

03482/2023

1-3330/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12-25 hrs

SF
24/05/23

2/1163591/23

Certified that the Document is admitted to
Registration The Signature Sheet and the
indorsement sheet are the part of this document

Additional Registrar
of Assurances III, Kolkata

A.R.A.
III

S 783024

Additional Registrar of
Assurances III Kolkata

24 MAY 2023

Query No. 2001163591/2023

GRN. 192022210-045925641

::DEED OF SALE ::

Sl No. 678 Date 04 MAY 2023
Sold to Sushila Devi Singh
Address Jamui, Bihar
Value of Stamp 1000/-
Date of Purchase of the Stamp 27 APR 2023
Paper from Treasury
Name of the Treasury from where
Purchase:-Durgapur

Ram Prasad Banerjee

Stamp Vender

A.D.S.R. Office, Durgapur-16

Licence No-1/93



Mouza- **Andal**, J.L No **52**.(Under Gram Panchayat), P.S. Andal,
Sale Value: **Rs. 1,99,000/-**, Assessed Market Value: **Rs. 3,72,438/-**,
Area- **2.178** Decimal,

THIS DEED OF SALE
is made on this the 10th day of May 2023

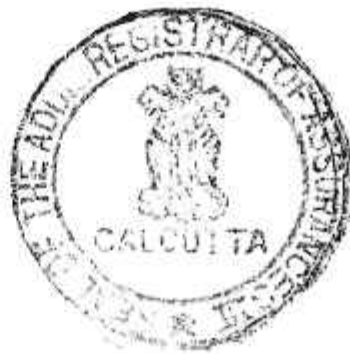
ANUPAM VINIYOG PRIVATE LIMITED, a Company registered under Indian Companies Act, 1956, having its Regd. Office situated at 13, No. Ryod Street, 3rd floor, PO & PS Park Street, Kolkata-700 016, represented by its Director **MR. PRADIP KUMAR KARAR** Son of Late Netal Chandra Karar, (M. No. **9333686014**) by faith Hindu, Nationality Indian, by Occupation Business, a resident of 1 No. Cook Burn Lane, 3rd floor, Kolkata-700 016, herein-after called the "**SELLER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, successors, successors-in-office and assigns) of the ONE PART

-::IN FAVOUR OF ::-

Mrs. SUSHILA DEVI SINGH wife of **Mr. BHAGWAN SINGH**, Aadhar No. **239633203163**) By Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Residing at Sahora, P.O:- Sahora, P.S:-Chandradip, District:-Jamui, Bihar, India, PIN:- 811301.

herein-after jointly and severally called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, assigns, administrators and legal representatives) of the OTHER PART

WHEREAS the properties described in the Schedule below and herein-after referred to as the said property is owned and possessed by the Seller who is the absolute owner of the same,



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24 MAY 2023

AND WHEREAS Seller Company purchased the schedule mentioned landed property from its the then lawful owners Sri Ardhendu Sekher Ghatak son of Murli Mohan Ghatak of GOPALMATH, P.S. DURGAPUR, by virtue of three separate Regd. Deed of Sale being No. **3286**, for the year **2007** of A.D.S.R. Office Raniganj for valuable consideration.

AND WHEREAS accordingly the Seller Company is now absolutely seized and possessed of and is otherwise well and sufficiently entitled to the aforesaid lands. properties, hereditaments and appurtenances with all easement rights, attached thereto more fully described and mentioned in Schedule below and delineated in the Plan annexed hereto having had acquired the same in the manner aforesaid and in exclusive possession and the Seller Company have absolute right, full power and authority to sell the schedule mentioned property free from all encumbrances.

AND WHEREAS the Seller Company abovenamed is in urgent need of money for developing other properties as also to meet other lawful necessity has decided and announced to sell the aforesaid property, which is more clearly mentioned in Schedule below and delineated in the Plan annexed hereto free from all encumbrances at the price of Rs. 1,99,000/- (Rupees Three Lacs ninety-nine thousand) only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

AND WHEREAS the Purchaser accepted the said offer announced by the Seller Company and have agreed to pay the said sum of Rs. 1,99,000/- (Rupees One Lacs Ninety-nine thousand) only unto the Seller Company for purchasing the Schedule mentioned property.

 NOW THIS DEED WITNESSETH: That in consideration of the payment of the sum of Rs. 1,99,000/- (Rupees One Lacs Ninety-nine thousand) only made by the Purchaser in Cash to the Seller, the whole of the aforesaid consideration money as the sale price of the Property (the receipt whereof the said Seller Company do hereby admit and acknowledge) and the Seller Company in its personal capacity do hereby convey, grant, transfer, and absolutely assign its land to the Purchaser free from all encumbrances, charges, claims and demands what-so-ever. ALL THAT vacant land more specifically mentioned in Schedule below and delineated in the Plan annexed hereto.



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AND ALL the estate, right, title, interest, claim and demand what-so-ever together with all yards, courses, paths, passages, lights, liberties, privileges, easements of the Seller Company in or to the property hereby conveyed and every part thereto TO HOLD the same unto and to the use of the Purchaser and his representatives absolutely.

AND the Seller Company and all persons claiming through or under the Seller Company do hereby further agree with the Purchaser at all times, hereafter and upon any reasonable request and at the costs of the Purchaser to do and execute all such lawful acts, deeds and things what-so-ever for further and more perfectly conveying and assuring the said property and every part thereof to the Purchaser and their representatives and placing them in possession of the same according to the true intent meaning of

AND the Seller Company do hereby also agree to save harmless and keep indemnified the Purchaser against all losses, damages, costs, and expenses which they may be sustained by reason of any claim being made by anybody whom-so-ever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the Seller Company do hereby further agree with the Purchaser and declare that the Seller Company has not done or been party to any act, whereby the Seller Company is prevented from conveying or assigning the said property.

AND the Seller Company do hereby further agree with the Purchaser and declare that the Purchaser shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as absolute owners as their own chattel in any manner as they may like or find necessary from generation to generation without any disturbance of the Seller Company or its successors, successors-in-office, executors, assigns and legal representatives, and have every right to sell, alienate, lease, gift, mortgage etc. to any person(s) or authority.

AND the Seller Company do hereby give its consent and approval for recording the name of the Purchaser in the Landlord's Sherista and in the Andal Gram Panchayat and shall help the Purchaser in such recording and/or mutating of her names in such place or places and the Purchaser henceforth shall pay all rents and taxes to the Gram Panchayat and to the Govt. Revenue Department.



Additional Registrar of
Companies III Kolkata

24 MAY 2023

SCHEDULE

WITHIN the Dist, of Burdwan, Sub-division Durgapur, P.S. Andal, A.D.S.R. Office Raniganj, **Mouza Andal, J.L. No. 52**, all that piece and parcel of land, hereditaments and appurtenances with all easement rights attached thereto, appertaining to **L.R. Khatian Nos. 2645**, bearing **R.S. & L.R. Plot No. 2701**, of Baid land at present fit for Bastu, measuring an Area 2.178 (Two Point one seven eight) Decimal

L.R Khatian No.	R.S & L.R Plot No	Area	Class in ROR	Proposed Use Of Land	Road
2645	2701	2.178 Decimal	Baid	Bastu	25' wide Kancha Road

The property hereby sold are shown and delineated by Red Border Line Plan annexed hereto, which do form a part of this deed, Rayat Dakhali Swatiya.

The Proportionate annual ground rent is payable to the Govt. of West Bengal through the B.L. & L.R.O., Andal, Dist. Burdwan. Schedule Mentioned property never been acquired by Govt.

Proposed land used as VASTU (vacant plot) .

BUTTED & BOUNDED AS FOLLOWS with having 25' wide
Kancha approach Road.

North :- 25' wide Kancha Road,

South :- Land of Kiran Agarwal,

East :- Land of Kiran Agarwal,

West :- R.S & L.R Plot No. 2702 Part

Payment Schedule

Date	Amount	Cash/Cheque/Draft	Bank
08/03/2023	1,99,000/-	Cash	***
Total :-Rs. 1,99,000/- Rupees One Lakh ninety-nine thousand only.			



Additional Registrar of
Assurances III Kolkata

24 MAY 2023

IN WITNESSES WHEREOF the Seller hereof has executed and signed these presents on the day, month and year written at the outset.

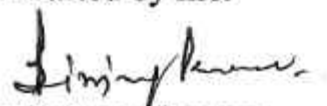
This Deed has been printed in 7 Pages and in Page No. 1(A), Photo & Ten Fingers Print given by the Parties duly attested, being the part of this Deed.

In witnesses whereof the Vendor & Purchaser put their signature on the day, month and year first above written.

Witnesses:

1. Subhendu Sinha
S/o Subhendu Sinha
Vill+Post Khondra
P.S. Andal Panchim Bardhaman
Pin 713363
2. Arbind Thakur
S/o - Late Dwip Narayan Thakur
Vill+PO - Dakshinkhonda
P.S. - Andal Panchim Bardhaman
Pin - 713321

Drafted by me.

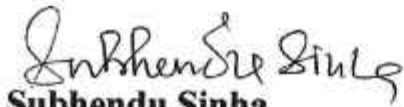


Binimoy Sarkar

Advocate Durgapur Court,

Registration No-F-58/60 of 1994

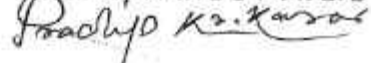
Type by



Subhendu Sinha

(Home Solution Andal)

KUPAM VINIYOG PVT. LTD



Director
Signature of Vendor

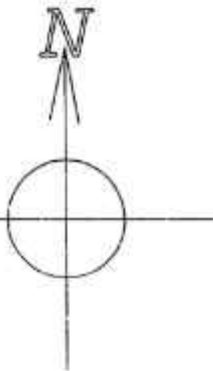


Additional Registrar of
Assurances III Kolkata

24 MAY 2023

MOUZA ANDAL J.L NO 52 P.S ANDAL DIST PASCHIM BARDHAMAN.
R.S&L/R PLOT NO--2701[P].SOLD AREA-1.32KA=2.178Dec.
[MORE OR LESS]

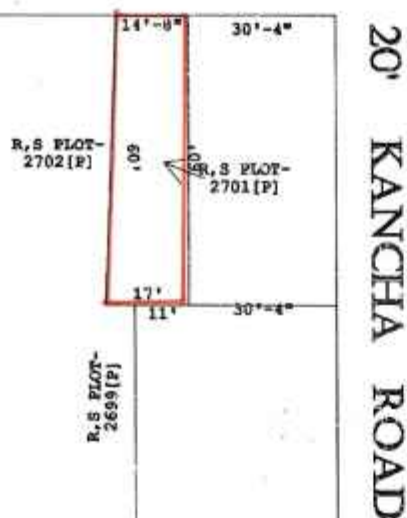
SOLD AREA MARKED IN RED 
THE LAND BEING SOLD TO-



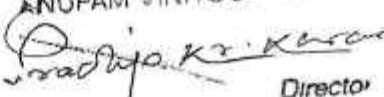
L/R MOUZA INDEX MAP .SCALE 1"=330'

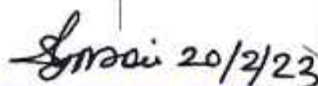


25' KANCHA ROAD



20' KANCHA ROAD

ANUPAM JINIYOG PVT. LTD

Director


DRAWN BY
Srikanta Gorai

Surveyor Reg-WB/K607/2008
Paschim Bardhaman



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



192023240045925641

GRN Details

GRN:	192023240045925641	Payment Mode:	Online Payment
GRN Date:	09/05/2023 22:50:53	Bank/Gateway:	State Bank of India
BRN :	IK0CFVWP5	BRN Date:	09/05/2023 22:51:52
GRIPS Payment ID:	090520232004592563	Payment Init. Date:	09/05/2023 22:50:53
Payment Status:	Successful	Payment Ref. No:	2001163591/1/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Subhendu Sinha
Address:	Home Solution Andal
Mobile:	7797453410
Email:	sinhacolmagic@gmail.com
Depositor Status:	Others
Query No:	2001163591
Applicant's Name:	Mr SUBHENDU SINHA
Identification No:	2001163591/1/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	09/05/2023
Period To (dd/mm/yyyy):	09/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001163591/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	10183
2	2001163591/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	3731
Total				13914

IN WORDS: THIRTEEN THOUSAND NINE HUNDRED FOURTEEN ONLY.

FINGER PRINT & PHOTOCOPY

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Shushila Devi Singh
by the Perf. *Shushila Devi Singh*

Shushila Devi Singh
by the Perf. of
Shushila Devi Singh

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

ANUPAM JINIYOG PVT. LTD.
Anupam K. Karar

ANUPAM JINIYOG PVT. LTD.
Anupam K. Karar
Director

Left hand						Director
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me



Additional Registrar of
Assurances III Kolkata

24 MAY 2023

Major Information of the Deed

Deed No :	I-1903-03330/2023	Date of Registration	24/05/2023
Query No / Year	1903-2001163591/2023	Office where deed is registered	
Query Date	09/05/2023 8:47:51 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUBHENDU SINHA HOME SOLUTION, ANDAL, Thana : Andol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713321, Mobile No. : 7585086119, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1,99,000/-	Rs. 3,72,438/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 11,183/- (Article:23)	Rs. 3,815/- (Article:A(1), E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Andol, Gram Panchayat: ANDAL, Mouza: Andol, JI No: 52, Pin Code : 713321

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2701 (RS :-)	LR-2645	Bastu	Baid	2.178 Dec	1,99,000/-	3,72,438/-	Width of Approach Road: 25 Ft., Last Reference Deed No :2304-I -03286-2007
Grand Total :					2.178Dec	1,99,000 /-	3,72,438 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANUPAM VINIYOG PRIVATE LIMITED 13 NO ROYD STREET, 3RD FLOOR,, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 ,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	Mrs SUSHILA DEVI SINGH Wife of Mr BHAGWAN SINGH SAHORA, City:- Not Specified, P.O:- SAHORA, P.S:-CHANRADIP, District:-Jamui, Bihar, India, PIN:- 811301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 23xxxxxxx3163, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr PRADIP KUMAR KARAK (Presentant) Son of Late NETAI CHANDRA KARAR Date of Execution - 10/05/2023, , Admitted by: Self, Date of Admission: 24/05/2023, Place of Admission of Execution: Office				
		 May 24 2023 12:46PM	 LT1 24/05/2023	 24/05/2023
1 NO COOK BURN LANE, 3RD FLOOR,, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANUPAM VINIYOG PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHENDU SINHA Son of Mr SUKHENDU SINHA KHANDRA, City:- Not Specified, P.O:- KHANDRA, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713363			
	24/05/2023	24/05/2023	24/05/2023
Identifier Of Mr PRADIP KUMAR KARAK			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANUPAM VINIYOG PRIVATE LIMITED	Mrs SUSHILA DEVI SINGH-2.178 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Andal, JI No: 52, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2701, LR Khatian No:- 2645	Owner: অর্ধেন্দু শেখর ঘটক, Gurdian: মুরুলী মোহন, Address: গোপালমার্ত , Classification: বাইদ, Area: 0.12370000 Acre,	Seller is not the recorded Owner as per Applicant.

On 24-05-2023

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.

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

Presented for registration at 12:25 hrs on 24-05-2023, at the Office of the A.R.A. - III KOLKATA by Mr PRADIP KUMAR KARAK ,.

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 3,72,438/-

A-1mission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 24-05-2023 by Mr PRADIP KUMAR KARAK, DIRECTOR, ANUPAM VINIYOG PRIVATE LIMITED (Private Limited Company), 13 NO ROYD STREET, 3RD FLOOR,, City:- Kolkata, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr SUBHENDU SINHA, , Son of Mr SUKHENDU SINHA, KHANDRA, P.O: KHANDRA, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713363, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,815.00/- (A(1) = Rs 3,724.00/- ,E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 3,731/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/05/2023 10:51PM with Govt. Ref. No: 192023240045925641 on 09-05-2023, Amount Rs: 3,731/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFVWP5 on 09-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,183/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 10,183/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 678, Amount: Rs.1,000.00/-, Date of Purchase: 04/05/2023, Vendor name: Ram Prasad Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/05/2023 10:51PM with Govt. Ref. No: 192023240045925641 on 09-05-2023, Amount Rs: 10,183/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFVWP5 on 09-05-2023, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 125949 to 125964
being No 190303330 for the year 2023.



[Handwritten signature]

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2023.05.26 12:28:11 -04:00
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/05/26 12:28:11 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

