

824 28/1/2022
সংখ্যা: ২০০/১৮
কর্তৃপক্ষ: *[Signature]*
পদবী: *[Signature]*
নিকট ইচ্ছা করিলে।

[Signature]



Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman.

28 JAN 2022

Pramabkumar Das
S/o Late Shrawas Das
2 Ganguli's Road Kulti.
P.O. Kulti Dist
Paschim Bardhaman
Pin 713343.

Prasad Kejriwal

Shankar

-: 2 :-

✓
SRI SHANKAR PRASAD KEJRIWAL (PAN AFQPK9745M) son of Sri Biswanath Kejriwal, by Caste Hindu, Citizen of India, resident of Space Town Housing Complex, V.I.P. Road, Near Haldiram Pur Food, Block-2, Flat No.4-A, P.O. Kolkata, P.S. Airport, District North 24-Parganas, W.B., Pin-700052, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context include his heirs, successors, legal representatives, administrators and assigns) of the ONE PART.

AND

IN FAVOUR OF :-

SRI BIPLOB BANERJEE (PAN No. AEFPB3266C) son of Late Dhren Banerjee, by Caste Hindu, Citizen of India, resident of Neamatpur, Palas Bagan Colony, P.O. Sitarampur, P.S. Kulti, Sub-Division Asansol, A.D.S.R. Office Kulti, District Paschim Bardhaman, W.B., Pin-713359, hereinafter the "PURCHASER" (which expression shall unless excluded by or repugnant to the context include his heirs, successors, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS the vendor above named is lawfully seized and possessed of or otherwise sufficiently entitled to the raiyati land described more fully in the schedule below.

AND WHEREAS the vendor above named purchased the share of land measuring 28 Decimals comprised in part of R.S. & L.R. Plot No. 703/1118 under R.S. Khatian No. 292 within Mouza Punuri, J.L. No.22, P.S. Kulti, Dist.

Contd...P/3.

Paschim Bardhaman by virtue of a Registered Deed of Sale vide Deed No. I-4463 for the year 1990 of Asansol A.D.S.R. Office on payment of valuable consideration from its erstwhile rightful owners (1) Sri Subodh Kumar Acharyya and (2) Sri Sibaram Acharyya both sons of Late Bibhuti Bhusan Acharyya of Punuri, P.S. Kulti, Dist. Paschim Bardhaman.

AND WHEREAS the Vendor also acquired the land measuring 28 Decimals comprised in part of R.S. & L.R. Plot No. 703/1118 under R.S. Khatian No. 292 within Mouza Punuri, J.L. No.22, P.S. Kulti, Dist. Paschim Bardhaman by virtue of a Registered Deed of Gift vide Deed No. I-3990 for the year 2009 of Asansol A.D.S.R. Office executed by its erstwhile rightful owner Sri Hanuman Prasad Kejriwal son of Sri Biswanath Kejriwal of Hat Tala, Barakar, P.S. Kulti, Dist. Paschim Bardhaman who purchased the same by dint of a Regd. deed of sale being Deed No.I-4301 for the year 1990 of Asansol A.D.S.R. Office from Amiya Ratan Acharyya son of Late Amulya Ratan Acharyya Dist. Paschim Bardhaman.

AND WHEREAS by virtue of such acquirements, the Vendor became absolute and indefeasible owner in possession total 56 Decimals of land and later on the Vendor has got recorded his ownership in the finally published L.R. Record of Rights in L.R. Khatian No. 407/2 within Mouza Punuri, J.L. No.22, P.S. Kulti, Dist. Paschim Bardhaman and till now the Vendor is in absolute ownership and possession of the said land, without any interruption

Contd...P/4.

-:: 4 ::-

Shri Venkateswara
Prasada Temple

or obstruction, exercising various acts of possession therein, free from all manners of liens, charges, mortgages and/or any encumbrances.

AND WHEREAS the Vendor being in urgent need of money to meet his legal and lawful expenses and to acquire more valuable properties the vendor has expressed and proclaimed to sell and transfer the land measuring 17 Decimals comprised in R.S. & L.R. Plot No. 703/1118 which is more fully mentioned in the schedule below free from all encumbrances.

AND WHEREAS knowing such intention and proclamation of the vendor, and also being satisfied with the title of the Vendor over the schedule property the Purchaser has agreed to purchase the same AND WHEREAS for this, the Purchaser has offered to purchase the schedule property free from all encumbrances for the total consideration of Rs.79,50,000/-(Rupees Seventy Nine Lakhs Fifty thousand) only for his own interest & requirement.

AND WHEREAS the Vendor considering the said price offered by the Purchaser to be reasonable, fair and highest in the present market rate and on the present state of affairs has accepted the said offer of the Purchaser and has agreed to sell the said schedule property to the Purchaser more fully mentioned and described in the schedule below with all easement rights attached thereto unto the Purchaser together with all his subsisting rights, title, interest and possession therein free from all encumbrances.

Contd...P/5.

Revised Revised

Shri...

-: 5 :-

AND WHEREAS towards the total consideration, the Purchaser has paid unto the Vendors the sum of Rs.79,50,000/-(Rupees Seventy Nine Lakhs Fifty thousand) only as the total amount of consideration on this day of the execution of this Deed.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

That in pursuance of the said agreement and in consideration of the payment of the said sum of Rs.79,50,000/-(Rupees Seventy Nine Lakhs Fifty thousand) only paid by the Purchaser to the vendor, as per memo of consideration herein below, the receipt whereof the said Vendor do hereby admits and acknowledge, the said Vendor hereby grant and conveys unto and to the use of the Purchaser all those piece and parcel of land as described in the schedule below together with all areas, paths, passages, liberties, privileges, easements, appurtenances whatsoever to the said land described in the schedule hereunder belonging or in any way appurtenant thereto free from all encumbrances TO HAVE AND TO HOLD the same hereby granted for ever and the said Vendor do hereby for himself, his heirs, administrators, legal representatives and assigns covenant with the Purchaser and declare that he is seized and possessed of and has not in any way encumbered or charged the property conveyed and that the said Purchaser shall and may at all times peaceably and quietly possess and enjoy the same without any manner of interruption, claim or demand whatsoever from or by the said Vendor or any person claiming under him AND THAT the said Vendor shall and will and for all times to come at the request and cost of the said Purchaser do or execute or cause to be done or executed all such acts, deeds and things

Contd...P/6.

whatsoever for further and more perfectly assuring the title of the Purchaser to the said property or any part thereof and the Vendor further covenant that if it transpires that the property hereby conveyed is not free from all encumbrances the Vendor shall be liable to the Purchaser & the Vendor shall be bound to make good any loss sustained by the Purchaser and to refund the consideration money together with damages at a time.

Be it further stated that the Purchaser, all his heirs, successors, administrators, assigns shall enjoy the property mentioned in the schedule below from generation to generation with all right, title, interest of the Vendor according to his choice, preference and necessity including all sorts of transferring right by way of sale, gift, mortgage, lease or otherwise and changing the nature of the property by demolishing the existing structures and/or making addition or alteration or erecting new structures thereupon in accordance with law and is at liberty to mutate his name towards the conveyed property and to pay rents and cesses to the authority or authorities in the name of the Purchaser from this day of sale to the landlord the Govt. of West Bengal through the B.L. & L.R.O., Kulti all consents and approvals are hereby accorded by the vendor by this Deed.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

Within the District of Paschim Bardhaman, P.S.Kulti, Sub-Division Asansol, A.D.S.R. Office Kulti, Mouza **Punuri**, J.L.No.22, under the limits of Kulti Municipality/Asansol Municipal Corporation, the piece and parcel of

Contd...P/7.

-: 8 :-

Shankar
crossed cheque

MEMO OF CONSIDERATION :-

Date	Name of Bank & Branch	RTGS No./NEFT No./ Cheque No.	Amount (in Rs.)
29/11/21	P.N.B DAMAGORIA COLLIERY	B/DRAFT NO. 308529 DT-29/11/21	11,00,000/-
29/11/21	UCO BANK SITARAMPUR	B/DRAFT NO. 100669 DT. 29/11/21	4,00,000/-
25/01/22	P.N.B	RTGS → PUNBR520220 12518782534	64,50,000/-
		TOTAL	79,50,000/-

Total Rs.79,50,000/-(Rupees Seventy Nine Lakhs Fifty thousand) only paid to the Vendor by the Purchaser.

Contd...P/9.

IN WITNESS WHEREOF the vendor above named do hereby sign and execute this deed of sale in good health and sound mind in presence of the following witnesses on this the 28th day of January, 2022 (Two thousand twenty one).

WITNESSES :-

1. Pranab Kumar Das
S/o Late Dhruva Das
Gangutia Road Kulti
Pin- 713343
P.S - KULTI
Dist - Paschim Bardhaman

Shankar Prasad Kumar

SIGNATURE OF THE VENDOR.

2. Rowkin Mondal
S/O - DIPAK KUMAR MONDAL
S.D. NIRMAL, FLAT-4A
SIDDHARTHA NAGAR COLONY.
KRISHNAPUR, KOL - 700102.

Drafted and prepared by me as per instructions of the Vendor and read over and explained the contents of this deed before the vendors in vernacular and printed in my office.

Sibapada Mondal

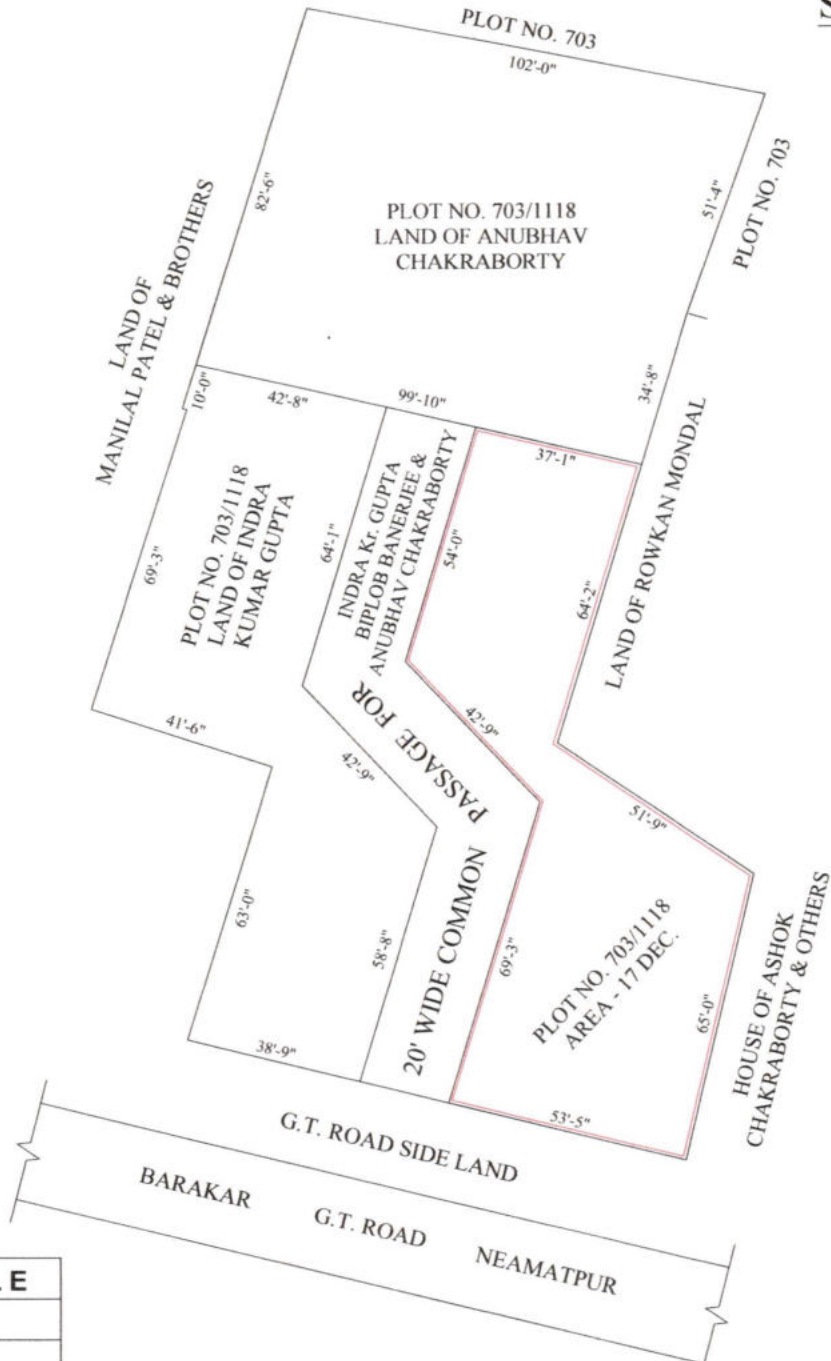
(Sibapada Mondal)
Deed Writer Licence No.32,
A.D.S.R. Office, Asansol.

PLAN SHOWING THE AREA 17 DECIMAL LAND WITH TILE SHED HOUSE REFERRED TO DEED SALE IN R.S. & L.R. PLOT NO. 703/1118 OF MOUZA PUNURI, J.L. NO. 22, P.S. KULTI, DIST: PASCHIM BARDHAMAN SHOWN IN RED.

IN FAVOUR OF BIPLOB BANERJEE. S/O. LATE. DHREN BANERJEE, OF PLAS BAGAN COLONY, NEAMATPUR, P.O. SITARAMPUR, P.S. KULTI, DIST: PASCHIM BARDHAMAN - 713359.

DEED EXECUTED BY: SHANKAR PRASAD KEJRIWAL. S/O. BISWANATH KEJRIWAL, OF BLOCK - 2, SPACE TOWN HOUSING COMPLEX, V.I.P. ROAD, FLAT NO. 4-A, P.O. KOLKATA, P.S. AIRPORT, DIST : NORTH 24-PARGANAS - 700052.

SCALE - 1" : 40'



LAND SCHEDULE	
MOUZA	PUNURI
P. S.	KULTI
R.S. KHATIAN NO. 292	
L.R. KHATIAN NO. 407/2	
R.S. & L.R. PLOT. NO. 703/1118	
COVERED AREA - 100 Sq.ft.	
AREA - 17 DECIMAL LAND	

DRAWN BY:

Shankar

Shankar Prasad Kejriwal



Pi Lal Bunt

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

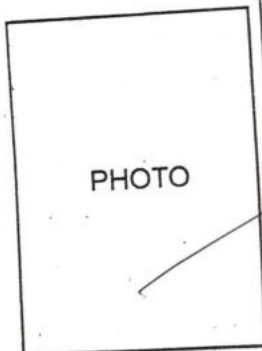
Pi Lal Bunt



Shankar

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

Shankar Prasad Kenwal



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



	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: 192021220171441375 Payment Mode: Debit Card Payment
GRN Date: 27/01/2022 12:46:00 Bank/Gateway: ICICI Bank
BRN: 74297378 BRN Date: 27/01/2022 12:01:52
Payment Status: Successful Payment Ref. No: 2000193492/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: INDRA KUMAR GUPTA
Address: New Road G. T. Road Posts Kult New road G. T road kulti DIST
Mobile: 9332540909
EMail: indrakr.gupta@gmail.com
Contact No: 09332540909
Depositor Status: Buyer/Claimants
Query No: 2000193492
Applicant's Name: Mr S P MONDAL
Identification No: 2000193492/4/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000193492/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	319440
2	2000193492/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	80119
			Total	399559

IN WORDS: THREE LAKH NINETY NINE THOUSAND FIVE HUNDRED FIFTY NINE ONLY.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEFPB3266C



नाम /NAME
BIPLOB BANERJEE

पिता का नाम /FATHER'S NAME
DHIREN BANERJEE

जन्म तिथि /DATE OF BIRTH
20-01-1973

हस्ताक्षर /SIGNATURE

Biplob Banerjee

B. Banerjee

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Biplob Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHANKAR PRASAD KEJRIWAL

BISHWANATH KEJRIWAL

11/02/1956
Permanent Account Number
AFQPK9745M

Shankar Prasad
Signature

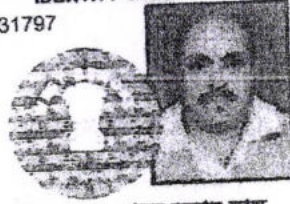
19112005

Shankar Prasad (Kejriwal)



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

IEP2031797



নির্বাচকের নাম : প্রনব কুমার দাস
Elector's Name : Pranab Kumar Das
পিতার নাম : ধ্রুব দাস
Father's Name : Dhruva Das
লিঙ্গ/Sex : পুরু/ M
জন্ম তারিখ
Date of Birth : 15/12/1965

Pranab Kumar Das

IEP2031797

ঠিকানা:
গাঙ্গুটিয়া রোড, কুল্টি, কুল্টি, বর্ধমান-713343

Address:
GANGUTIYA
ROAD, KULTI, KULTI, BURDWAN-713343



Date: 28/02/2016

282-কুল্টি নির্বাচন কেন্দ্রে নির্বাচক নিবন্ধন অধিকারিকের
স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral
Registration Officer for
282-Kulti Constituency

কিছো পরিবর্তন হলে নতুন ঠিকানা জেটির নিচে মন জেব ৩
একই সময়ের মূল ফটো পরিচয়পত্র পাঠানোর জন্য বিজ্ঞিত ফর্মে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

15/10/13

Major Information of the Deed

Deed No :	I-2324-00393/2022	Date of Registration	28/01/2022
Query No / Year	2324-2000193492/2022	Office where deed is registered	
Query Date	19/01/2022 1:56:30 PM	2324-2000193492/2022	
Applicant Name, Address & Other Details	S P MONDAL NEAMATPUR, Thana : Kulti, District : Paschim Bardhaman, WEST BENGAL, PIN - 713359, Mobile No. : 8509424551, Status : Deed Writer		
Transaction	Additional Transaction		
[010i] 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. 79,50,000/-	Rs. 80,10,496/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,20,440/- (Article:23)	Rs. 80,119/- (Article:A(1), E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



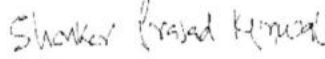
District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Punuri (On Road), Mouza: Punuri, JI No: 22, Pin Code : 713343

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-703/1118 (RS :-)	LR-407/2	Other Commercial Usage	Bastu	17 Dec	79,30,000/-	79,48,059/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
Grand Total :					17Dec	79,30,000 /-	79,48,059 /-	

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.	20,000/-	62,437/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	20,000 /-	62,437 /-	



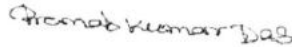
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SHANKAR PRASAD KEJRIWAL (Presentant) Son of Shri Biswanath Kejriwal Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office	Photo 	Finger Print 	Signature 
		28/01/2022	LTI 28/01/2022	28/01/2022
BLOCK 2, SPACE TOWN HOUSING COMPLEX, VIP ROAD, NEAR HALDIRAM PURE FOOD, City:- Not Specified, P.O:- Kolkata, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx5M, Aadhaar No: 58xxxxxxxx6193, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022 , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri BIPLOB BANERJEE Son of Late Dhiren Banerjee NEAMATPUR, PALAS BAGAN COLONY, City:- Not Specified, P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx6C, Aadhaar No: 95xxxxxxxx2557, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Shri PRANAB KUMAR DAS Son of Late Dhruva Das GANGUTIA ROAD,KULTI, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343			
	28/01/2022	28/01/2022	28/01/2022
Identifier Of Shri SHANKAR PRASAD KEJRIWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SHANKAR PRASAD KEJRIWAL	Shri BIPLOB BANERJEE-17 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri SHANKAR PRASAD KEJRIWAL	Shri BIPLOB BANERJEE-100.0000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Punuri (On Road), Mouza: Punuri, JI No: 22, Pin Code : 713343

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 703/1118, LR Khatian No:- 407/2	Owner:শঙ্কর প্রসাদ কেসরিওয়াল, Gurdian:বিশ্বনাথ , Address:বরাকর , Classification:বাস্তু, Area:0.57000000 Acre,	Shri SHANKAR PRASAD KEJRIWAL

On 28-01-2022

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 12:46 hrs on 28-01-2022, at the Office of the A.D.S.R. KULTI by Shri SHANKAR PRASAD KEJRIWAL ,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 80,10,496/-

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

Execution is admitted on 28/01/2022 by Shri SHANKAR PRASAD KEJRIWAL, Son of Shri Biswanath Kejriwal, BLOCK 2, SPACE TOWN HOUSING COMPLEX, VIP ROAD, NEAR HALDIRAM PURE FOOD, P.O: Kolkata, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession Others

Indetified by Shri PRANAB KUMAR DAS, , , Son of Late Dhruba Das, GANGUTIA ROAD,KULTI, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,119/- (A(1) = Rs 80,105/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 80,119/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/01/2022 12:47PM with Govt. Ref. No: 192021220171441375 on 27-01-2022, Amount Rs: 80,119/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74297378 on 27-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,20,440/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 3,19,440/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 416, Amount: Rs.1,000/-, Date of Purchase: 21/01/2022, Vendor name: Kanchan Dawn

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 27/01/2022 12:47PM with Govt. Ref. No: 192021220171441375 on 27-01-2022, Amount Rs: 3,19,440/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74297378 on 27-01-2022, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2324-2022, Page from 9115 to 9135

being No 232400393 for the year 2022.



Digitally signed by Tanmoy Sarkar
Date: 2022.01.31 16:10:00 +05:30
Reason: Digital Signing of Deed.

(Tanmoy Sarkar) 2022/01/31 04:10:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)