

9955/21 2-051809380/2021-



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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2/10/21

Certifier that the document is admitted to registration, the signature there and the instruments there are correct with the document are the part of instruments

District Sub-Registrar-II
Howrah

08 OCT 2021

SALE DEED

THIS SALE DEED is made this 07th day of October, 2021 BETWEEN SRI ALAK KUMAR MUKHERJEE, PAN No. AESPM0650C, Aadhaar No.380968406926, Mobile No. 9330280583, S/o.. Late Akshay Kumar Mukherjee by faith- Hindu, by nationality- Indian, by occupation- Retired, residing at 38/5,P.K. Ganguli Road,P.O.- Bally, P.S.- Bally, District- Howrah, Pin--711201, hereinafter called and referred to as the **OWNER / VENDOR** (which expression or term shall unless excluded by or repugnant to the context shall be deemed to mean and include her heirs, executors, administrators, legal representatives and assignees), the party of the **FIRST PART**.

AND

28 AUG 2018

23657

No.....Rs.-50/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (8)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

AMALENDU CHAKRABARTI, M.Com, LL.B.
Advocate

Reg. No. - WB/512 of 1978
44B, Kalu Para Lane, Dhakuria, Kol - 700 031

[Handwritten signature]



District Sub-Registrar-II
Howrah

08 OCT 2021

Identified by me.
Amalendu Chakrabarti -
S/o Late Ramkrishna Chakrabarti
Advocate, Alipur Judges Court
44D, Kalupara Lane,
Dhakuria, P.S. - Kasba,
Kolkata - 700031
Regd. No. - WB/512 of 1978
Mobile - 9831925042

SRI GAUTAM BANERJEE
Mobile No. 9051303019, S
Construction, by faith - Hin
residing at 724, Sarat Chatt

SRI GAUTAM BANERJEE , PAN AGXPB6981A, Aadhaar No . 312821643614, Mobile No. 9051303019, S/o.Late Mrityunjoy Banerjee, Proprietor of Tirupati Construction, by faith – Hindu, by nationality- Indian, by occupation –Business, residing at 724, Sarat Chatterjee Road, P.O. & P.S.- Shibpur, Howrah-711102, hereinafter called and referred to as the **PURCHASER (which expression or term shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assignees), the party of the**

SECOND PART.

WHEREAS one Akshoy Kumar Mukherjee was the owner and possessor of a plot of land measuring about 7 Kathas 10 Chhataks 26 Sq. ft. with a single-storied building thereon having an area of 2540 Sq.ft. within the previous holding No.127/1, Sibpur Road, presently known as 29,Bhutnath Halder Lane, District-Registry and Sub-registry Howrah ,P.O.&P.S.- Sibpur, Howrah Municipal Corporation Ward No.33, District- Howrah.

AND WHEREAS by a Deed of Family Settlement dated 15-2-1968,registered in the joint Sub-registry office and recorded in Book No,1 Volume No.20, Pages 135-140, being No. 571 for the year1968 .By virtue of the said Deed of Family Settlement the said Akshoy Kumar Mukherjee settled his property described in the First Schedule hereunder, in the name of his wife Sarajubala Devi and his six sons namely Sailen Kumar Mukherjee, Kartick Kumar Mukherjee, Ashok Kumar Mukherjee, Alak Kumar Mukherjee , Tilak Kumar Mukherjee and Amit Kumar Mukherjee and two daughters namely Kamala Mukherjee and Subhra Mukherjee.

AND WHEREAS the said Akshoy Kumar Mukherjee died in the year 1972 and his wife Sarajubala Devi died in the year1985.

AND WHEREAS after the death of Akshoy Kumar Mukherjee and Sarajubala Devi their six sons and two daughters became the joint owners of the said landed property measuring 7 Kathas 10 Chhataks 26 Sq.ft with a single- storied building thereon having an area of 2540 Sq.ft. within the previous holding No.127/1, Sibpur Road, presently known as 29,Bhutnath Halder Lane, District-Registry and Sub-registry Howrah ,P.O.&P.S.- Sibpur Howrah Municipal Corporation Ward No.33, District- Howrah.

AND WHEREAS out of the six sons and two daughters of Akshoy Kumar Mukherjee and Sarajubala Devi, Sailen Mukherjee died intestate as a bachelor on 05-05-2003 ,daughter Kamala Mukherjee died intestate as unmarried on 06 01-2009, daughter Subhra Mukherjee died intestate as unmarried in the year 1914, son Kartik Kumar Mukherjee died intestate as a bachelor on 20-05-2014 , Tilak Kumar Mukherjee died intestate as a bachelor on 15-04-2008 and Amit Kumar Mukherjee died intestate as a bachelor on 28-09-2009.

AND WHEREAS after the death of those four sons and two daughters of Akshoy Kumar Mukherjee the said Alak Kumar Mukherjee and Ashok Kumar Mukherjee became the joint owners of the said landed property measuring about 7 Kathas 10 Chhataks 26 Sq. ft. with a two-storied building thereon having an area of 2540 Sq.ft..

AND WHEREAS the **PURCHASER** herein approached the **OWNER / VENDOR** herein to sell him the half portion of the total land i.e. 3 Kathas 13 Chhataks 13 Sq.ft. along with half of the old construction i.e. 1270 Sq.ft. at a consideration money of Rs.65,00,000/- (Rupees Sixty Five Lakh) only and the **OWNER / VENDOR** herein agreed with the said proposal.

NOW THIS INDENTURE WITNESSES and it is hereby agreed between the parties as follows:

1. That in pursuance of the payment of the total consideration money of Rs. 65,00,000/- (Rupees Sixty Five Lakh) only paid by the **PURCHASER** to the **OWNER/ VENDOR** in the manner stated in the Memo of consideration below, the receipt whereof the **OWNER / VENDOR** does hereby as also by the receipt hereunder written admit and acknowledge and for that from now releases and discharges forever the said $\frac{1}{2}$ share in the joint property measuring about 3 Kathas 13 Chhataks 13 Sq.ft. along with the $\frac{1}{2}$ portion of the building thereon measuring an area of 1270 Sq.ft. described in the Schedule hereunder , with all common and easement rights . . .
2. That the **PURCHASER** herein by virtue of this Sale Deed shall enjoy all rights ,title and interest in the said $\frac{1}{2}$ share in the joint property i.e. 3 Kathas 13

Chhataks 13 Sq.ft. along with the ½ portion of the building thereon i.e. about 1270 Sq.ft. described in the Second Schedule hereunder and hereinafter he will peacefully and quietly possess and enjoy the said property with all rights to develop, sell, mortgage or to let out the said property at his sweet will.

3. That the **OWNER / VENDOR** does hereby confirm that he has good and perfect right, title and authority to sell the said ½ share in the joint property described in the Second Schedule below to the **PURCHASER** and the said sold property is free from all encumbrances..
4. That the **OWNER / VENDOR** does hereby declare that he shall execute at the expenses of the **PURCHASER** all such further acts and deeds as may be required by the **PURCHASER** for making the Deed of Conveyance more effective in respect of the said landed property with structure.
5. That the **PURCHASER** of the said landed property along with the structure thereon described in the Second Schedule hereunder, shall use and enjoy it as its absolute owner with all other common benefits, amenities, privileges etc. attached to the said property.

Abh. Kumar Malhotra

The First Schedule referred to above:

ALL THAT piece and parcel of land measuring about 7 Kathas 10 Chhataks and 26 Sq. ft. with a single-storied building thereon having an area of 2540 Sq.ft. with cemented flooring within ^{above 50 yr old Building} the previous holding No.127/1, Sibpur Road, presently known as 29, Bhutnath Halder Lane, District-Registry and Sub-registry Howrah, P.S.- Sibpur, Ward No.33 of Howrah Municipal Corporation, District- Howrah, together with all trees thereon and hereditaments, easement rights etc., within the Touji No 3894, butted and bounded by: .

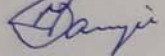
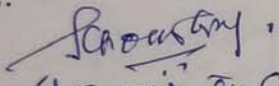
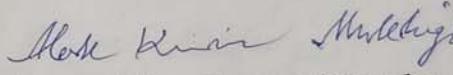
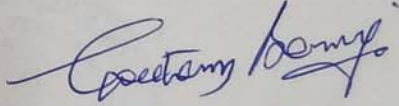
ON THE NORTH	By Dinabandhu Branch School
ON THE EAST	By Dinabandhu Branch School
ON THE SOUTH	By the Residence of Dr.Sambhu Nath Bose
ON THE WEST	By Bhutnath Halder Lane

The Second Schedule referred to above:(The property sold)

ALL THAT rent - free land measuring about 3 Kathas 13 Chhataks and 13 Sq Ft. with the half portion of the building measuring about 1270 sq. ft. situated at 29, Bhutnath Halder Lane, H.M.C. Ward No. 33, P.O. and P.S. Shibpur Howrah, together with all common and easement rights.

IN WITNESS THEREOF the parties have hereunto affirmed their hands and seals this day month and year first above written.

Witness :-

1. 
Murali Danuja
FD-459/2, Sector-3
 2. 
Shri Nathu Choudhury,
13 Sambodh Garden,
Kolkata - 700070.
- 
Signature of the Owner/Vendor
- 
Signature of the Purchaser

Drafted by me

A. Chakrabarti

Advocate

(Amalendu Chakrabarti, Advocate

Alipore Judge's Court).

AMALENDU CHAKRABARTI, M.Com, LL.B.
Advocate

Reg. No.- WB/512 of 1978
44D, Kalu Para Lane, Dhakuria, Kol - 700 031

6

Memo of Consideration

Received from the PURCHASER the Consideration money amounting to Rs. 65,00,000/- (Rupees Sixty Five Lakh) only as follows :-

Date	Bank	Cheque No.	Amount
05.10.2021	SBI Chatterjeehat	630234	Rs. 38,00,000/-
05.10.2021	SBI Chatterjeehat	069285	Rs. 27,00,000/-

Total amount of Rs. 65,00,000/-

(Rupees Sixty Five Lakh)

Witness :-

1.

Banji
Muzan Banji
FD-459/2, Sector-3
Salt Lake, Kot. 700106

2.

Shrawanti
Shrawanti Shrawanti
13 Subodh Garden
Kolkata - 70070,

Mani Kumar Mukherjee

Signature of the Owner/Vendor

FORM FOR TEN FINGER IMPRESSION

Sl. No. Picture & Signature of Executants



Coetanghanyo

Signature of



Little Ring Middle (Left Hand) Fore Thumb



Little Ring Middle (Right Hand) Fore Thumb



Mohd Hanu Mukhiya

Signature of



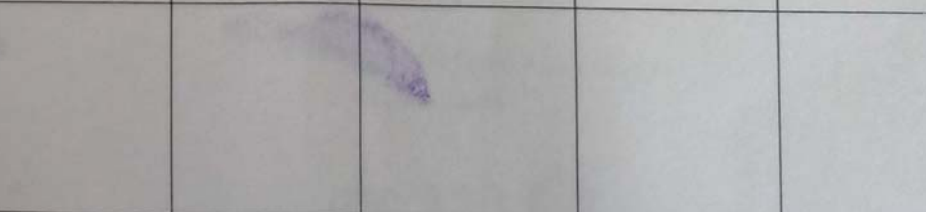
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Little Ring Middle (Right Hand) Fore Thumb



Little Ring Middle (Left Hand) Fore Thumb



Little Ring Middle (Right Hand) Fore Thumb

Major Information of the Deed

Deed No :	I-0513-09330/2021		Date of Registration	08/10/2021
Query No / Year	0513-2001900758/2021		Office where deed is registered	
Query Date	23/09/2021 9:53:47 PM		0513-2001900758/2021	
Applicant Name, Address & Other Details	S Nandi Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 7980935315, Status :Solicitor firm			
Transaction	[0101] Sale, Sale Document		Additional Transaction	
Set Forth value	Rs. 65,00,000/-		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Stampduty Paid(SD)	Rs. 2,60,070/- (Article:23)		Market Value	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		Rs. 65,00,000/-	
			Registration Fee Paid	
			Rs. 65,046/- (Article:A(1), E)	

Land Details :



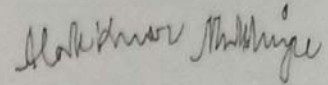
District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Bhutnath Haldar lane, , Premises No: 29, , Ward No: 033 Pin Code : 711102

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	57,00,000/-	57,00,000/-	Property is on Road
Grand Total :				6.3204Dec	57,00,000 /-	57,00,000 /-	



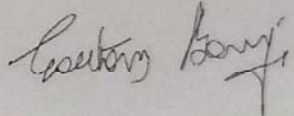
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1270 Sq Ft.	8,00,000/-	8,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1270 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1270 sq ft	8,00,000 /-	8,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Signature
	Mr Alak Kumar Mukherjee (Presentant) Son of Late Akshoy Kumar Mukherjee Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office	 07/10/2021	 LTI 07/10/2021
	Signature  07/10/2021		
38/5, P K Ganguly Road, City:- , P.O:- Bally, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711201 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx0C, Aadhaar No: 38xxxxxxxx0926, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Signature
	Mr Goutam Banerjee Son of Late Mrityunjay Banerjee Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office	 07/10/2021	 LTI 07/10/2021
	Signature  07/10/2021		
Son of Late Mrityunjay Banerjee 724, Sarat Chatterjee Road, City:- , 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: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amalendu Chakraborty Son of Ramkrishna Chakraborty 44D, Kalupara Lane, City:- Not Specified, P.O:- Dhakuria, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	 07/10/2021	 07/10/2021	Signature  07/10/2021

Identifier Of Mr Alak Kumar Mukherjee, Mr Goutam Banerjee

Endorsement For Deed Number : I - 051309330 / 2021

07-10-2021

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

Presented for registration at 10:45 hrs on 07-10-2021, at the Office of the D.S.R. - II HOWRAH by Mr Alak Kumar Mukherjee, Executant.

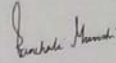
Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 65,00,000/-

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

Execution is admitted on 07/10/2021 by 1. Mr Alak Kumar Mukherjee, Son of Late Akshoy Kumar Mukherjee, 38/5, P K Ganguly Road, P.O: Bally, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711201, by caste Hindu, by Profession Retired Person, 2. Mr Goutam Banerjee, Son of Late Mrityunjay Banerjee, 724, Sarat Chatterjee Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Business

Identified by Mr Amalendu Chakraborty, , Son of Ramkrishna Chakraborty, 44D, Kalupara Lane, P.O: Dhakuria, Thana: Ballygunge Circular, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Advocate



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

On 08-10-2021

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

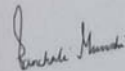
Certified that required Registration Fees payable for this document is Rs 65,046/- (A(1) = Rs 65,000/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 65,046/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/10/2021 10:33AM with Govt. Ref. No: 192021220095422591 on 08-10-2021, Amount Rs: 65,046/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKR6359709 on 08-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,60,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 2,60,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23657, Amount: Rs.50/-, Date of Purchase: 28/08/2021, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/10/2021 10:33AM with Govt. Ref. No: 192021220095422591 on 08-10-2021, Amount Rs: 2,60,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKR6359709 on 08-10-2021, 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 0513-2021, Page from 319539 to 319559
being No 051309330 for the year 2021.



Digitally signed by Panchali Munshi
Date: 2021.10.22 18:21:23 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2021/10/22 06:21:23 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)