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T-12455/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 308526

Certified that the Endorsement Sheet / Sheets and Signature Sheet / Sheets attached to this Document are part of the Document itself.

100. Dist. Sub-Registra
Bolgur, Birbhum
04 DEC 2023

DEED OF SALE

THIS DEED OF SALE is made on this 24th day of November, 2023

(Two Thousand Twenty Three) (A.D.)

Malali Kisku
adv.

নং 17932 তার 24/11/2023.

খরিদার শ্রী A. Sircar Associates.

5/2A, Animesh Mitra পোঃ Sarani, Kolkata-25
জেলা- বীরভূম

কারণ Deed of Sale নুলা 5000/-
জোড় - শ্রী জয় কৃষ্ণ বসু
এ. ডি. এস. আর. অফিস
বোলপুর, বীরভূম

[Signature]

Anirup Sircar



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MACMILAN INDUSTRIES LIMITED

Anirup Sircar



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A. SIRCAR & ASSOCIATES

Anirup Sircar



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Malati Kisku

Advocate

d/o Sanatan Kisku

Will - Lakhmipur

P.O. - Daranda

Dist. Sub-Registrar

Bolpur, Birbhum

24 NOV 2023

(1) **MACMILAN INDUSTRIES LIMITED**, PAN-AAHCM3730B, a Limited Company, having its registered office at 10, Motilal Nehru Road, Police Station-Rabindra Sarobar, Kolkata-700029, represented by its Director **SRI AVIRUP SIRCAR, PAN-BOBPS6668N, AADHAR NO. 609439118190**, Ph. No-9932083656, Son of Sri A. K. Sirkar, by faith: Hindu, by occupation: Business, nationality: Indian, residing at 65/4C, Jainuddin Mistry Lane, Post Office and Police Station-Chetla, Kolkata-700027, hereinafter called and referred as the "**OWNER/VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

"**A. SIRCAR & ASSOCIATES**" a proprietorship company having its registered office at 5/2A, Naresh Mitra Sarani, Post Office-Bhawanipur, Police station- Bhawanipur, Kolkata- 700025, represented by its proprietor **SRI AVIRUP SIRCAR, PAN-BOBPS6668N, AADHAR NO. 609439118190**, Ph. No-9932083656, Son of Sri A. K. Sirkar, by faith : Hindu, by occupation : Business, nationality : Indian, residing at 65/4C, Jainuddin Mistry Lane, Post Office and Police Station-Chetla, Kolkata-700027, hereinafter called and referred as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office, office executors, administrators, legal representatives and assigns) of the **OTHER PART**.

Shalati

WHEREAS by and under a Deed of Gift dated 25/09/2021 and recorded in Book No. I, Volume No. 0301-2021, Pages from 184930 to 184948, Being No. 030109128, for the year 2021 in the office of District Sub- Registrar of Birbhum, West Bengal made between Sri Ajoy Pal, son of Sri Satyanaran Pal, as Donor of the One Part and Smt. Susmita Pal, wife of Sri Ajoy Pal, the Donee therein, Owner no-2 herein, of the Other Part, the Donar had gifted **ALL THAT** the piece and parcel of land admeasuring 90(Ninety) decimals more or less situated and lying under Mouza-Dakkhin Harirampur, appertaining to J.L. No. 51, R.S and L.R. Dag Nos. 457, L.R. Khatian No. 921, P.S.- Previously Bolpur at present Shantiniketan, Additional District Sub Registrar-Birbhum, District- Birbhum.

AND WHEREAS the said Owners/Vendors no-2 herein, namely Smt. Susmita Pal after getting the aforesaid property by way of Gift became the absolute Owner of the aforesaid area of 90 (Ninety) decimal of land as mentioned above and accordingly she applied for mutation in the office of the B.L. & L.R.O. and subsequently her name was recorded in L.R. record, vide L.R. Khatian No. 956 and paid the rent up to date:

AND WHEREAS the said Owners/Vendors no-2 herein, namely Smt. Susmita Pal after getting the aforesaid property by way of Gift became the absolute Owner of the aforesaid area of 90 (Ninety) decimal of land as mentioned above and subsequently one Deed of Declaration written in Bengali language was executed by the Donor therein namely Sri Ajoy Pal and Donee therein namely Smt. Susmita Pal on 27.04.2023, which was registered in the office of the District Sub Registrar, Birbhum and the said deed of declaration was recorded in Book no-IV, Volume no-0301-2023,

AND WHEREAS BY AND UNDER AND ANOTHER Deed of Gift dated 25/09/2021 and recorded in Book No. I, Volume No. 0301-2021, Pages from 184949 to 184967, Being No. 030109127, for the year 2021 in the office of District Sub- Registrar of Birbhum, West Bengal made between Sri Utpal Mandal, son of Late Nirmal Mandal, as Donor of the One Part and Smt. Manika Mandal, the Donee therein, Owner no-3 herein, of the Other Part, the Donar had gifted **ALL THAT** the piece and parcel of land admeasuring 90(Ninety) decimals more or less situated and lying under Mouza-Dakkhin Harirampur, appertaining to J.L. No. 51, R.S and L.R. Dag Nos. 457, L.R. Khatian No. 922, P.S.- Previously Bolpur at present Shantiniketan, Additional District Sub Registrar-Birbhum, District- Birbhum.

AND WHEREAS the said Owners/Vendors no-3 herein, namely Smt. Manika Mandal after getting the aforesaid property by way of Gift became the absolute Owner of the aforesaid area of 90 (Ninety) decimal of land as mentioned above and accordingly she applied for mutation in the office of the B.L. & L.R.O. and subsequently her name was recorded in L.R. record, vide L.R. Khatian No. 955 and paid the rent up to date.

AND WHEREAS the said Owners/Vendors no-3 herein, namely Smt. Manika Mandal after getting the aforesaid property by way of Gift became the absolute Owner of the aforesaid area of 90 (Ninety) decimal of land as mentioned above and subsequently one Deed of Declaration written in Bengali language was executed by the Donor therein namely Sri Sri Utpal Mandal and Donee therein namely Smt. Manika Mandal on 27.04.2023, which was registered in the office of the District Sub Registrar, Birbhum and the said deed of declaration was recorded in Book no-IV, Volume no-0301-2023, Pages from 673 to 681, Being no- 41 in the year 2023.

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AND WHEREAS BY AND UNDER AND ANOTHER Indenture of Conveyance dated 25/09/2021 and recorded in Book No. 1, Volume No. 0301-2021, Pages from 184968 to 184968, Being No. 030109120, for the year 2021 in the office of District Sub-Registrar at Birbhum, West Bengal made between (1) Sri Ajoy Pal, son of Sri Satyanarayan Pal, and (2) Sri Utpal Mandal, son of Late Nirmal Pal as Vendors of the One Part and Sk. Tazuddin, son of Sk. Abdul Azim, the Purchaser therein, Owner no-1 herein, of the Other Part, the Owner had purchased **ALL THAT** the piece and parcel of land admeasuring 83(Eighty Three) decimals more or less situated and lying under Mouza- Dakkhin Harirampur, appertaining to J.L. No. 51, R.S and L.R. Dag Nos. 457, L.R. Khatian No. 921, 922, P.S.- Previously Bolpur at present Shantiniketan, Additional District Sub Registrar-Birbhum, District- Birbhum.

AND WHEREAS the said Owners/Vendors namely Mr. Tajuddin Sekh, after getting the aforesaid property by way of Gift became the absolute Owner of the aforesaid area of 83 (Eighty Three) decimal of land as mentioned above and accordingly she applied for mutation in the office of the B.L. & L.R.O. and subsequently her name was recorded in L.R. record, vide L.R. Khatian No. 959 and paid the rent up to date. ↙

AND WHEREAS the four plots of land contiguous to each other and the said land is free from all encumbrances and no one except the then Owners have any right title interest of claim in or over the said land.

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Act. Dist. Sub-Registrar
Birbhum

2021. 09. 25

AND WHEREAS while enjoyment of the said property the owners Mr. Tajuddin Sekh, Smt. Susmita Pal and Smt. Manika Mondal, dated 15th May 2023 sold, transferred and conveyed the land measuring about **33(Thirty Three)**decimals of Sali land lying and situate under R.S. and L.R. Dag No. 457, L.R. Khatian No. 955,956,959, lying and situate at Mouza-Dakshin Harirampur, J.L. No. 51, Police Station-Bolpur, Sub-Registry Office at Bolpur, Police Station- previously Bolpur at present Shantiniketan, within the limits of Ruppur Gram Panchayet, in the District of Birbhum to an unto in favour of the present Vendor herein, namely **MACMILAN INDUSTRIES LIMITED**, by a registered Sale Deed which was registered in the Office of the Additional District Sub-Registrar at Bolpur and duly recorded in Book no-I, Volume no-0303-2023, Pages from 101662 to 101686, Being no. 030304812 for the year 2023.

AND WHEREAS by virtue of the above mentioned Deed of Sale being Deed No. I-4812/23 for the year 2023, the said **MACMILAN INDUSTRIES LIMITED**, became well and sufficiently entitled and/or otherwise become the absolute sixteen annas khas owner and possessor and now have been fully enjoying and possessing the same as its full power, right without any claim, disturbance or hindrance from anybody else and the aforesaid property is lying within the limits of the Ruppur Gram Panchayet under Police Station -Shantiniketan, Sub-Registration office at Bolpur, in the District - Birbhum which is more fully describe in the schedule hereunder written.

AND WHEREAS the Owner/Vendor herein due to their some financial crisis or other reason have declare to sell their aforesaid property i.e, 33 Satak which is more fully and particularly mentioned in the schedule hereunder written from their absolute

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ANDWHEREAS the purchaser herein has already made inspection of the title and other documents relating to the said schedule property and made themselves fully conversant with the terms and conditions with the Sale and has fully satisfied themselves of the said title of the vendor of the said property .

AND WHEREAS now the purchaser herein has made a proposal to the vendor for purchase of ALL that piece and parcel of 33(Thirty Three) decimals of land lying and situate under Mouza-Dakkhin Harirampur, appertaining to J.L. No. 51, R.S and L.R. Dag Nos. 457, L.R. Khatian No. 955,956,959, P.S.- Previously Bolpur at present Shantiniketan, Additional District Sub Registrar-Birbhum, District- Birbhumwith all easement right thereto at and for a total consideration of Rs. 13,60,0000/=(Rupees Thirteen Lakhs Sixty Thousand) only.

AND WHEREASthe saidOwner/Vendor hereto jointly declare and confirm their respective right, title and interest in the said property and record the terms for sale and transfer of the said property in favour of the Purchaser.

NOW THIS INDENTURE WITNESSETH :- That in pursuance of the said offer for sale of their said Schedule property by the Vendors to the Purchaser herein of Rs. 13,60,000/- (Rupees Thirteen Lakhs Sixty Thousand) only paid in hand well and truly paid by the Purchasers to the aforesaid Vendor and the Vendor do hereby grant, transfer, sell and convey unto the Purchasers**ALL THAT**piece and parcel of land comprised in hereditaments and the property more fully described in the Schedule written hereunder **TOGETHER WITH**all easements, privileges, advantages and appurtenances whatsoever to the said land belonging to or anywise appertaining to or with the same or any part thereof as usually held, ceased, possessed, occupied and enjoyed or belonged

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unto and upon the said land TO HAVE AND TO HOLD the said property hereditaments hereby sold and conveyed unto the said Purchaser their legal heirs, executors, administrator, representatives and assigns etc. the said Scheduled Property forever. AND THE SAID VENDOR doth hereby for themselves, their successors-in-office, executors, administrators, representatives and assigns Covenant with the Purchaser and declare that they seized and possessed the said property and they have not in any way encumbered or charged or mortgaged or transferred or sold or conveyed or caused to be encumbered or charged or mortgaged or transferred or sold or conveyed or granted to anybody or at any time prior to this Deed or Conveyance AND THAT the said Purchaser shall and may at all times peacefully and quietly possess, use, occupy, claims, or demand whatsoever from or by the said Vendor, or any personal carefully or equitably claiming from or under or in trust for them. AND THAT the said Vendor or their successors-in-office etc. shall and will for all times come at the request of the Purchaser, their legal heirs, successors etc. to do or execute or cause to be done or executed all such acts or acts, deeds and things whatsoever for further and more perfectly assuring the title to the Purchaser to the said Scheduled property or any part thereof and the Vendors further covenant that if it transpires that the property hereby sold, transferred and conveyed by the Vendor is not free from all encumbrances and defects as hereinabove stated by his, the Vendor their successors-in-office, etc. will be bound to make good any loss or mischief by the Purchaser.

Shalati

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of demarcated **33(Thirty Three)**decimals of Sali land lying and situate under R.S. and L.R.DagNo.457, L.R. Khatian No. 955,956,959, lying and situate at Mouza-Dakshin Harirampur, J.L. No. 51, Police Station-Bolpur, Sub-Registry Office at Bolpur, Police Station- previously Bolpur at present Shantiniketan, within the limits of Ruppur Gram Panchayet, in the District of Birbhumwith all easements benefits, rights, and enjoyment and including all sorts of easement rights over the common passage

R.S & L.R. DAG NO.	R.S & L.R. KHATIAN NO.	CLASIFICATION	
457	955	SALI	11 Decimals
457	956	SALI	11 Decimals
457	959	SALI	11 Decimals

The land is butted and bounded by :-

ON THE NORTH :- By Plot No-456;
 ON THE SOUTH :- By Plot No-457(P);
 ON THE EAST :- By 20' wide Metal Road;
 ON THE WEST :- By Plot No-139 and 140;

Shalati

IN WITNESS WHEREOF the parties, hereto have set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the Parties at Kolkata
In the presence of:-

WITNESSES :-

1. Sujon Ghosh.
S/o :- Sigit Ghosh.
Village PO :- Ruppur.

Anirup Cincar
Signature of The **VENDOR**

Director

2. Ajoy Paul.
Son of - Satayan Paul.
Vill - Motipur
P.O. - Ruppur.

Anirup Cincar
Signature of the **PURCHASER**

Proprietor

**Drafted by me as per documents
and information supplied to me
and prepare in my office.**

Malati Kisku

Advocate Malati Kisku
Bolpur Court,

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 13,60,000/- (Rupees Thirteen Lakhs Sixty Thousand only from the within named **PURCHASER** being the full and final consideration money in respect mentioned in **SCHEDULE** hereinabove as per memo below :-

1. Sujan Ghosh.
S/o:- Sujit Ghosh.
Village + P.O:- Ruppur.

=====

TOTAL Rs. 13,60,000/-

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(Rupees Five Lacs) only

WITNESSES :-

1. Sujan Ghosh.
S/o:- Sujit Ghosh.
Village + P.O:- Ruppur.

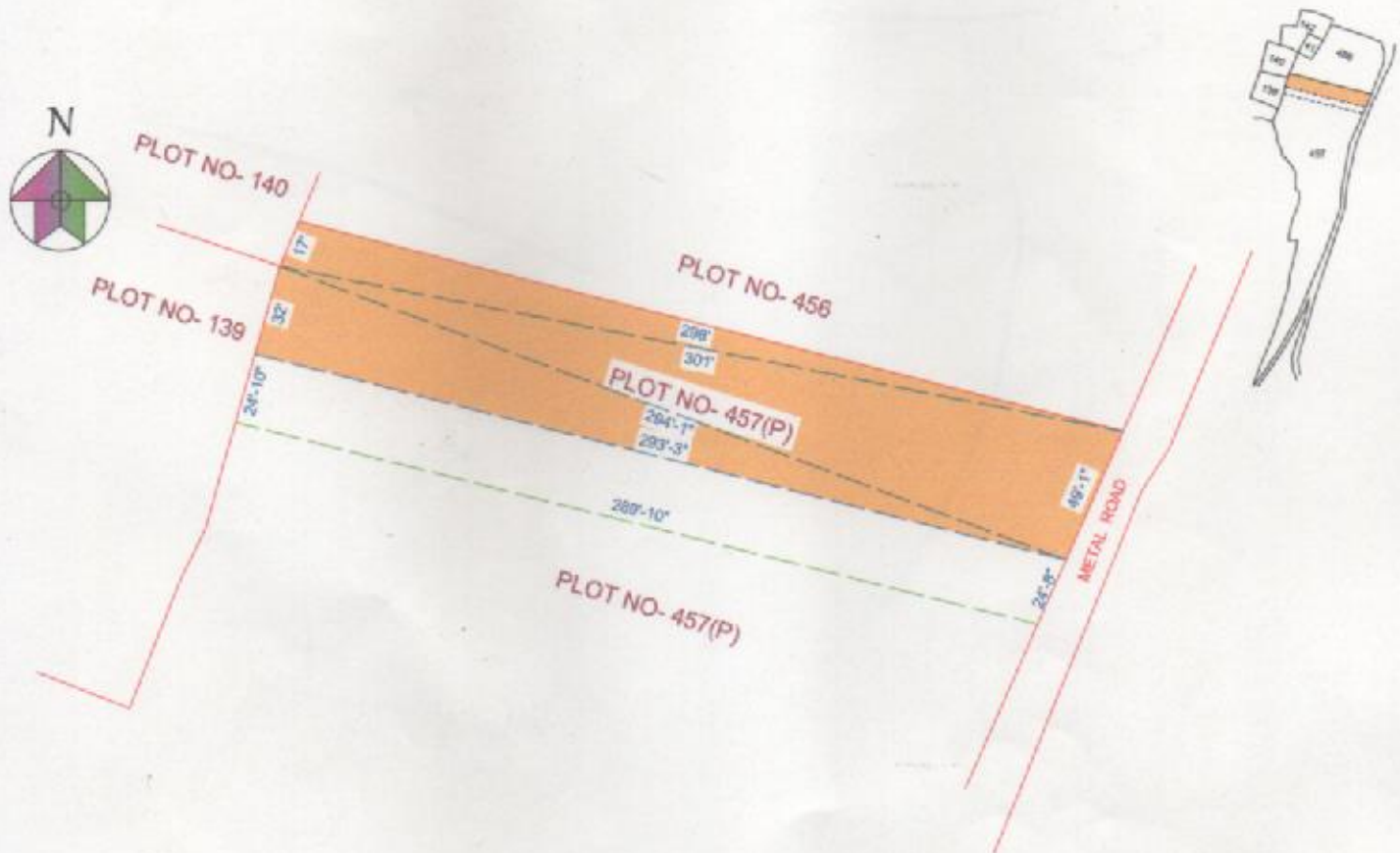
Anirup Sincar
MACMILLAN INDUSTRIES LIMITED
Signature of the **VENDOR**

Director

2. Ajoy Paul.
Son of - Satyamaram Paul.
Village - Motipur
P.O - RUPPUR
Birbhum

Anirup Sincar

SCHEDULE - DISTRICT-BIRBHUM, P.S-BOLPUR, MOUZA -DAKSHIN HARIRAMPUR, J.L NO- 51, L.R KHATIAN NO-959, 956, 955, R.S &, L.R PLOT NO- 457, CLASSIFICATION- SALI, SOLD AREA 33 DECIMAIL OR 20 KATHA.(WHICH IS MARKD IN ORANGE COLOUR IN THE MAP)



Seller- MACMILAN INDUSTRIES LIMITED, PAN-AAHCM3730B, a Limited Company, having its registered office at 10, Motilal Nehru Road, Police Station-Rabindra Sarobar, Kolkata-700029, represented by its Director SRI AVIRUP SIRCAR, Son of Sri A. K. Sirkar, residing at 65/4C, Jainuddin Mistry Lane, Post Office and Police Station-Chetla, Kolkata-700027.

Buyer- "A. SIRCAR & ASSOCIATES" a proprietorship company registered office at 5/2A, Naresh Mitra Sarani, Post Office- Bhawanipur, Police station- Bhawanipur, Kolkata- 700025, represented by its proprietor SRI AVIRUP SIRCAR, Son of Sri A. K. Sirkar, residing at 65/4C, Jainuddin Mistry Lane, Post Office and Police Station-Chetla, Kolkata-700027.

Prashanta Roy
Prashanta Roy
Surveyor (Amin)

A. SIRCAR & ASSOCIATES
Avirup Sircar
SIGNATURE OF PURCHASER

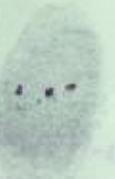
MACMILAN INDUSTRIES LIMITED
Avirup Sircar
SIGNATURE OF VENDER
Director

VENDEE / PURCHASER

 <i>Arimp Sircar</i>			Left Hand 		
			Right Hand 		

Arimp Sircar

VENDOR / SELLER

 <i>Arimp Sircar</i>			Left Hand 		
			Right Hand 		

Arimp Sircar



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BOLPUR, District Name :Birbhum

Signature / LTI Sheet of Query No/Year 03032002888007/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Avirup Sircar 65/4C Jainuddin Mistry Lane,, City:- , P.O:- Chetla, P.S:-Chetla, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Represent ative of Buyer [A. SIRCAR & ASSOCIA TES]			Avirup Sircar 24.11.2023
2	Mr Avirup Sircar 65/4c Jainuddin Mistry Lane, City:- , P.O:- Chetla, P.S:-Chetla, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Represent ative of Seller [MACMIL AN INDUSTRI ES PRIVATE LIMITED]			Avirup Sircar 24.11.2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Malati Kisku Son of Mr SANATAN KISKU LAKSHMIPUR, City:- Not Specified, P.O:- DWARANDA, P.S:- Illambazar, District:- Birbhum, West Bengal, India, PIN:- 731214	Mr Avirup Sircar, Mr Avirup Sircar			Malati Kisku 24.11.2023

(TANMOY KOLEY)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BOLPUR
Birbhum, West Bengal

4345

I-4812/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 268727

Certified that the Endorsement
Sheet / Sheets and Signature Sheet
are part of the Document itself.

Addl. Dist. Sub-Registrar
Bolpur, Birbhum

15 MAY 2023

DEED OF SALE

THIS DEED OF SALE is made on this 3rd day of May,
2023(Two Thousand Twenty Three)(A.D.)

BETWEEN

Ami

(1) TAJUDDIN SEKH, PAN- CVRPS8321N, AADHAR NO. 293511326663, Ph. No-9832443278, son of Sk. Abdul Ajim, by faith Islam, by Occupation -Business, residing at Village-Dakshin Harirampur, Post Office- Ruppur, and Police Station- previously Bolpur at present Santiniketan, District-Birbhum, Pin-731236, (2) SUSMITA PAL, PAN- DCYPP9503G, AADHAR NO. 408697763911, Ph. No-8116066862, wife of Ajoy Pal, by faith Hindu, by Occupation -Business, residing at Village-Matipur, Post Office- Ruppur, Police Station- previously Bolpur at present Santiniketan, District-Birbhum, Pin-731236, (3) MANIKA MONDAL, PAN- EVMPM9441J, AADHAR NO. 645275109480, Ph. No-7584952832, wife of Utpal mondal, by faith Hindu, by Occupation -Business, residing at Village-Surul, Post Office- Sriniketan, Police Station- previously Bolpur at present Santiniketan, District-Birbhum, Pin-731236, hereinafter jointly called and referred as the "OWNERS/VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

MACMILAN INDUSTRIES LIMITED, PAN-AAHCM3730B, a Limited Company, having its registered office at 10, Motilal Nehru Road, Post Office- Sarat Bose Road, Police Station- previously Lake at present Rabindra Sarobar, Kolkata-700029,

Ami
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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of demarcated **33(Thirty Three)** decimals of Sali land lying and situate under R.S. and L.R. Dag No. 457, L.R. Khatian No. 955,956,959, lying and situate at Mouza-Dakshin Harirampur, J.L. No. 51, Police Station-Bolpur, Sub-Registry Office at Bolpur, Police Station- previously Bolpur at present Santiniketan, within the limits of Ruppur Anchal Panchayet, in the District of Birbhum with all easements benefits, rights, and enjoyment and including all sorts of easement rights over the common passage,

R.S & L.R. DAG NO.	R.S & L.R. KHATIAN NO.	CLASIFICATION	
457	959	SALI	11 Decimals
457	956	SALI	11 Decimals
457	955	SALI	11 Decimals

The land is butted and bounded by :-

ON THE NORTH : By Plot No-456;

ON THE SOUTH : By Plot No-457(P);

ON THE EAST : By 20' wide Metal Road ;

ON THE WEST : By Plot No-139 and 140;

[Handwritten signature]



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240295072678

7.12455/23

GRN Details

GRN:	192023240295072678	Payment Mode:	SBI Epay
GRN Date:	24/11/2023 16:21:08	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	2831154488326	BRN Date:	24/11/2023 16:21:27
Gateway Ref ID:	CHO3079401	Method:	State Bank of India NB
GRIPS Payment ID:	241120232029507266	Payment Init. Date:	24/11/2023 16:21:08
Payment Status:	Successful	Payment Ref. No:	2002888007/4/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SIRCAR AND ASSOCIATES
Address:	5/2A NARESH MIRTHA SARANI, BHABANIPUR, S 24 PARGANAS, 700025
Mobile:	8617826147
Period From (dd/mm/yyyy):	24/11/2023
Period To (dd/mm/yyyy):	24/11/2023
Payment Ref ID:	2002888007/4/2023
Dept Ref ID/DRN:	2002888007/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002888007/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	35810
2	2002888007/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	13607
Total				49417

IN WORDS: FORTY NINE THOUSAND FOUR HUNDRED SEVENTEEN ONLY.

PAID

Major Information of the Deed

Deed No :	I-0303-12455/2023	Date of Registration	04/12/2023
Query No / Year	0303-2002888007/2023	Office where deed is registered	
Query Date	24/11/2023 9:17:34 AM	A.D.S.R. BOLPUR, District: Birbhum	
Applicant Name, Address & Other Details	Malati Kisku Bolpur Court, Thana : Bolpur, District : Birbhum, WEST BENGAL, PIN - 731204, Mobile No. : 8617826147, 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. 13,60,000/-	Rs. 13,60,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,810/- (Article:23)	Rs. 13,607/- (Article:A(1), E)		
Remarks			

Land Details :

District: Birbhum, P.S:- Bolpur, Gram Panchayat: RUPPUR, Mouza: Dakshin Harirampur, JI No: 51, Pin Code : 731236

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-457 (RS :-)	LR-959	Viti	Shali	11 Dec	4,53,000/-	4,53,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-457 (RS :457)	LR-955	Viti	Shali	11 Dec	4,53,000/-	4,53,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-457 (RS :457)	LR-956	Viti	Shali	11 Dec	4,54,000/-	4,54,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			33Dec	13,60,000 /-	13,60,000 /-	
		Grand Total :			33Dec	13,60,000 /-	13,60,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MACMILAN INDUSTRIES PRIVATE LIMITED 10, Motilal Nehru Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	A. SIRCAR & ASSOCIATES 5/2A, NARESH MITRA SARANI, City:- , P.O:- Bhawanipur, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: BOxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Avirup Sircar (Presentant) Son of Mr Ananda Kishor Sircar 65/4C Jainuddin Mistry Lane,, City:- , P.O:- Chetla, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: boxxxxxx8n, Aadhaar No: 06xxxxxxxx8190 Status : Representative, Representative of : A. SIRCAR & ASSOCIATES
2	Mr Avirup Sircar Son of Mr Ananda Kishor Sircar 65/4c Jainuddin Mistry Lane, City:- , P.O:- Chetla, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: boxxxxxx8n, Aadhaar No: 60xxxxxxxx8190 Status : Representative, Representative of : MACMILAN INDUSTRIES PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Malati Kisku Son of Mr SANATAN KISKU LAKSHMIPUR, City:- Not Specified, P.O:- DWARANDA, P.S:-Illambazar, District:- Birbhum, West Bengal, India, PIN:- 731214			

Identifier Of Mr Avirup Sircar, Mr Avirup Sircar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MACMILAN INDUSTRIES PRIVATE LIMITED	A. SIRCAR & ASSOCIATES-11 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	MACMILAN INDUSTRIES PRIVATE LIMITED	A. SIRCAR & ASSOCIATES-11 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	MACMILAN INDUSTRIES PRIVATE LIMITED	A. SIRCAR & ASSOCIATES-11 Dec

Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Gram Panchayat: RUPPUR, Mouza: Dakshin Harirampur, JI No: 51, Pin Code : 731236

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 457, LR Khatian No:- 959	Owner:শেখ হাফিজুল আলম, Gurdian:শেখ হাফিজুল আলম, Address:মির্জা, Classification:পাণি, Area:0.78000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 457, LR Khatian No:- 955	Owner:মদন মন্ডল, Gurdian:উৎপল মন্ডল, Address:মির্জা, Classification:পাণি, Area:0.90000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 457, LR Khatian No:- 956	Owner:সুজিতা বাল, Gurdian:অজয় বাল, Address:মির্জা, Classification:পাণি, Area:0.90000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 030312455 / 2023

On 24-11-2023

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

Presented for registration at 19:00 hrs on 24-11-2023, at the Private residence by Mr Avirup Sircar ..

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 13,60,000/-

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

Execution is admitted on 24-11-2023 by Mr Avirup Sircar,

Indetified by Mr Malati Kisku, , Son of Mr SANATAN KISKU, LAKSHMIPUR, P.O: DWARANDA, Thana: Illambazar, , Birbhum, WEST BENGAL, India, PIN - 731214, by caste Schedule Tribe, by profession Advocate

Execution is admitted on 24-11-2023 by Mr Avirup Sircar, Director, MACMILAN INDUSTRIES PRIVATE LIMITED, 10, Motilal Nehru Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr Malati Kisku, , Son of Mr SANATAN KISKU, LAKSHMIPUR, P.O: DWARANDA, Thana: Illambazar, , Birbhum, WEST BENGAL, India, PIN - 731214, by caste Schedule Tribe, by profession Advocate

Shas

TANMOY KOLEY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal

On 28-11-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,607.00/- (A(1) = Rs 13,600.00/- ,E = Rs 7.00/-) and Registration Fees paid by by online = Rs 13,607/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/11/2023 4:21PM with Govt. Ref. No: 192023240295072678 on 24-11-2023, Amount Rs: 13,607/-, Bank: SBI EPay (SBIEPay), Ref. No. 2831154488326 on 24-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,810/- and Stamp Duty paid by by online = Rs 35,810/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/11/2023 4:21PM with Govt. Ref. No: 192023240295072678 on 24-11-2023, Amount Rs: 35,810/-, Bank: SBI EPay (SBIEPay), Ref. No. 2831154488326 on 24-11-2023, Head of Account 0030-02-103-003-02

Shas

TANMOY KOLEY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal

On 04-12-2023

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. 40,810/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 17932, Amount: Rs.5,000.00/-, Date of Purchase: 24/11/2023, Vendor name: J K Basu

Tan

TANMOY KOLEY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0303-2023, Page from 264386 to 264411

being No 030312455 for the year 2023.



Tan

Digitally signed by Tanmoy Koley
Date: 2023.12.12 16:19:32 +05:30
Reason: Digital Signing of Deed.

(TANMOY KOLEY) 12/12/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BOLPUR

West Bengal.