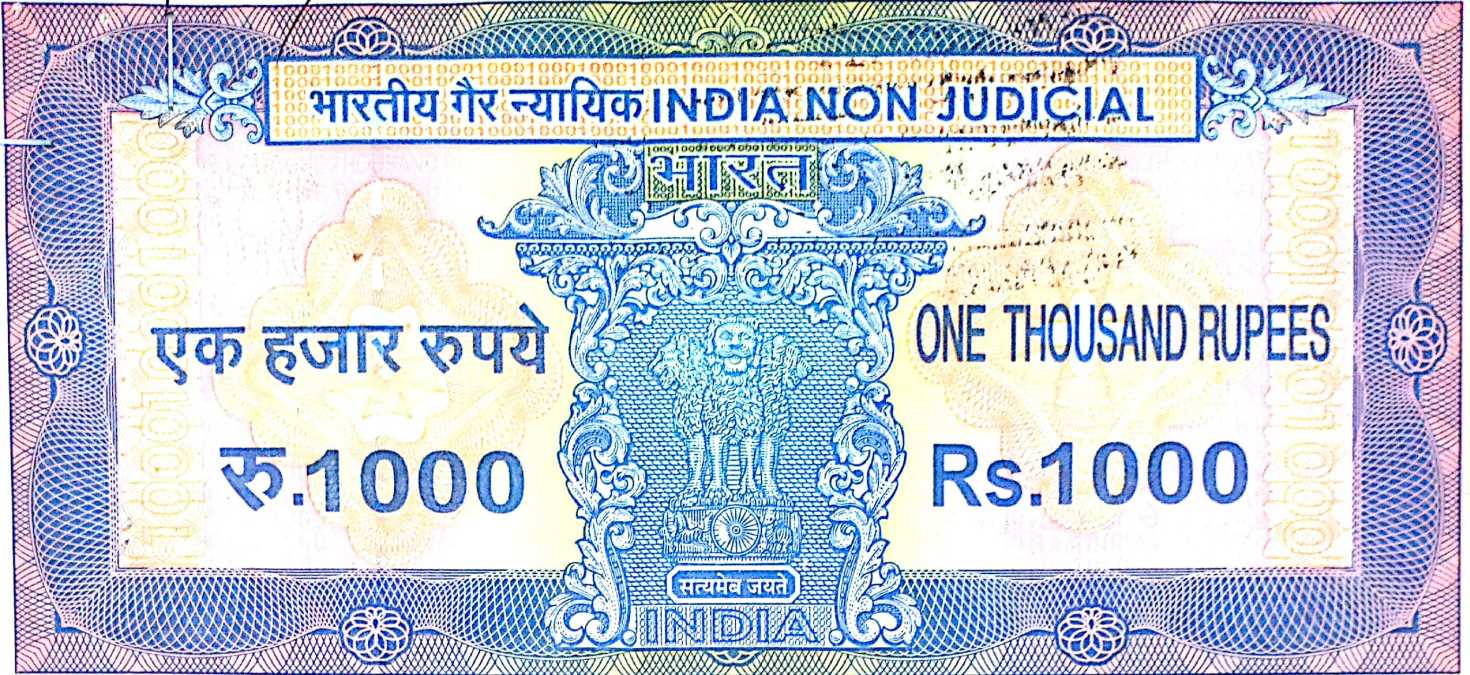


969/20

①-1043



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 876085

8/30
28/01/2020

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

[Signature]
Addl. District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman

12 FEB 2020

Ran Br S & Roy

Ref : Query No. 02050000160738/2020

GRN : 19-201920-016677259-2

DEED OF SALE of Rs. 15,82,500/-

In the District of Paschim Bardhaman,

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

R.S. & L.R. Plot No. 624 and 627, L.R. Khatian

No. 352, 353, Measuring an area of 57 decimals of land

THIS DEED OF SALE made on this the 28th day of January, 2020, BY and BETWEEN :-

[Signature]

ক্রমিক নং ৫৭০ তারিখ ২৭/১/২০২০

মূল্য ২০০/-
কোম্পানি রেজিস্ট্রেশন নম্বর ১১১১১১

স্টাম্প ফেজ-১
২৫/১২/১৯৯৯
আসনসোল ডি. পশ্চিম বর্ধমান
নির্ধারিত মতে মারিত।



Ran Prasad Ray



VTI-142

Ran Prasad Ray



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

28 JAN 2020

Amroza Agami

Ran Prasad Roy

Sri Ramprasad Roy son of late Ram Ratan Roy, by faith Hindu, by occupation Retired Person, by citizenship Indian, PAN- BBHPR2754R, 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 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 and Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman hereinafter called the "PURCHASER" (which expression shall include it's successor-in-office, assigns, legal

Ran Prasad Roy

representatives unless contrary to and repugnant to the context) of the
OTHER PART.

WHEREAS the vendor Sri Ramprasad Roy is owner of the land measuring 14 (Fourteen) decimals on R.S. & L.R. Plot No. 624 (Six hundred twenty four) and 14 (Fourteen) decimals on R.S. & L.R. Plot No. 627 (Six hundred twenty seven) 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. 352 (Three hundred fifty two) of the said Mouza.

AND WHEREAS one Ramrenu Roy son of late Ram Ratan Roy, of Marichkota, P.S. Asansol (North), Dist. Paschim Bardhaman was owner of the land measuring 15 (Fifteen) decimals on R.S. & L.R. Plot No. 624 (Six hundred twenty four) and 14 (Fourteen) decimals on R.S. & L.R. Plot No. 627 (Six hundred twenty seven) within Mouza Marichkota, P.S. Asansol, Dist. Paschim Bardhaman and his ownership had been duly recorded in the L.R. Record of Rights in L.R. Khatian No. 353 (Three hundred fifty three) of the said Mouza.

AND WHEREAS while the above named Ramrenu Roy was unmarried and issueless who died leaving behind his brother Sri Ram Prasad Roy (vendor) as only surviving legal heir and successor to inherit the properties left by him in absence of any other legal heirs and successors.

Ran Prasad Roy

AND WHEREAS by virtue of such inheritance the vendor has become absolute owner of the land measuring 29 (Twenty nine) decimals in the above noted plots.

AND WHEREAS the vendor is owner of the total land measuring 57 (Fifty seven) 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 WHEREAS the vendor to meet his lawful necessity has proposed to sell the land measuring 57 (Fifty seven) decimals morefully mentioned in the schedule below on a consideration of Rs. 15,82,500/- (Rupees fifteen lac eighty two thousand five hundred) only free from all encumbrances.

AND WHEREAS towards the said transaction the purchaser has paid Rs. 15,82,500/- (Rupees fifteen lac eighty two thousand five hundred) only to the vendor as per the memo of consideration below.

AND WHEREAS the vendor have received the said sum of Rs. 15,82,500/- (Rupees fifteen lac eighty two thousand five hundred) 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. 15,82,500/- (Rupees fifteen lac eighty two thousand five hundred) only to the vendor paid by the purchaser as per the memo of



Rev. Prasad Buj

consideration below, in receipt whereof the vendor hereby admit and acknowledge the said sum of Rs. 15,82,500/- (Rupees fifteen lac eighty two thousand five hundred) only from the purchaser, the vendor doth hereby sell, grant, convey and transfer unto the purchaser all the land 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 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 and assigns shall admit at all times peaceably and quietly possess and enjoy the said land 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 and that the purchaser is at liberty to use and enjoy the said land mentioned in the schedule 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

From Prasad Rao

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,

Raw Prasad Roy

- 1) R.S. & L.R. Plot No. 624 (Six hundred twenty four) under L.R. Khatian No. 352 (Three hundred fifty two), Class Kanali, measuring 14 (Fourteen) decimals.
- 2) R.S. & L.R. Plot No. 624 (Six hundred twenty four) under L.R. Khatian No. 353 (Three hundred fifty three), Class Kanali, measuring 15 (Fifteen) decimals.
- 3) R.S. & L.R. Plot No. 627 (Six hundred twenty seven) under L.R. Khatian No. 352 (Three hundred fifty two), Class Baid, measuring 14 (Fourteen) decimals.
- 4) R.S. & L.R. Plot No. 627 (Six hundred twenty seven) under L.R. Khatian No. 353 (Three hundred fifty three), Class Baid, measuring 14 (Fourteen) decimals.

Total measuring 57 (Fifty seven) decimals of land is hereby sold.

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

Proposed use : Baid and Kanali.

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

Memo of consideration :

Post dated Chaque No. 008532 dated 05.03.2020 on Axis Bank, Baidyanathpur Branch for Rs. 15,82,500/- (Rupees fifteen lac eighty two thousand five hundred) only.

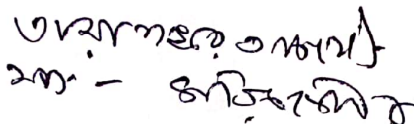
Ran Prasad Roy

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

WITNESSES

1. Amroz Azme

50 Md. Yaseen
Ok Road, Railbar
Asansol-2
P.S. - Asansol (A)

2. 

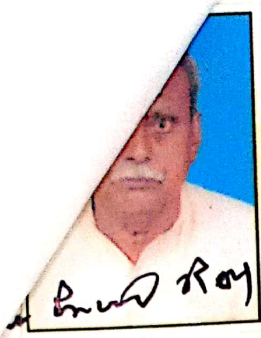
Ran Prasad Roy
Signature of the Vendor

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.

Ran Prasad Roy



Thumb

Little finger to fore finger

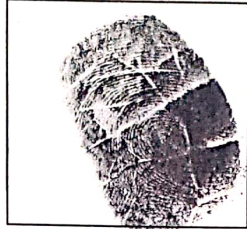
Left Hand



Thumb

Fore finger to little finger

Right Hand

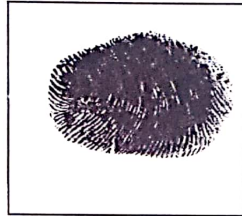


Finger prints attested by me: Ram Basad Roy

Thumb

Little finger to fore finger

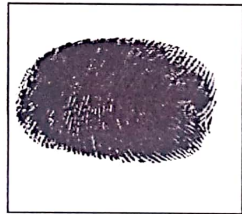
Left Hand



Thumb

Fore finger to little finger

Right Hand

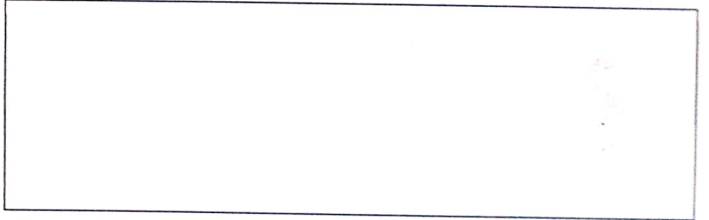
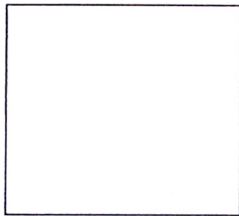


Finger prints attested by me : Md. Kalimuddin

Thumb

Little finger to fore finger

Left Hand

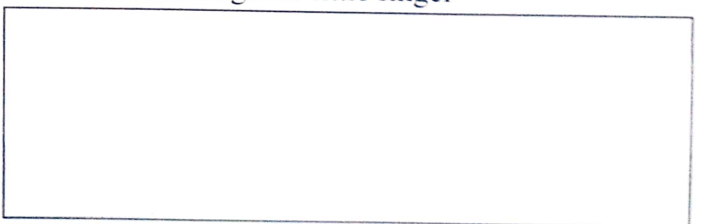
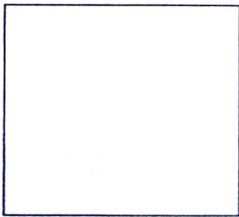


Photograph

Thumb

Fore finger to little finger

Right Hand



Finger prints attested by me :

कर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

पत्रांक संख्या संख्या कार्ड
Panhard Account Number Card

AAECJ3225F



श्री
NETFLEX PROJECTS PRIVATE
LIMITED

दिनांक 01/01/2010
Date of registration/formation
2000/2010




Md. Kalimuddin
DIRECTOR



Ram Prasad Roy

आयकर विभाग
INCOME TAX DEPARTMENT
MD KALIMUDDIN
MOHAMMAD MOINUDDIN
02/01/1981
Permanent Account Number
APKPK4193F
Kalim
Signature

भारत सरकार
GOVT. OF INDIA



24032012

M. D. Kalimuddin

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

19-201920-016677259-2
Date: 28/01/2020 13:08:09
15028012020SST855612784
Payment Mode Counter Payment
Bank : AXIS Bank
BRN Date: 28/01/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02050000160738/5/2020

[Query No./Query Year]

Name : JYOTINETFLEX PROJECTS PRIVATE LIMITED
Contact No. : Mobile No. : +91 7797620275
E-mail :
Address : Jyoti Nagar Asansol
Applicant Name : Mr Majibur Rahaman
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02050000160738/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	93960
2	02050000160738/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	15832

In Words : Rupees One Lakh Nine Thousand Seven Hundred Ninety Two only
Total 109792







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 02050000160738/2020

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Shri Ramprasad Roy Marichkota, P.O:- Ethora, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713359	Seller		 142	Ram Prasad Roy 28/01/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Amroz Azmi Son of Md Yaseen O K Road, Railpar, Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302	Shri Ramprasad Roy			Amroz Azmi 28/01/2020

(Hilol Ghosh)

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

Major Information of the Deed

	I-0205-01043/2020	Date of Registration	12/02/2020
No / Year	0205-0000160738/2020	Office where deed is registered	
Entry Date	27/01/2020 5:37:16 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Majibur Rahaman Rashdanga, Asansol, Thana : Asansol (S), District : Burdwan, WEST BENGAL, PIN - 713301, Mobile No. : 7001351146, 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. 15,82,500/-	Rs. 15,82,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 94,960/- (Article:23)	Rs. 15,832/- (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 (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-624 (RS :-)	LR-352	Kanali	Kanali	14 Dec	3,88,650/-	3,88,650/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L2	LR-624 (RS :-)	LR-353	Kanali	Kanali	15 Dec	4,16,550/-	4,16,550/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L3	LR-627 (RS :-)	LR-352	Baid	Baid	14 Dec	3,88,650/-	3,88,650/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L4	LR-627 (RS :-)	LR-353	Baid	Baid	14 Dec	3,88,650/-	3,88,650/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
		TOTAL :			57Dec	15,82,500 /-	15,82,500 /-	
		Grand Total :			57Dec	15,82,500 /-	15,82,500 /-	

Name, Address, Photo, Finger print and Signature

Shri Ramprasad Roy (Presentant)

Son of Late Ram Ratan Roy Marichkota, P.O:- Elhora, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713359 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BBHPR2754R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/01/2020
Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2020
Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence

Buyer Details :

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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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, Aadhaar No: 74xxxxxxxx0974 Status : Representative, Representative of : JYOTINETFLEX PROJECTS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Amroz Azmi Son of Md Yaseen O K Road, Railpar, Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:- Burdwan, West Bengal, India, PIN - 713302			
Identifier Of Shri Ramprasad Roy			

Transfer of property for L1		To. with area (Name-Area)
From	Shri Ramprasad Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-14 Dec
Transfer of property for L2		To. with area (Name-Area)
From	Shri Ramprasad Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-15 Dec
Transfer of property for L3		To. with area (Name-Area)
SI.No	From	To. with area (Name-Area)
1	Shri Ramprasad Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-14 Dec
Transfer of property for L4		To. with area (Name-Area)
SI.No	From	To. with area (Name-Area)
1	Shri Ramprasad Roy	JYOTINETFLEX PROJECTS PRIVATE LIMITED-14 Dec

Land Details as per Land Record

District: Burdwan, 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:- 624, LR Khatian No:- 352	Owner:রামপ্রসাদ রায়, Gurdian:রামরতন , Address:নিজ , Classification:কানালী, Area:0.14000000 Acre,	Shri Ramprasad Roy
L2	LR Plot No:- 624, LR Khatian No:- 353	Owner:রামরেনু রায়, Gurdian:রামরতন , Address:নিজ , Classification:কানালী, Area:0.15000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 627, LR Khatian No:- 352	Owner:রামপ্রসাদ রায়, Gurdian:রামরতন , Address:নিজ , Classification:বাইদ, Area:0.14000000 Acre,	Shri Ramprasad Roy
L4	LR Plot No:- 627, LR Khatian No:- 353	Owner:রামরেনু রায়, Gurdian:রামরতন , Address:নিজ , Classification:বাইদ, Area:0.14000000 Acre,	Seller is not the recorded Owner as per Applicant.

020
ation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

nted for registration at 20:50 hrs on 28-01-2020, at the Private residence by Shri Ramprasad Roy ,Executant.

ertificate 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 15,82,500/-

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

Execution is admitted on 28/01/2020 by Shri Ramprasad Roy, Son of Late Ram Ratan Roy, Marichkota, P.O: Ethora, Thana: Asansol, , Burdwan, WEST BENGAL., India, PIN - 713359, by caste Hindu, by Profession Retired Person Indetified by Amroz Azmi, , Son of Md Yasoen , O K Road, Railpar, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713302, by caste Muslim, by profession Others

Hillal Ghosh

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

On 05-02-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,832/- (A(1) = Rs 15,825/- ,E = Rs 7/-) and Registration Fees paid by by online = Rs 15,832/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2020 12:00AM with Govt. Ref. No: 192019200166772592 on 28-01-2020, Amount Rs: 15,832/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 15028012020SST8556127843 on 28-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 94,960/- and Stamp Duty paid by by online = Rs 93,960/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Oniine on 28/01/2020 12:00AM with Govt. Ref. No: 192019200166772592 on 28-01-2020, Amount Rs: 93,960/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 15028012020SST8556127843 on 28-01-2020, Head of Account 0030-02-103-003-02

Hillal Ghosh

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

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

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

Payment of Stamp Duty

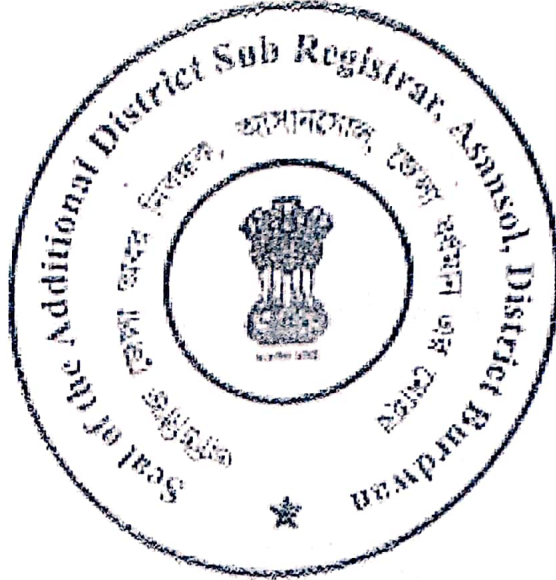
Certified that required Stamp Duty payable for this document is Rs. 94,960/- and Stamp Duty paid by Stamp Rs 1,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 590, Amount: Rs.1,000/-, Date of Purchase: 27/01/2020, Vendor name: K Dawn
2. Stamp: Type: Court Fees, Amount: Rs.10/-

Hillol Ghosh

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

Registration under section 60 and Rule 69.
ed in Book - I
ne number 0205-2020, Page from 26814 to 26834
ing No 020501043 for the year 2020.



Digitally signed by HILLOL GHOSH
Date: 2020.02.19 11:41:25 +05:30
Reason: Digital Signing of Deed.

Hillool Ghosh

(Hillool Ghosh) 2020/02/19 11:41:25 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)