

March in the year 2022 by :

(2)

SRI UTPAL KUMAR SAHA (PAN: AJUPS8538A), S/o Gour Chandra Saha, by faith Hindu, citizenship Indian, resident of : 1 No. Mohishila Colony, Saha Para, Asansol, P.O. Asansol, Pin 713303, P.S. Asansol (South), Dist. Paschi, Bardhaman, hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the ONE PART.

IN FAVOUR OF

SRI MANOJ KUMAR BURNWAL (PAN: ADDPB4166C), S/o Sri Hari Narayan Burnwal, by faith Hindu, citizenship Indian, residents of : 57/A Samiran Roy Road, Asansol, P.O. Asansol, Pin 713301, P.S. Asansol (S), Dist. Paschim Bardhaman hereinafter called the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the OTHER PART;

(3)

WHEREAS one Gour Chandra Saha S/o Late Braja Kishore Saha acquired the land being L.O.P. No. 111 measuring an area of 6 (six) cottahs situate in Mouza Asansol, P.S. Asansol Dist. Paschim Bardhaman from the Governor of the State of West Bengal at R.R.& R. Department Government of West Bengal by a Deed of Gift dated 12/01/1990 before the office of the Addl..Dist. Registrar of Burdwan at Asansol on various terms and conditionas.

AND WHEREAS while owning and possessing the said land aforesaid Gour Chandra Saha erected a two storied building in a portion of the said land in accordance with a building plan duly sanctioned by then Asansol Municipality vide Memo No.155/ dated 04/03/1992.

AND WHEREAS the said property duly assessed in the name of the aforesaid Gour Chandra Saha in the assessment register of Asansol Municipal Corporation Being Holding No. 30(49) Mohishila Colony, B/5 and House No. 0180320, Saha Para 1 No. Mohishila Colony, Ward No. 18 (old) of Asansol Municipal Corporation.

AND WHEREAS while owning and possessing the said property aforesaid Gour Chandra Saha gifted the said land measuring 6 cottahs including a two storied building to the present Vendor Sri Utpal Kumar Saha by virtue of a registered Deed of Gift being Deed No.7882 for the year 2013 of Asansol Addl. Dist Sub Registry Office;

AND WHEREAS the Vendor while owning and possessing the said property has been duly and correctly recorded in his name in the L.R. Record of Right under L.R. Khatian No. 4104 being L.R. Plot No. 150 of Mouza Asansol, J.L. No. 35, P.S. Asansol, Dist. Paschim Bardhaman;

AND WHEREAS in the above circumstances the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property which is free from all encumbrances, charges and/or mortgages and/or mortgages.

AND WHEREAS the Vendor being in urgent need of money to meet his legal requirements and expenses declared and expressed his intention to sell and transfer the schedule mentioned property;

AND WHEREAS the Purchaser having come to know of such declaration and intention of the Vendor proposed and offered to purchase the schedule mentioned property;

AND WHEREAS after mutual discussion between the parties total value of the schedule mentioned property has been settled and fixed at Rs. 25,40,000/- (Rupees twenty five lakh forty thousand) only;

AND WHEREAS the Vendor considering the said price as fair, proper, reasonable and highest according to market value prevailing in the locality accepted the said offer of the Purchaser and agreed to sell, convey and transfer the schedule mentioned property unto and in favour of the Purchaser at and for the said total price of Rs. 25,40,000/- (Rupees twenty five lakh forty thousand) only on the terms mentioned hereinbelow;

(5)

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the Vendor and the Purchaser and in consideration of the said sum of Rs. 25,40,000/- (Rupees twenty five lakh forty thousand) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge) as total price of the said property the Vendor doth hereby grant, convey, sell and transfer unto and to the use of the said Purchaser all that property more fully mentioned and described in the schedule below together with the right of path, passage, lights, liberties, privileges, easement & appurtenance whatsoever attached and concerning to the said property free from any or all encumbrances TO HAVE AND TO HOLD the said property hereby granted, conveyed, and transferred unto and to the use of the said Purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said Vendor for himself his heirs, successors, and legal representatives doth hereby declare and covenant with the said Purchaser that the Vendor has good title, full power and absolute right to sell and transfer the said property and further declare that he is absolutely seized and possessed of or otherwise well and sufficiently entitled

(6)

to the said property and that the Vendor has not in any way encumbered the said property intended to be conveyed by this Deed of Sale AND THAT the said Purchaser including all his legal heirs and successors shall and may at all times peacefully/quietly hold, possess, use and enjoy the said property as lawful and rightful owner thereof with liberty to raise all further constructions and structures by way of addition, alteration or otherwise upon the said property in accordance with law without any interruptions obstructions, claim and/or demand whatsoever from or by the Vendor or any person/persons lawfully/equitably claiming under or in trust for him AND THAT the said Vendor shall and will for all times to come at the cost and request of the said Purchaser do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly assuring the title of the Purchaser relating to the said property or part thereof AND THAT the Vendor doth hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the Vendor has no valid perfect and marketable title to the said property

Contd. Page 7

(7)

as hereinbefore stated by the Vendor in that event the Vendor including all his heirs and successors and legal representatives will be bound to pay back the entire consideration amount with legal interest to the Purchaser and shall also be liable to make good and indemnify all losses and damages which the Purchaser may suffer due to any defect in the title of the Vendor in respect of the said property hereby sold to the Purchaser.

It is hereby further declared by the Vendor that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get his name mutated in the records of S.D.L. & L.R.O., Extn., Part-1, Asansol under the state of West Bengal and also in the record and registers of Asansol Municipal Corporation and/or any other Authority and the Vendor undertakes to render all such help and assistance as will be found essential in this regard.

SCHEDULE OF THE PROPERTY REFERRED TO :

In the District of Paschim Bardhaman, P.S. Asansol, Chowki & Addl. Dist. Sub-Registry Office Asansol, within Mouza Asansol , J.L. No. 35, Ward No, 18 under Asansol Municipal Corporation all that 'Bastu' class of land measuring 3 (three) cottahs being L.O.P. No. 111 (one hundred eleven) comprising part of C.S. Plot No. 30 corresponding to R.S. Plot No. 87 (eighty seven) under R.S. Khatian No. 211 appertaining to L.R. Plot No. 150 (one hundred fifty) under L.R. Khatian No. 4104 along with a structure (10 years old and cement floor) measuring covered area 100 (one hundred) sft. with all fittings, fixtures along with all easement rights attached thereto. Being part of Holding No. 30(49) Mohishila Colony, B/5 and House No. 0180320, Saha Para 1 No. Mohishila Colony, Ward No. 18 (old) of Asansol Municipal Corporation.

Butted and bounded by :

On the North : Property of the Vendor.

On the South : Property of Gouranga Saha.

On the East : House of Shivapada Saha.

On the West : 30 feet wide Road.

(9)

The proportionate annual rent is payable to the State of West Bengal through S.D.L. & L.R.O., Extn., Part-1, Asansol.

MEMO OF CONSIDERATION

1. Rs. 10,00,000/- (Rupees ten lakh) only paid by cheque being No. 000029 of Axis Bank Murgasol Asansol Branch.
2. Rs. 5,00,000/- (Rupees five lakh) only paid by cheque
3. Rs. 5,00,000/- (Rupees five lakh) only paid by cheque
4. Rs. 5,40,000/- (Rupees five lakh forty thousand) only paid by cheque

② Total Rs. 25,40,000/- (Rupees twenty five lakh forty thousand) only paid by the Purchaser to the Vendor.

Contd. Page 10

IN WITNESS WHEREOF the Vendor named above signed and executed this Deed of Sale on the day, month and year first above written.

Witnesses :

1. Uttam Saha.
Let. Gouranga Ch. Saha.
1 NO Mohisheta Colony.
Asn.

Uttal Kumar Saha.

Signature of the Vendor

2. Prabon Das
Asn

Prepared by me as per instruction of the Vendor and read over and explained to the Vendor and printed in my office

Shikha Char

(Shikha Char)

Advocate, Asansol Court

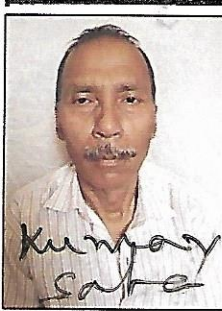
Enrl No. F/323/602/2013



Manoj K Bhatwal

Manoj K Bhatwal

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

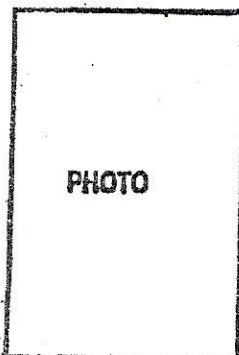


Atul

Kumar Saha

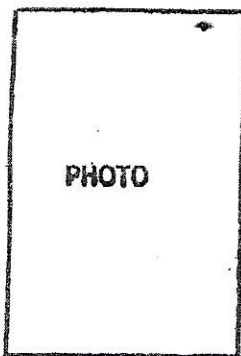
Atul Kumar Saha

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



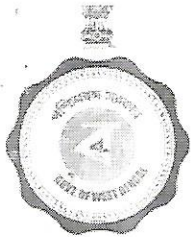
PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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

GRN Details

GRN:	192021220213979192	Payment Mode:	Counter Payment
GRN Date:	29/03/2022 12:48:49	Bank/Gateway:	State Bank of India
BRN :	90093940	BRN Date:	29/03/2022 00:03:00
Payment Status:	Successful	Payment Ref. No:	2000863948/1/2022
			[Query No*/Query Year]

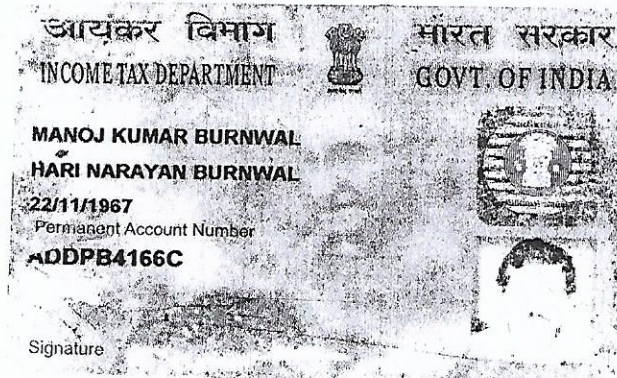
Depositor Details

Depositor's Name:	MANOJ KUMAR BURNWAL
Address:	ASANSOL
Mobile:	9434998046
Depositor Status:	Buyer/Claimants
Query No:	2000863948
Applicant's Name:	Mrs Shikha Char
Identification No:	2000863948/1/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000863948/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	99702
2	2000863948/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	26180
Total				125882

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND EIGHT HUNDRED EIGHTY TWO ONLY.



Manoj KV Burnwal

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा यूनिट, यूटीएस
प्लॉट नं. 3, सेक्टर 11, सीडी बेलापुर
नवी मुंबई-400 614



भारत सरकार
GOVERNMENT OF INDIA



উত্তম সাহা
UTTAM SAHA
পিতা : গৌরঙ্গ চন্দ্র সাহা
Father : GOURANGA CHANDRA SAHA
জন্ম সাল / Year of Birth : 1964
পুরুষ / Male



2470 3505 2447

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
হাউস নং 0180321 1 নং মহিশীলা
কলোনি সাহাপাড়া, বি 5,
আসানসোল 3, আসানসোল (এম
কর্প), উষাগ্রাম, বর্দ্ধমান,
পশ্চিমবঙ্গ, 713303

Address:
HOUSE NO. -0180321 1NO.
MOHISHILA COLONY SAHA
PARA, B/5, ASANSOL 3,
ASANSOL MC, Ushagram,
Bardhaman, West Bengal,
713303

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Uttam Saha

THE NEW PAN PERMANENT ACCOUNT NUMBER
AJUPSESSAA

MR NAME
UTPAL KUMAR SAHA

MR OR MR MOTHERS NAME
GOPI CHANDRA SAHA

MR OR DATE OF BIRTH
24-05-1988

PRINT SIGNATURE
Utpal Kumar Saha

COMMISSIONER OF INCOME TAX, W.B.

Utpal Kumar Saha

Major Information of the Deed

Deed No :	I-2305-03259/2022	Date of Registration	31/03/2022
Query No / Year	2305-2000863948/2022	Office where deed is registered	
Query Date	16/03/2022 5:18:49 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Shikha Char Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9434998046, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 25,40,000/-	Rs. 26,17,312/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,04,702/- (Article:23)	Rs. 26,180/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

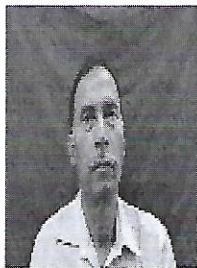

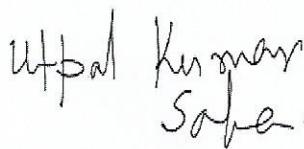
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-150 (RS :-87)	LR-4104, (RS:-211\0)	Bastu	Bastu	3 Katha	25,00,000/-	25,51,499/-	Width of Approach Road: 30 Ft.,
Grand Total :					4.95Dec	25,00,000 /-	25,51,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	40,000/-	65,813/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	40,000 /-	65,813 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri UTPAL KUMAR SAHA (Presentant) Son of GOUR CHANDRA SAHA Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 31/03/2022 ,Place : Office	Photo 	Finger Print 	Signature 
		31/03/2022	LTI 31/03/2022	31/03/2022
1 NO MOHISHILA COLONY SAHA PARA ASANSOL, City:- , P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 31/03/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri MANOJ KUMAR BURNWAL Son of Shri HARI NARAYAN BURNWAL 57/A SAMIRAN ROY ROAD ASANSOL, City:- , P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Uttam Saha Son of Late Gouranga Chandra Saha 1 No Mohishila Colony Saha Para Asansol, City:- , P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303			
	31/03/2022	31/03/2022	31/03/2022
Identifier Of Shri UTPAL KUMAR SAHA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri UTPAL KUMAR SAHA	Shri MANOJ KUMAR BURNWAL-4.95 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri UTPAL KUMAR SAHA	Shri MANOJ KUMAR BURNWAL-100.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone :
(Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 150, LR Khatian No:- 4104	Owner:উত্ত পল কুমার সাহা, Gurdian:গৌর চন্দ্র সাহা, Address:বিজ , Classification:বাস্তু, Area:0.10000000 Acre,	Shri UTPAL KUMAR SAHA

On 31-03-2022

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 11:56 hrs on 31-03-2022, at the Office of the A.D.S.R. ASANSOL by Shri UTPAL KUMAR SAHA ,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 26,17,312/-

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

Execution is admitted on 31/03/2022 by Shri UTPAL KUMAR SAHA, Son of GOUR CHANDRA SAHA, 1 NO MOHISHILA COLONY SAHA PARA ASANSOL, P.O: ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others

Indetified by Mr Uttam Saha, , , Son of Late Gouranga Chandra Saha, 1 No Mohishila Colony Saha Para Asansol, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 26,180/- (A(1) = Rs 26,173/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 26,180/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2022 12:00AM with Govt. Ref. No: 192021220213979192 on 29-03-2022, Amount Rs: 26,180/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90093940 on 29-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,04,702/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 99,702/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1452, Amount: Rs.5,000/-, Date of Purchase: 31/03/2022, Vendor name: P K Das
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 29/03/2022 12:00AM with Govt. Ref. No: 192021220213979192 on 29-03-2022, Amount Rs: 99,702/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90093940 on 29-03-2022, Head of Account 0030-02-103-003-02



Hillol Ghosh

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2022, Page from 77829 to 77849

being No 230503259 for the year 2022.



Digitally signed by HILLOL GHOSH
Date: 2022.04.06 14:39:01 +05:30
Reason: Digital Signing of Deed.

Hilol Ghosh

(Hilol Ghosh) 2022/04/06 02:39:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)