

678

Tara

T-673/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 816795

28/1/22

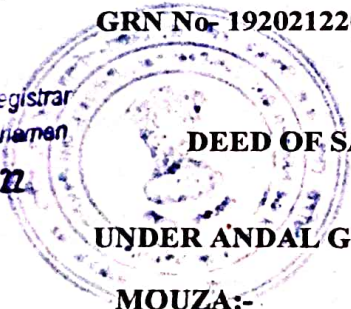
Certified that the Endorsement Sheet's no. of the Signature Sheet's attached to this document are part of the document.

Query No- 2000266924/2022

GRN No- 192021220170871518

Additional District Sub-Registrar
Rangpur, Paschim Bardhaman

28 JAN 2022



DEED OF SALE

UNDER ANDAL GRAM PANCHAYAT

MOUZA:- Bhadur,

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

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

Adv

Contd. Page-02

5393 Date 24-01-2022
sold to Trina Mukherjee
Address: Ondal
Value of Stamp: 100/-
Date of Purchase of this
Stamp Paper from Treasurer:
Name of the Treasury where
Stamp Paper Purchase-Durgapur

24 JAN 2022

A
KHUDIRAM MONDAL
Stamp Vendor
Durgapur Court
City Centre, Durgapur - 74
No. 1



Value ✓
Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

28 JAN 2022

THIS DEED OF SALE MADE BY:

Mr. DAYAMAY DEY [Pan No. AWTPD4584B, Aadhaar No: 254432054330]
Son of Late Amulya Ratan Dey, residing at Rahimpath, Durgapur steel town
Durgapur-4, , District:- West Bardhaman, West Bengal, India, PIN – 713204, 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:

Mrs. TRINA MUKHERJEE [Pan No-AQZPB5986H] wife of Mr. Koushik Mukherjee, by faith: Hindu, by nationality: Indian, by occupation: 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 her 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- 2257 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/- (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.

Contd. Page-03

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 her names recorded in the settlement operation of Govt and will also be able to mutate her name 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 ^{Vacant} Baidal Land measuring an area of 7 Decimal comprising in LR Plot No:- 1164, under LR Khatian No:- 2257, 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(P).

South : LR Plot No-1164(P).

East : LR Plot No-1164/1542 & 1165(P).

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.

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 28th day of January 2022 at ADSR office Raniganj.

Witnesses:

1. Amal Mukherjee
S/O, Basudeb Mukherjee
A-Zone, Durgapur
713204

2. Biswajit Paul
S/O - J.K. Paul
Dakshin Mohan

Doyamoy Dey
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

Prasanta Bandyopadhyay












Advocate, Durgapur Court
Regd No-WB-733 of 2011

FINGER PRINT & PHOTOCOPY

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

Dayanaray Dey

Signature & Photograph is duly attested by me

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

Trina Mukherjee

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: 192021220170871518
GRN Date: 26/01/2022 18:36:03
BRN : 9302067090422
Gateway Ref ID: 357527416
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 26/01/2022 18:01:00
Method: Punjab National Bank - Retail and Corporate NB
Payment Ref. No: 2000266924/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: P BANERJEE
Address: Andal
Mobile: 9874710658
EMail: behomedevelopers@gmail.com
Depositor Status: Advocate
Query No: 2000266924
Applicant's Name: Mr P Banerjee
Identification No: 2000266924/4/2022
Remarks: Sale, Sale Document

Payment Details

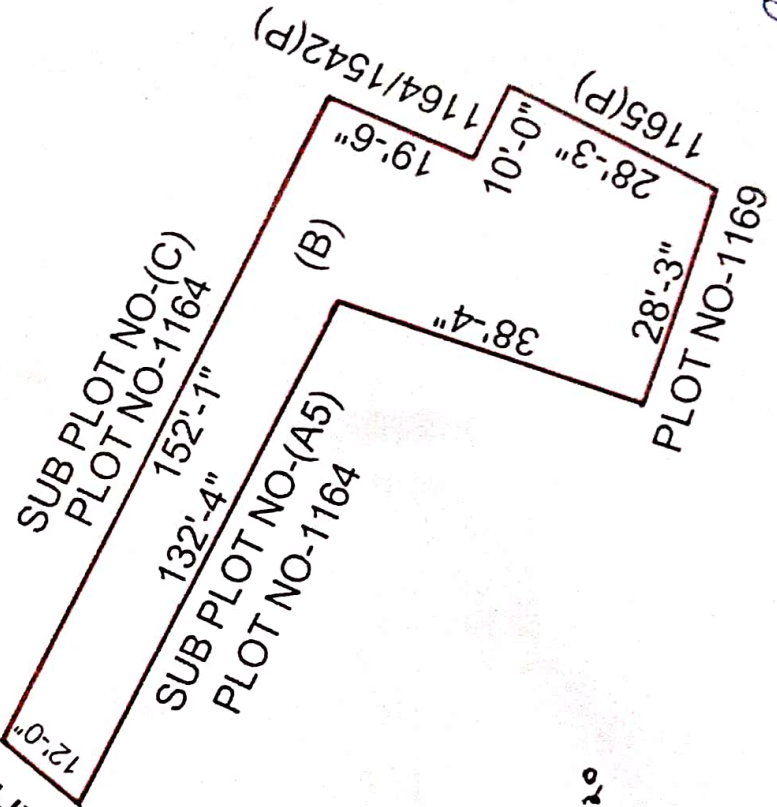
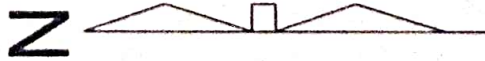
Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000266924/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	28827
2	2000266924/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	9646
			Total	38473

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

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

SELLER NAME	PURCHASER NAME
DAYAMAY DEY	TRINA MUKHERJEE

BANBAHAL ROAD



Prasanta Gorai 15/07/2020
PRASANTA GORAI
 Govt. Regd. Surveyor
 Regd. No.-271/15
 (M)- 9800781882
 Bhiringi Goral Para, Durgapur-13
 Dist.- Paschim Burdwan

Trina Mukherjee

Major Information of the Deed




Deed No :	I-2304-00673/2022	Date of Registration	28/01/2022
Query No / Year	2304-2000266924/2022	Office where deed is registered	
Query Date	24/01/2022 11:55:50 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	P Banerjee Durgapur,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 6296773521, 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-2257	Bastu	Baid	7 Dec	9,00,000/-	9,63,900/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
Grand Total :					7Dec	9,00,000 /-	9,63,900 /-	

Seller Details :



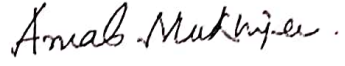
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dayamoy Dey (Presentant) Son of Amulya Ratan Dey Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office	 <small>28/01/2022</small>	 <small>LTI 28/01/2022</small>	 <small>28/01/2022</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, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admision: 28/01/2022 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signaturo
1	Mrs Trina Mukherjee Wife of Mr Koushik Mukherjee North Bazar Andal, City:- , P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARNAB MUKHERJEE Son of Mr BASUDEB MUKHERJEE A ZONE, Durgapur, City:- , P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	28/01/2022	28/01/2022	28/01/2022
Identifier Of Mr Dayamoy Dey			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Dayamoy Dey	Mrs Trina 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:- 2257	Owner:দয়াময় দে, Gurdian:অমূল্য রতন দে, Address:ভাদুর , Classification:বাইদ, Area:0.07000000 Acre,	Mr Dayamoy Dey

On 28-01-2022

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 14:13 hrs on 28-01-2022, at the Office of the A.D.S.R. RANIGANJ by Mr Dayamoy 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 28/01/2022 by Mr Dayamoy Dey, Son of Amulya Ratan Dey, Bhadur, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Others

Indetified by Mr ARNAB MUKHERJEE, , , Son of Mr BASUDEB MUKHERJEE, A ZONE, Durgapur, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, 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 26/01/2022 6:38PM with Govt. Ref. No: 192021220170871518 on 26-01-2022, Amount Rs: 9,646/-, Bank: SBI EPay (SBlePay), Ref. No. 9302067090422 on 26-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,927/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 28,827/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5393, Amount: Rs.100/-, Date of Purchase: 24/01/2022, Vendor name: Khudiram Mandal

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 26/01/2022 6:38PM with Govt. Ref. No: 192021220170871518 on 26-01-2022, Amount Rs: 28,827/-, Bank: SBI EPay (SBlePay), Ref. No. 9302067090422 on 26-01-2022, Head of Account 0030-02-103-003-02



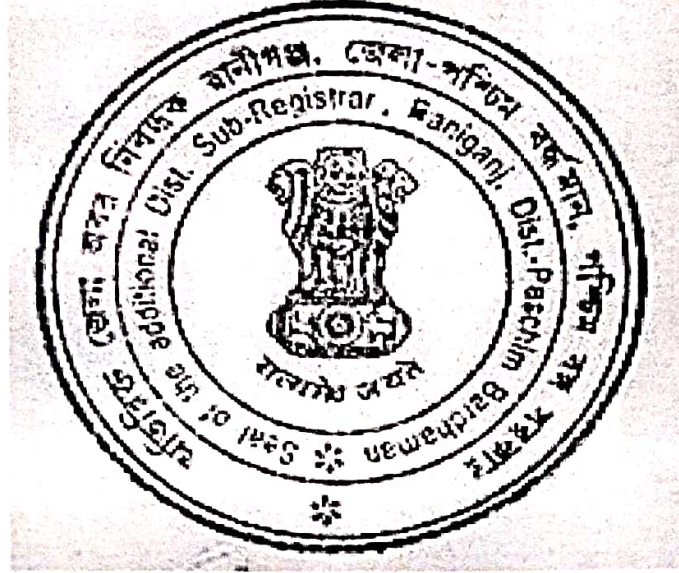
AVIJIT SIKDAR
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2022, Page from 30842 to 30858

being No 230400673 for the year 2022.



Digitally signed by AVIJIT SIKDAR
Date: 2022.03.09 11:56:24 +05:30
Reason: Digital Signing of Deed.

Avijit Sikdar

(AVIJIT SIKDAR) 2022/03/09 11:56:24 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)