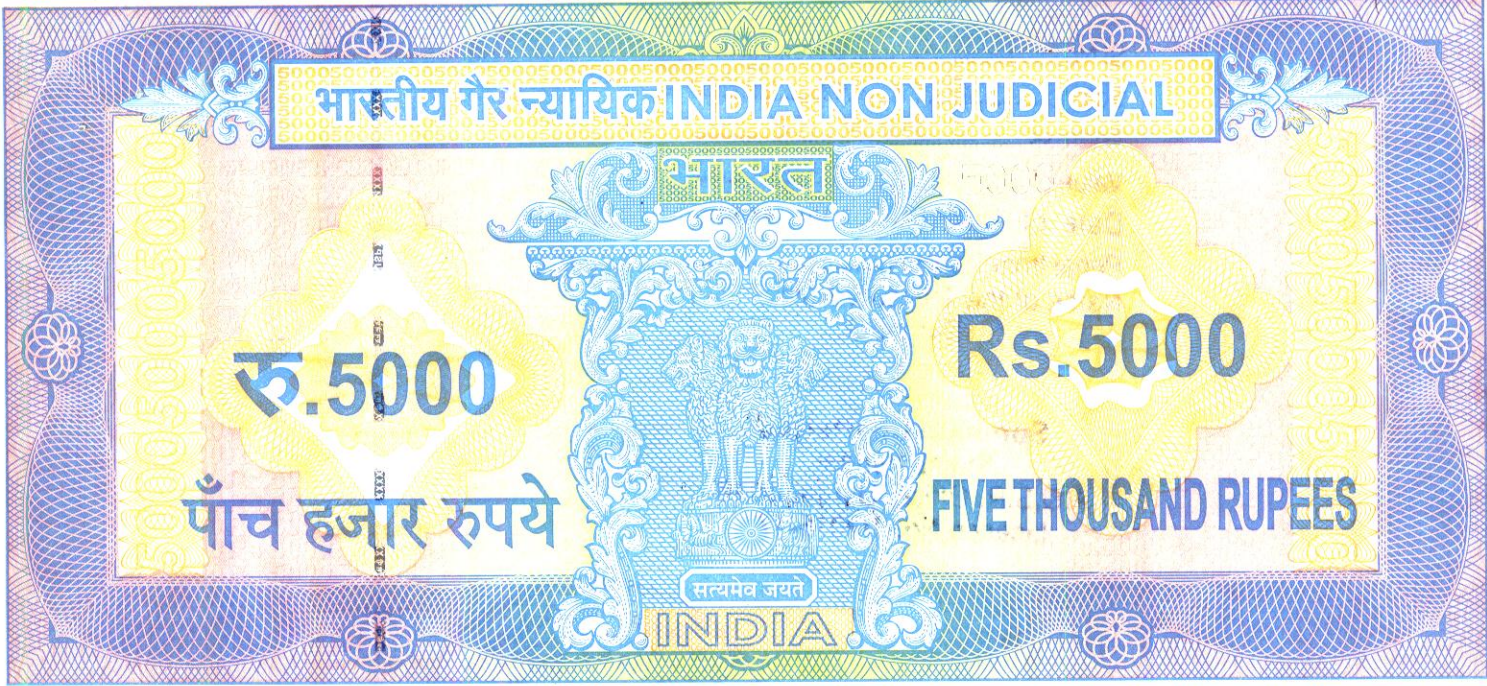


12184

P-12222/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 738122

1273 fm
02-12-22
Dre - @ 93801474
mm - 2970501

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

A.D.S.R. [Signature]
Notary

02 DEC 2022

DEED OF SALE

Under Jemua Gram panchayat

Mouza	:	Shankarpur
Land Area	:	1 katha
Sale Value	:	Rs. 2,00,000/-
Market Value	:	Rs. 2,97,000/-

J. Roy

SI No. 4136 Date 29/11/2022

Sold to Avijit Ghosh

Address D.P.-12

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 Vendor

A.D.S.R. Office, Durgapur-18
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 **his** heirs/ successors and representative of the VENDOR.

IN FAVOUR OF :

Mr. AVIJIT GHOSH [Pan No- BJDPG1855J] son of Gajanan Ghosh, by occupation: Business, by nationality: Indian, by faith: Hindu, residing at Vill-Shankarpur, P.O-Arraha, P.S-Newtownship, Pin-713212, Dist-Paschim Bardhaman, West Bengal.

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

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 PURCHASER being satisfied upon the right title and interest of the present VENDOR, agreed to purchase the same for which the present PURCHASER entered into an agreement to sale with the present VENDOR.

AND WHEREAS the PURCHASER who is in search of such land, approached to the VENDORS and the VENDORS are agreed with the PURCHASER for absolute sale to **him** of the property described in schedule below for an amount of **Rs. 2,00,000/- [Rupees Two Lakh] only** and the VENDORS do hereby acknowledges the same by putting **his** 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 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 to the exclusion of others and as such the VENDORS jointly and severally shall keep the PURCHASER 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 PURCHASER.

AND WHEREAS the VENDORS bind **themselves** singly and severally to execute deeds, things at the request and cost of the PURCHASER to do and execute or cause to be done anything which may effectually necessary for the PURCHASER 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.

J. Roy
ADV

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 PURCHASER having good saleable and marketable title without any encumbrances whatsoever.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get **his** name recorded in the settlement operation and will also be able to mutate **his** 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 PURCHASER 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 & BUILDING

A piece or parcel of **Baid Land** measuring an area of **1 Katha** 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 Krishna Mondal, East : Land of Sanchita Ghosh West : Land of Sadhin Ghosh, South : Land of Lakshmi Ghosh,

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

J. Roy
ADV

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of VENDORS & PURCHASER 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 & PURCHASER put their signature on this **2nd day of December 2022** at ADSR Office Durgapur.

Witnesses:

1.

Ajit Mandal,
S/o - Bandyacharya Sai,
Durgapur Court-16

Amitava Dey

Manobendu De (C)
Manobendra De

2

Signature of VENDOR

2. Moloy Ghosh
S/o Subhamoy Ghosh
Durgapur - 12

Drafted and typed by me

Joy Roy

Advocate, Durgapur Court

Regd No- F/595/562/2020

ACKNOWLEDGEMENT OF PAYMENT

Date	Amount	Mode of Payment
	Rs. 2,00,000/-	RTGS
Total : Rs. 2,00,000/- [Rupees Two Lakh] only		

Amitava Dey

manabendu De @

manabendra De

Signature of VENDOR



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



192022230195567681

GRN Details

GRN: 192022230195567681 Payment Mode: Online Payment
GRN Date: 29/11/2022 17:47:47 Bank/Gateway: State Bank of India
BRN : CKV5296239 BRN Date: 29/11/2022 17:48:59
GRIPS Payment ID: 291120222019556767 Payment Init. Date: 29/11/2022 17:47:47
Payment Status: Successful Payment Ref. No: 2003380793/1/2022
[Query No**/Query Year]

Depositor Details

Depositor's Name: AVIJIT GHOSH
Address: PS-ARRAH PIN-713212, West Bengal, 713212
Mobile: 8695775415
Contact No: 8250537504
Depositor Status: Buyer/Claimants
Query No: 2003380793
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2003380793/1/2022
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 29/11/2022
Period To (dd/mm/yyyy): 29/11/2022

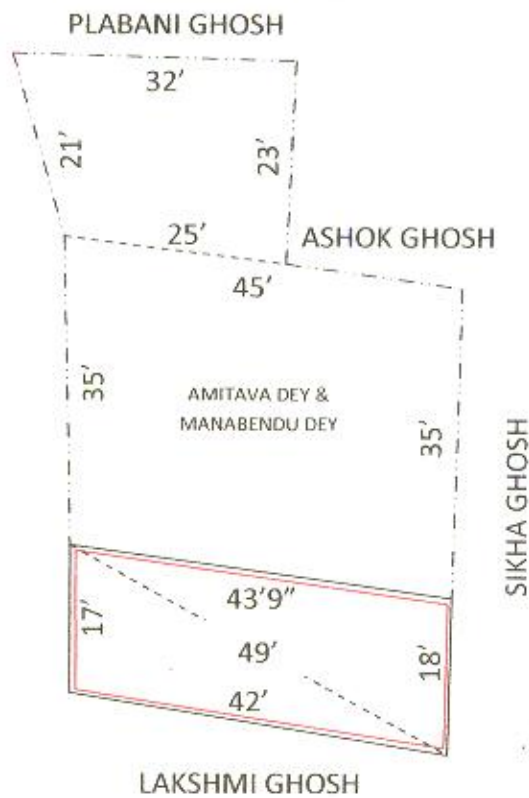
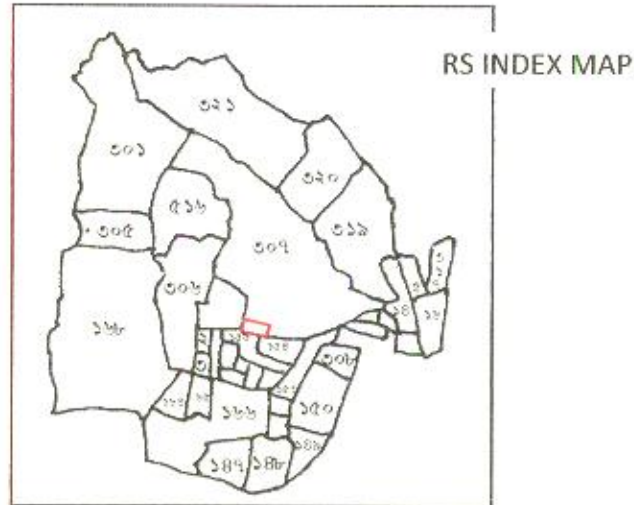
Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003380793/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	3920
2	2003380793/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	2977
			Total	6897

IN WORDS: SIX THOUSAND EIGHT HUNDRED NINETY SEVEN ONLY.



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 1.60 DECIMAL (MORE OR LESS) SHOWING IN RED COLOUR
SOLD TO : AVIJIT GHOSH



Amitava Dey











Manobendu De @
Manobendra De

According to previous deed plan

Drawn By
Amitava











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

FINGER PRINT & PHOTOCOPY

Left hand						 Amitava Dey
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Amitava Dey

Left hand						 Memobendu De @memobendu De
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Memobendu De @ Memobendu De

Left hand						 Avijit Ghosh
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Avijit Ghosh

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Major Information of the Deed



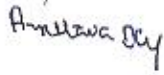


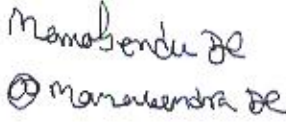
Deed No :	I-2306-12222/2022	Date of Registration	02/12/2022
Query No / Year	2306-2003380793/2022	Office where deed is registered	
Query Date	29/11/2022 5:41:46 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, 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. 2,00,000/-		Rs. 2,97,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 8,920/- (Article:23)		Rs. 2,977/- (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	0.5 Katha	1,00,000/-	1,48,500/-	
L2	LR-529 (RS :-307)	LR-1932	Vastu	Baid	0.5 Katha	1,00,000/-	1,48,500/-	
		TOTAL :			1.65Dec	2,00,000 /-	2,97,000 /-	
		Grand Total :			1.65Dec	2,00,000 /-	2,97,000 /-	



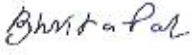
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Amitava Dey (Presentant) Son of Mr Utpalendy Dey Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Office	 02/12/2022	 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	 02/12/2022	 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	Mr Avijit Ghosh Son of Mr Gajanan Ghosh Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJxxxxxx5J,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

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Amitava Dey	Mr Avijit Ghosh-0.825 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Manobendu De	Mr Avijit Ghosh-0.825 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 Armitava 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 12:13 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 2,97,000/-

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 Utpalendu 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

Indetified 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 2,977.00/- (A(1) = Rs 2,970.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,977/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 5:48PM with Govt. Ref. No: 192022230195567681 on 29-11-2022, Amount Rs: 2,977/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV5296239 on 29-11-2022, Head of Account 0030-03-104-001-16

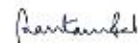
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,920/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4136, 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 5:48PM with Govt. Ref. No: 192022230195567681 on 29-11-2022, Amount Rs: 3,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV5296239 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 270683 to 270697

being No 230612222 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.12.05 16:30:57 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/12/05 04:30:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
