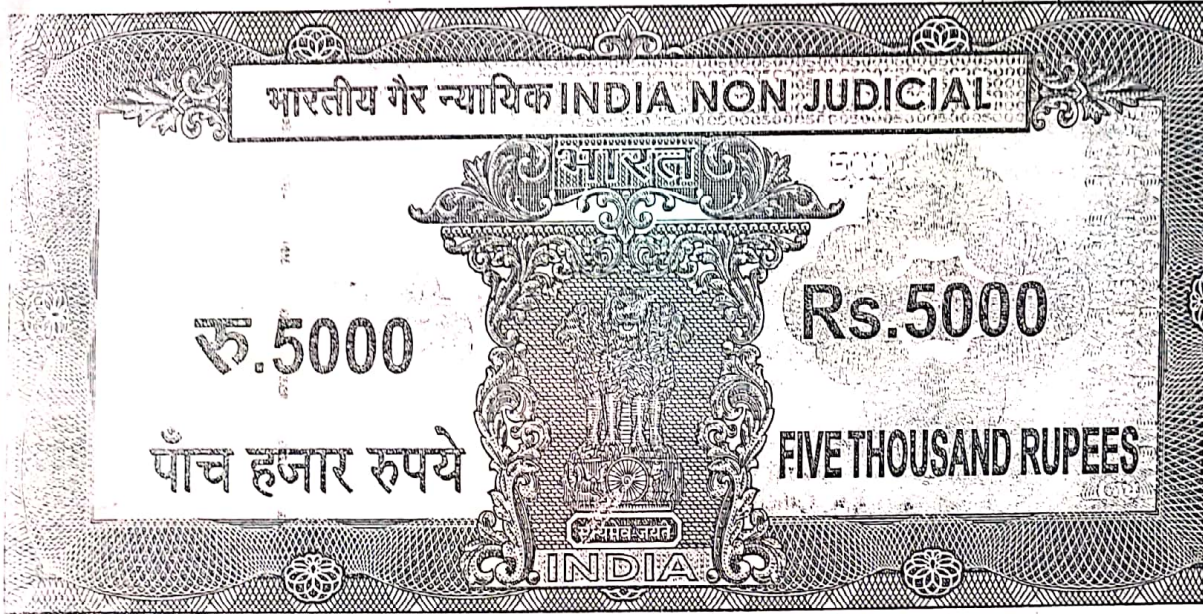


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certified that the Document  
is Admitted to Registration the  
Signature Sheet and the Endr-  
gements All of them and the  
Documents are the Part of this  
Document:

A.D.S.R. Dargapur  
Kolkata

30 JUL 2021

QUERY NO. 2001210667/2021

GRN NO.192021220039665858

### DEED OF SALE

Under Molandighi Gram Panchayet

P.S.- Kanksa, Mouza - Arrah, J.L. No. 91

Sale Area- 2.5 KATHA Land without structure.

Sale Value - Rs. 6,00,000/-

Market Value Rs.6,31,125/-

THIS DEED OF SALE is made on this 30<sup>th</sup> day of July, Two Thousand Twenty-One (2021).

BETWEEN

**MR. PRATIP ROY** [PAN NO. ATNPR5580Q] [AADHAAR NO- 9412 2144 9698], Son of Motilal Roy, By faith Hindu, by Occupation- Others, by Nationality-Indian, being resident of 116 Biradingi Purba, Howrah, P.O & P.S- Howrah, Dist.- Howrah, Pin- 711108, West Bengal, India, hereinafter referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his respective heirs, executors, administrators, representatives, successors and assigns) of the FIRST PART.

IN FAVOUR OF:

**KHALEK MANDAL** [PAN NO. BUSPM3925P] [AADHAAR NO-4376 7606 8376], Son of Ataur Rahaman Mandal, By faith- Muslim, by Occupation- Others, by Nationality-Indian, resident of Ausabandi, Nohari, Paschim Midnapore, P.O.- Garbeta-I, P.S.- Garbeta, Dist- Paschim Midnapore, Pin- 721121, W.B., India, hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his respective heirs, executors, representatives, successors and assigns) of the OTHER PART.

WHEREAS the land was originally belongs to Joydeb Halder, Son of Late Purna Chandra Halder and he purchased the said land by way of Registered Deed of Sale, vide Regd. Sale Deed No.2314 for the year of 1991, registered at A.D.S.R. Office Durgapur from the recorded

owner Kartick Chandra Gope, son of Late Dukhram Gope of Village Arrah under New Township Police Station.

AND WHEREAS after received of the said Land, said Joydeb Halder, Son of, Late Purna Chandra Halder during his peaceful possession transferred land measuring more or less 8.30 Katha or more or less 13.69 Decimal in favour of Sri Harendra Prasad Gupta, Son of Ram Chandra Prasad Gupta by way of Regd. Deed of Sale, vide Regd. Sale Deed No. I- 1439 for the year of 2001, registered at A.D.S.R. Office Durgapur.

THEREAFTER Sri Harendra Prasad Gupta, Son of Ram Chandra Prasad Gupta during his peaceful possession transferred land measuring more or less 2.5 Katha of vacant Land in favour of the present Vendor Mr. Pratip Roy, Son of Motilal Roy, by way of Regd. Deed of Sale, vide Regd. Sale Deed No. I- 6031 for the year of 2007 dated- 07.12.2007, registered at A.D.S.R. Office Durgapur.

THEREAFTER Mr. Pratip Roy after received of the said vacant Land, mutated his name in separate L.R Khatian, being Khatian No. 2745, recorded area more or less 0.04 Acre.

AND WHEREAS the Vendor is urgent need of money and as such the Vendor is agreed to dispose the schedule mentioned property by way of sale in favour of the purchaser above named.

AND WHEREAS the Purchaser who is in search of such land hereby expressing his intention to purchase the same, agreed with the Vendor for absolute sale to him of the schedule below property at price of Rs. 6,00,000/- (Rupees Six Lakh) only which is already paid by the purchaser, which is mentioned in the below consideration Memo, do hereby the Vendor confirmed regarding receipt of sale consideration by putting his signature in this Deed :-

#### MEMO OF CONSIDERATION

SL. No.	Mode of Payment	Amount
1	Cash	Rs. 1,00,000/-
2	Bank Transfer	Rs. 5,00,000/-

		Total Rs. 6,00,000/-
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AND WHEREAS by virtue of this Sale Deed, the VENDOR convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easement privileges and other interests 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 Purchaser 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 PURCHASER 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 PURCHASER.

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

AND THAT SAID PURCHASER 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.

AND WHEREAS the PURCHASER shall be factually, legally entitled to Mutate his name in the records of Rights of the Office of B.L. & L.R.O. Kanksa during settlement and to mutate his 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.

That the Purchaser shall regularly pay holding taxes, land taxes in respect of his purchased scheduled property to his free choice.

That neither the Vendor nor his legal heirs, successors shall on and after execution of this sale deed shall claim any right, title interest over the scheduled property and if the title of the Vendor is found to be defective, the Vendor shall compensate in all respect in favour of the Purchaser.

### SCHEDULE

In the District of Paschim Bardhaman, P.S. – Kanksa, Sub-Division & A. D. S. R. Office Durgapur, **MOUZA- ARRAH**, J.L. No.91, **R.S PLOT NO. 1566** corresponding to **L.R. PLOT NO. 1657**, L.R. Khatian No. **2745**, sale area **2.5 KATHA** without any Structure, situated under Molandighi Gram Panchayat Area, Classification of Land is Baid and Land proposed for Bastu, as more fully and particularly described in the Map or Plan annexed hereto and boarder as "RED".

The Sketch map shall be considered as a part & parcel of this deed.  
The aforesaid land is not within acquired land of Government.

#### Current Boundaries

Butted & Bounded by :-

- On the North: 12 ft. Wide Kancha Road
- On the South: Vacant Land of Gope Family Plot No. 1566 (P)
- On the East: Sandhya Das Plot No. 1566 (P)
- On the West: Gope Family Plot No. 1566 (P)

This schedule property is used for Residential purpose.

It is hereby declared that the full name, color passport size photograph, finger prints of both the hands of the Vendor & Purchaser are attested in additional pages 1(A) in this deed and these will be treated as a part of this deed.

IN WITNESS WHERE OF the Vendor & Purchaser both hereby put their respective signatures on the day, month and year as set forth at the very outset at their own will and consent, health and sound.

WITNESSES:

1. *Ganish Sankar*  
*80 Shi Gan Ch, Lalmon*  
*B/19 Ombodhoy Saman,*  
*Cat, Cerk, Durgapur-14*

*Pratap Roy*

SIGNATURE OF THE VENDOR











2. *Shanti KOP*  
*Arrah*  
*MONTU KOP*

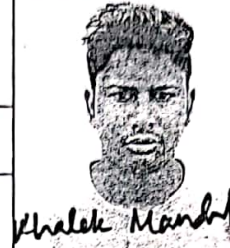
*Khalek Mandel.*

SIGNATURE OF THE PURCHASER

Drafted, prepared, Read over and explained by me as per their instruction.

*Sudam Kumar Saha*  
Advocate, Durgapur Court  
Enrollment No. WB/999/09











হাত Hand					
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হাত Hand					



Khalek Mandol

এ ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
passport size photograph, finger print & attested by me

Khalek Mandol

হাত Hand					
	বৃহদঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
হাত Hand					



Pratip Roy

এ ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
passport size photograph, finger print & attested by me

Pratip Roy

ন হাত nt Hand					
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হাত Hand					

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passport size photograph, finger print & attested by me

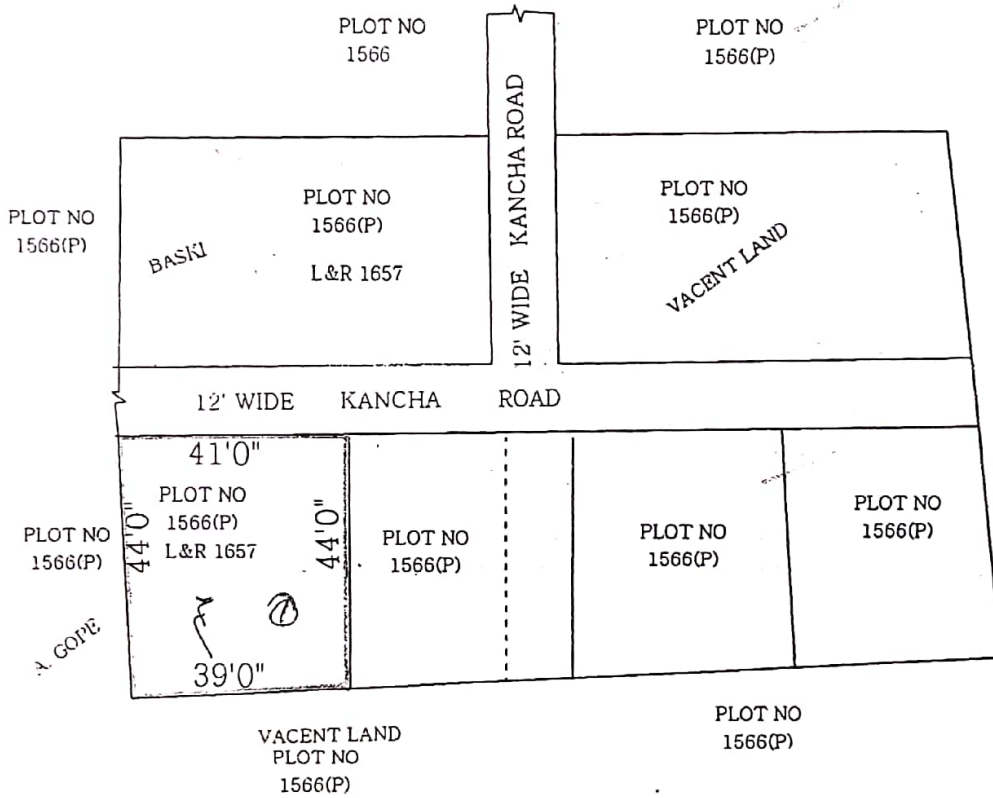
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passport size photograph, finger print & attested by me



Sketch Map Is Showing The Land OF Mouza-Arrah J.L No-91  
P.S-Kanksa.Dist-PaschimBardhaman R.S Plot NO-1566(P)  
L.R Plot No-1657 Area More&Less 2Katha 8Chatak Land Shown In  
Red Mark.

Purchased By:-KHALEK MANDAL S/O:-ATAUR RAHAMAN MANDAL



*Pratap Roy*  
Signature Of Land Owner

*Mandal-11/7/2021*  
WITNESSES  
ACHINT K.R. MONDAL  
Invl. Regd. No.-W.B.K.-505/199  
Bargada Alkumar DGP  
AsPer Previous Deed Plan





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

GRN Details

GRN: 192021220039665858 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 29/07/2021 09:50:28 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 3865247734636 BRN Date: 29/07/2021 09:07:54  
Gateway Ref ID: IGALPXRMA5 Method: State Bank of India NB  
Payment Status: Successful Payment Ref. No: 2001210667/1/2021  
[Query No./Query Year]

Depositor Details

Depositor's Name: KHALEK MANDAL  
Address: AUSABANDI  
Mobile: 9735168110  
Depositor Status: Buyer/Claimants  
Query No: 2001210667  
Applicant's Name: Mr Swapan Kumar Dutta  
Identification No: 2001210667/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001210667/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	13944
2	2001210667/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	6318
			<b>Total</b>	<b>20262</b>

IN WORDS: TWENTY THOUSAND TWO HUNDRED SIXTY TWO ONLY.

### Major Information of the Deed



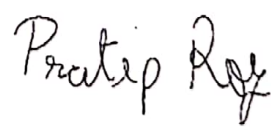
Deed No :	I-2306-04489/2021	Date of Registration	30/07/2021
Query No / Year	2306-2001210667/2021	Office where deed is registered	
Query Date	24/07/2021 10:03:50 PM	2306-2001210667/2021	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, 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. 6,00,000/-	Rs. 6,31,125/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,944/- (Article:23)	Rs. 6,318/- (Article:A(1), E)		
Remarks			

#### Land Details :



District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

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-1657 (RS :-1566)	LR-2745	Bastu	Baid	2.5 Katha	6,00,000/-	6,31,125/-	Width of Approach Road: 12 Ft., ,Last Reference Deed No :2306-I -06031-2007
Grand Total :					4.125Dec	6,00,000 /-	6,31,125 /-	



#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
	Mr PRATIP ROY (Presentant) Son of MOTILAL ROY Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place Office			
		30/07/2021	LTI 30/07/2021	30/07/2021
116 BIRADINGA PURBA, City:- Howrah, , P.O:- HOWRAH, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711108 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. : ATxxxxxx0Q, Aadhaar No: 94xxxxxxxx9698, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature		
Name	Photo	Finger Print	Signature
1	<p>Mr KHALEK MANDAL                      Son of ATAUR RAHAMAN MANDAL                      Executed by: Self, Date of Execution: 30/07/2021                      Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office</p>   <p>30/07/2021</p>	<p>Signature                      Khalek Mandal.</p> <p>30/07/2021</p>	
<p>Son of ATAUR RAHAMAN MANDAL Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: BUxxxxxx5P, Aadhaar No: 43xxxxxxxx8376, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office</p>			

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Gitesh Sarkar                      Son of Mr Gour Chandra Sarkar                      B/19, Ambedkar Sarani, City Centre,                      City- Durgapur, P.O:- DURGAPUR,                      P S -Durgapur, District:-Paschim                      Bardhaman, West Bengal, India, PIN:-                      713216</p>   <p>30/07/2021</p>	<p>Signature                      Gitesh Sarkar</p> <p>30/07/2021</p>		
<p>Identifier Of Mr PRATIP ROY, Mr KHALEK MANDAL</p>			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRATIP ROY	Mr KHALEK MANDAL-4.125 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1657, LR Khatian No:- 2745	<p>Owner:প্রতীপ রায়, Gurdian:মতিলাল ,                      Address:সি.এম.ই.আর.আই. কলোনী                      এম.জি.এভিনিউ দুর্গাপুর-৯,                      Classification:বাইদ,                      Area:0.04000000 Acre,</p>	Mr PRATIP ROY

**Endorsement For Deed Number : I - 230604489 / 2021**

On 29-07-2021

**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 6,31,125/-



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

On 30-07-2021

**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 : of Indian Stamp Act 1899

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

Presented for registration at 13:14 hrs on 30-07-2021, at the Office of the A.D.S.R. DURGAPUR by Mr PRATIP ROY, Executant.

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

Execution is admitted on 30/07/2021 by 1. Mr PRATIP ROY, Son of MOTILAL ROY, 116 BIRADINGA PURBA, P.O HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711108, by caste Hindu, Profession Others, 2. Mr KHALEK MANDAL, Son of ATAUR RAHAMAN MANDAL, AUSABANDI, P.O: GARBETA I Thana: Garbeta, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721121, by caste Muslim, by Profession Others

Indentified by Mr Gitesh Sarkar, . . Son of Mr Gour Chandra Sarkar, B/19, Ambedkar Sarani, City Centre, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,318/- ( A(1) = Rs 6,311/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,318/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W.B. Online on 29/07/2021 9:52AM with Govt. Ref. No: 192021220039665858 on 29-07-2021, Amount Rs: 6,318/-, Bar SBIEPay ( SBIEPay), Ref. No. 3865247734636 on 29-07-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 18,944/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 13,944/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 11241, Amount: Rs.5,000/-, Date of Purchase: 26/07/2021, Vendor name: SOMNATH CHATTERJEE

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W.B. Online on 29/07/2021 9:52AM with Govt. Ref. No: 192021220039665858 on 29-07-2021, Amount Rs: 13,944/-, Bar SBIEPay ( SBIEPay), Ref. No. 3865247734636 on 29-07-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2021, Page from 123585 to 123603

being No 230604489 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2021.08.28 10:57:55 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/08/28 10:57:55 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)