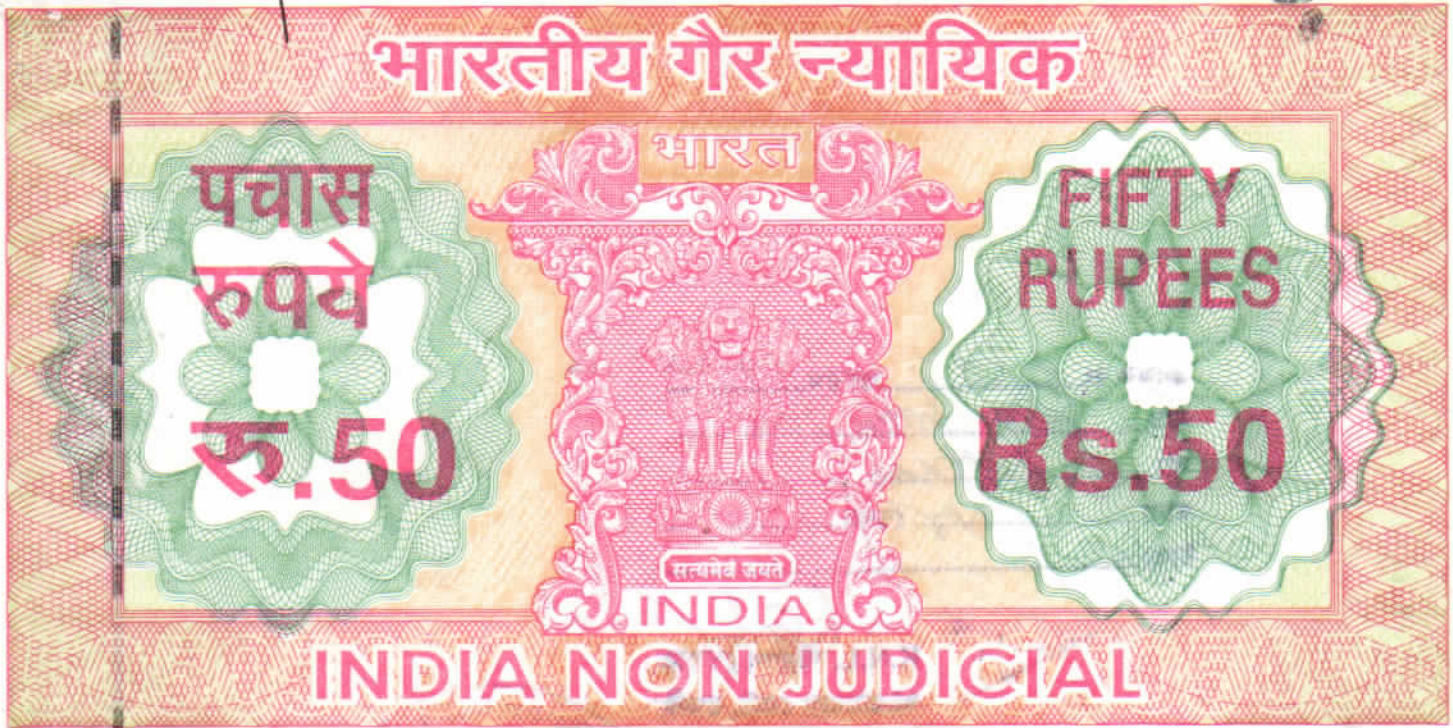


4 No 741 / 20

Z-00760/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 863991

7.00 pm
 10/02/2020
 Q.No. 213315(1)/20
 case No 71/2020

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

[Signature]
 Addl. Dist Sub-Registrar
 Arambagh

11 FEB 2020

[Fingerprint]
 শিব সাদান গুপ্তা
 10/02/2020

Shiv Sadhan Gupta

SALE DEED

Value Rs. 2,00,000/-

(Rupees Two lacs only)

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

Area of land 01 Decimal

THIS DEED OF SALE is made on 7th day of February, 2020

(Two Thousand and Twenty)

Contd...P/2


Shiv Sadhan Gupta

Shiv Sadhan Gupta

(3)

The purchaser has paid the balance amount of Rs. 10,000/- (Rupees Ten thousand) to the vendor as per the Memo of Consideration, and the papers & title deeds relating to the scheduled property is being handed over to the purchaser by the vendor. Now this Deed witnesses that in pursuance of the said agreement and in consideration of sum of Rs. 2,00,000/- (Rupees Two lac only) paid by the purchaser to the vendor as per Memo of Consideration do hereby and hereunder grant convey, sale, transfer, assign and assure all the interest in the schedule property with water course, lights, liberties privileges, easements whatever to the land described in the schedule.

And all the estates, right, title, interest claim and demand whatsoever of the vendor into or upon the same and every part thereof. To have and to hold the same unto and to the use of the purchaser, his heirs, executors, administrators, assigns absolutely and forever.

The purchaser shall hereafter peacefully and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the vendor or any person claiming through or under him.

And further that the vendor, his heirs executors, administrators or assigns, covenant with the purchaser his heirs executors, administrators and assigns to save harmless indemnify and keep indemnified the purchaser, his heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. And the vendor, his heirs administrators or assign further covenant that he or they shall at the request and cost of the purchaser, his heirs, executors, administrators or assign do or execute or cause to be done or executed all such 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. 8518, 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 and a thumbprint of Shir Sadhan Gupta.

Shir Sadhan Gupta

(4)

IN WITNESS WHEREOF we, VENDOR and the PURCHASER 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 Vendor at Arambagh, Hooghly.

Land Lord Collector Hooghly C/o B.L.&L.R.O., Arambagh
This Deed written in 4 pages including Stamp Paper and excluding impressions of ten fingers of VENDOR & VENDEE including their photographs.

Handwritten signature of Basu deb Chatterjee.



Drafted by me
Basu deb Chatterjee
Arambogh
Licence No PRS/DW/L9

Witnesses

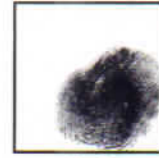
Computer Type by
Anup Kumar Pal
Arambogh, Hooghly.

Read over and explained by me
Basu deb Chatterjee

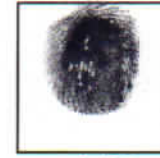
1. Rajat Das and Anup Kumar Pal
Arambogh, Hooghly
2. Anup Kumar Pal
Arambogh, Hooghly



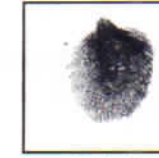
L.T.



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.



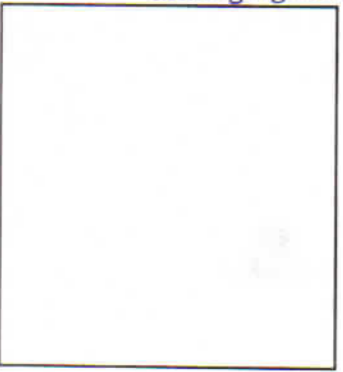
R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর

Shiv Sadhan Gupta
Managing Partner



L.T.



L.I.



L.M.



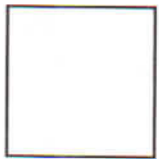
L.R.



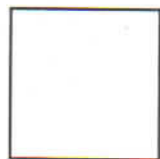
L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর



L.T.



L.I.



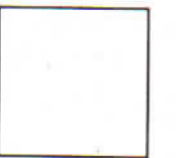
L.M.



L.R.



L.L.



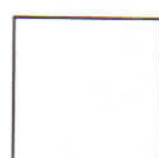
R.T.



R.I.



R.M.



R.R.



R.L.

উপরের রঙিন ছবি ও দশ আঙুলের টিপ আমারই-
স্বাক্ষর









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 06061000213315/2020

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	Nurjahan Khatun Arambagh, Ward No-3, P.O:- Arambagh, P.S:- Arambag, Arambagh, District:-Hooghly, West Bengal, India, PIN - 712601	Seller			135 Nurjahan Khatun 10/2/20
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Shiv Sadhan Gupta Paschim Krishnapur, Arambagh, P.O:- Arambagh, P.S:- Arambag, Arambagh, District:-Hooghly, West Bengal, India, PIN - 712601	Representative of Buyer [Shree Hari Nirman]			132 Shiv Sadhan Gupta 10-02-2020
Sl No.	Name and Address of identifier	Identifier or	Photo	Finger Print	Signature with date
1	Shri Basudeb Chatterjee Son of Late Biswanath Chatterjee Arambag, P.O:- Arambag, P.S:- Arambag, Arambagh, District:-Hooghly, West Bengal, India, PIN - 712601	Nurjahan Khatun, Shri Shiv Sadhan Gupta			136 Shri Basudeb Chatterjee 10/2/20

(Samit Ghosh)

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

Major Information of the Deed

Deed No :	I-0606-00760/2020	Date of Registration	11/02/2020
Query No / Year	0606-1000213315/2020	Office where deed is registered	
Query Date	05/02/2020 4:39:35 PM	A.D S R ARAMBAG, District. Hooghly	
Applicant Name, Address & Other Details	Basudeb Chatterjee Arambag, Thana . Arambag, District : Hooghly, WEST BENGAL. Mobile No : 9476122084, Status :Deed Writer		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 2,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:23)	Rs. 4,021/- (Article:A(1), E, E)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 060606559/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Arambag, Municipality. ARAMBAGH, Road: Unnamed Rd upto 12-ft (ward No-2-6,13,14,10), Mouza: Parul, 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-100		Viti	Shall	1 Dec	2,00,000/-	2,00,000/-	Width of Approach Road: 10 Ft.
Grand Total :					1Dec	2,00,000 /-	2,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Nurjahan Khatun (Presentant) 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: 58xxxxxxxx8918, 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shree Hari Nirman Paschim Krishnapur, Arambagh Court Road, Ward No-14, P.O:- Arambagh, P.S:- Arambag, Arambagh, District - Hooghly, West Bengal, India, PIN - 712601 , PAN No.:: ACJFS5568C, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Shiv Sadhan Gupta Son of Shri Krishnadeo Prasad Gupta Paschim Krishnapur, Arambagh, 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, , PAN No.:: AHDPG4557E, Aadhaar No: 65xxxxxxx4568 Status : Representative, Representative of : Shree Hari Nirman (as Managing Partner)

Identifier Details :

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

Identifier Of Nurjahan Khatun, Shri Shiv Sadhan Gupta

On 05-02-2020

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/-

Samit Ghosh

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

On 10-02-2020

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 19.00 hrs on 10-02-2020, at the Private residence by Nurjahan Khatun ,Executant

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

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

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

Admission of Execution (Under Section 50, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 10-02-2020 by Shri Shiv Sadhan Gupta, Managing Partner, Shree Hari Nirman (Partnership Firm), Paschim Krishnapur, Arambagh Court Road, Ward No-14, P.O: Arambagh, P.S:- Arambagh, Arambagh, District: Hooghly, West Bengal, India, PIN - 712601

Identified by Shri Basudeb Chatterjee, , Son of Late Biswanath Chatterjee, Arambagh, P.O: Arambagh, Thana: Arambagh, 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 4,021/- (A(1) = Rs 4,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 4,021/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 583, Amount: Rs.50/-, Date of Purchase: 07/02/2020, Vendor name: K N Laga
2. Stamp: Type: Court Fees, Amount Rs. 10/-

S. 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 12372 to 12384
being No 060600760 for the year 2020.



Digitally signed by SAMIT GHOSH
Date: 2020.02.12 17:27:21 +05:30
Reason: Digital Signing of Deed.

Samit Ghosh

(Samit Ghosh) 2020/02/12 05:27:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ARAMBAG
West Bengal.

(This document is digitally signed.)

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