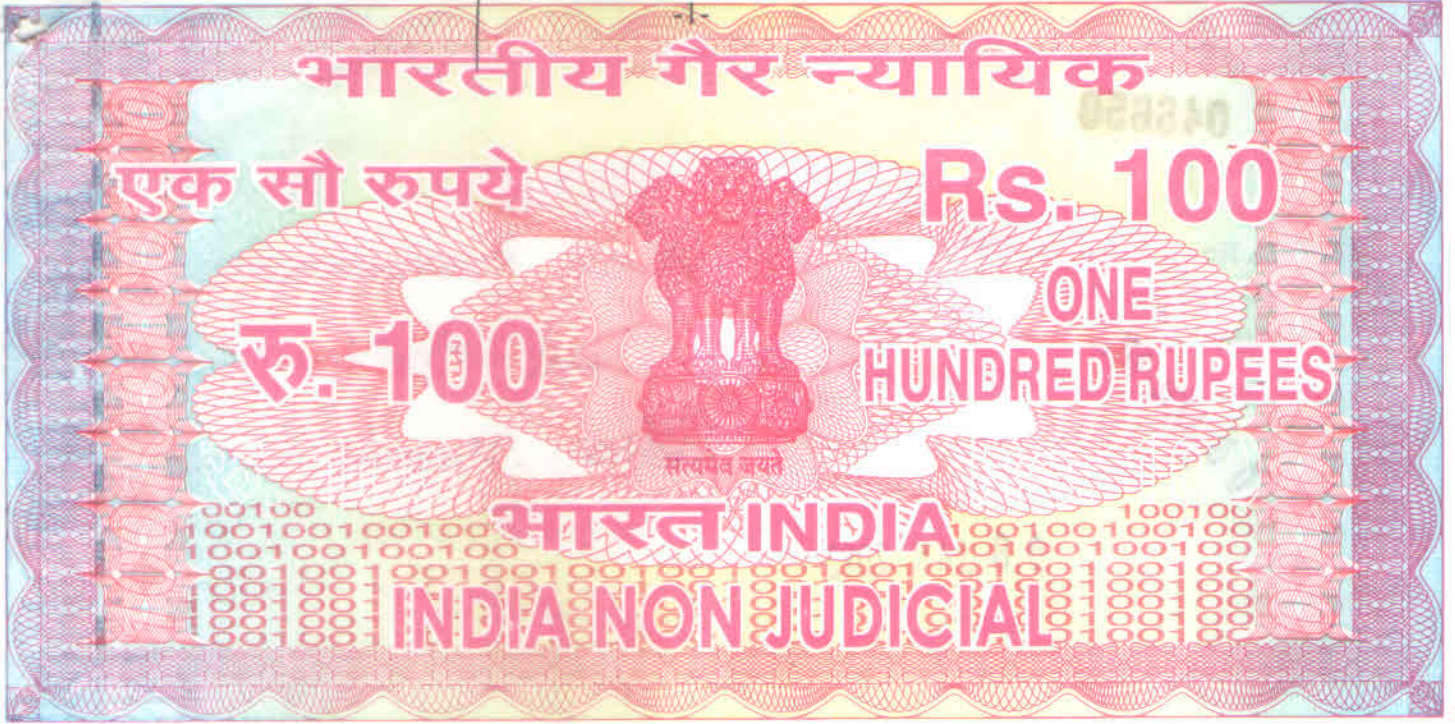


0946/22 D 051300 928/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 085902

103030
25/1/22

Stamp: This document is submitted to the Registrar of Stamps and the Revenue Department for registration.

Stamp: Registered

25.01.2022

25 JAN 2022

DEED OF SALE

046650

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

08 JAN 2022

Goutam Banerjee
72B Sarat Chandra Road
Shibpur, Howrah 71102

08 JAN 2022


SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



District Sub-Registrar-II
Howrah

25 JAN 2022

THIS DEED OF SALE is made on this 25th day of January, 2022 Between SRI SANKAR SAHA (PAN BDJPS5606P) (Aadhar No. 2065 3419 3233) (Mobile No.9088059330) son of Late Haripada Saha by faith Hindu, Citizen of India, by occupation - Business, residing at 26/1, Nabin Mukherjee Lane, Post Office Shibpur, Police Station Shibpur, District - Howrah, Pin Code - 711102, State of West Bengal, do herein after called the **SELLER** (which expression unless excluded by or repugnant to the context be deemed to include his legal heirs, representatives, successors, nominees and assigns).

-A N D-

SRI GOUTAM BANERJEE (PAN AGXPB6981A) (Aadhaar No. 3128 2164 3614) (Mobile No. 9051303019), son of Late Mrityunjay Banerjee, by faith Hindu, Citizen of India, by occupation Business, residing at 724, Sarat Chatterjee Road, Post Office Shibpur, Police Station Shibpur, District Howrah, Pin Code -711102, State of West Bengal do herein after called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, representatives, successors, nominees and assigns).

All that piece and parcel of the property situated within State of West Bengal District Howrah District Sub Registry Office Howrah Additional District Sub-Registry Office Howrah, Post Office Shibpur, Mouja Shibpur, Post Office - Shibpur, Police Station - Shibpur, Howrah Municipal Corporation Ward No. 33, Holding No. 29, Bhutnath Haldar Lane, measuring about 07 Cottahs 10 Chittaks 26 sq.ft. of Bastu land together with one storied old pucca residential cement floor building measuring about 2540 sq.ft. fully mentioned in the Schedule 'A' within which undivided 50% share that is 3 Cottah 13 Chittaks 13 sq.ft. of bastu land with 1270 sq.ft. of pucca structure is the property under this Deed of Sale more fully described in the Schedule "B" herein below.

Whereas, one Akshay Kumar Mukhopadhaye, son of Nabin Chandra Mukhopadhaye was the Owner of some property. That during the course of enjoyment of the property said Akshay Kumar Mukhopadhaye executed a Deed of Settlement on 12.02.1968 and settled his property under 127/1 Shibpur Road presently known as 29, Bhutnath Haldar Lane measuring 7 Cottah 10 Chittaks 26 sq. ft. of bastu land with one storied pucca building standing thereon. The said Deed of Settlement was registered before Sadar Joint Sub registry office Howrah and recorded as Book No. I, Volume no. 20, Page No. 135 to 140, Deed No. 571 for the year 1968. That by virtue of said Deed of Settlement said Akshay Kumar Mukhopadhaye settled his property in the name his wife Sarajubala Devi and his six sons namely Sailen Kumar Mukherjee, Kartick Kumar Mukherjee, Ashok Kumar Mukherjee, Alok Kumar Mukherjee, Tilak Kumar Mukherjee, Amit Kumar Mukherjee and two daughters Kamala Mukherjee and Subhra Mukherjee.

Whereas, by virtue of Deed of Settlement the aforesaid Settlee became the joint Owner of the property under Deed of Settlement and continue to enjoy the same. That during the course of such enjoyment of the property Akshay Kumar Mukhopadhaye died on 1972 and his wife Soraju Bala Devi died on 1985. That by the death of Akshay Kumar Mukhopadhaye and Soraju Bala Devi their right title and interest as protected under Deed of Settlement was abolished and the Settlee as referred in the Deed of Settlement became the absolute owners of the total property under Deed of Settlement that is 7 Cottah 10 Chattak 26 Sq.ft. of bastu and with pucca one storied structure thereon within 29, Bhutnath Haldar Lane, Police Station Shibpur, District Howrah. Accordingly in terms of Deed of Settlement the property vested upon Sailen Kumar Mukherjee, Kartick Kumar Mukherjee, Ashok Kumar Mukherjee, Alok Kumar Mukherjee, Tilak Kumar Mukherjee, Amit Kumar Mukherjee, Kamala Mukherjee and Subhra Mukherjee accordingly they became the

joint Owners of the total property within 29 No. Bhutnath Halder Lane and continue to enjoy the same in a joint peaceful manner. That while in joint enjoyment of the property Subhra Mukherjee (daughter of Akshay Kumar Mukhopadhaye) died unmarried on 2014, Kamala Mukherjee (daughter of Akshay Kumar Mukhopadhaye) died unmarried on 06.01.2009. That the other son of Akshay Kumar Mukhopadhaye that is Ajit Kumar Mukherjee died in the year 1962 and his wife also died. That Kartick Mukherjee (son of Akshay Kumar Mukhopadhaye) died as bachelor on 20.05.2014. That Tilak Mukherjee (son of Akshay Kumar Mukhopadhaye) died as bachelor on 15.04.2008. That Amit Mukherjee (son of Akshay Kumar Mukhopadhaye) died as bachelor on 26.09.2009. That Sailen Mukherjee (son of Akshay Kumar Mukhopadhaye) died as bachelor on 05.05.2003. Accordingly in terms of Deed of Settlement the property of Akshay Kumar Mukhopadhaye vested upon Ashok Kumar Mukherjee and Alok Kumar Mukherjee (that is two sons of Akshay Kumar Mukhopadhaye) and they continue to enjoy the same in a joint peaceful manner having undivided 50% share each.

Whereas, the property as describe herein above being recorded before Howrah Municipal Corporation in the name of all the Owners that is Sailen Kumar Mukherjee, Kartick Kumar Mukherjee, Ashok Kumar Mukherjee, Alok Kumar Mukherjee, Tilak Kumar Mukherjee, Amit Kumar Mukherjee, Kamala Mukherjee and Subhra Mukherjee under holding no. 29, Bhutnath Haldar Lane, Police Station Shibpur, District Howrah. That actually by the passage of time Sailen Kumar Mukherjee, Kartick Kumar Mukherjee, Tilak Kumar Mukherjee, Amit Kumar Mukherjee, Kamala Mukherjee and Subhra Mukherjee all the aforesaid co-owners of the property died leaving behind any legal heirs of them and thereby the total property within 29, Bhutnath Haldar Lane, vested upon Ashok Kumar Mukherjee and Alok Kumar Mukherjee having undivided 50% share each. That Alok Kumar

Mukherjee left the property long years back and started leaving with his wife at Bally Howrah and having no issue of them. And only Ashok Kumar Mukherjee alone in occupation enjoyment and possession of total property within 29, Bhutnath Haldar Lane, for long years and used to pay the Howrah Municipal Corporation taxes and settlement revenue and Ashok Kumar Mukherjee also used to maintained the total property out of his own expenses and efforts.

Whereas, while Ashok Kumar Mukherjee used to live in the property under premises No. 29, Bhutnath Haldar Lane, alone and as such he became old and ailing person and was in great trouble to run his days at the very point of time one Sankar Saha the aforesaid Owner used to look after said Ashok Kumar Mukherjee with all possible care and earnestly from years together. That Ashok Kumar Mukherjee considering his age now about 82 years and present physical conditions as well as the future of his share of property within Holding No. 29, Bhutnath Haldar Lane, and also considering his relation with his brother Alok Kumar Mukherjee and observing the sincerity and serious efforts of Sankar Saha and his earnest service day after day, years after years towards him said Ashok Kumar Mukherjee finally executed a Deed of Gift on 01.09.2017 in favour of Sankar Saha in respect to his 50 % share within the property at 29, Bhutnath Haldar Lane, and handed over the possession of total property under holding No. 29, Bhutnath Haldar Lane. The said Deed of Gift was registered before Additional District Sub Registry Office Howrah and recorded as Book No. 1, Volume No. 0502- 2017 page 159322 to 159340 for Deed No. 050205381 for the year 2017.

Whereas, due to some error in the Deed of Gift being No. 050205381 for the year 2017 a Deed of Declaration was executed by Ashok Kumar Mukherjee on 05.10.2018 to rectify the errors in the Deed of Gift. That in the said Deed of Declaration Ashok Kumar Mukherjee was cited as First Party and Sankar Saha cited as Second Party. The

said Deed of Declaration was registered before Additional District Sub Registry Office Howrah and recorded as Book No. 1, Volume No. 0502- 2018 page 258839 to 258854 for Deed No. 050207935 for the year 2018.

Whereas, after having the property Sankar Saha duly mutated his name before Howrah Municipal Corporation under Holding No. 29, Bhutnath Halder Lane. That Sankar Saha also recorded his name in the settlement record under Mouja Shibpur Sheet No. 69, J.L. No. 1, L.R. Khatian 699, L.R. Dag No. 214 recorded as bastu. That on payment of due taxes and revenues the Owner Sankar Saha continue to enjoy the property accordingly and simultaneously his sincere efforts and effective service towards Ashok Kumar Mukherjee continue with best possible efforts.

Whereas, in the Deed of Gift dated 01.09.2017 executed by Ashok Kumar Mukherjee as Donor and Sankar Saha as Donee in connection to the 'A' Schedule mentioned property which was registered before Additional District Sub Registry Office Howrah and recorded as Book No. I, Volume No. 0502-2017, page 159322 to 159340, being no. 050205381 for the year 2017 there was some mistake in description of the boundary of the 'A' and 'B' Schedule property of the Deed of Gift. That to rectify the said error in description of the boundary said Ashok Kumar Mukherjee as Donor and Sankar Saha as Donee executed a Deed of Declaration on 16.08.2021 which was duly registered before Additional District Sub Registry Office Howrah and recorded as Book No. I, Volume No. 0502-2021, page 267777 to 267797, being no. 05020795 for the year 2021. That in the said Deed of Declaration the correct boundary of the 'A' Schedule property has been fully describe.

Whereas, for the better enjoyment of the property the Owner executed a Development Agreement with the Developer M/S. Tirupati Construction represented by its Proprietor Sri Goutam Banerjee which was duly executed on

17.08.2021 and registered before District Sub-Registrar-II, Howrah and recorded as Book No. 1, Volume No. 0513-2021 page 236145 to 236176 for Deed No. 051306744 for the year 2021 the details terms and conditions has been clearly written in the said Development Agreement and later on for the smooth running of development work the Owner executed a Registered Development Power of Attorney in favour of the Developer M/S. Tirupati Construction represented by its Proprietor Sri Goutam Banerjee as his constituted attorney and the said registered Development Power of Attorney was duly executed on 17.08.2021 and registered before District Sub-Registrar-II, Howrah and recorded as Book No. I, Volume No. 0513-2021, Page 237705 to 237725, being no. 051306777 for the year 2021.

Whereas, during the pendency of Development Agreement and Development Power of Attorney by and between the Seller and Purchaser both the Parties decided to cancel the Development Agreement and Development Power of Attorney and also decided to sale out the Schedule "B" mention property out rite.

Whereas, the Owner cancel the Development Agreement vide execution of cancellation of Development Agreement and the same was duly registered before District Sub Registrar-II, Howrah and recorded as Book No. 1, Volume No. 0513-2022, page from 35691 to 35709, being No. 051300925 for the year 2022.

Whereas the Owner also cancel the Development Power of Attorney vide execution of cancellation of Development Power of Attorney and the same was duly registered before District Sub- Registrar-II, Howrah and recorded as Book No. IV, Volume No. 0513-2022, Page from 1596 to 1611, being No. 051300043 for the year 2022.

Whereas, presently the Seller as referred herein above for his legal need of money declared to sell out the Schedule "B" mentioned property at a value of consideration of Rupees 60,00,000/- (Rupees Sixty Lacks) only considering the same to be the highest market value and the Purchaser as referred herein above on inspection of the property agreed to purchase the Schedule "B" mentioned property at a value of Rupees 60,00,000/- (Rupees Sixty Lacks) and accordingly the Purchaser paid Rupees 60,00,000/- (Rupees Sixty Lacks) only to the Seller towards the total value of consideration for the Schedule "B" mentioned property and the Seller on due acceptance of the said value of consideration of 60,00,000/- (Rupees Sixty Lacks) only in terms of memo of consideration duly executed this Deed of Sale in favour of the Purchaser and handed over peaceful vacant possession of the Schedule "B" mentioned property to the Purchaser.

NOW THIS INDENTURE WITNESSETH as follows:-

In pursuance to the contract and amicable settlement and discussion it was finally settled that the consideration value of the Schedule "B" mentioned property is Rupees 60,00,000/- (Rupees Sixty Lacks) only and in consideration of the said sum of Rupees 60,00,000/- (Rupees Sixty Lacks) only of the lawful money of the Union of India paid by the Purchaser to the Seller on execution of this presents the receipts whereof the Seller do hereby as well as mentioned in the Memo of Consideration admit and acknowledge and on and from the same and every part thereof doth hereby acquit and forever discharge unto the Purchaser herein as well as the said property. The Seller by this present do hereby convey, sell, transfer, assign and assure unto and to the use of the said Purchaser do hereby confirm the delivery and transfer of the said property, being the Property fully mentioned in the **Schedule "B"** hereunder written and fully delineated in the Plan annexed hereto and border in

"RED". AND ALL the estate , right, title, interest, claim and demand whatsoever both at law and in equity of the Seller into and upon the said messuages, hereditaments and premises and every part thereof. The Seller do hereby covenant with the Purchaser absolutely that the Seller divested of all rights, title, interest and/or possession from the said property, described in the **Schedule" B"** hereunder written sold to the Purchaser is put in khas possession of the same on and from the date of registration hereof **AND THAT NOTWITHSTANDING** any act, deed, matter or thing by the said contrary, the Purchaser is now lawfully, rightfully, absolutely entitled to the said property mentioned in the 'B' Schedule, **AND ALSO NOTWITHSTANDING** any act, deed, matter or things as aforesaid the Seller have good right and full power and absolute authority to grant, sell, convey, transfer and assign the said Schedule "B" mentioned property hereby sold, granted and conveyed in the manner aforesaid **AND THAT** the Purchaser shall and may enjoy and quietly hold, possess and enjoy the said Schedule "B" mentioned property and realize and receive rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Seller or any person or persons lawfully or equitably claiming from, under or in trust for them **AND FURTHER** the said Seller and all person or persons lawfully or equitably claiming any interest in the said Schedule "B" mentioned property from, under or in trust for the Seller shall and will from time to time and at all times hereafter at the request and cost of the Purchaser execute or cause to be done or executed all such acts, deeds, matters or things for further and more perfectly assuring the said Schedule "B" mentioned property as shall be reasonably required by the Purchaser.

Whereas, the Seller declare that the Schedule "B" mentioned property is free from all encumbrances and having a good marketable title for sale. The property under sale is not the subject matter of any suit or proceeding or it is not charged by any Court

of Law. It is not the subject matter of the mortgage or lease or acquisition and the property is not being the subject matter of any transfer by way of sale, gift and settlement even after that if during the course of enjoyment of the Schedule "B" mentioned property by the Purchaser if there be any legal encumbrance then the Seller will rectify the same out of his own efforts and expenses.

Whereas, on and from this day whatever right, title and interest the Seller have over the Schedule "B" property shall cease forever and the same vested upon the Purchaser and on and from this day the Purchaser became the absolute Owner of the Schedule "B" mentioned property.

Whereas, the Seller being the rightful absolute owner of the property have absolute right to transfer the same in favour of the Purchaser and other than the Seller referred herein there are no other legal claimants either by virtue of purchase or by virtue of inheritance in respect to the Schedule "B" mentioned property and the Seller have no co- sharer in connection to Schedule "B" mentioned property. That as the total property being transferred by the Seller in favour of the Purchaser so all the original documents relating to the title of the property like title deed any chain back deed, parcha, revenue receipt has been handed over to the Purchaser forever.

Whereas, the Purchaser being the absolute Owner of the Schedule "B" mentioned property have absolute right to transfer the Schedule "B" mentioned property by way of sale, gift, settlement and mortgage or lease out the same or to take any advance money against execution of any Agreement for Sale. The Purchaser has absolute right to mutate his name before Settlement Department out of his own efforts and expenses. That Purchaser have right to change the nature of land by way of conversion before the settlement department out of his own efforts and expenses and if for the purpose of recording of name before settlement department and for conversion of land any sort of help is necessary from the side of Seller then the Seller

undertake to do the same in favour of the Purchaser. The Purchaser also have the right to erect structure on his purchased property out of his own efforts and expenses.

SCHEDULE - 'A'

All that piece and parcel of the property situated within State of West Bengal District Howrah District Sub Registry Office Howrah Additional District Sub-Registry Office Howrah, Post Office Shibpur, Mouja Shibpur, Post Office - Shibpur, Police Station - Shibpur, Howrah Municipal Corporation Ward No. 33, Holding No. 29, Bhutnath Halder Lane, measuring about 07 Cottahs 10 Chittaks 26 sq.ft. of Bastu land together with one storied old pucca residential cement floor building measuring about 2540 sq.ft. of pucca structure is the total property which is butted and bounded as follows :-

- On the North : Partly public passage and partly Shibpur Dinobandhu Institution School.
- On the South : Property of Debjani Mitra under holding no. 140/13/5, Shibpur Road
- On the East : Shibpur Dinobandhu Institution School
- On the West : Bhutnath Halder Lane

SCHEDULE - 'B'

All that piece and parcel of the property situated within State of West Bengal District Howrah District Sub Registry Office Howrah Additional District Sub-Registry Office Howrah, Post Office Shibpur, Mouja Shibpur, Post Office - Shibpur, Police Station - Shibpur, Howrah Municipal Corporation Ward No. 33, Holding No. 29, Bhutnath Halder Lane, measuring about 07 Cottahs 10 Chittaks 26 sq.ft. of Bastu land together with one storied old pucca residential cement floor building measuring about 2540 sq.ft. of pucca structure within which undivided 50% share that is 3

Cottah 13 Chittaks 13 sq.ft. of bastu land with 1270 sq.ft. of pucca structure is the property under this Deed of Sale which is butted and bounded as follows :-

- On the North : Partly public passage and partly Shibpur Dinobandhu Institution School.
- On the South : Property of Debjani Mitra under holding no. 140/13/5, Shibpur Road
- On the East : Shibpur Dinobandhu Institution School
- On the West : Bhutnath Halder Lane

MEMO OF CONSIDERATION

That the total value of consideration of Schedule "B" mentioned property settled at Rupees 60,00,000/- (Rupees Sixty Lacks) only and the Purchaser duly paid the total value of consideration to the Seller and the Seller on due acceptance of Rupees 60,00,000/- (Rupees Sixty Lacks) only from the Purchaser executed this Deed of Sale in favour of the Purchaser and deliver peaceful vacant possession of the Schedule "B" mentioned property to the Purchaser. The details of payment given herein below:-

Date	Cheque /Bank Transfer	Bank	Branch	Amount.
15.08.2021	069281	SBI	Chatterjeehat	20,00,000.00
21.01.2022	RTGS	SBI	Chatterjeehat	20,00,000.00
28.01.2022	630241	SBI	Chatterjeehat	20,00,000.00
Total				60,00,000.00

Sankey Saha

Signatures of the Seller

IN THE WITNESS WHEREOF, the Seller and the Purchaser to this Deed of Sale signed the same after going through the contents very carefully and admitting the same to be written correct as per their own advice and direction, on the day, month and year first written above.

Witness :-

1. Tumpa Dutta
Shibpur, Howrah.

Sankar Saha

Signature of the Seller

2. Barun Giri
76/11/1, Thakur Ranerichna
Lane, Howrah.

Laxman Bandyopadhyay

Signature of the Purchaser

Typed by me

Tumpa Dutta

(Tumpa Dutta)
Shibpur, Howrah

Drafted by me

Shyamsundar Chakrabarti

Advocate
Judges Court, Howrah

F/2326/2475/19



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

GRN Details

GRN: 192021220169924921 Payment Mode: Online Payment
GRN Date: 25/01/2022 13:24:11 Bank/Gateway: State Bank of India
BRN : IK0BMRWET6 BRN Date: 25/01/2022 13:01:22
Payment Status: Successful Payment Ref. No: 2000103037/2/2022
[Query No*/Query Year]

Depositor Details









Depositor's Name: Barun Giri
Address: 239/1 Sarat Chatterjee Rd.
Mobile: 9339970715
EMAIL: barun.giri117@gmail.com
Contact No: 9339970715
Depositor Status: Buyer/Claimants
Query No: 2000103037
Applicant's Name: Mr Barun Giri
Identification No: 2000103037/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000103037/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	239900
2	2000103037/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	60000
Total				299900

IN WORDS: TWO LAKH NINETY NINE THOUSAND NINE HUNDRED ONLY.

FORM FOR TEN FINGER IMPRESSION

Sl. No.	Picture & Signature of Executants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
	Signature of	Little	Ring	Middle (Right Hand)	Fore	Thumb
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
Signature of	Little	Ring	Middle (Right Hand)	Fore	Thumb	
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb



ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1490/40020/00666

To
গৌতম ব্যানার্জী
Goutam Banerjee
S/O Mritunjoy Banerjee

724 SHARAT CHATTERJEE ROAD
Haora (M.Corp)
Howrah Shibpur
West Bengal - 711102
9051303019

Download Date: 20/06/2017

Generation Date: 09/06/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

3128 2164 3614

আমার আধার, আমার পরিচয়



গৌতম ব্যানার্জী
Goutam Banerjee
অনুজন্ম তারিখ / DOB: 22/10/1968
পুরুষ / MALE

3128 2164 3614

আমার আধার, আমার পরিচয়



Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ডিবিআডে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



গৌতম ব্যানার্জী
S/O Mritunjoy Banerjee
724 শরত চ্যাটার্জী রোড, হাওড়া
পশ্চিম বঙ্গ - 711102

ঠিকানা:
S/O মৃত্যুঞ্জয় ব্যানার্জী
চ্যাটার্জী রোড, হাওড়া
(এম.কর্পোরেশন), হাওড়া
পশ্চিম বঙ্গ - 711102

Address:
S/O Mritunjoy Banerjee, 724
SHARAT CHATTERJEE ROAD,
Haora (M.Corp), Howrah,
West Bengal - 711102

3128 2164 3614



1647
help @ uidai.gov.in

WWW
www.uidai.gov.in

Goutam Banerjee

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER

AGXPB6981A



नाम / NAME

GOUTAM BANERJEE

पिता का नाम / FATHER'S NAME

MRITUNJOY BANERJEE

जन्म तिथि / DATE OF BIRTH

22-10-1968

हस्ताक्षर / SIGNATURE

Goutam Banerjee

Shahin

आयकर आयुक्त (कम) अथवा कर्ता

COMMISSIONER OF INCOME-TAX (O) KOLKATA

Goutam Banerjee



Sankar Saha



Sankar Saha

Major Information of the Deed

Deed No :	I-0513-00926/2022	Date of Registration	25/01/2022
Query No / Year	0513-2000103037/2022	Office where deed is registered	
Query Date	11/01/2022 3:33:40 PM	0513-2000103037/2022	
Applicant Name, Address & Other Details	Barun Giri 76/11/1, Thakur Ramkrishna Lane, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711104, Mobile No. : 6290472167, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 60,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,40,000/- (Article:23)	Rs. 60,032/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Bhutnath Haldar lane, ,
Premises No: 29, , Ward No: 033 Pin Code : 711102

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 13 Chatak 13 Sq Ft	50,00,000/-	50,00,000/-	Property is on Road
Grand Total :				6.3204Dec	50,00,000 /-	50,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1270 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 1270 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1270 sq ft	10,00,000 /-	10,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
2	Mr SANKAR SAHA (Presentant) Son of Late Haripada Saha Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office			
	25/01/2022	LTI 25/01/2022	25/01/2022	
26/1, Nabin Mukherjee Lane, City:- Howrah, P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDxxxxxx6P, Aadhaar No: 20xxxxxxxx3233, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr GOUTAM BANERJEE Son of Late Mrityunjay Banerjee Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office			
	25/01/2022	LTI 25/01/2022	25/01/2022	
Son of Late Mrityunjay Banerjee 724, Sarat Chatterjee Road, City:- Howrah, P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx1A, Aadhaar No: 31xxxxxxxx3614, Status :Individual, Executed by: Self, Date of Execution: 25/01/2022 , Admitted by: Self, Date of Admission: 25/01/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Barun Giri Son of Late Sudarshon Giri 76/11/1, Thakur Ramkrishna Lane, City:- Howrah, P.O:- Santragachi, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711104			
	25/01/2022	25/01/2022	25/01/2022
Identifier Of Mr SANKAR SAHA , Mr GOUTAM BANERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR SAHA	Mr GOUTAM BANERJEE-6.32042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR SAHA	Mr GOUTAM BANERJEE-1270.00000000 Sq Ft

Endorsement For Deed Number : I - 051300926 / 2022

On 25-01-2022

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 13:57 hrs on 25-01-2022, at the Office of the D.S.R. - II HOWRAH by Mr SANKAR SAHA ,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 60,00,000/-

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

Execution is admitted on 25/01/2022 by 1. Mr SANKAR SAHA , Son of Late Haripada Saha , 26/1, Nabin Mukherjee Lane, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Business, 2. Mr GOUTAM BANERJEE , Son of Late Mrityunjay Banerjee , 724, Sarat Chatterjee Road, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Business

Indetified by Mr Barun Giri , , Son of Late Sudarshon Giri , 76/11/1, Thakur Ramkrishna Lane, P.O: Santragachi, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,032/- (A(1) = Rs 60,000/- ,H = Rs 28/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 60,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2022 1:25PM with Govt. Ref. No: 192021220169924921 on 25-01-2022, Amount Rs: 60,000/-, Bank: State Bank of India (SBIN0000001), Ref. No: IK0BMRWET6 on 25-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,40,000/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,39,900/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 046650, Amount: Rs.100/-, Date of Purchase: 08/01/2022, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2022 1:25PM with Govt. Ref. No: 192021220169924921 on 25-01-2022, Amount Rs: 2,39,900/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMRWET6 on 25-01-2022, Head of Account 0030-02-103-003-02



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2022, Page from 57057 to 57082
being No 051300926 for the year 2022.



Digitally signed by Panchali Munshi
Date: 2022.02.09 17:57:41 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2022/02/09 05:57:41 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)