



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 697327

(1) 18/02/17  
24/1/17

*Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document.*

Ref : Query No. 02011000018927/2017

GRN : 19-201617-004096863-2

District Sub Registrar  
BURDWAN

24 JAN 2017

SALE DEED

This sale deed ("Deed") is made and executed on this the 24<sup>th</sup> day of January, Two thousand seventeen (24.01.2017), By and Between:

→ **UNITED SPIRITS LIMITED** (PAN:AACCMB043J), a company incorporated under the Companies Act, 1956, having its registered office at U. B. Tower, No. 24, Vittal Mallya Road, Bengaluru, Karnataka -560001 and its local office at "Wallace House" 4, Bankshal Street, Kolkata-700001, represented herein by its General Manager (Manufacturing), United Spirts Limited - A DIAGEO Group Company, G.T. Road (West), Kumarpur, Asansol, P.O. Asansol, PIN-713304, P.S. Asansol (South), Dist. Burdwan and authorised signatory Mr. Bimal Kumar Gupta (PAN : ADDPG2848L) son of Late Kamala Kanta Gupta, by faith Hindu, by occupation Service, resident of 'Parbat' Shelter, Flat No. 201, Apar Garden, Asansol P.O. Asansol, PIN-713304, P. S. Asansol (South), Dist. Burdwan hereinafter called

"THE VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the ONE PART

**AND**

1. Mrs. Supriti Banerjee wife of Mr. Chandra Nath Banerjee, aged about 41 years, residing at Laldighi Para, Suri, P.O. & P.S. Suri, PIN- 731101, Dist. Birbhum, West Bengal, holding Permanent Account Number ARWPB1283B;
2. Ms. Mouli Mukherjee daughter of Mr. Kalidas Mukherjee, aged about 22 years, residing at Baijuri, PO: Laudoha, PIN-713385, P.S. Faridpur, Dist. Burdwan, West Bengal, holding Permanent Account Number AXUPM4793P;
3. Mrs. Sukla Chakraborty daughter of late Magaram Chakraborty, aged about 50 years, residing at Kalitala Para, Debipur, Memari, P.O & P.S. Memari, PIN-713146, Dist. Burdwan, West Bengal, holding Permanent Account Number ALJPC2056L; and
4. Ms. Bithika Chakraborty daughter of Mr. Shankar Chakraborty, aged about 20 years, residing at Kalitala Para, Debipur, Memari, P.O & P.S. Memari, PIN-713146, Dist. Burdwan, holding Permanent Account Number BEHPC6113C,

All by faith Hindu, by citizenship Indian, hereinafter, jointly and severally, called "THE PURCHASERS", (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include each of their respective legal heirs, legal representatives, administrators and executors) of the OTHER PART.

**WHEREAS:**

1. Seetarampore Coal Co. Ltd. was the absolute owner in respect of several plots of land totalling an area of about approximately 240 Bighas, together with several bungalows all situated within District Burdwan, Addl. Sub-Registry Office Asansol, Pargana Shergarh and Mouza previously Kalikapur now Narasamuda, P.S. Asansol (South) (morefully described in the first

schedule hereunder written and hereinafter) referred to as "the Said Larger Property".

2. While seized and possessed of the Said Larger Property, Seetarampore Coal Company Ltd. had huge financial losses and also a huge loan in the market and accordingly, the said company went into liquidation and Edward Hannaford Marshall of 25, Mangoe Lane was appointed as a liquidator.

3. For the purpose of liquidation of the loan, the said Seetarampore Coal Co. Ltd. (under liquidation) represented by the said liquidator by virtue of a registered deed of conveyance dated 1st May 1928 sold, conveyed and transferred the Said Larger Property to Carew & Co. Ltd. for a valuable consideration (subject to the surface right over a portion of the said land measuring about 8 Bighas, 9 Cottahs and 3.4 Chittacks situated within survey Plot No. 865 and Survey Plot No. 851, R.S. Plot No. 1746 in favour of Bernard Willonghby Holmes) and (i) Bernard Willonghby Holmes, (ii) The Chartered Bank of India, Australia and China; (iii) Edward Hannaford Marshall and (iv) James Douglas Marshall were the confirming parties to the said deed which was duly registered before the Registrar of Assurance at Kolkata in Book No. 1, Volume No. 31, Pages 222 to 230, Document No. 1606 for the year 1928.

4. The Said Larger Property consists of several Dag Numbers and accordingly, after purchasing the Said Larger Property, the said Carew & Co. Ltd. duly mutated their names in the respective records of rights.

5. On an application made by Phipson & Co. Ltd. under section 391, 392, 393 and 394 of the Companies Act in the Hon'ble High Court at Calcutta bearing company application No. 22 of 1991, all the respective shares of said Phipson & Co. Ltd. were amalgamated as per the scheme of amalgamation with Carew & Co. Ltd. pursuant to the order passed by the Hon'ble High Court at Calcutta dated 25th September 1991 and as a consequence thereof all the shares of said Phipson & Co. Ltd. were transferred to said Carew & Co. Ltd.



6. On an application made by Carew & Co Ltd. before the Registrar of Companies for change of name, the name was changed to Carew Phipson & Co. Ltd with effect from 19th May 1992 by the Registrar of Companies.

7. By an application made by Carew Phipson Co. Ltd. under section 391, 392, 393 and 394 of the Companies Act before the Hon'ble High Court at Calcutta bearing Company Petition No. 291 of 1994 in connection with company's application No. 152 of 1994, said Carew Phipson Co. Ltd. was amalgamated with McDowell & Co Ltd by an order passed by the Hon'ble High Court at Calcutta dated 10th March, 1995 and accordingly all the shares of Carew Phipson Co. Ltd. were transferred to McDowell & Co. Ltd. including all the right, title and interest of said Carew Phipson Co. Ltd. over the respective immovable properties as specified in the said order passed by the Hon'ble High Court at Calcutta including the aforesaid larger property.

8. McDowell & Co. Ltd. was amalgamated with McDowell Spirits Limited by an order passed by High Court of Judicature of Madras dated 30th November 2000 in Company Petition No. 502 of 2000 and High Court of Karnataka dated 2nd March 2001 in Company Petition No. 203 of 2000.

9. The name of McDowell Spirits Limited was changed to McDowell & Company Limited vide Fresh Certificate of Incorporation dated 12<sup>th</sup> April 2001 issued by Registrar of Companies, Karnataka, Bangalore.

10. Thus, by virtue of said amalgamation, McDowell & Company Limited became the absolute owner in respect of said larger property and duly recorded their name in the respective record of rights.

11. Further the name of McDowell & Company Limited was changed to United Spirits Limited vide Fresh Certificate of Incorporation dated 17th October 2006 issued by Registrar of Companies, Karnataka.

12. Out of the Said Larger Property, the present Vendor decided to sell and transfer the demarcated portion of Bungalow No. 3 having a total area of 1.82 acres (approx.) together with the brick built buildings and/or bungalows and/or structures and/or trees and servant quarters and/or electrical poles and power supply line and/or water supply line with all fittings and fixtures

and/or telephone poles and lines and/or boundary wall with gate, on "as-is-where-is" and "as-is-what-it is" condition (morefully described in the second schedule hereunder written) hereinafter referred to as "the Said Property" and the present Purchasers agreed to purchase the same for a total consideration of Rs. 5,00,00,000/- (Rupees five crores)

13. The Purchasers have entered into an Agreement of Sale for the Said Property on 04/05/2016, registered on 12/05/2016 vide Deed No. 020102151 Book I, Volume no. 0201-2016, pages from 34285 to 34315 in the office of the District Sub-Registrar, Burdwan and now wish to give effect to the aforesaid Agreement of Sale by entering into this Deed of Conveyance.

**NOW THIS DEED WITNESSETH AS FOLLOWS:-**

1. In consideration of the Purchasers having paid to the Vendor the aggregate sale consideration of Rs. 5,00,00,000/- (Rupees five crore), in the manner provided below, the receipt and satisfaction whereof is hereby acknowledged by the Vendor, the Vendor hereby sell, convey and transfer unto the Purchasers, absolutely and forever, the Said Property and all the right, title, interest and share of the Vendor in and to the entire said property, on an "as-is-where-is" and "as-is-what-it-is" basis, together with all rights, easements, advantages and privileges appurtenant thereto, to own, use and enjoy the same as the owner thereof.
2. The aforesaid sale consideration of Rs. 5,00,00,000/- (Rupees five crores only), after tax deduction at source at the current applicable rate of 1% (one percent) amounts to Rs.4,94,99,598 (Rupees four crores ninety four lakh ninety nine thousand nine hundred ninety eight only) and has been paid by the Purchasers to the Vendor in the following manner:
  - 2.1 DD No. 1684 dated 18/04/2016 for a sum of Rs. 20,00,000/= (Rupees twenty lakh only) drawn on ICICI Bank, Kolkata Branch.
  - 2.2 DD No. 1685 dated 18/04/2016 for a sum of Rs. 20,00,000/= (Rupees twenty lakh only) drawn on ICICI Bank, Kolkata Branch.
  - 2.3 DD No. 1686 dated 18/04/2016 for a sum of Rs. 10,00,000/= (Rupees ten lakh only) drawn on ICICI Bank, Kolkata Branch.



- 2.4 DD No. 1687 dated 18/04/2016 for a sum of Rs. 20,00,000/= (Rupees twenty lakh only) drawn on ICICI Bank, Kolkata Branch
- 2.5 DD No. 1688 dated 18/04/2016 for a sum of Rs. 20,00,000/= (Rupees twenty lakh only) drawn on ICICI Bank, Kolkata Branch.
- 2.6 DD No. 1689 dated 18/04/2016 for a sum of Rs. 20,00,000/= (Rupees twenty lakh only) drawn on ICICI Bank, Kolkata Branch
- 2.7 DD No. 1595 dated 19/04/2016 for a sum of Rs. 10,00,000/= (Rupees ten lakh only) drawn on ICICI Bank, Kolkata Branch.
- 2.8 DD No. 1596 dated 19/04/2016 for a sum of Rs. 15,00,000/= (Rupees fifteen lakh only) drawn on ICICI Bank, Kolkata Branch.
- 2.9 DD No. 1597 dated 19/04/2016 for a sum of Rs. 15,00,000/= (Rupees fifteen lakh only) drawn on ICICI Bank, Kolkata Branch.
- 2.10 UTR No. ICICR52016080500335580 dated 01/08/2016 for Rs. 46,00,000/= (Rupees forty six lakh only).
- 2.11 UTR No. ICICR52016080200803235 dated 01/08/2016 for Rs. 13,00,000/= (Rupees thirteen lakh only).
- 2.12 UTR No. ICICR52016080500350268 dated 01/08/2016 for Rs. 10,00,000/= (Rupees ten lakh only).
- 2.13 UTR No. ICICR52016080500336497 dated 01/08/2016 for Rs. 10,00,000/= (Rupees ten lakh only).
- 2.14 UTR No. ICICR52016080800475485 dated 01/08/2016 for Rs. 15,50,000/= (Rupees fifteen lakh fifty thousand only).
- 2.15 UTR No. ICICR52016080500346387 dated 01/08/2016 for Rs. 13,00,000/= (Rupees thirteen lakh only).
- 2.16 UTR No. ICICR52016080800473889 dated 01/08/2016 for Rs. 10,50,000/= (Rupees ten lakh fifteen thousand only).
- 2.17 UTR No. ICICH16215827588 dated 01/08/2016 for Rs. 5,00,000/= (Rupees five lakh only)
- 2.18 UTR No. ICICR52016080500342584 dated 01/08/2016 for Rs. 11,50,000/= (Rupees eleven lakh fifty thousand only).
- 2.19 UTR No. ICICR52016080500347607 dated 01/08/2016 for Rs. 14,00,000/= (Rupees Fourteen lakh only).

- 2.20 UTR No. ICICH162158259199 dated 01/08/2016 for  
Rs. 5,00,000/= (Rupees five lakh only).
- 2.21 D/D No. 1823 dated 01/08/2016 for  
Rs. 7,50,000/= (Rupees seven lakh fifty thousand only).
- 2.22 D/D No. 1822 dated 01/08/2016 for  
Rs. 8,50,000/= (Rupees eight lakh fifty thousand only).
- 2.23 D/D No. 1821 dated 01/08/2016 for  
Rs. 8,50,000/= (Rupees eight lakh fifty thousand only).
- 2.24 UTR No. ICICR52016080200806397 dated 02/08/2016 for  
Rs. 4,50,000/= (Rupees four lakh fifty thousand only).
- 2.25 UTR No. ICICR52016080800474431 dated 08/08/2016 for  
Rs. 17,50,000/= (Rupees seventeen lakh fifty thousand only).
- 2.26 UTR No. ICICR52016100100266184 dated 01/10/2016 for  
Rs. 4,00,000/= (Rupees four lakh only).
- 2.27 UTR No. ICICR52016100100266439 dated 01/10/2016 for  
Rs. 4,00,000/= (Rupees four lakh only).
- 2.28 UTR No. ICICR52016100100266668 dated 01/10/2016 for  
Rs. 2,50,000/= (Rupees two lakh fifty thousand only).
- 2.29 UTR No. ICICR52016100100267151 dated 01/10/2016 for  
Rs. 5,00,000/= (Rupees five lakh only).
- 2.30 UTR No. ICICR520161123008176 dated 23/11/2016 for  
Rs. 10,00,000/= (Rupees ten lakh only).
- 2.31 UTR No. ICICR52016112300877056 dated 23/11/2016 for  
Rs. 12,75,000/= (Rupees twelve lakh seventy five thousand only).
- 2.32 UTR No. ICICR53016112300875368 dated 23/11/2016 for  
Rs. 13,25,000/= (Rupees thirteen lakh twenty five thousand only).
- 2.33 UTR No. ICICR52016112300874103 dated 23/11/2016 for  
Rs. 17,00,000/= (Rupees seventeen lakh only), the receipt  
of which has been acknowledged by the Vendor.
- 2.35 UTR No. ICICR5201701040075077 dated 04/01/2017 for  
Rs. 65,83,499/= (Rupees sixty five lakh eighty three thousand  
four hundred ninety nine only).

2.36 UTR No.ICICR52017011800696581dated18/01/2017for Rs 10,66,499/= (Rupees sixty five lakh eighty three thousand four hundred ninety nine only) the receipt of which the Vendor does hereby admits and acknowledges.

2.37 The Purchasers have on this day handed over all the challans amounting Rs. 5,00,002/= (Rupees five lakh and two only) alongwith the Certificate of Tax deduction in Form 16B, evidencing the aforesaid tax deduction at source.

3. The Vendor hereby represents to the Purchasers as follows:

3.1 That the Vendor has not entered into any agreement for sale in respect of the Said Property with any other person or persons except with the Purchasers and

3.2 All municipal taxes have been paid by the Vendor upto the date hereof.

4. The parties represent and warrant as follows:

4.1 Save as set forth above, the Vendor has agreed to sell and the Purchasers have agreed to purchase the Said Property on an "as-is-where-is" and "as-is what-it-is" condition, with complete vacant physical possession of the Said Property in its current condition, without any representations or warranties of any kind. The Purchasers hereby agree, declare and confirm that the sale and purchase of the Said property pursuant to this Deed is and shall be *ad corpus* and not *ad quantitatem* and, accordingly, no matter or issue relating to the extent, identity or nature of the land shall vitiate the sale or be the subject matter for any claims by the Purchasers.

4.2 That the Purchasers have independently verified the title of the Vendor and being satisfied as to the title of the Vendor to the Said Property, the Purchasers are executing this Deed for purchasing the Said Property. The Purchasers expressly agree that there are no documents to be received from the Vendor in respect of the Said Property, either at the time of registration of the sale deed or even thereafter, and shall at no stage raise the issue of lack of title or documents for any purpose.

4.3 That the Purchasers have conducted a site survey and undertaken a physical verification of the Said Property and are entering into this Agreement being satisfied about the extent and condition of the Said Property and shall at no stage raise the issue of measurements, boundaries, nature or condition of the Said Property or the fittings or structures therein for any purpose.

4.4 That the Purchasers have also conducted a comprehensive due diligence, including a search at the jurisdictional Sub-Registrar's office and in the jurisdictional courts and after being satisfied as to the absence of any encumbrance, mortgage, charge, lien or attachment over the Said Property, have come forward to purchase the Said Property without any representation or warranty from the Vendor in this regard. In case any mortgage or charge is found to exist over the Said Property and the same is upheld by a court of final jurisdiction, such mortgage or charge shall be entirely satisfied by the Vendor, but the same shall not be a ground for rescission or revocation of either the Agreement of Sale or this Deed of Conveyance, or for claiming damages or compensation from the Vendor. The Vendor's aforesaid obligation shall, however, be subject to the Purchasers bearing the costs of all the aforesaid proceedings, not acting or omitting to act in any manner detrimental to the interests of the Vendor and providing prompt notice of any proceedings that come to the knowledge of the Purchasers.

4.5 The Vendor shall sign all necessary forms and applications that are necessary for the transfer of the Said Property and shall have no objections to the Purchasers applying for requisite approvals to the State Govt. and/or the appropriate Govt. authority under U.L.C. Act. However, it shall be the sole responsibility of the Purchasers to obtain all approvals and incur all expenses in this regard.

4.6 The Vendor shall be responsible for payment of all taxes in respect of the Said Property and all charges in respect of utility connections to the Said Property, including water supply and power supply, up to the date hereof. Henceforth, the Purchasers shall be responsible for payment of all taxes in respect of the Said Property and all charges in respect of utility connections



to the Said Property, including water supply and power supply, irrespective of whether the name of the Purchasers get reflected in relevant municipal records and records of relevant utility service providers, including power supply and water supply companies. However, the Purchasers hereby undertake to get, at their costs, all land records and utility connections transferred into their names within a period of 3 months from the date hereof.

4.7 The Purchasers shall indemnify and shall keep indemnified, the Vendor from and against, all actions, suits, proceedings or claims made or brought against the Vendor including the consequences, costs and expenses thereof as a result of (i) the Purchasers' failure or default to comply with any of the representations, warranties and covenants agreed to hereunder; (ii) the Purchasers' failure to obtain all requisite approvals and permissions in order to complete the sale of the Said Property; (iii) the Purchasers' default in getting land records and utility connections transferred into their names as agreed aforesaid; and (iv) any claim by appropriate authorities/service providers against the Vendor regarding the non-payment of taxes in respect of the Said Property or non-payment of amounts billed for the use of utilities such as electricity and water in the Said Property effective the date hereof.

4.8 The Purchasers do hereby (for themselves and their respective legal heirs, legal representatives, administrators and executors) covenant with the Vendor that the Purchasers shall hereafter upon every reasonable request and at the cost of the Vendor (or any person or persons claiming through under or in trust for the Vendor, its predecessors-in-title, successors or assigns) produce or cause to be produced at any trial, hearing, commission or examination or otherwise as occasion shall require all or any of the deeds and writings which relate to the Said Property will also deliver or cause to be delivered to the Vendor such attested or other copies or abstracts of or extracts from the said deed and writings or any of them as required and further, that any subsequent sale of the Said Property shall be subject to the aforesaid condition, *mutatis mutandis*.

49 The Vendor has on this day delivered to the Purchasers possession of the Said Property and the Purchasers have accepted the same and the Purchasers shall be entitled to all income and profits from the Said Property and also be liable for all taxes and out goings in respect thereof, as on and from the date hereof.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
**[THE SAID LARGER PROPERTY]**

All that property measuring a total area of about 240 Bighas more or less together with several bungalows all situated within District Burdwan. Addl. Dist. Sub-Registry Office at Asansol, Pargana Shergarh and Mouza Narasamuda, presently included within the limits of Asansol Municipal Corporation, Dist. Burdwan.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
**[THE SAID PROPERTY]**

All that demarcated portion of the Said Larger Property (described in the First Schedule above) bearing Bungalow No. 3 on an "as-is-where-is" and "as-it-is-what-it-is" condition with a bungalow, structures, situated therein measuring 1.82 acres (one acre eighty two decimal) within District Burdwan, Addl. Dist. Sub-Registry office at Asansol, Pargana Shergarh, Mouza Narasamuda, included within limits of Asansol Municipal Corporation, P.S. Asansol (South), J.L. No. 9, Khatian No. 525 (Five hundred twenty five), R.S. Plot No. 1746 (One thousand seven hundred forty six).

Covered area – 5000 sqft & 40 years old.

Under L.R. Khatian no. 1017 (One thousand seventeen), J.L. No. 9, L.R. Plot no. 1049 (One thousand forty nine), 2179 (Two thousand one hundred seventy nine) and 2181 (Two thousand one hundred eighty one) and bounded on the

East by: Genexx Exotica Residential Project

West by: 15'-0" wide Surya Sen Park Road and Vacant Land.

North by: Genexx Exotica Residential Project.

South by: Individual residential plotted developments.

Propose use: Land Bastu and Building Residential.



IN WITNESS WHEREOF the parties have here unto set and subscribed their respective hands and seals on the day, month and year first above written.

Signed, sealed and delivered by for and on behalf of

United Spirits Limited (Vendor)

For UNITED SPIRITS LTD.

Bimal Kumar Gupta

Name : <sup>Authorized Signatory</sup> Bimal Kumar Gupta

Title : General Manager (Manufacturing).

Signed, sealed and delivered by

1. Ms. Supriti Banerjee, Supriti Banerjee
2. Ms. Mouli Mukherjee, Mouli Mukherjee
3. Ms. Sukla Chakraborty, Sukla Chakraborty
4. Ms. Bithika Chakraborty, Bithika Chakraborty.

("The Purchasers")

Witnesses:

1. Sayad Aziz Ahmad  
So Sayad Salauddin Ahmad  
Warsiya Manzil, Naya Badi  
Rahmat Nagar, Buxar - 713325
2. Gulshan Lal  
Kumar - G.T. Road  
Asansol - 4

As per the draft supplied by the parties this deed is prepared by me and printed in my office.

Majibur Rahaman  
(Majibur Rahaman)

Deed Writer, Licence No. 23  
of A.D.S.R. office, Asansol.

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

GRN: 19-201617-004096863-2      Payment Mode: Counter Payment  
 GRN Date: 20/01/2017 10:51:44      Bank: ICICI Bank  
 BRN: ICIC200120170      BRN Date: 20/01/2017 00:00:00

**DEPOSITOR'S DETAILS**

Id No. : 02011000018927/2/2017  
(Query No./Query Year)

Name : Supriti Banerjee  
 Contact No. :      Mobile No. : +91 9732058665  
 E-mail :  
 Address : Lal Dighi Para, Suri  
 Applicant Name : Mr Majibur Rahaman  
 Office Name :  
 Office Address :  
 Status of Depositor : Buyer/Claimant  
 Purpose of payment / Remarks : Sale, Sale after registered sale agreement without possession Payment No 2

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
	02011000018927/2/2017	Property Registration- Registration Fee	0030-61-104-001-18	550028
<b>Total</b>				<b>550028</b>

In Words : Rupees Five Lakh Fifty Thousand Twenty Eight only



Pritpal Kumar Gupta

Left Hand

Thumb



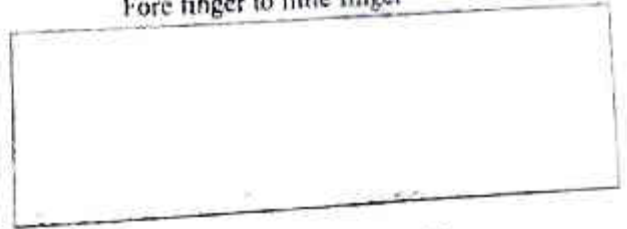
Little finger to fore finger



Thumb



Fore finger to little finger



Finger prints attested by me : Pritpal Kumar Gupta



Supriti Bhanjasee

Left Hand

Thumb



Little finger to fore finger



Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me : Supriti Bhanjasee



Mouli Mukherjee

Left Hand

Thumb



Little finger to fore finger



Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me : Mouli Mukherjee

Photograph



Sukla Chakraborty

Left Hand

Thumb

Little finger to fore finger

Right Hand

Thumb

Fore finger to little finger

Sukla Chakraborty

Finger prints attested by me :

Bibika Chakraborty



Left Hand

Thumb

Little finger to fore finger

Right Hand

Thumb

Fore finger to little finger

Bibika Chakraborty

Finger prints attested by me :

Photograph

Left Hand

Thumb

Little finger to fore finger

Right Hand

Thumb

Fore finger to little finger

Finger prints attested by me :

### Major Information of the Deed

Deed No.	I-0201-00181/2017	Date of Registration	24/01/2017
Query No./Year	0201-1000018927/2017	Office where deed is registered	
Query Date	19/01/2017 12:29:11 PM	D.S.R. - I BURDWAN, District Burdwan	
Applicant Name, Address & Other Details	Majbur Rahaman Rashdanga, Asansol, Thana: Asansol ( S ), District: Burdwan, WEST BENGAL, PIN - 713301, Mobile No.: 9474539200, Status: Deed Writer		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[430B] Other than Immovable Property Agreement [No of Agreement: 1]		
Sell Forth Value	Market Value		
Rs. 5,00,00,000/-	Rs. 5,00,00,000/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 1,000/- (Article 23)	Rs. 5,50,028/- (Article A(1), E, M(b), H)		
Remarks	Sale after Registered Sale agreement of (Deed No/Year) - 020102151/2016 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip. (Urban area)		

#### Land Details :

District: Burdwan, P.S.- Asansol, Municipality: ASANSOL MC, Road: Surya Sen Park Road, Mouza: Narsamuḡa

Sch No.	Plot Number	Khatlan Number	Land Use Proposed	Land Use ROR	Area of Land	Sell Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1746	RS-525	Vastu	Vastu	1.82 Acre	4,51,14,000/-	4,51,14,000/-	Width of Approach Road: 15 Ft, Adjacent to Metal Road.
<b>Grand Total :</b>					182Dec	451,14,000 /-	451,14,000 /-	









#### Structure Details :

Sch No.	Structure Details	Area of Structure	Sell Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	48,86,000/-	48,86,000/-	Structure Type: Structure
Floor No: 1, Area of floor: 5000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca. Extent of Completion: Complete					
<b>Total :</b>		5000 sq ft	48,86,000 /-	48,86,000 /-	



#### Seller Details :

Sr No.	Name Address, Photo, Finger print and Signature
1	<b>UNITED SPIRITS LIMITED</b> U B Tower No. 24, Vittal Mallya Road, Bengaluru, P.O - Cubbon Park Bengaluru, P.S.- CUBBON PARK, District - Bangalore, Karnataka, India, PIN - 560001 PAN No. AACCM8043J, Status: Organization, Executed by: Representative

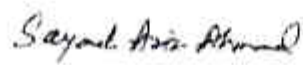
**Details :**

Name/Address, Photo, Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	<b>Mrs Supriti Banerjee</b> Wife of Mr Chandra Nath Banerjee Executed by: Self, Date of Execution: 24/01/2017 , Admitted by: Self, Date of Admission: 24/01/2017 ,Place : Office	 <small>24/01/2017</small>	 <small>LT 24/01/2017</small>	Supriti Banerjee <small>24/01/2017</small>
Wife of Mr Chandra Nath Banerjee Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ARWPB1283B, Status :Individual				
2	Name	Photo	Finger Print	Signature
	<b>Ms Mouli Mukherjee</b> Daughter of Mr Kalidas Mukherjee Executed by: Self, Date of Execution: 24/01/2017 , Admitted by: Self, Date of Admission: 24/01/2017 ,Place : Office	 <small>24/01/2017</small>	 <small>LT 24/01/2017</small>	Mouli Mukherjee <small>24/01/2017</small>
Daughter of Mr Kalidas Mukherjee Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXUPM4793P, Status :Individual				
3	Name	Photo	Finger Print	Signature
	<b>Ms Sukla Chakraborty</b> Daughter of Late Magaram Chakraborty Executed by: Self, Date of Execution: 24/01/2017 , Admitted by: Self, Date of Admission: 24/01/2017 ,Place : Office	 <small>24/01/2017</small>	 <small>LT 24/01/2017</small>	Sukla Chakraborty <small>24/01/2017</small>
Daughter of Late Magaram Chakraborty Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ALJPC2056L, Status :Individual				
4	Name	Photo	Finger Print	Signature
	<b>Ms Bithika Chakraborty</b> Daughter of Mr Shankar Chakraborty Executed by: Self, Date of Execution: 24/01/2017 , Admitted by: Self, Date of Admission: 24/01/2017 ,Place : Office	 <small>24/01/2017</small>	 <small>LT 24/01/2017</small>	Bithika Chakraborty <small>24/01/2017</small>
Daughter of Mr Shankar Chakraborty Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BEHPC6113C, Status :Individual				

**Representative Details :**

Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print
	<b>Mr Bimal Kumar Gupta</b> Son of Late Kamala Kanta Gupta Date of Execution - 24/01/2017, , Admitted by: Self, Date of Admission: 24/01/2017, Place of Admission of Execution: Office		
		JAN 24 2017 12:43PM	24/01/2017
PARBATI SHELTER , APCAR GARDEN , ASANSOL, Flat No 201, P.O:- ASANSOL, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADDPG2848L, Status : Representative, Representative of : UNITED SPIRITS LIMITED (as AUTHORISED SIGNATORY)			

**Identifier Details :**

Name & Address	
SAYED AZIZ AHMED Son of SAYED SALAUDDIN AHMED WARSIA MANZIL , NAYA BASTI , RAHAMAT NAGAR, P.O:- BURNPUR, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325, Sex: Male, By Caste: Muslim, Occupation: Private Service, Citizen of: India, Identifier Of Mrs Suprii Banerjee, Ms Mouli Mukherjee, Ms Sukla Chakraborty, Ms Bithika Chakraborty, Mr Bimal Kumar Gupta	24/01/2017
	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	UNITED SPIRITS LIMITED	Mrs Suprii Banerjee-45.5 Dec, Ms Mouli Mukherjee-45.5 Dec, Ms Sukla Chakraborty-45.5 Dec, Ms Bithika Chakraborty-45.5 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	UNITED SPIRITS LIMITED	Mrs Suprii Banerjee-487.5 Sq Ft, Ms Mouli Mukherjee-487.5 Sq Ft, Ms Sukla Chakraborty-487.5 Sq Ft, Ms Bithika Chakraborty-487.5 Sq Ft

Endorsement For Deed Number : I - 020100181 / 2017

19-01-2017

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 5,00,00,000/-

**Gautam Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I BURDWAN**  
**Burdwan, West Bengal**

On 24-01-2017

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 12:16 hrs on 24-01-2017, at the Office of the D.S.R. - I BURDWAN by Mr Bimal Kumar Gupta.

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

Execution is admitted on 24/01/2017 by 1. Mrs Supriti Banerjee, Wife of Mr Chandra Nath Banerjee, Laldighi Para, P.O. Suri, Thana: Suri, City/Town: SURI, Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession House wife, 2. Ms Mouli Mukherjee, Daughter of Mr Kalidas Mukherjee, Bailjuri, P.O. Laudoha, Thana: Faridpur, City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713385, by caste Hindu, by Profession Others, 3. Ms Sukla Chakraborty, Daughter of Late Magaram Chakraborty, Kalitala Para, Debipur, Memari, P.O. Memari, Thana: Memari, City/Town: MEMARI, Burdwan, WEST BENGAL, India, PIN - 713146, by caste Hindu, by Profession Others, 4. Ms Bithika Chakraborty, Daughter of Mr Shankar Chakraborty, Kalitala Para Debipur Memari, P.O. Memari, Thana: Memari, City/Town: MEMARI, Burdwan, WEST BENGAL, India, PIN - 713146, by caste Hindu by Profession Others

Identified by SAYED AZIZ AHMED, . . . Son of SAYED SALAUDDIN AHMED, WARSIA MANZIL, NAYA BASTI, RAHAMAT NAGAR, P.O. BURNPUR, Thana: Hirapur, City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713325, by caste Muslim, by profession Private Service

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

Execution is admitted on 24-01-2017 by Mr Bimal Kumar Gupta, AUTHORISED SIGNATORY, UNITED SPIRITS LIMITED, U B Tower No. 24, Vittal Mallya Road, Bengaluru, P.O.- Cubbon Park Bengaluru, P.S.- CUBBON PARK, District- Bangalore, Karnataka, India, PIN - 560001

Identified by SAYED AZIZ AHMED, . . . Son of SAYED SALAUDDIN AHMED, WARSIA MANZIL, NAYA BASTI, RAHAMAT NAGAR, P.O. BURNPUR, Thana: Hirapur, City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713325, by caste Muslim, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,50,028/- ( A(1) = Rs 5,49,989/-, E = Rs 7/-, H = Rs 28/-, M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,50,028/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/01/2017 12:00AM with Govt. Ref. No: 192016170040966532 on 20-01-2017, Amount Rs. 5,50,028/-  
Bank: ICICI Bank ( ICIC0000006), Ref. No: ICIC200120170 on 21-01-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Verified that required Stamp Duty payable for this document is Rs. 20/- and Stamp Duty paid by Stamp Rs 1,000/- by  
online = Rs 0/-

**Description of Stamp**

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

2 Stamp Type: Impressed, Serial no 251, Amount: Rs.1,000/-, Date of Purchase: 16/01/2017, Vendor name: Kanchan  
Datta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/01/2017 12:00AM with Govt. Ref. No: 192016170040968832 on 20-01-2017, Amount Rs: 0/-, Bank  
ICICI Bank (ICIC0000006), Ref. No: ICIC200120170 on 21-01-2017, Head of Account



**Gautam Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE O.S.R. - I BURDWAN**  
**Burdwan, West Bengal**

ate of Registration under section 60 and Rule 69.

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lume number 0201-2017, Page from 2435 to 2457

being No 020100181 for the year 2017.



*Ghosh*

Digitally signed by CCA India 2011  
Date: 2017.01.24 13:31:33 +05:30  
Reason: Digital Signing of Deed

(Gautam Ghosh) 1/24/2017 1:31:33 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I BURDWAN  
West Bengal.

(This document is digitally signed.)