

1486/21

(D)-1423



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 760511

Certified that the Document is admitted to registration. The endorsement sheet attached with this document are the Part of this document.

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

15 FEB 2021

GRN : 19-202021-022201902-1.

e-Query No. 2000207888/2021.

DEED OF SALE

Valued at Rs. 40,00,000/-

Assessed Market Value Rs. 62,42,226/-

District Paschim Bardhaman, P.S. Asansol (South)

Mouza Asansol Municipality, J.L. No. 20

R.S. Plot No. 4485 & 4486.

Holding No. 38/372, Ward No. 47 of A.M.C.

Property Sold is :- Land measuring 13.08 Decimal with a one-storied pucca residential house constructed thereupon.

THIS DEED OF SALE made this the 07th day of February, 2021.

Contd.....P/2.

Surap
(Adv)

:2:

BY

- (1) SRI LAXHMI NARAYAN DUTTA, (P.A.N. BDNPD1250J),
- (2) SRI RAJNARAYAN DUTTA, (P.A.N. FWNPD7447E),
- (3) SRI DIPNARAYAN DUTTA, (P.A.N. FWNPD7445G), and
- (4) SRI SATYA NARAYAN DUTTA, (P.A.N. AGYPD7215N), all are Son of Late Premdas Dutta, by faith Hindu, Citizenship Indian, Vendor No. 1 to 3 presently resident of Dendua, P.O. & P.S. Salanpur, District Paschim Bardhaman, (West Bengal), PIN-713357, & Vendor No. 4 is resident of Budha, Bose Para, P.O. Asansol-1, P.S. Asansol (South), District Paschim Bardhaman, hereinafter jointly and severally called the 'VENDORS' (which expression shall unless excluded by or repugnant to the context shall include all their heirs, assigns, legal representatives and executors) of the FIRST PART.

The aforesaid Vendor No. 1 to 3 are represented by their constituted, nominated, authorised and appointed Attorney Sri Satya Narayan Dutta, (P.A.N. AGYPD7215N), Son of Late Premdas Dutta, by faith Hindu, Nationality Indian, resident of Budha, Bose Para, P.O. Asansol-1, P.S. Asansol (South), District Paschim Bardhaman, by virtue of the Deed of General Power of Attorney dated 29/12/2020 duly registered in Book-I, Volume number 2305-2021, Page from 20261 to 20280, being No. 230508565 for the year 2020 of A.D.S.R. Office, Asansol.

IN FAVOUR OF :-

"RUP SHRISTY", (P.A.N. AAYFR5497A), a Partnership Firm, having its Office at Budha, P.O. Asansol-1, P.S. Asansol (South), District Paschim Bardhaman, represented by its partners :-

Contd.....P/3.

Imap
(Adh)

:3:

(1) **SRI TIRTHA HAZRA**, (P.A.N. AAOPH0355H), Son of Late Panchanan Hazra,

(2) **SMT. BASANTI HAZRA**, (P.A.N. AAUPH9363B), Wife of Sri Goutam Hazra,

(3) **SMT. MUNMUN HAZRA**, (P.A.N. AAVPH3401K), Wife of Sri Sartha Hazra, and

(4) **SMT. KRISHNA HAZRA**, (P.A.N. ABHPH2110E), Wife of Sri Tirtha Hazra, all are by faith Hindu, by occupation Business, Citizenship Indian, presently resident of Budha, P.O. Asansol-1, P.S. Asansol (South), District Paschim Bardhaman, hereinafter called the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context shall include all its heirs, legal representatives, assigns and executors) of the OTHER PART.

WHEREAS, out of the total schedule mentioned land, the Vendors herein are the absolute owners, occupiers and possessors of the schedule mentioned land together with the residential structures constructed thereupon situated within the District of Paschim Bardhaman, P.S. Asansol (South), in Mouza Asansol Municipality, J.L. No. 20 comprised in R.S. Plot No. 4485 under R.S. Khatian No. 11944 measuring 05.60 Decimal and in R.S. Plot No. 4486 under R.S. Khatian No. 14157 measuring 01.50 Decimal, in total measuring an area of 07.10 Decimal by virtue of inheritance which originally belonged to the grandmother (i.e., mother's mother) of the Vendors herein, namely, Smt. Shantabala Dasi (since deceased), Wife of Late Nagendra Nath Laha and her such ownership and title had been correctly recorded in the finally published R.S. Records of Rights.

Contd.....P/4.

Imap
(Ady)

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AND WHEREAS said Shantabala Dasi while owning and possessing her said properties expired leaving behind her daughter and the only legal heir Gayarani Dutta, since deceased, Wife of Late Premdas Dutta to inherit the entire share of deceased Shantabala Dasi in accordance with the provisions of the Hindu Succession Act, 1956 and subsequently aforesaid Gayarani Dutta also while owning and possessing her said inherited properties expired leaving behind the Vendors herein, as her four sons, being the only legal heirs of said Gayarani Dutta and since after their inheritance of the aforesaid properties from their mother in accordance with the provisions of the Hindu Succession Act, 1956 the Vendors are peacefully and absolutely owning and occupying the same in accordance with their undivided one-fourth share each which is free from any or all encumbrance, charge, mortgage, etc.

AND WHEREAS, moreover, out of the total schedule mentioned land, the Vendor No. 4 herein, Sri Satya Narayan Dutta, is the absolute owner, occupier and possessor of the schedule mentioned land together with the residential structures constructed thereupon situated within the District of Paschim Bardhaman, P.S. Asansol (South), in Mouza Asansol Municipality, J.L. No. 20 comprised in R.S. Plot No. 4485 under R.S. Khatian No. 11943 measuring 05.97 Decimal and in R.S. Plot No. 4486 under R.S. Khatian No. 14156 measuring 0.01 Decimal, in total measuring an area of 05.98 Decimal by virtue of Deed of Sale dated 23/11/1998 duly registered in Book-I, Volume No. X70, Pages 98 to 102, Being No. 2810 for the year 1999 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale from Smt. Lebu Bala Dasi, Wife of Late Krishna Chandra Laha and others being the legal heirs of the recorded owner Krishna Chandra Laha, Son of Kshudiram Laha whose ownership

Contd.....P/5.

Suraj
(Adv)

:5:

and title had been correctly recorded in the finally published R.S. Records of Rights.

AND WHEREAS the Vendors since after their respective inheritance and purchase as aforesaid are peacefully owning, occupying and possessing the entire schedule mentioned property and have also recorded their names in the assessment register of Asansol Municipal Corporation in Holding No. 38/372 of Ward No. 08 (old) / 47 (new) by paying the rents, taxes, cess, etc. as fixed by the authorities from time to time and the entire schedule mentioned land together with the residential house constructed thereupon are free from any or all encumbrances, charges, mortgages, etc.

AND WHEREAS the Vendors in order to meet their lawful necessities and expenses jointly declared their intentions to sell and transfer the schedule mentioned land with the residential structures constructed thereupon at a total consideration of Rs.40,00,000/- (Rupees forty lakh) only.

AND WHEREAS the Purchaser on coming to know of such intention and declaration of the Vendors have offered to purchase the Schedule mentioned property at the said total consideration price of Rs.40,00,000/- (Rupees forty lakh) only.

AND WHEREAS the Vendors considering the said price to be fair, proper, reasonable and highest according to present market value prevailing in the locality has accepted the said offer of the Purchaser and agreed to sell and transfer and convey the schedule mentioned property to the Purchaser at and for the said total price of Rs.40,00,000/- (Rupees forty lakh) only on the terms and conditions mentioned hereunder.

Contd.....P/6.

Imap
(A-4)

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the said agreement between the Vendors and the Purchaser and in consideration of the said sum of Rs.40,00,000/- (Rupees forty lakh) only paid by the Purchaser to the Vendors (the receipt whereof the Vendor No. 4 do hereby admit and acknowledge to have received through Bank Transfer) as total price of the said property, the Vendors do hereby grant, convey, sell, assign, assure and transfer unto and to the use of the said Purchaser ALL THAT the entire land with the residential structures thereupon more fully mentioned and described in the schedule below and the legal incidents thereof together with the right of path, passage, light, liberties, privileges, easement and appurtenance whatsoever attached and concerning to the said property free from any or all encumbrances TO HAVE AND TO HOLD the said property hereby granted, conveyed and transferred unto and to the use of the said Purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise etc. and the said Vendors for themselves, their heirs and successors doth hereby declare and covenant with the said Purchaser that the Vendors have good title, full power and absolute right to sell the schedule mentioned property and further declare that the Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said property and have not in any way encumbered the said property intended to be conveyed by this Deed of Sale and that the said Purchaser and/or its/their heirs, legal representatives and assigns hereafter shall and may at all times peacefully and quietly hold, possess, use and enjoy the schedule mentioned property by exercising its/their right of ownership and possession in any manner it/they like over the said property without any interruption, claim and / or demand whatsoever from or by the Vendors or any

Contd.....P/7.

Imaps
(Adv)

:7:

person or persons lawfully/equitably claiming under or in trust for them and that the said Vendors shall and will for all times to come at the cost and request of the said Purchaser do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly assuring the title of the said Purchaser in respect of the said property or part thereof and it is also covenanted by the Vendors that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the Vendors have no respectable and saleable title to the said property as hereinbefore stated by the Vendors in that event the Vendors including all their heirs, successors and assigns shall be bound and liable to make good and indemnify any or all losses sustained by the Purchaser and/or its/their heirs or assigns.

It is further declared by the Vendors that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get its/their name/s mutated in the records of the sharista superior landlord under the State of West Bengal as well as in the records and registers of Asansol Municipal Corporation or of any other authority whenever required and the Vendors undertake to render all such help and assistance and shall sign upon affidavit/s as will be found essential in this regard.

:-SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:-

In the District of Paschim Bardhaman, P.S. Asansol (South), Chowki & Addl. Dist. Sub-Registry Office Asansol within Mouza Asansol Municipality, J. L. No. 20, under the limits of Asansol Municipal Corporation, Ward No. 08 (old) / 47 (new), Holding No. 38/372, all that raiyati land, comprised as follows :

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Imap
(Adm)

LR-4730

:8:

1. **R.S. Plot No. 4485** (four thousand four hundred eighty five) under R.S. Khatian No. 11943 & 11944, Class : Bastu, measuring **11.57 (eleven point five seven) Decimal**.

LR-4731

2. **R.S. Plot No. 4486** (four thousand four hundred eighty six) under R.S. Khatian No. 14156 & 14157, Class : Viti, measuring **01.51 (one point five one) Decimal**.

Total land in the aforesaid two plots measuring **13.08 (thirteen point zero eight) Decimal** equivalent to more or less 07.93 Katha together with the more than 45 years old and dilapidated cement floor one-storied residential house constructed thereupon measuring covered area of 400 Sq. Ft. together with all fittings, fixtures, electric line, meter and connection with easement rights attached thereto is hereby jointly sold by the Vendors.

Butted and bounded by:-

On the North	:	By house of Mr. Prasad.
On the South	:	By 14'-0" feet wide Road.
On the East	:	By house of Deb Prasad Chakraborty.
On the West	:	By house of Mr. P. L. Maity & others.

The proportionate annual rent is payable to the State of West Bengal through S. D. L. & L. R. O., (E.P. 1), Asansol.

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Imaj
(adv)

Left Hand

Thumb



Littlefinger to forefinger

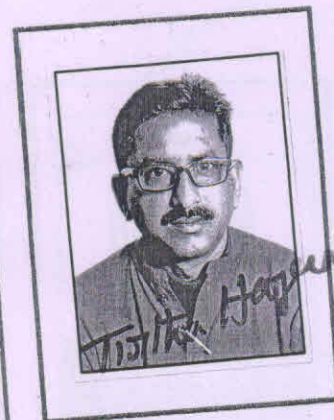


Right Hand

Thumb



Forefinger to Littlefinger



Finger Print attested by me: Tirtha Hazra

Left Hand

Thumb



Littlefinger to forefinger



Right Hand

Thumb



Forefinger to Littlefinger



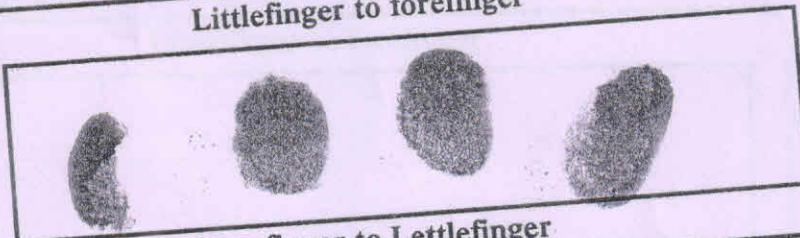
Finger Print attested by me: Basanti Hazra

Left Hand

Thumb



Littlefinger to forefinger

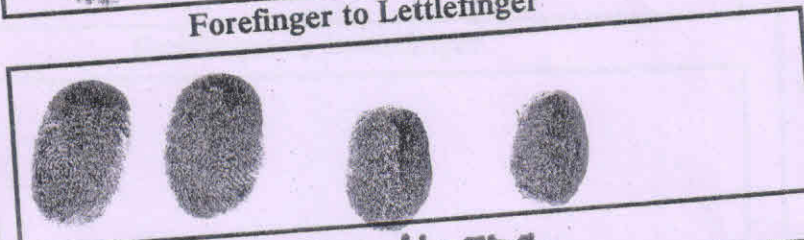


Right Hand

Thumb



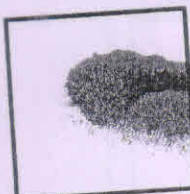
Forefinger to Littlefinger



Finger Print attested by me: Munmun Hazra

Left Hand

Thumb



Littlefinger to forefinger



Right Hand




Thumb

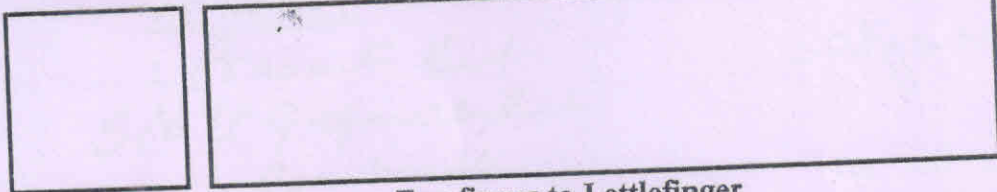



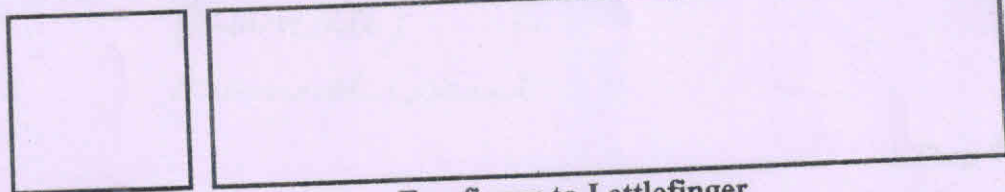
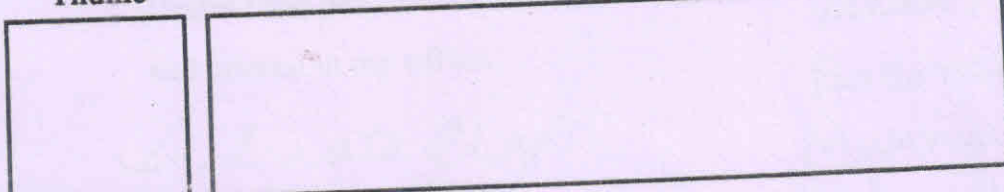
Forefinger to Littlefinger

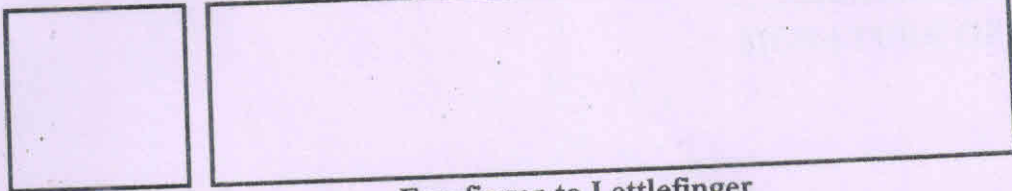



Finger Print attested by me: Krishna Hazra.

Thumb	Littlefinger to forefinger	 <i>Salga</i>	
Left Hand			
Thumb	Forefinger to Littlefinger		
Right Hand			
Finger Print attested by me: <i>Salga Narayana</i>			

Thumb	Littlefinger to forefinger	Photo	
Left Hand			
Thumb	Forefinger to Littlefinger		
Right Hand			
Finger Print attested by me:			

Thumb	Littlefinger to forefinger	Photo	
Left Hand			
Thumb	Forefinger to Littlefinger		
Right Hand			
Finger Print attested by me:			

Thumb	Littlefinger to forefinger	Photo	
Left Hand			
Thumb	Forefinger to Littlefinger		
Right Hand			
Finger Print attested by me:			

:9:

IN WITNESS WHEREOF the Vendors named above have set and subscribed their hands on the day, month and year first above written.

WITNESSES:

1. Prasanti Kul
S/o Lt Gagan Ch Kul
Rambandh
PO Burpu.

Satya Narayan Dutta

For self and as the constituted attorney of Sri Laxhmi Narayan Dutta, Sri Rajnarayan Dutta & Sri Dipnarayan Dutta.

SIGNATURE OF THE VENDORS

2. Indranta Das
(Advocate)
Asansol Court.

Drafted and prepared by me
and printed in my office.

Indranta Das
Advocate, Asansol Court
Enrol. No. WB/1116/1999.

Rup Shristy

Tirtha Hazra
Basanti Hazra
Munmun Hazra
Krishna Hazra
Partners

SIGNATURE OF THE PURCHASER



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

GRN Details

GRN: 192020210222019021
GRN Date: 07/02/2021 19:52:25
BRN : 1364091624
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 07/02/2021 19:02:52
Payment Ref. No: 2000207888/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Subrata Maji
Address: Asansol Court
Mobile: 7001243660
Depositor Status: Advocate
Query No: 2000207888
On Behalf Of: Mr Subrata Maji
Identification No: 2000207888/2/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000207888/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	373544
2	2000207888/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	62429
Total				435973

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