

8756/16

L 8994



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

case no 1560

D 085258

50-5000

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10/1

S. Chowdhury
Addl. District Commissioner
Asansol (West Bengal)

GRN : 19-201617-003247720-1.

e-Query No. 1502351/2016.

09 DEC 2016

DEED OF SALE

Valued at Rs. 4,50,000/-

Assessed Market Value of Rs. 4,50,000/-

District Bardwan, P.S. Asansol (South)

Mouza Bartoria, J.L. No. 8

R.S. Plot No. 54.

Area of land sold is : 01 Katha 03 Chhatak 06.34 Sq. Ft.

THIS DEED OF SALE made on this the 08th day of December, 2016.

Contd.....P/2.

Suraj
(Adv)

714
5800
তারিখ- 21/11/16
তারিখ-

স্বাক্ষর
আনন্দসোম
শ্রী বসন্তে বসন্তের তারিখ
শ্রীযুক্ত সবিজ্ঞ সচিব
স্টাম্প ডেভেলপ
সিভিল কোর্ট আনন্দসোম
সিইসেল নং-8/20300

Satyam Construction
16 Nov 2016 Gopalpur



Tops Chatterji.



2392

Tops Chatterji.



2393

Piu charoyee



Sup 6/00 puc
Dist. District Supt. Registrar
Annual Dist. Registrar
08 DEC 2016

Swarajit Das

:2:

BY

- (1) **SRI TAPAS CHATTERJEE**, Son of Sri Asit Chatterjee, and
(2) **SMT. PIU CHATTERJEE**, Wife of Sri Tapas Chatterjee, both are by faith Hindu, Citizenship Indian, by occupation Business, resident of Gopalpur, P.O. Asansol-4, P.S. Asansol (South), Sub-Division & A.D.S.R. Office Asansol, District Burdwan, hereinafter called the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context include all their heirs, successors, legal representatives and assigns) of the ONE PART.

IN FAVOUR OF: -

"**SATYAM CONSTRUCTION**", a Partnership Firm, having its Office at 'Akash Apartment', First Floor, Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Burdwan, and represented by its partners:- (1) Sri Anirban Das, Son of Late Nityananda Das of Kalyanpur Housing Estate, House No. AS-2(M)/5/IV, P.O. Asansol-5, P.S. Asansol (North), District Burdwan, and (2) Sri Arun Krishna Bagchi, Son of Sri Bijoy Krishna Bagchi of 'Bagchi House', Gopalpur, P.O. Asansol-4, District Burdwan, both by faith Hindu, Citizenship Indian, by occupation Business, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context include all its heirs, successors-in-office, legal representatives and assigns) of the OTHER PART.

WHEREAS the schedule mentioned land comprised in part of R.S Plot No. 54 under L. R. Khatian Nos. 1117, 1118, 1119, 1120, 1121, 1122, 1123,

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Tapas
(Asit)

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1124, 1125 & 1126 measuring in total 15 Decimal along with other landed properties situated within Mouza Bartoria, J.L. No. 8, P.S. Asansol, District Burdwan were jointly purchased by the one Sri Arun Kumar Maji, Son of Sri Bhajahari Maji and Sri Tapas Chatterjee, Son of Sri Asit Chatterjee by virtue of a Deed of Sale dated 11/12/2012 duly registered in Book No. I, CD Volume No. 33, Page from 753 to 773, being No. 12616 for the year 2012 of A.D.S.R. Office, Asansol from its erstwhile recorded owners Sri Arun Kumar Show, Son of Late Balaram Show and others of Santa, Burnpur for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS said Sri Arun Kumar Maji while owning and possessing his undivided half share in the said properties sold and transferred 07.50 Decimal of land in R.S. Plot No. 54 situated within Mouza Bartoria, J.L. No. 8, P.S. Asansol, District Burdwan to the Vendor No. 2 Smt. Piu Chatterjee by virtue of a Deed of Sale dated 02/01/2013 duly registered in Book No. I, CD Volume No. 1, Page from 176 to 187, being No. 00011 for the year 2013 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS the Vendors since after their respective purchases as aforesaid duly recorded their names in the finally published L.R. Records of Rights and are peacefully owning and possessing the said landed properties fully mentioned in the schedule written hereunder free from all encumbrances, charges and/or mortgages, etc.

AND WHEREAS the Vendors herein being in urgent need of money to meet their lawful requirements and expenses declared and expressed their

Contd.....P/4.

Imaj
(Adv)

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intentions to sell and transfer the schedule mentioned land out of their aforesaid total property with specific demarcation and boundaries on as is where is basis fully under present status of the land.

AND WHEREAS the Purchaser on coming to know of such intention and declaration of the Vendors have offered to purchase the schedule mentioned land at a total consideration price of Rs. 4,50,000/- (Rupees four lakhs fifty thousand) only.

AND WHEREAS the Vendors considering the said price to be fair, reasonable and highest according to present market value prevailing in the locality have accepted the said offer of the Purchaser and agreed to sell and transfer the schedule mentioned land to the Purchaser at and for the said total price of Rs.4,50,000/- (Rupees four lakhs fifty thousand) only on the terms mentioned hereunder.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the said agreement between the Vendors and the Purchaser and in consideration of the said sum of Rs. 4,50,000/- (Rupees four lakhs fifty thousand) only paid by the Purchaser to the Vendors (the receipt whereof the Vendors doth hereby admit and acknowledge as per the Memo of Consideration written hereunder) as total price of the said land, the Vendors do hereby grant, convey, sell and transfer unto and to the use of the said Purchaser all that land more fully mentioned and described in the schedule below together with the right of path, passage, liberties, privileges, lights, easement and appurtenance whatsoever attached and concerning to the said property free from any or all encumbrances TO HAVE AND TO HOLD the said property hereby granted,

Contd.....P/5.

Suraj
(Adv)

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conveyed and transferred unto and to the use of the said Purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise etc. and the said Vendors for themselves, their heirs and successors doth hereby declare and covenant with the said Purchaser that the Vendors have good title, full power and absolute right to sell the schedule mentioned property and further declare that the Vendors are seized and possessed of or otherwise well and sufficiently entitled to the said property and have not in any way encumbered the said property intended to be conveyed by this Deed of Sale and that the said Purchaser and/or their heirs, legal representatives and assigns hereafter shall and may at all times peacefully and quietly hold, possess, use and enjoy the schedule mentioned property by exercising their right of ownership and possession in any manner they like over the said property without any interruption, claim and/or demand whatsoever from or by the Vendors or any person or persons lawfully/equitably claiming under or in trust for them and that the said Vendors shall and will for all times to come at the cost and request of the said Purchaser do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly assuring the title of the said Purchaser in respect of the said property or part thereof and it is also covenanted by the Vendors that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the Vendors have no respectable and saleable title to the said property as hereinbefore stated by the Vendors in that event the Vendors including all their heirs, successors and assigns shall be bound and liable to make good and indemnify any or all losses sustained by the Purchaser and/or their heirs or assigns.

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(Adv)*

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It is further declared by the Vendors that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get their/its name mutated in the sharista of superior landlord as well as in the records and registers of any other authority whenever required and the Vendors undertake to render all such help and assistance and shall sign upon affidavit/s as will be found essential in this regard.

:-SCHEDULE OF THE LAND ABOVE REFERRED TO:-

In the District of Burdwan, Chowki & Addl. Dist. Sub-Registry Office Asansol, P.S. Asansol, **Mouza Bartoria**, J.L. No. 08, all that piece and parcel of raiyati Danga land, presently fit for Bastu, comprised in part of **R.S. & L.R. Plot No. 54 (fifty four)** measuring in total 15 Decimal out of which **01 (one) Katha 03 (three) Chhatak 06.34 (six point three four) Sq. Ft.** under L.R. Khatian Nos. 1208 & 1207 including a 10 years old tile-shed residential house measuring 100 Sq. Ft. with all fittings, fixtures and easement rights is hereby sold.

The said land sold is butted and bounded by :-

On the North : House of Mr. Khawas and others.

On the South : Property of others.

On the East : Property of others.

On the West : 12'-0" feet wide Road.

MEMO OF CONSIDERATION

1. Rs.2,50,000/- (Rupees two lakhs fifty thousand only) paid by Cheque No. 006429 dated 07/05/2016 of Corporation Bank, Asansol Branch.
2. Rs.1,00,000/- (Rupees one lakh only) paid by Cheque No. 006438 dated 25/01/2017 of Corporation Bank, Asansol Branch.
3. Rs.1,00,000/- (Rupees one lakh only) paid by Cheque No. 006442 dated 25/05/2017 of Corporation Bank, Asansol Branch.

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(Adv)

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The proportionate annual rent is payable to the State of West Bengal through S.D.L. & L.R.O., (Extn. Part I), Asansol.

IN WITNESS WHEREOF the Vendors named above set and subscribed their hands on the day, month and year first above written.

WITNESSES: -

1. Sunajit Das
S/O - Dipak Das
Santa, Burdwan
Dist - Burdwan

Tapas Chatterjee,

2. Bimal Kumar
S/O L.K. Das
Hans Saha
Burdwan

Pin Chatterjee

SIGNATURE OF THE VENDORS

Drafted and prepared by me
and printed in my Office.

Sulata Das
Advocate, Asansol Court.

Enrol. No. WB/1116/1999.

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

GRN: 19-201617-003247720-1

GRN Date: 24/11/2016 19:00:17

BRN : 03500012411160064

Payment Mode Online Payment

Bank : Corporation Bank

BRN Date: 25/11/2016 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02050001502351/1/2016
[Query No./Query Year]

Name : Subrata Maji

Contact No. :

E-mail :

Mobile No. : +91 9434311354

Address : Asansol Court

Applicant Name : Mr Subrata Maji

Office Name :

Office Address :

Status of Depositor : Advocate

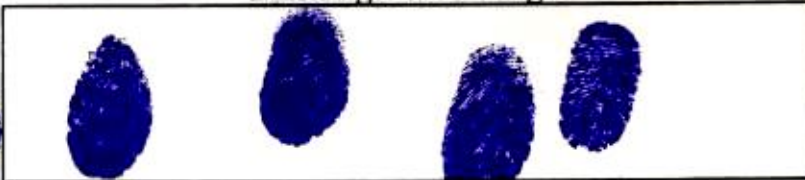
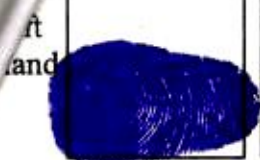
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02050001502351/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	4946
2	02050001502351/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	22010
In Words : Rupees Twenty Six Thousand Nine Hundred Fifty Six only			Total	26956

Thumb

Littlefinger to forefinger

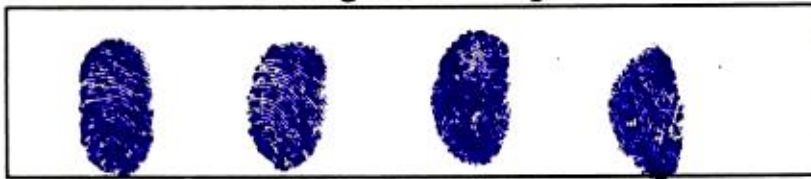
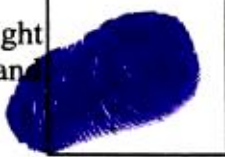


Left Hand

Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me :

Tijis Chatterji

Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



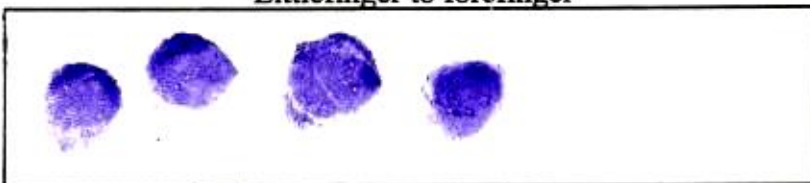
Finger Print attested by me :

Bin Chatterjee

Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me :

Thumb

Littlefinger to forefinger

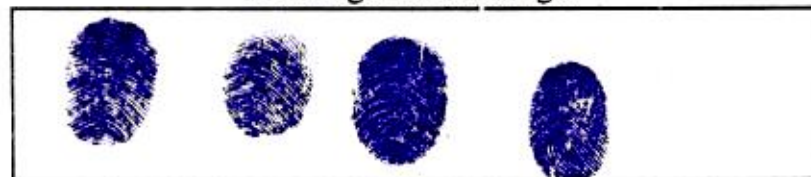
Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me :

Anam Krishna Prasad









Government of West Bengal

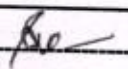
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ASANSOL, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02050001502351/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Tapas Chatterjee Gopalpur, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713304	Seller		2392 	Tapas Chatterjee 8/12/16
SI No.	Name of the Executant	Category		Finger Print	Signature with date
2	Mrs Piu Chatterjee Gopalpur, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713304	Seller		2393 	Piu Chatterjee
SI No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Surajit Das Son of Mr Dipak Das Santa, P.O:- Bumpur, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325	Mr Tapas Chatterjee, Mrs Piu Chatterjee		Surajit DAS 8-12-16	


(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-0205-08994/2016	Date of Registration	12/9/2016 12:06:02 PM
Query No / Year	0205-0001502351/2016	Office where deed is registered	
Query Date	08/11/2016 10:48:17 AM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Subrata Maji Asansol Court, Thana : Asansol (S), District : Burdwan, WEST BENGAL, Mobile No. : 9434311354, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 4,50,000/-	Rs. 4,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 27,010/- (Article:23)	Rs. 4,946/- (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: Unassessed Municipal Road, Road Zone : (On Road -- On Road) , Mouza: Bartoria

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-54	RS-1207	Vastu	Vastu	1 Katha 3 Chatak 6.34 Sq Ft	4,00,000/-	4,00,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					1.9739Dec	4,00,000 /-	4,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	50,000 /-	50,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Tapas Chatterjee Son of Mr Asit Chatterjee Executed by: Self, Date of Execution: 08/12/2016 , Admitted by: Self, Date of Admission: 08/12/2016 ,Place : Pvt. Residence			
Gopalpur, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual				

2 Mrs Piu Chatterjee

Wife of Mr Tapas Chatterjee Gopalpur, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 08/12/2016
 , Admitted by: Self, Date of Admission: 08/12/2016 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Satyam Construction Akash Apartment, Gopalpur, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Anirban Das Son of Late Nityananda Das Kalyanpur Housing Estate, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Satyam Construction (as Partner)
2	Mr Arun Krishna Bagchi Son of Mr Bijoy Krishna Bagchi Gopalpur, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Status : Representative, Representative of : Satyam Construction (as Partner)

Identifier Details :

Name & address	
Mr Surajit Das Son of Mr Dipak Das Santa, P.O:- Burnpur, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Tapas Chatterjee, Mrs Piu Chatterjee	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Tapas Chatterjee	Satyam Construction-0.986952 Dec
2	Mrs Piu Chatterjee	Satyam Construction-0.986952 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Tapas Chatterjee	Satyam Construction-50 Sq Ft
2	Mrs Piu Chatterjee	Satyam Construction-50 Sq Ft

Endorsement For Deed Number : I - 020508994 / 2016

On 08-12-2016

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

Presented for registration at 18:00 hrs on 08-12-2016, at the Private residence by Mr Tapas Chatterjee , one of the Executants.

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 4,50,000/-

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

Execution is admitted on 08/12/2016 by 1. Mr Tapas Chatterjee, Son of Mr Asit Chatterjee, Gopalpur, P.O: Asansol Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business, 2. Mrs Piu Chatterjee, Wife of Mr Tapas Chatterjee, Gopalpur, P.O: Asansol, Thana: Asansol), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business Indetified by Mr Surajit Das, , Son of Mr Dipak Das, Santa, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Saurav Roychowdhury

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

On 09-12-2016

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,946/- (A(1) = Rs 4,939/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,946/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 25/11/2016 12:00AM with Govt. Ref. No: 192016170032477201 on 24-11-2016, Amount Rs: 4,946/-, Bank: Corporation Bank (CORP0000052), Ref. No. 03500012411160064 on 25-11-2016, Head of Account 0030-03-104-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,010/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 22,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 714, Amount: Rs.5,000/-, Date of Purchase: 21/11/2016, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 25/11/2016 12:00AM with Govt. Ref. No: 192016170032477201 on 24-11-2016, Amount Rs: 22,010/-, Bank: Corporation Bank (CORP0000052), Ref. No. 03500012411160064 on 25-11-2016, Head of Account 0030-03-103-003-02

Saurav Roychowdhury

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2016, Page from 173199 to 173213

being No 020508994 for the year 2016.



Saurav Roychowdhury

Digitally signed by SAURAV
ROYCHOWDHURY
Date: 2016.12.09 14:14:29 +05:30
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 09-12-2016 14:14:28
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)