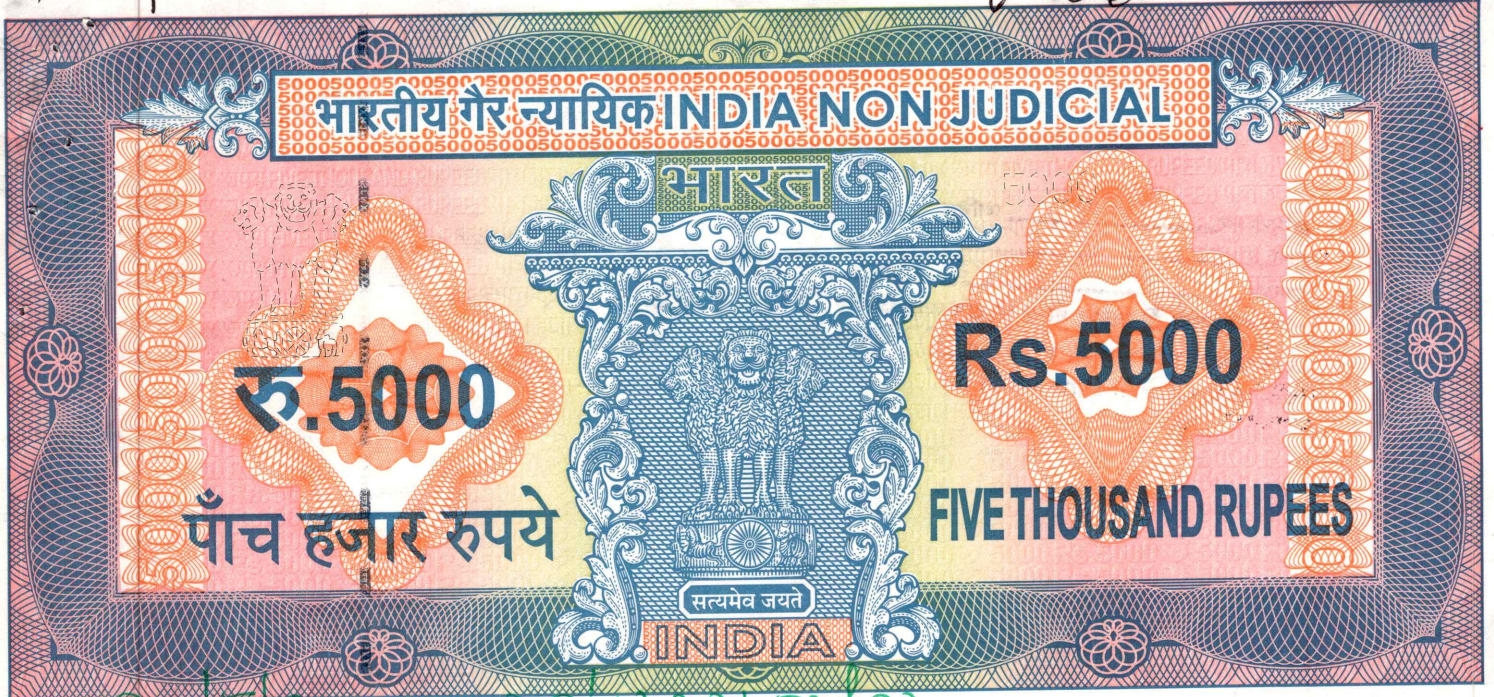


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 274030

H 274030

Certified that the Document is
submitted to registration. The
encroachment sheet attached
with this document are the Part
of this document.

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

25 MAY 2022

Ref : Query No. 2001332453/2022

GRN : 19-202223-003431344-1

DEED OF SALE of Rs. 9,35,000/-

(Assessed Market Value of Rs. 9,35,971/-)

In the District of Paschim Bardhaman,

P.S. Asansol, J.L. No. 2, Mouza Marichkota,

R.S. & L.R. Plot No. 917/1599, 917/1600,

918/1601, L.R. Khatian No. 350, 366, 825,

Measuring an area of : 14.45 decimals of land.

THIS DEED OF SALE made on this the 25th day of May,

2022, BY and BETWEEN :-

1) '**NETFLEX HOMES PRIVATE LIMITED**', a Company incorporated under the Companies Act 1956, PAN-AAFCN2547K, having it's office at Shakespeare Sarani, Jyoti Nagar, near Webel IT Park, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Dist. Paschim Bardhaman, represented by it's one of the Director i) **Md. Kalimuddin** son of late Md. Moinuddin, by faith Muslim, by occupation Business, PAN-APKPK4193F, Aadhaar No. 746225670974, by citizenship Indian, resident of Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Sub-Division and Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman, ii) **Amroz Azmi** son of Md. Yaseen, by faith Muslim, by occupation Business, PAN-BJAPA9514M, Aadhaar No. 598423359883, by citizenship Indian, resident of O.K. Road, Near Zikra Masjid, Railpar, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Dist. Paschim Bardhaman, 2) **Sri Ram Asis Roy** son of late Ram Narayan Roy, by faith Hindu, PAN-ACLPR1000Q, by citizenship Indian, resident of S.F. Road bye lane, Ushagram, Asansol, P.O. Asansol, PIN-713303, P.S. Asansol (South), Dist. Paschim Bardhaman, 3) **Smt. Arati Roy** wife of late Ram Bilash Roy, PAN-BOWPR3705N, 4) **Sri Ram Bivas Roy** son of late Ram Bilash Roy, PAN-ASJPR4634E, both by faith Hindu, by citizenship Indian,

resident of Village Marichkota, P.O. Ethora, PIN-713359, P.S. Asansol (North), Dist. Paschim Bardhaman, 5) **Smt. Sabita Banerjee** daughter of late Ram Bilash Roy, by faith Hindu, PAN-BOEPB2389N, by citizenship Indian, resident of Kadam Tola, Bhanora, P.O. Bhanora, PIN-713334, P.S. Barabani, Dist. Paschim Bardhaman, 6) **Smt. Sanchita Banerjee** daughter of late Ram Bilash Roy, by faith Hindu, PAN-CLCPB7606L, by citizenship Indian, resident of H-2, CMERI Colony, R.E. College, Durgapur, P.O. Durgapur PIN-713209, P.S. Durgapur, Dist. Paschim Bardhaman, 7) **Sri Ramendra Sekhar Roy** son of late Ram Gati Roy, by faith Hindu, by citizenship Indian, by occupation Retired from Service, PAN-ACLPR4930P, resident of N.S. Road, Suri, P.O. Suri, PIN-731101, P.S. Suri, Dist. Birbhum hereinafter called the "VENDORS" (which expression shall unless excluded by or repugnant to the context include their heirs, successors, executors, legal representatives and assigns) of the ONE PART.

The vendor no. 2 to 7 are represented by their constituted attorney '**NETFLEX HOMES PRIVATE LIMITED**', a company incorporated under the Companies Act 1956, PAN-AAFCN2547K, having it's office at Shakespeare Sarani, Jyoti Nagar, near Webel IT Park, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Dist. Paschim Bardhaman, represented by it's one of the Director

1) **Md. Kalimuddin** son of late Md. Moinuddin, by faith Muslim, by occupation Business, PAN-APKPK4193F, Aadhaar No. 746225670974,

by citizenship Indian, resident of Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Sub-Division and Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman, 2) **Amroz Azmi** son of Md. Yaseen, by faith Muslim, by occupation Business, PAN-BJAPA9514M, Aadhaar No. 598423359883, by citizenship Indian, resident of O.K. Road, Near Zikra Masjid, Railpar, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Dist. Paschim Bardhaman duly empowered by three registered deed of Development Power of Attorney being no. 230511696 of Book No. I for the year 2021 and 230500286 & 230500354 of Book No. I for the year 2022 of Addl. Dist. Sub-Registry Office Asansol.

AND

In favour of “**JYOTINETFLEX PROJECTS PRIVATE LIMITED**”, a Company incorporated under the Companies Act 1956, PAN-AAECJ3225F, having it's office at Shakespeare Sarani, Jyoti Nagar, near Webel IT Park, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Dist. Paschim Bardhaman, in the state of West Bengal represented by it's Director **Md. Kalimuddin** son of late Md. Moinuddin, by faith Muslim, by occupation Business, by citizenship Indian, PAN-APKPK4193F, Aadhaar No. 746225670974, resident of Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Sub-Division & Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman hereinafter called

the "PURCHASER" (which expression shall include it's successor-in-office, assigns, legal representatives unless contrary to and repugnant to the context) of the OTHER PART.

WHEREAS vendor no. 1 'NETFLEX HOMES PRIVATE LIMITED' purchased the land measuring 06 (Six) decimals on R.S. & L.R. Plot No. 917/1600 (Nine hundred seventeen bata one thousand six hundred) and 06 (Six) decimals on R.S. & L.R. Plot No. 918/1601 (Nine hundred eighteen bata one thousand six hundred one) along with other properties within Mouza Marichkota, P.S. Asansol, Dist. Paschim Bardhaman by three registered deed of sale being no. 230510519, 230510535 for the year 2021 and 230500937 for the year 2021 of Addl. Dist. Sub-Registry office Asansol.

AND WHEREAS by virtue of such purchase the vendor no. 1 has become absolute owner of the land measuring 12 (Twelve) decimals in the above noted plots.

AND WHEREAS one Sri Ramgobinda Roy son of late Ramtirtha Roy was owner of the land measuring in total an area 05 (Five) decimals on R.S. & L.R. Plot No. 917/1599 (Nine hundred seventeen bata one thousand five hundred ninety nine) and 03 (Three) decimals on R.S. & L.R. Plot No. 918/1601 (Nine hundred eighteen bata one thousand six hundred one) within Mouza Marichkota, Police Station Asansol, Dist. Paschim Bardhaman and his name duly stands recorded



in the L.R. Record of Rights under L.R. Khatian No. 350 (Three hundred fifty) of the said Mouza.

AND WHEREAS while the above named Ram Gobinda Roy was owner and possessor of his properties died leaving behind four sons named Sri Ramananda Roy, Sri Ram Gati Roy, Sri Ramrati Roy and Sri Ram Narayan Roy as only surviving legal heirs and successors to inherit the properties left by him.

AND WHEREAS while the aforesaid Ram Gati Roy was owner and possessor of his properties died leaving behind his five sons named Sri Ram Arup Roy, Sri Ramrup Roy, Sri Ram Swarup Roy, Sri Ramansu Roy and Sri Ramendra Sekhar Roy (vendor no. 7) as only surviving legal heirs and successors to inherit the properties left by him.

AND WHEREAS by virtue of such inheritance the vendor no. 7 has become absolute owner of the land measuring 0.40 (Point four) decimal in the above noted plots.

AND WHEREAS while the above named Ram Narayan Roy was owner and possessor of his properties died leaving behind his son Ram Bilash Roy Ram and Ram Asis Roy (vendor no. 2) as only surviving legal heirs and successors to inherit the properties left by him.

AND WHEREAS the above named Ram Bilash Roy was owner and possessor of his properties died leaving behind his wife Smt. Arati Roy (vendor no. 3), only son Sri Ram Bivas Roy (vendor no. 4) and two daughters named Smt. Sabita Banerjee and Smt. Sanchita Banerjee

(vendor no. 5 & 6) as only surviving legal heirs and successors to inherit the properties left by him.

AND WHEREAS by virtue of such inheritance the vendor no. 2 to 6 have become absolute owner of the land measuring 02 (Two) decimals in the above noted plots.

AND WHEREAS the vendors are absolute owner of the land measuring 14.45 (Fourteen point four five) decimals in the above noted plots and they have been owning and possessing the same peacefully and uninterruptedly.

AND WHEREAS the vendors to meet their lawful necessity has proposed to sell the land measuring 14.45 (Fourteen point four five) decimals morefully mentioned in the schedule below on a consideration of Rs. 9,35,000/- (Rupees nine lac thirty five thousand) only free from all encumbrances.

AND WHEREAS towards the said transaction the purchaser paid Rs. 9,35,000/- (Rupees nine lac thirty five thousand) only to the vendors as per the memo of consideration below.

AND WHEREAS the vendors have received the said sum of Rs. 9,35,000/- (Rupees nine lac thirty five thousand) only from purchaser as per the memo of consideration below.

NOW THIS INDENTURE WITNESSETH

That in pursuance of the said contract and in consideration of sum of Rs. 9,35,000/- (Rupees nine lac thirty five thousand) only to the



vendors paid by the purchaser as per the memo of consideration below, in receipt whereof the vendors hereby admit and acknowledge the said sum of Rs. 9,35,000/- (Rupees nine lac thirty five thousand) only from the purchaser, the vendors doth hereby sell, grant, convey and transfer unto the purchaser all the property mentioned in the schedule hereunder free from all encumbrance together with all right, title interest and easement and privileges and enjoyment right the vendors have/had and so long enjoyed and also of all areas fully mentioned in the schedule below TO HAVE AND TO HOLD the property hereby granted and conveyed unto and to the use of the said purchaser, it's heirs, successors and assigns forever in the absolute right, title, interest AND the said vendors hereby for themselves, their heirs and successors covenant with the said purchaser and declare that they are seized and possessed of and have not in any way encumbered or charged the schedule property to be conveyed by this deed of sale and that the said purchaser, it's heirs, successors, executors and assigns shall admit at all times peaceably and quietly possess and enjoy the said land morefully mentioned in the schedule below and receive rents and profits thereof without interruption, claim or demand whatsoever from or by the said vendors or any person or persons lawfully or equitably claiming for them and that the purchaser is at liberty to use and enjoy the said land mentioned in the schedule below according to it's choice and preference AND THAT the said vendors shall and will for all time to come at the request of the purchaser

at the cost of the purchaser, it's heirs, successors, executors or assigns, do or execute or caused to be done or executed all such acts, deeds and things and to swear affidavit/affidavits and to appear personally or through authorised person or persons for further and for more perfectly assuring the title of the purchaser as may be reasonably required and the vendors further covenant that if it transpires that the property hereby sold by the vendors is not free from all encumbrances as herein before stated by the vendor, shall make good all loss to be sustained by the purchaser and to pay the consideration money together with damage at a time.

Be it further stated that the purchaser, it's heirs, successors and assigns will enjoy the said land from generation to generations with all the rights, title interest of the vendors according to it's choice preference and necessity including all sorts of transferring right by way of sale, gift, mortgage, lease etc. and is at liberty to mutata in the name of the purchaser towards of the sold land and to pay tax/taxes to the Authority/ Authorities in it's name from this day of sale having landlord the Govt. of West Bengal through S.D.L. & L.R.O. (Extn.-1), Asansol.

SCHEDULE OF THE PROPERTY

In the Dist. of Paschim Bardhaman, P.S. Asansol, Sub-Division and Addl. Dist. Sub-Registry Office Asansol, J.L. No. 2, Mouza Marichkota,

1. R.S. & L.R. Plot No. 917/1599 (Nine hundred seventeen bata one thousand five hundred ninety nine) under L.R. Khatian No.

- 350 (Three hundred fifty), Class Kanali, measuring 01.575 (One point five seven five) decimals.
2. R.S. & L.R. Plot No. 917/1600 (Nine hundred seventeen bata one thousand six hundred) under L.R. Khatian No. 366 (Three hundred sixty six), Class Kanali, measuring 01 (One) decimal.
 3. R.S. & L.R. Plot No. 917/1600 (Nine hundred seventeen bata one thousand six hundred) under L.R. Khatian No. 825 (Eight hundred twenty five), Class Kanali, measuring 05 (Five) decimals.
 4. R.S. & L.R. Plot No. 918/1601 (Nine hundred eighteen bata one thousand six hundred one) under L.R. Khatian No. 350 (Three hundred fifty), Class Kanali, measuring 0.875 (Point eight seven five) decimals.
 5. R.S. & L.R. Plot No. 918/1601 (Nine hundred eighteen bata one thousand six hundred one) under L.R. Khatian No. 366 (Three hundred sixty six), Class Kanali, measuring 01 (One) decimal.
 6. R.S. & L.R. Plot No. 918/1601 (Nine hundred eighteen bata one thousand six hundred one) under L.R. Khatian No. 825 (Eight hundred twenty five), Class Kanali, measuring 05 (Five) decimals.

Total measuring 14.45 (Fourteen point four five) decimals of land is hereby sold.

 Proposed use : Nursery.

The sold land is situated in unassessed area of Mouza Marichkota.

Proportionate yearly rent is payable to the state of West Bengal through S.D.L. & L.R.O. (Extn.-1), Asansol.

Memo of Consideration :- Cheque No. 020989 dated 07.05.2022 on Axis Bank, Baidyanathpur Branch for Rs. 9,35,000/- only.

IN WITNESS WHEREOF the vendors execute this deed of sale on the day, month, year first above written.

WITNESSES

1. Asghar Azizi
s/o Md. Azizur Rahman
HAT + P.O. Sitarampur,
P.S. Kultu, Pin-713359
Dist. Paschim Bardhaman

2. Ayaz Khan
s/o Sajjan Khan
Rail Par, Asansol
713302

Netflex Homes Pvt. Ltd.

Md. K. Alimuddin
Director

Netflex Homes Pvt. Ltd.

Amrta Agni
Director

For self and As constituted
Attorney of
Sri Ram Asis Roy,
Smt. Arati Roy,
Sri Ram Bivas Roy,
Smt. Sabita Banerjee,
Smt. Sanchita Banerjee and
Sri Ramendra Sekhar Roy

Signature of the Vendors

Drafted & Prepared by me and
printed in my office, read over &
explained by me to the executant.

Majibur Rahman
(Majibur Rahman)
Deed Writer, Licence No. 23
A.D.S.R office, Asansol.

Note : One sheet containing the finger
prints and photographs duly attested by
the party concerned is annexed hereto.

Md. K. Alimuddin



M.D. Kolinuddin

Thumb

Little finger to fore finger

Left Hand



Thumb

Fore finger to little finger

Right Hand



Finger prints attested by me : *M.D. Kolinuddin*



A. Muzammil

Thumb

Little finger to fore finger

Left Hand



Thumb

Fore finger to little finger

Right Hand



Finger prints attested by me : *A. Muzammil*

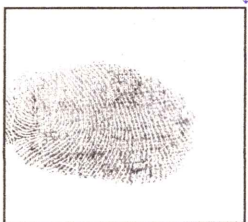


M.D. Kolinuddin

Thumb

Little finger to fore finger

Left Hand



Thumb

Fore finger to little finger

Right Hand



Finger prints attested by me : *M.D. Kolinuddin*



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

GRN Details

GRN:	192022230034313441	Payment Mode:	Online Payment
GRN Date:	25/05/2022 13:21:42	Bank/Gateway:	ICICI Bank
BRN :	80733012	BRN Date:	25/05/2022 13:22:36
Payment Status:	Successful	Payment Ref. No:	2001332453/2/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Majibur Rahaman
Address:	Asansol
Mobile:	7908755807
Depositor Status:	Deed Writer
Query No:	2001332453
Applicant's Name:	Mr Majibur Rahaman
Identification No:	2001332453/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001332453/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	32449
2	2001332453/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	9367

Total

41816

IN WORDS: FORTY ONE THOUSAND EIGHT HUNDRED SIXTEEN ONLY.

Major Information of the Deed

Deed No :	I-2305-04830/2022	Date of Registration	25/05/2022
Query No / Year	2305-2001332453/2022	Office where deed is registered	
Query Date	06/05/2022 11:02:19 AM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Majibur Rahaman Rashdanga, Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713301, Mobile No. : 9332319543, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 9,35,000/-	Rs. 9,35,971/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 37,449/- (Article:23)	Rs. 9,367/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Unassessed Municipal Road (Marichkota), Mouza: Marichkota, JI No: 2, Pin Code : 713359

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-917/1599 (RS :-)	LR-350	Nursery	Baid	1.575 Dec	1,02,000/-	1,02,018/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L2	LR-917/1600 (RS :-)	LR-366	Nursery	Kanali	1 Dec	64,700/-	64,773/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L3	LR-917/1600 (RS :-)	LR-825	Nursery	Kanali	5 Dec	3,23,800/-	3,23,865/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L4	LR-918/1601 (RS :-)	LR-350	Nursery	Kanali	0.875 Dec	56,000/-	56,677/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L5	LR-918/1601 (RS :-)	LR-366	Nursery	Kanali	1 Dec	64,700/-	64,773/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L6	LR-918/1601 (RS :-)	LR-825	Nursery	Kanali	5 Dec	3,23,800/-	3,23,865/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
		TOTAL :			14.45Dec	9,35,000 /-	9,35,971 /-	
		Grand Total :			14.45Dec	9,35,000 /-	9,35,971 /-	

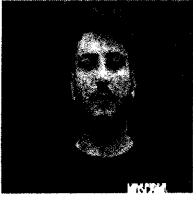

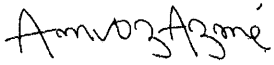
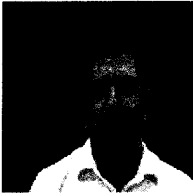


Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NETFLEX HOMES PRIVATE LIMITED Shakespeare Sarani, Jyoti Nagar, Near Webel IT Park, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302 , PAN No.:: aaxxxxx7k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Shri Ram Asis Roy Son of Late Ram Narayan Roy S F Road, Bye Lane, Ushagram, Asansol, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxx0q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Smt Arati Roy Wife of Late Ram Bilash Roy Marichkota, City:- Not Specified, P.O:- Ethora, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: boxxxxx5n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Shri Ram Bivas Roy Son of Late Ram Bilash Roy Marichkota, City:- Not Specified, P.O:- Ethora, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: asxxxxx4e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Smt Sabita Banerjee Daughter of Late Ram Bilash Roy Kadam Tola, Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: boxxxxx9n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Smt Sanchita Banerjee Daughter of Late Ram Bilash Roy H-2, CMERI Colony, R E College, Durgapur, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713209 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: clxxxxx6l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	Shri Ramendra Sekhar Roy Son of Late Ram Gati Roy N S Road, Suri, City:- Suri, P.O:- Suri, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxx0p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney




Buyer Details :

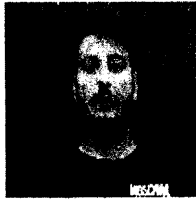

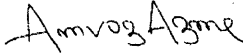
SI No	Name,Address,Photo,Finger print and Signature
1	JYOTINETFLEX PROJECTS PRIVATE LIMITED Shakespeare Sarani, Jyoti Nagar, Near Webel IT Par, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302 , PAN No.:: AAxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Attorney Details :



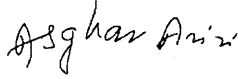
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Amroz Azmi (Presentant) Son of Md Yaseen Date of Execution - 25/05/2022, , Admitted by: Self, Date of Admission: 25/05/2022, Place of Admission of Execution: Office			
		May 25 2022 3:39PM	LTI 25/05/2022	25/05/2022
Director, NETFLEX HOMES PRIVATE LIMITED , Shakespeare Sarani, Jyoti Nagar, Near Webel IT Park, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302 , O.K. Road, Near Zikra Masjid, Railpar, Asansol, City:- Asansol, P.O:- Asansol, P.S: Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx4M, Aadhaar No: 59xxxxxxxx9883 Status : Attorney, Attorney of : Shri Ram Asis Roy, Smt Arati Roy, Shri Ram Bivas Roy, Smt Sabita Banerjee, Sr Sanchita Banerjee, Shri Ramendra Sekhar Roy				
2	Name	Photo	Finger Print	Signature
	Md Kalimuddin Son of Late Md Moinuddin Date of Execution - 25/05/2022, , Admitted by: Self, Date of Admission: 25/05/2022, Place of Admission of Execution: Office			
		May 25 2022 3:49PM	LTI 25/05/2022	25/05/2022
Director, NETFLEX HOMES PRIVATE LIMITED , Shakespeare Sarani, Jyoti Nagar, Near Webel IT Park, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302 , Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol,, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx3F, Aadhaar No: 74xxxxxxxx0974 Status : Attorney, Attorney of : Shri Ram Asis Roy, Smt Arati Roy, Shri Ram Bivas Roy, Smt Sabita Banerjee, Smt Sanchita Banerjee, Shri Ramendra Sekhar Roy				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Md Kalimuddin Son of Late Md Moinuddin Date of Execution - 25/05/2022, , Admitted by: Self, Date of Admission: 25/05/2022, Place of Admission of Execution: Office			
		May 25 2022 3:49PM	LTI 25/05/2022	25/05/2022
Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx3F, Aadhaar No: 74xxxxxxxx0974 Status : Representative, Representative of : NETFLEX HOMES PRIVATE LIMITED (as Director), JYOTINETFLEX PROJECTS PRIVATE LIMITED (as Director)				

2	Name	Photo	Finger Print	Signature
	Mr Amroz Azmi Son of Md Yaseen Date of Execution - 25/05/2022, , Admitted by: Self, Date of Admission: 25/05/2022, Place of Admission of Execution: Office	 May 25 2022 3:39PM	 LTI 25/05/2022	 25/05/2022
O.K. Road, Near Zikra Masjid, Railpar, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx4M, Aadhaar No: 59xxxxxxxx9883 Status : Representative, Representative of : NETFLEX HOMES PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Asghar Azmi Son of Md Azizur Rahman Sitarampur, City:- Not Specified, P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359	 25/05/2022	 25/05/2022	 25/05/2022
Identifier Of Amroz Azmi, Md Kalimuddin , Md Kalimuddin , Mr Amroz Azmi			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NETFLEX HOMES PRIVATE LIMITED	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.225 Dec
2	Shri Ram Asis Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.225 Dec
3	Smt Arati Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.225 Dec
4	Shri Ram Bivas Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.225 Dec
5	Smt Sabita Banerjee	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.225 Dec
6	Smt Sanchita Banerjee	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.225 Dec
7	Shri Ramendra Sekhar Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.225 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	NETFLEX HOMES PRIVATE LIMITED	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec
2	Shri Ram Asis Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec
3	Smt Arati Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec
4	Shri Ram Bivas Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec
5	Smt Sabita Banerjee	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec
6	Smt Sanchita Banerjee	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec
7	Shri Ramendra Sekhar Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	NETFLEX HOMES PRIVATE LIMITED	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec
2	Shri Ram Asis Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec
3	Smt Arati Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec
4	Shri Ram Bivas Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec
5	Smt Sabita Banerjee	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec
6	Smt Sanchita Banerjee	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec
7	Shri Ramendra Sekhar Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	NETFLEX HOMES PRIVATE LIMITED	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.125 Dec
2	Shri Ram Asis Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.125 Dec
3	Smt Arati Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.125 Dec
4	Shri Ram Bivas Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.125 Dec
5	Smt Sabita Banerjee	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.125 Dec
6	Smt Sanchita Banerjee	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.125 Dec
7	Shri Ramendra Sekhar Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.125 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	NETFLEX HOMES PRIVATE LIMITED	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec
2	Shri Ram Asis Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec
3	Smt Arati Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec
4	Shri Ram Bivas Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec
5	Smt Sabita Banerjee	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec
6	Smt Sanchita Banerjee	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec
7	Shri Ramendra Sekhar Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.142857 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	NETFLEX HOMES PRIVATE LIMITED	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec
2	Shri Ram Asis Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec
3	Smt Arati Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec
4	Shri Ram Bivas Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec
5	Smt Sabita Banerjee	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec
6	Smt Sanchita Banerjee	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec
7	Shri Ramendra Sekhar Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-0.714286 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Unassessed Municipal Road (Marichkota), Mouza: Marichkota, JI No: 2, Pin Code : 713359

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 917/1599, LR Khatian No:- 350	Owner:রামগবিন্দ রায়, Gurdian:রামতীর্থ , Address:নিজ , Classification:কানালী, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 917/1600, LR Khatian No:- 366	Owner:রুদ্ররাম রায়, Gurdian:রামশঙ্কর , Address:নিজ , Classification:কানালী, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 917/1600, LR Khatian No:- 825	Owner:নেটফ্লেক্স হোম প্রা. লি. ইখারাম আজমী, Gurdian:মহঃয়াসিন , Address:আসনসোল , Classification:কানালী, Area:0.05000000 Acre,	NETFLEX HOMES PRIVATE LIMITED
L4	LR Plot No:- 918/1601, LR Khatian No:- 350	Owner:রামগবিন্দ রায়, Gurdian:রামতীর্থ , Address:নিজ , Classification:কানালী, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 918/1601, LR Khatian No:- 366	Owner:রুদ্ররাম রায়, Gurdian:রামশঙ্কর , Address:নিজ , Classification:কানালী, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 918/1601, LR Khatian No:- 825	Owner:নেটফ্লেক্স হোম প্রা. লি. ইখারাম আজমী, Gurdian:মহঃয়াসিন , Address:আসনসোল , Classification:কানালী, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 25-05-2022

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.

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

Presented for registration at 15:09 hrs on 25-05-2022, at the Office of the A.D.S.R. ASANSOL by Amroz Azmi ,

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 9,35,971/-

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

Execution is admitted on 25-05-2022 by Md Kalimuddin , Director, NETFLEX HOMES PRIVATE LIMITED (Private Limited Company), Shakespeare Sarani, Jyoti Nagar, Near Webel IT Park, Asansol, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302; Director, JYOTINETFLEX PROJECTS PRIVATE LIMITED (Private Limited Company), Shakespeare Sarani, Jyoti Nagar, Near Webel IT Par, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302

Indetified by Mr Asghar Azizi, , Son of Md Azizur Rahman, Sitarampur, P.O: Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Muslim, by profession Others

Execution is admitted on 25-05-2022 by Mr Amroz Azmi, Director, NETFLEX HOMES PRIVATE LIMITED (Private Limited Company), Shakespeare Sarani, Jyoti Nagar, Near Webel IT Park, Asansol, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302

Indetified by Mr Asghar Azizi, , Son of Md Azizur Rahman, Sitarampur, P.O: Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Muslim, by profession Others

Executed by Attorney

1. Execution by Amroz Azmi, Director, NETFLEX HOMES PRIVATE LIMITED (Private Limited Company), Shakespeare Sarani, Jyoti Nagar, Near Webel IT Park, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713302 as the constituted attorney of 1. Shri Ram Asis Roy S F Road, Bye Lane, Ushagram, Asansol, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, 2. Smt Arati Roy Marichkota, P.O: Ethora, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, 3. Shri Ram Bivas Roy Marichkota, P.O: Ethora, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, 4. Smt Sabita Banerjee Kadam Tola, Bhanora, P.O: Bhanora, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, 5. Smt Sanchita Banerjee H-2, CMERI Colony, R E College, Durgapur, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713209, 6. Shri Ramendra Sekhar Roy N S Road, Suri, P.O: Suri, Thana: Suri, , City/Town: SURI, Birbhum, WEST BENGAL, India, PIN - 731101 is admitted by him

Indetified by Mr Asghar Azizi, , Son of Md Azizur Rahman, Sitarampur, P.O: Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Muslim, by profession Others

2. Execution by Md Kalimuddin , Director, NETFLEX HOMES PRIVATE LIMITED (Private Limited Company), Shakespeare Sarani, Jyoti Nagar, Near Webel IT Park, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713302 as the constituted attorney of 1. Shri Ram Asis Roy S F Road, Bye Lane, Ushagram, Asansol, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, 2. Smt Arati Roy Marichkota, P.O: Ethora, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, 3. Shri Ram Bivas Roy Marichkota, P.O: Ethora, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, 4. Smt Sabita Banerjee Kadam Tola, Bhanora, P.O: Bhanora, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, 5. Smt Sanchita Banerjee H-2, CMERI Colony, R E College, Durgapur, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713209, 6. Shri Ramendra Sekhar Roy N S Road, Suri, P.O: Suri, Thana: Suri, , City/Town: SURI, Birbhum, WEST BENGAL, India, PIN - 731101 is admitted by him

Indetified by Mr Asghar Azizi, , Son of Md Azizur Rahman, Sitarampur, P.O: Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,367/- (A(1) = Rs 9,360/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,367/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/05/2022 1:22PM with Govt. Ref. No: 192022230034313441 on 25-05-2022, Amount Rs: 9,367/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 80733012 on 25-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,449/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 32,449/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 878, Amount: Rs.5,000/-, Date of Purchase: 24/05/2022, Vendor name: B Dawn

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/05/2022 1:22PM with Govt. Ref. No: 192022230034313441 on 25-05-2022, Amount Rs: 32,449/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 80733012 on 25-05-2022, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2022, Page from 111957 to 111979
being No 230504830 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.05.27 15:38:18 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/05/27 03:38:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)