ্রী হরি নিরমান



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



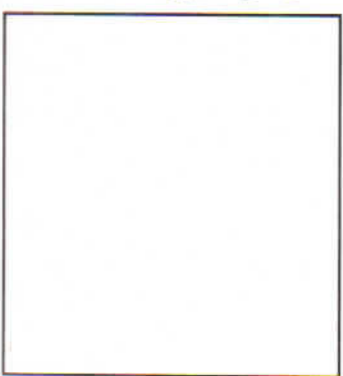
R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-

স্বাক্ষর Shiv Sadhan Gupta  
Managing Partner



L.T.



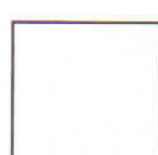
L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



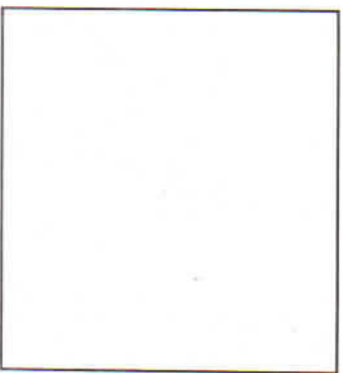
R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-

স্বাক্ষর .....



L.T.



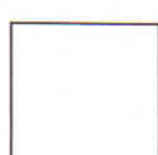
L.I.



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 .....

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

GRN: 19-201920-017743670-1 Payment Mode Online Payment  
GRN Date: 10/02/2020 13:30:03 Bank : State Bank of India  
BRN : IK0ALKMDO8 BRN Date: 10/02/2020 13:30:48

DEPOSITOR'S DETAILS

Name : SHIV SADHAN GUPTA Id No. : 08080000223792/3/2020  
(Quarry No./Quarry Year)  
Contact No. : Mobile No. : +91 9478122084  
E-mail :  
Address : PASCHIM KRISHNAPUR WARD NO 14 ARAMBAGH HOOGHLY  
Applicant Name : Mr Basudeb Chatterjee  
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	08080000223792/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	11510
2	08080000223792/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	2007
In Words : Rupees Thirteen Thousand Five Hundred Seventeen only			Total	13517





Government of West Bengal

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

OFFICE OF THE A.D.S.R. ARAMBAG, District Name .Hooghly

Signature / LTI Sheet of Query No/Year 06060000223792/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Anoyara Khatun Arambagh, Ward No-3, P.O:- Arambagh, P.S:- Arambag, Arambagh, District:-Hooghly, West Bengal, India, PIN - 712601	Seller			 133
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Basudeb Chatterjee Son of Late Diswanath Chatterjee Arambagh, P O:- Arambagh, P.S:- Arambag, Arambagh, District:-Hooghly, West Bengal, India, PIN - 712601	Anoyara Khatun			 134

(Smit Ghosh)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ARAMBAG  
Hooghly, West Bengal



### Major Information of the Deed

Deed No :	I-0606-00761/2020	Date of Registration	11/02/2020
Query No / Year	0606-0000223792/2020	Office where deed is registered	
Query Date	06/02/2020 6:39:41 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, Mobile No . 9476122084, 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. 2,00,000/-	Rs. 2,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12,010/- (Article:23)	Rs. 2,007/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment 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: Parul, JI No: 38, Pin Code : 712601

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100		Viti	Shali	1 Dec	2,00,000/-	2,00,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>1Dec</b>	<b>2,00,000 /-</b>	<b>2,00,000 /-</b>	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Anoyara Khatun (Presentant )</b> Daughter of Late Rouson Ali Khan Arambagh, Ward No-3, P.O.- Arambagh, P.S.- Arambag, Arambagh, District:- Hooghly, West Bengal, India, PIN - 712601 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/02/2020 , Admitted by: Self, Date of Admission: 10/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2020 , Admitted by: Self, Date of Admission: 10/02/2020 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shree Hari Nirman</b> Paschim Krishnapur, Court Road, Ward No-14, P.O: Arambagh, P.S:- Arambag, Arambagh, District -Hooghly, West Bengal, India, PIN - 712601 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Shiv Sadhan Gupta</b> Son of Shri Krishnadeo Prasad Gupta Paschim Krishnapur, Ward No-14, P O - Arambagh, P.S - Arambag, Arambagh, District -Hooghly, West Bengal, India, PIN - 712601, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 65xxxxxxxx4568 Status : Representative, Representative of : Shree Hari Nirman (as managing partner)

**Identifler Details :**

Name	Photo	Finger Print	Signature
<b>Shri Basudeb Chatterjee</b> Son of Late Biswanath Chatterjee Arambagh, P.O:- Arambagh, P.S:- Arambag, Arambagh, District:-Hooghly, West Bengal, India, PIN - 712601			

Identifier Of Anoyara Khatun

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Anoyara Khatun	Shree Hari Nirman-1 Dec



On 10-02-2020

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

Presented for registration at 19:10 hrs on 10-02-2020, at the Private residence by Anoyara Khatun ,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 2,00,000/-

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

Execution is admitted on 10/02/2020 by Anoyara Khatun, Daughter of Late Rouson Ali Khan, Arambagh, Ward No-3, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Muslim, by Profession Others

Indetified by Shri Basudeb Chatterjee, , Son of Late Biswanath Chatterjee, Arambagh, P.O: Arambagh, Thana: Arambag, , City/Town: ARAMBAGH, Hooghly, WEST BENGAL, India, PIN - 712601, by caste Hindu, by profession Deed Writer

*Samit Ghosh*

**Samit Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ARAMBAG**  
**Hooghly, West Bengal**

On 11-02-2020

**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 2,007/- ( A(1) = Rs 2,000/- ,L = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2020 1:30PM with Govt. Ref. No: 192019200177436701 on 10-02-2020, Amount Rs: 2,007/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ALKMDQ8 on 10-02-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 12,010/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 11,510/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 740, Amount: Rs.500/-, Date of Purchase: 07/02/2020, Vendor name: P Ballav
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 10/02/2020 1:30PM with Govt. Ref. No: 192019200177436701 on 10-02-2020, Amount Rs: 11,510/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ALKMDQ8 on 10-02-2020, Head of Account 0030-02-103-003-02

*Samit Ghosh*

**Samit Ghosh**  
**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 0606-2020, Page from 12385 to 12397  
being No 060600761 for the year 2020.



Digitally signed by SAMIT GHOSH  
Date: 2020.02.13 11:07:58 +05:30  
Reason: Digital Signing of Deed.

*Samit Ghosh*

(Samit Ghosh) 2020/02/13 11:07:58 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ARAMBAG  
West Bengal.

(This document is digitally signed.)