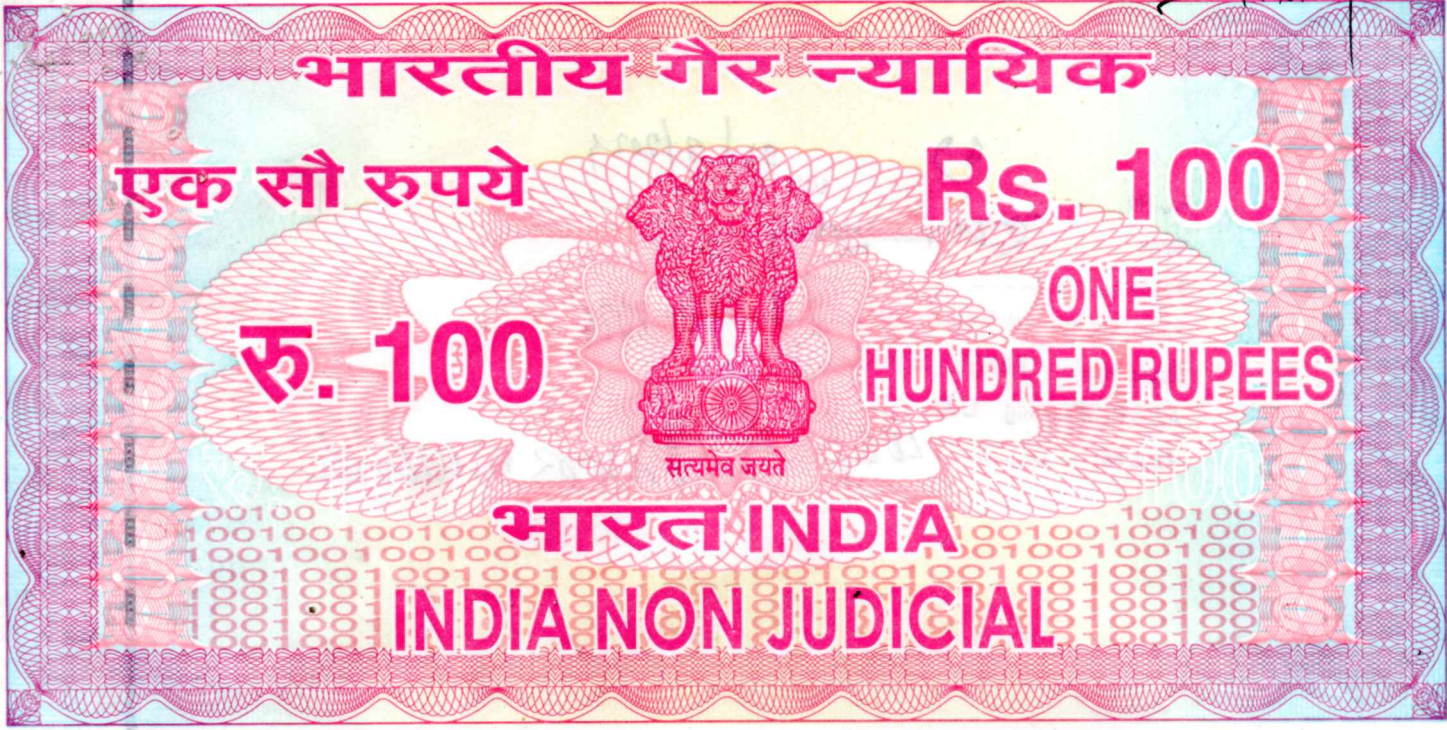


1110 Rekha.

20/11/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
12-02 p.m.
01/03/2024

AP 976629


Query No- 2000559500/2024
GRN No- 192023240406451918.

DEED OF SALE

Under Andal Gram Panchayat

Mouza : Bhadur
Area : 4.6 Decimal
Sale Value : Rs. 5,71,000/-
Market Value : Rs. 6,33,420/-

Certified that the Endorsement
Sheet and the Signature Sheet
attached to this document are
part of the Document


Additional District Sub-Registrar
Paniganj, Paschim Burdhaman

04 MAR 2024


Adv

Contd. Page-02

THIS DEED OF SALE MADE BY:

[1] JOYANTA DEY [Aadhaar No-757029906095] Son of Late Manasa Dey, residing at Bhadur, P.O:- Andal, P.S:- Andal, District: Paschim Bardhaman, West Bengal, Pin- 713321, By Caste: Hindu, Occupation: Others, Citizen of: India.

[2] Jyotsna Kundu [Aadhaar No- 372685956301] daughter of Late Manasa Ram Dey, wife of Shibsadhan Kundu , residing at Marich, Kotha, Etora, Asansol, Pin-713359 District: Paschim Bardhaman, West Bengal,. By Caste: Hindu, Occupation: Others, Citizen of: India.

[3] Basanti Nandi [Aadhaar No- 483534671872] daughter of Late Manasa Ram Dey, wife of Goutam Nandi residing at Brindabonpur, P.O- Barshal, P.S-Barjora, District: Bankura, Pin-722142, West Bengal. By Caste: Hindu, Occupation: Others, Citizen of: India.

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

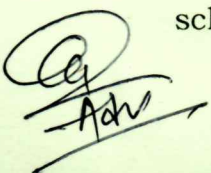
IN FAVOUR OF:

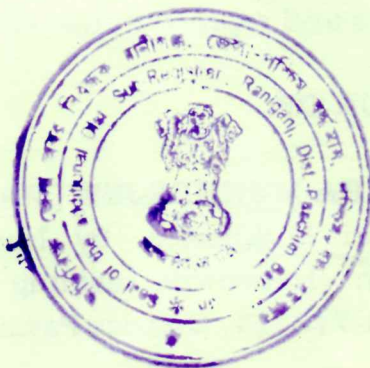
Mrs. REKHA MUKHERJEE [Aadhaar No:325421145074] Wife Of Sri Ujjal Kanti Mukherjee, by Nationality: Indian, by faith Hindu, by occupation -Housewife residing at Andal More, Post & Police Station Andal, Pin-713321, District-Paschim Bardhaman, West Bengal .

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

AND WHEREAS the schedule below land originally belongs to Manasa Dey @ Manasa Ram Dey and name of Manasa Dey @ Manasa Ram Dey the duly recorded in LR Records of Rights under khatian no-LR- 2254 and Manasa Dey @ Manasa Ram Dey died leaving behind the present VENDORS as his legal heir and successors and the present vendors are owning, possessing and seizing the schedule below Land without any encumbrances and thereafter the present VENDORS entered into an agreement to sale with the present PURCHASER for sale of land.

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





Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

01 MAR 2024

AND WHEREAS the PURCHASER who is in search of such Land and therefore approach to the VENDORS who agreed with the PURCHASER for absolute sale to **her** of the property as described in schedule below at of **Rs. 5,71,000/- [Rupees Five Lakh Seventy One Thousand] only** and the VENDORS do hereby acknowledges the same by putting **their** signature in this deed, **which is specifically described in payment schedule.**

AND WHEREAS by virtue of this sale deed the VENDORS 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 VENDORS jointly 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 VENDORS bind **themselves jointly** 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 VENDORS further agreed to bind themselves that they or their 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. "

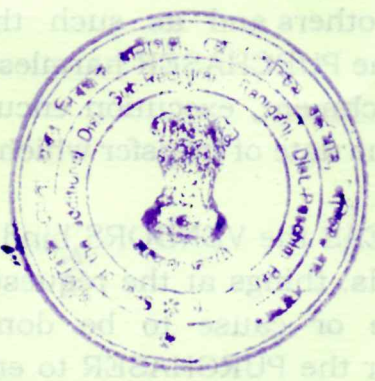
The VENDORS bind themselves to declare that schedule below property has not been gifted any way, sold out, transferred or indemnified for any liability or entered for agreement to sale with any third party, or being sub-judice of any court or authority or any concern, or been notified for requisition hereinabove and the VENDORS 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 **her** names recorded in the settlement operation of Govt and will also be able to mutate **her** 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 VENDORS.

A handwritten signature and the initials 'Adv' are present on the left side of the page.

AND WHEREAS the PURCHASER who is in search of such land and therefore approach to the VENDORS who agreed with the PURCHASER for absolute sale to her of the property as described in schedule below at of Rs. 2,71,000/- (Rupees Five Lakh Seventy One Thousand) only and the VENDORS do hereby acknowledge the same by putting their signature in this deed, which is specifically described in payment schedule.

AND WHEREAS by virtue of this sale deed the VENDORS 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 actual 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. The VENDORS jointly and severally shall keep the PURCHASER harmless and indemnified from any charges, losses, attachments, attachments, attachments if any existed formerly or existing at the time of the sale.



AND WHEREAS the PURCHASER has executed deeds, 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.

A

AND WHEREAS the Additional District Sub-Registrar, Panchayat, Electric Authority, water supply authority and will be able to pay any rent, rates, charges without any connection or concern by any authority or by third party.

10 MAR 2024

The VENDORS bind themselves 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 heretofore and the VENDORS set 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 her names recorded in the settlement operation of Govt and will also be able to mutate her 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 VENDORS.

Handwritten signature or initials in the bottom right corner.

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 **4.6 Decimal** comprising in **LR 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 : West: 40 ft Wide Banbahal Road. South : LR Plot No-1164, 1169. East : LR Plot No-1164, North: LR Plot No-1164.

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 VENDORS & PURCHASER in separate sheet which will be treated as a part and parcel of this deed.

In witnesses whereof the VENDORS have put their signature on this 1st day of March 2024 at ADSR office Raniganj.

Witnesses:

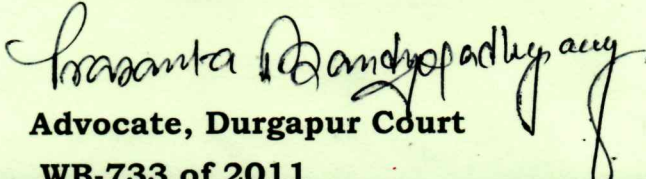
1. Arnab Mukherjee.
S/o. Basudeb Mukherjee.
A-zone, Ranapratap
Durgapur. 713204.
2. Biswajit Paul.
S/o-Jagannath Paul.
Villapoo- Dakshinkhorda
P.S- Andol, Pin- 713321

1. Joyanta Dey
2. Jyotsna Kundu
3. Basanti Mondal

Signature of VENDORS

Read over and explained to the landowner in Bengali language, who admits it to be correct and thereafter put their signature in this deed .

Drafted and typed by me


Advocate, Durgapur Court
WB-733 of 2011



*Additional District Sub-Registrar
Raniganj, Paschim Bardhaman*

01 MAR 2024












REKHA MUKHERJEE

PAYMENT SCHEDULE

Date	Amount	Bank Name	Payment Mode
29.02.2024	RS. 1,21,000/-	PNB	CH.NO.795912
29.02.2024	RS. 1,25,000/-	PNB	CH. NO.795913
29.02.2024	RS. 1,25,000/-	PNB	CH. NO.795914
29.02.2024	RS. 2,00,000/-	CASH	CASH
Total : Rs. 5,71,000/- [Rupees Five Lakh Seventy One Thousand] only			












1. Joyanta Dey
2. Jyotsna Kundu.
3. Basanti Nandi

FINGER PRINT & PHOTOCOPY

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	












Joyanta Dey ✓

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	












Jyotsna Kundu ✓

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Basanti Nandi ✓

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Rekha Meekherjee

Signature & Photograph is duly attested by me



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

01 MAR. 2024

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম): ARNAB MUKHERJEE

2. FATHER / HUSBAND NAME: Basudeb Mukherjee
(পিতা/স্বামীর নাম)

3. OCCUPATION (পেশা): Private Job

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE / TOWN (গ্রাম): 17/5 Ramapratap Road. A-Zone

POST OFFICE (পোস্ট অফিস): A-Zone. Durgapur.

POLICE STATION (থানা): Arabincho PIN 713204.

DISTRICT (জেলা): West Bardhaman STATE (রাজ্য) West Bengal.

5. RELATIONSHIP WITH Executant _____

6. AADHAR NO: 8773 9594 9716

PAN: BNYPM 5672 E

EPIC NO: _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____

বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

I, ARNAB MUKHERJEE as identifier identifying the executants
of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Arnab Mukherjee

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

DETAILS OF IDENTIFIER WITH PHOTO
(স্বাক্ষরিত চিত্র সহ বিবরণ)

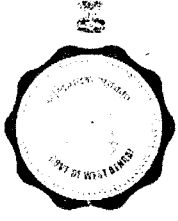
1. NAME (নাম): ARNAB MUKHERJEE
 2. FATHER/HUSBAND NAME (পিতৃ/স্বামীর নাম): Bandob Mukherjee
 3. OCCUPATION (পেশা): Private Job
 4. BARNAMENT ADDRESS (বাসস্থান):
 VILLAGE/TOWN (গ্রাম/টাউন): 17/2 Ramaprasad Road - 1300
 POST OFFICE (পোস্ট অফিস): A-Sona, Durgam
 POLICE STATION (পুলিস্টেশন): 118204
 DISTRICT (জেলা): West Bengal
 5. RELATIONSHIP WITH ISSUING OFFICE (আইসিও-এর সাথে সম্পর্ক):
 6. AAO AND OFFICER IN CHARGE (আইসিও-এর অফিসার): BNYPM



Additional District Sub-Registrar
 Raniganj, Paschim Bardhaman

IDENTIFIER WITH PHOTO (স্বাক্ষরিত চিত্র সহ বিবরণ)		01 MAR 2024			IDENTIFIER WITH PHOTO (স্বাক্ষরিত চিত্র সহ বিবরণ)
					IDENTIFIER WITH PHOTO (স্বাক্ষরিত চিত্র সহ বিবরণ)

Arnab Mukherjee
 IDENTIFIER SIGNATURE
 (স্বাক্ষরিত চিত্র)



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



192023240406451918

GRN Details

GRN:	192023240406451918	Payment Mode:	SBI Ipay
GRN Date:	01/03/2024 11:45:30	Bank/Gateway:	SBIcPay Payment Gateway
BRN :	0659596248513	BRN Date:	01/03/2024 11:45:43
Gateway Ref ID:	0804449145	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	010320242040645190	Payment Init. Date:	01/03/2024 11:45:30
Payment Status:	Successful	Payment Ref. No:	2000559500/8/2024 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mrs REKHA MUKHERJEE
Address:	ANDAL
Mobile:	9874710658
Period From (dd/mm/yyyy):	01/03/2024
Period To (dd/mm/yyyy):	01/03/2024
Payment Ref ID:	2000559500/8/2024
Dept Ref ID/DRN:	2000559500/8/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000559500/8/2024	Property Registration- Stamp duty	0030-02-103-003-02	18913
2	2000559500/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	6341
Total				25254

IN WORDS: TWENTY FIVE THOUSAND TWO HUNDRED FIFTY FOUR ONLY.

Major Information of the Deed



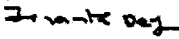
Deed No.	I-2304-01166/2024	Date of Registration	04/03/2024
Query No./Year	2304-2000559500/2024	Office where deed is registered	
Query Date	28/02/2024 6:50:44 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Koushik Mukherjee Andal North Bazar, Andal, Thana : Andal, District : Paschim Bardhaman, WEST BENGAL, PIN - 713321, Mobile No. : 9874710658, Status : Seller/Executant		
Transaction	Additional Information		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 5,71,000/-	Rs. 6,33,420/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 19,013/- (Article:23)	Rs. 6,341/- (Article:A(1), E)		
Remarks			


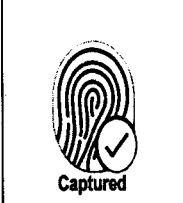
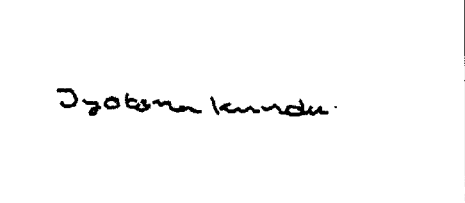

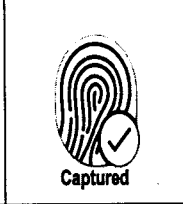
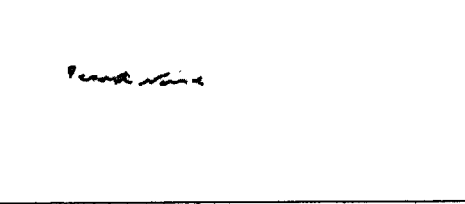
Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1164 (RS :-1164)	LR-2254	Vastu	Baid	4.6 Dec	5,71,000/-	6,33,420/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					4.6Dec	5,71,000 /-	6,33,420 /-	

Seller Details :



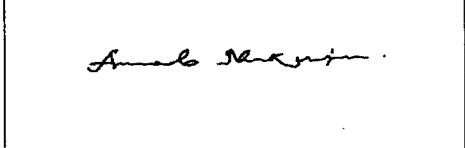
Sl No	Name Address, Photo, Finger print and Signature	Signature	Date
1	<p>Mr Joyanta Dey (Presentant) Son of Late Manasa Dey Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office</p>	  Captured	 01/03/2024
Bhadur, City:- Durgapur, P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Aadhaar No: 75xxxxxxxx6095, Status :Individual, Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office			

2	<p>Mrs Jyotsna Kundu Daughter of Late Manasa Ram Dey Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office</p>	 01/03/2024	 LTI 01/03/2024 Captured	 01/03/2024
<p>Marich, Kotha, Etorā , Asansol, City:- , P.O:- Etorā, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Aadhaar No: 37xxxxxxx6301, Status :Individual, Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office</p>				
3	<p>Mrs Basanti Nandi Daughter of Late Manasa Ram Dey Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office</p>	 01/03/2024	 LTI 01/03/2024 Captured	 01/03/2024
<p>Brindabonpur, City:- , P.O:- Barshal, P.S:-Barjora, District:-Bankura, West Bengal, India, PIN:- 722142 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Aadhaar No: 48xxxxxxx1872, Status :Individual, Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office</p>				

Buyer Details :

Sl No	Name Address Photo Finger print and Signature
1	<p>Mrs Rekha Mukherjee Wife of Mr Ujjal Kanti Mukherjee Andāl North Bazar,, City:- Durgapur, P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Aadhaar No: 32xxxxxxx5074, Status :Individual, Status : Not Executed</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Arnab Mukherjee Son of Mr Basudev Mukherjee A Zone, Durgapur, City:- Durgapur, P.O:- Andāl, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321</p>	 01/03/2024	 LTI 01/03/2024 Captured	 01/03/2024
Identifier Of Mr Joyanta Dey, Mrs Jyotsna Kundu, Mrs Basanti Nandi			

Transfer of property for		
Sl.No	From	To. with area (Name-Area)
1	Mr Joyanta Dey	Mrs Rekha Mukherjee-1.53333 Dec
2	Mrs Jyotsna Kundu	Mrs Rekha Mukherjee-1.53333 Dec
3	Mrs Basanti Nandi	Mrs Rekha Mukherjee-1.53333 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andai, 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: সন্ধ্যা দে, Gurdian: অমল্য রতনদে, Address: ভাদুর, Classification: বাইদ, Area: 0.04600000 Acre,	Seller is not the recorded Owner as per Applicant.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2024, Page from 21182 to 21196

being No 230401166 for the year 2024.



Digitally signed by SANKHA BANDYOPADHYAY
Date: 2024.03.05 18:39:33 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 05/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.