

3904/17

L 3968



11/05/17
पश्चिमबंग पश्चिम बंगाल WEST BENGAL

P/Deed. D 087272

Certified that the Document is submitted to registration. The endorsement shall be issued with this date. In the presence of the Registrar.

Japan Ray Chowdhury

Supho Choudhury
Addl. District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman

19 JUN 2017

Ref: Query No. 02050000806920 /2017

GRN : 19-201718-001772518-2

DEED OF SALE of Rs. 25,10,000/-

In the District of Paschim Bardhaman,

P.S. Asansol, Mouza: Asansol Municipality,

J.L. No. 20, R.S. Khatian No. 4174 & 5198,

R.S. Plot No. 22208, 22226 and 22228,

Measuring : 3 Cottah 5 Chhitaks of land with house

THIS DEED OF SALE made on this the 19th day of June,

2017, BY and BETWEEN :-

Tapan Roy Chowdhuri

Sri Tapan Roy Chowdhuri son of late Panna Lal Roy Chowdhuri, by faith Hindu, by occupation Retired Person, PAN- ADAPR9703J, by citizenship Indian, resident of Flat No. A 7/1, Naba Ananya Co-op, Housing Society, Vivekananda Sarani, Asansol, P.O. Ram Krishna Mission Asansol, PIN-713305, P.S. Asansol (North), Sub-Division & Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman hereinafter called the "VENDOR" (which expression shall include his heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the FIRST PART.

AND

In favour of **M/S M.R. CONSTRUCTION COMPANY**, a Partnership Business having it's office at 1/45, Dr. M.N. Saha Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Dist. Paschim Bardhaman, PAN-AABCL1466D represented by it's Partners

1) **Sri Madhabendra Nath Roy** son of late Baidyanath Roy, by faith Hindu, by occupation Business, PAN-AFZPR1750G, by citizenship Indian, resident of Asansol Village Near S.D. Hospital, P.O. Asansol, PIN-713301, P.S. Asansol (South), Dist. Paschim Bardhaman, 2) **Md. Rafique Ansari** son of late Abdul Jalil Ansari, by faith Muslim, by occupation Business, PAN-ACMPA3650J, by citizenship Indian, resident of Usha Apartment, 1/45, Dr. M.N. Saha Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Sub-Division & Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman hereinafter

Tapan Roy Chowdhuri

called the "PURCHASER" (which expression shall includes its heirs, successors, assigns, representatives unless contrary to and repugnant to the context) of the SECOND PART.

WHEREAS 1) Smt. Anjali Bose, 2) Smt. Lipika Bose, 3) Sri Deb Dutta Bose and 4) Smt. Sabita Roy Chuwdhuri of Nuruddin Road, Asansol, P.S. Asansol, Dist. Burdwan executed a Deed of Partition on 20.04.2009 and the said Deed of Partition registered as deed no. 65 for the year 2009 in Addl. Dist. Sub-Registry Office Asansol.

AND WHERAS by virtue of such partition the above named Smt. Sabita Roy Chuwdhuri got the land measuring 3 (Three) Cottah 5 (Five) Chhitaks with a tiled house on R.S. Plot No. 22208 (Twenty two thousand two hundred eight), 22226 (Twenty two thousand two hundred twenty six) and 22228 (Twenty two thousand two hundred twenty eight) under R.S. Khatian No. 4174 and 5198 within Mouza Asansol Municipality, P.S. Asansol, Dist. Burdwan.

AND WHEREAS the above named Smt. Sabita Roy Chuwdhuri gifted and transferred the land measuring 3 (Three) Cottah 5 (Five) Chhitaks with a tiled house in the above noted plots to the vendor Sri Tapan Roy Chowdhuri by a registered deed of gift being no. 00791 of Book No. 1 for the year 2013 of Addl. Dist. Sub-Registry Office Asansol.

AND WHEREAS the vendor accepted the said gift and by virtue of such gift the vendor has become absolute owner of the land measuring 3 (Three) Cottah 5 (Five) Chhitaks with tiled house morefully

Jagan Ray Chandra

mentioned in the schedule and since the date of such gift the vendor has been owning and possessing the same peacefully and interruptedly

AND WHEREAS the vendors ownership in respect of the land mentioned in the schedule below has been duly mutated in the record of the S.D.L. & L.R.O. (Extn-1), Asansol vide Mutation Case No. 315/13 dated 17.08.2016.

AND WHEREAS the vendor to meet his lawful necessity has proposed to sell the land measuring 3 (Three) Cottah 5 (Five) Chhitaks with a tiled house in the above noted plots morefully mentioned in the schedule below at a consideration of Rs. 25,10,000/- (Rupees twenty five lac ten thousand) only free from all encumbrances.

AND WHEREAS the purchaser has offered to purchase the land with a tiled house mentioned in the schedule below at the consideration of Rs. 25,10,000/- (Rupees twenty five lac ten thousand) only.

AND WHEREAS the vendor has accepted the said offer of the purchaser and has agreed to sell the said land with house mentioned in the schedule below to the purchaser free from all encumbrances.

AND WHEREAS towards the said transaction, the purchaser has paid Rs. 25,10,000/- (Rupees twenty five lac ten thousand) only to the vendor as per the memo of consideration below.

AND WHEREAS the vendor has received the said sum of Rs. 25,10,000/- (Rupees twenty five lac ten thousand) only from the purchaser as per the memo of consideration below.

Jayson Ray Christian

NOW THIS INDENTURE WITNESSETH

That in pursuance of the said contract and in consideration of the payment of the sum of Rs. 25,10,000/- (Rupees twenty five lac ten thousand) only paid by the purchaser to the vendor as per the memo of consideration below in receipt whereof the vendor hereby admit and acknowledge the said sum of Rs. 25,10,000/- (Rupees twenty five lac ten thousand) only from the purchaser described herein below the vendor doth hereby sell, grant, convey and transfer unto the purchaser all the property mentioned in the schedule below hereunder free from all encumbrance together with all right, title interest and easement and privileges and enjoyment right the vendor has/had and so long enjoyed and also of all courtyards, areas, sewers, paths, passages, privileges, liberties, appurtenants thereto TO HAVE AND TO HOLD the property hereby granted and conveyed unto and to the use of the said purchaser, it's heirs, successors, executors, administrators and assigns forever in the absolute right, title, interest AND the said vendor hereby for himself, his heirs, executors, administrators or assigns covenant with the said purchaser and declares that he is seized and possessed of and is competent to sell the same for the benefit of his family and has not in any way encumbered or charged or caused to be encumbered or charged, the property to be conveyed by this deed of sale and that the said Purchaser, it's heirs, successors, executors, administrators and assigns shall admit at all times, peaceably and quietly possess and

Jayson Ray Lumbao

enjoy the said land with a tiled house mentioned in the schedule below and receive rents and profits thereof without interruption, claim or demand whatsoever from or by the said vendor or any person or persons lawfully or equitably claiming for them and that the purchaser is at liberty to construct new building, premises and to use and enjoy the property according to it's choice and preference AND THAT the said vendor shall and will for all time to come at the request of the purchaser at the cost of the purchaser it's heirs, successors, administrators, executors or assigns do or execute or caused to be done or executed all such acts, deeds and things and to swear affidavit/affidavits and to appear personally or through authorised person or persons for further and for more perfectly assuring the title of the purchaser as may be reasonably required and the vendor further covenant that if it transpires that the property hereby conveyed by the vendor are not free from all encumbrances as herein before stated by the vendor, shall make good all loss to be sustained by the purchaser and to pay the consideration money together with damage at a time.

Be it further stated that the purchaser, it's heirs, successors, administrators or assigns will enjoy the property from generation to generations with all the rights, title interest of the vendor according to it's choice preference and necessity including all sorts of transferring right by way of sale gift, mortgage, lease etc. and is at liberty to mutate in the name of the purchaser towards of the conveyed property and to

Jayson Roy Choudhury

pay tax/taxes to the Authority/ Authorities in the name of the purchaser from this day of sale having landlord the Govt. of West Bengal through S.D.L. & L.R.O. (Extn.-1), Asansol.

SCHEDULE OF THE PROPERTY

In the Dist. of Paschim Bardhaman, P.S. Asansol, Sub-Division and Addl. Dist. Sub-Registry office Asansol, J.L. No. 20, Mouza Asansol Municipality,

- 1) R.S. Plot No. 22208 (Twenty two thousand two hundred eight) under R.S. Khatian No. 4174 (Four thousand one hundred seventy four), measuring 3 (Three) Chhitaks.
- 2) R.S. Plot No. 22226 (Twenty two thousand two hundred twenty six) under R.S. Khatian No. 5198 (Five thousand one hundred ninety eight), measuring 1 (One) Cottah 9 (Nine) Chhitaks.
- 3) R.S. Plot No. 22228 (Twenty two thousand two hundred twenty eight) under R.S. Khatian No. 4174 (Four thousand one hundred seventy four), measuring 1 (One) Cottah 9 (Nine) Chhitaks.

Total measuring 3 (Three) Cottah 5 (Five) Chhitaks of land with a tiled house covering an area of 100 (One hundred) sft. with all easements attached thereto.

Ward No. 44 of Asansol Municipal Corporation.

Proposed use : Land - Bastu and House - Residential.

Proportionate yearly rent is payable to the state of West Bengal through S.D.L. & L.R.O. (Extn.-1), Asansol.

Memo of Consideration :-

1. Demand Draft No. 935307 dated 12.06.2017 on United Bank of India, Apcar Garden Asansol Branch for Rs. 9,00,000/- only.
 2. Demand Draft No. 935308 dated 12.06.2017 on United Bank of India, Apcar Garden Asansol Branch for Rs. 9,00,000/- only.
 3. Demand Draft No. 935309 dated 12.06.2017 on United Bank of India, Apcar Garden Asansol Branch for Rs. 7,10,000/- only.
- Total Rs. 25,10,000/- (Rupees twenty five lac ten thousand) only.

IN WITNESS WHEREOF the vendor execute this deed of sale on the day, month, year first above written.

WITNESSES

1. *Indrakamayan J Roychowdhuri*
S/o *Jagan Roychowdhuri*
Naba Ananya Housing
2. Co-op Society Ltd, ASN-713305
Asghar Anis
H. Sitaranjan
- Jagan Roy Chowdhuri*
Signature of the vendor

Drafted & Prepared by me and printed in my office, read over and explained by me to the vendor.

Majibur Rahaman
(Majibur Rahaman)
Deed Writer, Licence No:23
of A.D.S.R' office, Asansol.

Note : One sheet containing finger prints and photographs attested by the party concerned is annexed hereto.

Jagan Roy Chowdhuri

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

19-201718-001772518-2

Payment Mode

Counter Payment

08/06/2017 09:10:26

Bank :

United Bank

S33383399

BRN Date:

12/06/2017 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02050000806920/1/2017

[Query No./Query Year]

Name :

Md. Rafique Ansari

Contact No. :

Mobile No. : +91 9832750636

E-mail :

Address :

Usha Apartment 1/45 Dr. M N Saha Road Asansol

Applicant Name :

Mr Majibur Rahaman

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	02050000806920/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	145610
2	02050000806920/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	25107

Total

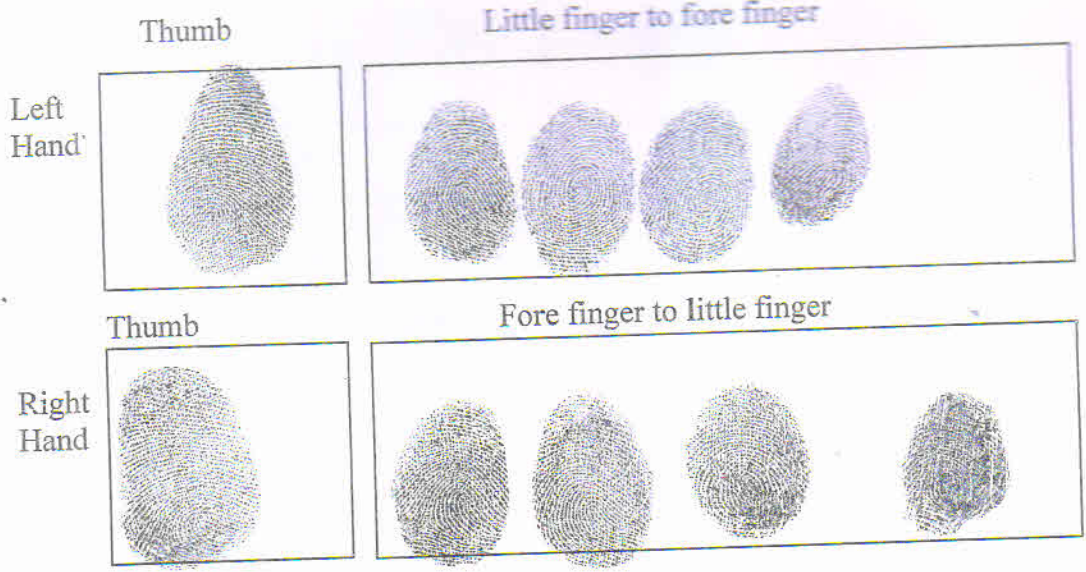
170717

In Words :

Rupees One Lakh Seventy Thousand Seven Hundred Seventeen only



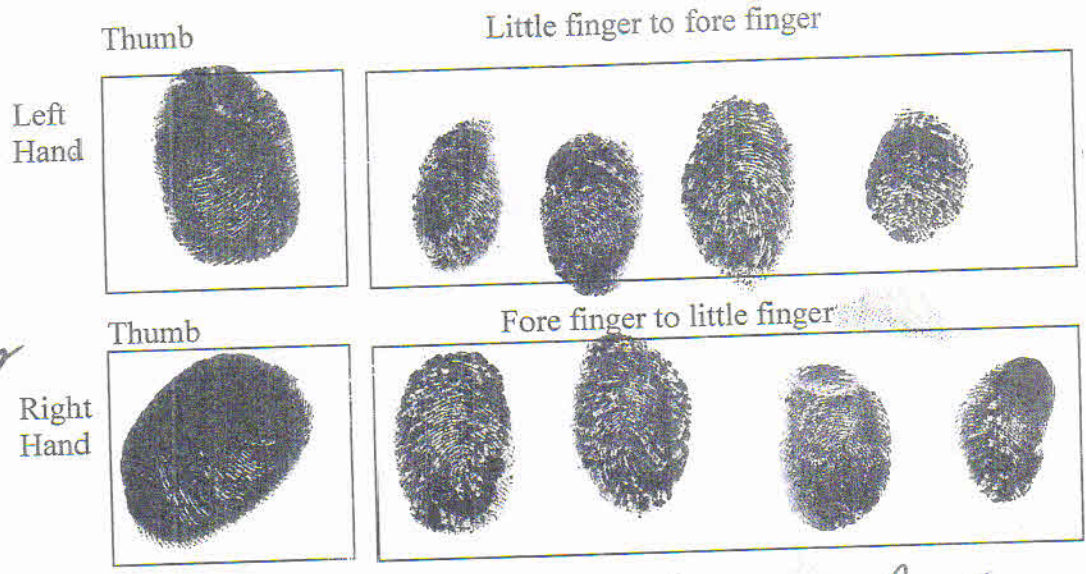
Japan Roy Chowdhury



Finger prints attested by me : *Japan Roy Chowdhury*



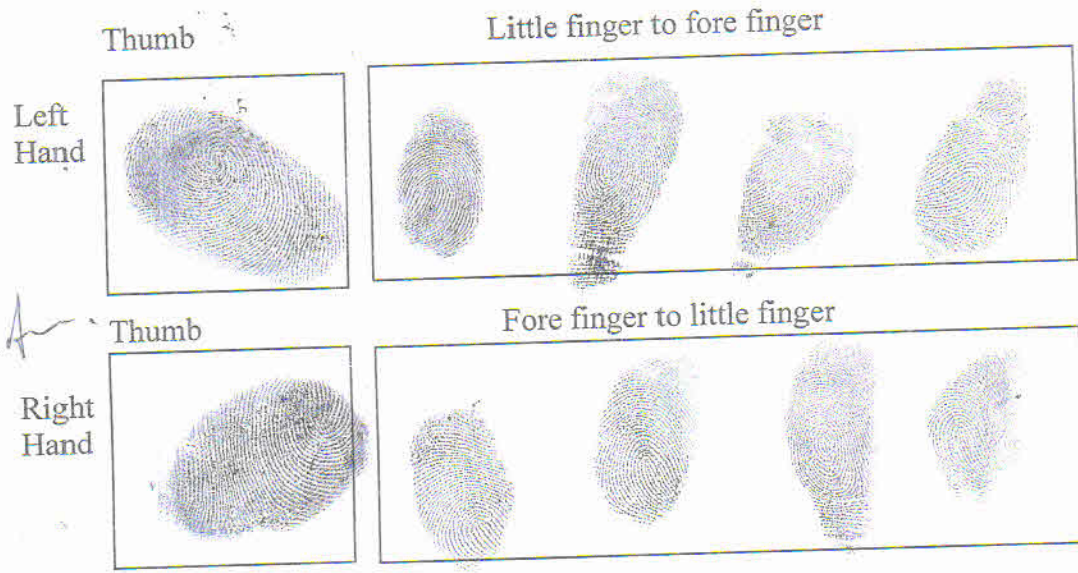
Mastabe Dasgupta



Finger prints attested by me : *Mastabe Dasgupta*






A. D. Rajguru



Finger prints attested by me : *A. D. Rajguru*

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Fingerprint	Signature
Shri Tapan Roy Chowdhuri (Presentant) Son of Late Panna Lal Roy Chowdhuri Executed by: Self, Date of Execution: 19/06/2017 , Admitted by: Self, Date of Admission: 19/06/2017 ,Place : Office			
	19/06/2017	LTI 19/06/2017	19/06/2017
Naba Ananya Housing Co-op Sociaty Vivekananda Sara, Flat No: A 7/1, P.O:- Ram Krishna Mission Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713305 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADAPR9703J, Status :Individual			

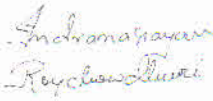
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M/S M R CONSTRUCTION COMPANY (Partnership Firm) 1/45 Dr M N Saha Road Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 , PAN No.:: AABCL1466D, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Madhabendra Nath Roy Son of Late Baidya Nath Roy Asansol Village, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFZPR1750G Status : Representative, Representative of : M/S M R CONSTRUCTION COMPANY (as Partner)
2	Md Rafique Ansari Son of Late Abdul Jalil Ansari Usha Apartment 1/45 Dr M N Saha Road Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACMPA3650J Status : Representative, Representative of : M/S M R CONSTRUCTION COMPANY (as Partner)

Identifier Details :

Name & address	
Shri Indra Narayan Roy Chowdhuri Son of Shri Tapan Roy Chowdhuri Naba Ananya Housing Co-op Sociaty Asansol, Flat No: A 7/1, P.O:- Ram Krishna Mission Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713305, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri Tapan Roy Chowdhuri	19/06/2017
	

PLAN SHOWING THE LAND MEASURING 3 K. 5 CH. SHOWN IN RED
ON R.S.PLOT NO - 22208, 22226, 22228, R. S. KHATIAN NO - 5198, WITHIN
ASANSOL MUNICIPALITY, J.L. NO - 20, P.S. - ASANSOL(S),
BURDWAN.

BY : - SRI TAPAN ROY CHOWDHURI S/O LATE PANNA - LAL ROY CHOWDHURY

OLD TO : - "M. R. CONSTRUCTION COMPANY"

PARTNER : - 1) MADHABENDRA NATH ROY S/O LATE BAIDYA NATH ROY

2) MD. RAFIQUE ANSARI S/O LATE ABDUL JALIL ANSARI

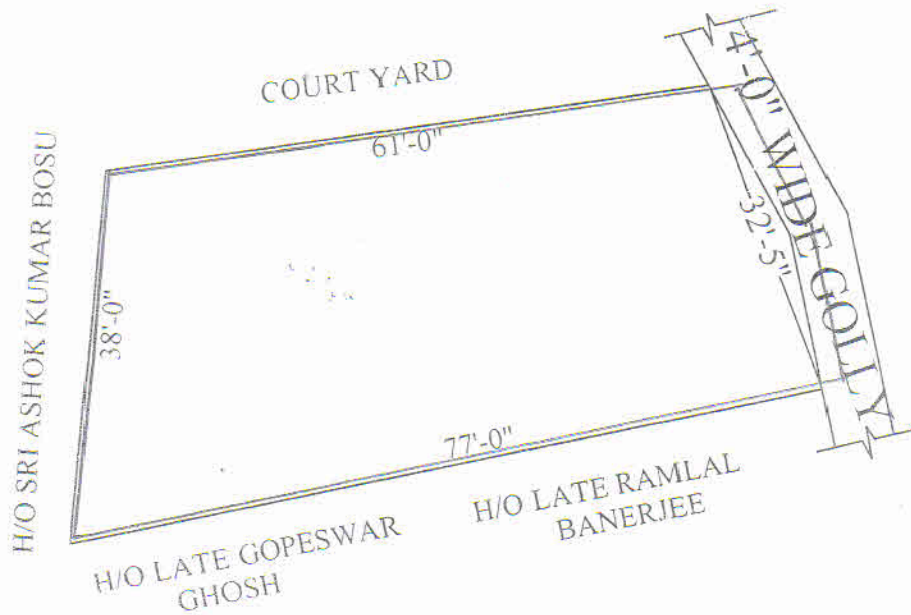
AREA CHART:-

PLOT NO	AREA
22208	3 CH.
22226	1 K. 9 CH.
22228	1 K. 9 CH.

SCALE :- 1"=16'-0"



TOTAL = 3 K. 5 CH.



DRAWN BY

Nitya Gopal Das

NITYA GOPAL DAS
LICENSATE BUILDING
PLANNER AND DESIGNER
ISMILE MORE
LICENCE NO - 020
A. M. C.

Tapan Roy Chowdhuri

SIGNATURE OF SELLER

Stamp Duty

that required Stamp Duty payable for this document is Rs. 1,50,610/- and Stamp Duty paid by Stamp Rs
by online = Rs 1,45,610/-

Description of Stamp

Stamp: Type: Court Fees, Amount: Rs.10/-
Stamp: Type: Impressed, Serial no 213, Amount: Rs.5,000/-, Date of Purchase: 13/06/2017, Vendor name: B D
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/06/2017 12:00AM with Govt. Ref. No: 192017180017725182 on 08-06-2017, Amount Rs: 1,45,610/-,
Bank: United Bank (UTBI00CH175), Ref. No. S33383399 on 13-06-2017, Head of Account 0030-02-103-003-02

Saurav Roychowdhury

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

Major Information of the Deed

Deed No :	I-0205-03968/2017	Date of Registration	19/06/2017
Query No / Year	0205-0000806920/2017	Office where deed is registered	
Query Date	08/06/2017 9:03:56 AM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Majibur Rahaman Rash Danga Asansol, Thana : Asansol (S), District : Burdwan, WEST BENGAL, Mobile No. : 9474539200, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 25,10,000/-	Rs. 25,10,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,50,610/- (Article:23)	Rs. 25,107/- (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: Nuruddin Road, Mouza: Asansol Municipality

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-22208	RS-4174	Rasta	Rasta	3 Chatak	1,07,000/-	1,07,000/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road,
L2	RS-22226	RS-5198	Vastu	Vastu	1 Katha 9 Chatak	11,87,500/-	11,87,500/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road,
L3	RS-22228	RS-4174	Vastu	Vastu	1 Katha 9 Chatak	11,87,500/-	11,87,500/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road,
TOTAL :					5.4656Dec	24,82,000 /-	24,82,000 /-	
Grand Total :					5.4656Dec	24,82,000 /-	24,82,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2, L3	100 Sq Ft.	28,000/-	28,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	28,000 /-	28,000 /-	

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
	Shri Tapan Roy Chowdhuri	M/S M R CONSTRUCTION COMPANY-0.309375 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
	Shri Tapan Roy Chowdhuri	M/S M R CONSTRUCTION COMPANY-2.57813 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Shri Tapan Roy Chowdhuri	M/S M R CONSTRUCTION COMPANY-2.57813 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Shri Tapan Roy Chowdhuri	M/S M R CONSTRUCTION COMPANY-100 Sq Ft

Endorsement For Deed Number : I - 020503968 / 2017

On 19-06-2017

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 11:05 hrs on 19-06-2017, at the Office of the A.D.S.R. ASANSOL by Shri Tapan Roy Chowdhuri ,Executant.

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 25,10,000/-

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

Execution is admitted on 19/06/2017 by Shri Tapan Roy Chowdhuri, Son of Late Panna Lal Roy Chowdhuri, Naba Ananya Housing Co-op Society Vivekananda Sara, Flat No: A 7/1, P.O: Ram Krishna Mission Asansol, Thana: Asansol, , City/Town: ASANSOL,, Burdwan, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Retired Person

Indetified by Shri Indra Narayan Roy Chowdhuri, , Son of Shri Tapan Roy Chowdhuri, Naba Ananya Housing Co-op Society Asansol, Flat No: A 7/1, P.O: Ram Krishna Mission Asansol, Thana: Asansol, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713305, by caste Hindu, by profession Others

Payment of Fees

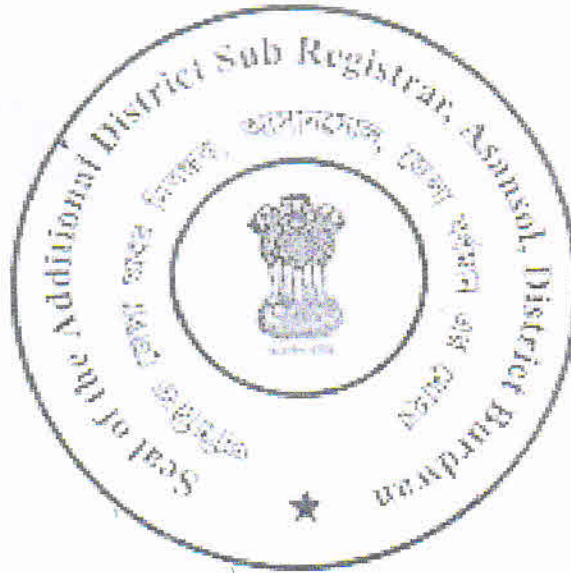
Certified that required Registration Fees payable for this document is Rs 25,107/- (A(1) = Rs 25,100/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,107/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2017 12:00AM with Govt. Ref. No: 192017180017725182 on 08-06-2017, Amount Rs: 25,107/-, Bank: United Bank (UTBI00CH175), Ref. No. S33383399 on 13-06-2017, Head of Account 0030-03-104-001-16

of Registration under section 60 and Rule 69.

Registered in Book - I

Deed number 0205-2017, Page from 70147 to 70163

Deed No 020503968 for the year 2017.



Saurav Roychowdhury

Digitally signed by SAURAV
ROYCHOWDHURY
Date: 2017.06.21 16:42:17 +05:30
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 21-06-2017 16:42:16
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)