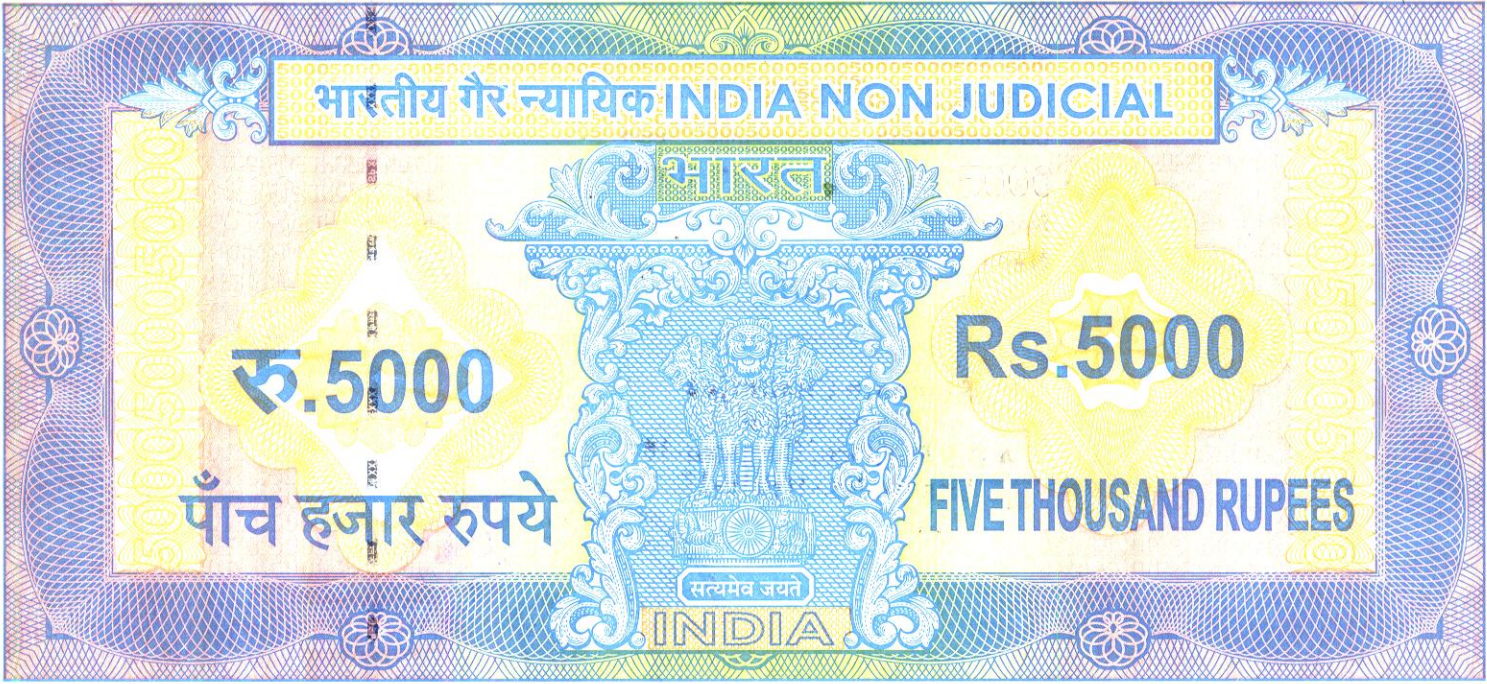


12182

P-12221/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 738121

12-11-22
A2-12-22
Opeo. (M) 9380750/4
mm = 1902200 ✓

Whereas the Documents
are Admitted to Registration the
Signature Sheet and the Endr-
gements attached with the
Documents are the Part of the
Document

A. S. D. Dargadar
Dargadar

02 DEC 2022

DEED OF SALE

Under Jemua Gram panchayat

Mouza	:	Shankarpur
Land Area	:	5 Decimal
Sale Value	:	Rs. 9,00,000/-
Market Value	:	Rs. 9,00,000/-

Page-1

J. Roy
Adv

SI No. 4135 Date 21/11/22
Sold to K. S. Sharma Mandal Pkgs.
Address Bankura
Value of Stamp 500/-
Date of Purchase of the stamp
Prepar from Treasury
Name of the Treasury from
Durgapur

10 NOV 2022



Chatterjee

Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-10
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 DEC 2022

THIS DEED OF SALE MADE BY:

[1] ~~Mr. AMITAVA DEY~~ [Pan No- AKGPD7671N]

[2] ~~Mr. MANOBENDU DE~~ [Pan No-BHZPD0199L] @ ~~Mr. MANABENDRA DE~~ son of Utpalendu Dey, by occupation: Business, by nationality: Indian, by faith: Hindu, residing at Jagannathpur, P.O-Sahora, P.S-Barwan, Dist-Murshidabad, West Bengal, Pin-731234.

(Hereinafter called the VENDOR) of the first part, which expression shall unless the context otherwise requires include their heirs/ successors and representative of the VENDOR.

IN FAVOUR OF :

[1] KRISHNA MONDAL [Pan No-CLNPM3358P] wife of Anupam Mondal, by occupation: Housewife, by nationality: Indian, by faith: Hindu, residing at Bahara Band, Mandarboni, P.S-Onda, Dist-Bankura, Pin-722101, West Bengal.

[2] PAPIYA CHAUDHURI DAS [Pan No-AXOPC3921F] wife of Bibekananda Chaudhuri by occupation: Housewife, by nationality: Indian, by faith: Hindu, residing at 112/113/1 Noon Gola Road, Mahesh Poddar Lane, Dist-Bankura, Pin-722101, West Bengal.

(Hereinafter called the PURCHASERS) of the second Part which expression shall unless the context otherwise requires include **their** heirs\successors of the PURCHASERS.

The above referred landed property originally belongs to the Present VENDORS which he acquired by way of regd deed of sale being no-2347 of 2013 from the previous owner and name of Present VENDORS duly mutated in the role of BL & LRO under Khatian no-LR-1928,1932 and from the date of purchase the present VENDORS are owning possession and seizing the right title and interest over the schedule below property.

And whereas the Present VENDORS are not willing to hold the schedule below property for which **they** proclaimed for sale of schedule described property and the present PURCHASERS being satisfied upon the right title and interest of the present VENDOR, agreed to purchase the same for which the present PURCHASERS entered into an agreement to sale with the present VENDOR.

AND WHEREAS the PURCHASERS who is in search of such land, approached to the VENDORS and the VENDORS are agreed with the PURCHASERS for absolute sale to **him** of the property described in schedule below for an amount of **Rs. 9,00,000/- [Rupees Nine Lakh] only** and the VENDORS do hereby acknowledges the same by putting their signature in this deed which specifically described in **payment schedule**.

AND WHEREAS by virtue of this sale deed the VENDORS hereby convey, transfer and assigns all right, title, interest along with all accessory benefits, advantages, drains, paths, easements privileges and other interest which at anytime had or now have in any manner covering both in law & equity free from any encumbrances whether factual or implied or latent whatsoever in favour of PURCHASERS for good so that the PURCHASERS shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and to the exclusion of others and as such the VENDORS jointly and severally shall keep the PURCHASERS harmless and indemnified from any charges, license, attachment, execution encumbrances if any existed formerly or existing at the date of transfer which are not known to the PURCHASERS.

AND WHEREAS the VENDORS bind **themselves** singly and severally to execute deeds, things at the request and cost of the PURCHASERS to do and execute or cause to be done anything which may effectually necessary for the PURCHASERS to enjoy the property more fruitfully and factually according to the true meaning and intent of this Deed of Sale.

AND WHEREAS the VENDORS further agreed to **bind themselves** that **they or their** successors shall be liable to pay the previous dues or charges or impositions before execution of this Deed if demanded either by any authority or by third party.

The VENDORS **bind themselves** to declare that schedule below property have not been gifted any way, sold out, transferred or indemnified for any liability or entered for agreement to sale with any third party, or being sub-judice of any court or authority or any concern, or been notified for requisition hereinabove and the VENDORS sale out the same to the present PURCHASERS having good saleable and marketable title without any encumbrances whatsoever.

AND WHEREAS the PURCHASERS shall be factually, legally entitled to get their name recorded in the settlement operation and will also be able to mutate their name into the Rent Roll of Govt, in the office of Jemua Gram Panchayat, Electric Authority, water supply authority and will be able to pay any rent, rates, charges without any connection or concern whatsoever with the VENDOR.

The PURCHASERS shall regularly pay the holding taxes and impositions etc. payable as owner of the said property as and when the same become due and payable.

SCHEDULE OF LAND

A piece or parcel of **Baid Land** measuring an area of **5 Decimal** comprising in Plot no-RS-307, corresponding to **LR Plot no-529** under **LR Khatian no-1928, 1932** within Mouza-Shankarpur, J.L No-109, Jemua Gram Panchayat, P.S-Newtownship, P.O-Durgapur-06, District- Paschim Bardhaman, West Bengal and which is butted and bounded: North : Land of Plaboni Ghosh, East : Land of Sikha Ghosh & ashok Ghosh West : Land of Sadhin Ghosh, South : Land of Amitava Dey & Manabendu Dey.

Which is specifically shown in Red Colour in annexed plan map which is also part and parcel of this deed.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of VENDORS & PURCHASERS are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

In witnesses whereof the VENDORS & PURCHASERS put their signature on this **2nd day of December 2022** at ADSR Office Durgapur.

Witnesses:

1. *Bhadrakal,*

S/o - BanSyantihal,

Durgapur Court - 16

2. *Arijit Ghosh*

of Gajanan Ghosh

D.G.P.-12

Amitava Dey

Manobendu De @

Manabendra De

2

Signature of VENDOR

Manobendu De

Drafted and typed by me

Joy Roy

Advocate, Durgapur Court

Regd No- *F/595/562/2020*

ACKNOWLEDGEMENT OF PAYMENT

Date	Amount	Mode of Payment
10.10.2022	Rs. 4,50,000/-	NEFT
10.10.2022	Rs. 4,50,000/-	NEFT
Total : Rs. 9,00,000/- [Rupees Nine Lakh] only		

Amilava Dey

1
Memo Benda De @

2
Memo Bendra De

Signature of VENDOR



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



192022230195579061

GRN Details

GRN: 192022230195579061 Payment Mode: Online Payment
GRN Date: 29/11/2022 17:54:28 Bank/Gateway: State Bank of India
BRN: IK0BZLGAJ1 BRN Date: 29/11/2022 17:55:50
GRIPS Payment ID: 291120222019557905 Payment Init. Date: 29/11/2022 17:54:28
Payment Status: Successful Payment Ref. No: 2003380766/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: KRISHNA MONDAL
Address: PS-ONDA PIN-722101, West Bengal, 722101
Mobile: 8695775415
Contact No: 8250537504
Depositor Status: Buyer/Claimants
Query No: 2003380766
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2003380766/1/2022
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 29/11/2022
Period To (dd/mm/yyyy): 29/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003380766/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	22010
2	2003380766/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	9007
			Total	31017

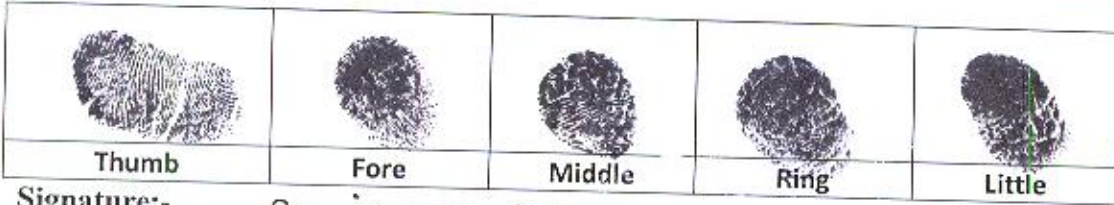
IN WORDS: THIRTY ONE THOUSAND SEVENTEEN ONLY.

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand

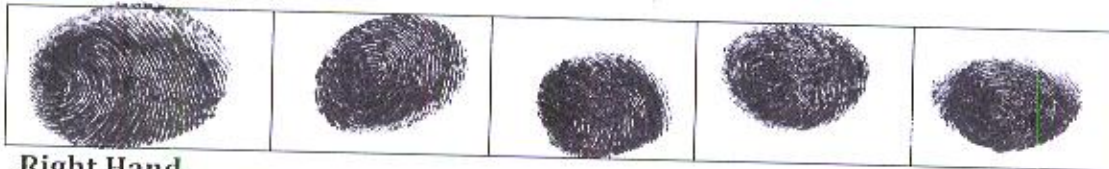


Signature:-

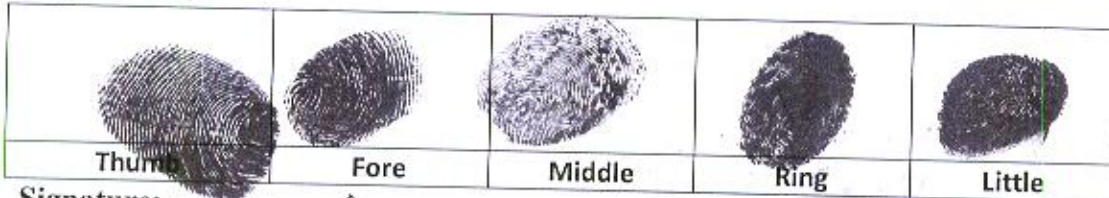
Arunava Dey

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Signature:-

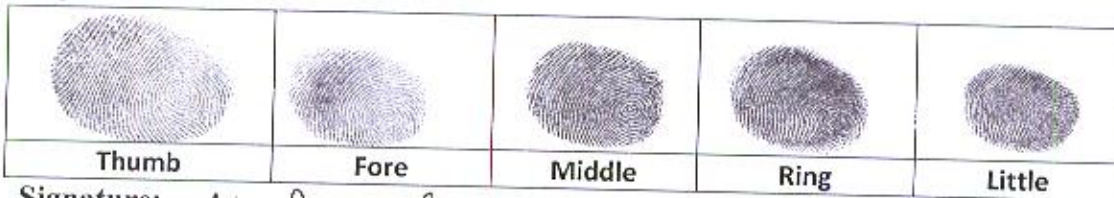
Mamobendra De @ Mamobendra De

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Signature:-

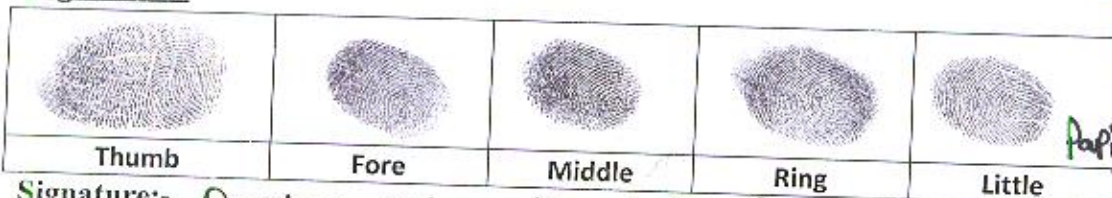
Krishna Mondal

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



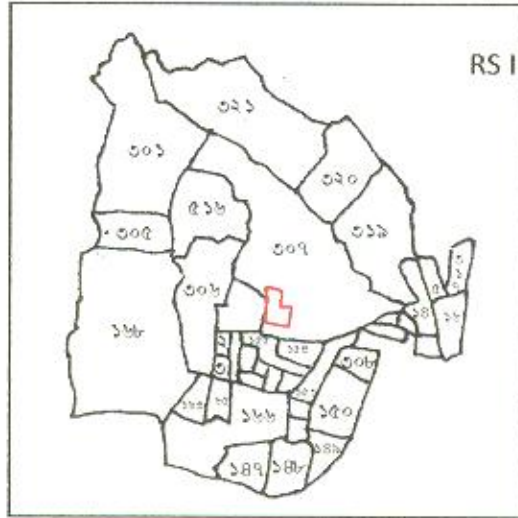
Right Hand



Signature:-

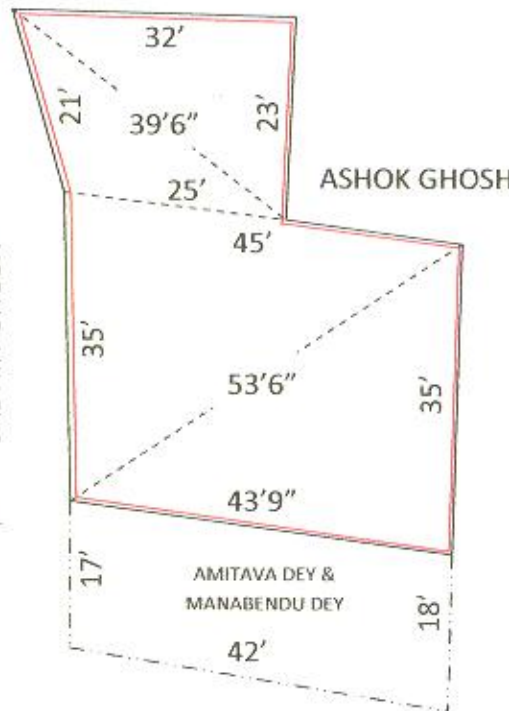
Papiya Chaudhuri (Das)

DEED PLAN OF RS PLOT NO. 307 (PART) LR PLOT NO. 529
 OF MOUZA – SANKARPUR, J. L. NO. 109
 P.S. – NEWTOWNSHIP, DIST. PASCHIM BARDHAMAN
 AREA 5 DECIMAL (MORE OR LESS) SHOWING IN RED COLOUR
 SOLD TO : 1) KRISHNA MONDAL 2) PAPIYA CHAUDHURI (DAS)



RS INDEX MAP

PLABANI GHOSH



Amitava dey
 Manabendu de
 @ Manabendra de

According to previous deed plan

Drawn By

Ashish

ASHIS KUMAR KARMAKAR
 FULJHORE DURGAPUR-6
 SURVEYOR
 Regd No W B /K 593/2008

Major Information of the Deed



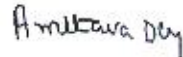
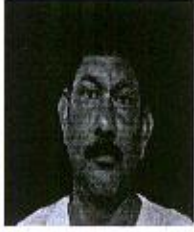

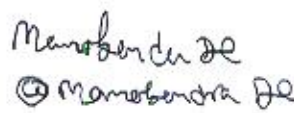
Deed No :	I-2306-12221/2022	Date of Registration	02/12/2022
Query No / Year	2306-2003380766/2022	Office where deed is registered	
Query Date	29/11/2022 5:39:29 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, 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. 9,00,000/-		Rs. 9,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 27,010/- (Article:23)		Rs. 9,007/- (Article:A(1), E)	
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

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-529 (RS :-307)	LR-1928	Vastu	Baid	2.5 Dec	4,50,000/-	4,50,000/-	
L2	LR-529 (RS :-307)	LR-1932	Vastu	Baid	2.5 Dec	4,50,000/-	4,50,000/-	
		TOTAL :			5Dec	9,00,000 /-	9,00,000 /-	
		Grand Total :			5Dec	9,00,000 /-	9,00,000 /-	



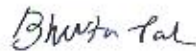
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Amitava Dey (Presentant) Son of Mr Utpalendu Dey Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Office	Photo  02/12/2022	Finger Print  LTI 02/12/2022	Signature  02/12/2022
Jagannathpur, City:- Not Specified, P.O:- Sahora, P.S:-Barawan, District:-Murshidabad, West Bengal, India, PIN:- 731234 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Office				
2	Name Mr Manobendu De, (Alias: Mr Manabendra De) Son of Mr Utpalendu Dey Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Office	Photo  02/12/2022	Finger Print  LTI 02/12/2022	Signature  02/12/2022
Jagannathpur, City:- Not Specified, P.O:- Sahora, P.S:-Barawan, District:-Murshidabad, West Bengal, India, PIN:- 731234 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mrs Krishna Mondal Wife of Mr Anupam Mondal Bahara Band, Mandarboni, City:- Not Specified, P.O:- Onda, P.S:-Onda, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CLxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed			
2	Mrs Papiya Chaudhuri Das Wife of Mr Bibekananda Chaudhuri 112/113/1 Noon Gola Road, Mahesh Poddar Lane, City:- Not Specified, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Gourbazar, City:- Not Specified, P.O:- Gourbazar, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713377			
	02/12/2022	02/12/2022	02/12/2022

Identifier Of Mr Amitava Dey, Mr Manobendu De

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Amitava Dey	Mrs Krishna Mondal-1.25 Dec, Mrs Papiya Chaudhuri Das-1.25 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Manobendu De	Mrs Krishna Mondal-1.25 Dec, Mrs Papiya Chaudhuri Das-1.25 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 529, LR Khatian No:- 1928	Owner: অমিতাভ দে, Gurdian: উত্তপলেন্দু , Address: নিজ , Classification: বাইদ, Area: 0.03000000 Acre,	Mr Amitava Dey
L2	LR Plot No:- 529, LR Khatian No:- 1932	Owner: মানবেন্দ্র দে, Gurdian: উত্তপলেন্দু , Address: নিজ , Classification: বাইদ, Area: 0.03000000 Acre,	Mr Manobendu De

On 02-12-2022

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 11:11 hrs on 02-12-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Amitava Dey , one of the Executants.

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 9,00,000/-

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

Execution is admitted on 02/12/2022 by 1. Mr Amitava Dey, Son of Mr Utpalendy Dey, Jagannathpur, P.O: Sahora, Thana: Barawan, , Murshidabad, WEST BENGAL, India, PIN - 731234, by caste Hindu, by Profession Business, 2. Mr Manobendu De, Alias Mr Manabendra De, Son of Mr Utpalendu Dey, Jagannathpur, P.O: Sahora, Thana: Barawan, , Murshidabad, WEST BENGAL, India, PIN - 731234, by caste Hindu, by Profession Business

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,007.00/- (A(1) = Rs 9,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 5:55PM with Govt. Ref. No: 192022230195579061 on 29-11-2022, Amount Rs: 9,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BZLG AJ1 on 29-11-2022, Head of Account 0030-03-104-001-16

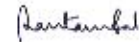
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 22,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4135, Amount: Rs.5,000.00/-, Date of Purchase: 29/11/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 5:55PM with Govt. Ref. No: 192022230195579061 on 29-11-2022, Amount Rs: 22,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BZLG AJ1 on 29-11-2022, Head of Account 0030-02-103-003-02



Santanu Pal
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 2306-2022, Page from 270635 to 270649

being No 230612221 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.12.05 11:42:16 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/12/05 11:42:16 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
