

SAL NO - 4116/22

I - 3972/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

21-09-22
11-25am
At

G-2002804137/22

H 610014

Indorsement sheet and signature
sheet attached with the document
are Part of the Document

At
Ardi Dist. Sub-Regisr
Chandannadar Hooat
21 SEP 2022

SALE DEED

This Indenture made this 21st day of September 2022 ,
in between SRI JAYDIP SANYAL son of Late Kanak
Kumar Sanyal having PAN No APGPS0916L , ADHAAR

a

নম্বর 4922 তারিখ ইং 19.9 সন ২০ ২২
ক্রমিক নং.....



সং
থানা

Govind Saha
Banarayan

ভেণ্ডার-শ্রী প্রবীর কুমার সাঁত্তরা
মুঠা- ৫০০০/ মোকাম- চন্দননগর কোর্ট

Pisankha

APCC 5/11 H



PS

Additional District Sub-Registrar
Chandernagore, Hooghly

21 SEP 2022

DEED PLAN

R.S. DAG NO. - 339, L.R. DAG NO.- 466, L.R. KH. NO.- 348,
J.L. NO.- 01, SHEET NO.- 18, MOUZA & P.S. - CHANDERNAGORE,
HOLDING NO.- 239, WARD NO.- 19 AT SABINARA MAIN ROAD
UNDER C.M.C. DIST.- HOOGHLY.

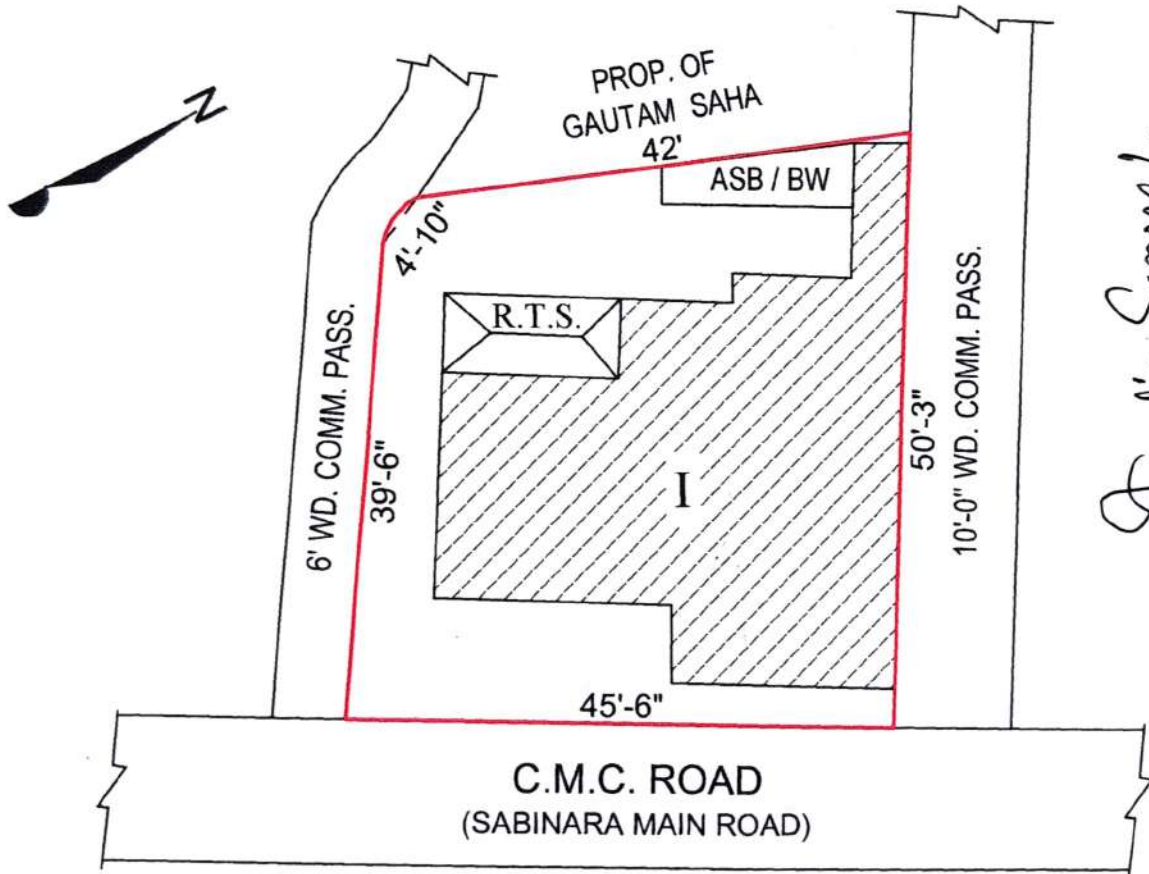
AREA OF LAND (RED MARKED):- 02 KTS. 14 CHS. 08 SFT. (M/L)

R.C.C. COVD. AREA - 1099 SFT.

R.T.S. COVD. AREA - 100 SFT.

ASB/BW. COVD. AREA - 76 SFT.

TOTAL COVD. AREA - 1275 SFT.



Jaydeep Samyal.
Dewan

Ritam Deep Das
RITAM DEEP DAS
Licensed Planner & Estimator
C.M.C. Reg. No. 280
Chandernagore Municipal Corporation

CED BY ME & AS DIRECTED, DICTATED &
IDENTIFIED BY VENDOR & VENDEE.

mentioned above and their names were also recorded in the office of Chandernagore Municipal Corporation and they were paying the rents and taxes of the property and enjoying the usufructs thereof. The said property has been mentioned in schedule A hereunder.

AND WHEREAS Kanak Kumar Sanyal died leaving behind wife Chaina Sanyal, one daughter Tulika Banerjee and two sons namely Sandip Kumar Sanyal and Joydip Sanyal who jointly inherited the $1/6^{\text{th}}$ undivided share of their predecessor Kanak Kumar Sanyal. One son namely Sandip Kumar Sanyal died before the death of Kanak Kumar Sanyal, leaving behind wife and one daughter namely Isita Sanyal and Sreyoshi Sanyal . The party of the first part became the owner of undivided $1/24^{\text{th}}$ share in A schedule property. Chaina Sanyal one Tulika Banerjee have already transferred their share i.e. in total $1/12$ undivided share in A schedule property in favour of the party of the second part by dint of sale deed No 060402952 of 2021 in the Office of ADSR Chandernagore. Isita Sanyal and Sreyoshi Sanyal have already transferred their share i.e. in total $1/24$ undivided share in A schedule property in favour of the party of the second part by dint of sale deed No 060403922 of 2021 in the Office of ADSR Chandernagore

AND WHEREAS the property in the A schedule upon which the single storied residential building is standing , is a joint property and the same is fetching no income , furthermore, the other co sharers considering the non utility of the property , have already transferred their shares in favour of the party of the second part , the vendor having a small share in the property is facing problems to maintain the said property for which the Vendor decided to transfer his undivided $1/24^{\text{th}}$ share in the A Schedule property which has been morefully described in the B schedule hereunder for valuable consideration . The party of the Second Part who became the owner of adjacent property and also became the co-owner of the A schedule property by dint of purchase from

the other co-owners, came forward with the proposal to purchase the undivided 1/24th share of the Vendor i.e. the party of First Part and the consideration for the undivided share transferred by virtue of this indenture which is morefully described in the B schedule hereunder has been fixed at Rs. 2,50,000/- (Rupees Two Lacs Fifty Thousand only)

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. **THAT** the price of the B schedule property below is Rs. 2,50,000/- (Rupees Two Lacs Fifty Thousand only) and the party of the Second part is paying the sale consideration to the party of the first part by Bank Draft being No. 861660..... Drawn Upon Punjab National Bank , Chandannagar Branch dated 20.09.22 and the same is being received and acknowledged by the Owner/Vendor in presence of the witnesses and the present Owner/Vendor by this Indenture grant, sale, convey, transfer, assign, release and assure unto the purchaser in respect of the property in the B schedule below. The purchaser shall have the common right in passages, drains, as well as other easement rights, liberties, privileges or appurtenances whatsoever to the property in the B schedule and the purchaser is being put into Khas possession of the property in the schedule . All the rights, title interest e.t.c. in the B Schedule property along with all interests attached to the same , are being transferred in favour of the purchaser and the purchaser is becoming the absolute owner of the B Schedule property free from all encumbrances.

2. **THAT** the Vendor doth hereby covenant with the purchaser as follows:-

- i.) **THAT** notwithstanding any act or deed, things, whatsoever by the Vendor done or executed to the contrary, the Vendor have got good marketable title to grant, sale, convey, transfer, assign the property described in the B Schedule.
- ii.) **THAT** the Purchaser hereinafter shall/may at all time peacefully and quietly posses and enjoy the B Schedule property as well as in the undivided impartiable proportionate share in the land and take the usufructs as well as profits thereof and the Vendor, their heirs or representatives shall have no right to claim or interfere with the right, title, interest and peaceful possession of the Purchaser.
- iii.) **THAT** the Purchaser is becoming the absolute owner of the property identified in the B Schedule free from all encumbrances or any claim, charges, liens, debts, attachments whatsoever and the purchaser will mutate his name in the settlement office and will pay the rent and taxes to the concerning authorities. The Vendor will cooperate in the matter of mutation of the property in the settlement office.
- iv.) **THAT** the Purchaser will also be entitled to right of transfer or mortgage by executing any kind of deed of transfer or let out the property identified in the B Schedule and/or to realize rent according to his own choice and the owner/ vendor of this indenture as well as any other person claiming through him shall have no right to raise any objection against the present purchaser.
- v.) **THAT** the Owner/vendor have good marketable title to grant, sale, convey, transfer, assign the B Schedule property as well as in the undivided impartiable proportionate share of land.

IN WITNESS WHEREOF the Parties of the FIRST PART i.e. the Vendor put his hands and seal on the day, month and year first above written.

SCHEDULE - A

Demarcated property physically measuring 2 (Two) cottah 14 (Fourteen) chatak 8 (eight) Sq feet out of 3 cottah 15 chatak 3 (Three) Cottah 15 (Fifteen) Chatak Bastu property in total comprising of RS Plot 339, RS Khatian 150 corresponding to LR Plot No 466 LR Khatian Nos 136, 156, 163/1, 169, 341, 348, of Mouza Chandernagore, Sheet No 18, J.L. No 1, corresponding to Holding No 239 (New) , 196 (Old) of ward No 19 of Chandernagore Municipal Corporation in the locality of Sabinara Main Road under PO & PS Chandernagore , Dist. Hooghly along with the old single storied residential building aged 30 years having total covered area of 1275 sq. ft. (RCC Covered area with cement floor 1099 Sq feet and RTS Covered area 100 Sq feet and Asbestos/ BW covered area 76 Sq feet) alongwith all easementary rights, privileges, passage and right to take water connection, electricity, water and cable connection etc. The said property is shown with red border in the deed plan annexed herewith.

Butted and bounded by:

North Property of Gautam Saha

South Sabinara Main Road

East 10 feet wide common passage

West 6 feet wide common passage

SCHEDULE - B

(SOLD BY THIS INDENTURE)

Out of A schedule property, undivided 1/24th share comprising of 1 Chatak 41.58 Sq feet Bastu land in RS Plot 339, RS Khatian 150 corresponding to LR Plot No 466, LR Khatian No 136, Dist Hooghly corresponding to Holding No 239 (New) , 196 (Old) of ward No 19 of Chandernagore Municipal

Corporation in the locality of Sabinara Main Road under PO & PS Chandernagore , Dist Hooghly along with the undivided share in construction in single storied residential building aged 30 years having total covered area of 53.13 sq. ft. (RCC Covered area with cement floor 45.79 Sq feet and RTS Covered area 4.17 Sq feet and Asbestos/ BW covered area 3.17 Sq feet) in the old single storied residential building aged 30 years alongwith all easementary rights, privileges, passage and right to take water connection, electricity, water and cable connection etc.

Self identified passport size photograph of the party of First Part is pasted on First Page and Self identified passport size photograph of the party of the Second Part is pasted on separate sheet attached herewith. Fingerprint of both hands of both the parties is attached in separate sheet.

Jaydip Sanyal.

SIGNATURE OF THE PARTY OF THE
FIRST PART

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF WITNESSES:-

Kartik Malik (Signature)
28/05/2017 (3.1)
Kartik Malik 986525
KARTIK MALIK

BARASAT CHAKRABORTY PARA
PO&PS-CHANDANNAGAR, HOOGHLY
Pitt-712136
ADDRESS - 9653 0839 5747

Dantam Sek (Signature)

SIGNATURE OF THE PARTY OF
THE SECOND PART

Drafted and prepared in my personal computer

Drafted by me
Bhaskar Das +
Dh
F1740109

SPECIMEN FORM FOR TEN FINGERPRINTS



Jaydeep Sanyal

Jaydeep Sanyal

LEFT HAND FINGER PRINT

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little



Jaydeep Sanyal

Jaydeep Sanyal

LEFT HAND FINGER PRINT

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

LEFT HAND FINGER PRINT

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

Sanyal and Sreyoshi Sanyal . I became the owner of ... and Tulika



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

GRN Details

GRN: 192022230124998101 Payment Mode: Online Payment
GRN Date: 20/09/2022 16:35:22 Bank/Gateway: State Bank of India
BRN : IK0BWWYWJ3 BRN Date: 20/09/2022 16:36:20
Payment Status: Successful Payment Ref. No: 2002804137/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SHRI GAUTAM SAHA
Address: CHANDANNAGAR
Mobile: 9433781419
Depositor Status: Buyer/Claimants
Query No: 2002804137
Applicant's Name: Mr Gouri Sankar Das
Identification No: 2002804137/2/2022
Remarks: Sale, Sale Document

₹ 3972
219

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002804137/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2002804137/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	2514
3	2002804137/2/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	200
Total				7734

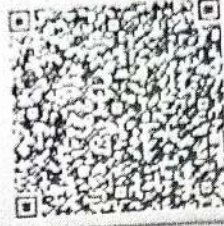
IN WORDS: SEVEN THOUSAND SEVEN HUNDRED THIRTY FOUR ONLY.



भारत सरकार
GOVERNMENT OF INDIA



जयदीप संयल
Jaydip Sanyal
जन्म तिथि/DOB: 02/01/1965
पुरुष/ MALE



9669 0465 1219

आधार - साधारण मानुषेन अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार
Address:

S/O: Late Kanak Kumar Sanyal,
Udita, #05-901, 1050/1 Survey Park,
Ajoy Nagar Kolkata, Santoshpur,
Kolkata,
West Bengal - 700075

पता:

आत्मज: स्वा. कनक कुमार संयल, उदिता,
901, 1050/1 सर्वे पार्क, अजोय नगर
कोलकता, संतोषपुर, कोलकता,
वेस्ट बंगाल - 700075

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

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

Jaydip Sanyal.



ভারত সরকার

Government of India



গৌতম সাহা
Gautam Saha
পিতা : প্রানকৃষ্ণ সাহা
Father : Prankrishna Saha

জন্মতারিখ / DOB: 31/07/1972
পুরুষ / Male



Level

8236 8943 4282

আধার - সাধারণ মানুষের অধিকার



আধার

ভারত সরকারের অধীনস্থ প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: /: প্রানকৃষ্ণ সাহা
সি/ রোজারী অ্যাপার্টমেন্ট
জি.টি রোড পশ্চিম, বড়বাজার
চন্দননগর(এম সি), চন্দননগর, হুগলী
পশ্চিম বঙ্গ,

Address: S/O: Prankrishna
Saha, C/4 ROZARY APPT.,
G.T ROAD WEST,
BARABAZAR,
Chandannagar(MC),
Chandannagar, Hooghly,
West Bengal, 712136

8236 8943 4282

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Gautam Saha



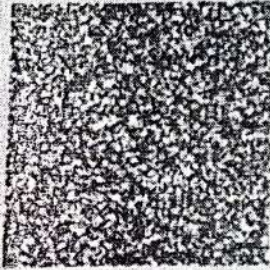
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0647/00444/95983

To
Kartik Malik
BARASAT CHAKRABORTYPARA
Chandannagar
Hooghly West Bengal - 712136
9831478581

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

9653 0839 5747

VID : 9186 5537 2128 0800

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Kartik Malik
Date of Birth/DOB: 02/10/1975
Male/ MALE

Issue Date: 14/10/2013

9653 0839 5747

VID : 9186 5537 2128 0800

मेरा आधार, मेरी पहचान

Kartikmalik

Major Information of the Deed

No :	I-0604-03972/2022	Date of Registration	21/09/2022
Query No / Year	0604-2002804137/2022	Office where deed is registered	
Query Date	19/09/2022 3:33:02 PM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	Gouri Sankar Das Suksanatantala, Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 9433781419, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2,50,000/-	Rs. 2,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:23)	Rs. 2,514/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Sabinara Main Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-18, JI No: 1, Pin Code : 712136



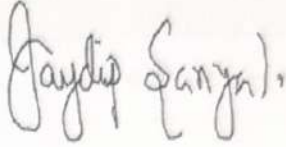
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-466 (RS :-)	LR-136	Bastu	Bastu	1 Chatak 41.58 Sq Ft	2,00,000/-	2,00,000/-	Property is on Road
Grand Total :					.1984Dec	2,00,000 /-	2,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	45.79 Sq Ft.	32,000/-	32,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 45.79 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	7.34 Sq Ft.	18,000/-	18,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 7.34 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		53.13 sq ft	50,000 /-	50,000 /-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Jaydip Sanyal (Presentant) Son of Late Kanak Kumar Sanyal Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office			
	21/09/2022	LTI 21/09/2022	21/09/2022
1050/1,survey Park,ajoy Nagar, City:- , P.O:- Santoshpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 96xxxxxxx1219, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office			

Buyer Details :

Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	Shri Gautam Saha Son of Late Prankrishna Saha Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office			
		21/09/2022	LTI 21/09/2022	21/09/2022
Son of Late Prankrishna Saha C/4 Rozary Apartment, City:- Chandannagar, P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:-712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 82xxxxxxx4282, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Kartik Malik Son of Late Sambhu Malik Barasat Chandannagar, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136			
	21/09/2022	21/09/2022	21/09/2022
Identifier Of Shri Jaydip Sanyal, Shri Gautam Saha			

Transfer of property for L1		
From	To. with area (Name-Area)	
Shri Jaydip Sanyal	Shri Gautam Saha-0.198413 Dec	
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
	Shri Jaydip Sanyal	Shri Gautam Saha-45.79000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Shri Jaydip Sanyal	Shri Gautam Saha-7.34000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Sabinara Main Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-18, JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 466, LR Khatian No:- 136	Owner: কনক কুমার সান্যাল, Gurdian: কুলদা কুমার, Address: নিজ , Classification: বাস্তু, Area: 0.01000000 Acre,	Shri Jaydip Sanyal

1-09-2022

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 11:25 hrs on 21-09-2022, at the Office of the A.D.S.R. CHANDANNAGAR by Shri Jaydip Sanyal ,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 2,50,000/-

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

Execution is admitted on 21/09/2022 by 1. Shri Jaydip Sanyal, Son of Late Kanak Kumar Sanyal, 1050/1,survey Park,ajoy Nagar, P.O: Santoshpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Shri Gautam Saha, Son of Late Prankrishna Saha, C/4 Rozary Apartment, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Indetified by Shri Kartik Malik, , Son of Late Sambhu Malik, Barasat Chandannagar, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,514.00/- (A(1) = Rs 2,500.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2022 4:36PM with Govt. Ref. No: 192022230124998101 on 20-09-2022, Amount Rs: 2,514/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BWWYWJ3 on 20-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4922, Amount: Rs.5,000.00/-, Date of Purchase: 19/09/2022, Vendor name: P K Santra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2022 4:36PM with Govt. Ref. No: 192022230124998101 on 20-09-2022, Amount Rs: 5,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BWWYWJ3 on 20-09-2022, Head of Account 0030-02-103-003-02

At

Swagata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

ate of Registration under section 60 and Rule 69.
tered in Book - I
me number 0604-2022, Page from 105868 to 105884
ing No 060403972 for the year 2022.



Digitally signed by Swagata Tarafdar
Date: 2022.09.27 16:26:03 +05:30
Reason: Digital Signing of Deed.

AT

(Swagata Tarafdar) 2022/09/27 04:26:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.

(This document is digitally signed.)