

2109/21

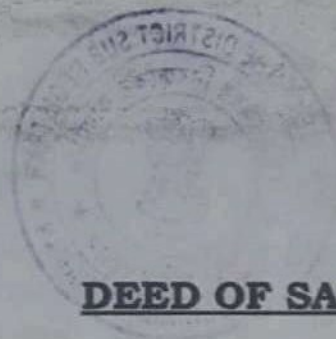
1-2214/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 459798

02/10/21
 2001842985/21
 GRN: 1920-2122-0088807112



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

DEED OF SALE

DISTRICT SUB-REGISTRAR
 Paschim Bardhaman

V. C. Case No - 159/2021

GRN No. : 19-202122-008880711-2. 22 OCT 2021
 Query No. : 2001842985/2021.
 Assessed Market Value : 38,46,785/-,
 Mouza. : Raniganj Municipality,
 P.S. : Raniganj,
 L.R. Plot No : 4056 & 4058,
 R.S. Plot No. : 2810 & 2811,
 L.R. Khatian No. : 6296, 6300, 6299, 6298 & 6297,
 Area of Land : 3201.66 Sq. Ft.,
 District : Paschim Bardhaman,

THIS DEED OF SALE IS MADE on this the 02nd day of October 2021.

Conted...P/2.

21

BETWEEN

1. **SMT. IRA MUKHERJEE**, (PAN No. BMKPM7556C) daughter of Late Ananga Mohan Banerjee, wife of Sri Subodh Mukherjee, by faith Hindu, by occupation House wife, citizenship Indian, resident of 46 Deblok Apartment, Flat No.- 2 Second Floor, Taramoni Ghat Road, Vidyasagar Park, Kolkata, Kolkata, West Bengal, PIN No.- 700041. and

2. **SRI DEBASIS BANERJEE**, (PAN No. ADCPB5476A) son of Late Ananga Mohan Banerjee, by faith Hindu, by occupation Retired Person, citizenship Indian, resident of B-502, Indian Oil Apartment, Sector 62, Nodia, Goutam Buddha Nagar, Uttar Pradesh, PIN No.- 201307, hereinafter cumulatively referred to as the **"FIRST PARTY"/"SELLERS"** (which expression shall unless contrary or repugnant to the context include their legal representatives heirs, successors and assigns.)

AND

1. **SRI CHINMOY MONDAL**, (PAN No. APHPM9428C) son of Sri Lakshmi Narayan Mondal, by faith Hindu, by occupation Business, citizenship Indian, resident of B.B. Banerjee Road, Raniganj, School Para, P.O. & P.S. Raniganj, Dist.- Paschim Bardhaman, PIN No.- 713347, West Bengal,

2. **SMT. SUSMITA SHAW**, (PAN No. BXRPS1340C) wife of Sri Robin Shaw, by faith Hindu, by occupation Business, citizenship Indian, resident of Girija Para, Raniganj, P.O. & P.S. Raniganj, Dist.-Paschim Bardhaman, PIN No.- 713347, West Bengal, and

3. **SRI SANJIT KUMAR BHAKAT**, (PAN No. AJHPB0427A) son of Late Kalicharan Bhakat, by faith Hindu, by occupation Business, citizenship Indian, resident of Saldanga Bhakat Para, P.O. & P.S.- Raniganj, Dist.- Paschim Bardhaman, PIN No.- 713347, West Bengal, hereinafter cumulatively referred to as **"SECOND PARTY"/"PURCHASERS"** (which expression shall unless contrary or repugnant to the context include their legal representatives heirs, successors, assigns.)

WHEREAS, the property mentioned in the schedule along with other properties originally belonged to one Bipin Behari Banerjee (since deceased).

AND WHEREAS, said Bipin Behari Banerjee had 3 (Three) sons namely Amarendra Mohan Banerjee, Aboni Mohan Banerjee and Ananga Mohan Banerjee, (all deceased).

AND WHEREAS, a decree in respect of left away properties of Late Bipin Behari Banerjee was passed in Title Suit Number 68 of 1958 before Ld. Sub-ordinate Judge at Bankura wherein an award assented to by all heirs of said Bipin Behari Banerjee was made an integral part.

AND WHEREAS, the left away properties of said Bipin Bihari Banerjee were allotted to all his heirs in different schedules mentioned in the award annexed to the said Decree passed in the said Title Suit No. 68 of 1958, before Ld Sub-ordinate Judge, Bankura.

AND WHEREAS, on the basis of the said award, which was made an integral part of the earlier referred Title Suit, one son of said Bipin Behari Banerjee namely Ananga Mohan Banerjee became the absolute owner & possessor of the specific and specified properties mentioned in the schedule below alongwith other properties as detailed in the said award.

AND WHEREAS, said Ananga Mohan Banerjee died leaving behind 2 (Two) sons namely Asis Kumar Banerjee and Debasis Banerjee, 2 (Two) daughters namely Ira Mukherjee and Ibha Mukherjee, and his wife namely Arati Banerjee to inherit all his left away properties including the property mentioned in the schedule below.

AND WHEREAS, accordingly the said property mentioned in the schedule has been recorded in the L.R.R.O.R. as per their actual possession.

AND WHEREAS, after the death of said Arati Banerjee, the aforesaid 2 (Two) sons and 2 (Two) daughters became the absolute owners of all the properties belonging to Ananga Mohan Banerjee each having 1/4th share therein.

AND WHEREAS, the said 2 (Two) sons and 2 (Two) daughters amicably partitioned their said properties and each started enjoying their individual 1/4th share of specific and specified properties that fell in their lot by dint of such partition.

AND WHEREAS, presently one son of said Ananga Mohan Banerjee namely Debasis Banerjee and one daughter namely Ira Mukherjee (Sellers herein) have decided to sell out their aforesaid shares i.e.

(1/4th. + 1/4th) concerning the plots stated in the schedule below at a price of Rs. 36,00,000/- (Thirty Six Lakh) only for purchasing other property elsewhere and ventilated their such desire.

AND WHEREAS, the aforesaid shares (1/4th. + 1/4th) have been specifically described in the schedule appended herein below.

AND WHEREAS, the Purchasers are/were in search of a property akin to the property mentioned in the schedule appended below and came across about the Sellers' such intention of selling the same and accordingly proposed unto the Sellers to transfer the same unto the Purchasers subject to its being free from all encumbrances.

AND WHEREAS, the Sellers specifically & unequivocally have declared that the property mentioned in the schedule appended below is free from all encumbrances.

AND WHEREAS, the Sellers have agreed with the proposal of the Purchasers and requested the Purchasers to pay the sum of Rs. 36,00,000/- (Thirty Six Lakh) only as total consideration price towards transferring of the schedule property to the Purchasers.

AND WHEREAS, the Purchasers being swayed by the solemn assertion of the Sellers that the schedule property is free from all encumbrances and after perusal of documents as provided by the vendors has on good faith agreed to purchase the same at the said consideration price of Rs. 36,00,000/- (Thirty Six Lakh) only.

AND WHEREAS, the Parties thought it prudent to enter into a Deed of Sale to complete the aforesaid transaction.

NOW THIS DEED WITNESSETH

That in consideration of the said sum of Rs. 36,00,000/- (Thirty Six Lakh) only from the purchasers, the sellers doth hereby grant, convey and transfer unto the purchasers all the property described in the schedule hereunder and delivered possession of the schedule property unto the purchasers free from all encumbrances together with all right, title, interest, easements, privileges and all common and absolute enjoyment rights the sellers have had and so long enjoyed TO HAVE AND TO HOLD the hereditaments hereby granted and conveyed unto and to the use of the purchasers their heirs, successors, executors, administrators and assigns, forever AND THAT the sellers doth hereby for themselves and their heirs, successors, executors, administrators and assigns covenant with the said purchasers and declare that they

are seized and possessed of and have not in any way encumbered or charged or caused anyway to encumber or charge the schedule property conveyed by this Deed of Sale and that the said purchasers their heirs, successors, executors, administrators and assigns shall and may at all times peaceably and quietly possess the said property and receive rents and profits thereof without any interruption, claim or demand whatsoever from or by the said sellers or any persons lawfully or equitably claiming from them or in trust for the sellers and that the purchasers are at liberty to use and enjoy the conveyed property according to the purchasers' choice and preference AND THAT the sellers shall for all times to come at the request and cost of the purchasers, their heirs, executors, administrators or assigns do or execute or caused to be done or execute all such acts, deeds and things and to swear affidavit/affidavits and to appear personally or through authorized person for further and more perfectly assuring the title of the purchaser and also for mutation of the said conveyed property or any part thereof in the name of the purchasers that may be reasonably required.

It is specifically promised unto the purchasers by the sellers that if for the purpose of mutation of the property in the name of the purchasers before the office of the B.L. & L.R.O. Raniganj under the State of West Bengal, the presence of the sellers are necessary and require swearing of affidavit(s), the sellers will present and swear affidavit/affidavits in favour of the purchasers before the Authorities concern either personally or through authorised agent.

And the sellers further covenant that if it transpires that the property hereby conveyed by the sellers are NOT free from all encumbrances as unequivocally stated hereinabove by them, the sellers and their heirs, successors, assigns, executors will be liable to the purchasers and/or their heirs, successors, administrators and assigns and will indemnify them and be bound to make good all loss to be sustained by the purchasers in respect of purchasing the schedule mentioned property.

Be it further covenanted that the purchasers, their heirs, successors, administrators or assigns shall enjoy the property with all right, title, interest of the sellers according to their choice, preference and necessity including all sorts of transferring rights by way of sell, gift, mortgage etc. or creating tenancy, raising all sorts of building by the purchasers towards the conveyed property and to pay tax/taxes to the State Government or Corporation, in the name of the purchasers and to get receipt thereof in own names.

SCHEDULE

All that vacant land surrounded by boundary walls situated within the District of **Paschim Bardhaman**, P.S.- **Raniganj**, Mouza **Raniganj Municipality**, J.L. No.- **24**, R.S. Khatian No.- **918**, corresponding to L.R. Khatian No.- **6296, 6300, 6299, 6298 & 6297**, R.S. Plot No.- **2810**, corresponding to L.R. Plot No.- **4056**, Classification of the Land **Bastu**, Property used as **Bastu**, Area of Land is **217.8 Sq. Ft. or .005 Acres or ½ (Half) Decimal**, and R.S. Plot No.- **2811**, corresponding to L.R. Plot No.- **4058**, Classification of the Land **Bastu**, Property used as **Bastu**, Area of Land is **2983.86 Sq. Ft. or .068 Acres or 6.8 Decimal**, Total Area of Land hereby sold by this Deed is **3201.66 Sq. Ft. or .073 Acres or 7.3 Decimal**, together with **100 Sq. Ft. Tin shed** structure on the **Ground Floor** being **5 years old**.

BUTTED & BOUNDED BY :

- On the East** : Boundary wall thereafter property of Asis Kumar Banerjee & Ibha Mukherjee,
On the West : Dr. B.B. Banerjee Road,
On the North : Property of Late Abani Mohan Banerjee,
On the South: R.S. Plot No.- 2809,

MEMO OF CONSIDERATION

Total Consideration Price is Rs. 36,00,000/- (Thirty Six Lakh) only.

- 1) Rs. 4,00,000/- only by way of RTGS of Punjab National Bank, Raniganj Branch, Dated 23.03.2021.
- 2) Rs. 2,00,000/- only by way of cheque being No. "000107" of UCO Bank, Raniganj Branch, Dated 22.03.2021.
- 3) Rs. 8,00,000/- only by way of cheque being No. "689123" of Punjab National Bank, Raniganj Branch, Dated 14.07.2021.
- 4) Rs. 6,00,000/- only by way of RTGS of Central Bank, Raniganj Branch, Dated 17.07.2021.
- 5) Rs. 12,00,000/- only by way of cheque being No. "891628" of State Bank of India, Raniganj Branch, Dated 29.09.2021.
- 6) Rs. 4,00,000/- only by way of RTGS of Central Bank, Raniganj Branch, Dated 29.09.2021.

Conted...P/7.

IN WITNESSES WHEREOF the Sellers put their signatures unto these presents the day, month and year mentioned at the outset out of their own free will and volition without any undue influence, force, fraud, coercion or mis-representation exerted from any corner fully understanding the contents hereof in sound health and mind.

WITNESSES:

1. Ramon Chakraborty,
s/o. Sri B. N. Chakraborty,
P.O. - Vill. & P.O. - Chotodighari,
P. S. - Sirajpur,
Dist. - Paschim Bardhaman
Pin. - 713326.
2. Indrani Banerjee
w/o. Debasis Banerjee
Noida (U.P.)
Sec. 62

1.

Ira Mukherjee

2.

Indrani Banerjee

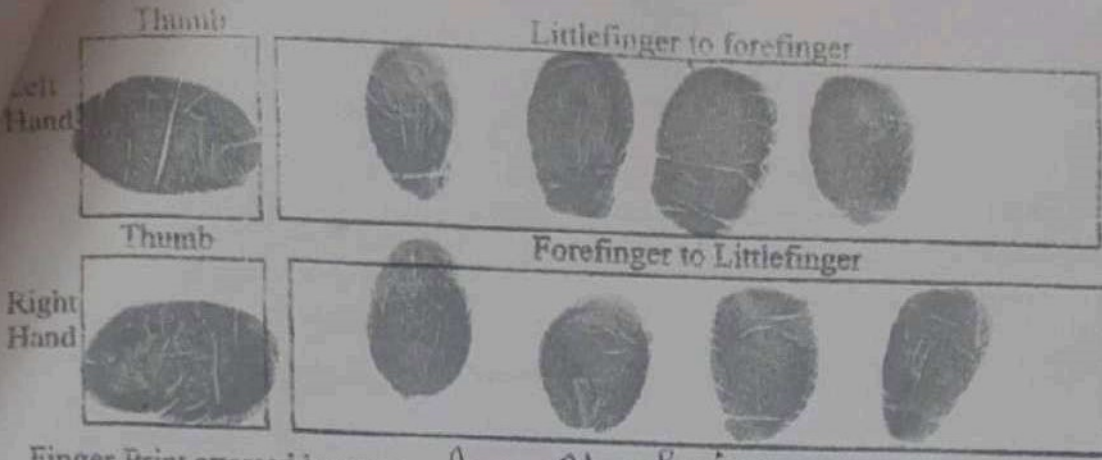
Signature of the SELLERS

Prepared by me as per instructions of the Sellers and contents readover and explained to them by me & printed in my office.

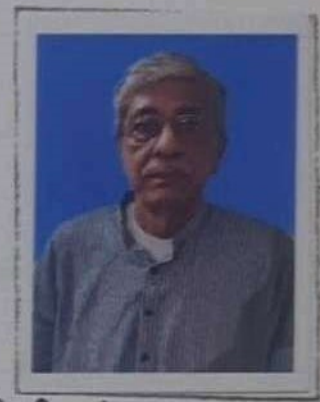
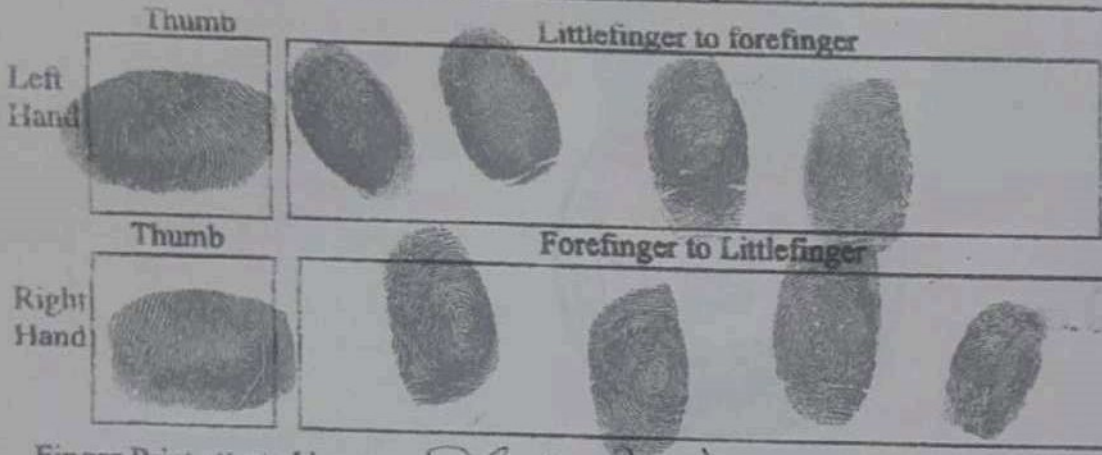
Ayan Ranjan Mukherjee

Ayan Ranjan Mukherjee)
Advocate, Asansol Court.
Enrolment No. WB/1072/2009.

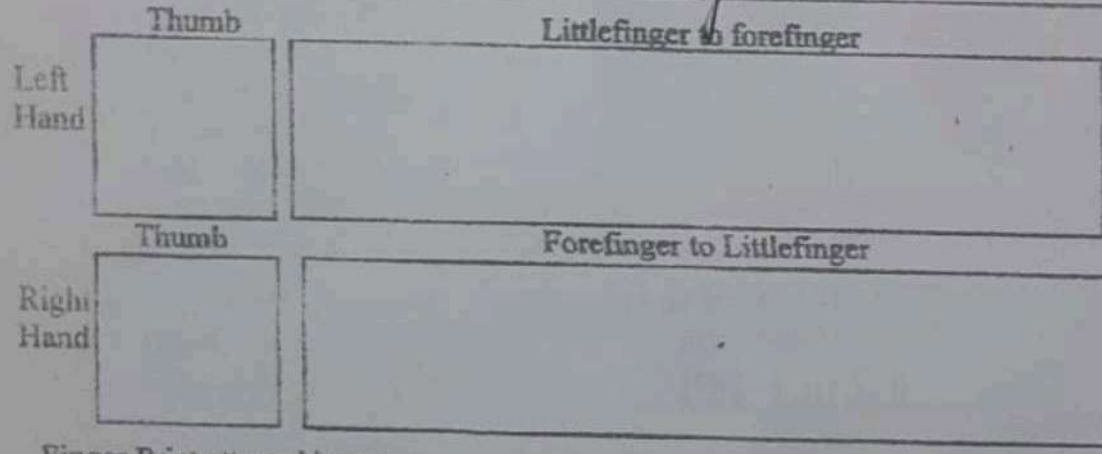
Sheet containing the finger prints of both hands of the Parties herein along with their self attested photograph is attached with this Deed to be as part of this Deed.



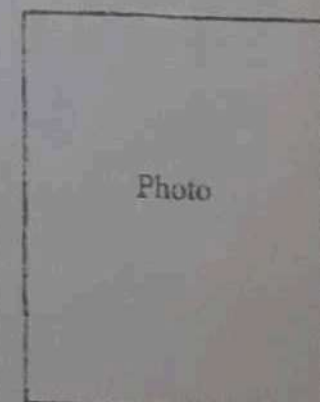
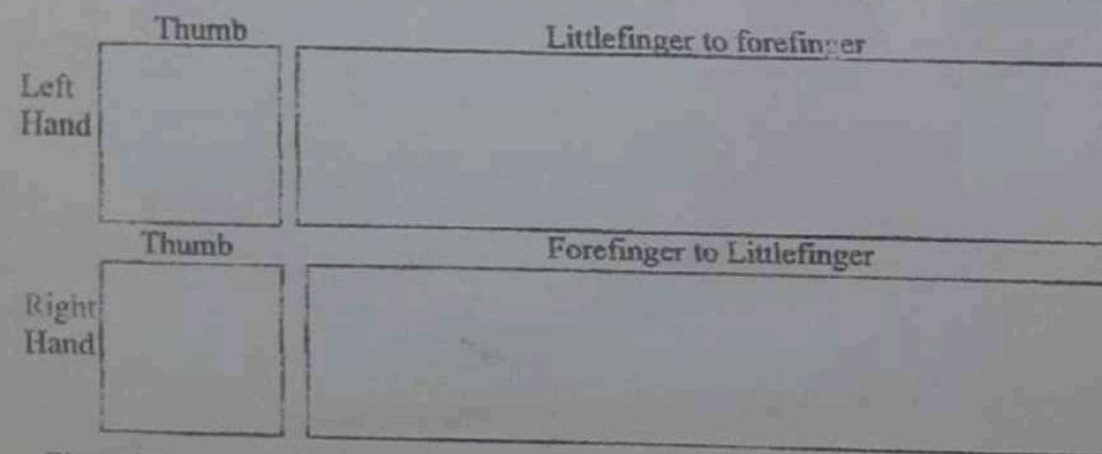
Finger Print attested by me : Ira Mukherjee Ira Mukherjee



Finger Print attested by me : Dhruv Baniya Dhruv Baniya



Finger Print attested by me :



Finger Print attested by me :









Government of West Bengal

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

OFFICE OF THE D.S.R. Paschim Bardhaman, District Name : Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23012001842985/2021

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	Smt Ira Mukherjee 46, Deblok Apartment, Flat No.- 2, Second Floor, City:- , P.O:- Vidyasagar Park, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700041	Seller			<i>Smt Mukherjee</i> 2.10.21
2	Shri Debasis Banerjee B 502, Indian Oil Apartment, City:- , P.O:- Noida, P.S:-NOIDA SECTOR-58, District:-Gautam Buddha Nagar,Uttar Pradesh, India, PIN:- 201307	Seller			<i>Shri Banerjee</i> 2/10/21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Ramesh Chakraborty Son of Shri Birendra Nath Chakraborty Vill. - Chhotodighari, Village:- Chhotodighari, P.O:- Chhotodighari, P.S:- Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713326	Smt Ira Mukherjee, Shri Debasis Banerjee			<i>Ramesh Chakraborty</i> 02/10/2021.

(Sukanta Mandal)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R.
Paschim Bardhaman
Paschim Bardhaman, West
Bengal



Thumb

Little finger to forefinger



Thumb

Forefinger to Littlefinger

Right Hand



Chinmay Mendal

Chinmay Mendal

Finger Print & Photo attested by me : Chinmay Mendal

Thumb

Little finger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



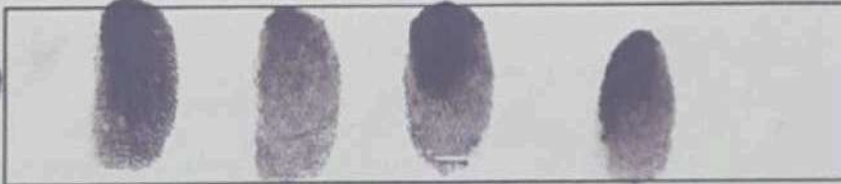
Susmita Shau

Finger Print & Photo attested by me : Susmita Shau

Thumb

Little finger to forefinger

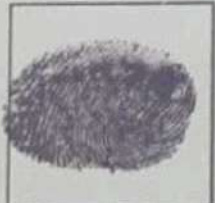
Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



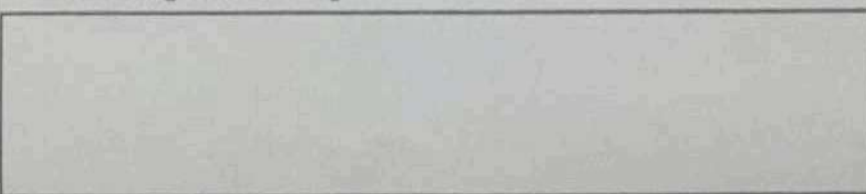
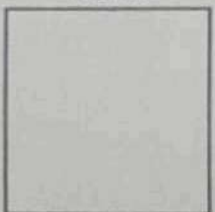
Sanjit Kumar Shukla

Finger Print & Photo attested by me : Sanjit Kumar Shukla

Thumb

Little finger to forefinger

Left Hand



Photo

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

GRN Details

GRN: 192021220088807112 Payment Mode: Counter Payment
GRN Date: 29/09/2021 19:54:15 Bank/Gateway: State Bank of India
BRN : 90004333 BRN Date: 30/09/2021 00:09:00
Payment Status: Successful Payment Ref. No: 2001842985/4/2021
(Query No*Query Year)

Depositor Details

Depositor's Name: SANJIT KUMAR BHAKAT
Address: RANIGANJ
Mobile: 8942865389
Depositor Status: Buyer/Claimants
Query No: 2001842985
Applicant's Name: Shri Ayan Ranjan Mukherjee
Identification No: 2001842985/4/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001842985/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	148881
2	2001842985/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	38475
			Total	187356

IN WORDS: ONE LAKH EIGHTY SEVEN THOUSAND THREE HUNDRED FIFTY SIX ONLY.

Major Information of the Deed

Deed No :	I-2301-02214/2021	Date of Registration	22/10/2021
Query No / Year	2301-2001842985/2021	Office where deed is registered	
Query Date	19/09/2021 12:45:20 PM		2301-2001842985/2021
Applicant Name, Address & Other Details	Ayan Ranjan Mukherjee Vill.- Chhotodighari, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713326, Mobile No. : 9647074140, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 36,00,000/-	Rs. 38,46,785/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,53,881/- (Article:23)	Rs. 38,507/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: B.B.Road., Mouza: Raniganj
Municipality, JI No: 24, Pin Code : 713347

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-4056 (RS :-2810)	LR-6296	Bastu	Bastu	217.8 Sq Ft	2,00,000/-	2,59,646/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road.
L2	LR-4058 (RS :-2811)	LR-6300	Bastu	Bastu	2983.86 Sq Ft	33,70,000/-	35,57,139/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road.
		TOTAL :			7.3372Dec	35,70,000 /-	38,16,785 /-	
		Grand Total :			7.3372Dec	35,70,000 /-	38,16,785 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Ira Mukherjee (Presentant) Wife of Shri Subodh Mukherjee 46, Deblok Apartment, Flat No.- 2, Second Floor, City:- Not Specified, P.O:- Vidyasagar Park, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/10/2021 , Admitted by: Self, Date of Admission: 02/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/10/2021 , Admitted by: Self, Date of Admission: 02/10/2021 ,Place : Pvt. Residence</p>
2	<p>Shri Debasis Banerjee Son of Late Ananga Mohan Banerjee B 502, Indian Oil Apartment, City:- Not Specified, P.O.- Noida, P.S:-NOIDA SECTOR-58, District:-Gautam Buddha Nagar,Uttar Pradesh, India, PIN:- 201307 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/10/2021 , Admitted by: Self, Date of Admission: 02/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/10/2021 , Admitted by: Self, Date of Admission: 02/10/2021 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Sanjit Kumar Bhakat Son of Late Kalicharan Bhakat Saldanga Bhakat Para, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed</p>
2	<p>Shri Chinmoy Mondal Son of Shri Lakshmi Narayan Mondal B.B. Banerjee Road, Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:- Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed</p>
3	<p>Smt Susmita Shaw Wife of Shri Robin Shaw Girija Para, Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BXxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Shri Ramesh Chakraborty Son of Shri Birendra Nath Chakraborty Vill. - Chhotodighari, Village:- Chhotodighari, P.O:- Chhotodighari, P.S:- Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713326</p>			

Identifier Of Smt Ira Mukherjee, Shri Debasis Banerjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Ira Mukherjee	Shri Sanjit Kumar Bhakat-0.0831876 Dec, Shri Chinmoy Mondal-0.0831876 Dec, Smt Susmita Shaw-0.0831876 Dec
2	Shri Debasis Banerjee	Shri Sanjit Kumar Bhakat-0.0831876 Dec, Shri Chinmoy Mondal-0.0831876 Dec, Smt Susmita Shaw-0.0831876 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Ira Mukherjee	Shri Sanjit Kumar Bhakat-3.41901 Dec
2	Shri Debasis Banerjee	Shri Sanjit Kumar Bhakat-3.41901 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Ira Mukherjee	Shri Sanjit Kumar Bhakat-16.66666700 Sq Ft, Shri Chinmoy Mondal-16.66666700 Sq Ft, Smt Susmita Shaw-16.66666700 Sq Ft
2	Shri Debasis Banerjee	Shri Sanjit Kumar Bhakat-16.66666700 Sq Ft, Shri Chinmoy Mondal-16.66666700 Sq Ft, Smt Susmita Shaw-16.66666700 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: B.B.Road., Mouza: Raniganj
Municipality, JI No: 24, Pin Code : 713347

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4056, LR Khatian No:- 6296	Owner:আরতি ব্যানার্জী, Gurdian:অনঙ্গমোহন ব্যানার্জী, Address:নিজ , Classification:বাস্ত, Area:0.00200000 Acre.	Smt Ira Mukherjee
L2	LR Plot No:- 4058, LR Khatian No:- 6300	Owner:দেবশীষ ব্যানার্জী, Gurdian:অনঙ্গ মোহন, Address:নিজ , Classification:বাস্ত, Area:0.02750000 Acre.	Shri Debasis Banerjee

On 01-10-2021

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 38,46,785/-



Sukanta Mandal

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. Paschim Bardhaman

Paschim Bardhaman, West Bengal

On 02-10-2021

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

Presented for registration at 19.00 hrs on 02-10-2021, at the Private residence by Smt. Ira Mukherjee, one of the Executants.

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

Execution is admitted on 02/10/2021 by 1. Smt Ira Mukherjee, Wife of Shri Subodh Mukherjee, 46, Deybick Apartment, Flat No - 2, Second Floor, P.O: Vidyasagar Park, Thana: Karaya, , Kolkata, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 2. Shri Debasis Banerjee, Son of Late Ananga Mohan Banerjee, B 502, Indian Oil Apartment, P.O: Noida, Thana: NOIDA SECTOR-58, , Gautam Buddha Nagar, UTTAR PRADESH, India, PIN - 201307, by caste Hindu, by Profession Retired Person

Indetified by Shri Ramesh Chakraborty, . . Son of Shri Birendra Nath Chakraborty, Vill - Chhotodighari, P.O Chhotodighari, Thana: Hrapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713326, by caste Hindu, by profession Business



Sukanta Mandal

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. Paschim Bardhaman

Paschim Bardhaman, West Bengal

On 04-10-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,507/- (A(1) = Rs 38,488/- , E = Rs 7/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 38,475/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/09/2021 12:00AM with Govt. Ref. No: 192021220088807112 on 29-09-2021, Amount Rs: 38,475/-
Bank: State Bank of India (SBIN0000001), Ref. No. 90004333 on 30-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,53,881/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,48,881/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 4607, Amount: Rs.5,000/-, Date of Purchase: 30/09/2021, Vendor name: Joy Prakash Shaw

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2021 12:00AM with Govt. Ref. No: 192021220088807112 on 29-09-2021, Amount Rs: 1,48,881/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90004333 on 30-09-2021, Head of Account 0030-02-103-003-02



Sukanta Mandal

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. Paschim Bardhaman

Paschim Bardhaman, West Bengal

On 22-10-2021

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.



Sukanta Mandal

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. Paschim Bardhaman

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2301-2021, Page from 54517 to 54546
being No 230102214 for the year 2021.



Digitally signed by SUKANTA MANDAL
Date: 2021.10.26 11:56:31 +05:30
Reason: Digital Signing of Deed.

(Sukanta Mandal) 2021/10/26 11:56:31 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal.

(This document is digitally signed.)