

995

L-1000/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 187459

1.04 P.m
22/04/2024
Q. 2000 966 555/2024

ment is admitted to registration. The Sign
et and the Endorsement sheet attached to this
document are part of the document.

Additional District Sub Registrar
Sadar Paschim Medinipur

22 APR 2024

Prabati Mukherjee
Mira Mukherjee

DEED OF SALE

THIS INDENTURE OF SALE MADE THIS 15th DAY OF APRIL, 2024

BETWEEN

22 APR 2024

15 APR 2024

क्र: नं 917 टिका 5,000

तार 15 APR 2024

नाम Anup Kumar Singh

पेठा Saratpally

थाना Midnapore

जाकर Midnapore

15 APR 2024

५.००० रु. का नकद लेखिका

15 APR 2024

5,000 x 125,00

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22 APR 2024

(2)

1. **SRIMATYA MIRA MUKHERJEE,**

W/o Late Saroj Mukherjee

By Faith - Hindu, Occupation - House wife

PAN No. BFFPM 7703H



2. **BRATATI MUKHERJEE,**

D/o - Late Saroj Kumar Mukherjee

By Faith - Hindu, Occupation - Service

PAN No- JCUPM 0700G,

Both of Saratpally, P.O. - Midnapore

P.S. - Kotwali, Dist. - Paschim Medinipur

PIN - 721 101



Hereinafter called the **FIRST PARTY/VENDORS** which expression unless repugnant to the context shall mean and include his heirs, assigns, administrator and executor

AND

M/S SINGH ASSOCIATE, a proprietary firm having office at A/10, Saratpally, P.O. & P.S. - Midnapore, Dist. Paschim Medinipur, PIN - 721101, Represent By-

SRI ANUP KUMAR SINGH,

S/o Late Surendra Nath Singh

By Faith - Hindu, Occupation - Business

PAN No. CBAPS1194L

Of Saratpally, Mindapore

P.O. - Mindapore, P.S. - Kotwali

Dist. - Paschim Medinipur, Pin-721101,



Mira Mukherjee / Bratati Mukherjee

Hereinafter called the **SECOND PARTY /PURCHASER** which expression unless repugnant to the context shall mean and include its heirs, assigns, administrator and executor

WITNESSETH

That the landed property measuring 0.0660 Acre = 6.60 decimal within Mouza - Narampur, J.L. No. - 174, R.S. Plot No. 15 corresponding to L.R. Plot No. 705, as in Schedule below and hereinafter mentioned as the "**Said Property**". Sukumar Bandopadhyay was the R.S. recorded owner of the property under Khatian No.1/20. While in possession he sold out and transferred specific demarcated 35 dec. in R.S. Plot No. 15 by a registered deed of sale being No. 3289, dt. 21.05.1965 in favour of Subimal Bandopadhyay. The said Subimal Bandopadhyay was in possession of his purchased 35 dec. and have been paying rents to the State of West Bengal. Subimal Bandopadhyay thereafter sold out "**Said Property**" in specific demarcated was in favour of the predecessor of these **FIRST PARTY VENDORS** i.e. Saroj Kumar Mukhopadhyay @ Mukherjee. From the date of purchase Saroj Kumar Mukhopadhyay @ Mukherjee possessed the "**Said Property**" and mutated his name with the State of West Bengal under Khatian No.499 and have been paying rents under receipts. He also paid taxes to the Mindapore Municipality under Holding No.454. Saroj Kumar Mukhopadhyay @ Mukherjee died on 17.05.2017 leaving behind his wife Mira Mukherjee i.e. **VENDOR NO.1** and one daughter Bratati Mukherjee i.e. **VENDOR NO.2**. Thus the **FIRST PARTY VENDORS** became the absolute owner of the "**Said Property**"

The instant VENDORS due to their personal necessity declared to sell out the same. The instant PURCHASER proposed to purchase the said property from the instant VENDORS. After negotiation an amount of **Rs. 75,00,000/-** (Rupees Seventy Five Lakhs only) only has been settled as consideration money for the "**Said Property**" and the VENDORS have decided to sell and the PURCHASER has decided to purchase the 0.0330 acre out of 0.0660 acre property at Rs. 75,00,000/- being the negotiated price and final consideration money of the property and the VENDORS in support of such final talk of sale hereby executes this Deed of Conveyance in favour of the PURCHASER on receipt of the total agreed Consideration money

AND

Saroj Kumar Mukherjee
Mira Mukherjee

(4)

IN CONSIDERTION OF total Rs. **75,00,000/-** (Rupees Seventy Five Lakhs only) only the VENDOR DOTH HEREBY sells out, transfers and conveys the "**Said Property**" described in the Schedule below unto the PURCHASER and delivers the possession of the said property and declares hereby that the piece and parcel of the land as in the Schedule below shall vest with the PURCHASER from this day and the PURCHASER from this day shall own and possess and shall continue to possess the same having exclusive right, title, interest and possession in the transferred property with all rights of payment of rents and taxes in his own name and with all rights of construction / reconstruction etc. and with all rights of transfer by sale, gift or otherwise and to mortgage the same in case of need, through heirs, assigns, successors, etc.

AND

TO HAVE AND TO HOLD the same quietly, peaceably forever without any objection from the VENDORS or anybody for the VENDORS. Be it mentioned that the property hereby sold has not been sold out and transferred or mortgaged by the VENDORS to anybody or any bank or financial institution and the same stands free from encumbrances

AND

BE IT further mentioned that in case it transpires that the VENDORS have no title in the property hereby transferred and for which the PURCHASER has to face any problem, the VENDORS undertake to refund the consideration money and to pay further adequate compensation unto the PURCHASER through heirs, successors, administrator and executor.

IN WITNESS whereof the VENDORS do hereby subscribe their hand and seal on the day, month and year as stated at the outset in physically fit and mentally alert condition on receipt of total consideration money of Rs. **75,00,000/-** (Rupees Seventy Five Lakhs only) only.

Mira Mukherjee
Arati Mukherjee

SCHEDULE

Within Dist.- Paschim Medinipur, P.S.- Midnapore, A.D.S.R. Midnapore,
Mouza- Narampur, J.L. No.- 174, Midnapore Municipality Word no 23, Holding
no- 454, **L.R. Khatian No.- 499**

R.S. Plot No. 15 corresponding to **L.R. Plot No. - 705**

Nature - Vastu, Measuring 1440 Sq.Fit = **0.0330 acre** Out Of 0.0660 acre.

As shown in the map annexed, Sub Plot No-A.

Butted and bounded

- To the North** - Sub Plot No-B,
To the South- 20 Wide Metal Road,
To the East - Purchasers Own Land.
To the West - S.G- G+4 Stored Apartment.

Annual rent payable to the B.L.&L.R.O. Mindapore Sadar, Government of West Bengal

Memo of Consideration

Received of and from the within named Purchaser the within mentioned sum of **Rs. 75,00,000/-** on being the consideration in full under these presents **by-**

1. Account Transfer From AXIS BANK Mibnapore Branch, Chq.no-000182, Rs. 37,50,000/- To SBI Midnapore A.C No- 11161905925.

2. Account Transfer From AXIS BANK Mibnapore Branch, Chq.no-000183, Rs. 37,50,000/- To ICICI Bank,Hyderabad, A.C No-024501083472.

Prakati Mukherjee

Nira Mukherjee

SIGNATURE OF THE FIRST PARTY VENDORS

1. Jyina Mukherjee
2. Arabati Meherjee

SIGNATURE OF THE PURCHASER

(Handwritten signature)

Witnesses to all signatories above:

- 1) Shishendu Krishna Maity
S/O of Shyamalendu Krishna Maity
'Jatindra Bhawan'
Kshudiram Nagar
P.O. - Midnapur
P.S. - Kotwali
Dist. - Paschim Medinipur.
- 2) *(Handwritten signature)*

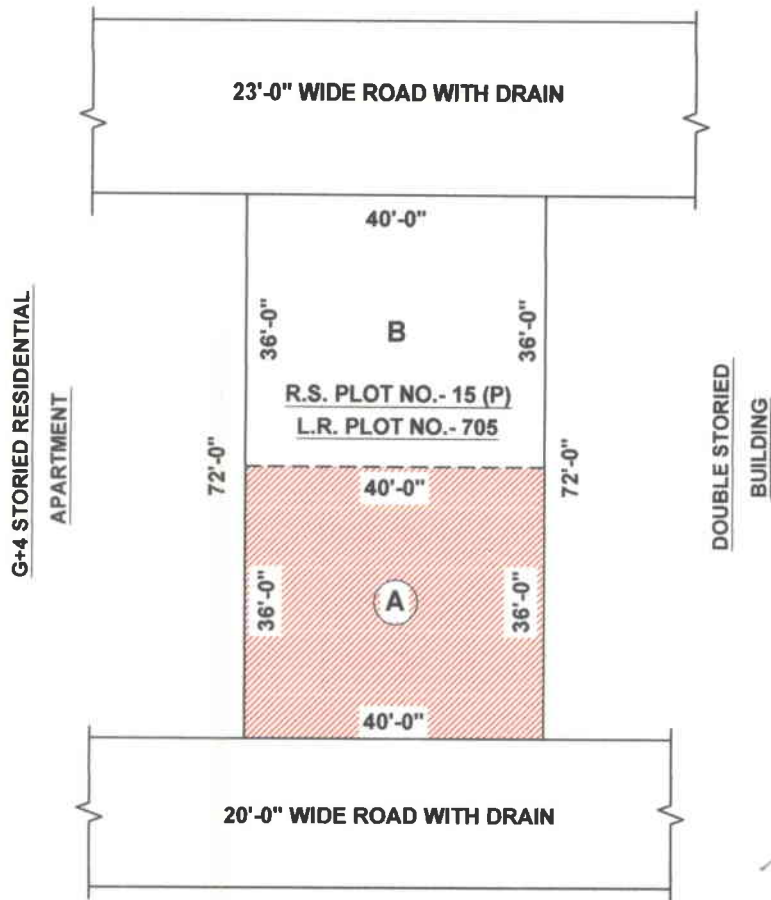
(Handwritten signature)

Drafted by: *(Handwritten signature)*

Syed Nowsar Ali
M.A., LL.B., B.Ed, Kovid
Advocate
Mirzabazar, Midnapur
Regd. No.- F 1081/1053 of 1981

This Deed of Sale consists of 6 Pages including 1(one) Stamp Paper and 1(one) extra page for finger impressions.

**MOUZA - NARAMPUR, J.L NO.- 174, P.S. - MEDINIPUR,
DIST. - PASCHIM MEDINIPUR.,
SCALE - 1" = 28'-0".**



DETAILS OF THE SOLD LAND

LAND SOLD TO	R.S. PLOT NO.	L.R. PLOT NO.	TOTAL LAND AREA		MARK
			SQ.FT.	ACRE	
M/S. SINGH ASSOCIATE, PROPRIETARY OF SRI ANUP KUMAR SINGH, S/O- LATE SURENDRANATH SINGH, OFFICE AT- ABHILASHA RESIDENCY, GROUND FLOOR, NEAR SARASWATI SISHU MONDIR SCHOOL, P-9, SARATPALLY, P.O. & P.S.- MDINAPORE, DIST.- PASCHIM MEDINIPUR, 721101	15 (PART)	705 (PART)	1440	0.0330	

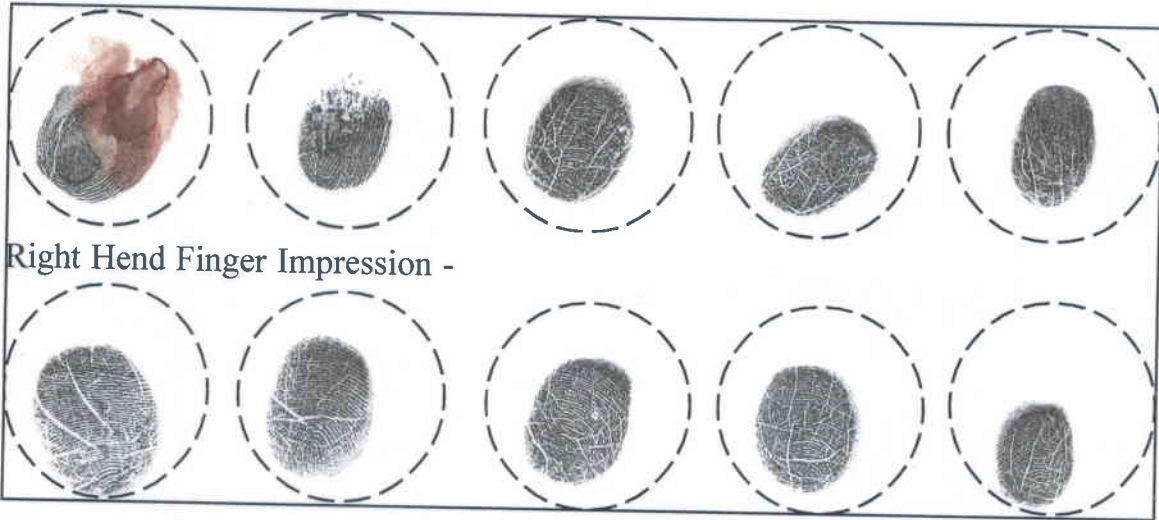
DRAWN BY :- (AS DIRECTED)

P. Sahoo
P. Sahoo
Surveyor
Midnapore

Mina Mukherjee
Beutafi Meulujee

Left Hand Finger Impression -

(7)



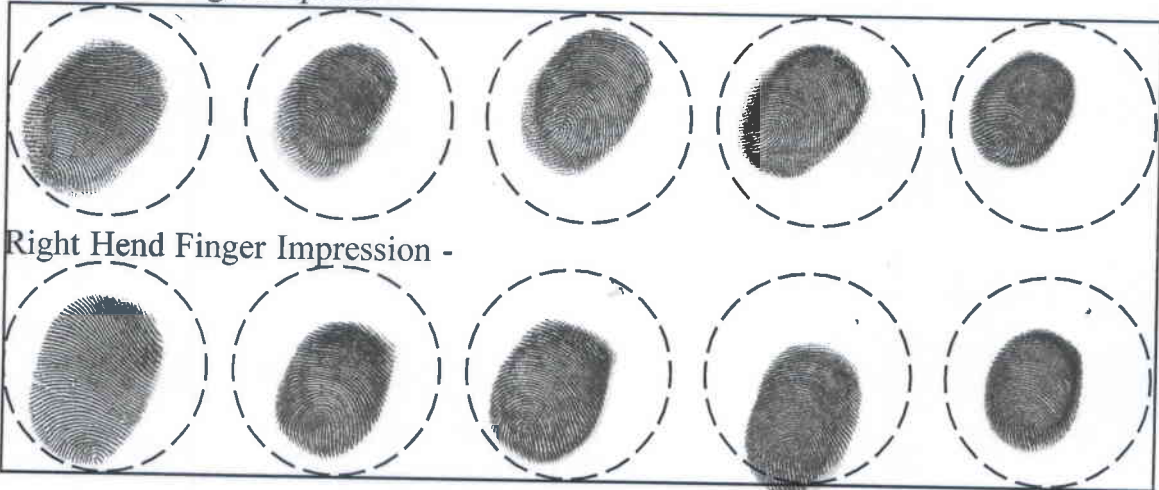
Right Hand Finger Impression -



SIGNATURE

Mira Mukherjee

Left Hand Finger Impression -



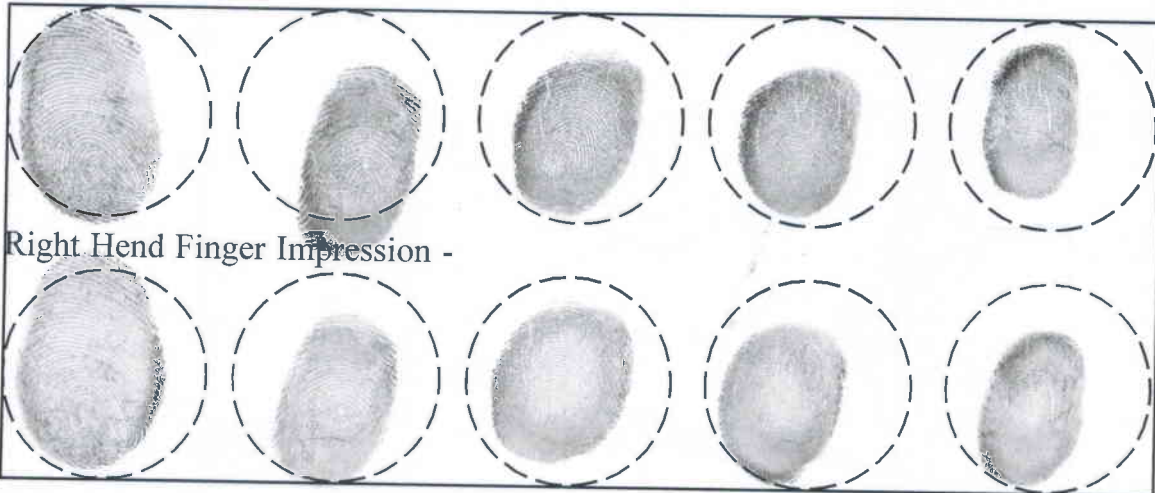
Right Hand Finger Impression -



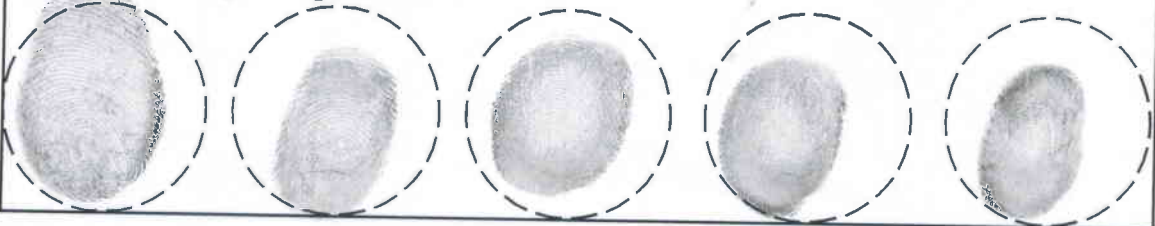
SIGNATURE

Beabati Mukherjee

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Amul W. S.



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250023108658

L- 1000 / 2024

GRN Details

GRN: 192024250023108658 Payment Mode: SBI Epay
GRN Date: 22/04/2024 13:15:46 Bank/Gateway: SBIPay Payment Gateway
BRN : 4667159259929 BRN Date: 22/04/2024 13:16:01
Gateway Ref ID: 241138137167 Method: HDFC Retail Bank NB
GRIPS Payment ID: 220420242002310864 Payment Init. Date: 22/04/2024 13:15:46
Payment Status: Successful Payment Ref. No: 2000966555/5/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Anup Kumar Singh
Address: Saratpally
Mobile: 8642924004
Period From (dd/mm/yyyy): 22/04/2024
Period To (dd/mm/yyyy): 22/04/2024
Payment Ref ID: 2000966555/5/2024
Dept Ref ID/DRN: 2000966555/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000966555/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	295020
2	2000966555/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	75014
3	2000966555/5/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	495
Total				370529

IN WORDS: THREE LAKH SEVENTY THOUSAND FIVE HUNDRED TWENTY NINE ONLY.

Major Information of the Deed



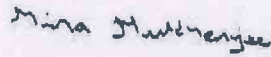
Deed No :	I-1003-01000/2024	Date of Registration	22/04/2024
Query No / Year	1003-2000966555/2024	Office where deed is registered	
Query Date	18/04/2024 10:45:17 AM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Chandra Sekhar Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 8597613063, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 75,00,000/-	Rs. 75,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,00,020/- (Article:23)	Rs. 75,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



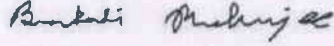
District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, , Ward No: 23, Holding No:454 JI No: 174, Pin Code : 721101

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	LR-705 (RS :-15)	LR-499	Commercial	Vastu	3.3 Dec	75,00,000/-	75,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	75,00,000 /-	75,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Mira Mukherjee (Presentant) Wife of Late Saroj Mukherjee Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office	 22/04/2024	 LTI 22/04/2024	 22/04/2024

Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali
 , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India , PAN No.:: bfxxxxx3h,Aadhaar No Not Provided by
 UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/04/2024
 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Bratati Mukherjee Daughter of Mr Saroj Kumar Mukherjee Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office		 Captured	
		22/04/2024	LTI 22/04/2024	22/04/2024

Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali
 , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu,
 Occupation: Service, Citizen of: India , PAN No.:: jcxxxxx0g,Aadhaar No Not Provided by UIDAI,
 Status :Individual, Executed by: Self, Date of Execution: 15/04/2024
 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SINGH ASSOCIATE A/10, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: CBxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Anup Kumar Singh Son of Late Surendra Nath Singh Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cbxxxxx4l,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SINGH ASSOCIATE (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Shirshendu Krishna Maity Son of Late Shyamalendu Maity Khudiramnagar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101		 Captured	
	22/04/2024	22/04/2024	22/04/2024

Identifier Of Smt Mira Mukherjee, Bratati Mukherjee

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt Mira Mukherjee	SINGH ASSOCIATE-1.65 Dec
2	Bratati Mukherjee	SINGH ASSOCIATE-1.65 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, , Ward No: 23,
Holding No:454 JI No: 174, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 705, LR Khatian No:- 499	Owner:সরোজকুমার মুখোপাধ্যায়, Gurdian:শৈলেশ্বর , Address:বিজ , Classification:বন্ড, Area:0.06600000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 100301000 / 2024

On 22-04-2024

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 13:04 hrs on 22-04-2024, at the Office of the A.D.S.R. MIDNAPORE by Smt Mira Mukherjee , 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 75,00,000/-

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

Execution is admitted on 22/04/2024 by 1. Smt Mira Mukherjee, Wife of Late Saroj Mukherjee, Saratpally, P.O: Midnapore, Thana: Kotwali

, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife, 2. Bratati Mukherjee, Daughter of Mr Saroj Kumar Mukherjee, Saratpally, P.O: Midnapore, Thana: Kotwali , , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Service

Indetified by Shri Shirshendu Krishna Maity, , Son of Late Shyamalendu Maity, Khudiramnagar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Christian, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 75,014.00/- (A(1) = Rs 75,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 75,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2024 1:16PM with Govt. Ref. No: 192024250023108658 on 22-04-2024, Amount Rs: 75,014/-, Bank: SBI EPay (SBlePay), Ref. No. 4667159259929 on 22-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

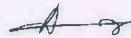
Certified that required Stamp Duty payable for this document is Rs. 3,00,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,95,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 917, Amount: Rs.5,000.00/-, Date of Purchase: 15/04/2024, Vendor name: Soumen Kr Dey

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2024 1:16PM with Govt. Ref. No: 192024250023108658 on 22-04-2024, Amount Rs: 2,95,020/-, Bank: SBI EPay (SBlePay), Ref. No. 4667159259929 on 22-04-2024, Head of Account 0030-02-103-003-02



Ashim Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2024, Page from 18626 to 18640

being No 100301000 for the year 2024.



Digitally signed by ASHIM DAS
Date: 2024.04.24 14:30:51 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 24/04/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. MIDNAPORE

West Bengal.