

7828/17

7955



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 851796

JFey

case no - 1282

S-0-1000

Handwritten signature: A. Chandra

GRN : 19-201718-011887141-5

Query No. 0205-0001600326/2017

Market Value Rs. 2,79,998/-



Corroborate that the Document is
 executed in presence of the
 undersigned at the specified
 place and date and on the Part
 of the document.

DEED OF CONVEYANCE

Sychoodany
 Addl. District Sub-Registrar
 Asansol, Dist. - Paschim Bardhaman

23 NOV 2017

THIS INDENTURE made on this the ...22nd... day

of ...November... in the year 2017 by :

20/11/2017
2017
2/11/17
2/11/17

স্বাক্ষরিত মর্মে
স্বাক্ষরিত মর্মে

2292

স্বাক্ষরিত মর্মে
স্বাক্ষরিত মর্মে



Signature

Additional District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman

22 NOV 2017

স্বাক্ষরিত মর্মে

স্বাক্ষরিত মর্মে

(2)



Gour Sadhu
A: Chandra

KALYANI SADHU D/o Late Gour Chandra Sadhu, by faith Hindu, citizenship Indian, by occupation housewife, resident of : Hirapur, P.O. Burnpur, Pin-713325, P.S. Hirapur, Chowki and Addl. Dist. Sub Registry Office Asansol, Dist. Pasachim Bardhaman hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the context include all her heirs, successors, legal representatives and assigns) of the ONE PART.

IN FAVOUR OF

1. SRI SUBRATA SINHA S/o Sri Anil Kumar Sinha, by faith Hindu, citizenship Indian, by occupation business, resident of : Riverside Road, (Opp. Telephone Exchange), P.O. Burnpur, Pin-713325, P.S. Hirapur, Dist. Paschim Bardhaman
2. SRI ASOK KUMAR MITRA S/o Late Sreedhar Chandra Mitra, by faith Hindu, citizenship Indian, by occupation medical practitioner, resident of : House No. AS-7/54, Kalyanpur Housing Estate, P.O. Asansol-713305, P.S. Asansol (North), Dist. Paschim Bardhaman
3. SRI NANDA DULAL MITRA S/o Late Sreedhar Chandra Mitra, by faith Hindu, citizenship Indian, by occupation professional, citizenship Indian, resident of : Upper Chelidanga, S.B. Gorai Road, P.O. Asansol-4, P.S. Asansol (S)

(4)



Smt. Shefali Dutta Gupta
A: Smt. Shefali Dutta Gupta

AND WHEREAS said (i) Gopal Chandra Sadhu (owner of land area 3 cottahs) (ii) Nabani Kumar Sadhu (owner of land area 1 cottah) and (ii) Subodh Sadhu (owner of land area 1 cottah) while owning and possessing the said inherited lands, they sold and transferred the total land measuring 6 cottahs (5 cottahs of above named owners and 1 cottah of the present Vendor) comprised in R.S. Plot No. 3723 of Mouza Hirapur, P.S. Hirapur to Smt. Shefali Dutta Gupta by a registered Deed of Sale being Deed No. 4386 for the year 1997 of Asansol Addl. Dist. Sub Registry Office on receipt of valuable consideration as mentioned in the said Sale Deed.

Be it mentioned that at the time of registration of above noted Sale Deed the Vendor have received full and final amount of Rs. 14,000/- (Rupees fourteen thousand) only for her above noted land area 1 (one) cottah from Smt. Shefali Dutta Gupta and the Vendor Kalyani Sadhu along her other co-owners namely Gopal Chandra Sadhu, Nabani Kumar Sadhu and Subodh Sadhu also peaceful delivered of the said lands to Smt. Shefali Dutta Gupta but due to serious illness of the Vendor, she is unable to execute and registration the above noted Sale Deed in favour of aforesaid Smt. Shefali Dutta Gupta.

Contd. Page 5

(5)



Shefali Dutta Gupta
A: 6/10/14

AND WHEREAS Smt. Shefali Dutta Gupta sold and transferred the land measuring 3 (three) cottahs to the Purchaser No. 1 Sri Subrata Sinha by virtue of a registered Deed of Sale being Deed No. 589 for the year 2014 of Asansol Addl. Dist. Sub Registry Office on receipt of valuable consideration as mentioned in the said Sale Deed and delivered peaceful of the said lands to the Purchaser No. 1 Sri Subrata Sinha.

AND WHEREAS Smt. Shefali Dutta Gupta also sold and transferred the land measuring 3 (three) cottahs to the Purchaser No. 2 Sri Asok Kumar Mitra and Purchaser No. 3 Sri Nanda Dulal Mitra by virtue of a registered Deed of Sale being Deed No. 590 for the year 2014 of Asansol Addl. Dist. Sub Registry Office on receipt of valuable consideration as mentioned in the said Sale Deed and delivered peaceful of the said lands to the Purchaser No. 2 Sri Asok Kumar Mitra and Purchaser No. 3 Sri Nanda Dulal Mitra.

AND WHEREAS since such purchase by virtue of the above noted two different Sale Deeds, the Purchasers have been in peaceful ownership and possession of the said landed property in their respective share..

(6)



Kalyani Sadhu
A. Sadhu
Kalyani Sadhu

AND WHEREAS in the above circumstances, though Kalyani Sadhu i.e. the present Vendor sold and transferred her land area 1 (one) cottah on receipt of valuable consideration without execution and registration of proper Sale Deed, so the Vendor have right, title and interest over the schedule mentioned land.

AND WHEREAS for any future complication in future and as such the Purchasers request to execute proper Sale Deed and registration of such Sale Deed to the appropriate registering authority in favour of the Purchasers.

AND WHEREAS accordingly the Vendor agreed to transfer all her right, title and interest in respect of the schedule mentioned land unto and in favour of the Purchasers on the terms mentioned hereinbelow:-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the Vendor and the Purchasers, the Vendor doth hereby transfer all her right, title and interest in respect of the schedule mentioned land in favour of the Purchasers together

Edwin Jackson
A: Edwin Jackson



(7)

with the right of path, passage, lights, liberties, privileges, easement & appurtenance whatsoever attached and concerning to the said land free from any or all encumbrances TO HAVE AND TO HOLD the said land hereby granted, conveyed, and transferred unto and to the use of the said Purchasers absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said Vendor for herself, her heirs and successors doth hereby declare and covenant with the said Purchasers that the Vendor has transfer all her right, title, full power related to the schedule mentioned land and that the Vendor has not in any way encumbered the schedule mentioned land intended to be conveyed by this Deed of Sale AND THAT the said Purchasers including all their legal heirs and successors shall and may at all times peacefully/quietly hold, possess, use and enjoy the said lands (8 chhataks of Purchaser No. 1, 4 chhataks of

(8)



Bill
A: 2/1/19/19
Bill
Bill
Bill

Purchaser No. 2 and 4 chhataks of Purchaser No. 3) as lawful and rightful owners thereof with liberty to raise/erect all sorts of constructions upon the said land after getting the same converted into non-agricultural bastu land in accordance with law without any interruptions, obstructions, claim and/or demand whatsoever from or by the Vendor or any person/persons lawfully/equitably claiming under or in trust for her AND THAT the said Vendor shall and will for all times to come at the cost and request of the said Purchasers do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly assuring the title of the Purchasers relating to the said land or part thereof.

It is hereby further declare by the Vendor that the Purchasers by virtue of this Deed of Sale will be competent and entitled to get their names mutated in the records of S.D.L. & L.R.O., Extn., Part-1, Asansol under the State of West Bengal and the Vendor undertakes to render all such help and assistance as will be found essential in this regard.

(9)



Belur belur 7.
Belur belur 7.

SCHEDULE OF THE LAND ABOVE REFERRED TO :

In the District of Burdwan, P.S. Hirapur, A.D.S.R. Office Asansol, under limit of Asansol Municipal Corporation, Ward No. 45 within Mouza Hirapur, J.L. No. 18 all that land measuring 1 (one) cottah equivalent to 0.0165 acres comprising part of R.S. Plot No. 3723 (three thousand seven hundred twenty three) under R.S. Khatian No. 1553. Proposed use of land : Vastu.

Butted and bounded by :

On the North : By 10 feet wide road.

On the South : By the land of others on R.S. Plot No. 3723.

On the East : By the land of Asit Kr. Bose & house of Suprakash Mukherjee.

On the West : By 10 feet wide road.

Out of which and within this boundary : Undivided land area 1 (one) cottah of land including Vendor's all right, title and interest are hereby sold by this Deed of Sale.

The proportionate annual rent is payable to the State of West Bengal through S.D..L. & L.R.O., Extn., Part-1, Asansol.

IN WITNESS WHEREOF the Vendor named above signed and executed this Deed of Sale on the day, month and year first above written.

Witnesses :

1. গোলাপী মাস্তী -
আমী-স্বামিনন্দন মাস্তী -
শ্রীশ্রীপুর, গোলাপী মাস্তী -
মে - বঙ্গপুত্র ৭২০৩২৫
- 2.

অক্ষয়ক মাড়ি
পিতা: সুব্রজক মাড়ি
শ্রীশ্রীপুর - বঙ্গপুত্র
মালা - বঙ্গপুত্র ০৪-৩০৭



গোলাপী মাস্তী
স: গোলাপী মাস্তী

Signature of the Vendor

Prepared by me as per instruction of the Vendor and read over, explained to the Vendor and printed in my office

Pijush Kanti Das
(Pijush Kanti Das)

Advocate

Enrl. No. WB/828/1973

Asansol Court

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

GRN: 19-201718-011887141-5 Payment Mode Debit Card Payment
GRN Date: 22/11/2017 12:32:29 Bank : State Bank of India
BRN : IK00JIWOB8 BRN Date: 22/11/2017 12:33:52

DEPOSITOR'S DETAILS

Id No. : 02050001600326/1/2017
[Tender Number]
Name : Subrata Sinha
Contact No. : Mobile No. : +91 9434312244
E-mail :
Address : Riverside Burnpur
Applicant Name : Mr Subrata Sinha
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02050001600326/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	15810
2	02050001600326/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	2807

Total

18617

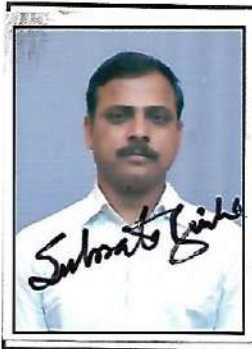
In Words : Rupees Eighteen Thousand Six Hundred Seventeen only



સુભાગત માતૃ
અ: સુભાગત માતૃ

સુભાગત માતૃ

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Subrat Singh

Subrat Singh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Asook Kumar Mishra

Asook Kumar Mishra

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Nande Shal Mishra

Nande Shal Mishra

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Government of West Bengal

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

OFFICE OF THE A.D.S.R. ASANSOL, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02050001600326/2017

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Smt Kalyani Sadhu Badyakarpara, Hirapur, P.O:- Burnpur, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325	Seller		2292 	 22.11.17
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Smt Soma Sadhu Wife of Shri Biswarup Sadhu Hirapur Goalapara, P.O:- Burnpur, P.S:- Hirapur, Asansol, District:- Burdwan, West Bengal, India, PIN - 713325	Smt Kalyani Sadhu		 22.11.17	

(Saurav Roychowdhury)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
ASANSOL

Burdwan, West Bengal

Major Information of the Deed

Deed No :	I-0205-07955/2017	Date of Registration	23/11/2017
Query No / Year	0205-0001600326/2017	Office where deed is registered	
Query Date	21/11/2017 11:14:01 AM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Subrata Sinha Riverside, Burnpur, Thana : Hirapur, District : Burdwan, WEST BENGAL, PIN - 713325, Mobile No. : 9434312244, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 14,000/-	Rs. 2,79,998/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 16,810/- (Article:23)	Rs. 2,807/- (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:- Hirapur, Municipality: ASANSOL MC, Road: River Side Road-Hirapur, Road Zone : (Off Road -- Off Road) , Mouza: Hirapur, Ward No: 106

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3723	RS-1553	Bastu	Bahal	1 Katha	14,000/-	2,79,998/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					1.65Dec	14,000 /-	2,79,998 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Kalyani Sadhu (Presentant) Daughter of Late Gour Sadhu Badyakarpara, Hirapur, P.O:- Burnpur, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 61xxxxxxx6068, Status :Individual, Executed by: Self, Date of Execution: 22/11/2017 , Admitted by: Self, Date of Admission: 22/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2017 , Admitted by: Self, Date of Admission: 22/11/2017 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Subrata Sinha Son of Shri Anil Kumar Sinha Hostel More, Opp. Telephone Exchange, RIVER SIDE ROAD, P.O:- Burnpur, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Status : Not Executed
2	Shri Asok Kumar Mitra Son of Late Sreedhar Chandra Mitra House No. AS-7/54, Kalyanpur Housing Estate, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713305 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, Status :Individual, Status : Not Executed

Shri Nanda Dulal Mitra

Son of Late Sreedhar Chandra Mitra Upper Chelidanga, S.B.Gorai Road, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, Status :Individual, Status : Not Executed

Identifier Details :**Name & address**

Smt Soma Sadhu
Wife of Shri Biswarup Sadhu
Hirapur Goalapara, P.O:- Burnpur, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Identifier Of Smt Kalyani Sadhu

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Kalyani Sadhu	Shri Subrata Sinha-0.825 Dec, Shri Asok Kumar Mitra-0.4125 Dec, Shri Nanda Dulal Mitra-0.4125 Dec

Endorsement For Deed Number : I - 020507955 / 2017

On 22-11-2017

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

Presented for registration at 18:00 hrs on 22-11-2017, at the Private residence by Smt Kalyani Sadhu ,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 2,79,998/-

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

Execution is admitted on 22/11/2017 by Smt Kalyani Sadhu, Daughter of Late Gour Sadhu, Badyakarpara, Hirapur, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession House wife

Indetified by Smt Soma Sadhu, , , Wife of Shri Biswarup Sadhu, Hirapur Goalapara, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession House wife

Saurav Roychowdhury

Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

n 23-11-2017

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,807/- (A(1) = Rs 2,800/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,807/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2017 12:33PM with Govt. Ref. No: 192017180118871415 on 22-11-2017, Amount Rs: 2,807/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00JIWOB8 on 22-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,810/- and Stamp Duty paid by Stamp Rs 1,000/ by online = Rs 15,810/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
 2. Stamp: Type: Impressed, Serial no 557, Amount: Rs.1,000/-, Date of Purchase: 20/11/2017, Vendor name: K D
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2017 12:33PM with Govt. Ref. No: 192017180118871415 on 22-11-2017, Amount Rs: 15,810/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00JIWOB8 on 22-11-2017, Head of Account 0030-02-103-003-02

Saurav Roychowdhury

Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2017, Page from 139926 to 139944

being No 020507955 for the year 2017.



Saurav Roychowdhury

Digitally signed by Saurav Roy
Chowdhury
Date: 2017.11.23 16:08:29 +05:30
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 23-11-2017 16:08:16

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ASANSOL

West Bengal.

(This document is digitally signed.)