

457/18

D 492



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

east m 624753

D 624753

S-D-5000

GRN-19-201718- 015598681-1

Ref No.:- Query No. 57903/2018

DEED OF SALE Rs. 14,00,000/-

Mouza Asansol, P.S. Asansol R.S Plot No.1212 & 1213

area of land 7.75(Seven point seven five) cottahs,

with one room covered area 100 sft

Holding No. 34(60) of Asansol Municipal Corporation Ward No. 19(old).

Signature
Addl. District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman

25 JAN 2018

THIS DEED OF SALE is made on this the 18th day of January 2018 BY :-

ContdP/2

114

Kanyu Dey

115

Bipul De

116



Srijay DE

Addl. District Sub-Magistrate
Aansol, Dist. - Paschim Bardhaman

18 JAN 2018

-:2:-

(1) **MRS. MANJU DEY** (PAN AGQPD0062P) wife of late Benoy Krishna Dey
(2) **MR. BIPUL DE** (PAN BNJPD0441F) (3) **MR. SUJOY DE** (PAN
AEZPD1718B) both son of late Benoy Krishna Dey all are by faith Hindu,
Nationality- Indian, resident of S.F Road, Police Station- Asansol(South), P.O.
Ushagram, Chowki & Addl. Dist. Sub. Registry Office at Asansol, Dist- Paschim
Bardhaman(W.B), Pin 713303 hereinafter jointly and severally called the
“**VENDORS**” (Which expression shall unless excluded by or repugnant to the
context include their heirs, successors, representatives, administrators and
assigns) of the **ONE PART**.

AND

IN FAVOUR OF “**C L M DEVELOPERS PRIVATE LIMITED**”
(PAN - AACCC2565M) (formerly known as M/S. CHHAGANLAL
MAHENDRA KUMAR (SALES) PVT LTD) a Private Limited Company
incorporated under the companies Act 1956, represented by its Director **MR.**
ADITYA SHARMA (PAN AWOPS4844G) son of Mr. Mahendra Sharma,
having its office at 33, Masjid Bari Lane, P.O.- Asansol, P.S.- Asansol (South),
Sub Division & Addl. Dist. Sub – registry office at Asansol, Dist- Paschim
Bardhaman, Pin 713301 herein after called the “**PURCHASER**”(which expression
shall unless repugnant to and contrary to the context include its heirs, successors,
representatives and assigns) of the **OTHER PART**.

ContdP/3

Back
(12/7)

WHEREAS previously Smt Priya Bala Chowdhury wife of Haripada Chowdhury sold and transferred the land having an area 4(four) cottahs equivalent to .065(point zero six five) acres with old and dilapidated building on C.S Plot No. 359 corresponding R.S. Plot No. 1213, C.S Kh No. 41 corresponding R.S Kh No. 574, within mouza Asansol, J.L No. 35, to Binay Krishna Dey son of late Bijay Chandra Dey vide deed of sale being No. 4078 for the year 1967 registered before the Sub Registrar office at Asansol, for valuable consideration mentioned therein, during his life time Binay Krishna Dey transferred .04(point zero four) acres of land.

AND WHEREAS also Smt Nirmala Bala Dey wife of late Bijay Chandra Dey sold and transferred the land having an area .09(point zero nine) acres with old and dilapidated building on C.S Plot No. 359 corresponding R.S. Plot No. 1212, C.S Kh No. 41 corresponding R.S Kh No. 574, within mouza Asansol, J.L No. 35, to Binay Krishna Dey son of late Bijay Chandra Dey vide deed of sale being No. 5141 for the year 1995 registered before the Sub Registrar office at Asansol, for valuable consideration mentioned therein.

AND WHEREAS while aforesaid Binoy Krishna Dey owing and possessing the above noted properties died leaving behind widow Smt Manju De and two sons Bipul De & Sujoy De herein vendors to inherit his above noted property along with others properties as his surviving legal heirs and successors, in equal share each according to Hindu Succession Act 1956.

AND WHEREAS by virtue of such inheritance above named vendors have owners, occupiers and enjoying the property mentioned in the schedule below.

-:4:-

AND WHEREAS the vendors have absolute right and authority to sell and transferred the schedule below property.

AND WHEREAS the vendors being in urgent need to secure money for their requirement have jointly announced to sell, convey, and assign the schedule below property for a consideration of Rs. 14,00,000/-(Rupees Fourteen lakh) only and purchaser being desirous of purchase a suitable property in the locality for its requirement having come to know the aforesaid announcement and desire of the vendors have proposed and consented to purchase the same at the aforesaid price and the vendors have accepted the proposal of the purchaser and agreed to sell their property detailed mentioned in the schedule below at the aforesaid price.

AND WHEREAS the vendors being considering it to be just, highest, reasonable and fair market price of their property in the locality have agreed to sell same at the aforesaid price.

AND WHEREAS towards the said transaction the purchaser has paid Rs. 14,00,000/-(Rupees Fourteen lakh) only to the vendors.

AND WHEREAS the vendors have received the said sum of Rs. 14,00,000/-(Rupees Fourteen lakh) only.

NOW THESE INDENTURE WITNESSETH:-

That in pursuance of the said contract made in the year 2006 and in consideration of the payment of the sum of Rs. 14,00,000/-(Rupees Fourteen lakh) only in the financial year 2006-2007 to the vendors paid by the purchaser (receipt whereof the vendors hereby admit and acknowledge) the vendors do hereby sell,

ContdP/5

-:5:-

grant, convey, and transfer unto the purchaser all the property mentioned in the schedule below hereunder free from all encumbrances together with all right, title, interest and easement and privileges and enjoyment right the vendors have and so long enjoyed and also of all court, yards, area, sewers, paths, passages, privileges, liberties, appurtenants thereto TO HAVE AND TO HOLD the property hereby grant and conveyed unto the use of the said purchaser, its, heirs, successors, executors, administrators and assigns forever in the absolute right, title, interest AND the said vendors hereby for themselves each of their heirs, executors, administrators or assign covenant with the said purchaser and declare that they are seized and possessed of and are competent to sell the same for the benefit of their family and have not in any way encumbered or charged or cause to be encumbered or charged, the property morefully described in the schedule below conveyed by this Deed of Sale and that the said purchaser, its, heirs, successors, executors, administrators, and assigns shall and may at all times peaceably and quietly own, use, possess, and enjoy the said property mentioned in the schedule below and receive rents and profits thereof without interruption, claim or demand whatsoever from or by the said vendors or any person or persons lawfully or equitably claiming for them and that the purchaser is at liberty to use and enjoyed the property and mortgage as absolute owner thereof with all borrower or transfer according to its choice and performance of changing the nature and character of the property AND THAT THE said vendors shall and will for all times to come at the request of the purchaser at the cost of the purchaser, its heirs,

-:6:-

successors, administrators, executors or assigns, do or execute or caused to be done or executed all such acts, deeds and things and to swear affidavit/ affidavits and to appear personally or through authorized person for further and for more perfectly assuring the title of the purchaser to the said property or any part thereof unto the purchaser as may be reasonably required AND THE VENDORS further covenant that if it transpires that the property hereby conveyed by the vendors are not free from all encumbrances as herein before stated by the vendors shall make good all loss to be sustained by vendor and to pay the consideration money at a time with interest and consequences of other relief or relieves.

Be it further stated that the purchaser, its heirs, successors, administrators or assigns shall enjoy the property mention in the schedule below from generation to generation with all rights, title, interest of the vendors according to its choice, preference and necessity including all sorts of transferring right such as Sale, Gift, Mortgage, Exchange etc of the property and is at liberty to mutate its name towards the conveyed property and to pay tax/ taxes to authority/ authorities in its name from this day of sale having Landlord the Govt. of West Bengal through S.D.L & L.R.O. Extn. I Asansol.

Be it further stated here that the purchaser mutate its name in the Govt.Revenue Department and in the Asansol Municipal Corporation and shall pay taxes thereof and all consent and approval thereof is hereby accorded to the purchaser by the vendors.

ContdP/7



-:7:-

SCHEDULE OF THE PROPERTY

Within District of Burdwan, Police Station- Asansol, Chowki & Addl. Dist. Sub. Registry Office- Asansol, within Mouza- Asansol, J.L. No. 35, C.S Kh No. 41 corresponding R.S Kh No. 574, subsequent L.R. Kh No. 987(Nine hundred eighty seven) appertaining to C.S. Plot No. 359 corresponding R.S. Plot No. 1212 (One thousand two hundred twelve) subsequent L.R Plot No. 1427(one thousand four hundred twenty seven) area of land 5(five) cothhas 8(eight) chataks equivalent to .09(point zero nine) acres, and C.S. Plot No. 359 corresponding R.S. Plot No. 1213 (One thousand two hundred thirteen) subsequent L.R Plot No. 1428 area of land 2.25(Two point two five) cothhas equivalent to .03(point zero three) acres total area of land 7.75(Seven point seven five) cothhas equivalent to .12(point one two) acres with one very old and dilapidated room covered area 100 (One hundred) sft Classification of land Bastu & Danga, under Asansol Municipal Corporation Ward No.19(old), Holding No.34(60).

sold area butted and bounded by :-

On the North --- 14 ft wide Road. On the South - Property of Vendor
On the East --- H/o Labonyo Prabha Basu. On the West - Passage.

The proportionate annual rent is payable to the State of West Bengal through S.D.L. & L.R.O. Extn. I Asansol.

ContdP/8



-:8:-

IN WITNESS WHEREOF the vendors named above put their signature on the day, month, and years above written.

WITNESSES:-

1. Subir Chatterjee
S/o L.A. A.K. Chatterjee
Mangalpur Apartment
Kalyanpur Pipeline Road
Asansol - 713301

2. Prakash Sharma
S/o Raj Kumar Sharma
Murgasol, Dildar Nagar
Asansol - 713303

Mangju Dey
Bipul De
Sujay De

Signature of the vendors

A separate sheet containing the finger prints of the parties is attached herewith.

Drafted and prepared by me & typed in my office as per instruction of the parties.

Palas Sana
Advocate, Asansol, Court.

Enrolment No. WB/178/2002

e-Challan

URN: 19-201718-015598681-1

Payment Mode Online Payment

GRN Date: 17/01/2018 16:22:36

Bank : United Bank

BRN : 9491710

BRN Date: 17/01/2018 16:18:55

DEPOSITOR'S DETAILS

Id No. : 02050000057903/4/2018

[Query No./Query Year]

Name : CLM DEVELOPERS PVT LTD

Contact No. :

Mobile No. : +91 9002475576

E-mail :

Address : 33 MASJID BARI LANE

Applicant Name : Mr PALAS SAHA

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	02050000057903/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	216897
2	02050000057903/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	36988

Total

253885

In Words : Rupees Two Lakh Fifty Three Thousand Eight Hundred Eighty Five only



Left hand

Thumb



Little finger to fore finger



Thumb



fore finger to Little finger



Finger print attested by me

Aditya Sharma

Photograph

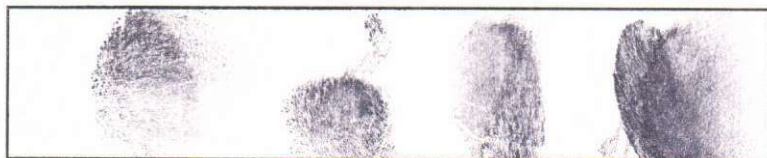


Left hand

Thumb



Little finger to fore finger



Thumb



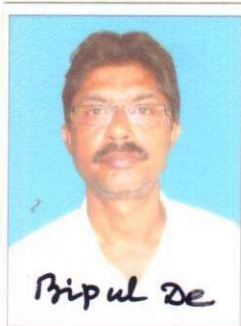
fore finger to Little finger



Finger print attested by me

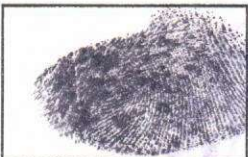
Manju Dey

Photograph



Left hand

Thumb



Little finger to fore finger



Thumb



fore finger to Little finger



Finger print attested by me

Bipul De

Photograph

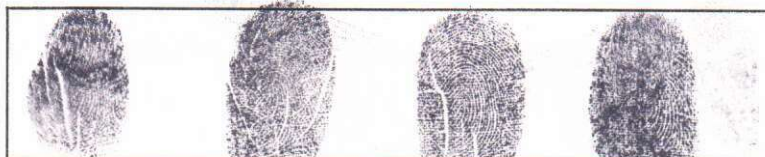


Left hand

Thumb



Little finger to fore finger



Thumb



fore finger to Little finger



Right hand



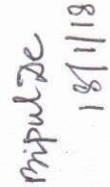
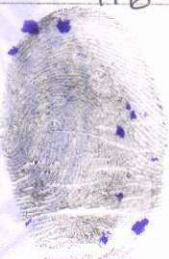
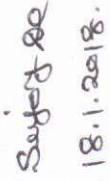
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ASANSOL, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02050000057903/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs MANJU DEY S.F Road, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303	Seller		114 	
2	Mr BIPUL DE S.F Road, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303	Seller		115 	
3	Mr SUJOY DE S.F Road, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303	Seller		116 	

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SUBIR CHATTEREE Son of Late A K CHATTERJEE MANSAROVAR APT BUDHA KALAJHORIA PIPE LINE ROAD, P.O:- ASANSOL, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713301	Mrs MANJU DEY, Mr BIPUL DE, Mr SUJOY DE,	<i>Subir Chatterjee</i> 18/01/18

 (Saurav Roychowdhury)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 ASANSOL
 Burdwan, West Bengal

Major Information of the Deed

Deed No :	I-0205-00492/2018	Date of Registration	25/01/2018
Query No / Year	0205-0000057903/2018	Office where deed is registered	
Query Date	13/01/2018 9:06:34 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	PALAS SAHA ASANSOL COURT,Thana : Asansol (S), District : Burdwan, WEST BENGAL, Mobile No. : 9434311004, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 14,00,000/-		Rs. 36,98,122/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,21,897/- (Article:23)		Rs. 36,988/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. F. Road, Mouza: Asansol

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1212	RS-987	Bastu	Bastu	5 Katha	10,00,000/-	24,99,998/-	Width of Approach Road: 14 Ft.,
L2	RS-1213	RS-987	Bastu	Danga	2.25 Katha	3,80,000/-	11,24,999/-	Width of Approach Road: 14 Ft.,
		TOTAL :			11.9625Dec	13,80,000 /-	36,24,997 /-	
	Grand Total :				11.9625Dec	13,80,000 /-	36,24,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	73,125/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	100 sq ft	20,000 /-	73,125 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mrs MANJU DEY (Presentant) Wife of Late Benoy Krishna DEY S.F Road, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AGQPD0062P, Status :Individual, Executed by: Self, Date of Execution: 18/01/2018 , Admitted by: Self, Date of Admission: 18/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/01/2018 , Admitted by: Self, Date of Admission: 18/01/2018 ,Place : Pvt. Residence

2	Mr BIPUL DE Son of Late Benoy Krishna DEY S.F Road, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BNJPD0441F, Status :Individual, Executed by: Self, Date of Execution: 18/01/2018 , Admitted by: Self, Date of Admission: 18/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/01/2018 , Admitted by: Self, Date of Admission: 18/01/2018 ,Place : Pvt. Residence
3	Mr SUJOY DE Son of Late Benoy Krishna DEY S.F Road, P.O:- USHAGRAM, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AEZPD1718B, Status :Individual, Executed by: Self, Date of Execution: 18/01/2018 , Admitted by: Self, Date of Admission: 18/01/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/01/2018 , Admitted by: Self, Date of Admission: 18/01/2018 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	C L M DEVELOPERS PRIVATE LIMITED 33, Masjid Bari Lane, P.O:- ASANSOL, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 , PAN No.: AACCC2565M, Status :Organization, Status : Not Executed

Identifier Details :

Name & address	
Mr SUBIR CHATTEREE Son of Late A K CHATTERJEE MANSAROVAR APT BUDHA KALAJHORIA PIPE LINE ROAD, P.O:- ASANSOL, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713301, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs MANJU DEY, Mr BIPUL DE, Mr SUJOY DE,	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs MANJU DEY	C L M DEVELOPERS PRIVATE LIMITED-2.75 Dec
2	Mr BIPUL DE	C L M DEVELOPERS PRIVATE LIMITED-2.75 Dec
3	Mr SUJOY DE	C L M DEVELOPERS PRIVATE LIMITED-2.75 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs MANJU DEY	C L M DEVELOPERS PRIVATE LIMITED-1.2375 Dec
2	Mr BIPUL DE	C L M DEVELOPERS PRIVATE LIMITED-1.2375 Dec
3	Mr SUJOY DE	C L M DEVELOPERS PRIVATE LIMITED-1.2375 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs MANJU DEY	C L M DEVELOPERS PRIVATE LIMITED-33.33333300 Sq Ft
2	Mr BIPUL DE	C L M DEVELOPERS PRIVATE LIMITED-33.33333300 Sq Ft
3	Mr SUJOY DE	C L M DEVELOPERS PRIVATE LIMITED-33.33333300 Sq Ft

Endorsement For Deed Number : I - 020500492 / 2018

On 18-01-2018

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

Presented for registration at 20:15 hrs on 18-01-2018, at the Private residence by Mrs MANJU DEY , one of the Executants.

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 36,98,122/-

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

Execution is admitted on 18/01/2018 by 1. Mrs MANJU DEY, Wife of Late Benoy Krishna DEY, S.F Road, P.O: USHAGRAM, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 2. Mr BIPUL DE, Son of Late Benoy Krishna DEY, S.F Road, P.O: USHAGRAM, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 3. Mr SUJOY DE, Son of Late Benoy Krishna DEY, S.F Road, P.O: USHAGRAM, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others Indetified by Mr SUBIR CHATTEREE, , , Son of Late A K CHATTERJEE, MANSAROVAR APT BUDHA KALAJHORIA PIPE LINE ROAD, P.O: ASANSOL, Thana: Hirapur, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

Saurav Roychowdhury

Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

On 25-01-2018

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 Fees

Certified that required Registration Fees payable for this document is Rs 36,988/- (A(1) = Rs 36,981/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 36,988/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2018 4:18PM with Govt. Ref. No: 192017180155986811 on 17-01-2018, Amount Rs: 36,988/-, Bank: United Bank (UTBI0OCH175), Ref. No. 9491710 on 17-01-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,21,897/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,16,897/-

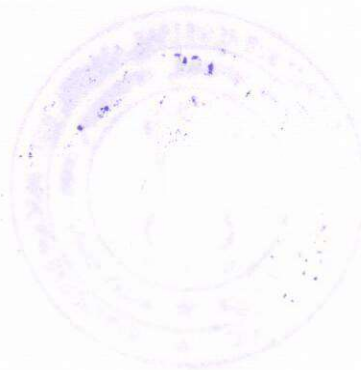
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 108, Amount: Rs.5,000/-, Date of Purchase: 06/12/2017, Vendor name: B D Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/01/2018 4:18PM with Govt. Ref. No: 192017180155986811 on 17-01-2018, Amount Rs: 2,16,897/-, Bank: United Bank (UTBI0OCH175), Ref. No. 9491710 on 17-01-2018, Head of Account 0030-02-103-003-02

Saurav Roychowdhury

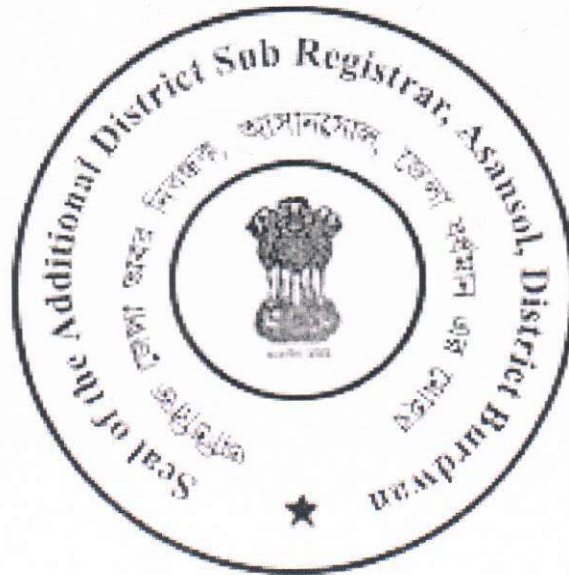
Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2018, Page from 9318 to 9335
being No 020500492 for the year 2018.



Saurav Roychowdhury

Digitally signed by Saurav Roy
Chowdhury
Date: 2018.01.31 14:11:15 +05:30
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 31-01-2018 14:09:49
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)