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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 757533

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document.

12.03/16
15.5.16

[Handwritten signature]

Additional District Sub-Registrar
Raniganj, Burdwan
18 MAY 2016

Attorney Minkhorjee

Query No. - 642123/2016

DEED OF SALE :: Mouza Searsole, P.S. Raniganj, Sale Value : Rs. 16,66,665/-, Assessed Market Value : Rs. 16,66,665/-, Area 16.5 Decimal.

THIS DEED OF SALE is made on this the 18th day of May, 2016 (TWO THOUSAND SIXTEEN);

- BY -

Cont...P/2.

SE NO 97
NAME (98) प्रभाकर सुपुत्र
Date 04/5/2016
ADDRESS मोग
Purchased from Asst. Treasury Date
Stamp Vendor PARESH KHUMERJEE 29 MAR 2016
A.D.S.R. Office Bny. U No. 3176
Value Rs. 102/-
Signature *[Handwritten Signature]*



Additional District Sub-Registrar
Raniganj, Burdwan

18 MAY 2016

Attreyee Mukherjee

-:: 2 ::-

SMT. ATTREYEE MUKHERJEE, Wife of Sri Tarun Kumar Mukherjee, by faith Hindu, Nationality Indian, by occupation Housewife, (Form-60 enclosed), resident of Sadapukur, 2 No. Mohishila Colony, Asansol (South), P.O. & P.S. Asansol, A.D.S.R. Office & Sub-division Asansol, Dist. Burdwan (W.B), Pin Code-713303, hereinafter called "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, successors, executors, assigns, administrators and legal representatives) of the **ONE PART**;

-:: **IN FAVOUR OF** ::-

SRI OM PRAKASH BHUWALKA, Son of Late Ganesh Das Bhuwalka, by faith Hindu, Nationality Indian, by Occupation Business, **PAN : AIZPB1892J**, resident of 51, N.S.B. Road, Raniganj, P.O. & P.S. Raniganj, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B), Pin Code-713347, herein-after called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, successors, executors, assigns, administrators and legal representatives) of the **OTHER PART**;

WHEREAS the property described in the Schedule below and herein-after referred to as the said property is owned and possessed by Sri Tarun Kumar Mukherjee, who purchased the same by virtue of a **Regd. Deed of Sale being No. 3820 for the year 2006 of Raniganj A.D.S.R. Office** from Sri Sahade Kanjilal of Searsole, who was the exclusive owner of the said property.

AND WHEREAS the property described in the schedule below and hereinafter referred to as the said property was exclusively owned and lawfully seized and possessed by Sri Tarun Kumar Mukherjee and sufficiently entitled to the property and his name has been duly recorded in the finally Published L.R. Record of Rights in separate L.R. Khatian as Rayat having absolute right.

AND WHEREAS Sri Tarun Kumar Mukherjee gifted the property described in the schedule below to his wife Smt. Attreyee Mukherjee (the Vendor of this deed) by virtue of a **Regd. Deed of Gift being No. 1813 for the year 2016 of A.D.S.R. Office Raniganj**;

AND WHEREAS accordingly the Vendor is now absolutely seized and possessed of and is otherwise well and sufficiently entitled to the aforesaid lands, properties,

Cont...P/3.



Additional District Sub-Registrar
Raniganj, Burdwan

18 MAY 2016

Abeyee. Mubharjela

-: 3 :-

hereditaments and appurtenances with all easement rights, attached thereto morefully described and mentioned in Schedule below, having had acquired the same in the manner aforesaid and in exclusive possession, and the vendor's have absolute right, full power and authority to sell the schedule mentioned property free from all encumbrances.

AND WHEREAS the Vendor abovenamed is in urgent need of money to defray her family expenses as also to meet other lawful necessity has decided and announced to sell part and parcel of the aforesaid property, which is more clearly mentioned in Schedule below free from all encumbrances at the price of Rs. 16,66,665/- (Rupees Sixteen Lacs sixty six thousand six hundred sixty five) only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

AND WHEREAS the Purchaser accepted the said offer announced by the Vendor and has agreed to pay the said sum of Rs. 16,66,665/- (Rupees Sixteen Lacs sixty six thousand six hundred sixty five) only unto the Vendor for purchasing the Schedule mentioned property.

NOW THIS DEED WITNESSETH : That in consideration of the payment of the sum of Rs. 16,66,665/- (Rupees Sixteen Lacs sixty six thousand six hundred sixty five) only made by the Purchaser through R.T.G.S. No. ALLA201605175002996004 in favour of the Vendor, the whole of the aforesaid consideration money as the sale price of the Property (the receipt whereof the said Vendor do hereby admit and acknowledge) and the Vendor in her personal capacity do hereby convey, grant, transfer, and absolutely assign her land to the Purchaser free from all encumbrances, charges, claims and demands what-so-ever. **ALL THAT** vacant land more specifically mentioned in Schedule below and delineated in the Plan annexed hereto.

AND ALL the estate, right, title, interest, claim and demand what-so-ever together with all yards, courses, paths, passages, lights, liberties, privileges, easements of the Vendor in or to the property hereby conveyed and every part thereto **TO HOLD** the same unto and to the use of the Purchaser and his representatives absolutely.

AND the Vendor and all persons claiming through or under her do hereby further agree with the Purchaser at all times, hereafter and upon any reasonable request and at the costs of the Purchaser to do and execute all such lawful acts, deeds and things what-so-ever for further and more perfectly conveying and assuring the said property and every part thereof to the Purchaser and his representatives and placing him in possession of the same according to the true intent meaning of this deed.

Cont...P/4.



Additional District Sub-Registrar
Raniganj, Burdwan

18 MAY 2010

Attorneys Mubkhorji

-: 4 :-

AND the Vendor do hereby also agree to save harmless and keep indemnified the Purchaser against all losses, damages, costs, and expenses which he may be sustained by reason of any claim being made by anybody whom-so-ever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the Vendor do hereby further agree with the Purchaser and declare that she has not done or been party to any act, whereby the Vendor is prevented from conveying or assigning the said property.

AND the Vendor do hereby further agree with the Purchaser and declare that the Purchaser shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as an absolute owner as his own chattel for Patit purpose as he may like or find necessary from generation to generation without any disturbance of the Vendor or her heirs, executors and legal representatives, and have every right to sell, alienate, lease, gift, mortgage etc. to any person(s) or authority.

AND the Vendor do hereby give her consent and approval for recording the name of the Purchaser in the Landlord's Sherista and in the Municipal Corporation and shall help the Purchaser in such recording and/or mutating of his name in such place or places and the Purchaser henceforth shall pay all rents and taxes to the Municipal Corporation and to the Govt. Revenue Department.

SCHEDULE

In the Dist. of Burdwan, Sub-division Asansol, under P.S. Raniganj, A.D.S.R. Office Raniganj, Mouza Searsole, J.L. No. 17, all that piece and parcel of land, hereditaments and appurtenances with all easement rights attached thereto, appertaining to L.R. Khatian No. 4588 (Four thousand five hundred eighty eight), bearing R.S. Plot No. 1672 (One thousand six hundred seventy two) corresponding to L.R. Plot No. 2334 (Two thousand three hundred thirty four), Classification Baid at present Patit, measuring an Area 16.5 (Sixteen Point Five) Decimal or 0.165 (Zero Point One Six Five) Acre of vacant land hereby sold out of total area of 0.62 Acre, with all easement rights to use 14'ft. wide kuchha road. The property hereby sold is shown and delineated by Red Boundary Line in the Plan annexed hereto, which do form a Part of this deed. Rayat Dakhali Swatiya.

Cont....P/5.



Additional District Sub-Registrar
Rangonj, Burdwan

7 8 MAY 2016

-: 5 :-

The Proportionate annual ground rent is payable to the Govt. of West Bengal through the B.L. & L.R.O., Raniganj, Dist. Burdwan.

IN WITNESSES WHEREOF the Vendor hereof has executed and signed these presents on the day, month and year written at the outset.

This Deed has been Printed in 5 Pages and in Page No.1(A), Photo & Ten Fingers Print given by the Parties duly attested, being the part of this Deed.

WITNESSES :-

1. Buddhan Dew Chatterjee
S/o Late Muchiram Chatterjee
Seakote Po. Seakote Rajbari
P.S. Raniganj St. Burdwan.

Albeye Mukherjee
(SIGNATURE OF THE VENDOR)

2. Nivesh Bhunia
S/o Om Prakash Bhunia
Raniganj

Drafted & prepared by me :-

Tarasankar Chatterjee.
(TARA SANKAR CHATTERJEE)

Deed Writer,

Licence No. Rani-11,

Raniganj A.D.S.R. Office.

Typing & Printed by me :-

Salil Sen

(Salil Sen)

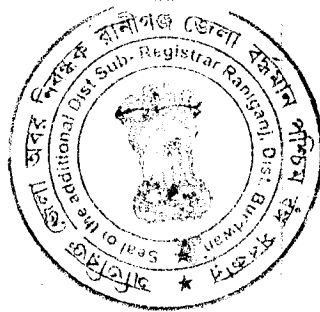
C.R. Road, RANIGANJ.



[Handwritten signature]

**Additional District Sub-Registrar
Raniganj, Burdwan**

18 MAY 2010



Additional District Sub-Registrar
Raiganj, Burdwan

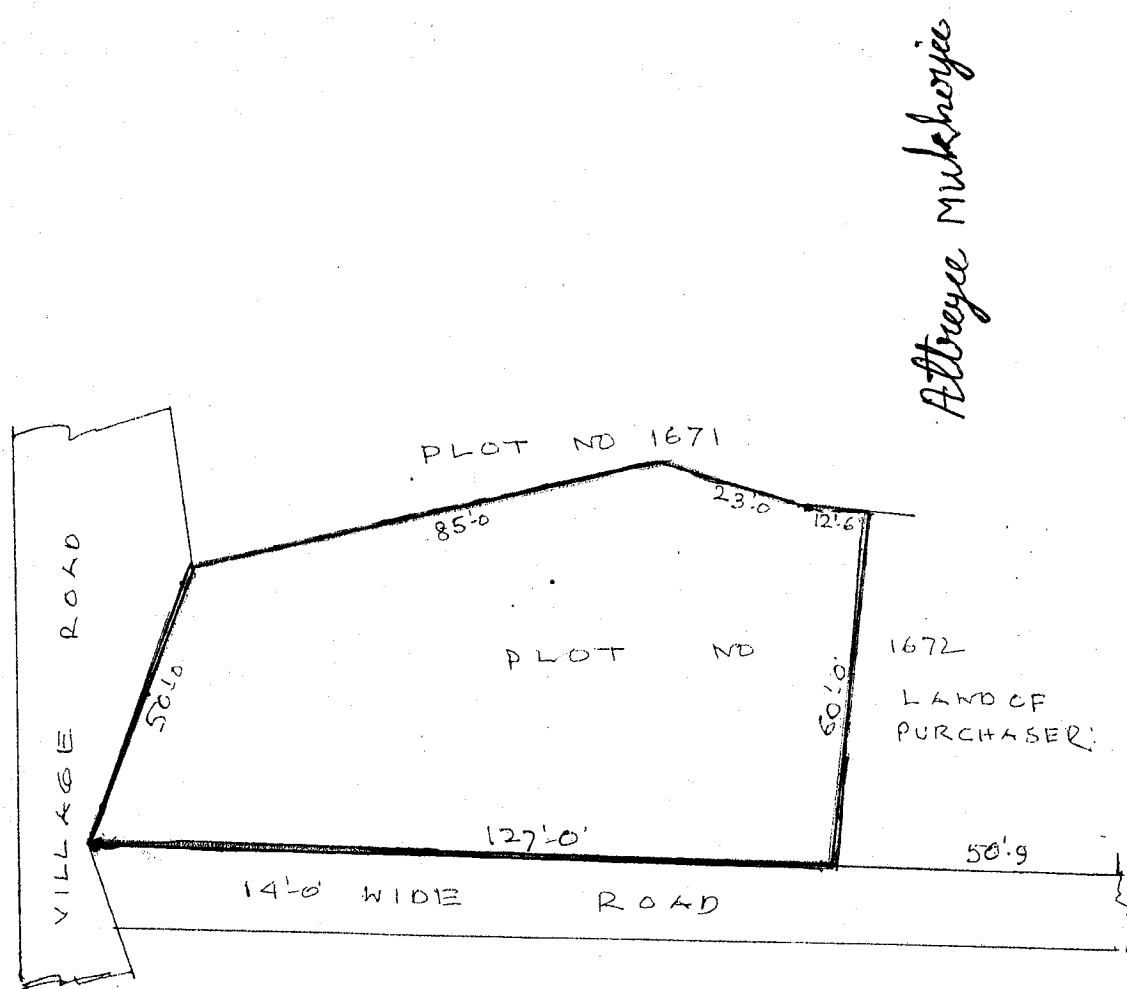
17 8 MAY 2016

PART PLAN OF MOUZA SEARSOLE JL NO 17 P.S. RAHIGANT DIST
BURDWAN

SCALE 1" = 33'0"

LEGEND: PORTION OF LAND FORMING AREA 10K CH WITHIN PLOT
NO 1672 IS SHOWN IN RED BOUNDED LINE

PURCHASER: SRI OM PRAKASH BHUNALKA S/O LATE GANESH DAS BHUNALKA



DRAWN BY
[Signature]



Additional District Sub-Registrar
Raniganj, Burdwan

18 MAY 2016

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

GRN: 19-201617-000495557-1

Payment Mode Online Payment

GRN Date: 15/05/2016 12:04:32

Bank : Allahabad Bank

BRN : 150516000220654

BRN Date: 15/05/2016 12:26:45

DEPOSITOR'S DETAILS

Id No. : 02040000642123/1/2016

[Query No./Query Year]

Name : Om Prakash Bhuwalka
Contact No. : 9564646248 Mobile No. : +91 9564646248
E-mail : bhuwalkavivek@gmail.com
Address : 51 N.S.B.Road,
Applicant Name : Mr T S Chatterjee
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	02040000642123/1/2016	Mutation/Conversion -Receipt.	0029-00-800-028-27	27
2	02040000642123/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	18333
3	02040000642123/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	100010

In Words : Rupees One Lakh Eighteen Thousand Three Hundred Seventy only

Total

118370



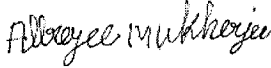




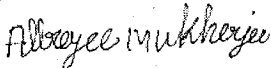
Additional District Sub-Registrar
Raniganj, Burdwan

18 MAY 2016

Seller, Buyer and Property Details

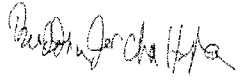
A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mrs Atreyee Mukherjee Wife of Mr Tarun Kumar Mukherjee 2 No Mohishila Colony Asansol South, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713303	 18/05/2016 1:45:51 PM	 LTI 18/05/2016 1:46:00 PM
		 18/05/2016 1:47:10 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mrs Atreyee Mukherjee Wife of Mr Tarun Kumar Mukherjee 2 No Mohishila Colony Asansol South, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 18/05/2016; Date of Admission : 18/05/2016; Place of Admission of Execution : Office	 18/05/2016 1:45:51 PM	 LTI 18/05/2016 1:46:00 PM
		 18/05/2016 1:47:10 PM	

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr Om Prakash Bhuwalka Son of Late Ganesh Das Bhuwalka 51 N S B Road, P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIZPB1892J,; Status : Individual

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Buddhadeb Chatterjee Son of Late Muchiram Chatterjee Searsole, P.O:- Searsole Rajbari, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713358 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mrs Atreyee Mukherjee	 18/05/2016 1:47:37 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Burdwan, P.S:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Searsole	LR Plot No:- 2334 , LR Khatian No:- 4588	16.5 Dec	16,66,665/-	16,66,665/-	Proposed Use: Patit, ROR: Baid, Width of Approach Road: 14 Ft.,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	T S Chatterjee
Address	Raniganj, Thana : Andal, District : Burdwan, WEST BENGAL
Applicant's Status	Deed Writer

Office of the A.D.S.R. RANIGANJ, District: Burdwan

Endorsement For Deed Number : I - 020402858 / 2016

Query No/Year	02040000642123/2016	Serial no/Year	0204002803 / 2016
Deed No/Year	I - 020402858 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mrs Atreyee Mukherjee	Presented At	Office
Date of Execution	18-05-2016	Date of Presentation	18-05-2016

Remarks

On 18/05/2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,333/- (A(1) = Rs 18,326/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,333/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 18,333/- is paid, by online on 15/05/2016 12:26PM with Govt. Ref. No. 192016170004955571 on 15-05-2016, Bank: Allahabad Bank (ALLA0210031), Ref. No. 150516000220654 on 15/05/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,00,010/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,00,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 1,00,010/- is paid, by online on 15/05/2016 12:26PM with Govt. Ref. No. 192016170004955571 on 15-05-2016, Bank: Allahabad Bank (ALLA0210031), Ref. No. 150516000220654 on 15/05/2016, Head of Account 0030-02-103-003-02

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

Presented for registration at 12:03 hrs on : 18/05/2016, at the Office of the A.D.S.R. RANIGANJ by Mrs Atreyee Mukherjee ,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 16,66,665/-

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

Execution is admitted on 18/05/2016 by

Mrs Atreyee Mukherjee, Wife of Mr Tarun Kumar Mukherjee, 2 No Mohishila Colony Asansol South, P.O: Asansol, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713303, By caste Hindu, By Profession

House wife

Identified by Mr Buddhadeb Chatterjee, Son of Late Muchiram Chatterjee, Searsole, P.O: Searsole Rajbari, Thana: Raniganj, , Burdwan, WEST BENGAL, India, PIN - 713358, By caste Hindu, By Profession Others

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,00,010/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,00,010/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 97, Purchased on 04/05/2016, Vendor named P Mukherjee.
2. Rs 10/- is paid on Court Fees.



(Sumanta Dhar)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0204-2016, Page from 47899 to 47912

being No 020402858 for the year 2016.



Digitally signed by SUMANTA DHAR
Date: 2016.05.26 16:05:19 +05:30
Reason: Digital Signing of Deed.

(Sumanta Dhar) 26/05/2016 16:05:19
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)
