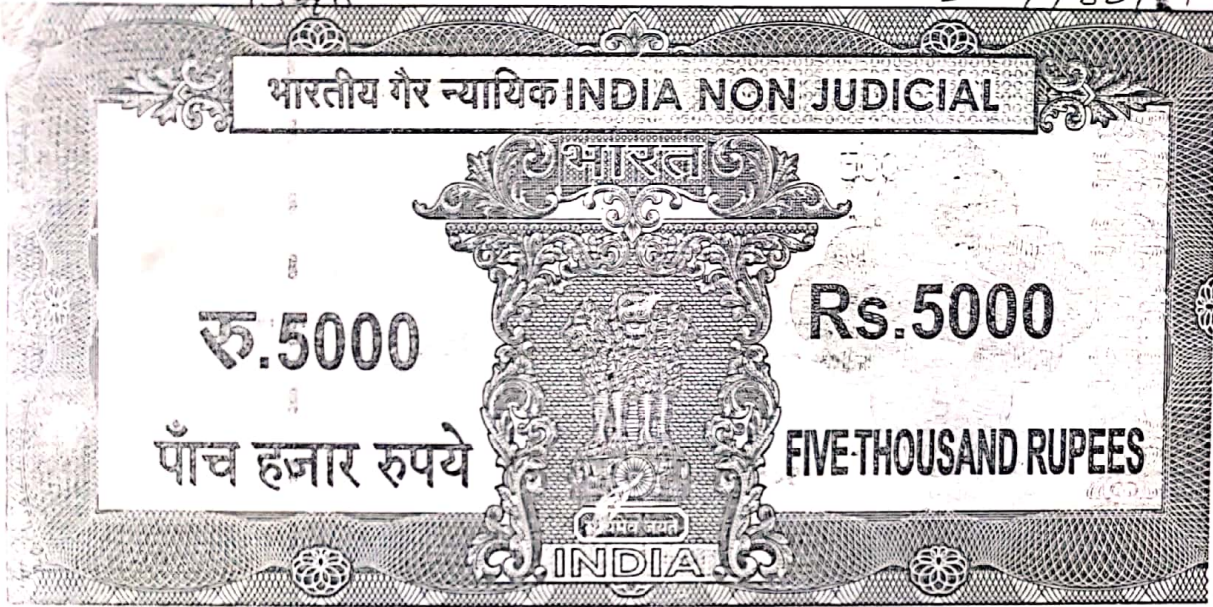


4538

P-4488/21



रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

G 66668

Certified that the Document
 is Admitted to Registration the
 Signature Sheet and the Endr-
 secements Attached in this
 Document are the Part of this
 Document

A.D.S.K. Dasgupta
 Registrar

30 JUL 2021

QUERY NO. 2001209054/2021

GRN NO. 192021220039677038

DEED OF SALE

Under Molandighi Gram Panchayat Area

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

Sale Area- **6.78 KATHA** without structure.

Sale Value - Rs. 15,00,000/-

Market Value - Rs. 17,11,611/-


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

BETWEEN

MR. HARISH MALHOTRA [PAN NO. ADQPM7636P] [AADHAAR NO- 4998 5101 2962], Son of Roshan Lal Malhotra, By faith Hindu, by Occupation- Business, by Nationality-Indian, being resident of Dakshin Pally, Gurudwara Road, Durgapur-10, P.S.- Durgapur, Dist.- Paschim Bardhaman, Pin- 713210, 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- Business, 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 Sri Dasarath Ghosh, Son of Late Jagannath Ghosh he received the said land by way of Regd. Deed of Gift, Vide Gift Deed No. 2811 for the year of 1971 (SL. No.2791), registered at A.D.S.R. Office Durgapur.

THEREAFTER during peaceful possession of the said land, said Dasarath Ghosh was died leaving behind his three sons, namely 1. Sri Balai Ghosh 2. Sri Lakshmi Narayan Ghosh & 3. Sri Sukumar Ghosh jointly inherited the said land by way of legal heirs and successors. Thereafter the said Owners recorded their names in L.R Records of Rights, being L.R. Khatian Nos. 1875, 1876 & 1877 respectively.

THEREAFTER 1. Sri Balai Ghosh 2. Sri Lakshmi Narayan Ghosh & 3. Sri Sukumar Ghosh all are Sons of Late Dasarath Ghosh during their peaceful possession jointly transferred the land measuring more or less 7.65 Katha in favour of the present Vendor Mr. Harish Malhotra, Son of Roshan Lal Malhotra by way of Regd. Deed of sale, vide Regd. Sale Deed No. I- 3018 for the year of 2006, registered at A.D.S.R. Office Durgapur.

THEREAFTER the present Owner/Vendor Mr. Harish Malhotra after received of the said Land, mutated his name in separate L.R Khatian, being Khatian No. 2485.

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. 15,00,000/- (Rupees Fifteen 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 | Date | Amount |
|---------|-----------------|------|--------|
|---------|-----------------|------|--------|

| | | | |
|---|---------------|------------|------------------------------|
| 1 | Bank Transfer | 06/07/2021 | Rs. 10,00,000/- |
| 2 | Bank Transfer | 20/07/2021 | Rs. 5,00,000/- |
| | | | Total Rs. 15,00,000/- |

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 form only the said VENDOR or by any person or persons claiming, from, under or in trust of them.

*(Signature)
Adv.*

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. 2485**, sale area **6.78 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".

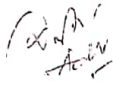
The Sketch map shall be considered as a part & parcel of this deed.
The aforesaid land is not within acquired land of Government.

Current Boundaries

Butted & Bounded by :-

- On the North: Vacant Land of Gope Family Plot No. 1566 (P)
- On the South: 12 ft. Wide Kancha Road
- On the East: Sandhya Das Plot No. 1565
- On the West: Vacant Land of 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. Arish Sauran
90 Shri Gyan Ch. Sauran
B/13 # 1st floor, Kany Karan,
C/W Candi, Durgapur.

Harish Malhotra

SIGNATURE OF THE VENDOR

2. Shambhoo Gop
Arrah
Mentle Gop

Khalid Mandvi

SIGNATURE OF THE PURCHASER

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

Sudhakar K. S. S.
Advocate, Durgapur Court
Enrollment No. WB/999/09

| | | | | | |
|-----------------------|--------------------|----------------|------------------|-----------------|------------------|
| রাই হাত Right Hand | | | | | |
| | বৃজাঙ্গুল Thumb | তর্জনি Fore | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠা Small |
| বাম হাত Left Hand | | | | | |



Khalek Hander

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

Khalek Hander.

| | | | | | |
|-----------------------|--------------------|----------------|------------------|-----------------|------------------|
| রাই হাত Right Hand | | | | | |
| | বৃজাঙ্গুল Thumb | তর্জনি Fore | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠা Small |
| বাম হাত Left Hand | | | | | |



Hanish Mallick

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

Hanish Mallick

| | | | | | |
|-----------------------|--------------------|----------------|------------------|-----------------|------------------|
| রাই হাত Right Hand | | | | | |
| | বৃজাঙ্গুল Thumb | তর্জনি Fore | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠা Small |
| বাম হাত Left Hand | | | | | |

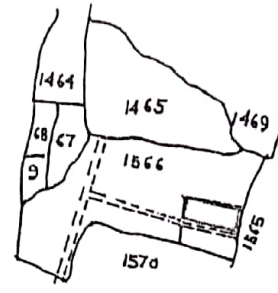
উপরে ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

| | | | | | |
|-----------------------|--------------------|----------------|------------------|-----------------|------------------|
| রাই হাত Right Hand | | | | | |
| | বৃজাঙ্গুল Thumb | তর্জনি Fore | মধ্যমা Middle | অনামিকা Ring | কনিষ্ঠা Small |
| বাম হাত Left Hand | | | | | |

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

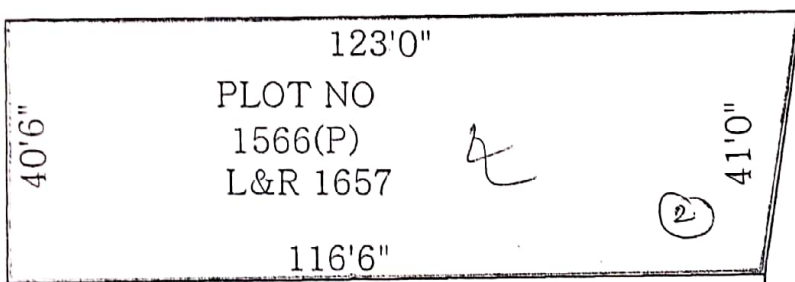
Each Map Is Showing The Land OF Mouza-Arrah J.L No-91
S-Kanksa.Dist-PaschimBardhaman R.S Plot NO-1566(P)
L.R Plot No-1657 Area More&Less 6.78Katha Land.
Shown In Red Mark.

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

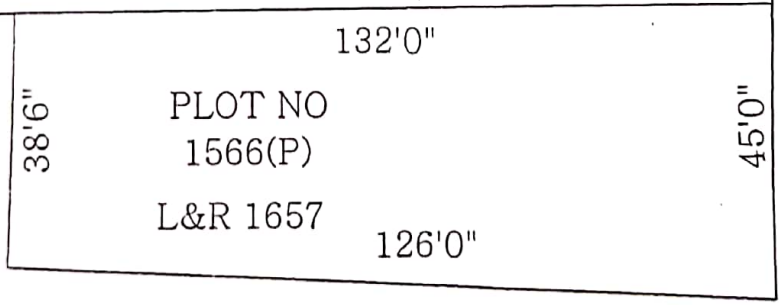


PLOT NO 1566 INDEX MAP

PLOT NO 1566(P)



12' WIDE KANCHA ROAD



R.S PLOTNO-1566

Mandal - 18/7/2021

Atatur Rahman Mandal
 Signature Of Land Owner

As Per Previous Sketch



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

GRN Details

GRN: 192021220039677038 Payment Mode: Online Payment (SBI Epay)
GRN Date: 29/07/2021 10:02:20 Bank/Gateway: SBIEPay Payment Gateway
BRN : 7335872017624 BRN Date: 29/07/2021 10:07:15
Gateway Ref ID: IGALPXSXW1 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2001209054/3/2021
[Query No./Query Year]

Depositor Details

Depositor's Name: KHALEK MANDAL
Address: AUSABANDI
Mobile: 9735168110
Depositor Status: Buyer/Claimants
Query No: 2001209054
Applicant's Name: Mr Swapan Kumar Dutta
Identification No: 2001209054/3/2021
Remarks: Sale, Sale Document

Payment Details

| Sl No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|--------|-------------------|--|--------------------|--------------|
| 1 | 2001209054/3/2021 | Property Registration, Stamp duty | 0030-02-103-003-02 | 46358 |
| 2 | 2001209054/3/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 17123 |
| | | | Total | 63481 |

IN WORDS: SIXTY THREE THOUSAND FOUR HUNDRED EIGHTY ONE ONLY.

Major Information of the Deed




| | | | |
|---|---|---------------------------------|------------|
| Deed No : | I-2306-04488/2021 | Date of Registration | 30/07/2021 |
| Query No / Year | 2306-2001209054/2021 | Office where deed is registered | |
| Query Date | 24/07/2021 8:49:14 PM | 2306-2001209054/2021 | |
| Applicant Name, Address & Other Details | Swapan Kumar Dutta Durgapur Court,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mcbile 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. 15,00,000/- | Rs. 17,11,611/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 51,358/- (Article:23) | Rs. 17,123/- (Article:A(1), E) | | |
| Remarks | | | |

Land Details :

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



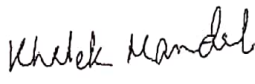
| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-----------------------|----------------|-----------------------|------|--------------|-------------------------|-----------------------|---|
| | | | | | | | | |
| L1 | LR-1657 (RS -1566) | LR-2485 | Bastu | Baid | 6.78 Katha | 15,00,000/- | 17,11,611/- | Width of Approach Road: 12 Ft., ,Last Reference Deed No :2306-I -03018-2006 |
| Grand Total : | | | | | 11.187Dec | 15,00,000 /- | 17,11,611 /- | |

Seller Details :



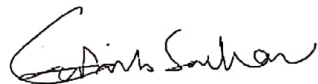
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|--|--|
| | Name | Photo | Finger Print | Signature |
| 1 | Mr HARISH MALHOTRA (Presentant) Son of ROSHAN LAL MALHOTRA Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office |  <small>30/07/2021</small> |  <small>LTI 30/07/2021</small> |  <small>30/07/2021</small> |

DAKSHIN PALLY, GURUDWARA ROAD, City:- Durgapur, , P.O:- DURGAPUR, P.S:-Durgapur,
 District:-Paschim Bardhaman, West Bengal, India, PIN:- 713210 Sex: Male, By Caste: Hindu,
 Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx6P, Aadhaar No: 49xxxxxxxx2962,
 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 | | | |
|--|--|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | 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 |  30/07/2021 |  LTI 30/07/2021 |  30/07/2021 |
| 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 | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| 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:- 713215 |  30/07/2021 |  30/07/2021 |  30/07/2021 |

Identifier Of Mr HARISH MALHOTRA, Mr KHALEK MANDAL

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|-----------------------------|
| 1 | Mr HARISH MALHOTRA | Mr KHALEK MANDAL-11.187 Dec |

and 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:- 2485 | Owner:हरिश मालहोत्रा, Gurdian:रमोललाल मालहोत्रा, Address:एम.ए.एम.सि गुरुदुयारार बिपरीते, डि.के.नगर, दुर्गापुर-10, Classification:बाईद, Area:0.13000000 Acre, | Mr HARISH MALHOTRA |

Endorsement For Deed Number : I - 230604488 / 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 17.11.611/-



Partha Bairagya
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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:15 hrs on 30-07-2021, at the Office of the A.D.S.R. DURGAPUR by Mr HARISH MALHOTRA .Executant.

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

Execution is admitted on 30/07/2021 by 1. Mr HARISH MALHOTRA, Son of ROSHAN LAL MALHOTRA, DAKSHIN PALLY, GURUDWARA ROAD, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713210, by caste Hindu, by Profession Others, 2. Mr KHALEK MANDAL, Son of ATATUR RAHAMAN MANDAL, AUSABANDI, NOHARI, P.O: GARBETA I, Thana: Garbeta, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721121, by caste Muslim, by Profession Others

Indetified 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 - 71321 by caste Hindu. by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,123/- (A(1) = Rs 17,116/- ,E = Rs 7/-) ;
Registration Fees paid by Cash Rs 0/-, by online = Rs 17,123/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of Wt
Online on 29/07/2021 10:04AM with Govt. Ref. No: 192021220039677038 on 29-07-2021, Amount Rs: 17,123/-.
Bank SBI EPay (SBlePay), Ref. No. 7335872017624 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. 51,358/- and Stamp Duty paid by Stamp Rs 5,00/- by online = Rs 46,358/-
Description of Stamp

1 Stamp: Type: Impressed, Serial no 11242, 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 Wt
Online on 29/07/2021 10:04AM with Govt. Ref. No: 192021220039677038 on 29-07-2021, Amount Rs: 46,358/-.
Bank: SBI EPay (SBlePay), Ref. No. 7335872017624 on 29-07-2021, Head of Account 0030-02-103-003-02



Partha Bairagya
ADDITIONAL DISTRICT SUB-REGIST
OFFICE OF THE A.D.S.R. DURGAP
Paschim Bardhaman, West Beng