

Sri Anadi Nath Kundu son of late Manindra Nath Kundu, by faith Hindu, by occupation Cultivation, PAN- GKHPK0230B, by citizenship Indian, resident of Marichkota, P.O. Ethora, PIN-713359, P.S. Asansol (North), Sub-Division and Addl. Dist. Sub-Registry Office Asansol, Dist. Paschim Bardhaman hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context include his heirs, successors, executors, legal representatives and assigns) of the ONE PART.

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, represented by it's Directors 1) **Sri Amarjyoti Mondal** son of Sri Joydeb Mondal, by faith Hindu, by occupation Business, PAN-DUIPM7272K, by citizenship Indian, resident of A-Block, Sen-Raleigh, P.O. Kanyapur, PIN-713341, P.S. Asansol (North), Sub-Division and Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman, 2) **Ehteram Azmi** son of Md. Yaseen, by faith Muslim, by occupation Business, PAN-AJGPA1705M 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, 3) **Md. Kalimuddin** son of late Md. Moinuddin, by faith Muslim, by occupation Business, PAN-APKPK4193F, by citizenship Indian, 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 the vendor Sri Anadi Nath Kundu is owner of the land measuring 01 (One) decimals on R.S. & L.R. Plot No. 945 (Nine hundred forty five), 04 (Four) decimals on R.S. & L.R. Plot No. 947 (Nine hundred forty seven), 10 (Ten) decimals on R.S. & L.R. Plot No. 942/1603 (Nine hundred forty two bata one thousand six hundred three) and 10 (Ten) decimals on R.S. & L.R. Plot No. 944/1606 (Nine hundred forty four bata one thousand six hundred six) within Mouza Marichkota, P.S. Asansol, Dist. Paschim Bardhaman and his ownership has been duly recorded in the L.R. Record of Rights in L.R. Khatian No. 37 (Thirty seven) of the said Mouza.

AND WHEREAS the vendor is absolute owner of the total land measuring land measuring 25 (Twenty five) decimals in the above noted plots morefully mentioned in the schedule below and he has been owning and possessing the same peacefully and uninterruptedly and the said land is free from all encumbrances.

AND WHEREAS the vendor to meet his lawful necessity has proposed to sell the land measuring 25 (Twenty five) decimals in the above noted plots morefully mentioned in the schedule below on a consideration of Rs. 6,20,000/- (Rupees six lac twenty thousand) only free from all encumbrances.

AND WHEREAS towards the said transaction the purchaser has paid Rs. 6,20,000/-(Rupees six lac twenty thousand) only to the vendor.

AND WHEREAS the vendor have received the said sum of Rs. 6,20,000/- (Rupees six lac twenty thousand) only from purchaser.

NOW THIS INDENTURE WITNESSETH

That in pursuance of the said contract and in consideration of sum of Rs. 6,20,000/- (Rupees six lac twenty thousand) only to the vendor paid by the purchaser, in receipt whereof the vendor hereby admit and acknowledge the said sum of Rs. 6,20,000/- (Rupees six lac twenty thousand) only from the purchaser, the vendor 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 vendor has/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, executors and assigns forever in the absolute right, title, interest AND the said vendor hereby for himself, his heirs, successors

and assigns covenant with the said purchaser and declare that he is seized and possessed of and has 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 vendor or any person or persons lawfully or equitably claiming for him or 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 vendor shall and will for all time to come at the request of the purchaser at the cost of the purchaser, it's heirs, successors and 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 vendor further covenant that if it transpires that the property hereby sold by the vendor 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 vendor 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 mutate it's name towards of the conveyed property and to pay tax/taxes to the Authority/Authorities in the name of the purchaser 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, Police Station Asansol, Sub-Division and Addl. Dist. Sub-Registry Office Asansol, J.L. No. 2, Mouza Marichkota, L.R. Khatian No. 37 (Thirty seven),

- 1) R.S. & L.R. Plot No. 945 (Nine hundred forty five), Class Kanali, measuring 01 (One) decimal.
- 2) R.S. & L.R. Plot No. 947 (Nine hundred forty seven), Class Bahal, measuring 04 (Four) decimals.
- 3) R.S. & L.R. Plot No. 942/1603 (Nine hundred forty two bata one thousand six hundred three), Class Baid, measuring 10 (Ten) decimals.
- 4) R.S. & L.R. Plot No. 944/1606 (Nine hundred forty four bata one thousand six hundred six), Class Kanali, measuring 10 (Ten) decimals.

Total measuring 25 (Twenty five) decimals of land is hereby sold.

The sold land is all along surrounded by agricultural lands and there is no road.

Proposed use : Nursery.

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

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

WITNESSES

1. Zafar Iman
S/o Fazlur Rahman.
Sitarampur, P.S. Kultar,
Dist. Paschim Bardhaman
Pin No - 713359.
2. Chaitanya Kundu
S/o Anadi Nath Kundu
Vill - Morich Kotha



Anadi Nath Kundu
By the Pen of
Zafar Iman.

Signature of the Vendor

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

Majibur Rahaman
(Majibur Rahaman)
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.



Anadi Nath Kundu
By the Pen of
Zafar Iman.



Amarjyoti Mondal

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

Amarjyoti Mondal



Chhesan Agoni

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

Chhesan Agoni



Md. Kalimuddin

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

Md. Kalimuddin



Anali Nath Kundin By the pen of Zafar men

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

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

GRN: 19-201920-001824234-2

Payment Mode Counter Payment

GRN Date: 28/05/2019 11:45:20

Bank : United Bank

BRN : S86334730

BRN Date: 28/05/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02050000807851/2/2019

[Query No./Query Year]

Name : Majibur Rahaman

Contact No. :

Mobile No. : +91 9474539200

E-mail :

Address : Rash Danga Asansol

Applicant Name : Mr Majibur Rahaman

Office Name :

Office Address :

Status of Depositor : Deed Writer

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02050000807851/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	36210
2	02050000807851/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	6207
3	02050000807851/2/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	1500
Total				43917

In Words : Rupees Forty Three Thousand Nine Hundred Seventeen only



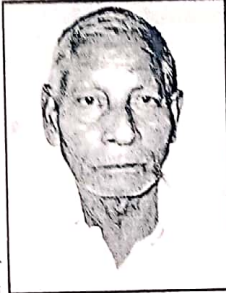



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 02050000807851/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Anadi Nath Kundu Marichkota, P O - Ethora, P.S - Asansol, District: Burdwan, West Bengal, India, PIN - 713359	Seller		1023 	Anadi Nath Kundu By the pen of Zofar Imam.
Sl No.	Name and Address of Identifier	Identifi	Photo	Finger Print	Signature with date
1	Mr Zafar Imam Son of Mr Fazlur Rahman Sitarampur, P O - Sitarampur, P S - Kulti, District - Burdwan, West Bengal, India, PIN - 713359	Shri Anadi Nath Kundu			Zofar Imam.

(Hilol Ghosh)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R
ASANSOL

Burdwan, West Bengal

Major Information of the Deed

Deed No :	I-0205-04489/2019	Date of Registration	31/05/2019
Query No / Year	0205-0000807851/2019	Office where deed is registered	
Query Date	27/05/2019 3:48:32 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Majibur Rahaman Rash Danga Asansol, Thana : Asansol (S), District : Burdwan, WEST BENGAL, PIN - 713301, Mobile No. : 9474539200, Status : Deed Writer		
Transaction	[0101] Sale, Sale Document	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]
Set Forth value	Rs. 6,20,000/-	Market Value	Rs. 6,20,000/-
Stampduty Paid(SD)	Rs. 37,210/- (Article:23)	Registration Fee Paid	Rs. 6,207/- (Article:A(1), E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Marichkota JI No: 2, Pin Code : 713341

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	LR-945 (RS :-)	LR-37	Nursery	Kanali	1 Dec	25,000/-	25,000/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-947 (RS :-)	LR-37	Nursery	Kanali	4 Dec	99,000/-	99,000/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L3	LR-942/1603 (RS :-)	LR-37	Nursery	Baid	10 Dec	2,48,000/-	2,48,000/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L4	LR-944/1606 (RS :-)	LR-37	Nursery	Kanali	10 Dec	2,48,000/-	2,48,000/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
		TOTAL :			24Dec	5,95,000 /-	5,95,000 /-	
		Grand Total :			25Dec	6,20,000 /-	6,20,000 /-	

Major Information of the Deed :- I-0205-04489/2019-31/05/2019

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Anadi Nath Kundu (Presentant) Son of Late Manindra Nath Kundu Marichkota, P.O:- Éthora, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713359 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: GKHPK0230B, Status :Individual, Executed by: Self, Date of Execution: 28/05/2019 , Admitted by: Self, Date of Admission: 28/05/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/05/2019 , Admitted by: Self, Date of Admission: 28/05/2019 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JYOTINETFLEX PROJECTS PRIVATE LIMITED Shakespeare Sarani, Jyoti Nagar, Near Webel IT Par, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302 , PAN No.:: AAECJ3225F, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Amarjyoti Mondal Son of Shri Joydeb Mondal A-Block, Sen-Raleigh, P.O:- Kanyapur, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713341, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DUIPM7272K Status : Representative, Representative of : JYOTINETFLEX PROJECTS PRIVATE LIMITED
2	Ehteram Azmi Son of Md Yaseen O.K. Road, Near Zikra Masjid, Railpar, Asansol, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AJGPA1705M Status : Representative, Representative of : JYOTINETFLEX PROJECTS PRIVATE LIMITED (as Director)
3	Md Kalimuddin Son of Late Md Moinuddin Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: APKPK4193F Status : Representative, Representative of : JYOTINETFLEX PROJECTS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Zafar Imam Son of Mr Fazlur Rahman Sitarampur, P.O:- Sitarampur, P.S:- Kulti, District:-Burdwan, West Bengal, India, PIN - 713359			
Identifier Of Shri Anadi Nath Kundu			

Major Information of the Deed :- I-0205-04489/2019-31/05/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Anadi Nath Kundu	JYOTINETFLEX PROJECTS PRIVATE LIMITED-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Anadi Nath Kundu	JYOTINETFLEX PROJECTS PRIVATE LIMITED-4 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Anadi Nath Kundu	JYOTINETFLEX PROJECTS PRIVATE LIMITED-10 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri Anadi Nath Kundu	JYOTINETFLEX PROJECTS PRIVATE LIMITED-10 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Marichkota JI No: 2, Pin Code : 713341

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 945, LR Khatian No:- 37	Owner:অনাদীনাথ কুণ্ডু, Gurdian:মনীন্দ্রনাথ , Address:নিজ , Classification:কানালী, Area:0.01000000 Acre,	Shri Anadi Nath Kundu

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 947, LR Khatian No:- 37	Owner:অনাদীনাথ কুণ্ডু, Gurdian:মনীন্দ্রনাথ , Address:নিজ , Classification:বহাল, Area:0.04000000 Acre,	Shri Anadi Nath Kundu
L3	LR Plot No:- 942/1603, LR Khatian No:- 37	Owner:অনাদীনাথ কুণ্ডু, Gurdian:মনীন্দ্রনাথ , Address:নিজ , Classification:বাইদ, Area:0.10000000 Acre,	Shri Anadi Nath Kundu
L4	LR Plot No:- 944/1606, LR Khatian No:- 37	Owner:অনাদীনাথ কুণ্ডু, Gurdian:মনীন্দ্রনাথ , Address:নিজ , Classification:কানালী, Area:0.10000000 Acre,	Shri Anadi Nath Kundu

Endorsement For Deed Number : I - 020504489 / 2019

On 28-05-2019

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

Presented for registration at 16:50 hrs on 28-05-2019, at the Private residence by Shri Anadi Nath Kundu ,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 6,20,000/-

Major Information of the Deed :- I-0205-04489/2019-31/05/2019

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

Execution is admitted on 28/05/2019 by Shri Anadi Nath Kundu, Son of Late Manindra Nath Kundu, Marichkota, P.O: Ethora, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Cultivation Indetified by Mr Zafar Imam, , , Son of Mr Fazlur Rahman, Sitarampur, P.O: Sitarampur, Thana: Kulti, , Burdwan, WEST BENGAL, India, PIN - 713359, by caste Muslim, by profession Others

Hillol Ghosh

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

On 31-05-2019

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 Fees

Certified that required Registration Fees payable for this document is Rs 6,207/- (A(1) = Rs 6,200/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,207/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/05/2019 12:00AM with Govt. Ref. No: 192019200018242342 on 28-05-2019, Amount Rs: 6,207/-, Bank: United Bank (UTBI0OCH175), Ref. No. S86334730 on 28-05-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,210/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 36,210/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 359, Amount: Rs.1,000/-, Date of Purchase: 27/05/2019, Vendor name: B D

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/05/2019 12:00AM with Govt. Ref. No: 192019200018242342 on 28-05-2019, Amount Rs: 36,210/-,

Bank: United Bank (UTBI0OCH175), Ref. No. S86334730 on 28-05-2019, Head of Account 0030-02-103-003-02

Hillol Ghosh

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

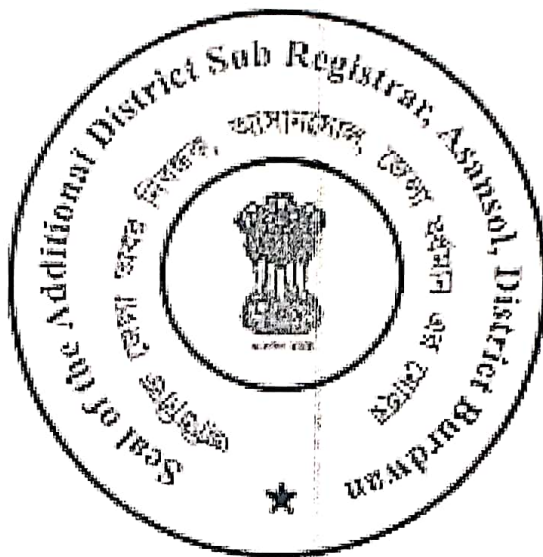
Major Information of the Deed :- I-0205-04489/2019-31/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2019, Page from 82847 to 82862

being No 020504489 for the year 2019.



Digitally signed by HILLOL GHOSH
Date: 2019.05.31 12:06:45 +05:30
Reason: Digital Signing of Deed.

Hillol Ghosh

(Hillol Ghosh) 5/31/2019 12:06:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)