

0206000512

020606384 / 16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 477161

M.V - 21,64,781
 Q - 1442168

28/10/2016

Certified that the Document
 is Admitted to Registration the
 Signature Sheet and the Endr-
 essment Attached with the
 Document are the Part of the
 Document.

A. D. S. Durgan
 Registrar

26 OCT 2016

DEED OF SALE

Under Jemua Gram Panchayat,
 P.S. - New Township, Mouza - Tetikhola,
 Land area - 4 Katha 2 Chatak
 Sale Value - Rs. 8,00,000/-
 Market Value - Rs. 21,64,781/-

Handwritten scribble or signature.

ক্রমিক নং 510 তার 21/10/2016
নাম Prabal Chatterjee
ঠিকানা Prabal Chatterjee
মূল্য 2000
বহনন 1নং ট্রেজারী হইতে বরাদ্দ তারিখ 29 JUN 2016
স্বাক্ষর ভেদার- রামপ্রসাদ দান
সহকারী এ.ডি.এস.আর অফিস
সাইকেল নং- ৫/৭৬-৭৭

Prabal Chatterjee
স্বাক্ষর



[Faint, illegible text, possibly bleed-through from the reverse side of the page]



[Handwritten signature]

Addl. Dist. Sub-Registrar
Durgapur, Burdwan

26 OCT 2016

: 2 :

THIS INDENTURE OF CONVEYANCE made this 26th day of Oct. 2016 (Two thousand sixteen)

BETWEEN

SRI SANJOY MUDI (BANAWAL) son of Sri Madan Mudi, by faith Hindu Nationality, by occupation Cultivation, resident of Vivekananda Park, Kaliganj, P.O. Arrah, Durgapur – 12, P.S. New Township, Dist. Burdwan, PIN – 713212, **as a Constituted Attorney of SRI MADAN MUDI** son of Late Mahadeo Mudi, by faith Hindu Nationality Indian, by occupation Cultivation, resident of Vivekananda Park, Kaliganj, P.O. Arrah, Durgapur – 12, P.S. New Township, Dist. Burdwan, PIN – 713212, by Registered Power of Attorney being No. **IV-49** of the year 2016 of Mankar A.D.S.R. Office, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his respective heirs, executors, administrators, representatives, successors and assigns) of the **FIRST PARTY**.

IN FAVOUR OF:

- 1) **SRI PRABAL BARAN CHATTERJEE**, (PAN – ADBPC5113C)
- 2) **SRI SHAIBAL CHATTERJEE** (PAN – ADBPC4954F) both are sons of Late Ajit Kumar Chatterjee, both are by faith Hindu Nationality Indian, by occupation Business, both are resident of College Road Barjora, P.O. & P.S. Barjora, Dist. Bankura, W.B., PIN – 722202. hereinafter referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, representatives, successors and assigns) of the **OTHER PART**.

④

WHEREAS Vendor has purchased scheduled mentioned property by Registered Deed of Sale being No. 3794 of the year 2005 of Durgapur A.D.S.R. Office from Shyamal Prasad Biswas of Durgapur - 12 and also duly recorded by the Vendor's name and the Vendor is owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below property.

AND WHEREAS the Vendor being in need of ready cash at hand for his personal requirement for meet up financial crisis hereby makes up his mind to sell out the schedule below.

WHEREAS the Purchasers were in quest of property and having come to know the whereabouts of the property with the consideration money of Rs. 8,00,000/- (Rupees eight lakh) only approached to the Vendor.

AND the Vendor taking it as the highest price agreed to sell the property schedule below to the Purchasers accepting the consideration money of Rs. 8,00,000/- (Rupees eight lakh) only.

NOW having received the consideration money of Rs.8,00,000/- (Rupees eight lakh) only, the Vendor leave the possession of the piece and parcel of land schedule below in favour of the Purchasers.





Addl. Dist. Sub-Registrar
Durgapur, Burdwan

26 OCT 2016

NOW the Vendor describes and declares that the scheduled property is being transferred to the Purchasers by this Deed of Sale.

NOW the Purchasers are the joint owners and proprietor of the land hereinafter described scheduled .

BY THIS DEED OF SALE the Purchasers would have every right to transfer, sale etc. and wherever necessary if the Purchaser deems fit that will use by any kind or any purpose of the schedule land and as they deem fit and will pay the rent and taxes in the respective offices at the rates prescribed and will make their name & scheduled in the respective Rent and Taxes registers of the respective offices.

That neither the Vendor nor his legal heir successors shall on and after execution of this sale deed shall claim any right title interest over the scheduled property and if the title of the Vendor is found to be defective the Vendor shall compensate the done in all respect.

SCHEDULE

ALL THAT piece and parcel of plot of land situated within the District of Burdwan, Sub-Division & Addl. District Sub-Registration Office at Durgapur, P.S. New Township , Mouza – Tetikhala, J.L.No. 96, L.R.J.L.No. 111 under Jemua Gram Panchayat,
R.S.Khatian No. 32 (thirty two), L.R. Khatian No. 1869 (one thousand eight hundred sixty nine)



: 5 :

1) R.S.Plot No. 7 (seven), L.R.Plot No. 119 (one hundred nineteen) Bastu,
Land area – 4 Cottah 2 Chatak (four cottah two chatak) or more or less
6.80625 Decimal with one storied Residential building measuring area
300 sq.ft. Cement flooring.

The sketch map of the land is annexed with this deed and the sketch map is the part and parcel of this deed.

This property will be used Residential purpose.

Payable rent to be paid to the Collector Burdwan through B.L.& L.R.O. Durgapur,
Dist. Burdwan.

The schedule land is not acquired by any Govt

Butted and bounded by :

On the North : Land Prabak Baran Chatterjee & Others,

On the South : Land of M.Raj

On the East : 20ft. Pucca Road

On the West : Other land




It is hereby declare that the full name, colour passport size photograph, finger prints of both the hands of each finger of the Vendors & Purchaser are attested in additional pages in this deed and these will be treated as a part of this deed.

IN WITNESS WHEREOF the Vendors doth hereby put his signature on this day, month and year as setforth at the very outset at his own will and consent, health and sound.

WITNESS:

1. रेवति मोदी
पिता श्री मोदी
भागा हीरु पोखमाजा
भाना जोडा चोखर

2. जीला धनबाद 828301
- लावण - लखौरी - काठमाडौं -
उपचार सुप्रीत

3.  Readover, explained and Prepared by :

Sipau Mahankh
LN: DPR. 36

मदन मोदी पोखरे निष्क
आम मोकार २५/१२/२०१०
(बनवाल)

SIGNATURE OF THE VENDOR

Typed by :

Shusovon Chakraborty,
Durgapur-16.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

| | | | | | |
|------------|-------|------|--------|------|--------|
| Left Hand | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| Right Hand | | | | | |
| | | | | | |



Colour Passport size photograph, finger prints of both the hands is attested.

शैबल चोपड़ा (विक्रेता)

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

| | | | | | |
|------------|-------|------|--------|------|--------|
| Left Hand | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| Right Hand | | | | | |
| | | | | | |

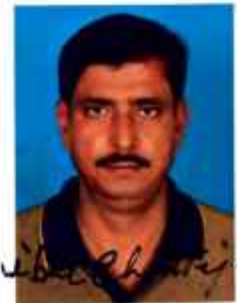


Colour Passport size photograph, finger prints of both the hands is attested.

Pradeep Banerjee Chatterjee

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

| | | | | | |
|------------|-------|------|--------|------|--------|
| Left Hand | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| Right Hand | | | | | |
| | | | | | |



Colour Passport size photograph, finger prints of both the hands is attested.

Shaibal Chatterjee

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

| | | | | | |
|------------|-------|------|--------|------|--------|
| Left Hand | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| Right Hand | | | | | |
| | | | | | |



Colour Passport size photograph, finger prints of both the hands is attested.

PLAN SHOWING THE LAND OF MOUZA TETIKHOLA J.L. NO. 96

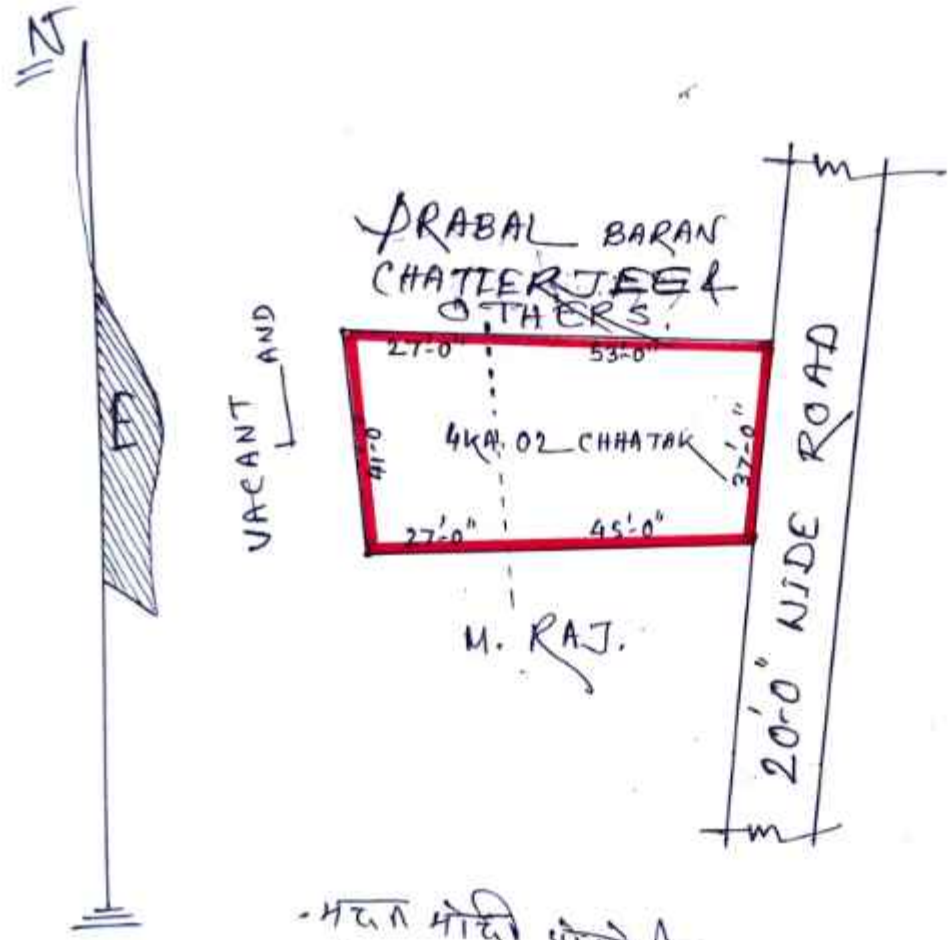
NEWTOWN SHIP DIST. BURDWAN, PLOT NO. R.S. 7 (P)

AREA MORE OR LESS 04 KA. 02 CHHATAK BOUNDED IN RED MARK

SOLD TO: PRABAL BARAN CHATTERJEE & SHAIBAL CHATTERJEE.

Ref. No. According to Previous Record Plan.
Not to Scale.

Date 26/10/2016.



महान मीची पेशवे निवासे
आम मीची
श्री गरी मीची (बनावाले)

TRACED BY:
Gope

Surveyor
DEBDAS GOPE
AT - KULDIHA, DGP-12
REG. NO. - WB/K-627/2008 OF
GOVT. OF WEST BENGAL, BDN.
PH. NO. - 9732053871


ELECTION COMMISSION OF INDIA
 भारत निर्वाचन आयोग
 IDENTITY CARD
 पहचान पत्र

CYK1725180




| | |
|--------------------|------------|
| Elector's Name | Rohit Modi |
| मतदाता का नाम | रोहित मोदी |
| Father's Name | Shri Modi |
| पिता का नाम | श्री मोदी |
| Sex | Male |
| लिंग | पुरुष |
| Age as on 1.1.2003 | 25 |
| १.१.२००३ को आयु | २५ |



CYK1725180

Address
 51 BHAGA TAND,
 P.O. BHAGA, DIST- DHANBAD
 PIN- 828301

पता
 ५१ भागा टैंड,
 पो० भागा, जिला- धनबाद
 पिन- ८२८३०१


 Facsimile Signature
 Electoral Registration Officer
 निर्वाचक निबंधन अधिकारी

For 41 - Jharia
 ४१ - झरिया
 Assembly Constituency
 विधानसभा निर्वाचन क्षेत्र

Place Dhanbad
 स्थान धनबाद

Date 22.06.2003
 दिनांक २२.०६.२००३

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

GRN: 19-201617-002781241-2 Payment Mode Counter Payment
GRN Date: 24/10/2016 12:47:38 Bank : AXIS Bank
BRN : WB241020160143202 BRN Date: 24/10/2016 18:23:18

DEPOSITOR'S DETAILS

Id No. : 02060001442168/1/2016

[Query No./Query Year]

Name : PRABAL BARAN CHATTERJEE
Contact No. : Mobile No. : +91 9434253799
E-mail :
Address : COLLEGE ROAD BARJORA PS, BARJORA DIST-BANKURA
Applicant Name : Mr Prabal Baran Chatterjee
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 02060001442168/1/2016 | Property Registration- Stamp duty | 0030-02-103-003-02 | 103249 |
| 2 | 02060001442168/1/2016 | Property Registration- Registration Fees | 0030-03-104-001-16 | 23811 |

Total

127060

In Words : Rupees One Lakh Twenty Seven Thousand Sixty only

Major Information of the Deed

| | | | |
|---|--|--------------------------------------|------------------------|
| Deed No : | I-0206-06384/2016 | Date of Registration | 10/26/2016 11:40:26 AM |
| Query No / Year | 0206-0001442168/2016 | Office where deed is registered | |
| Query Date | 24/10/2016 12:49:55 PM | A.D.S.R. DURGAPUR, District: Burdwan | |
| Applicant Name, Address & Other Details | Prabal Baran Chatterjee College Road Barjora, Thana : Barjora, District : Bankura, WEST BENGAL, PIN - 722202, Mobile No. : 9434253799, Status : Buyer/Claimant | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4308] Other than Immovable Property, Agreement [No of Agreement : 1] | | |
| Set Forth value | Market Value | | |
| Rs. 8,00,000/- | Rs. 21,64,781/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 1,08,249/- (Article:23) | Rs. 23,811/- (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-7 | RS-32 | Bastu | Bastu | 4 Katha 2 Chatak | 7,25,000/- | 19,39,781/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 6.8063Dec | 7,25,000 /- | 19,39,781 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 300 Sq Ft. | 75,000/- | 2,25,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 300 sq ft | 75,000 /- | 2,25,000 /- | |

Seller Details :

| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|--|
| 1 | Mr Madan Mudi Son of Late Mahadeo Mudi Vivekananda Park, Kaliganj, P.O:- Arrah, P.S:- New Township, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Individual, Executed by: Attorney |


er Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr Prabal Baran Chatterjee Son of Late Ajit Kumar Chatterjee College Road Barjora, P.O:- Barjora, P.S:- Barjora, District:-Bankura, West Bengal, India, PIN - 722202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADBPC5113C, Status :Individual |
| 2 | Mr Shaibal Chatterjee Son of Late Ajit Kumar Chatterjee COLLEGE ROAD Barjora, P.O:- Barjora, P.S:- Barjora, District:-Bankura, West Bengal, India, PIN - 722202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADBPC4954F, Status :Individual |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | |
|---|---|---|--|--------------|-----------|---|---|---|--|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sanjoy Mudi Banawal Son of Mr Madan Mudi Date of Execution - 26/10/2016, , Admitted by: Self, Date of Admission: Oct 26 2016, Place of Admission of Execution: Office </td> <td>  <small>Oct 26 2016 11:46AM</small> </td> <td>  <small>LTI Oct 26 2016 11:46AM</small> </td> <td>  <small>Oct 26 2016 11:47AM</small> </td> </tr> </tbody> </table> <p>Vivekananda Park, Kaliganj, P.O:- Arrah, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Attorney, Attorney of : Mr Madan Mudi</p> | Name | Photo | Finger Print | Signature | Mr Sanjoy Mudi Banawal Son of Mr Madan Mudi Date of Execution - 26/10/2016, , Admitted by: Self, Date of Admission: Oct 26 2016, Place of Admission of Execution: Office |  <small>Oct 26 2016 11:46AM</small> |  <small>LTI Oct 26 2016 11:46AM</small> |  <small>Oct 26 2016 11:47AM</small> |
| Name | Photo | Finger Print | Signature | | | | | | |
| Mr Sanjoy Mudi Banawal Son of Mr Madan Mudi Date of Execution - 26/10/2016, , Admitted by: Self, Date of Admission: Oct 26 2016, Place of Admission of Execution: Office |  <small>Oct 26 2016 11:46AM</small> |  <small>LTI Oct 26 2016 11:46AM</small> |  <small>Oct 26 2016 11:47AM</small> | | | | | | |

Identifier Details :

| Name & address | |
|---|------------|
| Mr Rohit Mudi Son of Shree Mudi Bhaga Tand, P.O:- Bhaga, P.S:- JORAPOKHAR, District:-Dhanbad, Jharkhand, India, PIN - 828301, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Sanjoy Mudi Banawal | 26/10/2016 |
|  | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------|--|
| 1 | Mr Madan Mudi | Mr Prabal Baran Chatterjee-3.40313 Dec,Mr Shaibal Chatterjee-3.40313 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------|--|
| 1 | Mr Madan Mudi | Mr Prabal Baran Chatterjee-150 Sq Ft,Mr Shaibal Chatterjee-150 Sq Ft |

26-10-2016

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 11:32 hrs on 26-10-2016, at the Office of the A.D.S.R. DURGAPUR by Mr Sanjoy Mudi Banawal .

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 21,64,781/-

Executed by Attorney

Execution by Mr Sanjoy Mudi Banawal , Son of Mr Madan Mudi, Vivekananda Park, Kaliganj, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others as the constituted attorney of Mr Madan Mudi Vivekananda Park, Kaliganj, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212 is admitted by him

Indetified by Mr Rohit Mudi, , Son of Shree Mudi, Bhaga Tand, P.O: Bhaga, Thana: JORAPOKHAR, , Dhanbad, JHARKHAND, India, PIN - 828301, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,811/- (A(1) = Rs 23,804/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 23,811/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/10/2016 6:23PM with Govt. Ref. No: 192016170027812412 on 24-10-2016, Amount Rs: 23,811/-, Bank: AXIS Bank (UTIB0000005), Ref. No. WB241020160143202 on 24-10-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

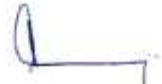
Certified that required Stamp Duty payable for this document is Rs. 1,08,249/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,03,249/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 510, Amount: Rs.5,000/-, Date of Purchase: 21/10/2016, Vendor name: Ram Prasad Das

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 24/10/2016 6:23PM with Govt. Ref. No: 192016170027812412 on 24-10-2016, Amount Rs: 1,03,249/-, Bank: AXIS Bank (UTIB0000005), Ref. No. WB241020160143202 on 24-10-2016, 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

Category of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0206-2016, Page from 108582 to 108597
Deed No 020606384 for the year 2016.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2016.10.26 16:33:54 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 26-10-2016 16:33:53
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)