

2446/17

2466



पश्चिम बंगाल WEST BENGAL

H 936164

115 Rs.
Certified that the Document is submitted to registration. The endorsement sheet attached to this document is the Part of this document.

Amphor...

Koushik Mukherjee
Saunjalanta Mukherjee
Sudh...

Addl. District Sub-Registrar,
Asansol, Dist. Burdwan

DEED OF SALE of Rs. 4,50,000/-

GRN: 19-201718-000455139-1

Query No. 0205-0000509112/2017

Assessed Market Value: Rs. 7,88,212/-

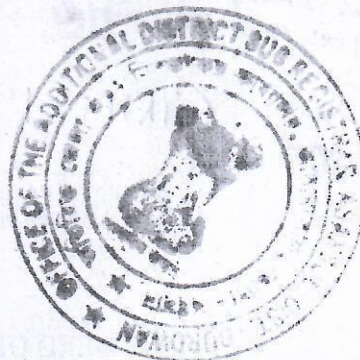
24 APR 2017

THIS DEED OF SALE is made on this the 24th day of

April, 2017 (Two Thousand Seven)

1001 13/1/17 500
NO. Date Value Rs.
Purchaser's Name Subash Chatterjee
Address
Purchased from Asansol Treasury on 04 JAN 2017
Stamp Vendor

(Sri Joy Prakash Shaw)
A.D.S.R. Office: Asansol
Dist. Burdwan (W.B.)
Licence No. 3189



Sy

Addl. District Sub-Registrar,
Asansol, Dist. Burdwan
24 APR 2017

BETWEEN

Koushik Mukherjee
Saumyabrata Mukherjee
Sudhir Kumar

(1) SRI KOUSHIK MUKHERJEE (PAN - AQWPM9689H) and (2) SRI SAUMYABRATA MUKHERJEE (PAN - CCYPM3769C), both sons of Late Subrata Mukherjee and Late Soma Mukherjee, by citizenships Indian, by faiths Hindu, residents of Professor Colony, P. O. & P. S. Bolpur, Dist. Birbhum, West Bengal, PIN - 731204, hereinafter jointly called and described as the 'SELLERS' (First Party) (which expression shall include their heirs, successors, assigns and representatives unless contrary to and repugnant to the context) of the ONE PART;

AND

SRI SUBRATA CHATTERJEE (PAN - AEWPC6535N), son of Late Phakir Chandra Chatterjee, by citizenship Indian, by faith Hindu, resident of Mayanir, Silicate Factory Road, Durgamandir, Asansol - 713303, P.O. Ushagram, P. S. Asansol South, Dist. Paschim Bardhaman, West Bengal, hereinafter called and described as the 'PURCHASER' (Second Party) (which expression shall include his heirs, successors, assigns and representatives unless contrary to and repugnant to the context) of the OTHER PART;

WHEREAS the landed property measuring more or less 02 (two) Cottahs 10 (ten) Chhitak alongwith larger part of the land bearing R. S. Plot No. 2167 and 2169 under R. S. Khatian No. 388 and 572 within Mouza Asansol Municipality, JL No. 20, Dist. Paschim Bardhaman (formerly Burdwan) together with the building structure (now in dilapidated condition) thereupon originally belonged to one Sri Sudhir Kumar Mukhopadhyay by virtue of a regd. Deed of Sale bearing Deed No. 5399/1963 of ADSR, Asansol.

Koushik Mukherjee
Saumyabrata Mukherjee
Subrata Mukherjee

AND WHEREAS above named Sri Sudhir Kumar Mukhopadhyay while in possession of the aforesaid land sold and transferred to same to Kanti Prakash Bandyopadhyay alias Banerjee (since deceased) and Santi Prakash Bandyopadhyay alias Banerjee by way of a regd. Deed of Sale bearing Deed No. 4227/1970 of ADSR, Asansol.

AND WHEREAS a Title Suit No. 70/1984 in the Court of First Munsiff at Asansol had been filed for a decree of Partition and vide Memo of Partition dated 22/05/1984 written and executed as per order/decreed passed by the First Munsiff in the aforesaid Title Suit No. 70/1984, the maternal grandfather of the Sellers, viz., Deb Prakash Banerjee (since deceased) owned and possessed the property more or less 02 (two) Cottahs 10 (ten) Chhitak together with a portion of building structure (now in dilapidated condition) thereupon out of aforesaid larger property.

AND WHEREAS above named Deb Prakash Banerjee died on 12.11.2001 and Smt Maya Banerjee (wife of Deb Prakash Banerjee) died on 02.09.1984 and leaving behind his two sons, viz. Sri Anup Kumar Banerjee, Sri Arup Banerjee and two daughters, viz. Smt Soma Mukherjee (wife of Late Subrata Mukherjee) and Smt Swapna Banerjee in respect of the aforesaid property left by Late Deb Prakash Banerjee.

AND WHEREAS above named Soma Mukherjee acquired right, title, interest and possession over $\frac{1}{4}$ th share of the aforesaid property by virtue of such inheritance and she died on 31.08.2014 leaving behind her two sons, viz. Sri Koushik Mukherjee (Seller No. 1) and Sri Saumyabrata Mukherjee (Seller No. 2) as her only legal heirs in respect of her $\frac{1}{4}$ th share over the aforesaid property (hereinafter described as the said property).

Koushik Mukherjee
Saumyaabrata Mukherjee
S. Indu Chatterjee

AND WHEREAS by way of such inheritance above named Sri Koushik Mukherjee (the Seller No. 1) and Sri Saumyabrata Mukherjee (the Seller No. 2) jointly acquired right, title, interest and possession over the said property more particularly mentioned in the Schedule below having equal share and subsequently the Sellers got their name mutated in S.D.L & L.R.O, Asansol (Ex-P-I) vide Mutation Case No. 6420/17 dated 09.03.2017.

AND WHEREAS the Sellers, being urgent need of money, have declared their intention to sell the said property mentioned in the schedule below and for the same the Sellers have fixed the total price for selling of the said property mentioned in the schedule below at Rs. 4,50,000/- (Rupees four lakh fifty thousand only);

AND WHEREAS the Purchaser has agreed to purchase the said property mentioned in the Schedule below at the said consideration of Rs. 4,50,000/- (Rupees four lakh fifty thousand only).

NOW THIS DEED WITNESSETH

That in pursuance of the said consideration of the sum of Rs. 4,50,000/- (Rupees four lakh fifty thousand only) paid by the Purchaser to the Sellers as per memo of consideration mentioned hereunder and the Sellers hereby admit, acknowledge as having received said total sum of Rs. 4,50,000/- (Rupees four lakh fifty thousand only) from the Purchaser above named and on received said total consideration money the Sellers hereby conveyed, transferred, and sold their all rights over said property mentioned in the schedule below forever in favour of the Purchaser.

Koushik Mukherjee
Sangeeta Mukherjee
Subodh Mukherjee

AND THAT THE SELLERS hereby covenant and declare for themselves and their heirs, executors, representatives that the SELLERS hereby conveyed their all rights unto the PURCHASER forever and henceforth the rights of the SELLERS over the said property mentioned in the schedule below and the SELLERS hereby delivered the vacant possession of the said property mentioned in the schedule below unto and in favour of the PURCHASER and THE SELLERS hereby further covenanted that it is their boundent duty to put the PURCHASER in exclusive possession of the said property mentioned in the schedule below.

AND THAT THE PURCHASER on the strength of this deed acquired right-title-interest and shall hereafter peaceably hold, use and enjoy the said property mentioned in the schedule below absolutely, exclusively and entirely as his own property to the total exclusion of the SELLERS and without any interference, hindrance and interruption, claim or demand by and from the SELLERS or any other person/persons whomsoever under the SELLERS.

AND THAT THE SELLERS and all the persons claiming under them shall and will from time to time, upon request of the Purchaser, his heirs, executors, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly, assuring that the said property mentioned in the schedule below and every part thereof unto the PURCHASER, his heirs, executors, representatives and assigns and placing them in possession of the same according to the true intent and meaning of this deed as shall or may be reasonably required.

Koushik Mukherjee
Saumya Debata Mukherjee
Sudesh Mukherjee

AND IT IS HEREBY DECLARE by the Sellers that the said property mentioned in the schedule below hereby transferred are free from all encumbrances, charges, claims, demands and the SELLERS have not done anything whereby the property may be subject to any attachment or lien of any court or person whatsoever and the Sellers also declared that there have not any other legal heir or heirs of Late Soma Mukherjee except them.

Be it further stated the Purchaser, his heirs, executors, representatives and assigns will enjoy the said property mentioned in the schedule below from generation to generation with all right, title interest of the sellers according to his choice, preference and necessity including all sorts of transferring right and changing in the name of the Purchaser towards the conveyed property and to pay tax/taxes to the State Government, Municipal Corporation Authority/ Authorities in the name of the Purchaser and to get receipt therefore from this day of Sale. Rent payable to the Governments of West Bengal through the S. D. L. & L. R. O, Asansol (EP-I).

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

In the district of Paschim Bardhaman (formerly part of Burdwan), Sub-Division and Sub-Registry Asansol, P. S. Asansol South, within Mouza Asansol Municipality, J. L. No. 20, All that piece and parcel of land, the Sellers have the share to the extent of 0.006 Acres each, i.e. total measuring 0.012 Acres (i.e. 522 sq. ft.) out of total 0.048 Acre equivalent to 02 (two) Cottahs 10 (ten) Chhittak appertaining to R. S. Plot No. 2167

Koushik Mukherjee
Saumyabrata Mukherjee
Santosh Ghosh

and 2169 under R. S. Khatian No. 388 and 572 together with portion (i.e. 100 sq. ft.) of the single storied building structure (now in dilapidated condition) and egress and ingress thereto.

The aforesaid property is under the limit of Asansol Municipal Corporation bearing part of holding No. 47/40, Kachhari Road, ward No. 3 (old) 53 (new).

The aforesaid property is butted and bounded as follows:

On the North: Property of the Purchaser, on the South: Kachhari Road, on the East: Part of the Building and Property of Sri Santi Prakash Banerjee and on the West: Boundary Wall thereafter Gali thereafter Property of Mr. Santosh Ghosh.

Memo of consideration

Paid Rs. 2,25,000/- vide Ch. No. 018493 dtd. 24.04.2017 of OBC, Asansol
in favour of Sri Koushik Mukherjee

Paid Rs. 2,25,000/- vide Ch. No. 018495 dtd. 24.04.2017 of OBC, Asansol
in favour of Sri Saumyabrata Mukherjee

TOTAL : Rs. 4,50,000/- (Rupees four lakh fifty thousand only)

IN WITNESS WHEREOF the SELLERS put their hands and signatures on this day, month and year mentioned in the outset.

WITNESSES:

(1) Anupam Banerjee
(ANUPAM BANERJEE)

S/o, Lokenath Banerjee
Ushagram, Asansol - 713303
P. S. Asansol South,
Dist. Paschim Bardhaman.

(2) Anup Kumar Banerjee
(Name: ANUP KUMAR BANERJEE)

S/o, Late Deb Prakash Banerjee
Court More, Asansol - 713304
P. S. Asansol South,
Dist. Paschim Bardhaman.

(3) Arup Banerjee
(Name: ARUP BANERJEE)

S/o, Late Deb Prakash Banerjee
Court More, Asansol - 713304
P. S. Asansol South,
Dist. Paschim Bardhaman.

(4) Swapna Banerjee
(Name: SWAPNA BANERJEE)

D/o, Late Deb Prakash Banerjee
Court More, Asansol - 713304
P. S. Asansol South,
Dist. Paschim Bardhaman.

(5) Santi Prakash Banerjee
(Name: SANTI PRAKASH BANERJEE)

D/o, Late Sanat Kumar Banerjee
Court More, Asansol - 713304
P. S. Asansol South,
Dist. Paschim Bardhaman.

SIGNATURES OF THE SELLERS:

(1) Koushik Mukherjee
(KOUSHIK MUKHERJEE)

(2) Saumyabrata Mukherjee
(SAUMYABRATA MUKHERJEE)

Subrat Chatterjee

Drafted and prepared by me
and printed in my office.

Abdul Aziz

(Abdul Aziz)
Deed Writer,
ADSR Office, Asansol
L.N.O - 32

N.B. A sheet having photographs and
finger prints of both hands of the parties
annexed herewith and treated as a part
of this deed.

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

GRN: 19-201718-000455139-1

Payment Mode Online Payment

GRN Date: 20/04/2017 12:33:24

Bank : HDFC Bank

BRN : 319797165

BRN Date: 20/04/2017 12:34:48

DEPOSITOR'S DETAILS

Id No. : 02050000509112/1/2017

[Query No./Query Year]

Name : SUBRATA CHATTERJEE

Contact No. : Mobile No. : +91 9732015080

E-mail : SUBRATA.CLASSIC@GMAIL.COM

Address : MAYANIR, SILICATE FACTORY ROAD, ASANSOL

Applicant Name : Mr Abdul Aziz

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02050000509112/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	7882
2	02050000509112/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	46793

Total

In Words : Rupees Fifty Four Thousand Six Hundred Seventy Five only

54675

left hand

Thumb

little finger to forefinger

Right hand

Thumb

forfinger to little finger



Koushik Mukherjee

Finger print Attested by me:- *Koushik Mukherjee*

left hand

Thumb

little finger to forefinger

Right hand

Thumb

forfinger to little finger



Saumya Lakshmi Mukherjee

Finger print Attested by me:- *Saumya Lakshmi Mukherjee*

left hand

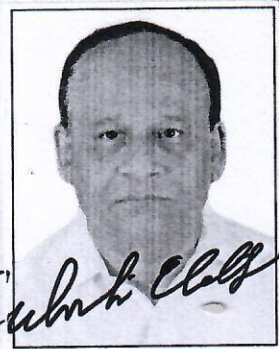
Thumb

little finger to forefinger

Right hand

Thumb

forfinger to little finger



Subhojit Chatterjee

Finger print Attested by me:- *Subhojit Chatterjee*

Major Information of the Deed

Deed No :	I-0205-02466/2017	Date of Registration	24/04/2017
Query No / Year	0205-0000509112/2017	Office where deed is registered	
Query Date	17/04/2017 7:46:56 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Abdul Aziz CHelidanga, Thana : Asansol, District : Burdwan, WEST BENGAL, Mobile No. : 9732054462, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 4,50,000/-	Rs. 7,88,212/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 47,293/- (Article:23)	Rs. 7,882/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

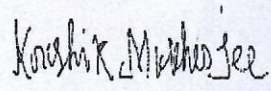
District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Kachari Road, Mouza: Asansol

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	RS-2167	RS-572	Bastu	Viti	0.006 Acre	2,00,000/-	3,63,637/-	Property is on Road
L2	RS-2169	RS-388	Bastu	Bastu	0.006 Acre	2,00,000/-	3,63,637/-	Property is on Road
		TOTAL :			1.2Dec	4,00,000 /-	7,27,274 /-	
		Grand Total :			1.2Dec	4,00,000 /-	7,27,274 /-	

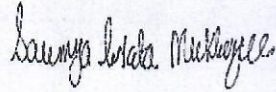
Structure Details :

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.	50,000/-	60,938/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	100 sq ft	50,000 /-	60,938 /-	

Seller Details :

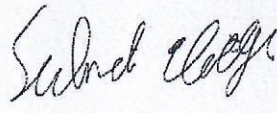
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Koushik Mukherjee (Presentant) Son of Late Subrata Mukherjee Executed by: Self, Date of Execution: 24/04/2017 , Admitted by: Self, Date of Admission: 24/04/2017 ,Place : Office			
		24/04/2017	LTI 24/04/2017	24/04/2017

Professor Colony, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AQWPM9689HStatus :Individual

2	Name	Photo	Fingerprint	Signature
	Mr Saumyabrata Mukherjee Son of Late Subrata Mukherjee Executed by: Self, Date of Execution: 24/04/2017 , Admitted by: Self, Date of Admission: 24/04/2017 ,Place : Office			
	24/04/2017	LTI 24/04/2017	24/04/2017	

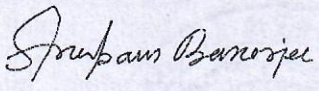
Professor Colony, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:CCYPM3769CStatus :Individual

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
	Mr Subrata Chatterjee Son of Late Phakir Chandra Chatterjee Executed by: Self, Date of Execution: 24/04/2017 , Admitted by: Self, Date of Admission: 24/04/2017 ,Place : Office
	
	
	
	25/04/2017 LTI 25/04/2017 25/04/2017

Son of Late Phakir Chandra Chatterjee Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AEWPC6535NStatus :Individual

Identifier Details :

Name & address
Mr Anupam Banerjee Son of Mr Lokenath Banerjee Ushagram, P.O:- Ushagram, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713303, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Koushik Mukherjee, Mr Saumyabrata Mukherjee, Mr Subrata Chatterjee

24/04/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Koushik Mukherjee	Mr Subrata Chatterjee-0.3 Dec
2	Mr Saumyabrata Mukherjee	Mr Subrata Chatterjee-0.3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Koushik Mukherjee	Mr Subrata Chatterjee-0.3 Dec
2	Mr Saumyabrata Mukherjee	Mr Subrata Chatterjee-0.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Koushik Mukherjee	Mr Subrata Chatterjee-50 Sq Ft
2	Mr Saumyabrata Mukherjee	Mr Subrata Chatterjee-50 Sq Ft

Endorsement For Deed Number : I - 020502466 / 2017**On 24-04-2017****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 11:15 hrs on 24-04-2017, at the Office of the A.D.S.R. ASANSOL by Mr Koushik 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 7,88,212/-

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

Execution is admitted on 24/04/2017 by 1. Mr Koushik Mukherjee, Son of Late Subrata Mukherjee, Professor Colony, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Others, 2. Mr Saumyabrata Mukherjee, Son of Late Subrata Mukherjee, Professor Colony, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Others, 3. Mr Subrata Chatterjee, Son of Late Phakir Chandra Chatterjee, Mayanir, Silicate Factory Road,, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business

Indetified by Mr Anupam Banerjee, , , Son of Mr Lokenath Banerjee, Ushagram, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,882/- (A(1) = Rs 7,882/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,882/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/04/2017 12:34PM with Govt. Ref. No: 192017180004551391 on 20-04-2017, Amount Rs: 7,882/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 319797165 on 20-04-2017, Head of Account 0030-03-104-001-16

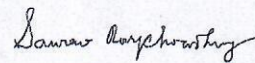
ment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 47,293/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 46,793/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1001, Amount: Rs.500/-, Date of Purchase: 13/04/2017, Vendor name: J P S
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/04/2017 12:34PM with Govt. Ref. No: 192017180004551391 on 20-04-2017, Amount Rs: 46,793/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 319797165 on 20-04-2017, Head of Account 0030-02-103-003-02



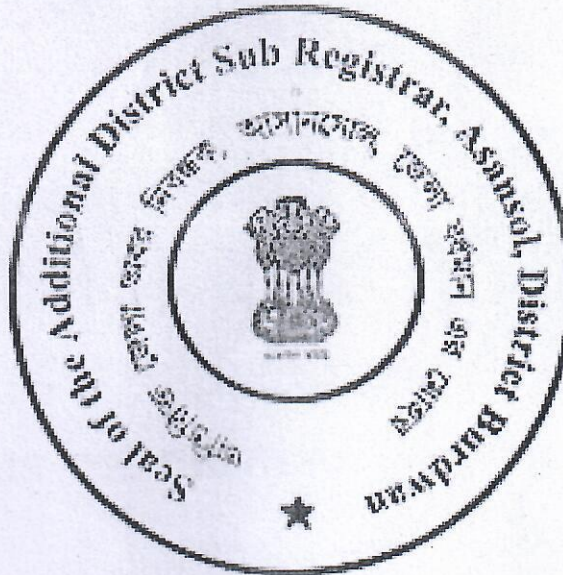
Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2017, Page from 44139 to 44156

being No 020502466 for the year 2017.



Saurav Roychowdhury

Digitally signed by SAURAV
ROYCHOWDHURY
Date: 2017.04.27 15:32:58 +05:30
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 27-04-2017 15:32:57
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)