204529 4657 भारतीय गैर न्यायिक INDIA NON JUDICIAL **Rs.5000 হ**.5000 **FIVE THOUSAND RUPEES** पा च हजार रुपर सत्यमेव जयते ND

পশ্চিমবজ্ঞা पश्चिम बंगाल WEST BENGAL

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DEED OF SALE

Under Gram Panchayat

Mouza

Land Area

Sale Value

Market Value

E 823842 Sertified that the Documer is Admitted to Registration the Sign wave Sheet and the Enorsements Attached with the Documents are the Part of the Document.

2 5 JUL 2019

- : Shankarpur
- : 6.5 Katha
- : Rs. 32,50,000/-
- : Rs. 32,50,000/-

Contd..Page-02

Address. Address. Address. Value of Stamp. Date of Purchase of the Stamp Paper from Treasury. Name of the Treasury from Where Purchase:- Durgapur

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



Addl. Dist. Sub-Registrar Durgapur, Paschim Bardhaman

2 3 JUL 2019

THIS DEED OF SALE MADE BY:

Mr. AUROVINDA GANGULY | Pan No-AKDPG5098F | son of Srimanta Ganguly, by faith-Hindu, by nationality: Indian, by occupation : Service, residing at MR-90 IAE Housing Complex, Saptarshi Park, P.O-Durgapur-713206, P.S-Newtownship, District-Paschim Bardhaman, West Bengal represented by his constituted attorney. Mr. SRIMANTA KUMAR GANGULY | Pan No-ANNPG9958R | son of Late Prafulla Kumar Ganguly, by faith-Hindu, by nationality: Indian, by occupation : Service, residing at MR-90 IAE Housing Complex, Saptarshi Park, P.O-Durgapur-713206, P.S-Newtownship, District-Paschim Bardhaman, West Bengal , Reg G.P.No. IV-168/2014, CD Vol. No. 1 (Hereinafter called the VENDOR) of the first part), which expression shall unless the context otherwise requires include the heirs/successors and representative of the VENDOR.

Simants W. Gouge

Silmanda kn. Garge

IN FAVOUR OF:

"S. B. PROPERTIES" [Pan No-AHEPB4694G] a Proprietorship firm having its principle place of business at 616. Green Park, 2nd Floor, P.S-Lake Town Road, Kolkata-700055, West Bengal represented by its proprietor Sri SUDIP KUMAR BISWAS [Pan No-AHEPB4694G] son of Late Dilip Biswas, by occupation Business, by faith: Hindu, by nationality: Indian, residing at 616, Green Park, 2nd Floor, P.S-Lake Town Road, Kolkata-700055, West Bengal.

(Hereinafter called the PURCHASER) of the Second Part which expression shall unless the context otherwise requires includes the heirs/successors) representatives of the PURCHASER.

WHEREAS the schedule below land originally belongs to Bharatirani Mondal which she acquired by way of inheritance long years ago and thereafter Bharatirani Mondal transferred an area of 20 decimal in respect of Plot no-RS-12 by way of regd deed of sale being no-3667 of 1998 in favour of Srikanta Ganguly and thereafter Srikanta Ganguly transferred an area of 6.5 Katha in respect of Plot no-RS-12 by way of regd deed of GIFT being no-9043 of 2010 in favour of his son Aurovinda Ganguly i.e. the present Vendor and thereafter Aurovinda Ganguly executed a power of attorney in favour of his father Srimanta Ganguly vide deed no-168 of 2014 and name of the present Vendor was duly recorded in LR records of rights under Khatian no-LR-1733 and obtained landose NOC from the office of the ADDA and conversion certificate vide conversion case no-10(P)/13 dated 20.02.2014 and from the date of GIFT the present Vendor is owning, possessing and seizing every right title and interest over the said iard.

Contd. Page-03

AND WHEREAS he is owning, possessing and seizing every right title and interest over the said land with having absolute right, title & interest and all other interest ensuing from legal ownership with having unfettered power and authority to convey the schedule below property thereafter the present VENDOR entered into an agreement with the present PURCHASER for sale of the land.

AND WHEREAS the VENDOR is in need of money for which the VENDOR has made up his mind to sell out the schedule below property and the PURCHASER who is in search of such plot and approach the VENDOR who agreed with the PURCHASER for absolute sale to him of the property described in schedule below at Rs. 32,50,000/- (Rupees Thirty Two Lakh & Fifty Thousand) only out of which Rs. 10,00,000/- is paid on 01.04.2019 by way of Cheque being No-024696 of IDBI Bank and Rs. 22,50,000/- is paid on 19,07,2019 through DD No-001044 of IDBI Bank and the VENDOR do hereby acknowledges the same by putting his signature in this deed.

AND WHEREAS by virtue of this sale deed the VENDOR hereby convey, transfer and assigns all right, title, interest along with all accessory benefits, advantages, drains, paths, casements 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 VENDOR singly 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 is not known to the PURCHASER.

AND WHEREAS the VENDOR binds himself 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 VENDOR further agreed to binds himself that he or his successors shall be liable to pay previous dues or charges or impositions before execution of this Deed if demanded either by any authority or by third party.

Contd. Page-04

The VENDOR bind himself 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 VENDOR 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 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

A piece and Parcel of BAID Land measuring an area of 6.5 Katha comprising in RS Plot No-12, LR Plot no-30, Khatian No-LR-1733, RS Khatian no-190 within the Mouja of Shankarpur, JL No-109, P.S-Newtonship, Dist-Paschim Bardhaman, West Bengal the property is butted bounded as follows:

North: Nala,

South: Land of Sudhir Mondal,

East : 14 ft wide | Kacha] Road with 2 ft wide drain on the both side of the road. West: Land of Sudhir Mondal.

Which specifically shown in Red Colour annexed sketch map which will be treated as part and parcel of this Deed.

Proposed Land used as BASTU and not acquired by any Govt. Authority. There is no structure in this plot.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Constituted attorney of Vendor and PURCHASER in separate sheet which will be treated as a part and parcel of this deed.

Contd. Page-05

In witnesses whereof the Constituted attorney of Vendor and PURCHASER both put their signature on this 23rd day of July 2019.

Witnesses:

1. Dulad Sur Stolate Manindra Natur Durgather Comp Dago-16

2. Dipankare Dutta C/O Krishna Gopal Dutta Nietoji Subhas pally Durgapure-01.

Strimanta Kr. Ganguly,

Signature of Srimanta Kumar Ganguly as Constituted Attorney of Mr. Aurovinda Ganguly

3. MUKHi pada Shoch et. U. Poli lochon shesh Sankar pro po- Archer physicine Bouderin Briga pri -12 Signature of PURCHASER

S.B. PROPERTIES Sidip he Bind as Proprietor

Drafted and typed by me

Advocate Baudyae adluray. Advocate \$3399 \$ 2011

FINGER PRINT & PHOTOCOPY



Signature & Photograph is duly attested by me

Sudip hr. Bin n



Signature & Photograph is duly attested by me

Sommanta Kr. Gau

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

Signature & Photograph is duly attested by me



		Govt.	of West Be	engal	
	Directo	prate of Re	gistration & e-Challan	Stamp Revenu	е
GRN:	19-201920-0041	70894-1		Payment Mode	Online Payment
GRN Date	e: 15/07/2019 18:0	6:50	Bank :	State Bank of India	
BRN :	CKK0085579		BRN Date:	15/07/2019 18:08:31	
DEPOSIT	OR'S DETAILS				
Name :	SUDIP	KUMAR BISWA	c	Id No. : 02060000 [Query I	979368/3/2019 No (Query Year)
Contact No E-mail :			Mobile No. :	+91 9830040190	
Address :	616 GR	EEN PARK 2ND) FLOOR LAKE	TOWN PIN 700055	
Applicant N Office Nam		p Kumar Biswas	2		
Office Add Status of D		Buyer/Claimants			
Purpose of	payment / Remar	ks : Sa	ile, Sale Docum	ent Payment No 3	
PAYMENT	DETAILS				
SI. ^{Indexe} No:	Identificatior No.	Head of A		Head of A/C	Amount[₹]
) (2060000979368/3/2019	Property Registratic	an- Stamp duty	0030-02-103-003-02	157510
2 0	2060000979368/3/2019	Property Registratic Fees	on- Registration	0030-03-104-001-16	32507
			Tota	al	190017

6.6

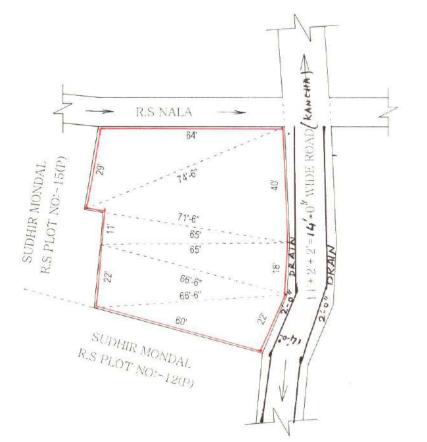
In Words :

62

Rupees One Lakh Ninety Thousand Seventeen only

DEED PLAN OF R.S PLOT NO :-12(P), & L.R PLOT NO:-30(P), OF MOUZA:-SANKARPUR, J.L NO:-95,& 109, P.S:-FARIDPUR,(N.T.E.S), DIST:-PASCHIM BARDHAMAN, AREA:-6KATHA, 8 CHATAK SHOWING IN RED COLOUR, PURCHASER:-S.B PROPERTIES.

SCALE:-16'' = 1 MILE



Deed plan to Deed Plan:-DRAWN BY:-

Rom P. John 11/04/019

RAM PRASAD LOHAR FULJHORE, DURGAPUR-6 BURDWAN SURVEYOR REGD. NO. W.B./K-635/2008 M-8293423795

Snimanta Kr. Gangely



1.

आयंकर विमाग INCOME TAX DEPARTMENT

मारत सरकार GOVT. OF INDIA

SRIMANTA KUMAR GANGULY PRAFULLA KUMAR GANGULY

20/03/1954

Permanent Account Number ANNPG9958R

Signature 2



an shi kiyî ...

Spimanta Kr. Ga

· .

lii case this card is lost / found, kindly inform / return to ; Income Tax PAN Services Unit, UTITSL Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614.

इस चाइ के खोने/पाने पर कृषया स्थित करें/लोटाए : आयकर पेन सेवा यूनीट, वु इंद्रियाई हो एस एल प्लाट न: ३, संकट्ट १९४४ में सी सी सामापुर, नवी मुंबई-४०० १९४४



- শীমত্ত কুমার গান্ধুনী Srimanta Kumar Ganguly S/O. Prafulla Kumar Ganguly MR-90, I.A.E HOUSING COMPLEX SAPTARSHI PARK

- Durgapur (m Corp.)
- Durgapur Abl Township Barddhaman Barddhaman West Bengal 713206 9434240289

Ref 12831 / 14R / 265674 / 265690 / P





আপনার আধার সংখ্যা / Your Aadhaar No. :

7538 6835 0844

আমার আধার, আমার পরিচয়

1

ভারত সরকার Government of India



ষ্ট্ৰীমন্ত কুমার আন্থলী Srimanta Kumar Ganguly পিতা : প্রদূর কৃষ্ণর পাঙ্গল Pather : Prafulla Kumar Ganguly जन्मजन्दिर / DOB - 20/03/1954 Male Male



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7538 6835 0844

আমার আধার, আমার পরিচয়

Srimanta Kr. Gangely.



In case this curvely loss / found, kindly inform / return to ; discome Tax PAN Services Unit, U TEINE Path in 3, Sector 11, CBD Belapur, Nerr Humbai - 400 614 Wile is suit/ and a grave gfan wit/ entrosurant ar the gfar, UTITISE errant a magnet a subject

ELECTION COMMISSION OF INDIA ভারতের নির্বাচন কমিশন IDENTITY CARD WB/37/265/573065 পরিচয় পত্র

Elector's Name : Dulal Sur নির্বাচকের নাম দুলাস দুর Father/Mother Husband's Name: Manindra Sur পিতা /মতো / সামীরনাম: মনিশ্র সুর Sex Male লিঙ্গ প্রক্রম Age as on 01.01.95 28 ১.১.১৯.৬.৫.এ সম্ম বুল



Address : Uttar Bally

Post, ² Durgapur 10 Dist, - Burdwan

ঠিকানা উত্তর পল্লা পোঃ — দুর্গাপুর 10

জেলে। ---- এপ্লুবাদ

Facsimile Signature Electoral Registration Officer নির্বাচক-নিবজন আইকারিজ 265 Durgapur 2 Assembly Constituency ২ও৫ দুসাপুর ২ বিধানসভা নিরাচন ক্ষেত্র

 Place
 : Durgapur

 স্থান
 : দুর্গাপুর

 Date
 : 12.03.95

 তারিখ
 : >২.০৩.৯৫

Major Information of the Deed

Deed No :	I-0206-04579/2019	Date of Registration	25/07/2019		
Query No / Year 0206-0000979368/2019 Query Date 24/06/2019 10:09:29 AM		Office where deed is registered A.D.S.R. DURGAPUR, District: Burdwan			
Transaction	and the second se	Additional Transaction	North Manual Annual		
[0101] Sale, Sale Documen	t	[4308] Other than Immo Agreement [No of Agree	ovable Property, ement : 1]		
Set Forth value		Market Value			
Rs. 32,50,000/-		Rs. 32,50,000/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 1,62,510/- (Article:23)		Rs. 32,507/- (Article:A(1), E)		
Remarks					

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch No	A STATE OF	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1			Vastu	Baid	6.5 Katha	32,50,000/-		Width of Approach Road: 16 Ft.,
	Grand	Total :	_		10.725Dec	32,50,000 /-	32,50,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
	Mr Aurovinda Ganguly Son of Mr Srimanta Ganguly MR90,I A E Housing Complex, Saptarshi Park, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKDPG5098F, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Buy	ver Details :
SI No	Name,Address,Photo,Finger print and Signature
65.42	S B Properties 616 Green Park, 2nd Floor, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AHEPB4694G, Status :Organization, Executed by: Representative

Attorney Details :

Name	Photo	Finger Print	Signature
Mr Srimanta Kumar Ganguly (Presentant) Son of Late Prafulla Kumar Ganguly Date of Execution - 23/07/2019, , Admitted by: Self, Date of Admission: 23/07/2019, Place of Admission of Execution: Office			Snímantaks. Ganguly.
	Jul 23 2019 12:26PM	LTI 23/07/2019	23/07/2019

PAN No.:: ANNPG9958R Status : Attorney, Attorney of : Mr Aurovinda Ganguly

Representative Details :

Name	Photo	Finger Print	Signature
Mr Sudip Kumar Biswas Son of Late Dilip Biswas Date of Execution - 23/07/2019, , Admitted by: Self, Date of Admission: 23/07/2019, Place of Admission of Execution: Office			Sudip im, Band as
	Jul 23 2019 12:27PM	LTI 23/07/2019	23/07/2019
616 Green Park, 2nd Floor, P.	O:- Lake Town, P	.S:- Lake Town,	District:-North 24-Parganas, West pation: Business, Citizen of: India, ,

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dulal Sur Son of Late Manindra Nath Sur Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216			Dulad Sur
	23/07/2019	23/07/2019	23/07/2019

Identifier Of Mr Srimanta Kumar Ganguly, Mr Sudip Kumar Biswas

Trans	fer of property for L1	
SI.No	From	To. with area (Name-Area)
1	Mr Aurovinda Ganguly	S B Properties-10.725 Dec

Land Details as per Land Record

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch	Plot & Khatian	Details Of Land	Owner name in English
No	Number		as selected by Applicant
L1	LR Plot No:- 30, LR Khatian No:- 1733	Owner:অরবিন্দ গাঙ্গুলী, Gurdian:শ্রীমন্তকুমার , Address:নিজ , Classification:বাইদ, Area:0.11000000 Acre,	Mr Aurovinda Ganguly

Endorsement For Deed Number : I - 020604579 / 2019

On 24-06-2019

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 32,50,000/-



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

Burdwan, West Bengal

On 23-07-2019

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

Presented for registration at 12:00 hrs on 23-07-2019, at the Office of the A.D.S.R. DURGAPUR by Mr Srimanta Kumar Ganguly ,.

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

Execution is admitted on 23-07-2019 by Mr Sudip Kumar Biswas, proprietor, S B Properties (Sole Proprietoship), 616 Green Park, 2nd Floor, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Mr Srimanta Kumar Ganguly, , Son of Late Prafulla Kumar Ganguly, M R 90, I A E Hsg. Complex, Saptarshi Park, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Service as the constituted attorney of Mr Aurovinda Ganguly MR90, I A E Housing Complex, Saptarshi Park, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206 is admitted by him

Indetified by Mr Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 32,507/- (A(1) = Rs 32,500/- ,E = Rs 7/-) and Registration Fees paid by by online = Rs 32,507/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2019 6:08PM with Govt. Ref. No: 192019200041708941 on 15-07-2019, Amount Rs: 32,507/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKK0085579 on 15-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,62,510/- and Stamp Duty paid by by online = Rs 1,57,510/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2019 6:08PM with Govt. Ref. No: 192019200041708941 on 15-07-2019, Amount Rs: 1,57,510/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKK0085579 on 15-07-2019, 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

On 25-07-2019

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. 1,62,510/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3365, Amount: Rs.5,000/-, Date of Purchase: 20/06/2019, Vendor name: Jitendra Nath Mondal

2. Stamp: Type: Court Fees, Amount: Rs.10/-

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 0206-2019, Page from 103231 to 103250 being No 020604579 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA Date: 2019.07.31 13:02:34 +05:30 Reason: Digital Signing of Deed.

(Partha Bairaggya) 31-07-2019 12:58:51 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR West Bengal.

(This document is digitally signed.)

31/07/2019 Query No:-02060000979368 / 2019 Deed No : I - 020604579 / 2019, Document is digitally signed.