

4611/17

Q 4669



130 प्रमिष्ठान पश्चिम बंगाल WEST BENGAL
H 936668

Co-related with the Document is
submitted to registered Tax
Authorities for their attention
and the authorities are not to
be concerned.

Sopho-wormy

GRN : 19-201718-002991585-1

Query No. 0205-0-0000914993/2017

Assessed Market Value: Rs. 23,64,632/- Asansol, Dist. - Paschim Bardhaman

Set forth Value: Rs. 22,50,000/-

12 JUL 2017

DEED OF SALE

THIS DEED OF SALE is made on this the 12th day of

July, 2017 (Two Thousand Seven)

No. 403 Date 05/2/17 Value Rs. 5000/-
Purchaser's Name Sulerata Chatterjee
Address KSR
Purchased from Asansol Treasury on 20 JUN 2017
Stamp Vendor

(Sri Joy Prakash Shaw)
A.D.S.R. Office: Asansol
Dist. Bardhaman (W.B.)
Licence No. 3/89



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

12 JUL 2017

BETWEEN

(1) SRI ANUP KUMAR BANERJEE (PAN - AELPB0021M) and **(2) SRI ARUP BANERJEE** (PAN - AXUPB5343C), both sons of Late Deb Prakash Banerjee and **(3) MISS SWAPNA BANERJEE** (PAN - BWKPB0599N), daughter of Late Deb Prakash Banerjee, all by citizenships Indian, by faiths Hindu, residents of West Court Road, Asansol - 713304, P. S. Asansol South, Dist. Paschim Bardhaman, West Bengal, 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 (erstwhile part of 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.

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 father 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 Ms Swapna Banerjee in respect of the aforesaid property left by Late Deb Prakash Banerjee.

AND WHEREAS by way of such inheritance above named Sri Anup Kumar Banerjee (the Seller No. 1), Sri Arup Banerjee (the Seller No. 2) and Ms Swapna Banerjee (the Seller No. 3) jointly acquired right, title, interest and



possession of the 3/4th share over the said property more particularly mentioned in the Schedule below having equal share (1/4th share each) as per Hindu Succession Act 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 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. 22,50,000/- (Rupees twenty two 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. 22,50,000/- (Rupees twenty two lakh fifty thousand only).

NOW THIS DEED WITNESSETH

That in pursuance of the said consideration of the sum of Rs. 22,50,000/- (Rupees twenty two 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. 22,50,000/- (Rupees twenty two 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, title, interest and possession over said property mentioned in the schedule below forever in favour of the Purchaser.



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.

A handwritten signature or mark, possibly a stylized 'S' or 'J', located at the bottom left of the page.

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.

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/mutating 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 (erstwhile part of Burdwan), Sub-Division and Sub-Registry Office 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 0.012 Acres each, i.e. total measuring 0.036 Acres out of total 0.048 Acre equivalent to 02 (two) Cottahs 10 (ten) Chhittak appertaining to R. S. Plot No. 2167 classified as 'Viti' and R. S. Plot No. 2169 classified as 'Bastu' under R. S. Khatian No. 388 and 572 together with portion (i.e. 300 sq. ft.) of the 35 years' old single storied building structure (now in dilapidated condition) together with all egress and ingress attached 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 to Anup Kumar Banerjee (Seller No. 1)

Paid Rs. 1,50,000/- vide Ch. No. 098886 dtd. 26/07/2016 of IndusInd Bank, Asansol

Paid Rs. 6,00,000/- vide Ch. No. 918336 dtd. 12/07/2017 of IndusInd Bank, Asansol

Paid to Arup Banerjee (Seller No. 2)

Paid Rs. 1,50,000/- vide Ch. No. 098887 dtd. 26/07/2016 of IndusInd Bank, Asansol

Paid Rs. 6,00,000/- vide Ch. No. 918337 dtd. 12/07/2017 of IndusInd Bank, Asansol

Paid to Swapna Banerjee (Seller No. 3)

Paid Rs. 1,50,000/- vide Ch. No. 098890 dtd. 01/09/2016 of IndusInd Bank, Asansol

Paid Rs. 6,00,000/- vide Ch. No. 918338 dtd. 12/07/2017 of IndusInd Bank, Asansol

TOTAL : Rs. 22,50,000/- (Rupees twenty two 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) *Santi Prakash Banerjee*
(Name: SANTI PRAKASH BANERJEE)
S/o, Late Sanat Kumar Banerjee
Court More, Asansol - 713304
P. S. Asansol South,
Dist. Paschim Bardhaman.

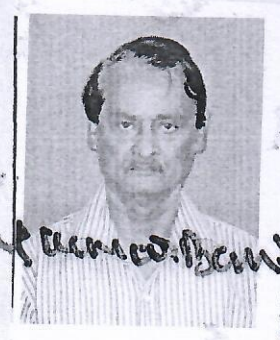
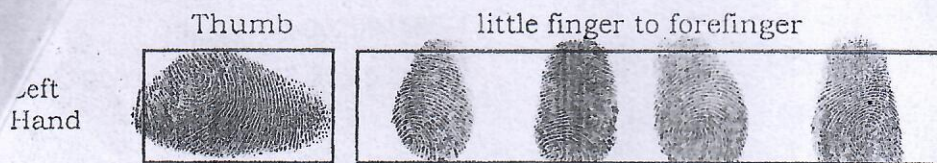
SIGNATURES OF THE SELLERS:

- (1) *Anup Kumar Banerjee*
(ANUP KUMAR BANERJEE)
- (2) *Arup Banerjee*
(ARUP BANERJEE)
- (3) *Swapna Banerjee*
(SWAPNA BANERJEE)

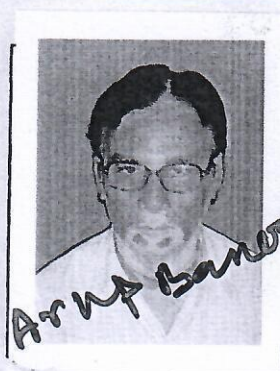
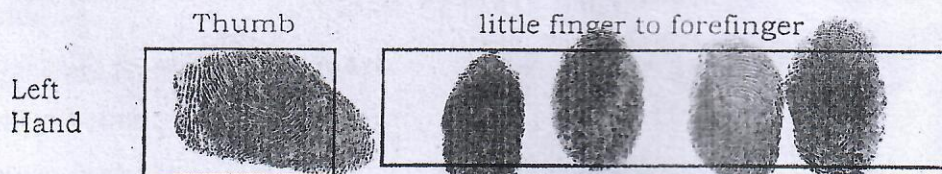
Drafted and prepared by me
and printed in my office.

Abdul Aziz
(Abdul Aziz)
Deed Writer,
ADSR Office, Asansol
LMO-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.**



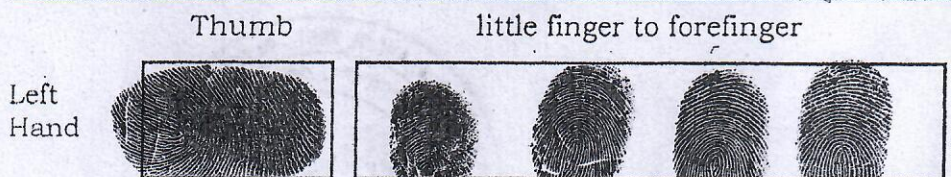
Finger Print attested by me: *Arun Kumar Banerjee*



Finger Print attested by me: *Arun Banerjee*



Finger Print attested by me: *Swarna Banerjee*



Finger Print attested by me: *Sachin Chelga*

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

19-201718-002991585-1

Payment Mode Online Payment

Date: 07/07/2017 20:45:54

Bank : HDFC Bank

IN : 346665449

BRN Date: 07/07/2017 20:47:20

EPOSITOR'S DETAILS

Id No. : 02050000914993/1/2017

[Query No./Query Year]

Name : SUBRATA CHATTERJEE
Contact No. : Mobile No. : +91 9732015080
E-mail :
Address : MAYANIR, SILICATE FACTORY ROAD, ASANSOL - 713303
Applicant Name : Mr A 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	02050000914993/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	141388
2	02050000914993/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	23653
Total				165041

In Words : Rupees One Lakh Sixty Five Thousand Forty One only

Major Information of the Deed

Deed No :	I-0205-04669/2017	Date of Registration	12/07/2017
Query No / Year	0205-0000914993/2017	Office where deed is registered	
Query Date	28/06/2017 2:04:04 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	A Aziz Chelidanga,Thana : Asansol (S), District : Burdwan, WEST BENGAL, Mobile No. : 9732054462, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 22,50,000/-		Rs. 23,64,632/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,41,888/- (Article:23)		Rs. 23,653/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

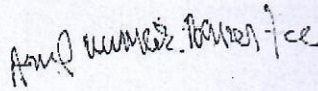
District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Kachari Road, Mouza: Asansol Municipality

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	1.8 Dec	10,75,000/-	10,90,910/-	Property is on Road
L2	RS-2169	RS-388	Bastu	Bastu	1.8 Dec	10,75,000/-	10,90,910/-	Property is on Road
		TOTAL :			3.6Dec	21,50,000 /-	21,81,820 /-	
	Grand Total :				3.6Dec	21,50,000 /-	21,81,820 /-	

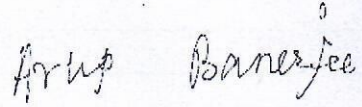
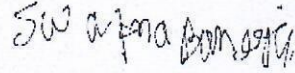
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	300 Sq Ft.	1,00,000/-	1,82,812/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	300 sq ft	1,00,000 /-	1,82,812 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Mr ANUP KUMAR BANERJEE (Presentant) Son of Late Deb Prakash Banerjee Executed by: Self, Date of Execution: 12/07/2017 , Admitted by: Self, Date of Admission: 12/07/2017 ,Place : Office	 12/07/2017	 LTI 12/07/2017	 12/07/2017

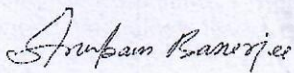
West Court Road, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AELPB0021M, Status :Individual, Executed by: Self, Date of Execution: 12/07/2017 , Admitted by: Self, Date of Admission: 12/07/2017 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	Mr ARUP BANERJEE Son of Late Deb Prakash Banerjee Executed by: Self, Date of Execution: 12/07/2017 , Admitted by: Self, Date of Admission: 12/07/2017 ,Place : Office	 12/07/2017	 LTI 12/07/2017	 12/07/2017
West Court Road, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AXUPB5343C, Status :Individual, Executed by: Self, Date of Execution: 12/07/2017 , Admitted by: Self, Date of Admission: 12/07/2017 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	Miss SWAPNA BANERJEE Daughter of Late Deb Prakash Banerjee Executed by: Self, Date of Execution: 12/07/2017 , Admitted by: Self, Date of Admission: 12/07/2017 ,Place : Office	 12/07/2017	 LTI 12/07/2017	 12/07/2017
West Court Road, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BWKPB0599N, Status :Individual, Executed by: Self, Date of Execution: 12/07/2017 , Admitted by: Self, Date of Admission: 12/07/2017 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SUBRATA CHATTERJEE Son of Late Phakir Chandra Chatterjee Mayanir, Silicate Factory Road,, P.O:- Ushagram, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEWPC6535N, Status :Individual, Status : Not Executed

Identifier Details :

Name & address
Mr ANUPAM BANERJEE Son of Mr Lokenath Banerjee Ushagram, P.O:- Ushagram, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr ANUP KUMAR BANERJEE, Mr ARUP BANERJEE, Miss SWAPNA BANERJEE
 12/07/2017

Transfer of property for L1

	From	To. with area (Name-Area)
	Mr ANUP KUMAR BANERJEE	Mr SUBRATA CHATTERJEE-0.6 Dec
	Mr ARUP BANERJEE	Mr SUBRATA CHATTERJEE-0.6 Dec
3	Miss SWAPNA BANERJEE	Mr SUBRATA CHATTERJEE-0.6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR BANERJEE	Mr SUBRATA CHATTERJEE-0.6 Dec
2	Mr ARUP BANERJEE	Mr SUBRATA CHATTERJEE-0.6 Dec
3	Miss SWAPNA BANERJEE	Mr SUBRATA CHATTERJEE-0.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR BANERJEE	Mr SUBRATA CHATTERJEE-100.00000000 Sq Ft
2	Mr ARUP BANERJEE	Mr SUBRATA CHATTERJEE-100.00000000 Sq Ft
3	Miss SWAPNA BANERJEE	Mr SUBRATA CHATTERJEE-100.00000000 Sq Ft

Endorsement For Deed Number : I - 020504669 / 2017**On 12-07-2017****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 10:30 hrs on 12-07-2017, at the Office of the A.D.S.R. ASANSOL by Mr ANUP KUMAR BANERJEE , 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 23,64,632/-

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

Execution is admitted on 12/07/2017 by 1. Mr ANUP KUMAR BANERJEE, Son of Late Deb Prakash Banerjee, West Court Road, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others, 2. Mr ARUP BANERJEE, Son of Late Deb Prakash Banerjee, West Court Road, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others, 3. Miss SWAPNA BANERJEE, Daughter of Late Deb Prakash Banerjee, West Court Road, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others

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

nt of Fees

ed that required Registration Fees payable for this document is Rs 23,653/- (A(1) = Rs 23,646/- ,E = Rs 7/-) and
stration Fees paid by Cash Rs 0/-, by online = Rs 23,653/-
scription of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/07/2017 8:47PM with Govt. Ref. No: 192017180029915851 on 07-07-2017, Amount Rs: 23,653/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 346665449 on 07-07-2017, Head of Account 0030-03-104-001-16

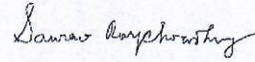
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,41,888/- and Stamp Duty paid by Stamp Rs 500/-,
by online = Rs 1,41,388/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 403, Amount: Rs.500/-, Date of Purchase: 05/07/2017, Vendor name: J P S
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/07/2017 8:47PM with Govt. Ref. No: 192017180029915851 on 07-07-2017, Amount Rs: 1,41,388/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 346665449 on 07-07-2017, 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

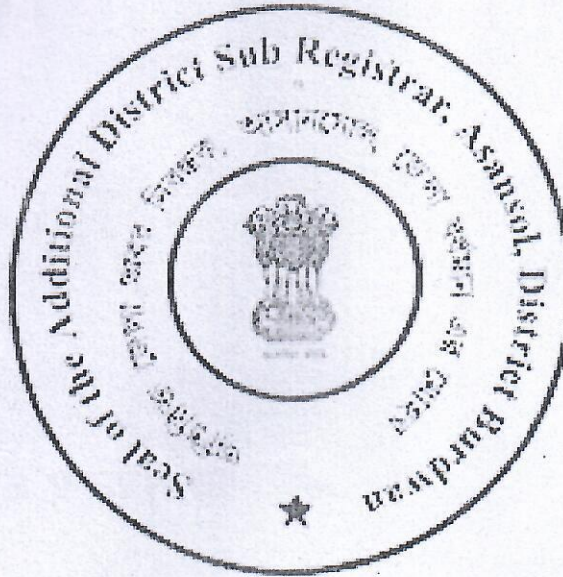


ate of Registration under section 60 and Rule 69.

tered in Book - I

ume number 0205-2017, Page from 82997 to 83012

ing No 020504669 for the year 2017.



Digitally signed by SAURAV
ROYCHOWDHURY
Date: 2017.07.18 13:46:22 +05:30
Reason: Digital Signing of Deed.

Saurav Roychowdhury

(Saurav Roychowdhury) 18-07-2017 13:46:22
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)