

0206005003

Q 020604712/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 573041

M.V-24160
 Q-228074
 16/8/2018

SALE DEED

certified that the Document
 is Admitted to Registration
 sign are true and the Endor-
 ses are true and the Document
 is a true and Part of the
 Document.

A.S.R. Durgapada
 Bardwan

21 AUG 2018

[Handwritten signature]

District: Burdwan presently Paschim
 Bardhaman, P.S. New Township, Mouza :
 Tetikhola under Jemmua Gram Panchayat,
 Area of Land measuring about 5 (Five)
 Katha, along with a Building measuring
 more or less 750 (Seven Hundred Fifty)
 Sale Value- Rs. 20,00,000/- & Market Value
 - Rs. 24,60,000 /-

No. 3326 Date 14/8/18
Sold to: Shaibal Chatterjee
Address: Bangalore, Mysore.
Value of Stamp: 50/-
Date of Purchase of the Stamp
Paper from Treasury: 07 AUG 2018
Name of the Treasury from Where
Purchase:- Durgapur



JITENDRANATH MONDAL
Stamp Vender
Durgapur Court, Durgapur-16
Licence No-1/69



[Signature]

Addl. Dist. Sub-Registrar
Durgapur, Burdwan

16 AUG 2018

THIS DEED OF SALE MADE BY MR. AVIJIT KHAN [PAN- BZEPK8613B] Son of Late Gouri Shankar Khan, by Nationality- Indian, by Faith-Hindu, by occupation- Service, resident of 43-B, Vivekananda Park, Tetikhola, Post Office: Arrah, P.S.-New Township, District:-Burdwan presently Paschim Bardhaman, West Bengal, India, PIN - 713212 hereinafter called the **"VENDOR"**, which expression shall unless the context otherwise required includes his heirs, successors and representatives of the **VENDOR**.

IN FAVOUR OF


(1) MR. SHAIBAL CHATTERJEE [PAN- ADBPC4954F] Son of Late Ajit Kumar Chatterjee, by Nationality- Indian, by Faith-Hindu, by occupation- Business,
(2) MR. PRABAL BARAN CHATTERJEE [PAN- ADBPC5113C] Son of Late Ajit Kumar Chatterjee, by Nationality- Indian, by Faith-Hindu, by occupation- Business, both are resident of Village-Borjora, Post Office: Borjora, P.S.- Borjora, District:-Bankura, West Bengal, India, PIN - 722202 , hereinafter called the **PURCHASER (S)**, Which expression shall unless the context otherwise required includes her heirs, successors and representatives of the **PURCHASER(S)**.

WHEREAS the First Schedule mentioned property is L.R. recorded property of Avijit Khan. Originally the schedule mentioned property was purchased property of Smt Menaka Ghosh, wife of Sambhunath Ghosh, which she purchased vide deed No- 4653 for the year 1980 of A.D.S.R. Durgapur, and after that she transferred the schedule mentioned land in favour Reba Rani Das wife of Sri Samir Kumar Das vide deed No- 3317 for the year 1990 of A.D.S.R. Durgapur and thereafter Reba Rani Das wife of Sri Samir Kumar Das transferred the same in favour of present Vendor i.e. Avijit Khan vide deed No- 707 for the year 2004 of A.D.S.R. Durgapur and Avijit Khan mutates his name in L.R.R.O.R.

AND WHEREAS by virtue of said acquisition by way of purchase and as a L.R. recorded owner, present vendor acquired a valid, good, clear and free






Addl. Dist. Sub-Registrar
Durgapur, Burdwan

16 AUG 2018

marketable right, title and interest over the schedule below land and is owning and possessing the same as absolute owner which gives him unfettered power and authority to convey the schedule below property.

AND WHEREAS the vendor(s) is in urgent need of money and as such the vendor agreed to dispose the schedule mentioned property by way of sale.

AND WHEREAS the purchasers who are in search of such plot for residential purpose, hereby expressed their intention to buy out the same, agreed with the vendor for absolute sale to them of the schedule below land at price of **Rs. 20,00,000/- (Rupees Twenty Lac) Only** which is already paid in cheque/NEFT and as such the vendor do hereby confirm regarding receipt of sale consideration by putting his signature in this deed.

AND WHEREAS by virtue of this Sale Deed the VENDOR convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easements, privileges and other interests which at any time had or now have in any manner covering both in law and equity being free from any encumbrance either factual or implied or latent whatsoever in favour of purchaser(s) for good so that the purchaser(s) shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such VENDOR shall keep the PURCHASERS harmless and indemnified from any charges licence, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASERS.

AND WHEREAS the VENDOR bind himself to execute Deeds, things, at the request and cost of the purchaser to do and execute or cause to be done anything which may be effectual or necessary for the PURCHASER(S) to enjoy the property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.


(D.V.)

AND THAT SAID PURCHASER shall and may, from time to time and all times hereafter peaceably and quietly enter upon, have, hold, occupy possess and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any charge or hindrance in whatsoever form only from the said VENDOR or by any person, or persons claiming from, under or in trust of him.

The vendor bind himself to declare that schedule below plot have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judice of any court or has been notified for any kinds of requisition and the vendor sells out the same to purchasers having good marketable title without any kind of encumbrances.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get their name (s) recorded in the records of B.L. & L.R.O. Faridpur-Durgapur, during settlement and to mutate their name into the Rent Roll of Govt. of West Bengal, and will be able to pay any rent, rates, charges without any connection or concern whatsoever with the VENDOR.

The Purchaser shall regularly pay holding taxes, land taxes in respect of their purchased scheduled plot as per their free choice.

The schedule mentioned land has never been acquired by Govt.

SCHEDULE

All That piece or parcel of Baid Land measuring an area of **5 (Five) Katha or 8.25 (Eight Point Twenty Five Decimal)** be the same a little more or less, appertaining to **R.S. Plot No- 7 corresponding L.R. Plot No-120**, comprised in **L.R. Khatian No. 1270**, on and above the land a single storied cemented floor pucca building is situated measuring more or less 750 Sq. Feet, J.L. No. 96, L.R. J.L. No.- 111, situated within **Mouza-Tetikhola**, Police Station: New Township, District Burdwan presently Paschim Bardhaman, Additional District Sub Registration Office-Durgapur, under Jemmua Gram Panchyat.

Entire Land is butted and bounded:

On the North : Shyamali Guha
On the South : 8 feet wide Kaccha Passage


for

On the East : Land of Pradip Babu

On the West : Vacant Land

The Schedule mentioned land is used for residential purpose.

(A Sketch map is annexed herewith which is considered as part and parcel of this deed)

MEMO OF CONSIDERATION

The price of the Land amounting **Rs. 20,00,000 /-(Rupees Twenty Lac) Only** paid by the purchaser to Vendor in following manner:-

Mode of Payment	Date	Bank	Cheque No.	Amount (Rs.)
Cheque	26.03.2018	H.D.F.C.	000091	1,00,000/-
Cheque	14.08.2018	H.D.F.C.	000108	9,00,000/-
Cheque	14.08.2018	H.D.F.C.	000017	10,00,000/-

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

IN WITNESS WHEREOF the Vendor and Purchasers put their signature on this **16th Day of August, 2018** in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES:

① Rajit Kumar
s/o Sushal Kumar
C-19 Park Avenue DDA
Colony Bidhulga 01P12

Amit Khan
SIGNATURE OF THE VENDOR

② Dinesh Shaw
s/o Hari Prasad Shaw
Flat 1C, Oasis Residency
Saptarishi Park,
Durgapur - 713206

Shaibal Chatterjee
Prabal Baner Chatterjee
SIGNATURE OF THE PURCHASER(S)

Drafted and Typed by me & I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Subrata Mukherjee



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/37/266/174573



নির্বাচকের নাম : রাজীব পরামানিক
Electer's Name : Rajib Pramanick
পিতার নাম : সুবল চন্দ্র
পরামানিক
Father's Name : Sunal Chandra
Pramanick
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : 01/02/1962



Rajib Pramanick

WB/37/266/174573

ঠিকানা:
C/19, পার্ক এভিনিউ, দুর্গাপুর বিধানসভা, বর্ডা টাউনশিপ,
বর্ডমান- 713212

Address:
C/19, PARK AVENUE,
DURGAPUR, BIDHANNAGAR, NEW
TOWNSHIP, BURDWAN- 713212

[Handwritten signature]

Date: 03/01/2015

276-দুর্গাপুর পূর্ব নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
অধিকারিকের দ্বারা স্বাক্ষরিত
Facsimile Signature of the Electoral
Registration Officer for
276-Durgapur Purba Constituency

[Handwritten signature]

Rajib Pramanick

কোন পরিবর্তন হলে নতুন ঠিকানা দেয়ার ক্ষেত্রে পিতা বা মাতা বা অন্য
সম্পর্কিত নতুন ব্যক্তি পরিচয়পত্র পত্রের জন্য নির্ধারিত ফর্মটি পূরণ করে
পরিচয়পত্রের নতুন ঠিকানা প্রাপ্ত।
In case of change in address mention the 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.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



Shaibal Chatterjee



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- *Shaibal Chatterjee*

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



Prabal Barmen Chatterjee



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- *Prabal Barmen Chatterjee*

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



Avisit Khan



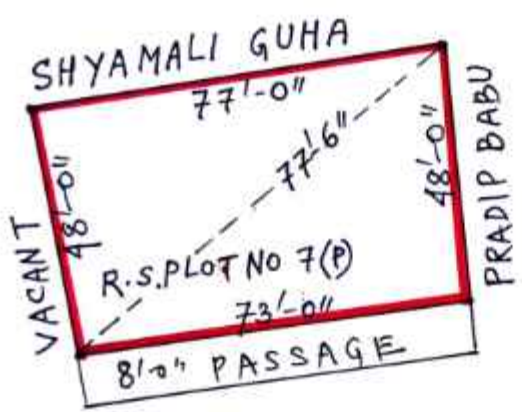
(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- *Avisit Khan*

DEED PLAN OF R.S. PLOT NO - 7 (PART) L.R - 120
OF MOUZA - TETIKHOLA ; J.L. NO - 96 ;
P.S. - NEW TOWNSHIP, DIST. - PASCHIM BARDHAMAN.
AREA 5 KATHA MORE OR LESS SHOWN IN RED COLOUR
SOLD TO: SHAI BAL CHATTERJEE
PRABAL BARAN CHATTERJEE



Shai bal Chatterjee

Prabal Baran Chatterjee
SIGNATURE OF PURCHASERS

DEED PLAN TO DEED PLAN
DRAWN BY

S. Roy 13/8/18

Swapan Roy
Building Planner
 Licence No.: DMC/18491

Avijit Khan
SIGNATURE OF VENDORS

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

GRN: 19-201819-027551663-1

Payment Mode Online Payment

GRN Date: 16/08/2018 10:39:51

Bank HDFC Bank

BRN 586689703

BRN Date 16/08/2018 10:41:03

DEPOSITOR'S DETAILS

Id No. : 02061000228074/3/2018

(Query No / Query Year)

Name SHAIBAL CHATTERJEE

Contact No Mobile No. : +91 9475347283

E-mail

Address BORJORA BANKURA PIN722202

Applicant Name Mr Subrata Mukherjee

Office Name

Office Address

Status of Depositor Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	02061000228074/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	118010
2	02061000228074/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	24807

Total

142617

In Words Rupees One Lakh Forty Two Thousand Six Hundred Seventeen only

Major Information of the Deed

Deed No :	I-0206-04712/2018	Date of Registration	21/08/2018
Query No / Year	0206-1000228074/2018	Office where deed is registered	
Query Date	10/08/2018 2:07:05 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713207, Mobile No. : 9434646560, 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 20,00,000/-	Rs. 24,60,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 1,23,010/- (Article:23)	Rs. 24,607/- (Article:A(1). E)		
Remarks:			

Land Details :

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

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-120	LR-1270	Vastu	Vastu	5 Katha	16,00,000/-	18,97,500/-	Width of Approach Road: 8 Ft.,
Grand Total :					8.25Dec	16,00,000 /-	18,97,500 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	750 Sq Ft.	4,00,000/-	5,62,500/-	Structure Type: Structure

Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

	Total :	750 sq ft	4,00,000 /-	5,62,500 /-	
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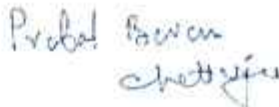
Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Avijit Khan (Presentant) Son of Late Gauri Shankar Khan Executed by: Self, Date of Execution: 16/08/2018 , Admitted by Self, Date of Admission: 16/08/2018 ,Place Office	 <small>16/08/2018</small>	 <small>L 11 16/08/2018</small>	 <small>16/08/2018</small>


Major Information of the Deed - I-0206-04712/2018 21/08/2018

43 B, Vivekananda Park, Tetikhola, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BZEPK8613B, Status :Individual, Executed by: Self, Date of Execution: 16/08/2018 , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Shaibal Chatterjee Son of Late Ajit Kumar Chatterjee Executed by: Self, Date of Execution: 16/08/2018 , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office	Photo 	Finger Print 	Signature 
	16/08/2018	LTI 16/08/2018		16/08/2018
Son of Late Ajit Kumar Chatterjee Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADBPC4954F, Status :Individual, Executed by: Self, Date of Execution: 16/08/2018 , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office				
2	Name Mr Prabal Baran Chatterjee Son of Late Ajit Kumar Chatterjee Executed by: Self, Date of Execution: 16/08/2018 , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office	Photo 	Finger Print 	Signature 
	16/08/2018	LTI 16/08/2018		16/08/2018
Son of Late Ajit Kumar Chatterjee Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADBPC5113C, Status :Individual, Executed by: Self, Date of Execution: 16/08/2018 , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office				

Identifier Details :

Name & address	
Mr Rajib Pramanik Son of Mr Subal Chandra Pramanik C-19, Park Avenue, DDA Colny, Sec-2 B A, P.O:- Bidhannagar, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Avijit Khan, Mr Shaibal Chatterjee, Mr Prabal Baran Chatterjee	16/08/2018
	

Major Information of the Deed :- I-0206-04712/2018-21/08/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Avijit Khan	Mr Shaibal Chatterjee-4.125 Dec,Mr Prabal Baran Chatterjee-4.125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Avijit Khan	Mr Shaibal Chatterjee-375.00000000 Sq Ft,Mr Prabal Baran Chatterjee-375.00000000 Sq Ft

Endorsement For Deed Number : I - 020604712 / 2018

On 14-08-2018

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 24,60,000/-



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

On 16-08-2018

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:28 hrs on 16-08-2018, at the Office of the A.D.S.R. DURGAPUR by Mr Avijit Khan Executant.

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

Execution is admitted on 16/08/2018 by 1. Mr Avijit Khan, Son of Late Gauri Shankar Khan, 43 B, Vivekananda Park, Tetikhola, P.O: Arrah, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 2. Mr Shaibal Chatterjee, Son of Late Ajit Kumar Chatterjee, Barjora, P.O: Barjora, Thana: Barjora, , Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by Profession Business, 3. Mr Prabal Baran Chatterjee, Son of Late Ajit Kumar Chatterjee, Barjora, P.O: Barjora, Thana: Barjora, , Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by Profession Business

Indetified by Mr Rajib Pramanik, . . Son of Mr Subal Chandra Pramanik, C-19, Park Avenue, DDA Colny, Sec-2 B A, P.O: Bidhannagar, Thana: New Township, . Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,607/- (A(1) = Rs 24,600/- ,E = Rs 7/-) and Registration Fees paid by by online = Rs 24,607/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2018 10:41AM with Govt. Ref. No: 192018190275516631 on 16-08-2018, Amount Rs: 24,607/-, Bank: HDFC Bank (HDFC0000014), Ref. No: 586689703 on 16-08-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0206-04712/2018-21/08/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,23,010/- and Stamp Duty paid by online = Rs 1,18,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/08/2018 10:41AM with Govt. Ref. No: 192018190275516631 on 16-08-2018, Amount Rs: 1,18,010/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 586689703 on 16-08-2018, 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

On 21-08-2018**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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,23,010/- and Stamp Duty paid by Stamp Rs. 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3326, Amount: Rs.5,000/-, Date of Purchase: 14/08/2018, Vendor name: Jitendra Nath Mondal
2. Stamp: Type: Court Fees, Amount: Rs.10/-



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

Major Information of the Deed :- I-0206-04712/2018-21/08/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 85568 to 85583
being No 020604712 for the year 2018.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2018.08.27 15:29:35 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 27-08-2018 15:28:45
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)