



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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99.07.20  
14.37  
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It is certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Document are the Part of the Document.

A.D.S.R. Burdwan  
Burdwan

Query No. : 2000757913/2020

**SALE DEED**

09 JUL 2020

Dist : Burdwan presently Paschim Bardhaman, P.S. New Township, Mouza : Tetikhola under Jemua Gram Panchayat , area of land measuring about 5 (Five) Decimal, Sale Value- Rs. 10,00,000/- & Market Value - Rs. 17,25,000 /-

H  
14.37

SI No. 5768 Date 07/07/2020  
Sold to Pratiksha Pandey  
Address Ballygunge, South 24-Parganas

Value of Stamp 5000  
Date of Purchase of the stamp  
Paper from Treasury  
Name of the Treasury from Durgapur

06 JUL 2020



Chatterjee  
Gomnath Chatterjee  
Stamp Vendor  
A.D.S.R. Office, Durgapur-16  
Licence No.-1/2016-17

F 088573



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

09 JUL 2020

**THIS DEED OF SALE MADE BY MR. UTPAL KUMAR SAMANTA [PAN ARLPS3893B]** Son of Sri. Naba Kumar Samanta, ~~By Nationality- Indian, By Faith: Hindu, By Occupation: Service,~~ resident of 10 Titas Hellen Keller Sarani, Post Office: Bidhannagar, P.S.-New Township, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713212, which expression shall unless the context otherwise required includes his heirs, successors and representatives of the VENDOR(S)

**IN FAVOUR OF**

**MR. PRITHVIRAJ PANDEY [PAN- FKWPP4931E]** Son of Sri. Tathagata Pandey, By Faith: Hindu, By Occupation: Student, resident of 53/1/1B, Ballygunge Place, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, hereinafter called the PURCHASER (S). Which expression shall unless the context otherwise required includes his heirs, successors and representatives of the PURCHASER(S).

**WHEREAS** the schedule mentioned land was purchased property of Sri Mihir Ruidas Son of Late Radharaman Ruidas, he purchased the same from Shyamakanta Dey vide deed No- 4831 for the year 2003 of A.D.S.R.Durgapur and after that Sri Mihir Ruidas Son of Late Radharaman Ruidas recorded his name in L.R.R.O.R and thereafter Sri Mihir Ruidas Son of Late Radharaman Ruidas transferred the same by way of sale in favour of Utpal Kumar Samanta son of Sri Nabakumar Samanta vide deed No- 3220 for the year 2008 of A.D.S.R. Durgapur and mutated his name in L.R.R.O.R. in L.R. Khatian No- 1458

**AND WHEREAS** by virtue of said acquisition by way of purchased, present vendor acquired a valid, good, clear and free marketable right, title and interest over the schedule below land and are owning, ceasing and possessing the same as absolute owner which give him unfettered power and authority to convey the schedule below property.

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

**AND WHEREAS** the purchaser who are in search of such plot for residential purpose hereby expressing their intention to buy out the same agreed with the vendors for absolute sale to them of the schedule below land at price of **Rs. 10,00,000/- (Rupees Ten Lakh) only** which already paid in cheque as such the vendors do hereby confirm regarding receipt of sale consideration by putting their signature in this deed.

**AND WHEREAS** by virtue of this Sale Deed the VENDOR(s) convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at any time had or now have in any manner covering both in law and enquiry 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 PURCHASER 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 PURCHASER.

**AND WHEREAS** the VENDOR bind(s) himself execute Deeds, things, at the request and cost of the purchaser to do and execute or cause to be done anything which may effectual 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.

**AND THAT SAID PURCHASER** shall and may from time to time and all times hereafter peaceable and quiet 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 let or hindrance whatsoever form only the said VENDORS or by any person, or persons claiming from, under or In trust of their.

  
BEV.

The vendors bind(s) 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-judic of any court or been notified for any kinds of requisition and vendor sale out the same to purchaser having good marketable title without any kinds 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 his name into the Rent Roll of Govt., of West Bengal, and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the VENDOR(S).

The Purchaser shall regularly pay holding taxes, land taxes in respect of their purchased scheduled plot and building to his free choice.

The schedule mentioned land is never been acquired by Govt.

**SCHEDULE**

**All That** piece or parcel of Baid Land measuring an area of **5 (Five) Decimal** be situated within **Mouza- Tetikhola, J.L.No- 96, L.R. J.L. No. 111, Police Station: New Township, Additional District Sub Registration Office-Durgapur under Jemua Gram Panchyat. Out of 5 (Five) decimal land, 4 (Four) Decimal land appertaining to R.S. Plot No- 8/72 corrossponding L.R. Plot No- 107, & 1 (One) Decimal land appertaining to R.S. Plot No- 7 corrossponding L.R. Plot No-59, L.R. Khatian No. 1458, Entire Land is butted and bounded:**

On the North : R.S. Plot No-8/72

On the South : R.S. Plot No-8/72

On the East : Vacant land of Kakall Mondal

On the West : 16 Feet wide Metal Road

The Schedule mentioned land is used for residential purpose.

No structure is situated upon the schedule mention land.

  
KSEV-

(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. 10,00,000/- (Rupees Ten Lakh) Only paid by the purchaser in following manner:-

Mode of Payment	Date	Bank	Cheque No.	Amount (Rs.)
Cheque	16.06.2020	SBI	952183	10,00,000.00

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 Vendors put their signature on this 9<sup>th</sup> day of July, 2020 in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES:

① Papu Das  
s/o Mr. Gopinath Das.  
D-11 vidyaxagar Pally,  
Durgapur - 713213.

Utpal Kumar Samanta  
SIGNATURE OF THE VENDORS

② Subramay Das  
Lt. Sripati Das  
Kaliganj Vivekananda park  
PO - Anah - DGP-12

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  
SUBRATA MUKHERJEE  
ADVOCATE  
Durgapur Court  
Enroll No. - WB/506/2007



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

GRN: 192020210031352661

Payment Mode Online Payment

GRN Date: 07/07/2020 21:00:13

Bank : State Bank of India

BRN : IK0APFCWI4

BRN Date: 07/07/2020 21:01:07

DEPOSITOR'S DETAILS

Id No. : 2000757913/3/2020

[Query No./Query Year]

Name : PRITHVIRAJ PANDEY

Contact No. :

Mobile No. : +91 8420574505

E-mail :

Address : Ballygunge South 24Parganas

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	2000757913/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	81260
2	2000757913/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	17257
<b>Total</b>				<b>98517</b>

In Words : Rupees Ninety Eight Thousand Five Hundred Seventeen only



Government of India



তপু দাস  
TAPU DAS  
পিতা : গোপীনাথ দাস  
Father : GOPINATH DAS

জন্মতারিখ/DOB 10/08/1980  
পুরুষ / Male



9001 8304 4094

আধার - সাধারণ মানুষের অধিকার



Tapu Das



Unique Identification Authority of India

ঠিকানা: ডি বিজ্ঞাসাগরপল্লী  
ডি.ও.য়ান, দুর্গাপুর  
দুর্গাপুর (এম কর্প), বেনাচিটি  
বর্ডহামান, পশ্চিম বঙ্গ,

Address: D1/1  
VIDYASAGAR PALLY, D.1,  
DURGAPUR 13, Durgapur  
(m Corp.), Benachity,  
Barddhaman, West Bengal,  
713213

USDS JUL 20

Tapu Das

9001 8304 4094

1947  
1800 300 1947

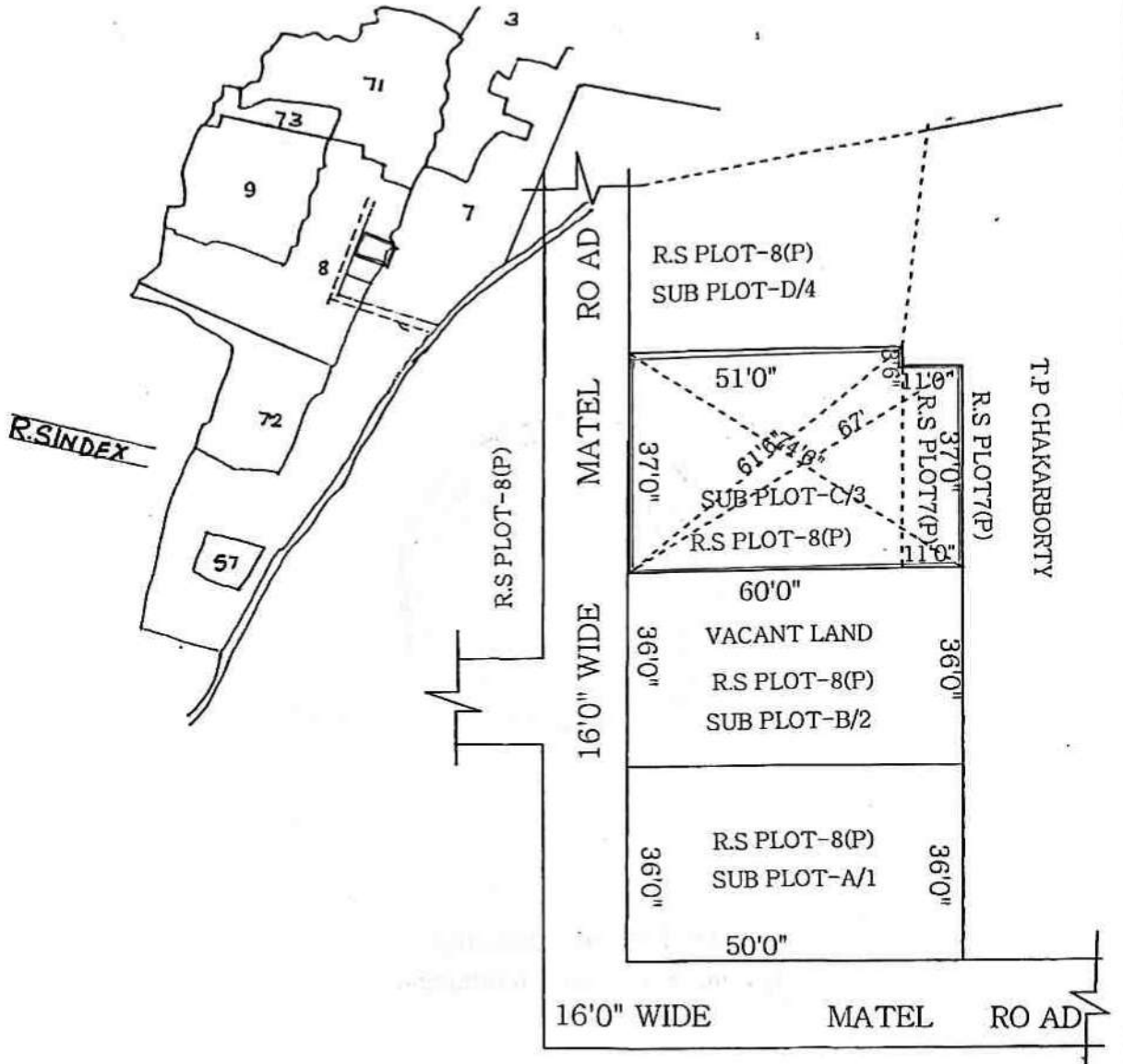
help@uidai.gov.in

www.uidai.gov.in



SKETCH MAP IS SHOWING THE LAND OF MOUZA-TETIKHALA. J.L NO-111.  
P.S-NEW TOWN SHIP.DIST-PASCHIM BARDHAMAN.R.S PLOT NO-7(P)HAL-59  
R.S PLOT-8(P).HAL-127. AREA 5.00 DECIMAL. LAND SHOWN IN RED MARK  
PURCHASED BY-PRITHVIRAJ PANDEY. S/O-TATHAGATA PANDEY

R.s Plot No	Area	More/Less
7(P)-	=1.00 DECIMAL	
8(P)-	=4.00 DECIMAL	
<b>TOTAL AREA=5.00 DECIMAL</b>		



*Utpal Kumar Samanta*  
 Signature Of Owner

*Mohit Kr. Mondal - 25/6/2020*  
 Mohit Kr. Mondal  
 Invl. Regd. No.-W.B.K.-565/194  
 Durgaria Bardhaman DGO  
 As Per Previous  
 Deed Plan

**SPECIMEN FORM FOR TEN FINGER PRINTS**

**Signature of the Executants/presentation**



*Poithoisari Paudyal*

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Poithoisari Paudyal*

**Signature of the Executants/presentation**



*Utpal Kumar Samanta*

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Utpal Kumar Samanta*

**Signature of the Executants/presentation**

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:-

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ARLPS3893B



नाम / NAME

UTPAL KUMAR SAMANTA

पिता का नाम / FATHER'S NAME

NABA KUMAR SAMANTA

जन्म तिथि / DATE OF BIRTH

01-01-1973

हस्ताक्षर / SIGNATURE

Utpal

*Stalin*

आयकर अधिकारी, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.B. - III




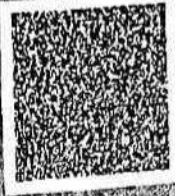
0505 JUL 80

Utpal Kumar Samanta

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**FKWPP4831E**

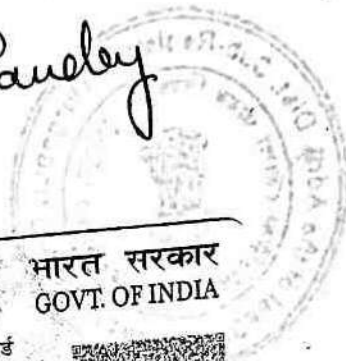
नाम/Name  
**PRITHVIRAJ PANDEY**

पिता का नाम / Father's Name  
**TATHAGATA PANDEY**

जन्म की तिथि / Date of Birth  
**21/08/2001**

हस्ताक्षर / Signature  
*Prithviraj Pandey*


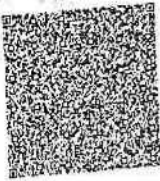
*Prithviraj Pandey*



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**FKWPP4931E**

नाम/Name  
**PRITHVIRAJ PANDEY**

पिता का नाम / Father's Name  
**TATHAGATA PANDEY**

जन्म की तिथि / Date of Birth  
**21/08/2001**

हस्ताक्षर / Signature  
*Prithviraj Pandey*



## Major Information of the Deed



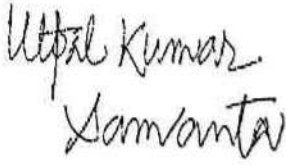
Deed No :	I-0206-02660/2020	Date of Registration	09/07/2020
Query No / Year	0206-2000757913/2020	Office where deed is registered	
Query Date	06/07/2020 5:37:21 PM	0206-2000757913/2020	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 7797737722, 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. 10,00,000/-	Rs. 17,25,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 86,260/- (Article:23)	Rs. 17,257/- (Article:A(1), E)		
Remarks			

### Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-59 (RS :-7 )	LR-1458	Bastu	Baid	1 Dec	2,00,000/-	3,45,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	RS-8/72	RS-1458	Bastu	Baid	4 Dec	8,00,000/-	13,80,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					5Dec	10,00,000 /-	17,25,000 /-	
Grand Total :					5Dec	10,00,000 /-	17,25,000 /-	

### Seller Details :



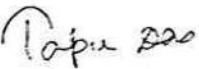
SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr UTPAL KUMAR SAMANTA (Presentant)</b> Son of Mr NABA KUMAR SAMANTA Executed by: Self, Date of Execution: 09/07/2020 , Admitted by: Self, Date of Admission: 09/07/2020 ,Place : Office	 <small>09/07/2020</small>	 <small>LTI 09/07/2020</small>	 <small>09/07/2020</small>

10 Titas Hellen Keller Sarani, Bidhannagar, P.O:- Bidhannagar, P.S:- New Township, Durgapur,  
 District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation:  
 Service, Citizen of: India, PAN No.:: ARLPS3893B, Aadhaar No: 80xxxxxxxx9123, Status  
 :Individual, Executed by: Self, Date of Execution: 09/07/2020  
 , Admitted by: Self, Date of Admission: 09/07/2020 ,Place : Office

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr PRITHVIRAJ PANDEY</b> Son of Mr TATHAGATA PANDEY 53/1/1B, Ballygunge Place, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: FWKPP4931E, Aadhaar No: 77xxxxxxxx5849, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr TAPU DAS</b> Son of Mr GOPINATH DAS D1/1, Vidyasagar Pally, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713213			
	09/07/2020	09/07/2020	09/07/2020

Identifier Of Mr UTPAL KUMAR SAMANTA

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr UTPAL KUMAR SAMANTA	Mr PRITHVIRAJ PANDEY-1 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mr UTPAL KUMAR SAMANTA	Mr PRITHVIRAJ PANDEY-4 Dec

**Land Details as per Land Record**

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 59, LR Khatian No:- 1458	Owner:উত্ত পল কুমার সামন্ত, Gurdian:নবকুমার , Address:ডি-119 শান্তী এভিনিউ , দুর্গাপুর-12 , Classification:বাইদ, Area:0.01000000 Acre,	Mr UTPAL KUMAR SAMANTA

On 07-07-2020

**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 17,25,000/-



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

On 09-07-2020

**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 14:37 hrs on 09-07-2020, at the Office of the A.D.S.R. DURGAPUR by Mr UTPAL KUMAR SAMANTA ,Executant.

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

Execution is admitted on 09/07/2020 by Mr UTPAL KUMAR SAMANTA, Son of Mr NABA KUMAR SAMANTA, 10 Titas Hellen Keller Sarani, Bidhannagar, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service

Identified by Mr TAPU DAS, , Son of Mr GOPINATH DAS, D1/1, Vidyasagar Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,257/- ( A(1) = Rs 17,250/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 17,257/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/07/2020 9:01PM with Govt. Ref. No: 192020210031352661 on 07-07-2020, Amount Rs: 17,257/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0APFCW14 on 07-07-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 86,260/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 81,260/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5768, Amount: Rs.5,000/-, Date of Purchase: 07/07/2020, Vendor name: Somnath Chatterjee

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 07/07/2020 9:01PM with Govt. Ref. No: 192020210031352661 on 07-07-2020, Amount Rs: 81,260/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0APFCW14 on 07-07-2020, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0206-2020, Page from 64992 to 65009  
being No 020602660 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2020.07.10 13:32:20 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/07/10 01:32:20 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)