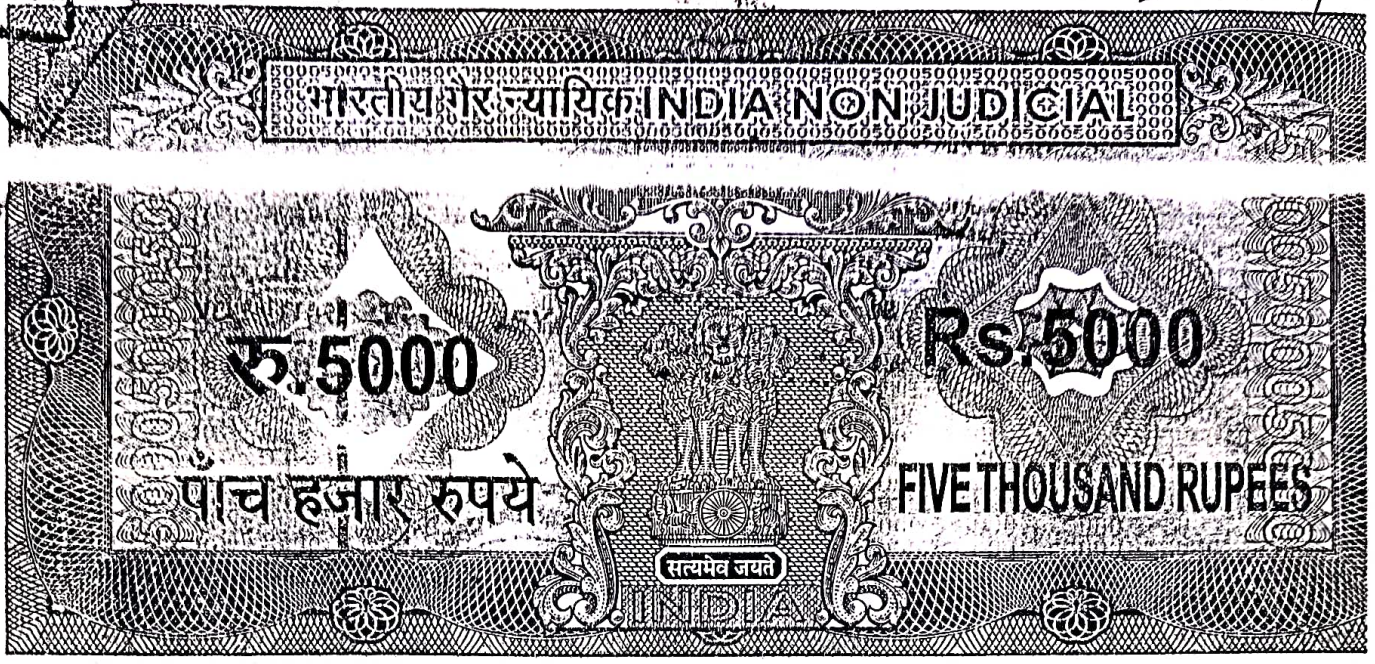


8/82

P-8226/2.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 73479

Handwritten notes:
 11.08.2022
 29.07.22
 2298800/m
 2056152

Printed text:
 The Document
 is to be registered
 in the office of the
 Registrar and the
 Registrar shall
 issue a certificate
 which shall be the
 part of this
 document

Signature:
 A.D.S.R. Durgam
 Registrar

28 JUL 2022

DEED OF SALE

Under Jemua Gram Panchayat
 P. S. Paschim Bardhaman,
 Dist. Paschim Bardhaman,
 Mouza - Jemua, Land area - 09 Katha,
 Sale Value - Rs. 19,00,000/- &
 Market Value - Rs. 20,56,152/-

Handwritten signature:
 [Signature]

THIS INDENTURE OF CONVEYANCE is made on this the 29th day of July, 2022
(Two thousand twenty two)

BETWEEN

SRI UJJAL DUTTA [PAN - BWKPD9938B] son of Basudeb Dutta , by occupation Business, by faith Hindu Nationality Indian, resident of 10/16 Vidyapati Road, B-Zone, P.O. Durgapur - 05, P.S. Durgapur, Dist. Paschim Barddhaman, PIN - 713205, as a Constituted Attorney of **SMT. RINA SINHA [PAN - GVQPS0352L]** wife of Sri Sanjay Kumar, by faith Hindu Nationality Indian, by occupation Housewife, resident of Kanhaipur, P.O. Kanhaipur, P.S. Mokama, Dist. Patna, BIHAR, PIN - 803221, by **Registered General Power of Attorney being No. 3203 of the year 2022 of Durgapur A D S R Office**, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include her respective heirs, executors, administrators, representatives, successors and assigns) of the **FIRST PART**.

IN FAVOUR OF :

1) **SMT. KULVINDER KAUR [PAN - BQEPK2432H]** wife of Sri Rabi Singh, by occupation Housewife, resident of Subhash Pally, Benachity, P.O. Durgapur - 13, P.S. Durgapur, Dist. Paschim Barddhaman, PIN - 713213,


Chari

2) **SMT. SAMPA DUTTA [PAN = BWKRD9939A]** wife of Sri Ujjal Dutta, by occupation Housewife, resident of 10/16 Bharati Road, B-Zone, P.O. Durgapur – 05, P.S. Durgapur, Dist. Paschim Bardhaman, PIN – 713205,

3) **SRI DEBASIS MONDAL [PAN – AFEPM1735M]** son of Basanta Kumar Mondal, by occupation Business, resident of Birbhanpur, P.O. Durgapur – 02, P.S. Coke-oven, Dist. Paschim Barddhaman, PIN – 713202,

3) **SRI KALYAN SARKAR [PAN – BTNPS0354Q]** son of Bhabani Sarkar, by occupation Business, resident of E-38, Pratyae Housing Complex near Bhoirab Tala, Bamunara, P.O. Bamaunara, P.S. Kanksa, Dist. Paschim Barddhaman, PIN – 713212, all are by faith Hindu Nationality Indian, hereinafter referred to as the PURCHASERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, representatives, successors and assigns) of the OTHER PART.

WHEREAS the scheduled mentioned property is the recorded property by the Vendor's name. And the Vendor is owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below property.

 AND WHEREAS Vendor being urgent need of money at hand for her personal requirement to meet up her mind to sell out the schedule below property.

AND WHEREAS the Purchasers who is/are in search of such plot for Residential purpose hereby expressing their intention to buy out the same agreed with the Vendor of Rs. 19,00,000/- (Rupees nineteen lakhs only) which has been already paid by the Purchasers to the Vendor and as such the Vendor do hereby confirm regarding receipt of sale consideration by putting her signature in this deed.

AND WHEREAS by virtue of this Sale Deed the VENDOR convey, transfer, assign and relinquish all right, title, interest which at any time had or now have in any manner covering both in law and enquiry free from any encumbrance either factual or implied or latent whatsoever in favour of Purchaser for good so that the Purchasers shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such VENDOR shall keep the PURCHASERS harmless and indemnified from any charges license, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASERS.

AND WHEREAS the VENDOR bind herself to execute Deeds, things, at the request and cost of the Purchasers to do and execute or cause to be done anything which may effectual necessary for the PURCHASERS to enjoy the property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASERS shall and may from time to time and all times hereafter peaceable and quiet enter upon, have, hold, occupy possess and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from only the said VENDOR or by any person or persons claiming, from, under or in trust of them.

The Vendor bind herself to declare that schedule below property have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judice of any court or been notified for any kinds of requisition and Vendor sells out the same to Purchasers having good marketable title without any kinds of encumbrances.

Chand

: 5 :

AND WHEREAS the PURCHASERS shall be factually, legally entitled to get their name recorded in the records of B.L. & L.R.O. during settlement and to mutate their name into the Rent Roll of Govt. of West Bengal, and will be able to pay any rent, rates, and charges without any connection or concerned whatsoever with the VENDOR.

The Purchasers shall regularly pay holding taxes, land taxes in respect of their purchased scheduled property to their free choice.

The property hereinafter described in schedule is free from all encumbrances and if any discrepancy found on my part, I, will be taken under the custody of the Court of Law.

SCHEDULE

ALL THAT piece and parcel of plot of land situated within the District of Paschim Bardhaman, Sub-Division & Addl. District Sub-Registration Office at Durgapur, P.S. New Township, Mouza – Jemua, J.L.No. 105 under Jemua Gram Panchayat, L.R. Khatian No. 2251

1) R.S. Plot No. 1016 (one thousand sixteen) L.R. Plot No. 1204 (one thousand two hundred four) Classification of land Danga,

Land area – 09 Katha (nine katha) or more or less 14.85 Decimal of land is being sold.

The sketch map of the land is annexed with this deed and the sketch map is the part and parcel of this deed.

This land will be used for Residential purpose.

: 6 :

There is no any structure on the above land.

Payable rent to be paid to the Collector Burdwan through B.L.& L.R.O.
Durgapur, Dist. Paschim Bardhaman.

The schedule land is not acquired by any Govt.

Butted and bounded by :

On the North : 35 ft. wide Moram Road

On the South : R.S.Plot No. 1016(P)

On the East : 20 ft. wide Kancha Road

On the West : R.S.Plot No. 1010(P)

MEMO OF CONSIDERATION

Received of and from within named Purchasers within mentioned Total sum of
Rs. 19,00,000/- (Rupees Nineteen lakhs) only as per Memo below :-

By Bank Transfer

Rs. 17,00,000/-

By cash

Rs. 2,00,000/-

[Handwritten signature]

: 7 :

It is hereby declared that the full name, colour passport size photograph, finger prints of both the hands of the Vendors & Purchaser are attested in additional pages in this deed and these will be treated as a part of this deed.

IN WITNESS WHEREOF the Vendor doth hereby put her signature on the day, month and year as setforth at the very outset at her own will and consent, health and sound.

WITNESS :

1. Gilep Kundas.
c/o Karhick Kundas.
village + Post: Demua
Dist: Aschim Burdwan
Durgapur-6

2. Subrata Sengupta
c/o - Umashankar Sengupta

D.G.P. - G
Read over, explained and
prepared by me.

Siba Prasad Chakrabarty

S.No. D.P.R. - 27
Durgapur A.P. Office

Ujjal Dutta

As a Constituted Attorney
Of Rina Sinha

SIGNATURE OF THE VENDOR

Typed by :

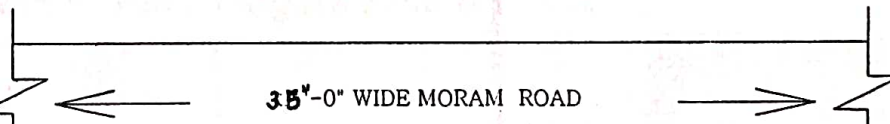
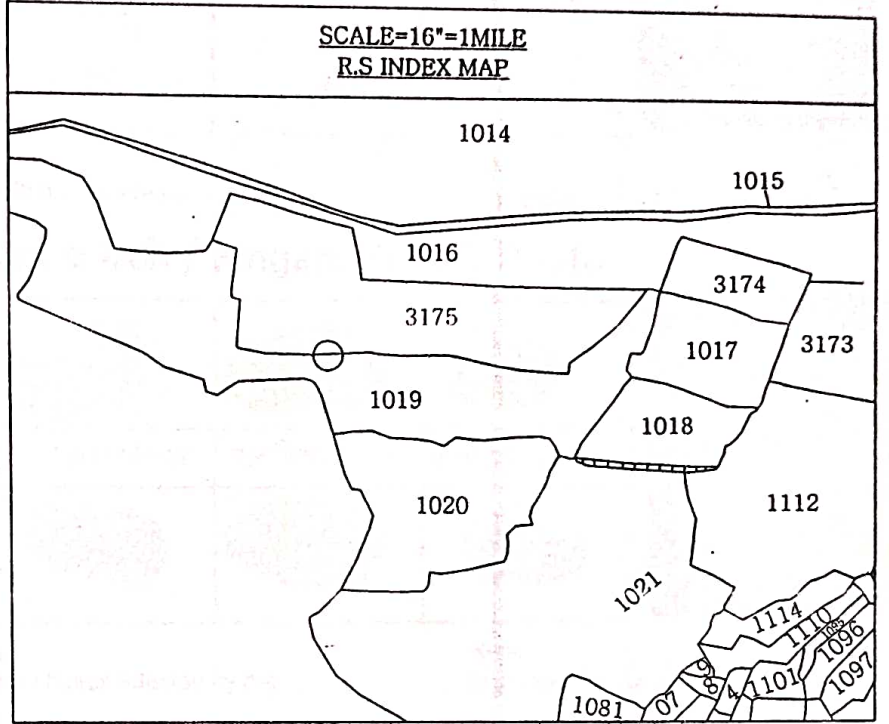
Shusovan Chakrabarty

Shusovan Chakrabarty
Durgapur-16.

DEED PLAN OF R.S PLOT NO:-1016 (P) & L.R PLOT NO:-1204(P),
 OF MOUZA-JEMUA , J.L NO- 80,
 P.S-FARIDPUR,(N.T.P.S), DIST:-PASCHIM BARDHAMAN,
 AREA:-9.00 KATHA,(MORE OR LESS) SHOWING IN RED COLOUR,
 PURCHASER:- **SHRI KULVINDER KAVR DATHEN.**

SCALE:-160"=1MILE

① Sampadutta, Debasis Mondal &
 ② Kalyan saikam.



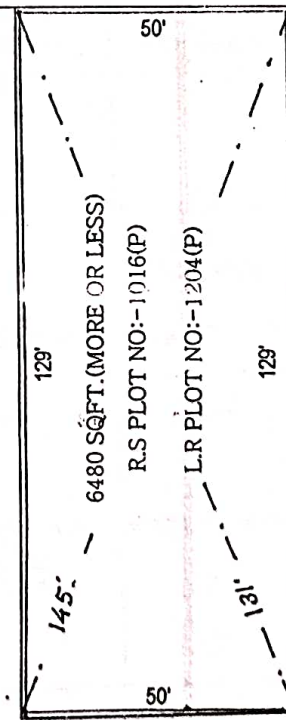
Udal DUTTA
 as a constituted
 Attorney of
 Ring sinha

DEED PLAN DEED PLAN

DRAWN BY:-

R.S PLOT NO:-1016(P)

L.R PLOT NO:-1204(P)



R.S PLOT NO:-1016(P)
 L.R PLOT NO:-1204(P)

29'-0" WIDE KANCHAN ROAD

R.S PLOT NO:-1016(P)

L.R PLOT NO:-1204(P)

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Ujjal Dutta*

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Kulwinder Kaur*

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger
ডান হাত Right Hand					

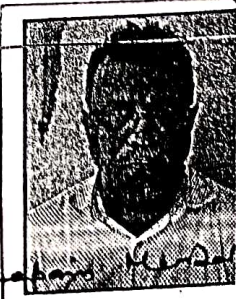


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Sampa Dutta*

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Nebaris Mondal*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম Left Hand						ফটো PHOTO
	বৃদ্ধাঙ্গুল Thums	তড়নী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature... *Kamran Sakkar*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃদ্ধাঙ্গুল Thums	তড়নী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature.....

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃদ্ধাঙ্গুল Thums	তড়নী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature.....

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃদ্ধাঙ্গুল Thums	তড়নী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর



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

GRN Details

GRN: 192022230085701061
GRN Date: 29/07/2022 10:53:31
BRN : IK0BUVMNI5
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 29/07/2022 10:55:05
Payment Ref. No: 2002298370/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Kulvinder Kaur
Address: Durgapur 13
Mobile: 9002423542
Depositor Status: Buyer/Claimants
Query No: 2002298370
Applicant's Name: Mr D Mahanti
Identification No: 2002298370/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002298370/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	56695
2	2002298370/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	20569

Total 77264

IN WORDS: SEVENTY SEVEN THOUSAND TWO HUNDRED SIXTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-2306-08226/2022	Date of Registration
Query Date	2306-2002298370/2022 27/07/2022 9:50:29 PM	Office where deed is registered
Applicant Name, Address & Other Details	D Mahanti Arrah Kallnagar, Thana : Kanksa, District : Paschim Bardhaman, WEST BENGAL, 713212, Mobile No. : 6294990449, Status :Deed Writer	
Transaction	[0101] Sale, Sale Document	Additional Transaction
Set Forth value	Rs. 19,00,000/-	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]
Stampduty Paid(SD)	Rs. 61,695/- (Article:23)	Market Value
Remarks		Rs. 20,56,152/-
		Registration Fee Paid
		Rs. 20,569/- (Article:A(1), E)

Land Details :

District. Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Jemua, JI No: 105, Pin C 713206

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Det
L1	LR-1204 (RS :-1016)	LR-2251	Vastu	Danga	9 Katha	19,00,000/-	20,56,152/-	Width of Appr Road: 38 Ft.,
Grand Total :					14.85Dec	19,00,000 /-	20,56,152 /-	

Seller Details :



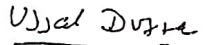
SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Rina Sinha Wife of Mr Sanjay Kumar Kanhaipur, City:- , P.O:- Kanhaipur, P.S:-MOKAMA, District:-Patna, Bihar, India, PI 803221 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: GVxxxxxx2L, Aadhaar No: 45xxxxxxxx8902, Status :Individual, Executed by: Attorney, Executed by: Attorney

Details :




Name,Address,Photo,Finger print and Signature

1	Mrs Kulvinder Kaur Wife of Mr Rabi Singh Subhas Pally, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, Dist Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: Others, C India, PAN No.:: BQxxxxxx2H, Aadhaar No: 87xxxxxxxx1877, Status :Individual, Status : Not Executed
2	Mrs Sampa Dutta Wife of Mr Ujjal Dutta 10/16 Vidyapati Road, B Zone, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, Paschim Bardhaman, West Bengal, India, PIN:- 713205 Sex: Female, By Caste: Hindu, Occupation: C Citizen of: India, PAN No.:: BWxxxxxx9A, Aadhaar No: 73xxxxxxxx0436, Status :Individual, Status : No
3	Mr Debasis Mondal Son of Mr Basanta Kumar Mondal Birbhanpur, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, Distri Paschim Bardhaman, West Bengal, India, PIN:- 713202 Sex: Male, By Caste: Hindu, Occupation: Other of: India, PAN No.:: AFxxxxxx5M, Aadhaar No: 94xxxxxxxx8151, Status :Individual, Status : Not Execute
4	Mr Kalyan Sarkar Son of Bhabani Sarkar E-38 Pratyae Housing Complex Near Bhoirab Tala, Bamunara, City:- Durgapur, Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Hindu, Occupation: Others, Citizen of: India, PAN No.:: BTxxxxxx4Q, Aadhaar No: 83xxxxxxxx4691, Stat :Individual, Status : Not Executed

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ujjal Dutta (Presentant) Son of Basudeb Dutta Date of Execution - 29/07/2022, , Admitted by: Self, Date of Admission: 29/07/2022, Place of Admission of Execution: Office	 Jul 29 2022 12:47PM	 LTI 29/07/2022	 29/07/2022
10/16 Vidyapati Road, B Zone, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business Citizen of: India, , PAN No.:: BWxxxxxx8B,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Rina Sinha				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dilip Ruidas Son of Late Kartick Ruidas Jemua, City:- Durgapur, P.O:- Jemua, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206			
Identifier Of Mr Ujjal Dutta	29/07/2022	29/07/2022	29/07/2022

of property for L1

From	To. with area (Name-Area)
Mrs Rina Sinha	Mrs Kulvinder Kaur-3.7125 Dec, Mrs Sampa Dutta-3.7125 Dec, Mr Debasis M 3.7125 Dec, Mr Kalyan Sarkar-3.7125 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Jemua, JI No: 105, Pin C 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1204, LR Khatian No:- 2251	Owner:রীনা সিনহা, Gurdian:সঞ্জয় , Address:নিজ , Classification:ডাঙ্গা, Area:0.15000000 Acre,	Mrs Rina Sinha

Endorsement For Deed Number : I - 230608226 / 2022

29-07-2022

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 of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 11:36 hrs on 29-07-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Ujjal

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 20,56,152/-

Executed by Attorney

Execution by Mr Ujjal Dutta, Son of Basudeb Dutta, 10/16 Vidyapati Road P Zone, P.O. Durgapur, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession as the constituted attorney of Mrs Rina Sinha Kanhaipur, P.O: Kanhaipur, Thana: MOKAMA, Patna, BIHAR, India, PIN - 803221 is admitted by him

Indetified by Mr Dilip Ruidas, Son of Late Kartick Ruidas, Jemua, P.O: Jemua, Thana: New Township, City: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Other

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,569/- (A(1) = Rs 20,562/-, E = Rs 7/-) Registration Fees paid by Cash Rs 0/-, by online = Rs 20,569/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 29/07/2022 10:55AM with Govt. Ref. No: 192022230085701061 on 29-07-2022, Amount Rs: 20,569/- Bank: State Bank of India (SBIN0000001), Ref. No. IK0BUVMNI5 on 29-07-2022, Head of Account 0030-03-103-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 61,695/- and Stamp Duty paid by Stamp Rs 61,695/- by online = Rs 61,695/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2614, Amount: Rs.5,000/-, Date of Purchase: 26/07/2022, Vendor name: SUBRATA KUMAR CHAKRABORTY

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 29/07/2022 10:55AM with Govt. Ref. No: 192022230085701061 on 29-07-2022, Amount Rs: 56,695/- Bank: State Bank of India (SBIN0000001), Ref. No. IK0BUVMNI5 on 29-07-2022, Head of Account 0030-02-103-02

Santanu Pal

Santanu Pal

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

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2306-2022, Page from 200170 to 200186
Serial No 230608226 for the year 2022.



Santanu Pal

Digitally signed by Santanu Pal
Date: 2022.07.29 14:30:35 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 2022/07/29 02:30:35 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)