





Sale Value : Rs. 2,25,000/-

Market Value : Rs. 2,25,000/-

**THIS DEED OF SALE MADE BY:**

Mrs. Kajola Dey [ Aadhaar No: 378318165491 ] Wife of Late Manasha Dey, residing at Bhadur, P.O:- Andal, P.S:- Andal, Durgapur, District:-Burdwan, presently Paschim Bardhaman West Bengal, India, PIN - 713321, By Caste: Hindu, Occupation: House wife, Citizen of India.

(Hereinafter called the VENDOR) of the first part, which expression shall unless the context otherwise requires include **her** heirs/ successors and representative of the VENDOR.

**IN FAVOUR OF:**

Mr. Ujjal Kanti Mukherjee [ Pan No-AIAPM0860E, Aadhaar No: 917586861923 ] Son of Late Nimai Sebak Mukherjee, residing at Andal, P.O:- Andal, P.S- Andal, District:-Burdwan, presently Paschim Bardhaman, West Bengal, India, PIN - 713321, By Caste: Hindu, Occupation: Others, Citizen of: India.

( Hereinafter called the PURCHASER ) of the OTHER PART which expression shall unless the context otherwise requires includes **his** heirs/successors of the PURCHASER.

AND WHEREAS the schedule below land originally belongs to the present vendor duly recorded in LR Records of Rights under Khatian no-LR- 2254 and from the date of purchase she is owning, possessing and seizing the schedule below Land without any encumbrances and thereafter the present vendor entered into an agreement to sale with the present PURCHASER for sale of land.

And whereas the Present VENDOR is not willing to hold the schedule below Land for which **she** proclaimed for sale of schedule described property and the present PURCHASER being satisfied upon the right title and interest of the present vendor agreed to purchase the same and thereafter entered into an agreement for sale of the schedule below Land.

AND WHEREAS the PURCHASER who is in search of such Land and therefore approach to the VENDOR who agreed with the PURCHASER for absolute sale to **him** of the property as described in schedule below at of Rs. 2,25,000/- [ Rupees Two Lakh & Twenty Five Thousand ] only and the VENDOR do hereby acknowledges the same by putting **her** signature in this deed, which is specifically described in payment schedule.

AND WHEREAS by virtue of this sale deed the VENDOR hereby convey, transfer and assigns all right, title, interest along with all accessory benefits, advantages, drains, paths, easements privileges and other interest which at anytime had or now have in any manner covering both in law & equity free from any encumbrances whether 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 to the exclusion of others and as such the VENDOR singly and severally shall keep the PURCHASER harmless and indemnified from any charges, license, attachment, execution encumbrances if any existed formerly or existing at the date of transfer which are not known to the PURCHASER.

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

AND WHEREAS the VENDOR further agreed to binds **herself** that he or his successors shall be liable to pay the previous dues or charges or impositions before execution of this Deed if demanded either by any authority or by third party.

The VENDOR binds **herself** to declare that schedule below property has not been gifted any way, sold out, transferred or indemnified for any liability or entered for agreement to sale with any third party, or being sub-judice of any court or authority or any concern, or been notified for requisition hereinabove and the VENDOR sale out the same to the present PURCHASER having good saleable and marketable title without any encumbrances whatsoever.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get **his** names recorded in the settlement operation of Govt and will also be able to mutate **his** names into the Rent Roll of Govt, in the office of Gram Panchayat, Electric Authority, water supply authority and will be able to pay any rent, rates, charges without any connection or concern whatsoever with the VENDOR.

The PURCHASER shall regularly pay the holding taxes and impositions etc, payable as owner of the said property as and when the same become due and payable.

SCHEDULE OF LAND

A Piece and Parcel of **Baid Land** measuring an area of **1.4 Decimal** comprising in LR Plot No:- 1164, RS Plot No-1164 under LR Khatian No:- 2254, within the Mouza: Bhadur, JL No: 42, P.S-Andal, Dist-Paschim Bardhaman, West Bengal which is butted and bounded as follows :

North: LR Plot No-1164.

South : LR Plot No-1164,1169

East : LR Plot No-1164.

West: 40 ft wide Banbahal Road.

Which specifically shown in Red Colour annexed sketch map which will be treated as part and parcel of this Deed.

~~Vacant~~ Land used as Residential Purpose and not acquired by ant Govt authority

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of VENDOR & PURCHASER in separate sheet which will be treated as a part and parcel of this deed.

In witnesses whereof the VENDOR put her signature on this 30<sup>th</sup> day of July 2020 before ADSR office at Raniganj.

Witnesses:

1. Anab Mukherjee.  
S/o, Basudeb Mukherjee.  
A-201, Durgapur-04.

Signature of VENDOR

2. Joyanta Dey  
Let- Manasa Dey  
village- Bhadur - Post-Andal  
Dist - P. Burdwan

Read over and explained to the landowner in Bengali language, who admits it to be correct and thereafter puts his LTI in my presence.

Drafted and typed by me

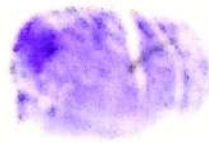
Advocate, Durgapur Court

LTI of Kajola Dey  
By the per of Kajola Dey  
Adv

LTI of Kajola Dey  
By the per of Kajola Dey  
Adv

PAYMENT SCHEDULE

Date	Amount	Mode Of Payment	Bank Name
29.07.2020	Rs. 1,25,000/-	CHEQUE NO. 884292	SBI BANK
29.07.2020	Rs. 1,00,000/-	CHEQUE NO. 884293	SBI BANK
Cost of Flat Total : Rs. 2,25,000/- (Rupees Two Lakh Twenty Five Thousand ) only			



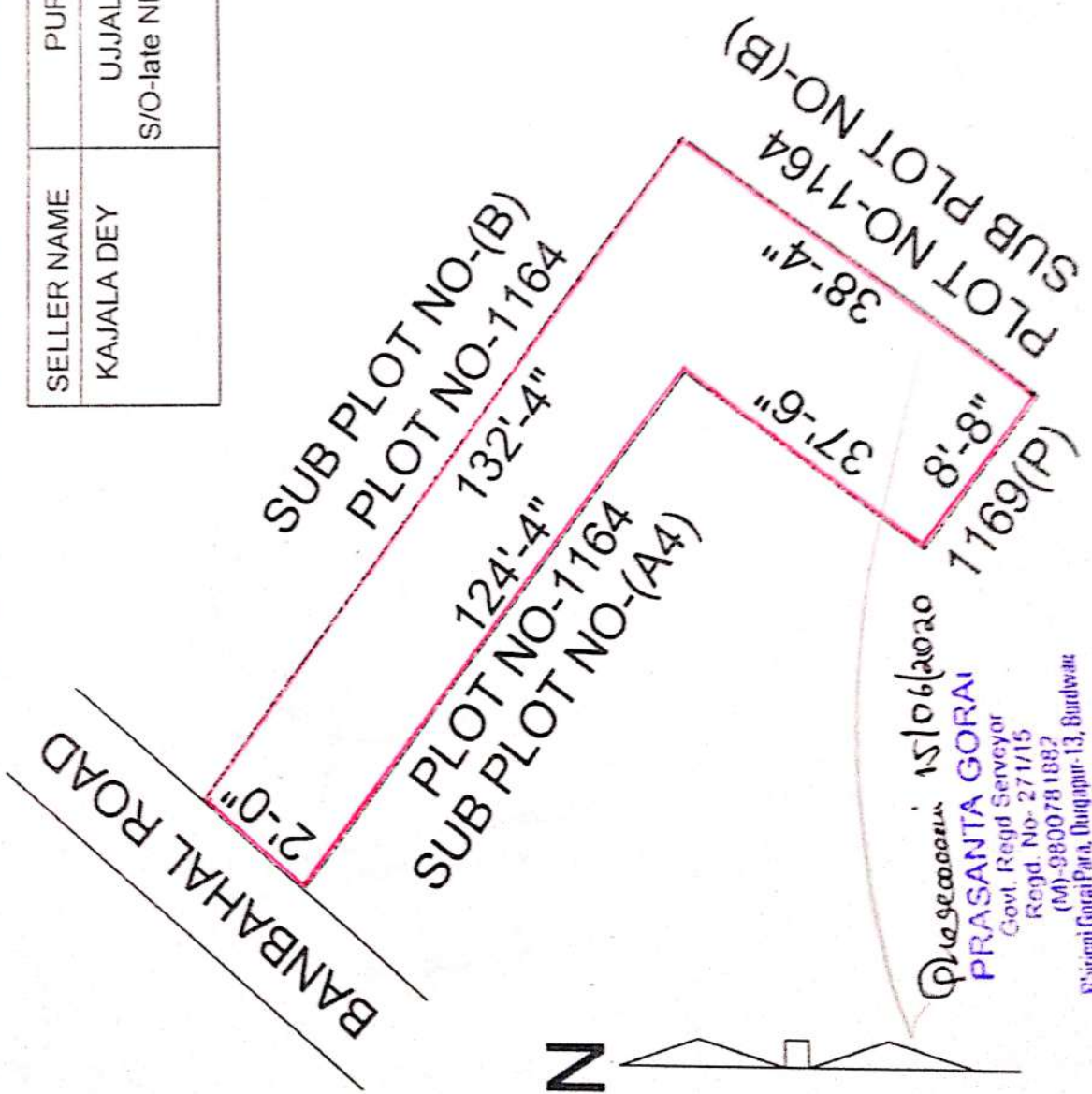
LTI of Kalyan  
to the per of  
By  
M

HOUSING AND TOWN PLANNING DEPARTMENT  
BANGALORE

29.07.20

SKETCH PLAN SHOWING MORE OR LESS 01.40DECIMAL OF LAND BY RED BOUNDED IN LAY-OUT PORTION OF L R PLOT NO-1164 SUB PLOT NO-(A5) OF MOUZA-BHADUR J L NO-42 P S-ANDAL DIST-PASCHIM BURDWAN

SELLER NAME	PURCHASER NAME
KAJALA DEY	UJJAL KANTI MUKHERJEE
	S/O-late NIMAI SEBAK MUKHERJEE



15/06/2020  
**PRASANTA GORAI**  
 Govt. Regd Surveyor  
 Regd. No- 271/15  
 (M)-9800781882  
 Baitingji Gorai Para, Durgapur-13, Burdwan

Ltr of  
 Kajala dey  
 by the per of  
 Kajal



1(a)

Signature, colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser.

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour passport size photograph, finger prints of both the hands is attested.

LTI of Kayota Dey by the Pen of Dey + W.

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour passport size photograph, finger prints of both the hands is attested.

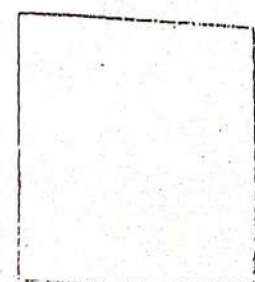
Ujjal Kanti Mukherjee

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour passport size photograph, finger prints of both the hands is attested.

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour passport size photograph, finger prints of both the hands is attested.



Directorate of Registration & Stamp Revenue  
Finance Department, Government of West Bengal

e-Appointment Details

Appointment Number : 202000215128  
Query No./Year : 2000664608/2020  
Name of the applicant : Mr Koushik Mukherjee  
Address of the applicant : Andal North Bazar, Andal  
Status of the applicant : Seller/Executant  
Mobile no. : 9874710658  
Transaction : [0101] Sale, Sale Document  
Office Where Deed will be Registered : A.D.S.R. RANIGANJ  
Date of Presentation : 30/07/2020  
Time & Slot : 02:22 p.m. Slot-I

You are requested to visit the concerned Registration Office at appointed time only.  
N.B:Once e-Appointment is fixed, ONLINE correction of mistakes will not be permitted.

I-2703/2020



Directorate of Registration & Stamp Revenue  
Finance Department, Government of West Bengal

e-Appointment Details

Appointment Number : 202000215128  
Query No./Year : 2000664608/2020  
Name of the applicant : Mr Koushik Mukherjee  
Address of the applicant : Andal North Bazar, Andal  
Status of the applicant : Seller/Executant  
Mobile no. : 9874710658  
Transaction : [0101] Sale, Sale Document  
Office Where Deed will be Registered : A.D.S.R. RANIGANJ  
Date of Presentation : 30/07/2020  
Time & Slot : 02:22 p.m. Slot-1

You are requested to visit the concerned Registration Office at appointed time only.  
N.B: Once e-Appointment is fixed, ONLINE correction of mistakes will not be permitted.

I-2703/2020

## Major Information of the Deed



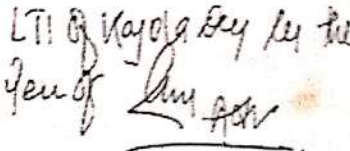
Deed No :	I-0204-02703/2020	Date of Registration	30/07/2020
Query No / Year	0204-2000664608/2020	Office where deed is registered	
Query Date	21/06/2020 11:25:17 AM		0204-2000664608/2020
Applicant Name, Address & Other Details	Koushik Mukherjee Andal North Bazar, Andal, Thana : Andal, District : Burdwan, WEST BENGAL, PIN - 713321, Mobile No. 9874710658, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2,25,000/-	Rs. 2,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,260/- (Article:23)	Rs. 2,257/- (Article:A(1), E)		
Remarks			

### Land Details :

District: Burdwan, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Bhadur, JI No: 42, Pin Code : 713321

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-1164 (RS :-1164 )	LR-2254	Vastu	Baid	1.4 Dec	2,25,000/-	2,25,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					1.4Dec	2,25,000 /-	2,25,000 /-	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Kajola Dey (Presentant)</b> Wife of Late Manasha Dey Executed by: Self, Date of Execution: 30/07/2020 , Admitted by: Self, Date of Admission: 30/07/2020 ,Place : Office	 <small>30/07/2020</small>	 <small>LTI 30/07/2020</small>	 <small>30/07/2020</small>
Bhadur, P.O:- Andal, P.S:- Andal, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713321 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 37xxxxxxxx5491, Status :Individual, Executed by: Self, Date of Execution: 30/07/2020 , Admitted by: Self, Date of Admission: 30/07/2020 ,Place : Office				

## Major Information of the Deed



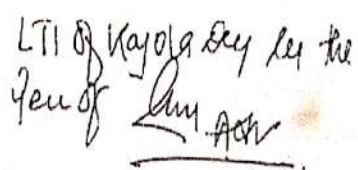
Deed No :	I-0204-02703/2020	Date of Registration	30/07/2020
Query No / Year	0204-2000664608/2020	Office where deed is registered	
Query Date	21/06/2020 11:25:17 AM		0204-2000664608/2020
Applicant Name, Address & Other Details	Koushik Mukherjee Andal North Bazar, Andal, Thana : Andal, District : Burdwan, WEST BENGAL, PIN - 713321, Mobile No. : 9874710658, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2,25,000/-	Rs. 2,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,260/- (Article:23)	Rs. 2,257/- (Article:A(1), E)		
Remarks			

### Land Details :

District: Burdwan, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Bhadur, JI No: 42, Pin Code : 713321

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-1164 (RS :-1164)	LR-2254	Vastu	Baid	1.4 Dec	2,25,000/-	2,25,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					1.4Dec	2,25,000 /-	2,25,000 /-	

### Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Kajola Dey</b> <b>(Presentant)</b> Wife of Late Manasha Dey Executed by: Self, Date of Execution: 30/07/2020 , Admitted by: Self, Date of Admission: 30/07/2020 ,Place : Office	 <small>30/07/2020</small>	 <small>LTI 30/07/2020</small>	 <small>30/07/2020</small>
Bhadur, P.O:- Andal, P.S:- Andal, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713321 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 37xxxxxxx5491, Status :Individual, Executed by: Self, Date of Execution: 30/07/2020 , Admitted by: Self, Date of Admision: 30/07/2020 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Ujjal Kanti Mukherjee</b> Son of Late Nirmal Sewak Mukherjee Andal North Bazar, P O - ANDAL, P S - Andal, Durgapur, District -Burdwan, West Bengal, India, PIN - 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: AIAPM0860E, Aadhaar No: 91xxxxxxxx1923, Status: Individual, Status: Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Arnab Mukherjee</b> Son of Mr Basudev Mukherjee A Zone, Durgapur, P.O - Andal, P.S - Andal, Durgapur, District -Burdwan, West Bengal, India, PIN - 713321			
	30/07/2020	30/07/2020	30/07/2020
Identifier Of Mrs Kajola Dey			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mrs Kajola Dey	Mr Ujjal Kanti Mukherjee-1.4 Dec

**Land Details as per Land Record**

District: Burdwan, P S - Andal, Gram Panchayat: ANDAL, Mouza: Bhadur, JI No: 42, Pin Code: 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 1164, LR Khatian No - 2254	Owner মনোজ দে, Gurdian অমূল মনোজ, Address ভাদুর , Classification বাঁধ, Area 0.07000000 Acre.	Seller is not the recorded Owner as per Applicant

Endorsement For Deed Number : I - 020402703 / 2020

On 30-07-2020

**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 14:37 hrs on 30-07-2020, at the Office of the A.D.S.R. RANIGANJ by Mrs Kajola Dey ,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 2,25,000/-

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

Execution is admitted on 30/07/2020 by Mrs Kajola Dey, Wife of Late Manasha Dey, Bhadur, P.O: Andal, Thana: Andal, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession House wife

Identified by Mr Arnab Mukherjee, , Son of Mr Basudev Mukherjee, A Zone, Durgapur, P.O: Andal, Thana: Andal, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,257/- ( A(1) = Rs 2,250/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,257/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/07/2020 9:06AM with Govt. Ref. No: 192020210031563811 on 08-07-2020, Amount Rs: 2,257/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 73659554 on 08-07-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 11,260/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 11,160/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 1073, Amount: Rs.100/-, Date of Purchase: 16/07/2020, Vendor name: Ashis 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 08/07/2020 9:06AM with Govt. Ref. No: 192020210031563811 on 08-07-2020, Amount Rs: 11,160/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 73659554 on 08-07-2020, Head of Account 0030-02-103-003-02

*A. S. S. S. S.*

AVIJIT SIKDAR  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0204-2020, Page from 67122 to 67138

being No 020402703 for the year 2020.



*Sikdar*

Digitally signed by AVIJIT SIKDAR  
Date: 2020.07.31 12:30:40 +05:30  
Reason: Digital Signing of Deed.

(AVIJIT SIKDAR) 2020/07/31 12:30:40 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.

(This document is digitally signed.)



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

GRN: 192020210031563811

Payment Mode: Online Payment

GRN Date: 08/07/2020 09:04:26

Bank: Oriental Bank of Commerce

BRN: 73659554

BRN Date: 08/07/2020 09:06:01

DEPOSITOR'S DETAILS

Id No.: 2000664608/1/2020

[Query No./Query Year]

Name: UJJAL KANTI MUKHERJEE

Contact No.:

Mobile No.: +91 9874710658

E-mail:

Address: ANDAL MORE ANDAL

Applicant Name: Mr Koushik Mukherjee

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	2000664608/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	11160
2	2000664608/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	2257

Total

In Words: Rupees Thirteen Thousand Four Hundred Seventeen only

13417



Additional District Sub-Registrar  
Raniganj, Paschim Bardhamar

30 JUL 2020