

SINo. 4267 Date 17/08/2021
Sold to Kaushik Mukherjee
Address Audal
Value of Stamp 5000
Date of Purchase of the stamp -
Pepar from Treasury 13 AUG 2021
Name of the Treasury from
Durgapur



Chatterjee

Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17

838788 @



✓
Additional District Sub-Registrar
Kaniyari, Paschim Bardhaman

18 AUG 2021

THIS DEED OF SALE MADE BY:

Mr. RAKHAIHARI DEY [Aadhaar No: 9313 0859 6099] Son of Mr Manasa Dey residing at Bhadur, P.O:- Andal, P.S:- Andal, Durgapur, Dist- Paschim Bardhaman West Bengal, India, Pin- 713321, By Faith: Hindu, Occupation: Service, Citizen of India.

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

IN FAVOUR OF:

Mr. KOUSHIK MUKHERJEE [Pan No-AJRPM2894A] son of Ujjal Kanti Mukherjee, by faith: Hindu, by nationality: Indian, by profession: Business, residing at North Bazar, Andal, P.O+P.S-Andal, District Paschim Bardhaman, West Bengal .

(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 father of the present vendor, whose name was duly recorded in LR Records of Rights under Khatian no-LR- 2254 and the present vendor is owning, possessing and seizing the schedule below Land without any encumbrances by way of succession & inheritance 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 he 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. 1,50,000/- [Rupees One Lakh & Fifty Thousand] only and the **VENDOR** do hereby acknowledges the same by putting his 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 himself 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 himself 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 himself 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 Sub Plot No-A1 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: Plot No-1164

South : Plot No-1166, 1166/1545

East : Plot No-1164

West: 50 ft wide Banbahal Road.

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

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 his signature on this ~~18th~~ day of August 2021 before ADSR office at Raniganj.

Witnesses:

1. Prasanta Bandyopadhyay
S/o K. B. Bandyopadhyay
DOI P-16.

2. Joyanta Dey
S/o Manasa Dey
Andal

Rakha haui Dey
Signature of VENDOR

Drafted and typed by me

Prasanta Bandyopadhyay
Advocate, Durgapur Court
En No-F-413/399 of 2011

PAYMENT SCHEDULE

Date	Amount	Bank Name	Payment Mode
15.08.2021	Rs. 1,50,000/-	HDFC BANK	CHEQUE/No- 000077
Total : Rs. 1,50,000/- [Rupees One Lakh fifty thousand] only			

Rakha Devi Dey
Signature of VENDORS

FINGER PRINT & PHOTOCOPY

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

Rakha harisree

Signature & Photograph is duly attested by me

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

Koushik Mulemujee

Signature & Photograph is duly attested by me

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

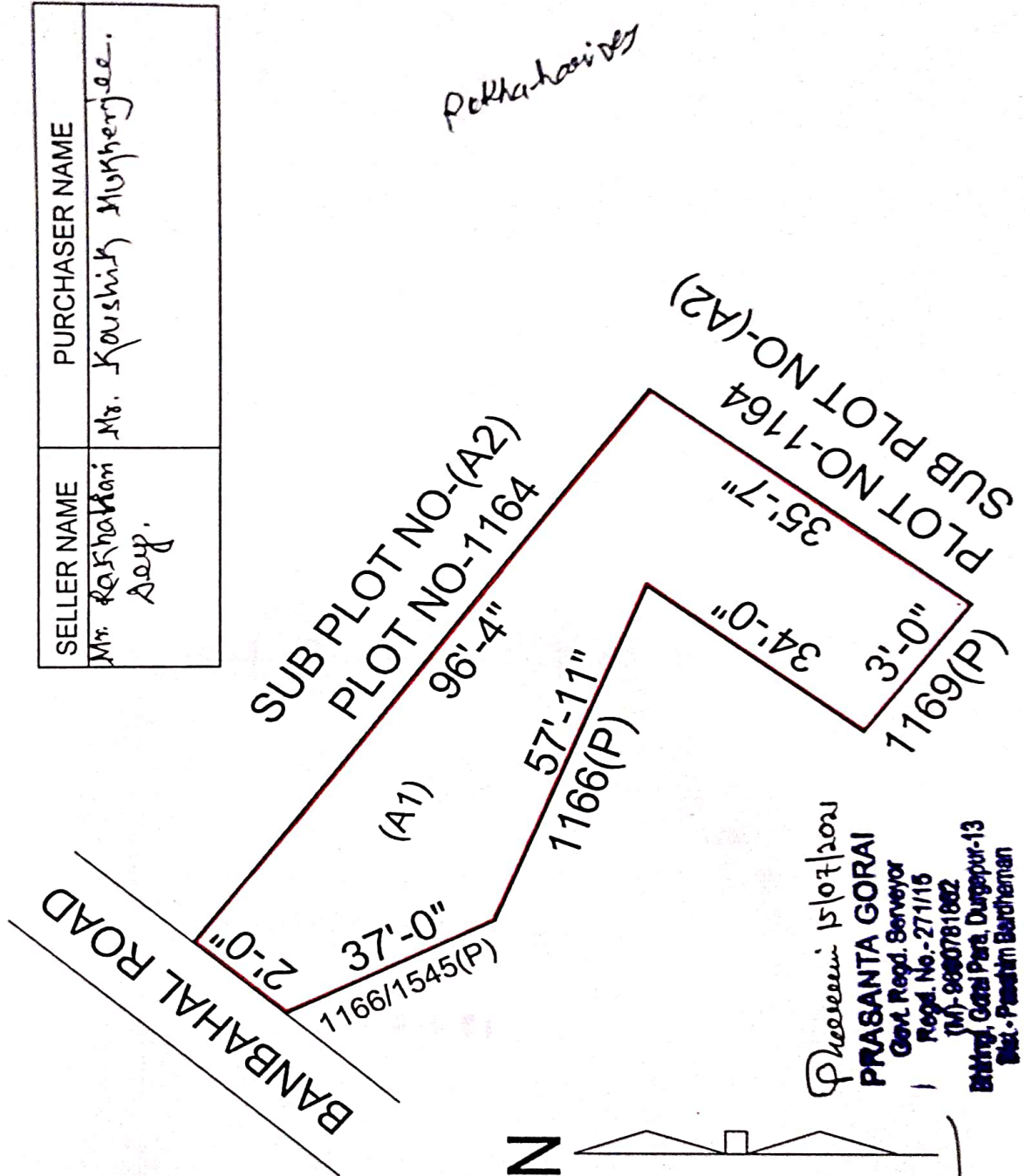
Signature & Photograph is duly attested by me

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

Signature & Photograph is duly attested by me

SKETCH PLAN SHOWING MORE OR LESS 01.40 DECIMAL OF LAND BY RED BOUNDED IN LAY-OUT PORTION OF L R PLOT NO-1164 SUB PLOT NO-(A1) OF MOUZA-BHADUR J L NO-42 P S-ANDAL DIST-PASCHIM BURDWAN

SELLER NAME	PURCHASER NAME
Mr. Roshabani Dasg.	Mr. Karshik Mukherjee.



Prasanta 15/07/2021
PRASANTA GORAI
 Govt. Regd. Surveyor
 Regd. No.-271/15
 (M)-9880781882
 Bhatting, Goral Para, Durgapur-13
 Dist.-Paschim Bardhaman

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



GRN Details

GRN: 192021220055387111 Payment Mode: Online Payment
GRN Date: 18/08/2021 15:55:00 Bank/Gateway: HDFC Bank
BRN : 1533453577 BRN Date: 18/08/2021 15:08:35
Payment Status: Successful Payment Ref. No: 2001457915/7/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: K MUKHERJEE
Address: ANDAL
Mobile: 9874710658
Depositor Status: Buyer/Claimants
Query No: 2001457915
Applicant's Name: Mr Prasanta Bandyopadhyay
Address: A.D.S.R. RANIGANJ
Office Name: A.D.S.R. RANIGANJ
Identification No: 2001457915/7/2021
Remarks: Sale, Sale Document Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001457915/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	793
2	2001457915/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	1935
			Total	2728

IN WORDS: TWO THOUSAND SEVEN HUNDRED TWENTY EIGHT ONLY.

Major Information of the Deed



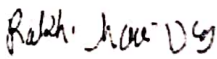
Deed No :	I-2304-04310/2021	Date of Registration	18/08/2021
Query No / Year	2304-2001457915/2021	Office where deed is registered	
Query Date	11/08/2021 1:14:42 PM	2304-2001457915/2021	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9476229899, 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. 1,50,000/-	Rs. 1,92,780/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,793/- (Article:23)	Rs. 1,935/- (Article:A(1), E)		
Remarks			

Land Details :

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

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-1164 (RS :-1164)	LR-2254	Vastu	Baid	1.4 Dec	1,50,000/-	1,92,780/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
Grand Total :					1.4Dec	1,50,000 /-	1,92,780 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rakhahari Dey (Presentant) Son of Mr Manasa Dey Executed by: Self, Date of Execution: 18/08/2021 , Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Office	 18/08/2021	 LTI 18/08/2021	 18/08/2021
Bhadur, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, State Government Office, Aadhaar No: 93xxxxxxxx6099, Status :Individual, Executed by: Self, Date of Execution: 18/08/2021 , Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Office				

Details :**Name,Address,Photo,Finger print and Signature****Mr KOUSHIK MUKHERJEE**

Son of Mr Ujjal Kanti MUKHERJEE North Bazar, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRASANTA BANDYOPADHYAY Son of Mr KIRITI BHUSAN BANDYOPADHYAY DURGAPUR COURT, CITY CENTER, City:- Durgapur, , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	18/08/2021	18/08/2021	18/08/2021

Identifier Of Mr Rakhahari Dey, Mr KOUSHIK MUKHERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Rakhahari Dey	Mr KOUSHIK MUKHERJEE-1.4 Dec

Land Details as per Land Record

District: Paschim Bardhaman, 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		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 230404310 / 2021

On 18-08-2021

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 15:47 hrs on 18-08-2021, at the Office of the A.D.S.R. RANIGANJ by Mr Rakhahari 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 1,92,780/-

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

Execution is admitted on 18/08/2021 by Mr Rakhahari Dey, Son of Mr Manasa Dey, Bhadur, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Service Indetified by Mr PRASANTA BANDYOPADHYAY, , , Son of Mr KIRITI BHUSAN BANDYOPADHYAY, DURGAPUR COURT, CITY CENTER, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,935/- (A(1) = Rs 1,928/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,935/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/08/2021 3:56PM with Govt. Ref. No: 192021220055387111 on 18-08-2021, Amount Rs: 1,935/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1533453577 on 18-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

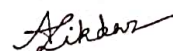
Certified that required Stamp Duty payable for this document is Rs. 5,793/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 793/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4267, Amount: Rs.5,000/-, Date of Purchase: 17/08/2021, Vendor name: Somnath Chatterjee

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 18/08/2021 3:56PM with Govt. Ref. No: 192021220055387111 on 18-08-2021, Amount Rs: 793/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1533453577 on 18-08-2021, Head of Account 0030-02-103-003-02



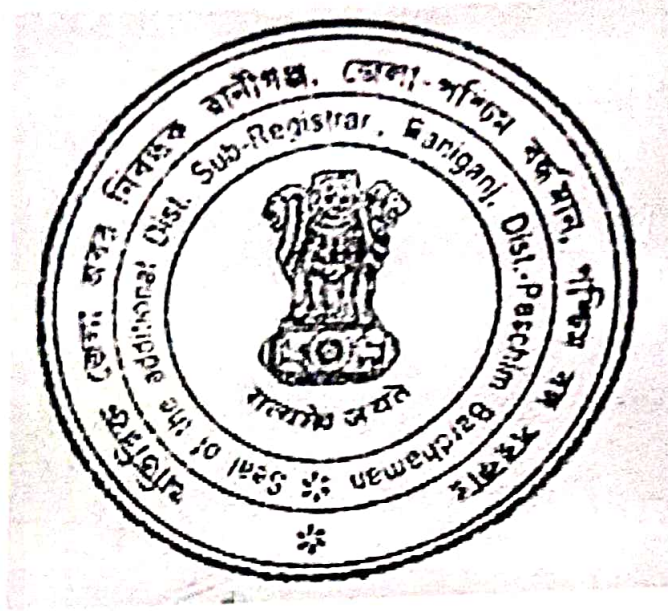
AVIJIT SIKDAR
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2021, Page from 120615 to 120630

being No 230404310 for the year 2021.



Digitally signed by AVIJIT SIKDAR
Date: 2021.09.18 12:24:15 +05:30
Reason: Digital Signing of Deed.

A. Sikdar

(AVIJIT SIKDAR) 2021/09/18 12:24:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)