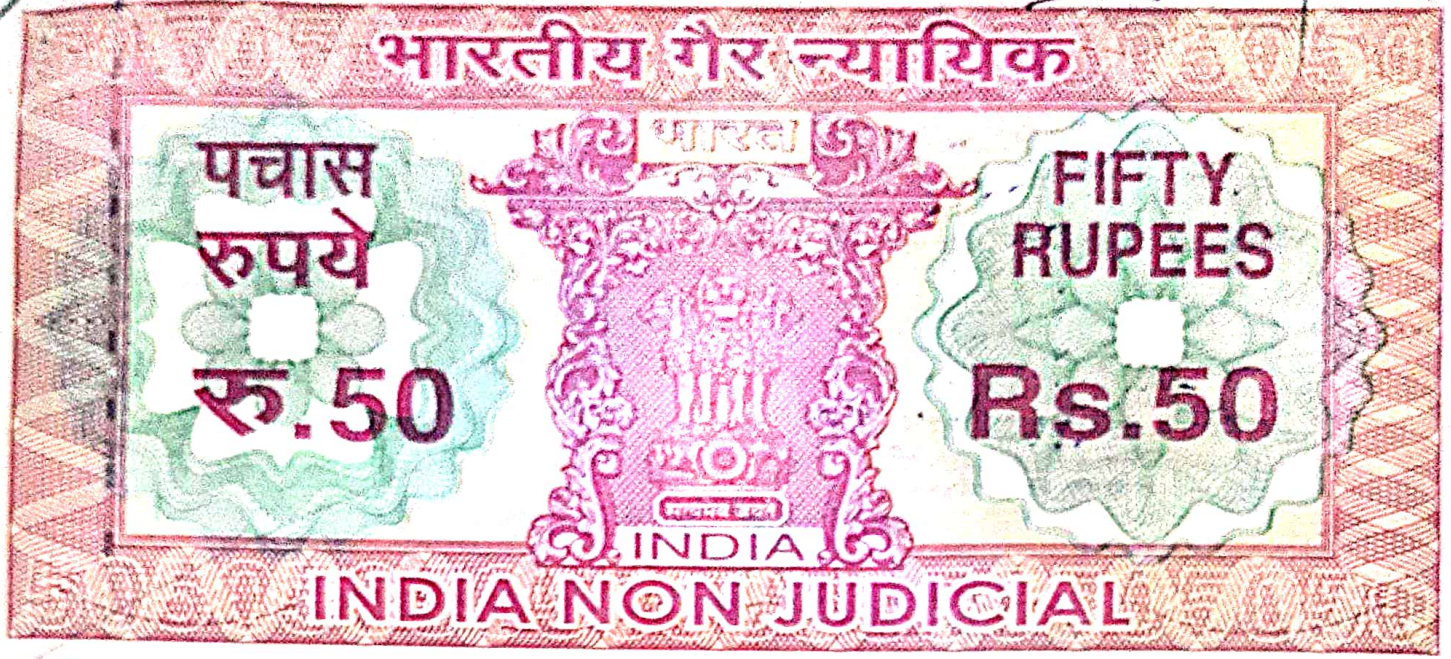


6264

Howrah

I-6236/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 518650

Query No-2002120610/2021

GRN No- 192021220099825588

192021220101961711

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

DEED OF SALE

Under Andal Gram Panchayat

Mouza : Bhadur

Sale Value : Rs. 9,00,000/-

Market Value : Rs. 9,63,900/-

Additional District Sub-Registrar  
Kalyani, Paschim Bardhamar

27 OCT 2021

Contd. Page-02



**THIS DEED OF SALE MADE BY:**

**Mr. TARUN KUMAR DEY [ Aadhaar No: 349326452011 ]** Son of Lakshman Chandra Dey, residing at Bhadur, 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 **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, 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 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. 9,00,000/- [ Rupees Nine Lakh ] 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 7 Decimal <sup>Vacant Land</sup> Sub Plot No-C comprising in LR Plot No:- 1164, under LR Khatian No:- 2269, 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.

East : LR Plot No-1164/1542.

West: 40 ft wide Banbahal Road Metal.

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 26<sup>th</sup> day of October 2021 at ADSR office Raniganj.

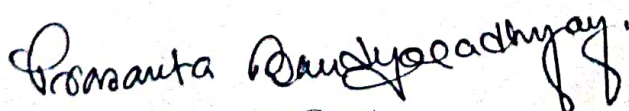
Witnesses:

1. Arnab Mukherjee.  
S/O, Basudeb Mukherjee.  
Durgapur, P/S - Anobindo.  
A. Zone.

2. BISWAJIT PAUL  
S/O - Jaganath Paul  
Dakshinkhanda.

  
Jagan Kumar D  
Signature of VENDOR

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  
En No-WB-733 of 2011

Koushik Dasgupta

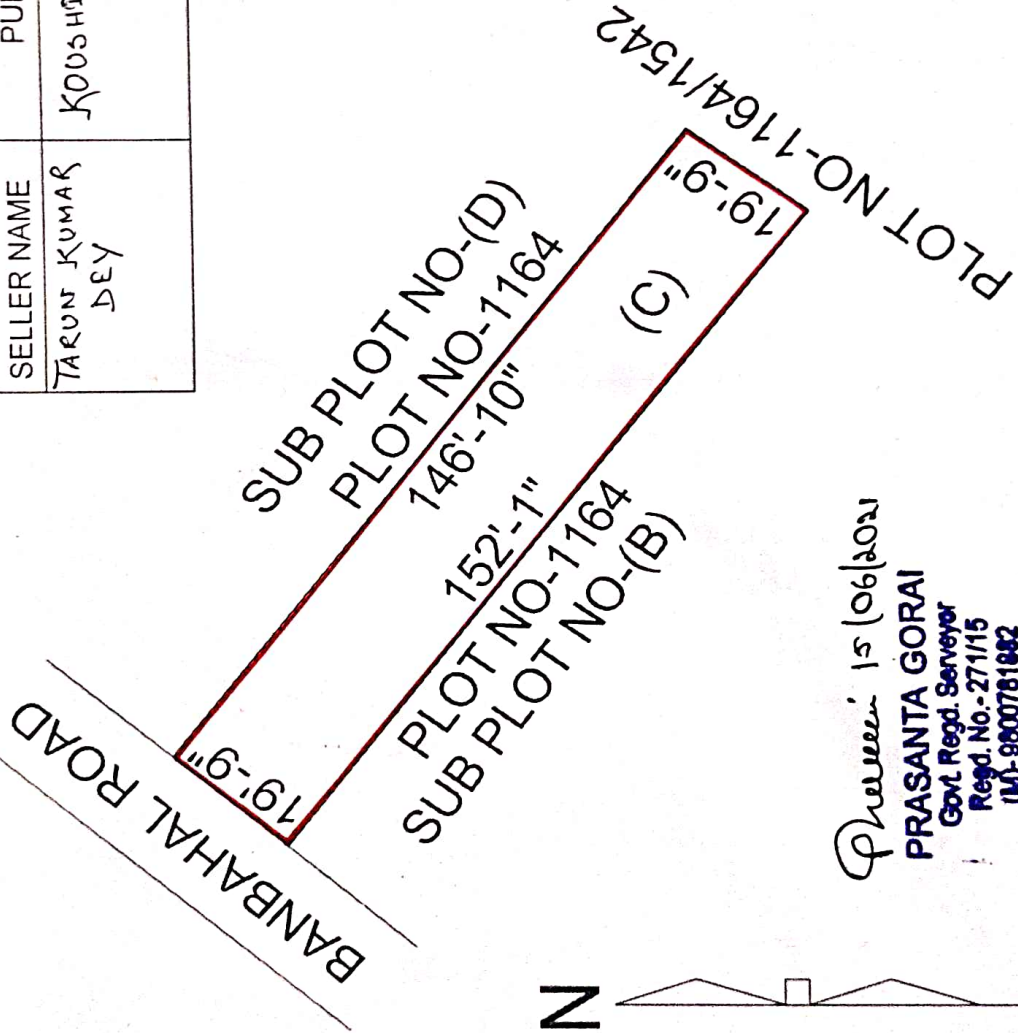
**TARUN KUMAR DEY**

**PAYMENT SCHEDULE**

<b>Date</b>	<b>Amount</b>	<b>Bank Name</b>	<b>Payment Mode</b>
04-08-2021	4,00,000/	HDFC BANK	NEFT
25.10.2021	2,50,000/-	HDFC BANK	CH.NO.000078
25.10.2021	2,50,000/-	HDFC BANK	CH.NO.000079
<b>Total : Rs. 9,00,000/- [ Rupees NINE LUC] only</b>			

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-(C) OF MOUZA-BHADUR J L NO-42 P S-ANDAL DIST-PASCHIM BURDWAN

SELLER NAME	PURCHASER NAME
TARUN KUMAR DEY	KOUSHIK MUKHERJEE



*Tarun Kumar Dey*

Praveen 15/06/2021

**PRASANTA GORAI**

Govt. Regd. Surveyor

Regd. No. - 271/15

(M)-9900781882

Bhiring, Goral Para, Durgapur-13

Dist. - Paschim Bardhaman

FINGER PRINT & PHOTOCOPY

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

Signature & Photograph is duly attested by me

*Jasim Kunn*

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

*Koushik Muleurja*

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



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

GRN Details

GRN: 192021220099825588 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 24/10/2021 18:11:44 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 4845977606725 BRN Date: 24/10/2021 18:10:45  
Gateway Ref ID: 212977905967 Method: HDFC Retail Bank NB  
Payment Status: Successful Payment Ref. No: 2002120610/6/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Koushik Mukherjee  
Address: Andal More, Andal  
Mobile: 9874710658  
Contact No: 9874710658  
Depositor Status: Buyer/Claimants  
Query No: 2002120610  
Applicant's Name: Mr P BANDYOPADHYAY  
Identification No: 2002120610/6/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002120610/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	28827
2	2002120610/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	9646
			<b>Total</b>	<b>38473</b>

IN WORDS: THIRTY EIGHT THOUSAND FOUR HUNDRED SEVENTY THREE ONLY.

## Major Information of the Deed




Deed No :	I-2304-06236/2021	Date of Registration	27/10/2021
Query No / Year	2304-2002120610/2021	Office where deed is registered	
Query Date	19/10/2021 6:54:54 PM	2304-2002120610/2021	
Applicant Name, Address & Other Details	P BANDYOPADHYAY DURGAPUR,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8170040437, 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. 9,00,000/-	Rs. 9,63,900/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 28,927/- (Article:23)	Rs. 9,646/- (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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1164 (RS :- )	LR-2269	Vastu	Baid	7 Dec	9,00,000/-	9,63,900/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					7Dec	9,00,000 /-	9,63,900 /-	



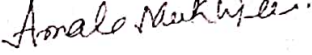
### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr TARUN KUMAR DEY (Presentant)</b> Son of Mr LAKSHMAN CHANDRA DEY Executed by: Self, Date of Execution: 26/10/2021 , Admitted by: Self, Date of Admission: 27/10/2021 ,Place : Office	 <small>27/10/2021</small>	 <small>LTI 27/10/2021</small>	 <small>27/10/2021</small>
BHADUR, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AWxxxxxx2B, Aadhaar No: 34xxxxxxxx2011, Status :Individual, Executed by: Self, Date of Execution: 26/10/2021 , Admitted by: Self, Date of Admission: 27/10/2021 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr KOUSHIK MUKHERJEE</b> Son of Mr UJJAL KANTI MUKHREJEE NORTH BAZAR ANDAL, City:- , P.O:- ANDAL, P.S:-Andal, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ARNAB MUKHERJEE</b> Son of Mr BASUDEB MUKHEREE DURGAPUR, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204			
	27/10/2021	27/10/2021	27/10/2021

Identifier Of Mr TARUN KUMAR DEY

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr TARUN KUMAR DEY	Mr KOUSHIK MUKHERJEE-7 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:- 2269	Owner:তরুন কুমার দে, Gurdian:লক্ষন চন্দ্র, Address:নিজ , Classification:বাইদ, Area:0.07000000 Acre,	Mr TARUN KUMAR DEY

Endorsement For Dood Number : I - 230406236 / 2021

on 27-10-2021

**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 12:33 hrs on 27-10-2021, at the Office of the A.D.S.R. RANIGANJ by Mr TARUN KUMAR 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 9,63,900/-

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

Execution is admitted on 27/10/2021 by Mr TARUN KUMAR DEY, Son of Mr LAKSHMAN CHANDRA DEY, BHADUR, P.O: ANDAL, Thana: Andan, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Others

Indetified by Mr ARNAB MUKHERJEE, , Son of Mr BASUDEB MUKHEREE, DURGAPUR, P.O: DURGAPUR, Thana: Durgapur, Paschim Bardhaman, 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 9,646/- ( A(1) = Rs 9,639/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,646/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 24/10/2021 6:13PM with Govt. Ref. No: 192021220099825588 on 24-10-2021, Amount Rs: 9,646/-, Bank: SBI EPay ( SBlePay), Ref. No. 4845977606725 on 24-10-2021, Head of Account 0030-03-104-001-16

Online on 27/10/2021 1:10PM with Govt. Ref. No: 192021220101961711 on 27-10-2021, Amount Rs: 0/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69340957 on 27-10-2021, Head of Account

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 28,927/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 28,877/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 408, Amount: Rs.50/-, Date of Purchase: 22/10/2021, Vendor name: Amitabha Chowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

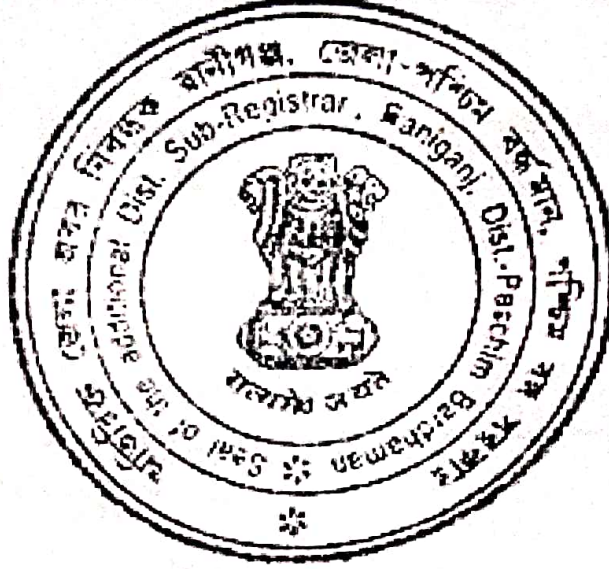
Online on 24/10/2021 6:13PM with Govt. Ref. No: 192021220099825588 on 24-10-2021, Amount Rs: 28,827/-, Bank: SBI EPay ( SBlePay), Ref. No. 4845977606725 on 24-10-2021, Head of Account 0030-02-103-003-02

Online on 27/10/2021 1:10PM with Govt. Ref. No: 192021220101961711 on 27-10-2021, Amount Rs: 50/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 69340957 on 27-10-2021, 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 166692 to 166710  
being No 230406236 for the year 2021.



Digitally signed by AVIJIT SIKDAR  
Date: 2021.11.29 19:17:58 +05:30  
Reason: Digital Signing of Deed.

*Avijit Sikdar*

(AVIJIT SIKDAR) 2021/11/29 07:17:58 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.

(This document is digitally signed.)