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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 580301

20.09.17
12.15
b

Whereas that the Document
is Admitted to Registration the
Sign-axe Sheet and the Endr-
gements Attached with this
Document are the Part of the
Document.

A.D. No. Durgapur
Burdwan

SALE DEED

20 SEP 2019 Dist.: Burdwan presently Paschim
Bardhaman, P.S. New Township, Mouza :
Fuljhore under Durgapur Municipal
Corporation, Area of Land measuring about
5 (Five) Katha 15 (Fifteen) Chatak 30
(Thirty) Square Feet, Sale Value- Rs.
38,50,000/- & Market Value - Rs.
38,50,000/-

[Signature]
Att.

THIS DEED OF SALE MADE BY MRS. SHIBANI MUKHOPADHYAY ROY @ MRS. SHIBANI ROY MUKHOPADHYAY [PAN- AKXPM2059A] Wife of Late Prabir Roy, by Nationality- Indian, by faith - Hindu, by occupation Doctor, resident of : SB-14, ABL Township, P.O. ABL Township, P.S.-New Township, Dist. Burdwan presently Paschim Bardhaman, PIN- 713206, W.B., India, hereinafter called the "**VENDORS**", which expression shall unless the context otherwise required includes her heirs, successors and representatives of the **VENDOR(S)**.

IN FAVOUR OF

(1) MR. SANJOY BANERJEE [PAN- BPBPB0778P] Son of Late Kamal Banerjee, by Nationality- Indian, by faith - Hindu, by occupation Business, resident of : Salbagan, Benachity, P.O.- Benachity, P.S.-Durgapur, Dist. Burdwan presently Paschim Bardhaman, PIN- 713213, W.B., India, **(2) MR. TAMASHIS DUTTA [PAN- AHMPD5024A]** Son of Late Tarit Kumar Dutta, by Nationality- Indian, by faith - Hindu, by occupation Business, resident of : Vivekananda Park, Sankarpur, P.O.- Sankarpur, P.S.-New Township Dist. Burdwan presently Paschim Bardhaman, PIN- 713212, W.B., India, hereinafter called the "**PURCHASER**", Which expression shall unless the context otherwise required includes their heirs, successors and representatives of the **PURCHASER**.

WHEREAS the Schedule mentioned property is purchased property of Mrs. Shibani Mukhopadhyay Roy @ Mrs. Shibani Roy Mukhopadhyay, she purchased the same from Santi Moyee Debi Wife of Damodar Bhattacharjee vide deed No-3091 for the year 1991 of A.D.S.R. Durgapur, and after that she recorded her name in L.R.R.O.R.

AND WHEREAS by virtue of purchase , present vendor acquired a valid , good , clear and free marketable right , title and interest over the schedule below land and are owning, and possessing the same as absolute owner which give them unfettered power and authority to convey the schedule below property.

AND WHEREAS the vendor(s) is urgent need of money and as such the vendors agreed to dispose the schedule mentioned property by way of sale.

AND WHEREAS the purchaser who are in search of such plot for residential purpose hereby expressing her intention to buy out the same agreed with the vendors for absolute sale to them of the schedule below land at price of **Rs. 38,50,000 /- (Rupees Thirty Eight Lac Fifty Thousand) Only** which already paid in cheque as such the vendors do hereby confirm regarding receipt of sale consideration by putting her signature in this deed.

AND WHEREAS by virtue of this Sale Deed 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 enquiry free from any encumbrance 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(s) harmless and indemnified from any charges licence, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASER(S).

AND WHEREAS the VENDOR bind herself to execute Deeds, things, at the request and cost of the purchaser to do and execute or cause to be done anything which may effectual necessary for the PURCHASER(S) to enjoy the 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 peaceable and quiet enter upon, have, hold, occupy possess and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from only the said VENDOR or by any person, or persons claiming from, under or in trust of their.



THE VENDORS bind herself to declare that schedule below plot have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judic of any court or been notified for any kinds of requisition 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 (s) recorded in the records of B.L. & L.R.O. Faridpur Durgapur during settlement and to mutate their name into the Rent Roll of Govt., of West Bengal, 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, land taxes in respect of their purchased scheduled plot and building to his free choice.

SCHEDULE

All That piece or parcel of **Bahal** Land measuring an area of **5 (Five) Katha 15 (Fifteen) Chatak 30 (Thirty) Square Feet** be the same a little more or less, appertaining to **Mouza- Fuljhore, J.L.No-82, L.R. J.L.No-107, R.S. Plot No-530** corresponding **L.R. Plot No-2937, Khatian No- 146, L.R. Khatian No-1422, Police Station: New Township, under Durgapur Municipal Corporation,** Entire Land is butted and bounded by:

North	:	20 Feet wide Road
East	:	20 Feet wide Road
South	:	Drain
West	:	Residential House of Jayanta Das

The Schedule mentioned land is used for residential purpose.

This schedule mentioned land there is no structure.

The schedule mentioned land is never been acquired by Govt.

(A Sketch map is annexed herewith which is considered as part and parcel of this deed)


for M.

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MEMO OF CONSIDERATION

The price of the Land amounting **Rs. 38,50,000/- (Rupees Thirty Eight Lakh Fifty Thousand)** Only paid by the purchaser in following manner:-

Mode of Payment	Date	Bank Name	Cheque No.	Amount (Rs.)
Fund Transfer	31.05.2019	Axis	N.A.	1,00,000.00
Cheque	03.06.2019	HDFC	000011	2,01,000.00
Fund Transfer	02.06.2019	Axis	N.A.	2,00,000.00
Cheque	03.06.2019	ICICI	000072	3,00,000.00
Cheque	12.06.2019	ICICI	000073	2,00,000.00
Cheque	21.06.2019	ICICI	000050	2,00,000.00
Cheque	05.07.2019	ICICI	000051	8,00,000.00
Cheque	19.07.2019	ICICI	000052	5,00,000.00
Cheque	15.08.2019	SBI	538870	3,00,000.00
Cheque	15.08.2019	Axis	018227	3,00,000.00
Cheque	06.09.2019	ICICI	000080	4,40,000.00
Cheque	06.09.2019	ICICI	000082	3,00,000.00
Cash	20.09.2019	N.A.	N.A.	9,000.00

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendors / Purchaser(s) are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the Vendor put her signature on this 20th Day of September, 2019 in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES:

- ① Sanjit Mondal
 So. Manojan Mondal
 Village - Agardma, Dist-15
 P.S. - Cargore, Dist. Bardhaman
 Presently Paschim Bardhaman.
- ② Subrata Mukherjee
 Spokt Senat Mukherjee
 Paschim Bardhaman
 Dist Paschim Bardhaman

Shibani Mukherjee Roy @
 Shibani Roy Mukherjee

SIGNATURE OF THE VENDOR

Drafted and Typed by me & I have 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

Subrata Mukherjee

SUBRATA MUKHERJEE
 ADVOCATE
 Durgapur Court
 Enroll No.- WB/506/2007

5


 भारत सरकार
 Government of India

 Surajit Mondal
 Father: Manoranjan Mondal
 DOB: 15/07/1993
 Male

 7372 4361 9968

आधार - आम आदमी का अधिकार

Surajit Mondal



Surajit Mondal


 भारत सरकार
 Unique Identification Authority of India
 Address:
 ANGADPUR DURGAPUR -15, Durgapur (n Corp.),
 Angadpur, Bardhaman, West Bengal, 713215

7372 4361 9968
 1947
 1902 JCC 1947
 mail@uidai.gov.in
 www.uidai.gov.in

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

GRN: 19-201920-007439215-2

Payment Mode Counter Payment

GRN Date: 17/09/2019 14:00:49

Bank : ICICI Bank

BRN : ICIC170920190

BRN Date: 17/09/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02060001492217/5/2019

[Query No./Query Year]

Name : TAMASHIS DATTA

Contact No. : Mobile No. : +91 7908473734

E-mail :

Address : Sankarpur Durgapur PIN 713212

Applicant Name : Mr SUBRATA MUKHERJEE

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

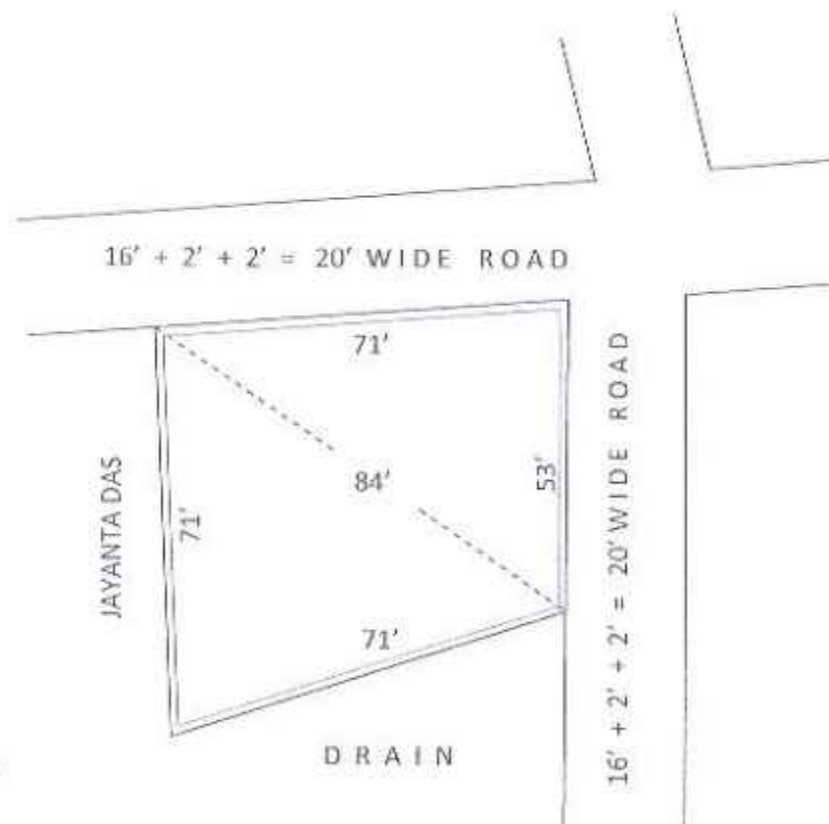
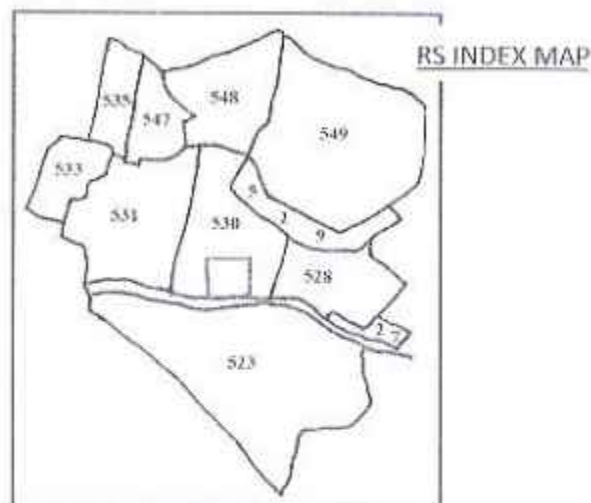
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060001492217/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	226010
2	02060001492217/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	38507

Total

264517

In Words : Rupees Two Lakh Sixty Four Thousand Five Hundred Seventeen only

DEED PLAN OF RS PLOT NO. 530 (PART), LR PLOT NO. 2937
 OF MOUZA - FULJHORE. J. L. NO. - 107
 P. S. - NEWTOWNSHIP, DIST. - PASCHIM BARDHAMAN
 AREA 10 DEC. (MORE OR LESS) SHOWING IN RED COLOUR
 SOLD TO : 1) SANJOY BANERJEE AND 2) TAMASHIS DUTTA



Feed plan to deed plan

Drawn by

(Signature)

ASESH KUMAR KARMAKAR
 FULJHORE, DURGAPUR-03
 SURVEYOR
 Regd. No. W.B./K-609/2006

Shibani Mukhopadhyay Roy
 @ Shibani Roy Mukhopadhyay



Shibani Mukhopadhyay Roy. @
Shibani Roy Mukhopadhyay.

11/02

Sanjay Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT
SANJOY BANERJEE
KAMAL BANERJEE
03/07/1970
PAN Number
BPPBP0778P
Signature

भारत सरकार
GOVT. OF INDIA
18012013



Tarish Datta

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



Shibani mukhopadhyay Roy
@shibanimukhopadhyay

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- Shibani Mukhopadhyay Roy @ Shibani Roy Mukhopadhyay

Signature of the
Executants/presentation



Treeshis Dutta

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- Treeshis Dutta

Signature of the
Executants/presentation



Sanjoy Banerjee

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- Sanjoy Banerjee

Major Information of the Deed

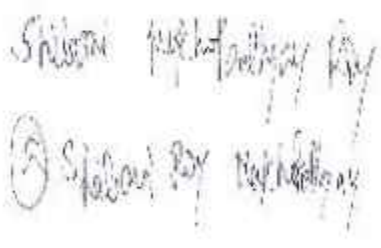
Deed No :	I-0206-05800/2019	Date of Registration	20/09/2019
Query No / Year	0206-0001492217/2019	Office where deed is registered	
Query Date	14/09/2019 9:21:32 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, District : Burdwan, WEST BENGAL., Mobile No. : 7797737722, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 38,50,000/-	Rs. 38,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,31,010/- (Article:23)	Rs. 38,507/- (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:- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Fuljhore), Mouza: Fuljhore, JI No: 107, Pin Code : 713206

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-2937 (RS :-530)	LR-1422	Bastu	Bahal	5 Katha 15 Chatak 30 Sq Ft	38,50,000/-	38,50,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					9.8656Dec	38,50,000 /-	38,50,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SHIBANI MUKHOPADHYAY ROY, (Alias: Smt SHIBANI ROY MUKHOPADHYAY) (Presentant) Wife of Late PRABIR ROY Executed by: Self, Date of Execution: 20/09/2019 , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office	Photo  20/09/2019	Finger Print  20/09/2019	Signature  20/09/2019
SB- 14, ABL Township, P.O:- ABL Township, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AKXPM2059A, Aadhaar No: 36xxxxxxxx4466, Status :Individual, Executed by: Self, Date of Execution: 20/09/2019 , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANJOY BANERJEE Son of Late KAMAL BANERJEE Salbagan, Benachity, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BPBPB0778P, Aadhaar No: 34xxxxxxxx2372, Status :Individual, Status : Not Executed
2	Mr TAMASHIS DATTA Son of Late TARIT KUMAR DATTA Vivekannanda Park, Sankarpur, P.O:- Sankarpur, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHMPD5024A, Aadhaar No: 75xxxxxxxx7472, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, P.O:- Angadpur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713215	 20/09/2019	 20/09/2019	 20/09/2019

Identifier Of Smt SHIBANI MUKHOPADHYAY ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SHIBANI MUKHOPADHYAY ROY	Mr SANJOY BANERJEE-4.93281 Dec, Mr TAMASHIS DATTA-4.93281 Dec

Land Details as per Land Record

District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC. Road: Unassessed Road (Fuljhore), Mouza: Fuljhore, JI No: 107, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2937, LR Khatian No:- 1422	Owner: শিবানী রায়মুখোপাধ্যায়, Gurdian: প্রবী কুমা, Address: নিজ , Classification: বহাল, Area: 0.10000000 Acre,	Smt SHIBANI MUKHOPADHYAY ROY

Endorsement For Deed Number : I - 020605800 / 2019

On 16-09-2019

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 38,50,000/-



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

On 20-09-2019

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 12:15 hrs on 20-09-2019, at the Office of the A.D.S.R. DURGAPUR by Smt SHIBANI MUKHOPADHYAY ROY Alias Smt SHIBANI ROY MUKHOPADHYAY, Executant.

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

Execution is admitted on 20/09/2019 by Smt SHIBANI MUKHOPADHYAY ROY, Alias Smt SHIBANI ROY MUKHOPADHYAY, Wife of Late PRABIR ROY, SB- 14, ABL Township, P.O: ABL Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Professionals Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,507/- (A(1) = Rs 38,500/- .E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,507/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2019 12:00AM with Govt. Ref. No: 192019200074392152 on 17-09-2019, Amount Rs: 38,507/-, Bank: ICICI Bank (ICIC0000006), Ref No. ICIC170920190 on 17-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,31,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,26,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2981, Amount: Rs.5,000/-, Date of Purchase: 09/09/2019, Vendor name: Jitendra Nath Mondal

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 17/09/2019 12:00AM with Govt. Ref. No: 192018200074392152 on 17-09-2019, Amount Rs: 2,26,010/-, Bank: ICICI Bank (ICIC00000306), Ref. No. ICIC170820190 on 17-09-2019, Head of Account 0030-02-103-003-02



Partha Bairaggya

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 130966 to 130984
being No 020605800 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.09.24 12:16:12 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 24-09-2019 12:15:26
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)