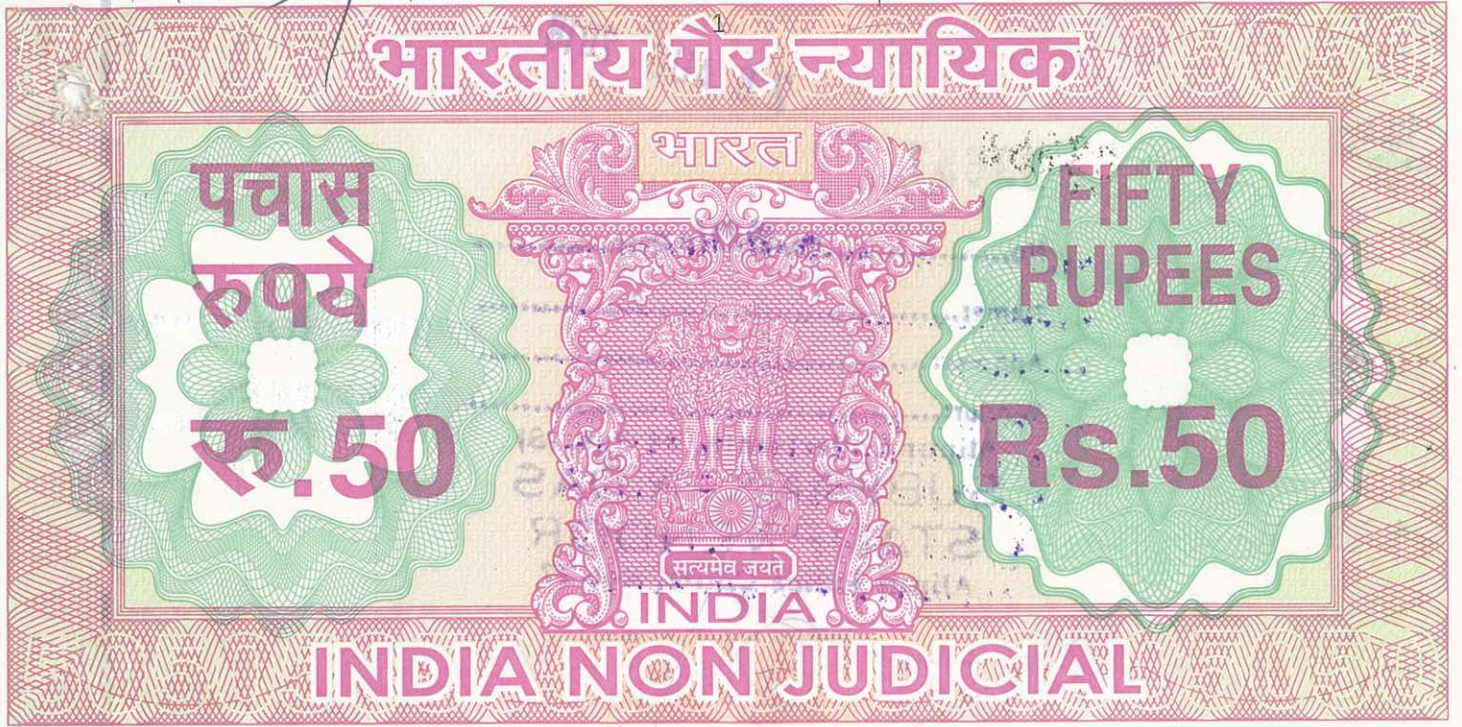


9955/21

D-051809380/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 397769

13/10/21
2/10/21

Certifier that the document is admitted to registration. The signature of the certifier and the embossed sheets attached with this document are the part of this document.

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- Howragh, 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:.....

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

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

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

[Handwritten signature]



District Sub-Registrar-II
Howrah

08 OCT 2021

Identified by me.
Amalendu Chakrabarti -
Soflate 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 , 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.



✓

District Sub-Registrar-II
Howrah

08 OCT 2021

AND WHEREAS out of the six sons and two daughters of Akshoy Kumar Mukherjee and Sarajubala Devi, Sainen 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



District Sub-Registrar-II
Howrah

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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.

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 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

Mr. Kumar Mallick



District Sub-Registrar-II
Howrah

08 OCT 2021

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.

Danji
Murali Danji
FD-459/2, Sector-3

2.

Salt Lake City, Kol-70006

Mohd Khas Mudekga
Signature of the Owner/Vendor

Shourinam
Shourinam Choudhary
13 Sambodh Garden,
Kolkata-700070.

Shourinam Choudhary
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



District Sub-Registrar-II
Howrah

08 OCT 2021

Memo of Consideration


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

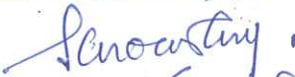
Date	Bank	Cheque No.	Amount
05.10.2021	SBI Chatterjeehat	630234	Rs. 38,00,000/-
05.10.2021	SBI Chatterjeehat	069285	Rs. 27,00,000/-

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

(Rupees Sixty Five Lakh)

Witness :-

1. 
Danyu
Murari Banerji
FD-459/2, Sector-3
Salt Lake, Kot. 700106

2. 
Shoukat Ali Chowdhury
13 Subodh Road.
Kolkata - 700070,

























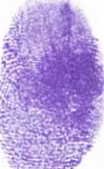








Signature of the Owner/Vendor



District Sub-Registrar-II
Howrah

08 OCT 2021

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	
							



District Sub-Registrar-II
Howrah

08 OCT 2021

स्थायी लेखा 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 प्रमुख (कम्प्यू. अप्त.), कलकत्ता
COMMISSIONER OF INCOME TAX (C.O.), KOLKATA

Goutam Banerjee

Goutam Banerjee



ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1490/40020/00666

To
গৌতম ব্যানার্জী
Goutam Banerjee
S/O Mritunjoy Banerjee
724 SHARAT CHATTERJEE ROAD
Haora (M.Corp)
Shibpur
Haora Howrah
West Bengal 711102
9051303019
30/08/2013
77985398



MD779853982FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

3128 2164 3614

আমার আধার, আমার পরিচয়



গৌতম ব্যানার্জী
Goutam Banerjee
পিতা : শ্রী মৃত্যুঞ্জয় ব্যানার্জী
Father : LATE MRITUNJAY BANERJEE
জন্মতারিখ / DOB : 22/10/1968
পুরুষ / Male



3128 2164 3614

আমার আধার, আমার পরিচয়

Goutam Banerjee

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AESPM0650C



नाम /NAME
ALAK KUMAR MUKHERJEE

पिता का नाम /FATHER'S NAME
AKSHAY KUMAR MUKHERJEE

जन्म तिथि /DATE OF BIRTH
16-06-1940

हस्ताक्षर /SIGNATURE

Alak Kumar Mukherjee

[Handwritten Signature]

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Alak Kumar Mukherjee



ভারতের বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাভুক্তির আই ডি / Enrolment No.: 1149/10003/00120

To
অলোক কুমার মুখার্জী
Alak Kumar Mukherjee
S/O Akshay Kumar Mukherjee
38/5 P. K. Ganguly Road
Bally Bally Jagachha
Bally Haora
West Bengal 711201
9830254211

2987583



UGO29875836IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3809 6840 6926

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অলোক কুমার মুখার্জী
Alak Kumar Mukherjee
পিতা / Father : অক্ষয় কুমার মুখার্জী
জন্ম সাল / Year of Birth : 1940
পুরুষ / Male



3809 6840 6926

আধার - সাধারণ মানুষের অধিকার

Alak Kumar Mukherjee



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1325/13522/00555

To
Amalendu Chakrabarti
S/O: Ramkrishna Chakrabarti
44D KALUPARA LANE
DHAKURIA
Dhakuria
Dhakuria
Circus Avenue Kolkata
West Bengal 700031
9831925042

398899873
22/09/2016



MA988998739FT



आपका आधार क्रमांक / Your Aadhaar No. :

2361 8518 9312

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

Amalendu Chakrabarti

DOB : 13/03/1940

Male



2361 8518 9312

मेरा आधार, मेरी पहचान

A. Chakrabarti

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	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 65,00,000/-	Rs. 65,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,60,070/- (Article:23)	Rs. 65,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



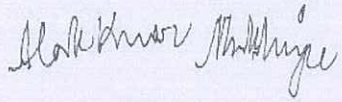
District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Bhutnath Haldar lane, , Premises No: 29, , Ward No: 033 Pin Code : 711102

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



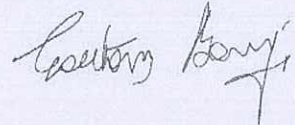
Structure Details :

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 /-	



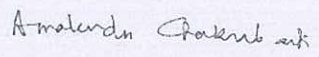
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	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	 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	Finger Print	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	 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	 07/10/2021
Identifier Of Mr Alak Kumar Mukherjee, Mr Goutam Banerjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Alak Kumar Mukherjee	Mr Goutam Banerjee-6.32042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Alak Kumar Mukherjee	Mr Goutam Banerjee-1270.00000000 Sq Ft

On 07-10-2021

Presentation(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.

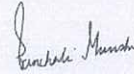
Certificate of Market Value(WB PUVI rules of 2001)

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 I 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

Indetified 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/-

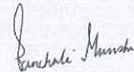
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/10/2021 10:33AM with Govt. Ref. No: 192021220095422591 on 08-10-2021, Amount Rs: 65,046/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR6359709 on 08-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

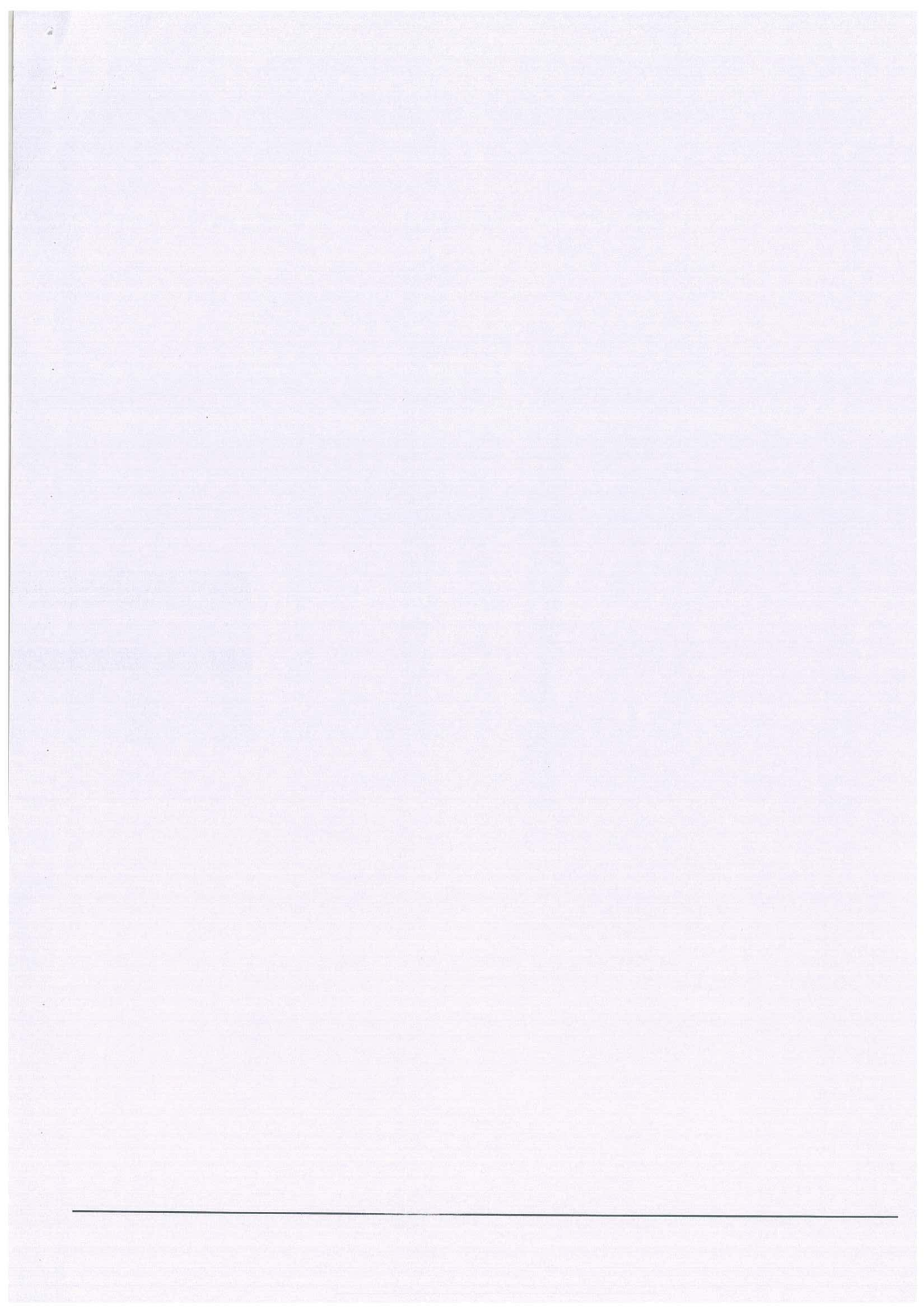
Certified that required Stamp Duty payable for this document is Rs. 2,60,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 2,60,020/-

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.)