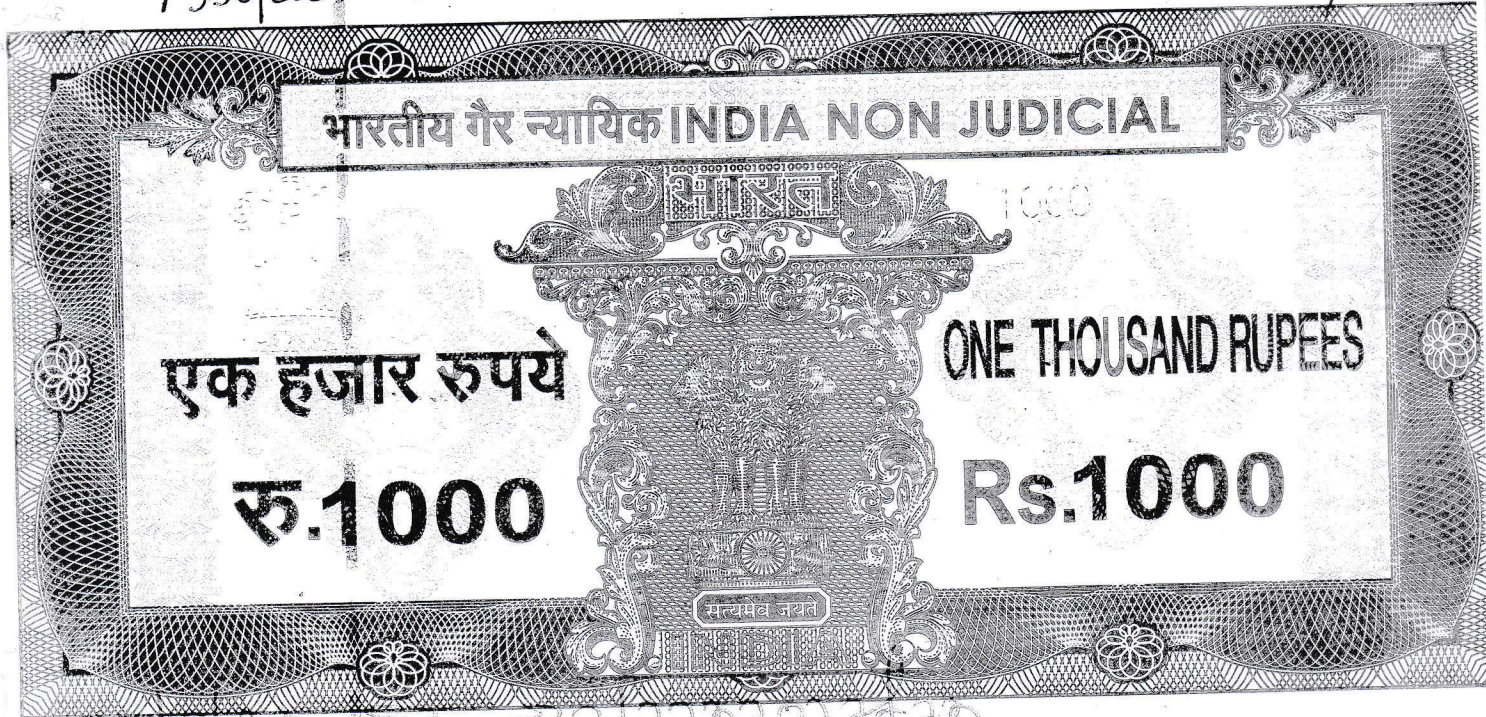


7990/2023

1-8315/2023



पश्चिम बंगाल WEST BENGAL

W 701221

Certified that the Document, is admitted to registration. The endorsement sheet attached with this document are the Part of this document.

Query No. : 2002232027/2023.
GRN No. : 192023240214040618.

SALE DEED

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

21 SEP 2023

R.S. Plot No. : 2359,
L.R. Plot No. : 2180,
L.R. Khatian No. : 13, 3124, 1769 and 211.
Mouza : Santa
J.L. No. : 120,
Area : 1.85(one point eight five) decimals along with 240 sq. ft. thirty five years old two storied residential, cemented floor, pucca building.
Set forth Value : Rs.500000/- (Rupees five lakh only).
Market Value : Rs. 979266/- (Rupees nine lakh seventy nine thousand two hundred Sixty six only).

THIS DEED OF SALE is made on the 11th day of September 2023,

Contd...P/2

Subhabrata Bandyopadhyay
Solo

BETWEEN

1) **SMT KAKALI MAJUMDER**, W/o Late Arun Majumder @ Arun Mazumder, 2) **SRI AVISHAKE MAZUMDER**, S/o Late Arun Majumder @ Arun Mazumder, both by faith Hindu, both by Citizenship Indian, Seller No-1, by Profession Housewife and Seller No-2 by Profession Private Service, both resident of Rambandh, near Young Mens Association, P.O.- Burnpur, P.S.- Hirapur, Dist- Paschim Bardhaman, W.B. Pin-713325, hereinafter referred to as the Sellers/Vendors (which expression shall include their heirs, successors, assigns and representatives unless contrary to or repugnant to the context).

AND

RITA CONSTRUCTION, Partnership Firm with registered office at Abhilasha Apartment, Rabindranagar, P.O.- Asansol, P.S.- Hirapur, Dist- Paschim Bardhaman, W.B. Pin-713304, represented by its Partner 1) **SRI SUBRATA BANDYOPADHYAY**, S/o Late Hari Gopal Bandyopadhyay, by Citizenship- Indian, by faith- Hindu, by Occupation- Business, resident of Krishna, Rabindranagar, P.O.- Asansol, P.S.- Hirapur, Dist- Paschim Bardhaman, W.B. Pin-713304, 2) **SRI GOPAL AGARWAL**, S/o Late Radheyshyam Agarwal, by Citizenship- Indian, by faith- Hindu, by Occupation- Business, resident of Priyadarsini Apartment, Burnpur Road, P.O.- Asansol, P.S.- Hirapur, Dist- Paschim Bardhaman, W.B. Pin-713304, referred to as Second Party/Purchaser hereinafter referred to as Purchasers (which expression shall include their heirs, successors, assigns and representatives unless contrary to or repugnant to the context).

WHEREAS the property mentioned in the schedule originally belongs to Hem Chandra Basu(since deceased) and said Hem Chandra Basu @ Hem Chandra Bose(since deceased) acquired the property mentioned in the schedule by dint of deed of sale bearing Sale Deed No-4635 of 1970 dated 29.06.1970 with valuable consideration.

AND WHEREAS said Hem Chandra Basu @ Hem Chandra Bose(since deceased) after such acquirement constructed a two storied building with an area 600 sq. ft. in each floor, i.e. total area 1200 sq. ft. in the year 1973.

AND WHEREAS said Hem Chandra Basu @ Hem Chandra Bose(since deceased) died left behind his four sons namely 1) Ajit Basu @ Ajit Bose(since deceased), 2) Sajit Kumar Basu @ Sajit Kumar Bose, 3) Bidyut Basu @ Bidyut Bose(since deceased), 4) Asit Kumar Basu @ Asit Kumar Bose(since deceased) and one daughter namely Hasi Basu @ Hasi Bose Mazumder(since deceased), each acquired 1/5th share of the left away property mentioned in schedule below of their father Hem Chandra Basu Hem Chandra Bose.

Contd...P/3

Subrata Bandyopadhyay
Adl

Endorsement For Deed Number : I - 230508315 / 2023

On 11-09-2023

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

Presented for registration at 17:24 hrs on 11-09-2023, at the Private residence by Mrs Kakali Majumder , 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 9,79,266/-

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

Execution is admitted on 11/09/2023 by 1. Mrs Kakali Majumder, Wife of Late Arun Majumder Alias Arun Mazumder, Rambandh, Near Young Mens Association, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession House wife, 2. Mr Avishake Mazumder, Son of Late Arun Majumder Alias Arun Mazumder, Rambandh, Near Young Mens Association, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Private Service

Indetified by Mr Ramesh Chakraborty, , Son of Mr B N Chakraborty, Chhotodighari, P.O: Chhotodighari, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713326, by caste Hindu, by profession Law Clerk



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

On 12-09-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,800.00/- (A(1) = Rs 9,793.00/- ,E = Rs 7.00/-) and Registration Fees paid by by online = Rs 9,800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/09/2023 2:17PM with Govt. Ref. No: 192023240214040618 on 11-09-2023, Amount Rs: 9,800/-, Bank: SBI EPay (SBlePay), Ref. No. 5014329377039 on 11-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 39,181/- and Stamp Duty paid by by online = Rs 38,181/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/09/2023 2:17PM with Govt. Ref. No: 192023240214040618 on 11-09-2023, Amount Rs: 38,181/-, Bank: SBI EPay (SBlePay), Ref. No. 5014329377039 on 11-09-2023, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

On 21-09-2023

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 39,181/- and Stamp Duty paid by Stamp Rs 1,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4242, Amount: Rs.1,000.00/-, Date of Purchase: 16/08/2023, Vendor name: P K PANJA
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2023, Page from 161139 to 161156
being No 230508315 for the year 2023.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2023.09.26 16:53:00 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 26/09/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.