

0206002491

020602329/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 570373

M.V - 12,60,000.
 Q - 690921
 21/5/2018
 M. Lane w/o
 D.C. 10.9.18

certified that the Document
 is Admitted to Registration the
 Sign are True and the Engr-
 avements Affixed with this
 Document are the Part of this
 Document.

A. S. R. Durgap-
 Bardwan

07 MAY 2018

DEED OF SALE

Dist.- Paschim Bardhaman, P.S.- Kanksa, Mouza -
 Khatpukur, Area of Land - 2.44 Cottah, Sale
 Value - Rs. 12,60,000/- and Market Value - Rs.
 12,60,000/- under Durgapur Municipal
 Corporation.

Handwritten signature/initials

Serial No. 93 Date 04.05.2018
Sold to Manoj Kumar Singh
Address Balux, Howrah.
Value of Stamps ₹ 2000/-
Date of Purchase of this Stamp Paper 24 APR 2018
from the Treasury where
Name of the Treasury from where
Purchased, DURGAPUR.

Subrata Kumar Chakraborty
Stamp Vendor
A.D.S. R. Office, Durgapur-II
Licence No. 5 of 1999




Addl. Dist. Sub-Registrar
Durgapur, Burdwan

07 MAY 2018

P THIS DEED OF SALE is made by :

MR. AVINASH KUMAR [PAN- BEZPK3657K] S/o. Mr. Mithilesh Kumar Singh, by faith- Hindu, by Nationality- Indian, by occupation - Service, resident of Village & Post- Ghurapali, P.S.- Rasulpur, Dist.- Chapra (Saran), PIN- 841212, Bihar.

HEREINAFTER called the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the FIRST PART.

IN FAVOUR OF :

MRS. MANORAMA SINGH [PAN- IBXPS8632G] W/o. Mr. Prithwi Nath Singh, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, resident of D-14/7, Belur NISCO Housing Estate, Sapuipara, P.O.- Sapuipara, P.S.- Bally (Nischinda), Dist.- Howrah, PIN- 711227, W.B.

HEREINAFTER called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the OTHER PART.

Whereas the property mentioned in the Schedule below has been purchased by the above named vendor by a registered deed of sale being No.- 3145 for the year 2009 registered before the Office of the A.D.S.R. Durgapur from Shyamal Kumar Bhattacharya of D-124, Shastri Avenue, Bidhannagar, Durgapur- 12 and recorded his name in L.R. Record by Mutation under Khatian No. 872 and also converted the character of land from Baid to Bastu vide Memo No. F-25/23/ BLRO, Kanksa, Dated 11/01/2011 and from the date of purchase the Vendor is owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below property.

AND WHEREAS the VENDOR being in need of ready cash at hand for his personal domestic requirement to meet up financial crisis hereby makes up his mind to sell out the schedule below property.

AND WHEREAS the PURCHASER who is in search of such property hereby expressing her intention to buy out the same and agreed with the VENDOR for absolute sale to her of the schedule below property at the price of Rs. 12,60,000/- (Rupees twelve lakh sixty thousand) only which has been paid by the PURCHASER as per Memo of Consideration and the Vendor does hereby acknowledge the receipt of said sale price by putting his signature in this deed.

AND WHEREAS by virtue of this Deed of Sale the VENDOR convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at any time had or now have in any manner covering both in law and equity free from any encumbrances either factual, or implied or latent whatsoever in favour of PURCHASER for good so that the PURCHASER shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such VENDOR shall keep the PURCHASER harmless and indemnified from any charges license, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which is not known to the PURCHASER.

AND WHEREAS the Vendor binds singly to execute deeds, things at the request and cost of the PURCHASER to do and execute or cause to be done anything which may effectually be necessary for the PURCHASER to enjoy property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASER shall and may from time to time and all times hereafter peaceably and quietly enter upon have, hold, occupy posses and enjoy the property with transferable rights hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever form only the said VENDOR or by any person, or persons claiming from, under or in trust of him.

WAB

THE VENDOR binds himself and declare that schedule below property have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judice of any court or been notified for any kinds of acquisition and Vendor sale out the same to PURCHASER having good marketable title without any kinds of encumbrances.

AND WHEREAS THE PURCHASER shall be factually, legally entitled to get her name recorded in the records of B.L. & L.R.O., Kanksa during settlement and to mutate her name into the Rent Roll of Govt. of West Bengal, electricity and water supply authority and any authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the VENDOR.

The PURCHASER shall regularly pay holding taxes, and taxes in respect of her purchased scheduled property according to her free choice.

:SCHEDULE OF THE ABOVE REFERRED TO:

All that pieces and parcels of land situated within the District of Paschim Bardhaman, P.S.- Kanksa, Sub-Division and A.D.S.R. Office- Durgapur , Mouza- Khatpukur, J.L. No.- 59, previous L.R. Khatian No.- 542 (five hundred forty two) and present L.R. Khatian No.- 872 (eight hundred seventy two).

(1) Plot No.- R.S.- 232 (two hundred thirty two), L.R.- 162 (one hundred sixty two), Bastu measuring total area of the plot 21 Decimal out of which 50% share of Shyamal Kumar Bhattacharya i.e. 10.5 Decimal, out of that aforesaid area more than 6 Decimal of land has been acquired by P.W.D. (Govt. of West Bengal) and thereafter the rest area 2.44 (two point four four) Cottah or more or less 4 (four) Decimal of land which was purchased by me, along with 100 Sq.ft. structure is only being sold to the Purchaser. A sketch map with red coloured marked is annexed herewith. Only the red marked area is only being sold. The sketch will be considered as a part of the deed.

W. S. S.

Proposed use of the property- Residential. The land is not within the acquired land of any Government.

Payable rent to be paid to the B.L.& L.R.O.- Kanksa , Dist.- Paschim Bardhaman.

Butted and bounded by :

- On the North : Land of R.S. Plot No.- 1375
- On the South : Part of R.S. Plot No.- 232
- On the East : Land of R.S. Plot No.- 1375
- On the West : 55' Ft. wide Pucca Shibpur Road (30' Ft. acquired land of P.W.D + 25' Ft. pucca Shibpur Road)

Wab
It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendor and Purchaser are attested in separate pages 1(A) and the same is part and parcel of this deed.

IN WITNESS WHEREOF the Vendor puts his signature on this 07th day of May 2018 in presence of Witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES :

1. Uday Shankar Gupta
S/o Ram Nath Gupta
Satyjit Park.
J.P. Ave. DGP-11

Avinash Kumar
SIGNATURE OF VENDOR

2. P.S. Colokan.
Binit Kumar Singh
S/o Mr. Prithwi Nath Singh
D14/7, Behar Nisra Housing Estate,
P.O.: Sapuipara, Bally. Howrah.

Drafted by me and typed at my office &
I read over & explained in Mother Languages
to all parties to this deed and all of them
admit that the same has been correctly
written as per their instruction:

Anwarul Karim Dair
License no- Raniganj 19
Resident of
Vill + P.O. Bamunara
Durgapur-12
P.S. Kanksa.

MEMO OF CONSIDERATION

Received the full consideration of Rs.12,60,000/- (Rupees twelve lakh sixty thousand) only from Purchaser as mentioned herein below :

(1) By Cheque No. 026716 of ICICI Bank	Rs.40,000/-
(2) By Cheque No. 026718 of ICICI Bank	Rs.2,00,000/-
(3) By Cheque No. 026719 of ICICI Bank	Rs.2,00,000/-
(4) By Cheque No. 026720 of ICICI Bank	Rs.70,000/-
(5) By Cheque No. 026722 of ICICI Bank	Rs.50,000/-
(6) By Cheque No. 026723 of ICICI Bank	Rs.2,00,000/-
(7) By Cheque No. 026727 of ICICI Bank	Rs.50,000/-
(8) By Cheque No. 542487 of SBI	Rs.50,000/-
(9) By Cheque No. 542488 of SBI	Rs.1,00,000/-
(10) By DD No. 049030 of PNB	Rs.1,00,000/-
(11) By Cash	Rs.2,00,000/-

WITNESSES:

Uday Shankar Gupta

S/o Ram Mohan Gupta

Satyjit Park

J.P. Ave.

Durgapur-11

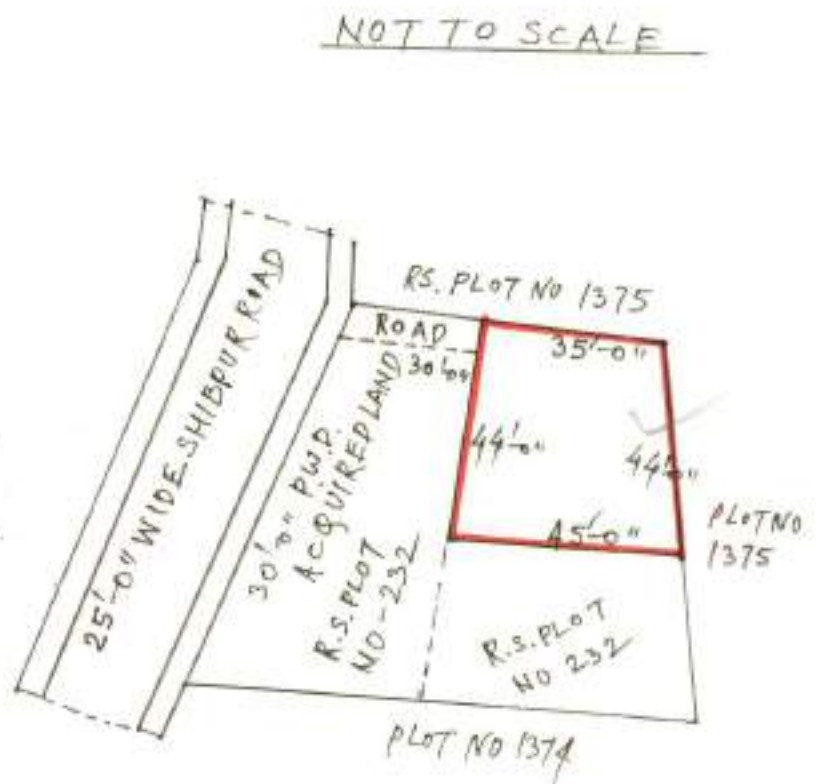
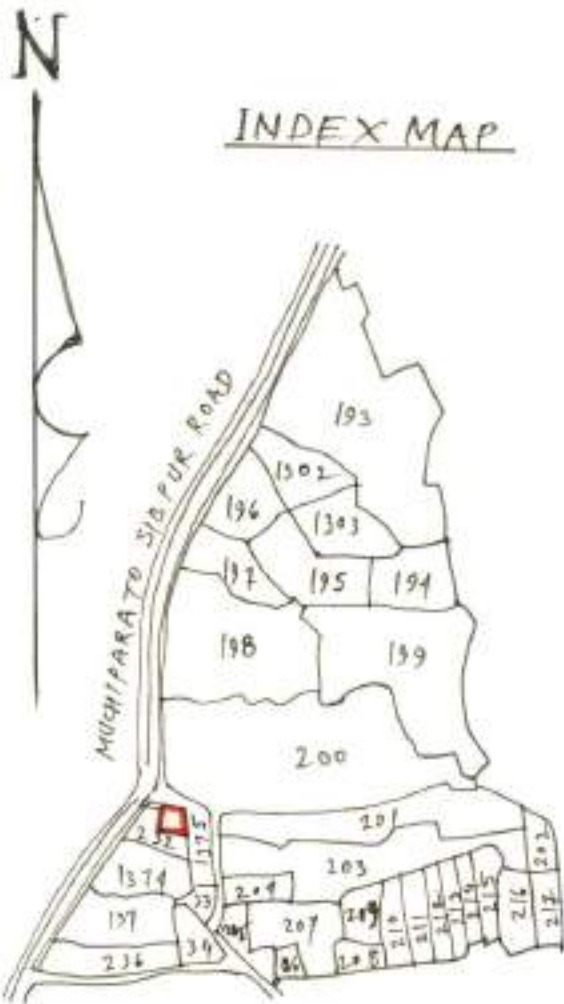
P.S. Cokkem.

Avinash Kumar

SIGNATURE OF THE VENDOR

Binit Kumar Singh
S/o Mr. Prithwi Nath Singh
D14/7, Belur Nisro Housing Estate.
P.O.:- Sapuipara, Bally Howrah

MOUZA - KHANTPUKUR, J.L. NO 59, PLOT NO RS- 232 (PART)
L.R-162 (PART); P.S. - KANKSA; DIST.- PASCHIM BARDHAMAN.
RED BOUNDED AREA MEASURING MORE OR LESS 04 DECIMAL
OR 2.44 KATHA. NAME OF SELLER: AVINASH KUMAR
S/O MITHILESH KR SINGH.
NAME OF PURCHASER: MANORAMA SINGH W/O PRITHWINATH SINGH.



AS PER PREVIOUS SKETCH

Traced by

S. Roy 4/5/18.
Swapan Roy
 Building Planner
 Licence No.: DMC/18491

Avinash Kumar
SIGNATURE OF VENDOR

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 Avinash Kumar
	বৃহদাসুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Avinash Kumar

বাম হাত Left Hand						 Manorama Singh
	বৃহদাসুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Manorama Singh

বাম হাত Left Hand						ফটো
	বৃহদাসুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____

বাম হাত Left Hand						ফটো
	বৃহদাসুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____



ভারতীয় বিশিষ্ট পরিচয় প্রদিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

পরিচয় সংখ্যা / Enrollment No. : 1058/12462/21997

214302214

To
Uday Shankar Gupta
জন্ম পত্র নং
SATYAJIT PARK
DURGAPUR
Durgapur (in Corp.)
Durgapur Sagorbhanga Colony, Bardhaman
West Bengal - 713247
9333826644



KLH45651918F1
94085161



Uday Shankar Gupta

Uday Shankar Gupta

আপনার আধার সংখ্যা / Your Aadhaar No. :

9698 2274 2379

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



জন্ম পত্র নং
Uday Shankar Gupta
পিতা : রামনাথ গুপ্তা
Father : RAMNATH GUPTA

পরিচয় সংখ্যা / Enrollment No.
1058/12462/21997

9698 2274 2379



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AVINASH KUMAR
MITHILESH KUMAR SINGH
DS/05/1987
BEZPK3657K



04/12/2008

Avinash

Avinash Kumar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
IBXPS8632G



नाम / Name
MANORAMA SINGH

पिता का नाम / Father's Name
NAWALKISHOR SINGH

जन्म तिथि / Date of Birth
20/06/1976

Manorama Singh
हस्ताक्षर / Signature



Manorama Singh

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड को खोने / पाये पर कृपया सूचित करें / लौटाने /
आयकर सेवा सेवा यूनिट, UTITSI,
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614.

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

GRN: 19-201819-023124428-2

Payment Mode Counter Payment

GRN Date: 04/05/2018 07:46:29

Bank : State Bank of India

BRN : 90027089

BRN Date: 04/05/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02060000690921/2/2018

(Query No./Query Year)

Name : Prithwi Nath Singh
Contact No. : Mobile No. : +91 9800270325
E-mail :
Address : D147 Belur NISCO Hsg Estate Howrah711227
Applicant Name : Mr Swapan Kumar Das
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060000690921/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	70610
2	02060000690921/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	12607

Total

83217

In Words : Rupees Eighty Three Thousand Two Hundred Seventeen only

Major Information of the Deed

Deed No :	I-0206-02329/2018	Date of Registration	07/05/2018
Query No / Year	0206-0000690921/2018	Office where deed is registered	
Query Date	02/05/2018 9:14:32 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Swapan Kumar Das Bamunara,Thana : Kanksa, District : Burdwan, WEST BENGAL, PIN - 713212, Mobile No. : 9434476062, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 12,60,000/-	Rs. 12,60,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,610/- (Article:23)	Rs. 12,607/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur), Mouza: Khatpukur

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	LR-162	LR-872	Bastu	Bastu	2.44 Katha	11,85,000/-	11,85,000/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road,
Grand Total :					4.026Dec	11,85,000 /-	11,85,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Thatched, Extent of Completion: Complete					
Total :		100 sq ft	75,000 /-	75,000 /-	

Major Information of the Deed :- I-0206-02329/2018-07/05/2018


Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Avinash Kumar (Presentant) Son of Mr Mithilesh Kumar Singh Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office	Photo 	Fingerprint 	Signature 
	07/05/2018	LTI 07/05/2018		07/05/2018
Ghurapali, P.O:- Ghurapali, P.S:- RASULPUR, District:-Saran, Bihar, India, PIN - 841212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BEZPK3657K, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Manorama Singh Wife of Mr Prithwi Nath Singh D-14/7, BELUR NISCO HOUSING ESTATE, Sapuipara, P.O:- Sapuipara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: IBXPS8632G, Status :Individual, Status : Not Executed

Identifier Details :

Name & address	
Mr Uday Shankar Gupta Son of Mr Ramnath Gupta Satyajit Park, Sagarbhanga, P.O:- Gopinathpur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713211, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Avinash Kumar	07/05/2018
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Avinash Kumar	Mrs Manorama Singh-4.026 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Avinash Kumar	Mrs Manorama Singh-100.00000000 Sq Ft

Major Information of the Deed :- I-0206-02329/2018-07/05/2018

Endorsement For Deed Number : I - 020602329 / 2018

On 04-05-2018

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 12,60,000/-



Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 07-05-2018

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 11:44 hrs on 07-05-2018, at the Office of the A.D.S.R. DURGAPUR by Mr Avinash Kumar ,Executant.

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

Execution is admitted on 07/05/2018 by Mr Avinash Kumar, Son of Mr Mithilesh Kumar Singh, Ghurapali, P.O: Ghurapali, Thana: RASULPUR, , Saran, BIHAR, India, PIN - 841212, by caste Hindu, by Profession Service

Indetified by Mr Uday Shankar Gupta, , Son of Mr Ramnath Gupta, Satyajit Park, Sagarbhanga, P.O: Gopinathpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713211, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,607/- (A(1) = Rs 12,600/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,607/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2018 12:00AM with Govt. Ref. No: 192018190231244282 on 04-05-2018, Amount Rs: 12,607/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90027089 on 04-05-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0206-02329/2018-07/05/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,610/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 70,610/-

Description of Stamp

1. Stamp; Type: Impressed, Serial no 93, Amount: Rs.5,000/-, Date of Purchase: 04/05/2018, Vendor name: Subrata Kumar Chakraborty

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 04/05/2018 12:00AM with Govt. Ref. No: 192018190231244282 on 04-05-2018, Amount Rs: 70,610/-,

Bank: State Bank of India (SBIN0000001), Ref. No. 90027089 on 04-05-2018, Head of Account 0030-02-103-003-02



Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Major Information of the Deed :- I-0206-02329/2018-07/05/2018.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 43428 to 43447

being No 020602329 for the year 2018.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2018.05.07 16:55:33 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 07-05-2018 16:54:53
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)