



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 094535

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18.02.20

11.57-

certified that the Document
is Assented to Registration the
Signature Sheet and the Endr-
sements Attached with this
Documents are the Part of this
Document.

A.D.S.F. Durgapoo
Burdwan

18 FEB 2020

K.V.

SALE DEED

Dist : Burdwan presently Paschim
Bardhaman, P.S. New Township, Mouza :
Tetikhola under Jemua Gram Panchyat,
area of land measuring about 4 (Four)
Katha along with a house measuring 1000
(One Thousand) Square Feet, Sale Value-
Rs. 48,00,000/- & Market Value - Rs.
48,00,000/-

THIS DEED OF SALE MADE BY MR. TARUN KUMAR SANYAL [PAN-AHVPS5247F] Son of Late Sunil Kumar Sanyal, By Faith: Hindu, By Occupation: Retired Person by Nationality-Indian, resident of 39, Nawab Abdul Latif Street, Post Office: Belghoria, P.S.- Belghoria, District:- North 24-Parganas, West Bengal, India, PIN - 700056, hereinafter called the **"VENDOR"**, which expression shall unless the context otherwise required includes his heirs, successors and representatives of the **VENDOR**.

IN FAVOUR OF

MR. SHAYAN KUMAR DEY [PAN- EXQPD0238C] S/o Mr Madan Mahon Dey, by faith Hindu, by Nationality-Indian, by occupation Student, residing at Rudrapur, Kumra, P.O. Kumra Kashipur, P.S. Habra, District:- North 24-Parganas, West Bengal, India, PIN - 743271, 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 property is purchased by Ardhendu Bikash Chakraborty son of Sri Sasanka Sekhar Chakraborty & Smt. Laxmi Chakraborty wife of Sri Ardhendu Bikash Chakraborty vide deed No- 4096 for the year 1984 of A.D.S.R. Durgapur and after that Ardhendu Bikash Chakraborty son of Sri Sasanka Sekhar Chakraborty & Smt. Laxmi Chakraborty wife of Sri Ardhendu Bikash Chakraborty sold the schedule mentioned land in favour of present vendor i.e. Tarun Kumar Sanyal vide deed No- 3680 for the year 2001 of A.D.S.R.Durgapur and mutated his name in L.R.R.O.R.

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



AND WHEREAS the vendor is urgent need of money and as such the vendor 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 his intention to buy out the same agreed with the vendors for absolute sale to him of the schedule below land at price of **Rs. 48,00,000/- (Rupees Forty Eight Lakh) Only** which already paid in Cheque/DD/Cash as such the vendors 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, 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 truest of their.



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-judge 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 and charges without any connection or concerned whatsoever with the VENDOR(S).

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

SCHEDULE

All That piece or parcel of **Baid** Land measuring an area of **4 (Four) Katha** be the same a little more or less, appertaining to **R.S. Plot No. 7, corresponding L.R. Plot No-59** comprised in **L.R. Khatian No. 1398, L.R. J.L. No. 111**, situated within **Mouza- Tetikhola**, Police Station: New Township, District- Burdwan presently Paschim Bardhaman, A.D.S.R. Office-Durgapur, Jemua Gram Panchyat, and a **10 years old 1000 (One Thousand) Square Feet** single story cemented building also situated over and above the aforementioned land. Entire Land is butted and bounded:

- On the North : Land of Kakali Mondal
- On the South : House of Tapan Kumar Mukherjee
- On the East : 20 Feet wide Pucca Road
- On the West : R.S. Plot No-7 (P)

The Schedule mentioned land is used for residential purpose.

The schedule mentioned land is never been acquired by Govt.

(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. 48,00,000/- (Rupees Forty Eight Lakh) Only paid by the purchaser in following manner:-

Mode of Payment	Date	Bank	Cheque No.	Amount (Rs.)
Cheque	07.02.2020	SBI	941874	10,00,000.00
Cheque	07.02.2020	SBI	941875	10,00,000.00
Cheque	07.02.2020	SBI	941876	10,00,000.00
Cheque	07.02.2020	SBI	941877	10,00,000.00
Cheque	07.02.2020	SBI	941878	8,00,000.00

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 18th Day of February, 2020 in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES:

① *Anir Banerjee*
S/O - Debasish Banerjee
Furjhona, Durgapur-06

Tarun Kumar Sanyal

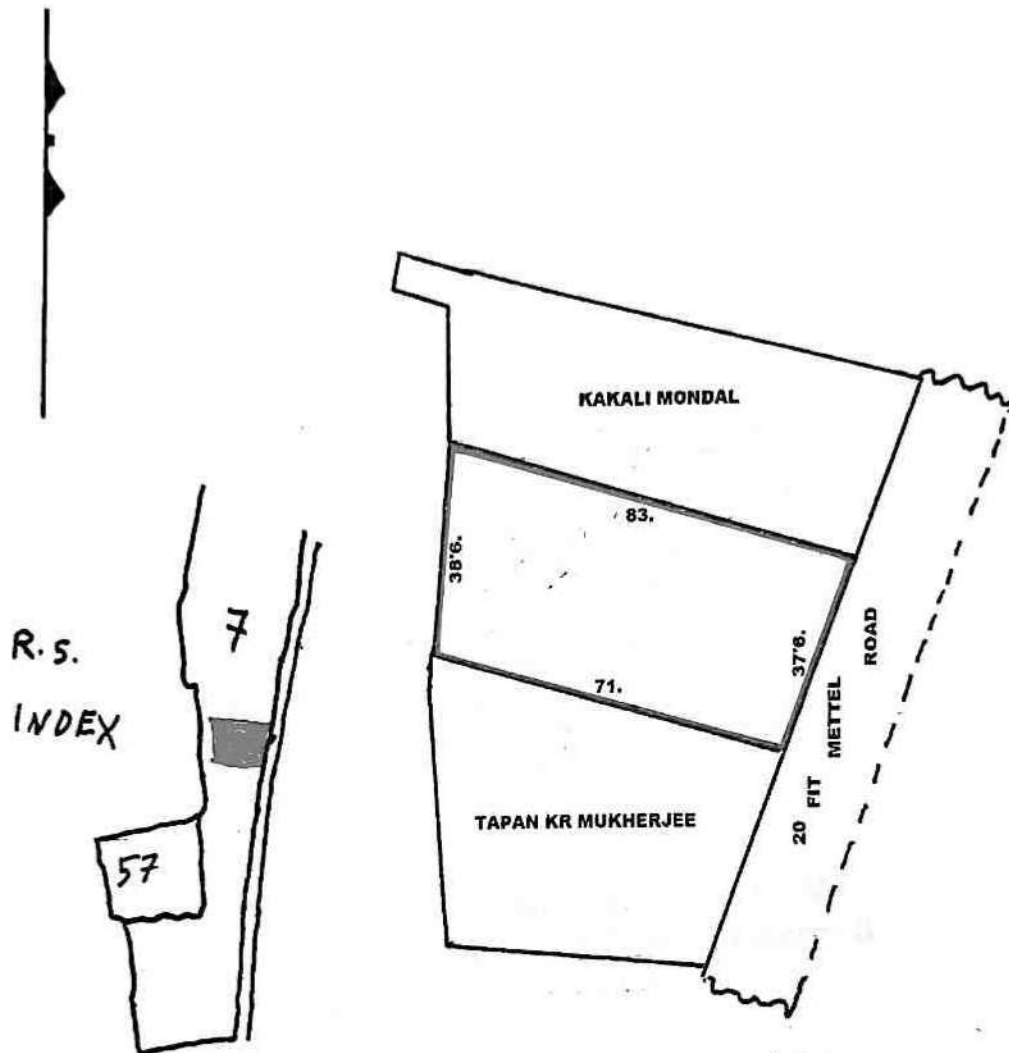
SIGNATURE OF THE VENDORS

② *Swastik Sanyal*
S/O - Tarun Kumar Sanyal
Belgharia, Kolkata-56

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

**DEED PLAN OF R.S-PLOT NO-7 PART OF MOUZA-TETIKHOLA. J.L NO-96
P.S- NEW TOWNSHIP, DIST-PASCHIM BARDHAMAN
AREA-4 KATHA MORE OR LESS SWON IN RED COLOUR
SOLD TO-SHAYANKUMAR DEY**



Tame Unea Sayf

Mohit - 29/1/2020
Surveyor
MOHIT KR. MONDAL
Govt. Regd. No.-W.B.K.-565/1999
Bargarha, Burdwan, DGP-5

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

GRN: 192019200185328201
GRN Date: 17/02/2020 14:22:29
BRN: IKOALSLAJ9
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 17/02/2020 14:23:29

DEPOSITOR'S DETAILS

Id No. : 02060000192977/3/2020
[Query No./Query Year]

Name : SHAYAN KUMAR DEY
Contact No. : Mobile No. : +91 9333155557
E-mail :
Address : Habra North 24Parganas PIN 743271
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	02060000192977/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	235010
2	02060000192977/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	48007

Total

283017

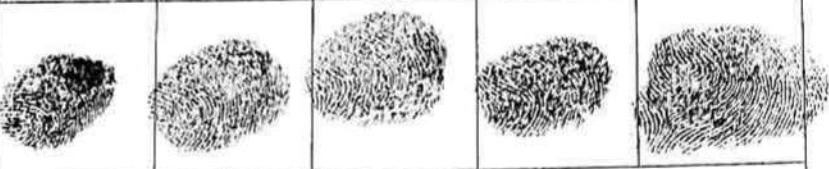
In Words : Rupees Two Lakh Eighty Three Thousand Seventeen only

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Tarun Kumar Sanyal

Signature:- *Tarun Kumar Sanyal*

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Shayan Kumar Dey

Signature:- *Shayan Kumar Dey*

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No.: 1215/89004/16116

To
 Amit Banerjee
 FULJHORE DAKSHIN PARA
 FULJHORE
 Durgapur (m Corp.)
 Fulihore
 Barddhaman Barddhaman
 West Bengal 713206
 9091044798
 353543899
 MA535438997FT



आपका आधार क्रमांक / Your Aadhaar No. :

5415 1354 3440

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Amit Banerjee
 Father : Debasish Banerjee
 DOB : 04/07/1985
 Male




5415 1354 3440

मेरा आधार, मेरी पहचान

Amit Banerjee

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AHVPS5247F




नाम /NAME
TARUN KUMAR SANYAL

पिता का नाम /FATHER'S NAME
SUNIL KUMAR SANYAL

जन्म तिथि /DATE OF BIRTH
07-12-1951

हस्ताक्षर /SIGNATURE
T. K. Sanyal

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME-TAX, RANCHI



Tarun Kumar Sanyal



11 8 FEB 2020



Shayam Kumar Dey




11 8 FEB 2020

शुद्ध कर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

शुद्ध कर खाता संख्या
Permanent Account Number Card
EXCPD0238C



नाम
SHAYANKUMAR DEY

पिता का नाम / Father's Name
MADAN MAHON DEY

04/09/2000

हस्ताक्षर / Signature

Shayam Kumar Dey



11 8 FEB 2020

Major Information of the Deed

Deed No :	I-0206-00933/2020	Date of Registration	18/02/2020
Query No / Year	0206-0000192977/2020	Office where deed is registered	
Query Date	03/02/2020 9:39:31 PM	A.D.S.R. DURGAPUR, District: Burdwan	
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. 48,00,000/-	Rs. 48,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,40,010/- (Article:23)	Rs. 48,007/- (Article:A(1), E)		
Remarks			

Land Details :



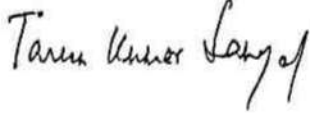
District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

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-1398	Bastu Baid	4 Katha	28,00,000/-	28,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				6.6Dec	28,00,000 /-	28,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	20,00,000 /-	20,00,000 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TARUN KUMAR SANYAL (Presentant) Son of Late SUNIL KUMAR SANYAL Executed by: Self, Date of Execution: 18/02/2020 , Admitted by: Self, Date of Admission: 18/02/2020 ,Place : Office	 18/02/2020	 LTI 18/02/2020	 18/02/2020
39, Nawab Abdul Latif Street, Belghoria, P.O:- Belghoria, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AHVPS5247F, Aadhaar No: 77xxxxxxxx8043, Status :Individual, Executed by: Self, Date of Execution: 18/02/2020 , Admitted by: Self, Date of Admission: 18/02/2020 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr SHAYAN KUMAR DEY Son of Mr MADAN MAHON DEY Rudrapur, Kumra, P.O:- Kumra Kashipur, P.S:- Habra, Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743271 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: EXQPD0238C, Aadhaar No: 65xxxxxxxx3861, Status :Individual, Status : Not Executed			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT BANERJEE Son of Mr DEBASISH BANERJEE Fuljhore, P.O:- Fuljhore, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206	 18/02/2020	 18/02/2020	 18/02/2020
Identifier Of Mr TARUN KUMAR SANYAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr TARUN KUMAR SANYAL	Mr SHAYAN KUMAR DEY-6.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr TARUN KUMAR SANYAL	Mr SHAYAN KUMAR DEY-1000.00000000 Sq Ft

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:- 1398	Owner:শ্রী তরুন কুমার সান্যাল, Gurdian:সুনী কুমা, Address:ধানবাদ , Classification:বাইদ, Area:0.07000000 Acre,	Mr TARUN KUMAR SANYAL

On 04-02-2020

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 48,00,000/-



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

On 18-02-2020

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 11:57 hrs on 18-02-2020, at the Office of the A.D.S.R. DURGAPUR by Mr TARUN KUMAR SANYAL ,Executant.

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

Execution is admitted on 18/02/2020 by Mr TARUN KUMAR SANYAL, Son of Late SUNIL KUMAR SANYAL, 39, Nawab Abdul Latif Street, Belghoria, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Retired Person

Indetified by Mr AMIT BANERJEE, , , Son of Mr DEBASISH BANERJEE, Fuljhore, P.O: Fuljhore, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 48,007/- (A(1) = Rs 48,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 48,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2020 2:23PM with Govt. Ref. No: 192019200185328201 on 17-02-2020, Amount Rs: 48,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ALSLAJ9 on 17-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,40,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,35,010/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 5708, Amount: Rs.5,000/-, Date of Purchase: 17/02/2020, 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 17/02/2020 2:23PM with Govt. Ref. No: 192019200185328201 on 17-02-2020, Amount Rs: 2,35,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ALSLAJ9 on 17-02-2020, 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 27063 to 27079
being No 020600933 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.02.28 13:34:43 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/02/28 01:34:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)