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अश्चिम्बङ्ग पश्चिम बंगाल WEST BENGAL

D 614515

10/10/17

THE SIGNATURE OF THE PERSON TO
 BE REGISTERED IN THE DEED OF SALE
 IS TO BE ATTACHED TO THE DEED
 AND TO BE SIGNED BY HIM IN THE
 PRESENCE OF THE REGISTRAR.

Kaithna Bose

Syphowhany

Addl. District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman

QUERY No. 02050001319203 / 2017

DEED OF SALE
Valued at Rs. 32,00,000/-

Market Value - Rs. 32,00,000/-

P.S. Hirapur, Mouza : Narsinghbandh,

R.S. Plot No. 2155, Area : 5 Cottah of land

together with a Single Storied Building.

THIS DEED OF SALE is made on this the 22nd day of
September, 2017.

22 SEP 2017

[Signature]

CONTD.....P2

:: BY ::

SMT. KRISHNA BOSE (PAN AKXPB4228N), W/o SRI SUDHANGSU BOSE, by faith Hindu, citizen of India, resident of Benimadhab Nagar, S.B. Gorai Road, Asansol, P.S. Hirapur, Sub-division and A.D.S.R. Office Asansol, Dist. Paschim Bardhaman, West Bengal, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context includes her legal heirs, successors, assignees and legal representatives) of the ONE PART.

:: IN FAVOUR OF ::

1. **SMT. CHANDANA DAWN (PAN ADEPD9037D)**, W/o SRI DEBNARAYAN DAWN, resident of Budha Village, Upper Para, Asansol, P.S. Asansol (South), Sub-division and A.D.S.R. Office Asansol, Dist. Paschim Bardhaman, West Bengal, present resident of Benimadhab Nagar, S.B. Gorai Road, Asansol, P.S. Hirapur, Sub-division and A.D.S.R. Office Asansol, Dist. Paschim Bardhaman, West Bengal, 2. **SMT. SHYAMALI DAWN (PAN BBSPD6645Q)**, W/o SRI BIDYUT DAWN, resident of Budha Village, Upper Para, Asansol, P.S. Asansol (South), Sub-division and A.D.S.R. Office Asansol, Dist. Paschim Bardhaman, West Bengal, both by faith Hindu, citizens of India, hereinafter jointly and severally called the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context includes their heirs, successors, assignees, and legal representatives) of the OTHER PART.

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WHEREAS the Vendor above named is the owner and possessor of the schedule mentioned property which she purchased through a Registered Deed of Sale vide Deed No. 1457 for the year 1978 of Sub-Registry Office Asansol, Dist. Burdwan from Sri Krishna Kant Singh, for valuable considerations and thereafter Mutated her name in respect of the schedule mentioned property vide Mutation Case No. 1223/16 at the Office of the S.D.L. & L.R.O. Asansol (EP1), Asansol, and also converted the Classification of the Scheduled property from 'Kanali' to 'Bastu' vide Memo No. 835/SDLR(EP-1)/ASL/17, dated 06.07.17.

AND WHEREAS in the above circumstances the Vendor is absolutely seized and possessed of otherwise well and sufficiently entitled to the said property more fully mentioned in the schedule below which is free from all encumbrances, charges and/or mortgages.

AND WHEREAS the above named vendor being in urgent need of money to meet her legal and lawful expenses and also for purchasing a suitable property, has declared her option to sell, convey and assign her aforesaid property described in the schedule below for a consideration of Rs. 32,00,000/- (Rupees Thirty Two Lakhs) only and the purchasers above named being desirous of purchasing the same have approached the vendor to sell and convey her aforesaid property unto the purchasers and the vendor has accepted the offer and proposal made by the purchasers and agreed to

CONTD.....P4

Krishna Reddy

sell the property unto the purchasers and the purchasers have agreed to purchase the same at the aforesaid price.

AND WHEREAS the vendor above named being considering it to be the just and highest market price of the aforesaid property have agreed to sell the same unto the purchasers.

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the payment of the said sum of Rs. 32,00,000/- (Rupees Thirty Two Lakhs) only, the receipt whereof the said vendor do hereby admits and acknowledges, the said vendor hereby grants and conveys unto and to the use of the purchasers all those piece and parcel of land along with building/structure as described in the schedule below together with all areas, paths, passages, rights, liberties, privileges, easements, appurtenances whatsoever to the said property belonging to or in any way appurtenant thereto free from all encumbrances TO HAVE AND TO HOLD the same hereby granted for ever and the said vendor do hereby for herself, her heirs, successors, administrators, legal representatives and assigns covenant with the purchasers and declare that she is seized and possessed of and have not in any way encumbered or charged the property hereby conveyed and that the said purchasers shall and may at all times

CONTD.....P5

peaceably and quietly possess and enjoy the same without any manner or interruption, claim or demand whatsoever from or by the said vendor or any person claiming under her AND THAT the vendor shall and will and for all times to come at the request and cost of the said purchasers do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the purchasers to the said property or any part thereof and the vendor further covenant that if it transpires that the property hereby conveyed is not free from all encumbrances the vendor shall be liable to the purchasers and the vendor shall be bound to make good any loss sustained by the purchasers and to refund the consideration money together with damages at a time.

Be it further stated that the purchasers, all her legal heirs, successors, administrators, assigns shall enjoy the property mentioned in the schedule below from generation to generation with all right, title, interest of the vendor according to her choice, preference and necessity including all sorts of transferring rights by way of sale, gift, mortgage, lease or otherwise and changing the nature of the property and is at liberty to mutate their names towards the conveyed property and to pay rents and cess to the authority or authorities in the name of the purchaser from this day of sale to the landlord the Govt. of West Bengal through The S.D.L. and L.R.O. (Extn P1) Asansol and all consents and approvals are hereby accorded by the vendors by this deed.

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SCHEDULE ABOVE REFERRED TO :

Kishna Bose

Within District of Paschim Bardhaman, P.S. Hirapur, Sub-Division Asansol, Addl. Dist. Sub-Registry Office : Asansol, **Mouza : Narsingbandh,** J.L. No. 21, C.S. Khatian No. 27 corresponding to R.S. Khatian No. 37 subsequently re-numbered as **R.S. Khatian No. 4870,**

C.S. Plot No. 1137 corresponding to **R.S. Plot No. 2155 (Two Thousand One Hundred Fifty Five)**, measuring 5 (Five) Cottahs of Bastu Land, together with a 39 years old, Single Storied Residential Building, having Cemented Floor finishing, measuring covered area **868 (Eight Hundred Sixty Eight) Sqft.** together with all fittings, fixtures and easement rights is hereby sold by this deed.

Holding No. 106, House No. 0090136, S.B.G. Road (Benimadhab Nagar), Ward No. 84 of A.M.C.

Butted and Bounded by :

On the North : 18' (Feet) wide Road.

On the South : Property of Mr. M.N. Hazra and Subrata Roy & others.

On the East : Property of Dr. A.K. Nandi.

On the West : Property of Karabi Banerjee.

Measurements :

On the North : 60 Feet, On the South : 60 Feet, On the East : 60 Feet, On the West : 60 Feet



The proportionate annual rent is payable to the Govt. of West Bengal through The S.D.L. and L.R.O. (Extn P1) Asansol, Dist Burdwan.

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MEMO OF CONSIDERATIONS

1. Paid Rs. 5,00,000/- through Cheque No. 851891 of United Bank of India, S.B. Gorai Road Branch, dated 11.03.2016.
2. Paid Rs. 5,00,000/- through Cheque No. 851892 of United Bank of India, S.B. Gorai Road Branch, dated 06.05.2016.
3. Paid Rs. 2,00,000/- through Cheque No. 016575 of United Bank of India, S.B. Gorai Road Branch, dated 16.12.2017.
4. Paid Rs. 5,00,000/- through Cheque No. 517143 of United Bank of India, S.B. Gorai Road Branch, dated 15.09.2017.
5. Paid Rs. 10,00,000/- through Cheque No. 517144 of United Bank of India, S.B. Gorai Road Branch, dated 18.09.2017.
6. Paid Rs. 5,00,000/- through Cheque No. 517145 of United Bank of India, S.B. Gorai Road Branch, dated 20.09.2017.

Total amount paid by the Purchasers to the Vendor is Rs. 32,00,000/-
(Rupees Thirty Two Lakhs) only.

A sheet containing photos and finger prints of both hands duly attested by the parties concern is also annexed hereto which do form a part of this deed.

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IN WITNESS WHEREOF the vendor hereto set forth her hand and seal
on this Deed of Sale on the day, month and year first above written.

WITNESSES :-

1. Sudhangsu Bose
S/O H.S. N. Bose
Bemimadhak Nagar
S. B. Gora Road
P.O. Asansol
P.S. Hisapur
PIN - 713301

2. Ramesh Chandra Das
S/O Late Nilbaran Ch Das
Budha village
P.O.P.S. Asansol

Krishna Bose

Signature of the Vendor

Drafted and prepared by me as per instructions of the vendors and read over and explained by me and printed at my office.

Sandip Roy
SANDIP ROY

Advocate, Asansol Court,
Enrolment No. F/264/218 of 2011.

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

19-201718-008160570-5
Date: 20/09/2017 20:02:58
BRN : 8460163

Payment Mode Debit Card Payment

Bank : United Bank
BRN Date: 20/09/2017 20:01:33

DEPOSITOR'S DETAILS

Name : SANDIP ROY
Contact No. : Mobile No. : +91 9434675253
E-mail :
Address : ASANSOL
Applicant Name : Mr SANDIP ROY
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document
Id No. : 02050001319203/1/2017
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	02050001319203/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	187010
2	02050001319203/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	32007
Total				219017

In Words : Rupees Two Lakh Nineteen Thousand Seventeen only



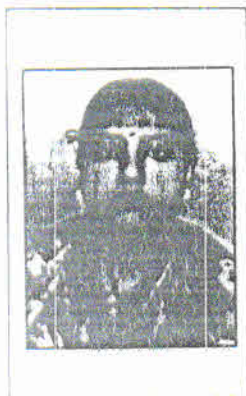
Korshva Dasu

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Chandana Dasu

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Shyamoli Dalum

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Major Information of the Deed

Deed No :	I-0205-06702/2017	Date of Registration	22/09/2017
Query No / Year	0205-0001319203/2017	Office where deed is registered	
Query Date	17/09/2017 8:37:27 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	SANDIP ROY ASANSOL, Thana Asansol (S), District Burdwan, WEST BENGAL, Mobile No. : 9434675253, Status Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 32,00,000/-	Rs. 32,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,92,010/- (Article 23)	Rs. 32,007/- (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:- Hirapur, Municipality: ASANSOL MC, Road: Ismile 60 Feet Bye pass, Road Zone : (On Road -- On Road), Mouza: Narsingbandh

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2155	RS-4870	Bastu	Bastu	5 Katha	26,25,000/-	26,25,000/-	Width of Approach Road: 18 Ft.
Grand Total :					8.25Dec	26,25,000 /-	26,25,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	868 Sq Ft.	5,75,000/-	5,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 868 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 39 Years, Roof Type Pucca, Extent of Completion: Complete					
Total :		868 sq ft	5,75,000 /-	5,75,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs KRISHNA BOSE (Presentant) Wife of Mr SUDHANGSU BOSE Executed by: Self, Date of Execution: 22/09/2017 Admitted by: Self, Date of Admission: 22/09/2017, Place Office	 <small>22/09/2017</small>	 <small>22/09/2017</small>	 <small>22/09/2017</small>

BENIMADHAB NAGAR, S.B GORAI ROAD., P.O:- ASANSOL, P.S:- Hirapur, Asansol, District:- Burdwan, West Bengal, India, PIN - 713301 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AKXPB4228N, Status :Individual, Executed by: Self, Date of Execution: 22/09/2017
 Admitted by: Self, Date of Admission: 22/09/2017 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs CHANDANA DAWN Wife of Mr DEBNARAYAN DAWN BUDHA VILLAGE, UPPER PARA., P.O:- ASANSOL, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADEPD9037D, Status :Individual, Status : Not Executed
2	Mrs SHYAMALI DAWN Wife of Mr BIDYUT DAWN BUDHA VILLAGE UPPER PARA., P.O:- ASANSOL, P.S:- Asansol (S), Asansol, District:-Burdwan West Bengal, India PIN - 713301 Sex: Female, By Caste Hindu, Occupation: Others, Citizen of India, PAN No.: BBSPD6645Q, Status Individual, Status : Not Executed

Identifier Details :

Name & address	
Mr SUDHANGSU BOSE Son of Late S.N BOSE BENIMADHAB NAGAR, S.B GORAI ROAD., P.O:- ASANSOL, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713301, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India., Identifier Of Mrs KRISHNA BOSE	22/09/2017
<i>Sudhansu Bose</i>	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA BOSE	Mrs CHANDANA DAWN-4.125 Dec, Mrs SHYAMALI DAWN-4.125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA BOSE	Mrs CHANDANA DAWN-434.00000000 Sq Ft, Mrs SHYAMALI DAWN-434.00000000 Sq Ft

Endorsement For Deed Number : I - 020506702 / 2017

Statement of Admissibility (Rule 43, W.B. Registration Rules 1962)

Presented under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 23
Stamp Act 1899

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

Presented for registration at 10.45 hrs on 22-09-2017, at the Office of the A.D.S.R. ASANSOL by Mrs KRISHNA BOSE 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 32 00 000/-

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

Execution is admitted on 22/09/2017 by Mrs KRISHNA BOSE, Wife of Mr SUDHANGSU BOSE, BENIMADHAB NAGAR, S B GORAI ROAD., P.O. ASANSOL, Thana: Hirapur., City/Town: ASANSOL, Burdwan, WEST BENGAL, India. PIN - 713301, by caste Hindu, by Profession Others

Indetified by Mr SUDHANGSU BOSE., Son of Late S.N BOSE, BENIMADHAB NAGAR, S.B GORAI ROAD., P.O: 23 ASANSOL, Thana: Hirapur., City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 32,007/- (A(1) = Rs 32,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 32,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2017 8:01PM with Govt. Ref. No. 192017180081605705 on 20-09-2017, Amount Rs: 32,007/-, Bank United Bank (UTBI00CH175), Ref. No. 8460163 on 20-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,92,010/- and Stamp Duty paid by Stamp Rs 5 000/- by online = Rs 1,87,010/-

Description of Stamp

1 Stamp Type: Court Fees, Amount: Rs.10/-

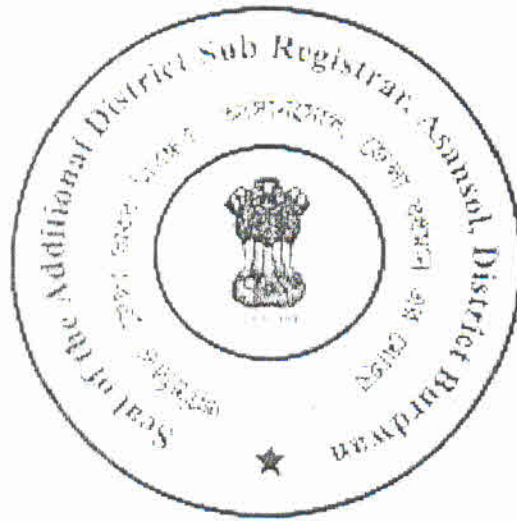
2 Stamp Type: Impressed, Serial no 361, Amount: Rs.5,000/-, Date of Purchase: 18/09/2017, Vendor name: B D

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2017 8:01PM with Govt. Ref. No. 192017180081605705 on 20-09-2017, Amount Rs: 1,87,010/-, Bank: United Bank (UTBI00CH175), Ref. No. 8460163 on 20-09-2017, Head of Account 0030-02-103-003-02

Saurav Roychowdhury

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

of Registration under section 60 and Rule 69.
Registered in Book - I
Serial number 0205-2017, Page from 120577 to 120591
Deed No 020506702 for the year 2017.



Digitally signed by Saurav Roy
Chowdhury
Date: 2017.10.12 17:22:43 +05:30
Reason: Digital Signing of Deed.

Saurav Roychowdhury

(Saurav Roychowdhury) 12-10-2017 17:22:17
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)