

7824/24

D 8392/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 944109

11.02 AM
25.08.24
Drgu. (S) 1889741
mm

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

A.D.S.R. Dargapur
Paschim Bardhaman

9 AUG 2024

SALE DEED

11-02

Sh
Aw

18 JUL 2024



No. 2051 Date
Sold to V. Jay Agarwal Chatterjee
Address Durgam - 13
Value of Stamp 500
Date of Purchase of the stamp
Prepared from Treasury 11 JUL 2024
Name of the Treasury from
Durgapur

Chatterjee

Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-18
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

25 JUL 2024

THIS DEED OF SALE is made on this 25th day of July, Two Thousand Twenty-Four (2024).

BETWEEN

- 1. MRS. DUTTA ANITA ALIAS ANITA DUTTA** [PAN NO. ECNPA8405C] [AADHAAR NO. 8103 6623 9339], Daughter of Late Amulya Ranjan Dey, By faith Hindu, by Nationality-Indian, resident of Bhagt Para, Raniganj, P.O- Raniganj, P.S- Raniganj, Dist- Paschim Bardhaman, Pin- 713347, West Bengal, India
- 2. MRS. AMITA KHAN** [PAN NO. FNTPK9972G] [AADHAAR NO. 6592 9291 4981], Daughter of Late Amulya Ranjan Dey, by faith Hindu, by Nationality-Indian, resident of Srinagar Pally, Benachity, P.O- Durgapur-13, P.S- Durgapur, Dist- Paschim Bardhaman, Pin- 713213, West Bengal, India
- 3. MR. SWAPAN LODH** [PAN NO. AGNPL8008Q] [AADHAAR NO. 5977 6966 7632], Son of Late Niranjana Lodh, by faith Hindu, by Nationality-Indian, resident of Asansol Gram, Namopara, P.O & P.S- Asansol, Dist- Paschim Bardhaman, Pin- 713301, West Bengal, India,
- 4. MR. SAMAR LODH** [PAN NO. AHCPL6602J] [AADHAAR NO. 4289 1173 4262], Son of Mr. Swapan Lodh, by faith Hindu, by Nationality-Indian, resident of Asansol Gram, Namopara, P.O & P.S- Asansol, Dist- Paschim Bardhaman, Pin- 713301, West Bengal, India,
- 5. MRS. RUPALI DEY** [PAN NO. HFFPD6627K] [AADHAAR NO. 5698 1278 1736], Daughter of Mr. Swapan Lodh, by faith Hindu, by Nationality-Indian, resident of Near Aam Bagan, 3 No. Mahishila Colony, Asansol, P.O & P.S- Asansol, Dist- Paschim Bardhaman, Pin- 713303, West Bengal, India,

6. MRS. PRIYANKA DEY [PAN NO. AYXPD5089R] [AADHAAR NO. 3708 6267 4620], Daughter of Late Arun Kumar Dey, Wife of Mr. Arka Das, by faith Hindu, by Nationality-Indian, resident of 99 Nabapally, Benachity, near Church, P.O.- Durgapur-13, P.S.- Durgapur, Dist- Paschim Bardhaman, Pin- 713213, West Bengal, India,

ALL ARE hereinafter jointly & severally referred to as the **"VENDOR(S)"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, representatives, successors and assigns) of the FIRST PART.

IN FAVOUR OF:

(1) MR. VIJAY AGARWAL [PAN NO. ACIPA3420C] [AADHAAR NO. 9865 9821 3560], Son of Prahalad Rai Agarwal, by faith Hindu, by Nationality-Indian, and resident of 16 No. Punjabi Gali, Subhas Pally, Benachity, P.O.- Durgapur-13, P.S.- Durgapur, Dist- Paschim Bardhaman, Pin- 713213, West Bengal, India and

(2) MR. CHANDRAPRAKASH MISHRA [PAN NO. FQSPM1846K] [AADHAAR NO. 5656 5857 4250], Son of Anup Kumar Mishra, by faith Hindu, by Nationality-Indian, and resident of Flat No. 13B, Natural Heights, Block-3, 54 Feet, Benachity, P.O.- Durgapur-13, P.S.- Durgapur, Dist- Paschim Bardhaman, Pin- 713213, West Bengal, India,

BOTH ARE hereinafter jointly & severally referred to as the "PURCHASER(S)" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, representatives, successors and assigns) of the OTHER PART.

WHEREAS the schedule mentioned land originally belonged to Amullya Ranjan Dey, son of Sarada Prasad Dey and he owned and possessed the said land by way of two Regd. Sale Deed being Nos. I-3605 and I-3606 both are for the year of 1968 and his name duly been recorded in L.R. Record of right under separate L.R. Parcha being Khatian No. 47.

AND THEREAFTER during his peaceful possession of the said land said Amullya Ranjan Dey died leaving behind his wife Pratima Dey (now deceased) and his only Son Arun Dey @ Arun Kumar Dey and three daughters namely Anjali Lodh, Amita Khan and Anita Dutta, as his only legal heirs and successors and they equally inherited the entire Schedule land by way of legal heirs and successors.

AND THEREAFTER said Arun Dey @ Arun Kumar Dey also died on 22.03.2014 leaving behind his wife Sipra Dey(who died on 25.07.2011) and his only daughter Priyanka Dey, as his only legal heir and successor and she become the absolute owner and possessors of the Schedule land of said deceased Arun Dey @ Arun Kumar Dey according to $\frac{1}{4}$ share of land by way of legal heirs and successor.

AND THEREAFTER said Anjali Lodh also died on 23.01.2019 leaving her husband Swapan Lodh and her only son Samar Lodh and only daughter Rupali Dey as her only legal heirs and successors and they become the absolute owners and possessors of the Schedule land of said

deceased said Anjali Lodh according to $\frac{1}{4}$ share of land by way of legal heirs and successor.

AND WHEREAS the Vendor(s) (1) Mrs. Dutta Anita Alias Anita Dutta, (2) Mrs. Amita Khan, (3) Mr. Swapan Lodh, (4) Mr. Samar Lodh, (5) Mrs. Rupali Dey, (6) Mrs. Priyanka Dey are urgent need of money and as such the Vendor(s) jointly agreed to dispose the schedule mentioned property by way of sale in favour of the purchasers above named.

AND WHEREAS the Purchasers who are in search of such land hereby expressing their intention to purchase the same, agreed with the Vendors for absolute sale to them of the schedule below property at price of **Rs. 33,25,000/- (Rupees Thirty Three Lakh Twenty Five Thousand)** only which is already paid by the purchasers in favour of the Vendors and the Vendors do hereby confirmed regarding receipt of sale consideration by putting their signature(s) in this Deed.

AND WHEREAS by virtue of this Sale Deed, the VENDORS(S) 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 Purchasers for good so that the Purchasers 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 Vendors shall keep the PURCHASER(S) harmless and indemnified from any charges license, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASER(S).

The VENDORS bind them self to declare that the schedule below Land 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 Case or been notified for any kinds of requisition and the VENDORS sells out the same to Purchasers having good marketable title without any kinds of encumbrances.

AND WHEREAS the Vendors are bind them to execute Deeds, things, at the request and cost of the Purchasers 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(S) 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(S) or by any person or persons claiming, from, under or in trust of them.

AND WHEREAS the PURCHASER(S) shall be factually, legally entitled to Mutate their names in the records of Rights of the Office of B.L. & L.R.O. Durgapur during settlement and to mutate their names into the Rent Roll of Govt. of West Bengal, and will be able to pay any rent, rates, and charges without any connection or concerned whatsoever with the VENDOR(S).

That the Purchasers shall regularly pay holding taxes, land taxes in respect of their purchased scheduled property to their free choice.

That neither the Vendors nor their legal heirs, successors shall on and after execution of this sale deed shall claim any right, title interest over the scheduled property and if the title of the Vendors are found to be defective, the Vendors shall compensate in all respect in favour of the Purchasers.

SCHEDULE

In the District of **Paschim Bardhaman**, P.S. – Durgapur, Sub-Division & A. D. S. R. Office Durgapur under Durgapur Municipal Corporation Area, within **Mouza- Benachity**, J.L. No. 117, comprising in **R.S Plot No. 463** corresponding to **L.R. Plot No. 1752** (measuring an area 5 Decimal), **L.R. Plot No. 1753** (measuring an area of 1 Decimal), total land admeasuring an Area of **6 Decimal** recorded in **L.R. Khatian No. 47**, with 100 Sq. Feet One Storied 15 years old pucca Residential House, Floor Type-Cemented, Classification of Land is Bastu and proposed use for Residential Purpose, A Sketch map is annexed here with border "RED" which is considered as part and parcel of this deed.

Current Boundaries

Butted & Bounded by:-

On the North: Land of Jharna Prajapaty;
On the South: Land of Amiyo Biswas;
On the East: Land of K. Paul;
On the West: 24 Feet Wide Metal Road.

The Sketch Map shall be considered as a part of this deed.

The schedule mentioned land was never been acquired by Govt.

The Schedule mentioned land will be use for residential purpose. That no holding Tax have been issued in favour of the Vendors.

It is hereby declared that the full name, color passport size photograph, finger prints of both the hands of the Vendor & Purchaser are attested in additional pages 1(A) in this deed and these will be treated as a part of this deed.

RP
Adv

MEMO

RECEIVED of and from the above-named Purchaser the within mentioned a sum of **Rs. 33,25,000/- (Rupees Thirty Three Lakh Twenty Five Thousand)** only being the full consideration money as per memo below :-

MEMO OF CONSIDERATION

SL. No.	Mode of Payment	Date	Amount	Name of the Receiver
1.	RTGS, UTR NO. . PUNBK24295493245	23.07.2024	Rs.8,31,250/-	Anita Khan
2.	RTGS, UTR NO. PUNBK24205493277	23.07.2024	Rs.8,31,250/-	Anita Dutta
3.	RTGS, UTR NO. IDFBR52024062600 451651	26.06.2024	Rs.4,00,000/-	Priyanka Dey
4.	IDFC First Bank Cheque, NO.000005	26.06.2024	Rs.1,00,000/-	Priyanka Dey
5.	RTGS, UTR NO. IDFBR52024072300 389459	23.07.2024	Rs.3,31,250/-	Priyanka Dey
6.	RTGS, UTR NO. IDFBR52024172300 390766	23.07.2024	Rs.3,40,625/-	Swapan Lodh
7.	RTGS, UTR NO. IDFBR52024723003 90884	23.07.2024	Rs.3,40,625/-	Samar Lodh
8.	Online Transfer	24.07.2024	Rs.1,50,000/-	Rupali Dey
Total Amount-			Rs. 33,25,000/-	

44 Samar Lodh

13 Dutta Anita @ Anita Dutta.

55 Rupali Dey

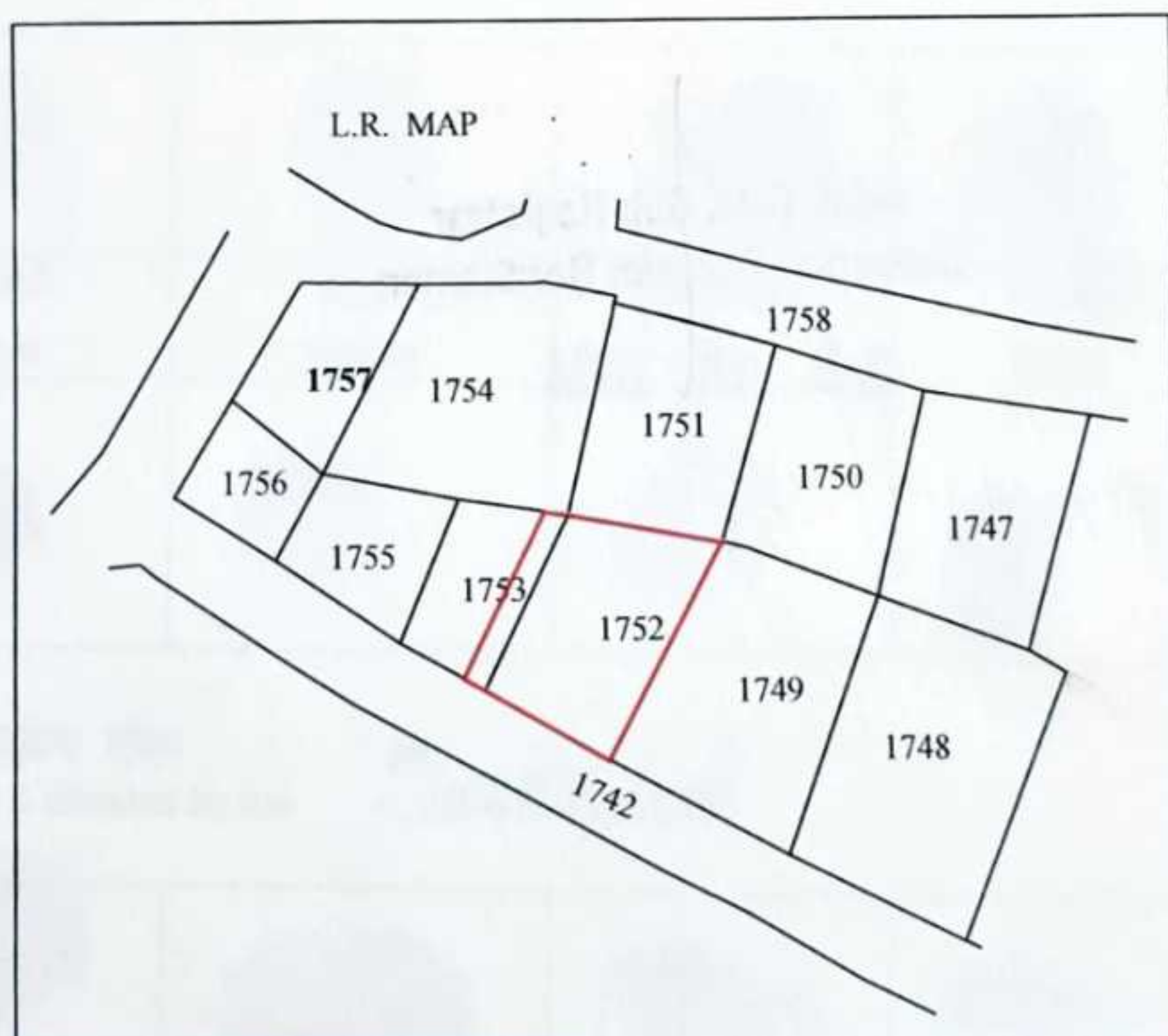
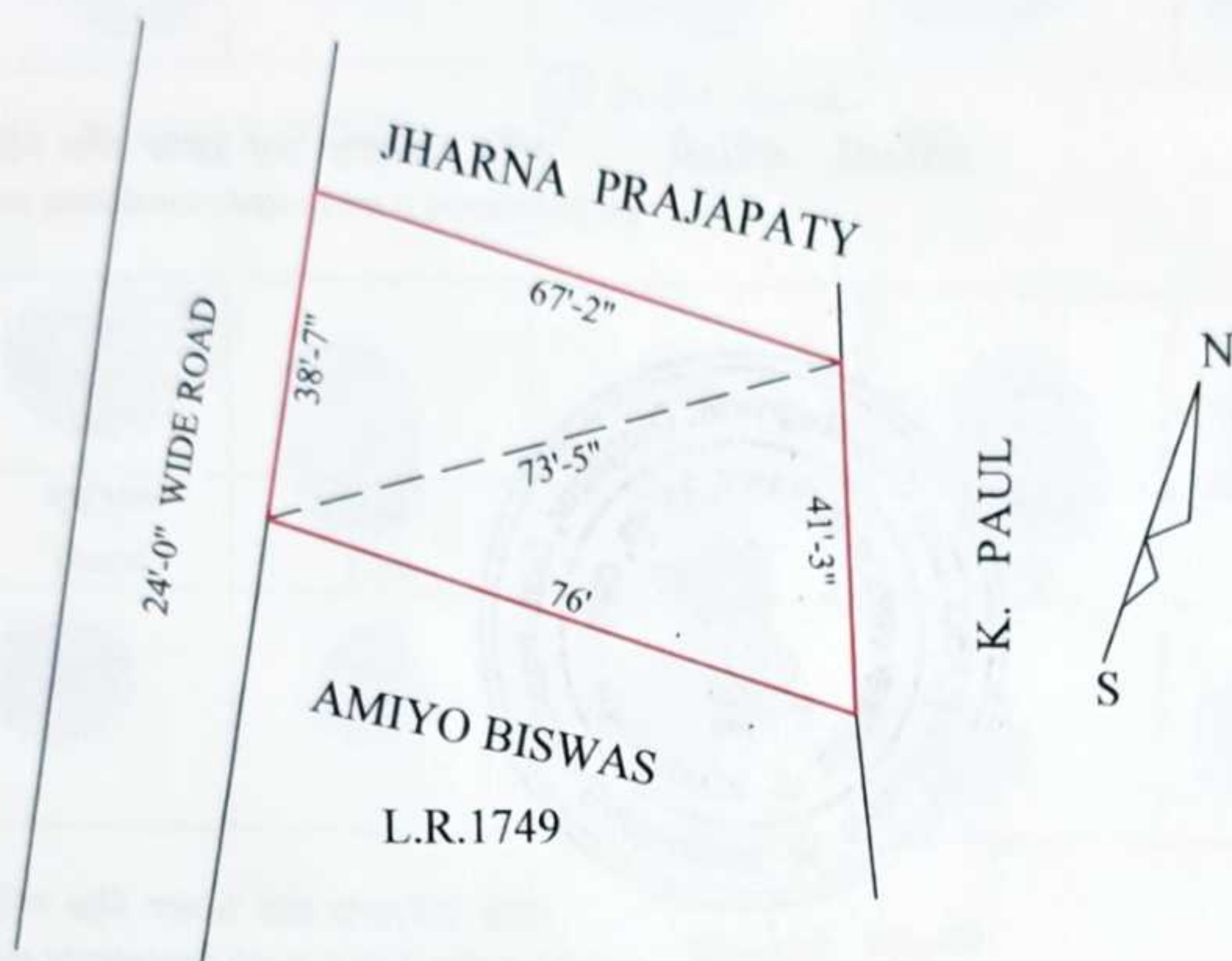
25 Anita Khan

65 Priyanka Dey

35 Swapan Lodh

Signature of the Receiver

CH PLAN SHOWING RED BOUNDED IN R.S. PLOT NO-
 S. L.R.1752,& 1753,MOUZA- BENACHITY P.S. DURGAPUR J.L.NO-117
 ST-PASCHIM BARDHAMAN
 LAND AREA- L.R. PLOT NO-1752- 5 DECIMAL
 L.R.PLOT NO-1753- 1 DECIMAL



53 Amar Lochh

54 Rupali Dey

15 Dutta Anita @ Anita Dutta.

25 Amita Khan

35 Suabon Lochh

65 Priyanka DEY.

Bharat Prasad Verma
 22.7.24
 BHARAT PRASAD VERMA
 &
 PRABHAKAR VERMA
 Surveyor, D.M.C., DURGAPUR
 C.E. NO.-41178/2019-2020

	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small



@ Dutta Anita-
Anita Dutta.

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me Anita Khan

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me Swapan Lochh

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me Samaz Lochh

বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
ডান হাত Right Hand				



Rupali Dey

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
ডান হাত Right Hand				



Priyanka Dey

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
ডান হাত Right Hand				



Anurag Dey

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
ডান হাত Right Hand				



Chandraprakash Mishra

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Chandraprakash Mishra

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম)

Souvik Roy

2. FATHER/ HUSBAND NAME

(পিতা/ স্বামীর নাম)

ALOK ROY

3. OCCUPATION (পেশা)

Other

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE/TOWN (গ্রাম) Lamagah Bora

POST OFFICE (পোস্ট অফিস) Lamagah Bora

POLICE STATION (থানা) Kam 450 PIN 713148

DISTRICT(জেলা) Lakhimpur STATE(রাজ্য) W.B

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক)

6. AADHAR NO 4398 2382 4531

PAN

EPIC NO

আমি (শনাক্তকারী) অএ দলিলের (Query No.)

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Souvik Roy as identifier identifying the executants of the concerned deed (Query No.) 2001887791/2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Souvik Roy

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

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



192024250136471318

Details			
GRN No:	192024250136471318	Payment Mode:	SBI Epay
GRN Date:	25/07/2024 11:36:19	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0089966080735	BRN Date:	25/07/2024 11:37:18
Gateway Ref ID:	IGARPDQRW8	Method:	State Bank of India NB
GRIPS Payment ID:	250720242013647130	Payment Init. Date:	25/07/2024 11:36:19
Payment Status:	Successful	Payment Ref. No:	2001887791/5/2024
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr VIJAY AGRAWAL
Address:	DURGAPUR-13
Mobile:	9735168110
Period From (dd/mm/yyyy):	25/07/2024
Period To (dd/mm/yyyy):	25/07/2024
Payment Ref ID:	2001887791/5/2024
Dept Ref ID/DRN:	2001887791/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001887791/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	202010
2	2001887791/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	33757
Total				235767

IN WORDS: TWO LAKH THIRTY FIVE THOUSAND SEVEN HUNDRED SIXTY SEVEN ONLY.

PAID

Major Information of the Deed

Deed No :	I-2306-08392/2024	Date of Registration	09/08/2024
Query No / Year	2306-2001887791/2024	Office where deed is registered	
Query Date	16/07/2024 4:57:15 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, 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. 33,25,000/-	Rs. 33,75,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,02,510/- (Article:23)	Rs. 33,757/- (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:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Benachity),
Mouza: Benachity, JI No: 117, Pin Code : 713213

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1752 (RS :-463)	LR-47	Bastu Bastu	5 Dec	27,50,000/-	27,50,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-1753 (RS :-463)	LR-47	Bastu Bastu	1 Dec	5,00,000/-	5,50,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
TOTAL :				6Dec	32,50,000 /-	33,00,000 /-	
Grand Total :				6Dec	32,50,000 /-	33,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	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: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	75,000 /-	75,000 /-	

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs Dutta Anita, (Alias: Anita Dutta) (Presentant) Daughter of Late Amulya Ranjan Dey Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office	 25/07/2024	 Captured LTI 25/07/2024	Dutta Anita Anita Dutta 25/07/2024

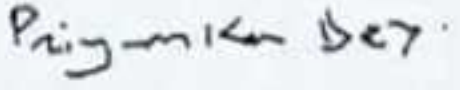
Bhagt Para, Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ECxxxxxx5C, Aadhaar No: 81xxxxxxxx9339, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Amita Khan Daughter of Late Amulya Ranjan Dey Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office	 25/07/2024	 Captured LTI 25/07/2024	Amita Khan 25/07/2024

Srinagar Pally, Benachity, Durgapur, City:- Durgapur, P.O:- Durgapur, 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-1XX2 , PAN No.:: FNxxxxxx2G, Aadhaar No: 65xxxxxxxx4981, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office

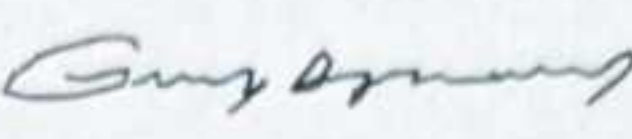
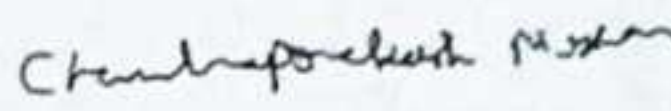
Name	Photo	Finger Print	Signature
Mr Swapan Lodh Son of Late Niranjana Lodh Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office	 25/07/2024	 Captured LTI 25/07/2024	Swapan Lodh 25/07/2024

Asansol Gram, Namopara,, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AGxxxxxx8Q, Aadhaar No: 59xxxxxxxx7632, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Samar Lodh Son of Mr Swapan Lodh Executed by: Self, Date of Execution: 25/07/2024 Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office	 25/07/2024	 Captured LTI 25/07/2024	 25/07/2024
Asansol Gram, Namopara,, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AHxxxxxx2J, Aadhaar No: 42xxxxxxxx4262, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
5 Mrs Rupali Dey Daughter of Mr Swapan Lodh Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office	 25/07/2024	 Captured LTI 25/07/2024	 25/07/2024
Near Aam Bagan, 3 No. Mahishila Colony, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: HFxxxxxx7K, Aadhaar No: 56xxxxxxxx1736, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
6 Mr Priyanka Dey Son of Late Arun Kumar Dey Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office	 25/07/2024	 Captured LTI 25/07/2024	 25/07/2024
99 Nabapally, Benachity, Near Church,, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AYxxxxxx9R, Aadhaar No: 37xxxxxxxx4620, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office			

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Vijay Agarwal Son of Prahalad Rai Agarwal Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office	 25/07/2024	 Captured LTI 25/07/2024	 25/07/2024
Son of Prahalad Rai Agarwal 16 No. Punjabi Gali, Subhas Pally, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: ACxxxxxx0C, Aadhaar No: 98xxxxxxxx3560, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office			
Mr Chandraprakash Mishra Son of Anup Kumar Mishra Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office	 25/07/2024	 Captured LTI 25/07/2024	 25/07/2024
Son of Anup Kumar Mishra Flat No. 13B, Natural Heights, Block-3, 54 Feet, Benachity,, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-2XX1 , PAN No.: FQxxxxxx6K, Aadhaar No: 56xxxxxxxx4250, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Souvik Roy Son of Mr Alok Roy Panagarh Bazar, City:- Durgapur, P.O:- Panagarh Bazar, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713148	 26/07/2024	 Captured 26/07/2024	 26/07/2024
Identifier Of Mrs Dutta Anita, Mrs Amita Khan, Mr Swapan Lodh, Mr Samar Lodh, Mrs Rupali Dey, Mr Priyanka Dey, Mr Vijay Agarwal, Mr Chandraprakash Mishra			

Transfer of property for L1		
	From	To. with area (Name-Area)
	Mrs Dutta Anita	Mr Vijay Agarwal-0.416667 Dec,Mr Chandraprakash Mishra-0.416667 Dec
	Mrs Amita Khan	Mr Vijay Agarwal-0.416667 Dec,Mr Chandraprakash Mishra-0.416667 Dec
	Mr Swapan Lodh	Mr Vijay Agarwal-0.416667 Dec,Mr Chandraprakash Mishra-0.416667 Dec
	Mr Samar Lodh	Mr Vijay Agarwal-0.416667 Dec,Mr Chandraprakash Mishra-0.416667 Dec
5	Mrs Rupali Dey	Mr Vijay Agarwal-0.416667 Dec,Mr Chandraprakash Mishra-0.416667 Dec
6	Mr Priyanka Dey	Mr Vijay Agarwal-0.416667 Dec,Mr Chandraprakash Mishra-0.416667 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Dutta Anita	Mr Vijay Agarwal-0.0833333 Dec,Mr Chandraprakash Mishra-0.0833333 Dec
2	Mrs Amita Khan	Mr Vijay Agarwal-0.0833333 Dec,Mr Chandraprakash Mishra-0.0833333 Dec
3	Mr Swapan Lodh	Mr Vijay Agarwal-0.0833333 Dec,Mr Chandraprakash Mishra-0.0833333 Dec
4	Mr Samar Lodh	Mr Vijay Agarwal-0.0833333 Dec,Mr Chandraprakash Mishra-0.0833333 Dec
5	Mrs Rupali Dey	Mr Vijay Agarwal-0.0833333 Dec,Mr Chandraprakash Mishra-0.0833333 Dec
6	Mr Priyanka Dey	Mr Vijay Agarwal-0.0833333 Dec,Mr Chandraprakash Mishra-0.0833333 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Dutta Anita	Mr Vijay Agarwal-8.33333300 Sq Ft,Mr Chandraprakash Mishra-8.33333300 Sq Ft
2	Mrs Amita Khan	Mr Vijay Agarwal-8.33333300 Sq Ft,Mr Chandraprakash Mishra-8.33333300 Sq Ft
3	Mr Swapan Lodh	Mr Vijay Agarwal-8.33333300 Sq Ft,Mr Chandraprakash Mishra-8.33333300 Sq Ft
4	Mr Samar Lodh	Mr Vijay Agarwal-8.33333300 Sq Ft,Mr Chandraprakash Mishra-8.33333300 Sq Ft
5	Mrs Rupali Dey	Mr Vijay Agarwal-8.33333300 Sq Ft,Mr Chandraprakash Mishra-8.33333300 Sq Ft
6	Mr Priyanka Dey	Mr Vijay Agarwal-8.33333300 Sq Ft,Mr Chandraprakash Mishra-8.33333300 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Benachity),
Mouza: Benachity, JI No: 117, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1752, LR Khatian No:- 47	Owner:অমল্যরঞ্জন দে, Gurdian:সারদাপ্রসাদ , Address:নিজ , Classification:বাড়ি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1753, LR Khatian No:- 47	Owner:অমল্যরঞ্জন দে, Gurdian:সারদাপ্রসাদ , Address:নিজ , Classification:বাড়ি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 230608392 / 2024

25-07-2024

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

Presented for registration at 11:02 hrs on 25-07-2024, at the Office of the A.D.S.R. DURGAPUR by Mrs Dutta Anita Alias Anita Dutta, one of the Executants.

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 33,75,000/-

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

Execution is admitted on 25/07/2024 by 1. Mrs Dutta Anita, Alias Anita Dutta, Daughter of Late Amulya Ranjan Dey, Bhagt Para, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession House wife, 2. Mrs Amita Khan, Daughter of Late Amulya Ranjan Dey, Srinagar Pally, Benachity, Durgapur, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 3. Mr Swapan Lodh, Son of Late Niranjana Lodh, Asansol Gram, Namopara,, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Others, 4. Mr Samar Lodh, Son of Mr Swapan Lodh, Asansol Gram, Namopara,, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Others, 5. Mrs Rupali Dey, Daughter of Mr Swapan Lodh, Near Aam Bagan, 3 No. Mahishila Colony, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 6. Mr Priyanka Dey, Son of Late Arun Kumar Dey, 99 Nabapally, Benachity, Near Church,, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 7. Mr Vijay Agarwal, Son of Prahalad Rai Agarwal, 16 No. Punjabi Gali, Subhas Pally, Benachity, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 8. Mr Chandraprakash Mishra, Son of Anup Kumar Mishra, Flat No. 13B, Natural Heights, Block-3, 54 Feet, Benachity,, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others

Indetified by Mr Souvik Roy, , , Son of Mr Alok Roy, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 33,757.00/- (A(1) = Rs 33,750.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 33,757/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/07/2024 11:37AM with Govt. Ref. No: 192024250136471318 on 25-07-2024, Amount Rs: 33,757/-,
Bank: SBI EPay (SBlePay), Ref. No. 0089966080735 on 25-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,02,510/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 2,02,010/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 2051, Amount: Rs.500.00/-, Date of Purchase: 18/07/2024, Vendor name:

SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/07/2024 11:37AM with Govt. Ref. No: 192024250136471318 on 25-07-2024, Amount Rs: 2,02,010/-,
Bank: SBI EPay (SBlePay), Ref. No. 0089966080735 on 25-07-2024, Head of Account 0030-02-103-003-02

Santanu Pal

Santanu Pal

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

09-2024
Date 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
Indian Stamp Act 1899.

Santanu Pal

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 150556 to 150578
being No 230608392 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.08.09 20:15:39 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 09/08/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.