

0206003105

Q 020602918/18



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

C 570880

M.V. - 30,00,000
Q. - 13253/8
30/5/2018

Certified that the Document
is Admitted to Registration, the
Signature Sheet and the Endr-
osements Attached with this
Document are the Part of the
Document

A. S. R. Durgap-
Bardwan

30 MAY 2018

Deed of Sale

Mouza- Tetikhola, J.L.No - 96.

Under- Jemua Gram Panchayat

Set Forth Value- Rs- 30,00,000/-

Market Value Rs- 30,00,000/-

This Deed of Sale is made on this day the
30th day of May 2018

By

Shree
ra.1

Serial No. **1261** Date **23 MAY 2018**
Sold to: **Surajit Baniya & Sons,**
Address: **Durgapur-06**
Value of Stamps: **Stamps**
Date of Purchase of Stamp Paper: **16 MAY 2018**
from the Treasury
Name of the Treasury where
Purchased, BURDWAN.

as
Subrata Kumar Chakraborty
Stamp Vendor
A. D. S. R. Office, Durgapur-1f
Licence No. 5 of 1989



[Signature]
Addl. Dist. Sub-Registrar
Durgapur, Burdwan

30 MAY 2018

1. **Mr. Nadia Nandan Nandy, [PAN:-ABKPN2424J]** S/o Late Abhoy Nandi by faith-Hindu, Indian Citizen, By Occupation Business.

2. **Mrs. Sushama Nandy, [PAN:-AGKPN7451N]** W/o Sri Nadia Nandan Nandy by faith Hindu, Indian Citizen, By Occupation Business Both are R/o A-32/5, United Brothers Co-operatives Group Housing, Sector -2A, P.O- Bidhan Nagar, Durgapur-12, P.S.- New Township, Dist- Paschim Bardhaman, PIN:- 713212. Hereinafter referred to as **Seller** (Which the term unless the context otherwise required to include their Heirs, successors, legal representatives, assigns etc) of the **First part/first Party.**

And

1. **Mr. Surajit Banik, [PAN:-BBWPB9675C]** S/o Subhash Chandra Banik, by faith-Hindu, Indian Citizen, by Occupation Business, residing at 111, Sukana Pally, Mamra, P.O-Durgapur-6, PIN:- 713206, P.S.-New Township Dist-Paschim Bardhaman.

2. **Mrs. Samarpita Saha Banik, [PAN:-GOFPS2498H]** W/o Litan Saha, by faith Hindu, Indian Citizen, by Occupation Business residing at Ward No-2, Sachin Kar Gupta Road, Sebha Sangha, Hatthuba, P.S.- Habra, Dist- 24 Pargana (N), PIN - 743263 Hereinafter called as **Purchasers** (Which the term unless the context otherwise required means to include their heirs, successors, legal representatives, assigns etc)of the **Second Part/Second Party**

AND WHEREAS The Property as described in the schedule below was owned and possessed by Sri Amarnath Goswami and Smt. Mandira Goswami which they acquired through a registered deed of sale being deed no- 1-4166 for the year 1988 registered at ADSR Durgapur.

And Whereas while the said Amarnath Goswami and Smt Mandira Goswami were in possession of the schedule mentioned land sold and transfer the same in favour of the vendors above named through registered deed of sale being deed no. I -685 for the year 2005 registered at ADSR Durgapur.

And Whereas the vendor above named after purchasing the schedule mention land became owner and possessor of the same and mutated there name in the records of rights and is owning and possessing the same the schedule land mention fully described in the schedule below

And Whereas the Vendors/Seller herein after mentioned due to some financial stringencies and due to some other good comes has decided to sale the schedule mentioned Property hereunder at a consideration of **Rs. 30,00,000 / (Rupees Thirty Lakhs) Only.**

And Whereas the purchasers who was looking for such a property came to know the intention of the Vendors and approached the vendors for the same and the Purchasers accepted the said price which is considered as present value of the said property is free from all encumbrances, charges what so ever

Now This Deed of Sale Witnesseth as Follows:-

That in pursuance of the Sale Agreement between the Sellers/Vendors and the purchasers and in consideration of the payment of sum of **Rs. 30,00,000/- (Rupees Thirty Lakhs) Only** made by the purchasers(the receipt whereof the Vendor do hereby admit and acknowledge the same to the sellers this day towards the full and final payment of the entire consideration price of the schedule mentioned

10/11

property on the execution of this present the Vendors/Sellers do hereby absolutely sell, grant, convey, transfer, assigns and assure unto the purchasers all that piece and parcels of the property including all rights of the sellers/Vendors in the property together with all rights, liberties, privileges easements passages and advantage sand appurtenances whatsoever thereunto and belonging to the vendors as free from any manner of charge, mortgage, lien encumbrances whatsoever to in respect of the said schedule below property and delivered Khas possession of the same.

TO HAVE AND TO HOLD the said property mentioned in the schedule hereby granted and conveyed unto the and to the use of the purchasers their heirs executors, administrators and legal representatives for ever and the above name vendors doth hereby conveyed, is free from any manner of charge, lien, mortgage or transfer whatsoever and the Vendors has full right and authority for selling the said land and property described in the schedule unto the purchasers.

And That the Vendors has good right, full power and absolute authority to grant, convey, transfer, assign and assure the said schedule mentioned property hereby granted, transferred, conveyed assigned and assured and each and every part thereof unto the purchasers shall and at all times, peaceably and quietly possess and enjoy the said land ,properties, premises hereditaments with all easement right attached thereto from generation to generation on and from this day.

10/12/17

And That the Purchaser their heirs ,executors, legal representatives and assigns shall have absolute right and full authority to own, use and occupy the said property as per their free will and as they like with all right of sale, transfer without any interruption, claim or demands whatsoever from or by the said Vendors or any person or persons claiming through or under his authority And that the Vendors shall and without the cost of the purchasers execute or caused to be done or executed all such deed and things whatsoever for further and more perfectly assuring the title of the purchasers in respect of and concerning the said land hereby conveyed or any part thereof.

And That if it transpires that the property hereby conveyed by the Vendor is not free from encumbrances then the Vendors and their heirs, assigns, administrators will be liable to the purchasers and his heirs, executors, assigns and administrators for all damages sustained and to indemnify the purchasers.

And That the Vendors binds & declares himself that the schedule below property have not been gifted any way ,sold out, transferred or indemnified for any liability or entered into any agreement to sale with third party or being subjudice of any court or any concern or been notified for requisition hereinabove.

And That the purchasers shall mutate their name in the BL &LRO office **Faridpur Durgapur** of the schedule below land and the Vendors hereby give his full consent and approval for the same and will render such help in future if required and the purchasers shall go on paying rents and taxes thereof in their own name.

Adhij

Schedule of The Land

All those piece & parcel of land ad measuring more or less 5 Katha or 8.25 Decimals, within Mouza- Tetikhola, J.L No- 96, L.R.- 111, Kh. No- R.S.- 67,148,328, L.R.- 1300, 1301, Plot No- R.S.-43/67, L.R.-191,192, P.S- New Township, Dist- Paschim Bardhaman.

The Land is Butted And Bounded By

- East** - 38ft. wide Road
West - Property of Dilip Das
North - 12ft. wide Road
South - Plot of D.K. Sinha

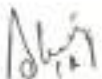
The Land is Classified as Danga and presently will be used for Residential Purpose.

That there is no construction on the schedule mentioned Land and the said land is not subject to any acquisition or requisition for the time being in force

A sketch Map is Annexed with this Deed which forms the part and Parcel of this Deed

In the witness whereof the Vendors above named put her signature and execute this present in the manner aforesaid on the day and month as mentioned above.

A separate sheet containing photos of the Vendors& Purchasers with thumb impression is attached with this Deed and is also part and parcel of the Deed



Annual Rent of the land is proportionately payable to the state of West Bengal through B.L. & L.R.O. Faridpur Durgapur

Witness

1. Thumpa Banik
W/O - Surajit Banik
111, Sukanta Pally, Mamra.
P.O. - Durgapur - 06
P.S. - New Township
Dist. - Bardwan (W.B)
Pin - 713206
2. Swarni Ruidas
3/0- Sni Sanatan Ruidas
18A/1 Teti khela.
DGP-12.
Dist. - Paschim Bundwan.

Nadia Nandan Nandy

Sushama Nandy

Signature of the Vendor

Surajit Banik.

Samarpita Saha Banik

Signature of the Purchaser

**Drafted & prepared by me
at my office Advocate**

Biswajit Chattaraj
Durgapur Court

ADVOCATE

ENL No.: F-844/804/2000

Biswajit Chattaraj
Advocate

<u>Sl No-</u>	<u>Particulars</u>	<u>Date</u>	<u>Amount</u>
1.	Paid To The Vendors By D.D. being No.- 954048 drawn on Syndicate Bank, Phuljhore More Branch, Durgapur-6.	02-05-2018	5,00,000/-
2.	Paid To The Vendors By D.D. being No.- 770781 drawn on State Bank of India, Bidhannagar Branch, Durgapur - 12.	10-05-2018	5,00,000/-
3.	Paid To The Vendors By D.D. being No.- 770821 drawn on State Bank of India, Bidhannagar Branch, Durgapur-12.	18-05-2018	10,00,000/-
4.	Paid To The Vendors By D.D. being No.- 770828 drawn on State Bank of India, Bidhannagar Branch, Durgapur-12.	19-05-2018	10,00,000/-

Signature of the Vendor

Nandis Nandan Nandy

Sustama Nandy

10/12/18

LAY OUT OF MOUZA- TETIKHOLA, J.L. NO- 111, P.S.- NEWTOWNSHIP, DIST- PASCHIM BURDWAN
R.S. PLOT NO - L.R. PLOT NO- SOLD AREA- KHATIAN NO- 1300,1301
43/67(PART) 191 & 192 08.25 DECIMAL OR 05 KATHA
(BOUNDED IN RED INK)

NAME OF PURCHASER'S

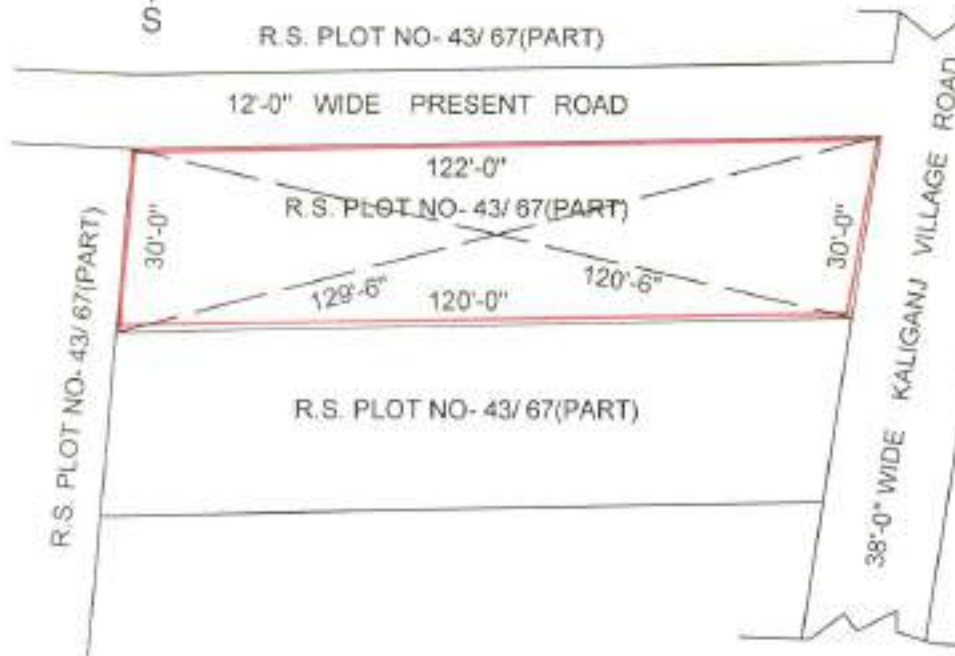
1) SURAJIT BANIK

S/O- SUBHASH CHANDRA BANIK
ADD- 111, SUKANTA PALLY, MAMRA,
DURGAPUR-06, PASCHIM BURDWAN

2) SAMARPITA SAHA BANIK

W/O- LITAN SAHA
ADD- WARD NO- 2, SACHIN KAR GUPTA ROAD,
SEBHA SANGHA, HATTHUBA, HABRA
NORTH 24 PARGANAS, PIN- 743263

NOTE- DEED PLAN TO DEED PLAN SKETCH



Milans
12/05/2018
SURVEYOR
MILAN RUIDAS
VIII, Bhaluk Konda, P.O.-T.C.Pur
Dist- Burdwan, Govt. of W.B.
Regd. No K-4211
Mobile: 8145439070, 9832699749

SIGNATURE OF SURVEYOR WITH SEAL

Surajit Banik

Samarpita Saha Banik

SIGNATURE OF PURCHASER'S

Nadia Nandan Nandy

Sushama Nandy

SIGNATURE OF SELLERS

R.S. INDEX MAP





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 1507/01121/00973

To:
Jhumpa Banik
W/O Surajit Banik
111, SUKANTA PALLY, MAMRA,
Durgapur (m Corp.)
Durgapur Abi Township
Bardhaman Bardhaman
West Bengal 713206
7031511378

10/01/2016
92918291



MD929182919FH



Jhumpa Banik



आपका आधार क्रमांक / Your Aadhaar No. :

6741 2470 4778

मेरा आधार, मेरी पहचान

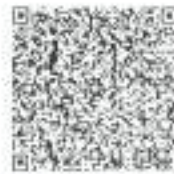


भारत सरकार

Government of India














Jhumpa Banik
DOB : 05/12/1990
Female







6741 2470 4778

मेरा आधार, मेरी पहचान












FINGER PRINTS FOR THE PARTIES

LEFT HAND					PHOTO
					 <i>Nandis Nandan Nandy</i>
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	
RIGHT HAND					
					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : Nandis Nandan Nandy

LEFT HAND					PHOTO
					 <i>Sushama Nandy</i>
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	
RIGHT HAND					
					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : Sushama Nandy

LEFT HAND					PHOTO
					 <i>Surajit Banik</i>
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	
RIGHT HAND					
					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : Surajit Banik

FINGER PRINTS FOR THE PARTIES

LEFT HAND					PHOTO
					 <i>Samarpita Saha Banik.</i>
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	
RIGHT HAND					
					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : Samarpita Saha Banik.

LEFT HAND					PHOTO
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	
RIGHT HAND					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : _____

LEFT HAND					PHOTO
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	
RIGHT HAND					
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : _____

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-024132912-1

Payment Mode Online Payment

GRN Date: 23/05/2018 15:08:01

Bank: HDFC Bank

BRN: 526776433

BRN Date: 23/05/2018 00:00:00

DEPOSITOR'S DETAILS

Name : BISWAJIT CHATTARAJ
Contact No. : Mobile No. : +91 9434250525
E-mail :
Address : DURGAPUR COURT CITY CENTRE DURGAPUR 713218
Applicant Name : Mr Biswajit Chattaraj
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

Id No. : 02061000132538/4/2018
(Query No./Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	02061000132538/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	145010
2	02061000132538/4/2018	Property Registration-Registration Fees	0030-03-104-001-16	30007

In Words : Rupees One Lakh Seventy Five Thousand Seventeen only
Total 175017

Major Information of the Deed




Deed No :	I-0206-02917/2018	Date of Registration	30/05/2018
Query No / Year	0206-1000132538/2018	Office where deed is registered	
Query Date	14/05/2018 1:54:51 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Biswajit Chattaraj Durgapur Court, City Centre, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9434250525, 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. 30,00,000/-	Rs. 30,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,50,010/- (Article:23)	Rs. 30,007/- (Article:A(1), E)		
Remarks			

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola

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	RS-43/67	RS-67	Vastu	Danga	5 Katha	30,00,000/-	30,00,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	30,00,000 /-	30,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri Nadia Nandan Nandy (Presentant) Son of Late Abhoy Nandy Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office	 30/05/2018	 LTI 30/05/2018	 30/05/2018
A 32/5, United Brothers Co Operative Group Housing, P.O:- Bidhannagar, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABKPN2424J, Status :Individual, Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office				

Major Information of the Deed :- I-0206-02917/2018-30/05/2018


2	Name	Photo	Fingerprint	Signature
	Smt Sushama Nandy Wife of Mr Nadia Nandan Nandy Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office			
	30/05/2018	LTI 30/05/2018	30/05/2018	
A 32/5, United Brothers Co Operative Group Housing, P.O:- Bidhannagar, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGKPN7451N, Status :Individual, Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr Surajit Banik Son of Mr Subhash Chandra Banik Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office			
	30/05/2018	LTI 30/05/2018	30/05/2018	
Son of Mr Subhash Chandra Banik Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BBWPB9675C, Status :Individual, Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office				
2	Smt Samarpita Saha Banik Wife of Mr Litan Saha Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office			
	30/05/2018	LTI 30/05/2018	30/05/2018	
Wife of Mr Litan Saha Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: GOFPS2498H, Status :Individual, Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office				

Major Information of the Deed :- I-0206-02917/2018-30/05/2018

Identifier Details :

Name & address	
Mrs Jhumpa Banik Wife of Mr Surajit Banik 111, Sukanta Pally, Mamra, P.O:- Durgapur, P.S:- New Township, District-Burdwan, West Bengal, India, PIN - 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Nadia Nandan Nandy, Smt Sushama Nandy, Mr Surajit Banik, Smt Samarpita Saha Banik	
	30/05/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Nadia Nandan Nandy	Mr Surajit Banik-2.0625 Dec,Smt Samarpita Saha Banik-2.0625 Dec
2	Smt Sushama Nandy	Mr Surajit Banik-2.0625 Dec,Smt Samarpita Saha Banik-2.0625 Dec

Endorsement For Deed Number : I - 020602917 / 2018**On 14-05-2018****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 30,00,000/-



Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 30-05-2018**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 11:51 hrs on 30-05-2018, at the Office of the A.D.S.R. DURGAPUR by Shri Nadia Nandan Nandy , one of the Executants.

Major Information of the Deed :- I-0206-02917/2018-30/05/2018

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

Execution is admitted on 30/05/2018 by 1. Shri Nadia Nandan Nandy, Son of Late Abhoy Nandy, A 32/5, United Brothers Co Operative Group Housing, P.O: Bidhannagar, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Smt Sushama Nandy, Wife of Mr Nadia Nandan Nandy, A 32/5, United Brothers Co Operative Group Housing, P.O: Bidhannagar, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mr Surajit Banik, Son of Mr Subhash Chandra Banik, 111, Sukanta Pally, Mamra, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business, 4. Smt Samarpita Saha Banik, Wife of Mr Litan Saha, Word No 2, Sachin Kargupta Road, Seba Sangha, P.O: Hatthuba, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by Profession Business

Indetified by Mrs Jhumpa Banik, , Mr Surajit Banik, 111, Sukanta Pally, Mamra, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,007/- (A(1) = Rs 30,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2018 12:00AM with Govt. Ref. No: 192018190241329121 on 23-05-2018, Amount Rs: 30,007/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 526776433 on 23-05-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,50,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,45,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1261, Amount: Rs.5,000/-, Date of Purchase: 23/05/2018, Vendor name: Subrata Kumar Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2018 12:00AM with Govt. Ref. No: 192018190241329121 on 23-05-2018, Amount Rs: 1,45,010/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 526776433 on 23-05-2018, Head of Account 0030-02-103-003-02



Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Major Information of the Deed :- I-0206-02917/2018-30/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 53651 to 53670

being No 020602917 for the year 2018.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2018.05.31 14:44:23 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 31-05-2018 14:42:51
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)