



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 370554

DEED OF CONVEYANCE

**Dist : Paschim Bardhaman, P.S. Coke Oven,
Mouza : Gopinathpur, under Durgapur
Municipal Corporation, Area of Land
admeasuring about 12 (Twelve) Decimal,
along with a Double Storied Pucca Building
admeasuring 1500 (One Thousand Five
Hundred) Square Feet, Sale Value-
90,00,000/- & Market Value - Rs.
90,00,000/-**

Certified that the Document
Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Paschim Bardhaman

16 AUG 2024



16 AUG 2024

9
A.D. 28

THIS INDENTURE OF conveyance is made on this the 16th day of August, 2024 at A.D.S.R. Office, Durgapur;

B E T W E E N

MRS. UMA BANERJEE, (Alias: MRS. UMA RANI BANDOPADHYAY) [PAN- AREPB9459K], Daughter of Late Sasanka Sekhar Mukherjee, Wife of Asim Kumar Banerjee @ Asim Kumar Bandyopadhyay, by faith-Hindu, by occupation- House wife, By Nationality Indian, resident of 40/55, J.P. Avenue, Sasankapally, Dihibeta, City:- Durgapur, P.O.- Durgapur Sagarbhanga Colony, P.S.- Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN-713211, hereinafter referred to as the **OWNER/VENDOR**, (which expression shall mean and include her heirs, successors, executors, administrators & Permitted assigns etc.) of the **ONE PART.**

A N D

(1) MR. VIJAY AGARWAL, [PAN- ACIPA3420C], Son of Mr. Prahalad Rai Agarwal, By Faith: Hindu, by nationality Indian, by occupation- Business, **(2) MRS. KAVITA AGARWAL, [PAN- ACAPA3200A]**, Daughter of Mr. Ashok Agarwal, Wife of Sri. Vijay Agarwal, By Faith: Hindu, by nationality Indian, by occupation- House wife, both are resident of: 16 No Punjabi Gali, Subhas Pally, Benachity, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213 **(3) MRS. SUJATA MUKHERJEE, [PAN- FUEPM6040K]**, Daughter of Mr. Dasurathi Bera, Wife of Mr. Dhrubajyoti Mukherjee, By Faith: Hindu, by nationality Indian, by occupation- House wife, resident of: Karanga Para 325, City: Durgapur, P.O.: Durgapur, P.S.- Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713201, hereinafter referred to as the **"PURCHASER(S)"**, (which expression shall, unless otherwise excluded by or repugnant to or inconsistent with the subject or context, be deemed to mean and include their legal heirs, successors, executors, administrators, legal representatives and assigns etc.) of the **OTHER PART;**



WHEREAS R.S. Plot No.- 1633, corresponding to **L.R. Plot No.- 2936, Land admeasuring 12 (Twelve) Decimal**, comprised in **Mouza- Gopinathpur**, J.L. No.- 85, under Durgapur Municipal Corporation, P.S.- Coke Oven, Dist.- Paschim Bardhaman, being L.R. recorded property of present Vendor, i.e. Uma Banerjee @ Umarani Bandyopadhyay, her L.R. Khatian no. is 1115.

AND WHEREAS on approaches and request made by the Purchaser(s) herein to the Vendor towards the Purchase of Schedule mentioned property by the Purchaser(s), it has been agreed to transfer the Schedule mentioned land and building on the following terms & conditions, at a total consideration money of **Rs. 90,00,000/- (Rupees Ninety Lakh) Only:**

1) At or before the execution of this Deed of Conveyance the Purchaser(s) on taking inspection of the relevant documents handed over by the Vendor to them touching the title in respect of the schedule mentioned Plot of Land & Building has fully satisfied themselves and agreed not to raise any objection in respect of the following :

That the Schedule mentioned Plot of Land & Building are free from all encumbrances, charges, liens, lispendens, attachments, trusts, claim, demand mortgage, wakf, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments etc. whatsoever or howsoever in nature.

2) That the Vendor herein being the owner of the said Plot of Land & Building, neither had nor have sold, had entered into any Agreement for Sale and/or Memorandum of Understanding, nor have executed any deposit of the title Deeds nor deposited the title deed nor created any third party right or interest in respect of any part or portion of the said plot of land & Building by way of lease or any other agreement and/or arrangement by which any third party's



right and/or rights of possession or otherwise is created and/or intended to be created in favour of any third party and was and still is, in khas possession of the said plots of land & Building.

3) That no suit and/or legal litigation is presently pending which had been instituted by any person and/or persons claiming any right over and in respect of the said plot of land & Building or any part or portion thereof.

4) The Purchaser(s) herein being fully satisfied as to the marketable title of the Vendor herein in respect of the said Plot of Land & Building has agreed to purchase and acquire the said Plot of land & Building and has also requested the Vendor herein to execute and register the Deed of Conveyance in favour of the Purchaser herein in respect of the Schedule Plots of Land & Building.

THE PARTIES HEREIN COVENANT AS FOLLOWS:

In pursuance of the aforesaid agreement and upon payment of the consideration money of **Rs. 90,00,000/- (Rupees Ninety Lakh) Only** which has been paid by the Purchaser(s) to the Vendor in the manner as stated under the MEMORANDUM OF CONSIDERATION written herein below (the receipt whereof i.e. the entire consideration amount, the Vendor doth hereby admit, acknowledges) and of and from the same date, release and discharge in favour of the Purchaser the said land, the Vendor doth hereby sell, transfer, convey and assign and assure such transfer to, unto and in favour of the Purchaser(s) all that land admeasuring **12 (Twelve) Decimal**, situated at R.S. Plot No.- 1633, corresponding to **L.R. Plot No.- 2936, pertaining to L.R. Khatian No. 1115**, comprised in **Mouza-Gopinathpur**, J.L. No.- 85, under Durgapur Municipal Corporation, P.S.- Coke Oven, Dist.- Paschim Bardhaman, along with a Double storied Pucca Building admeasuring **1500 (One Thousand Five Hundred) Square Feet**, Together with all easement right standing



amenities and/or facilities attached thereto and/or connected therewith and/or appurtenant thereto which is particularly described in the SCHEDULE WRITTEN HEREUNDER (hereinafter collectively referred to as the SAID LAND & BUILDING).

TOGETHERWITH right to use all passages for ingress and egress from the said plots of land & Building along with all drains, ditches, ground or soil thereof and all other privileges, appendages appurtenances and easements whatsoever belonging to or in any way appurtenant or attached thereto to be enjoyed in common and all former estate, right, title, inheritance, use, trust, claim and demand whatsoever both at Law and in equity of the Vendor unto and upon the said plot of land & Building AND TO HAVE AND TO HOLD the said Plot of land & Building and every part thereof hereby specifically granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser(s), freed and discharged from all encumbrances.

THE VENDOR DOTH HEREBY DECLARE :.

- a) That the **VENDOR** has good right, full power and absolute authority and indefeasible title to grant, sell convey, transfer, assign and assure the said plot of land & Building hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be transferred free from all encumbrances and liabilities whatsoever in the manner aforesaid according to the true intent and meaning of these presents.
- b) That the Purchaser(s) shall and will, from time to time and at all times hereafter, peaceably and quietly enter into and hold, possess, occupy, own and enjoy the said plot of land & Building without any suit or proceedings, hindrance, eviction interruption, disturbance, claim, demand whatsoever from or by or on behalf of the Vendor herein or any other person or persons whatsoever



claiming any estate, right, title and interest from, under, through or in trust for the Vendor.

- c) That the Purchaser(s) shall use, occupy, enjoy and possess the said plot of land & Building, being freely and clearly and absolutely acquitted, exonerated, discharged or released otherwise by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified from and against charges, mortgages, liens, liabilities and encumbrances of whatsoever nature in whatsoever manner made, done, executed, entered into or occasioned by the Vendor or any person or persons whomsoever.
- d) Further that the Vendor and all persons having or lawfully or equitably claiming any estate, right, title, interest, claim and demand whatsoever into and upon the said plot of land & Building, shall and will, from time to time and at all times hereafter, at the request and cost of the Purchaser(s), do and execute or cause to be done and executed all such acts, deeds, matters and things for better and more perfectly assuring, conveying and demising the said plot of land & Building and every part thereof to the use of the Purchaser(s) as shall or may reasonably be required.

FURTHER IT IS DECLARED BY THE VENDOR THAT :-

1. The said Plot of Land & Building or any part thereof is not affected by any attachment including attachment under any certificate case or any other proceeding started at the instance of the Income Tax or any other authorities including the Government Authorities under the Bengal Public Demands Recovery Act, 1913 or any other Act or Acts and that, there is no



certificate case or proceedings against the VENDOR for realization of any Public Demands.

2. That no part or portion of the said plot of land & Building is subject to any notice and acquisition/requisition and/or the subject matter of alignment either by the Govt. of West Bengal or the Government of India or any other authority or authorities appointed in this regard by the Central and State Governments.
3. It is specifically declared by the Vendor that the said plot of land & Building is free from all claims or demands by the appropriate authority or authorities arising out of any unpaid tax, KHAJNA rates or other payable or payables in respect of the said Plot of land & Building and the Vendor hereby agrees and binds himself to indemnify and keep indemnified the Purchaser(s) against any or all such tax, KHAJNA rates or other payable or payables hereafter discovered or found to be payable for any period preceding the date of this Deed hereinbefore mentioned and the Vendor further binds himself to pay and/or liquidate all such unpaid and arrear rates, taxes KHAJNAS or other payable or payables claimed or demanded by the appropriate authority or authorities in respect of the said plot of land & Building to such authority or authorities and the Purchaser(s) shall not be liable and responsible for payment of any such outstanding arrear dues in respect of the said plot of land & Building under any circumstances whatsoever unless otherwise mutually agreed between the parties hereto.

AND WHEREAS the **PURCHASER(S)** shall be factually, legally entitled to get their name recorded in the records of B.L. & L.R.O. Additional 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 and charges without any connection or concern whatsoever with the VENDOR.



601.

SCHEDULE OF PLOTS OF LAND & BUILDING

All That piece or parcel of "**BASTU**" Land measuring an area of **12 (Twelve) Decimal**, be the same, situated within **Mouza- Gopinathpur**, J.L. No. 85, Police Station: Coke Oven, Additional District Sub Registration Office- Durgapur, Dist.: Paschim Bardhaman, under Durgapur Municipal Corporation, Holding No. 40/55, Ward No. 29, Assessment no. 3309401092891, Old No. 29272, Locality/Street: Sasanka Pally, DGP- 11, Durgapur- 713211;

R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Land owner	Purchaser	Area in Decimal	Share in percentage
1633	2936	1115	Mrs Uma Banerjee @ Mrs. Uma Rani Bandopadhyay	Mr. Vijay Agarwal	4.2	35%
1633	2936	1115	Mrs Uma Banerjee @ Mrs. Uma Rani Bandopadhyay	Mrs Kavita Agarwal	4.2	35%
1633	2936	1115	Mrs Uma Banerjee @ Mrs. Uma Rani Bandopadhyay	Mrs Sujata Mukherjee	3.6	30%

Along with a Double storied Cemented Flooring 30 years old Pucca Building admeasuring **1500 (One Thousand Five Hundred) Square Feet**, out of which **Ground Floor admeasuring an area 750 (Seven Hundred Fifty) Square Feet & First Floor admeasuring an area 750 (Seven Hundred Fifty) Square Feet more or less**, situated over and above the land;

Butted and Bounded by –

On the North : L.R. Plot no. 2933
 On the South : L.R. Plot no. 2937
 On the East : 30 Feet wide Sasanka Pally Road
 On the West : L.R. Plot no. 2934 & 2935

The Schedule mentioned land is used for Residential purpose. The schedule mentioned land is never been acquired by Govt.

A Skeetch map is annexed herewith and marked with RED BORDER which is considered as part and parcel of this deed.


61.



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 & PURCHASER, above named put their respective signatures and execute this present in the manner aforesaid on the day month and year as mentioned above.

SIGNED AND DELIVERED by the above named **VENDOR & PURCHASER** at Durgapur in presence of:-

WITNESSES :

1. Debasish Bera
S/o S.C. Bera
Durgapur-04

Uma Banerjee

SIGNATURE OF THE OWNER/VENDOR

2. Ayush Saraff.
S/O Jag Mohan Saraff.
DGP - 713205

Drafted by me & 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.

Subrata Mukherjee

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

MEMO OF CONSIDERATION

RECEIVED, by us, the within named Vendor from the within named Purchaser(s) the within mentioned sum of **Rs. 90,00,000/- (Rupees Ninety Lakh) Only** as and towards full and final satisfaction of the total consideration amount in respect of Sale under these presents in the manner as follows:-

Cheque/RTGS/ Date	Consideration (Rs.)	Payment Mode	Instrument No.	Bank Name
10.05.2024	3,35,000.00	RTGS	N.A.	CBI
10.05.2024	15,00,000.00	RTGS	N.A.	PNB
10.05.2024	20,00,000.00	RTGS	N.A.	PNB
07.06.2024	10,00,000.00	Cheque	000005	HDFC
14.08.2024	13,38,000.00	Cheque	000009	HDFC
14.08.2024	11,18,500.00	RTGS	N.A.	PNB
14.08.2024	16,18,500.00	RTGS	N.A.	PNB
TDS	90,000.00			

Uma Banerjee

SIGNATURE OF THE OWNER/VENDOR



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250165706578

GRN Details

GRN:	192024250165706578	Payment Mode:	SBI Epay
GRN Date:	14/08/2024 18:04:21	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5432458985215	BRN Date:	14/08/2024 18:04:51
Gateway Ref ID:	556829832	Method:	Punjab National Bank - Retail and Corporate NB
GRIPS Payment ID:	140820242016570656	Payment Init. Date:	14/08/2024 18:04:21
Payment Status:	Successful	Payment Ref. No:	2002149355/3/2024
[Query No*/Query Year]			

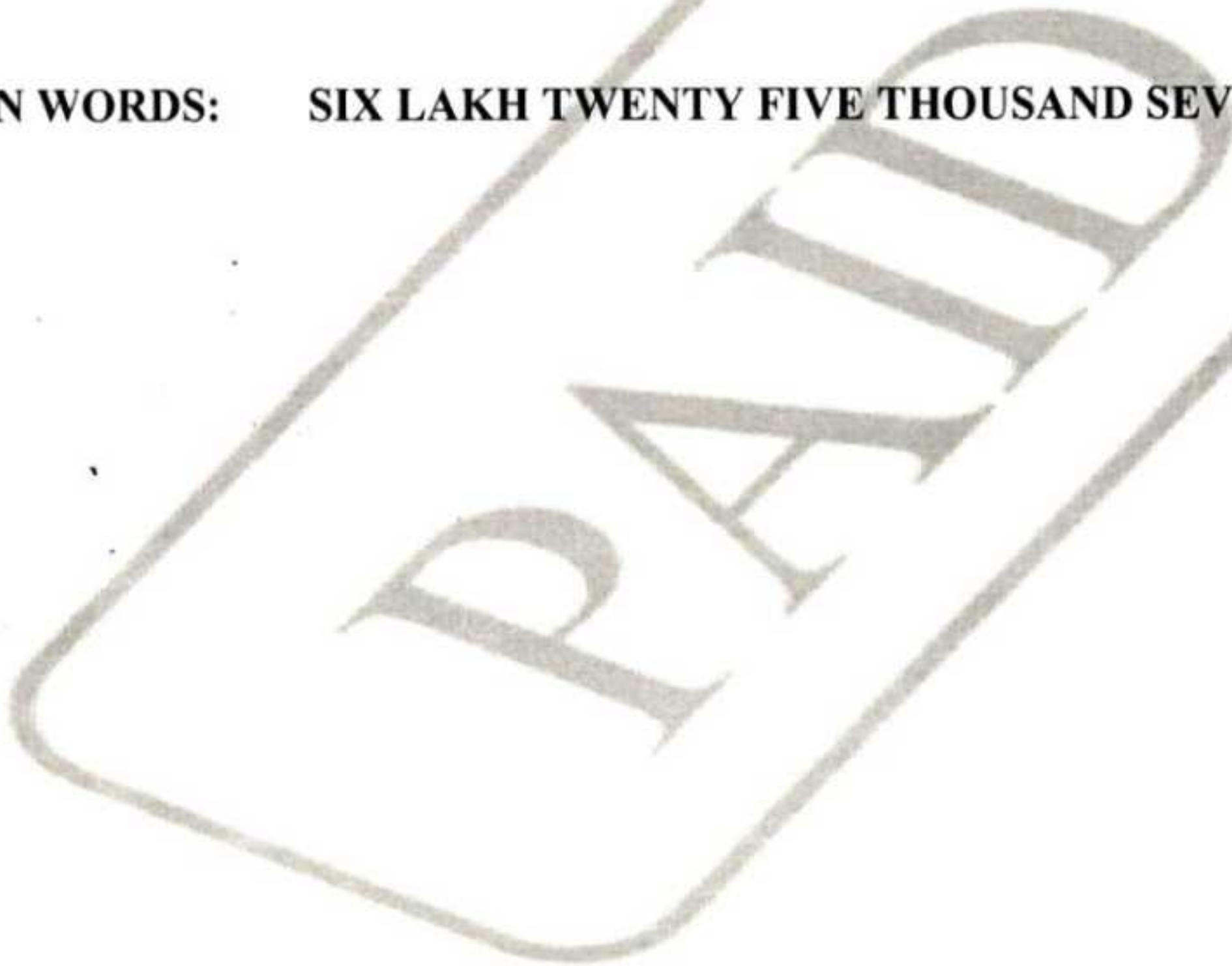
Depositor Details

Depositor's Name:	Mrs KAVITA AGARWAL
Address:	16 NO PUNJABI GALI, SUBHASH PALLY, BENACHITY, DURGAPUR-713213
Mobile:	8101520165
Period From (dd/mm/yyyy):	14/08/2024
Period To (dd/mm/yyyy):	14/08/2024
Payment Ref ID:	2002149355/3/2024
Dept Ref ID/DRN:	2002149355/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002149355/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	535010
2	2002149355/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	90007
Total				625017

IN WORDS: SIX LAKH TWENTY FIVE THOUSAND SEVENTEEN ONLY.





Office of the DURGAPUR MUNICIPAL CORPORATION
CITY CENTRE, DURGAPUR, PIN - 713216

PROPERTY TAX RECEIPT

Receipt Date : 30/11/2023
Receipt No : 2023-2024/O/9871
Bill Receipt No. :

Holding No : 40/55

Assessment No. : 3309401092891 Old. No. : 29272

Name of the Assessee : SMT UMA RANI BANERJEE

Ward No : 29

Locality/Street : SASANKA PALLI DGP- 11

Received the sum of Rs. 14105.00 (in words) RUPEES FOURTEEN THOUSAND ONE HUNDRED FIVE ONLY

on account of property tax and surcharge as detailed below :

Details of Arrear Received (Year wise)					Current (2023-2024)				
Year (Others) 2019-2020 - 1 2019-2020 - 4	2020-2021	2021-2022	2022-2023	Total Arrear	1st Qtr Amount April - June	2nd Qtr Amount July - Sep	3rd Qtr Amount Oct - Dec	4th Qtr Amount Jan - March	Total Amount
2377.20	2377.20	2377.20	2377.20	9508.80	594.30	594.30	594.30	594.30	11886.00
0.00	0.00	0.00	0.00	0.00	-29.72	-29.72	-29.72	-29.72	-118.88
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
940.97	703.25	465.54	227.81	2337.57	0.00	0.00	0.00	0.00	2337.57
Total Amount :					Total Amount :				
					Round-off Amount :				
					Net Amount :				
					Collecting Sarkar/Counter :				

Bank Transaction ID : 082315

Pay Mode: Online , Amount: 14105.00

Paid At : Municipality



Mayur Vakil
Authorised Signatory

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : DEBASIS BERA
2. FATHER/ HUSBAND NAME : Sabodh Chander Bera
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Survier
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Amrekinda Avenue
POST OFFICE (পোস্ট অফিস) A-2 one
POLICE STATION (থানা) Durgam PIN 213204
DISTRICT (জেলা) Barru STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Owner
6. AADHAR NO 425860691059
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) Lale Seed অএ দলিলের (Query No.)
Oma Barru বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Debasish Bera as identifier identifying the executants
of the concerned deed (Query No.) 2002149355/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Debasish Bera

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)



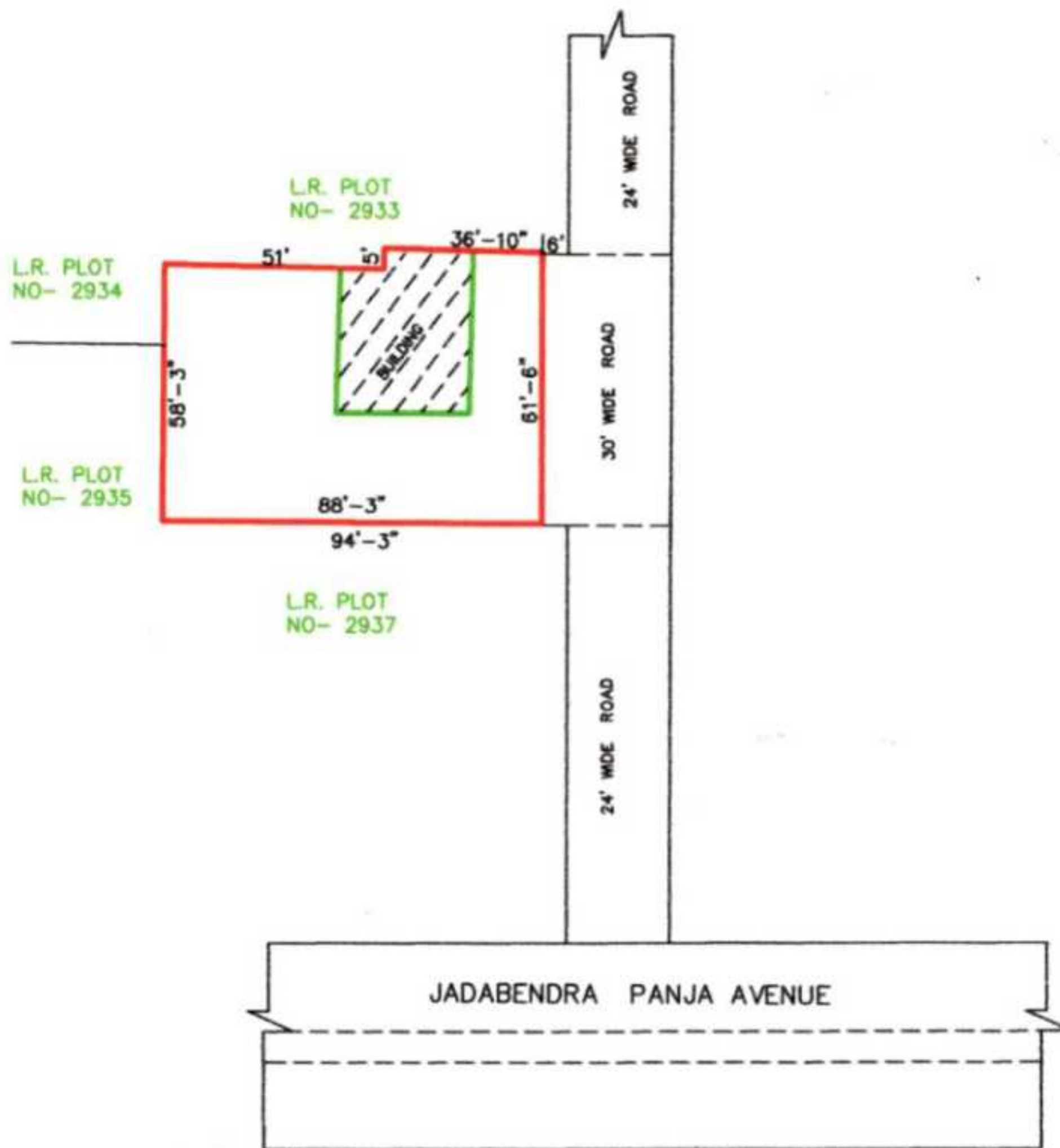
SITE PLAN

MOUZA - GOPINATHPUR . J.L. NO - 85

P.S. - COKE-OVEN DIST - PASCHIM BARDHAMAN

BUILDING AREA AREA- 1500 SQFT.

SOLD TO - VIJAY AGARWAL & OTHERS



Uma Banerjee

THE POSITION OF LAND COVERED WITH RED COLOUR

SCHEDULE OF LAND

MOUZA	R.S. PLOT NO	L.R.PLOT NO	AREA
GOPINATHPUR	1633	2936	12 DECIMAL

DRAWN BY
U. Paul.
dt-15/08/2024.

UJJWAL PAUL
(Land Surveyor)
Regd No.-WB K-253/1997
Uttaryan, PO-Amrai
Dist.-Paschim Bardhaman

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তঙ্গনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Uma Banerjee

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature _____

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature _____

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature _____

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Gurpreet Singh

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Gurpreet Singh

Signature of the Executants/presentation



Kavita Agarwal

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Kavita Agarwal

Signature of the Executants/presentation



Sanjita Mukherjee

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Sanjita Mukherjee

Major Information of the Deed

Deed No :	I-2306-08735/2024	Date of Registration	16/08/2024
Query No / Year	2306-2002149355/2024	Office where deed is registered	
Query Date	10/08/2024 6:10:46 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, 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. 90,00,000/-	Rs. 90,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,40,010/- (Article:23)	Rs. 90,007/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

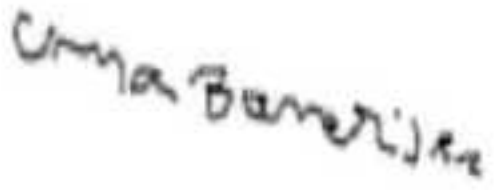
District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Sasanka Pally Road, Mouza: Gopinathpur, JI No: 85, Pin Code : 713201

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-2936 (RS :-1633)	LR-1115	Bastu	Bastu	12 Dec	60,00,000/-	60,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					12Dec	60,00,000 /-	60,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	30,00,000/-	30,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	30,00,000 /-	30,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs UMA BANERJEE, (Alias: Mrs UMA RANI BANDOPADHYAY) (Presentant) Daughter of Late SASANKA SEKHAR MUKHERJEE Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office	Photo  16/08/2024	Finger Print  Captured LTI 16/08/2024	Signature  16/08/2024
40/55, J.P. Avenue, Sasankapally, Dihibeta, City:- Not Specified, P.O:- Durgapur Sagarbhanga Colony, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: ARxxxxxx9K, Aadhaar No: 35xxxxxxxx8675, Status :Individual, Executed by: Self, Date of Execution: 16/08/2024 , Admitted by: Self, Date of Admission: 16/08/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr VIJAY AGARWAL Son of Mr PRAHALAD RAI AGARWAL 16 No Punjabi Gali, Subhas Pally, Benachity, City:- Not Specified, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ACxxxxxx0C, Aadhaar No: 98xxxxxxxx3560, Status :Individual, Status : Not Executed			
2	Mrs KAVITA AGARWAL Daughter of Mr ASHOK AGARWAL 16 No Punjabi Gali, Benachity, Subhas Pally, City:- Not Specified, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: acxxxxxx0a, Aadhaar No: 73xxxxxxxx7609, Status :Individual, Status : Not Executed			
3	Mrs SUJATA MUKHERJEE Daughter of Mr DASURATHI BERA Karanga Para, 325, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: FUxxxxxx0K, Aadhaar No: 48xxxxxxxx9465, Status :Individual, Status : Not Executed			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASIS BERA Son of Mr SUBODH CHANDRA BERA Aurobinda Avenue, City:- Durgapur, P.O:- A Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204	 16/08/2024	 Captured 16/08/2024	 16/08/2024
Identifier Of Mrs UMA BANERJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs UMA BANERJEE	Mr VIJAY AGARWAL-4.2 Dec,Mrs KAVITA AGARWAL-4.2 Dec,Mrs SUJATA MUKHERJEE-3.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs UMA BANERJEE	Mr VIJAY AGARWAL-500.00000000 Sq Ft,Mrs KAVITA AGARWAL-500.00000000 Sq Ft,Mrs SUJATA MUKHERJEE-500.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Sasanka Pally Road, Mouza: Gopinathpur, JI No: 85, Pin Code : 713201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2936, LR Khatian No:- 1115	Owner:উমারানী বন্দোপাধ্যায়, Gurdian:অসীম , Address:নিজ , Classification:বাস্ত, Area:0.12000000 Acre,	Mrs UMA BANERJEE

Endorsement For Deed Number : I - 230608735 / 2024

On 16-08-2024

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 11:03 hrs on 16-08-2024, at the Office of the A.D.S.R. DURGAPUR by Mrs UMA BANERJEE Alias Mrs UMA RANI BANDOPADHYAY, 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 90,00,000/-

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

Execution is admitted on 16/08/2024 by Mrs UMA BANERJEE, Alias Mrs UMA RANI BANDOPADHYAY, Daughter of Late SASANKA SEKHAR MUKHERJEE, 40/55, J.P. Avenue, Sasankapally, Dihibeta, P.O: Durgapur Sagarbhanga Colony, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by Profession House wife

Indetified by Mr DEBASIS BERA, , Son of Mr SUBODH CHANDRA BERA, Aurobinda Avenue, P.O: A Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 90,007.00/- (A(1) = Rs 90,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 90,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2024 6:04PM with Govt. Ref. No: 192024250165706578 on 14-08-2024, Amount Rs: 90,007/-, Bank: SBI EPay (SBlePay), Ref. No. 5432458985215 on 14-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,40,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,35,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1268, Amount: Rs.5,000.00/-, Date of Purchase: 14/08/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2024 6:04PM with Govt. Ref. No: 192024250165706578 on 14-08-2024, Amount Rs: 5,35,010/-, Bank: SBI EPay (SBlePay), Ref. No. 5432458985215 on 14-08-2024, Head of Account 0030-02-103-003-02



Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 157118 to 157139.

being No 230608735 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.08.21 15:07:55 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 21/08/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.