

2704 UJJAL

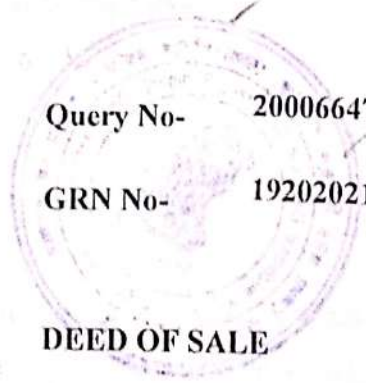
I-020402693/2020



पश्चिमबंग पश्चिम बंगाल WEST BENGAL
13.02
30/07/2020

AD 420808

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document.



Query No- 2000664769/2020
GRN No- 192020210031556931

Additional District Sub-Registrar
Raniganj, Paschim Bardhamar.
30 JUL 2020

DEED OF SALE
UNDER ANDAL GRAM PANCHAYAT
MOUZA-Bhadur,

[Signature]
-Aev

Contd. Page-02

SERIAL No. 1022 16/02/2020
PURCHASERS NAME
ADDRESS
DISTRICT:
STAMP PURCHASED FROM ASANSOL
TREASURY ON DATED
VALUE OF THE STAMP 08 JUL 2020

Asney maha

STAMP VENDOR:- SHI ANHS MURMA
A. D. S. R. OFFICE, RANGANI
L No.-- 2 (2005-06)



[Handwritten signature]

Additional District Sub-Registrar
Rangani, Paschim Bardhaman

30 JUL 2020

Sale Value : Rs. 11,20,000/-

Market Value : Rs. 11,20,000/-

THIS DEED OF SALE MADE BY:

Mr. DURGACHARAN DEY | Pan No. GIRPD3231B, Aadhaar No: 472238261443 | Son of Late Amulya Ratan Dey, residing at Bhādur, P.O:- Andā, P.S:- Andā, District:-Burdwan, presently Paschim Bardhaman, West Bengal, India, PIN – 713321, By Caste: Hindu, Occupation: Others, 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. UJJAL KANTI MUKHERJEE | Pan No-AIAPM0860E, Aadhaar No: 917586861923 | Son of Late Nimai Sebak Mukherjee, residing at Andā, P.O:- Andā, P.S- Andā, 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- 2256 and from the date of purchase he 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 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. 11,20,000/- [Rupees Eleven Lakh & Twenty 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.


Adv

SCHEDULE OF LAND

A Piece and Parcel of **Baid Land** measuring an area of **7 Decimal** comprising in LR Plot No:- 1164, **under** LR Khatian No:- 2256, within the Mouza: **Bhadur**, JI 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.

East : LR Plot No-1164/1542.

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

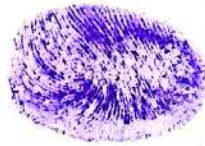
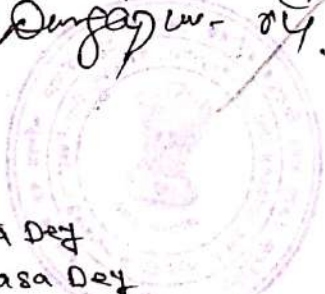
It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of VENDOR & PURCHASER in separate sheet which will be treated as a part and parcel of this deed.

In witnesses whereof the VENDOR put his signature on this 30th day of July 2020 at ADSR office Raniganj.

Witnesses:

1. *Anab Mukherjee*
s/o. Basudeb Mukherjee
A-zone Durgapur - 04.

2. *Somanta Dey*
Let- Manasa Dey
Village - Bhadur - Post- Andal
Dist- P. Burdwan



Signature of VENDOR

LTI of Durga chakram by the pen of
[Signature]

LTI of Durga chakram by the pen of [Signature]

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

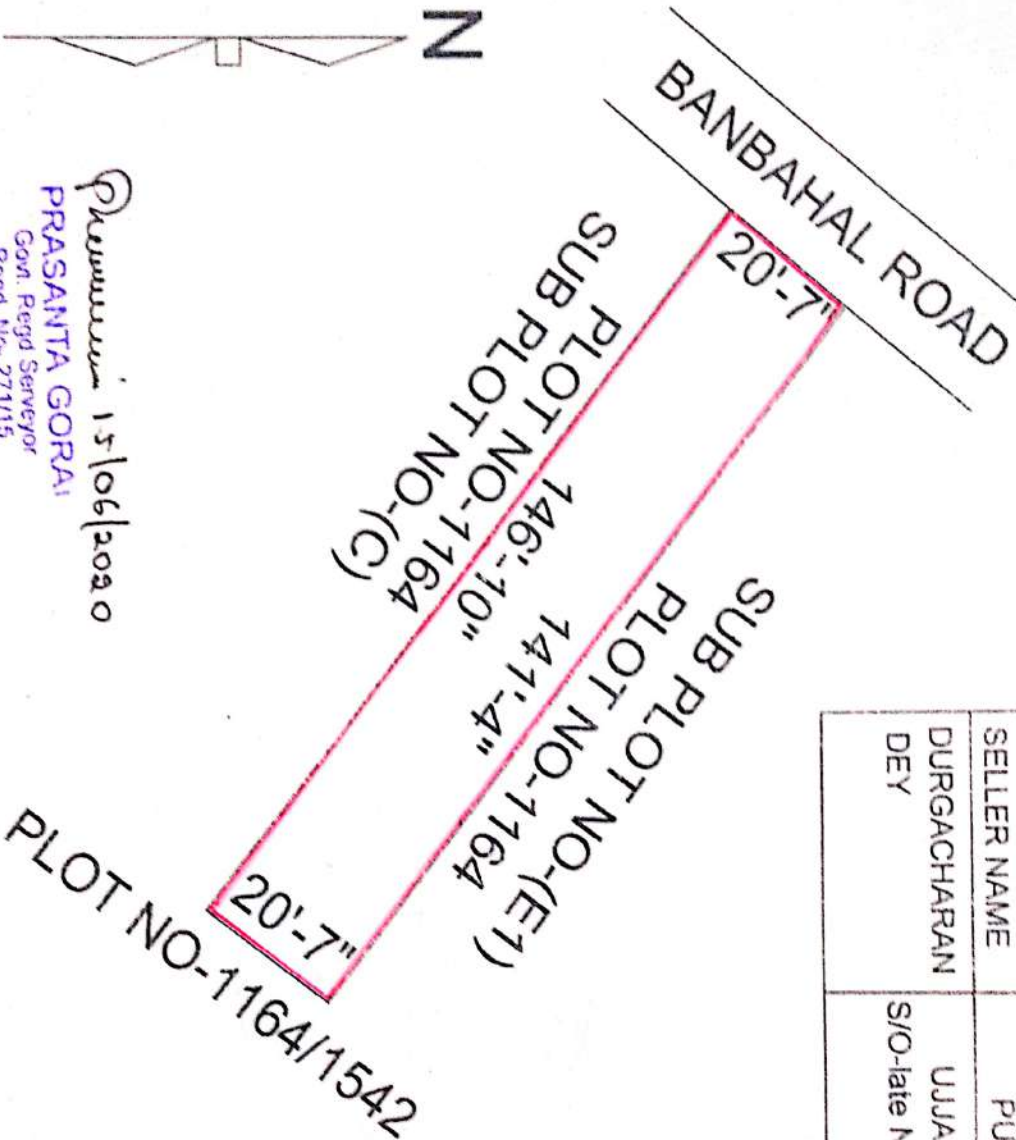
Somanta Raudyopadhyay
Advocate, Durgapur Court
En No-F-413/399 of 2011

Dist. Survey Office, Paschim Bardhaman, Raniganj

30 JUL 2020

SKETCH PLAN SHOWING MORE OR LESS 07DECIMAL OF LAND BY RED
 BOUNDED IN LAY-OUT PORTION OF L R PLOT NO-1164 SUB PLOT NO-(D)
 OF MOUZA-BHADUR J L NO-42 P S-ANDAL DIST-PASCHIM BURDWAN

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



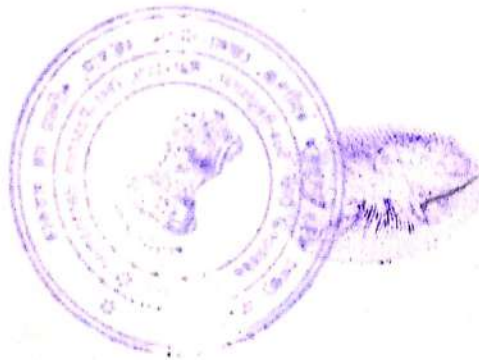
Prasanta Gora 15/06/2020
PRASANTA GORAI
 Govt. Regd Surveyor
 Regd. No- 271/15
 (M)-6600781882
 Distengj GoralPara, Burdwan-13, Burdwan



Lot of Durgacharan
 by the pen of
[Signature]
 Adv.

PAYMENT SCHEDULE

Date	Amount	Mode Of Payment	Bank Name
29.07.2020	Rs. 4,00,000/-	CHEQUE NO. ,884294	SBI BANK
29.07.2020	Rs. 4,00,000/-	CHEQUE NO. 884295	SBI BANK
29.07.2020	Rs. 3,20,000/-	CHEQUE NO. 884296	SBI BANK
Cost of Flat.Total : Rs. 11,20,000/- (Rupees Eleven Lakh Twenty Thousand Only)			



LTI of
Durga Chaman
by the pen of
[Signature]
-Adv

Registrar of Companies
Bangalore

13 JUL 2020

(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.



Handwritten notes:
 LT/10
 Dr. Jachin
 20/10
 2010-11-10
 [Signature]

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

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



Handwritten signature: 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.





Durga

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

e-Appointment Details

Appointment Number : 202000215090
Query No./Year : 2000664769/2020
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 : 12:45 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.

T-2693/2020

Major Information of the Deed



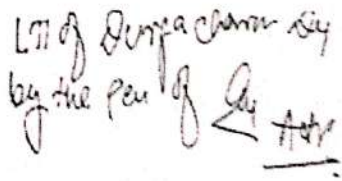
Deed No :	I-0204-02693/2020	Date of Registration	30/07/2020
Query No / Year	0204-2000664769/2020	Office where deed is registered	
Query Date	21/06/2020 12:08:04 PM	0204-2000664769/2020	
Applicant Name, Address & Other Details	Koushik Mukherjee Andal North Bazar, Andal, Thana : Andal, District : Burdwan, 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. 11,20,000/-	Rs. 11,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 56,010/- (Article 23)	Rs. 11,207/- (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 Use	Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1164 (RS -)	LR-2256	Vastu	Bald	7 Dec	11,20,000/-	11,20,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					7Dec	11,20,000 /-	11,20,000 /-	



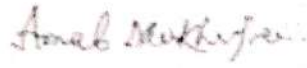
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Durgacharan Dey (Presentant) Son of Late Amulya Ratan 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, District:-Burdwan, West Bengal, India, PIN - 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: GIRPD3231B, Aadhaar No: 47xxxxxxxx1443, Status :Individual, Executed by: Self, Date of Execution: 30/07/2020 , Admitted by: Self, Date of Admission: 30/07/2020 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ujjal Kanti Mukherjee Son of Late Nimai Sebak Mukherjee Andal, P O - Andal, P S - Andal, 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
Mr Arnab Mukherjee Son of Mr Basudeb Mukherjee A Zone, P.O - Durgapur, P.S - Durgapur, District -Burdwan, West Bengal, India, PIN - 713204			
Identifier Of Mr Durgacharan Dey	30/07/2020	30/07/2020	30/07/2020

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Durgacharan Dey	Mr Ujjal Kanti Mukherjee-7 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 - 2256	Owner সূর্যকান্ত দে, Gurdian অক্ষয় রায় দে, Address উলুপাড়া Classification বর্ষীয়, Area 0.07000000 Acre.	Mr Durgacharan Dey

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 13:02 hrs on 30-07-2020, at the Office of the A.D.S.R. RANIGANJ by Mr Durgacharan 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 11,20,000/-

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

Execution is admitted on 30/07/2020 by Mr Durgacharan Dey, Son of Late Amulya Ratan Dey, Bhadur, P.O: Andal, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Others

Indetified by Mr Arnab Mukherjee, , Son of Mr Basudeb Mukherjee, A Zone, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713204, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,207/- (A(1) = Rs 11,200/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,207/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/07/2020 8:56AM with Govt. Ref. No: 192020210031556931 on 08-07-2020, Amount Rs: 11,207/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 73659297 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. 56,010/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 55,910/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1072, 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 8:56AM with Govt. Ref. No: 192020210031556931 on 08-07-2020, Amount Rs: 55,910/-, Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 73659297 on 08-07-2020, Head of Account 0030-02-103-003-02

Sikdar

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



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

GRN: 192020210031556931

Payment Mode Online Payment

GRN Date: 08/07/2020 08:54:36

Bank : Oriental Bank of Commerce

BRN : 73659297

BRN Date: 08/07/2020 08:56:06

DEPOSITOR'S DETAILS

Id No. : 2000664769/1/2020
[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	2000664769/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	55910
2	2000664769/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	11207

In Words : Rupees Sixty Seven Thousand One Hundred Seventeen only

Total

67117

- Certificate of Registration under section 60 and Rule 69.
- Registered in Book - I
- Volume number 0204-2020, Page from 66848 to 66864
- being No 020402693 for the year 2020.

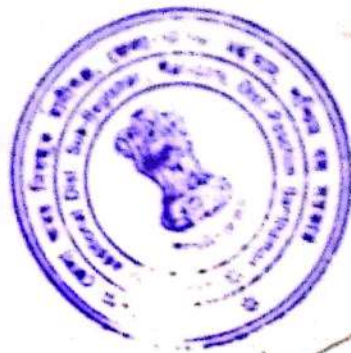


Sikdar

Digitally signed by AVIJIT SIKDAR
Date: 2020.07.31 11:31:04 +05:30
Reason: Digital Signing of Deed.

(AVIJIT SIKDAR) 2020/07/31 11:31:04 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)



*Additional District Sub-Registrar
Rangaj, Paschim Bardhaman*

13 0 JUL 2020