

5445/24

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 496522

30/07/21

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

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

30 JUL 2021

GRN :- 19-202122-004059170-1

DEED OF SALE OF Rs. 35,50,000 /-ASSESSED MARKET VALUE OF Rs. 51,68,818 /-e-QUERY NO.- 2001278420 / 2021

THIS DEED OF SALE is made on this the 30TH day
of JULY in the year 2021, By :-

mmj
(Atr)

1. **SMT. ANJU DEBNATH**, (PAN - GECPD0504N), (AADHAR - 233201764564), daughter of Late Dwarika Nath Debnath, Wife of late Sachin Debnath alias Sachindra Kumar Debnath, by faith- Hindu, by occupation- Housewife, by Nationality - Indian, permanent resident of Purba Para, 01 no. Mohishila Colony, Raghunath Chak, P.O.- Ushagram, P.S. - Asansol South, Pin - 713303, District - Paschim Bardhaman, West Bengal, India,
2. **SMT. SUBHRA DEBNATH** alias **SUBHRA CHOWDHURY**, (PAN - AOGPD2016K), daughter of Late Sachin Chandra Debnath, wife of Debnarayan Chowdhury, by faith- Hindu, by occupation- Housewife, by Nationality - Indian, permanent resident of Purba Para, 01 no. Mohishila Colony, Raghunath Chak, P.O.- Ushagram, P.S. - Asansol South, Pin - 713303, District - Paschim Bardhaman, West Bengal, India;
3. **SMT. GOURI DEBNATH** alias **GOURI DAS**, (PAN - GEGPD9409N), daughter of Late Sachindra Debnath, wife of Bapi Das, by faith- Hindu, by occupation- Housewife, by Nationality - Indian, permanent resident of Purba Para, 01 no. Mohishila Colony, Raghunath Chak, P.O.- Ushagram, P.S. - Asansol South, Pin - 713303, District - Paschim Bardhaman, West Bengal, India;
4. **SMT. MITHU ROY** (PAN - EPDPR5188N), daughter of Late Sachin Debnath, wife of Manotosh Roy, by faith - Hindu, by occupation- Housewife, by Nationality - Indian, permanent resident of Purba Para, 01 no. Mohishila Colony, Raghunath Chak, P.O.- Ushagram, P.S. - Asansol South, Pin - 713303, District - Paschim Bardhaman, West Bengal, India;

(Adm)

5. **SMT. DURGA DEBNATH** (PAN – GCVPD7342K), daughter of Late Sachin Debnath, wife of Nanda Dulal Debnath, by faith- Hindu, by occupation- Housewife, by Nationality – Indian, permanent resident of Purba Para, 01 no. Mohishila Colony, Raghunath Chak, P.O.- Ushagram, P.S. – Asansol South, Pin – 713303, District – Paschim Bardhaman, West Bengal, India;

6. **SMT. SHIKHA DEBNATH** alias **SHIKHA DEBNATH CHAKRABORTY**, (PAN – GDKPD1783E), daughter of Late Sachin Debnath, wife of Debnath Chakraborty, by faith- Hindu, by occupation- Housewife, by Nationality – Indian, permanent resident of Purba Para, 01 no. Mohishila Colony, Raghunath Chak, P.O.- Ushagram, P.S. – Asansol South, Pin – 713303, District – Paschim Bardhaman, West Bengal, India;

7. **SMT. RIYA SARKAR** (PAN – MWDPS6277G), daughter of Late Sachin Debnath, w/o Sankar Sarkar, by faith- Hindu, by occupation- Housewife, by Nationality – Indian, permanent resident of Purba Para, 01 no. Mohishila Colony, Raghunath Chak, P.O.- Ushagram, P.S. – Asansol South, Pin – 713303, District – Paschim Bardhaman, West Bengal, India; hereinafter jointly & severally called the '**VENDOR**' (which expression shall unless excluded by or repugnant to the context be deemed to include each of their legal heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

IN FAVOUR OF :-

"SIDDHIVINAYAKA REALTY LLP" (PAN – ADEFS9105K), a Limited Liability Partnership Firm, having its Regd. Office at -

Ammy
(Adv)

Ground Floor, Unit No.- 09, Vishnupriya I, Simultala, 01 No. Mohishila Colony, Asansol, P.O. Asansol, 713303, P.S. - Asansol South, District - Paschim Bardhaman, represented by one of its Partner SHRI AMIT KUMAR RAI, (PAN - ARUPR1718F), son of Shri Kailash Rai resident of - 3/F-03, 3rd Floor, Radhika Apartment, Simultala, 01 No. Mohishila Colony, P.O.- Asansol - 03, P.S.- Asansol South, District - Paschim Bardhaman, West Bengal, India; hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include each of its successors-in-office, legal representatives, successors, executors, administrators, and assigns) of the **OTHER PART.**

WHEREAS the property i.e. homestead land mentioned in the schedule below under District - Paschim Bardhaman (formerly District - Burdwan), P.S.- Asansol, comprised within Mouza - Mohishila, (previously J.L. No.- 025), Presently J.L. no.- 037, L.O.P. no.- 428, in or upon C.S. Plot no.- 79 (P) corresponding to R.S.,L.R. Plot no.- 79/3423 & being 'Bastu' class of land measuring an area of 06 (six) kathas being Holding No.- 100/103, being Assessee no.- 3309302585588, within the ambits of Ward No.- 20 (old) 86 (new) of Asansol Municipal Corporation at 01 number Mohishila Colony, Asansol, more fully mentioned in details under Schedule below originally belonged to one Sachindra Kumar Debnath @ Sachin Debnath @ Sachindra Debnath @ Sachin Chandra Debnath @ Shanchin Chandra Debnath s/o Late Chandra Kumar Debnath of Asansol Govt. Colony No.- 01 who acquired it by virtue of a Lease Deed dated 23.10.1975, being Deed no.- 6870 for the year 1975 & which was later conferred absolute right, title & interest by way of

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(Adv)

Gift through Registered Indenture dated – 20.07.1988 being Deed no.- I 109 for the year 1988, duly noted In Book no.- I, Volume No.- II, Pages from 433 to 436 at the Office of Additional District Registrar of Burdwan at Asansol, executed by the Governor of the State of West Bengal as Donor; with the view that the Govt. of West Bengal with the intent to rehabilitate the Refugees displaced from East Pakistan now Bangladesh under the provisions of L.D.P. Act, 1948/L.A. Act I of 1894.

AND WHEREAS during his life time Sachindra Kumar Debnath @ Sachin Debnath @ Sachindra Debnath @ Sachin Chandra Debnath @ Shanchin Chandra Debnath s/o Late Chandra Kumar Debnath possessed the said properties openly, peacefully and uninterruptedly without any objection from anybody & erected a residential building which was duly assessed in his name & recorded in the Assessment Register of Asansol Municipal Corporation being Holding No.- 100/103, being Assessee no.- 3309302585588, within the ambits of Ward No.- 20 (old) 86 (new) of Asansol Municipal Corporation at Purba Para, 01 number Mohishila Colony, Asansol.

AND WHEREAS while owning & possessing such property Sachindra Kumar Debnath @ Sachin Debnath @ Sachindra Debnath @ Sachin Chandra Debnath @ Shanchin Chandra Debnath s/o Late Chandra Kumar Debnath mutated his name in the Record of Rights (R.O.R.) as "Raiyat" of S.D.L. & L.R.O. (E.P.-1) Asansol, Govt. of West Bengal being L.R. Khatian No.- 5687.

Ammy
(Adh)

AND WHEREAS thereafter while owning and possessing the said Schedule property Sachindra Kumar Debnath @ Sachin Debnath @ Sachindra Debnath @ Sachin Chandra Debnath @ Shanchin Chandra Debnath s/o Late Chandra Kumar Debnath died intestate and as a Hindu on 28.12.2010 at his own residence at 1 no. Mohishila Colony, and such fact had been duly noted in the Certificate of Death issued by Deputy Mayor, A.M.C., being Registration No.- 2010/02992, dated 28.12.2010, in Form 6, of Asansol Municipal Corporation, leaving behind his widow (i.e. Vendor no.- 01 of this instant Deed of Sale) and six (06) daughters (i.e. Vendor nos.- 02 to 07 of this instant Deed of Sale) as his only legal heirs and successors and none else to inherit the effects & estate of her husband & their father's in 1/7th shares each in accordance to the provision of Hindu Succession Act, 1956.

AND WHEREAS after the demise of Late Sachindra Kumar Debnath @ Sachin Debnath @ Sachindra Debnath @ Sachin Chandra Debnath @ Shanchin Chandra Debnath s/o Late Chandra Kumar Debnath his legal heirs i.e. Vendor nos. 01 to 07 named above, recorded & mutated their names, separately, in the L.R. Record of Rights as "Raiyat" of S.D.L. & L.R.O. (E.P.-1) Asansol, Govt. of West Bengal being L.R. Khatian nos.- 5822, 5820, 5821, 5825, 5826, 5824 & 5823 respectively.

AND WHEREAS the Vendors above named are lawfully owning and possessing and are otherwise sufficiently entitled to the properties as described in the schedule written hereunder.

Tommy
(Adv)

AND WHEREAS the purchaser having come to know of such intention of the Vendors proposed and offered to purchase the schedule mentioned property at a total consideration of **Rs.35,50,000/- (Rupees Thirty Five lakhs Fifty thousand) only.**

AND WHEREAS the Vendors considering the said price as fair, proper, reasonable and highest according to the present market value prevailing in the locality accepted the said offer of the purchaser and agreed to sell, convey and transfer the schedule mentioned property unto and in favour of the purchaser at and for the said total consideration of **Rs.35,50,000/- (Rupees Thirty Five lakhs Fifty thousand) only** on the terms mentioned hereinbelow.

AND WHEREAS the Vendors are selling their total & absolute shares in the schedule mentioned property for the consideration, mentioned above, as per their total satisfaction AND from this day & date mentioned first the Vendors are handing over their absolute possession over the schedule mentioned property & viz a viz the Purchaser Company has taken over the possession of the said schedule property.

AND WHEREAS from this day & date onwards the above named Vendors, if they want to enter the Schedule property, shall have to give proper prior written notice with causes/reasons for their request for entering upon the said premises to the Purchaser otherwise on violation of such terms & conditions such persons shall be declared & proclaimed as Trespasser.

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(Ash)

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

THAT in pursuance of the Agreement between the Vendors and the Purchaser and in consideration of the said sum of **Rs.35,50,000/- (Rupees Thirty Five lakhs Fifty thousand) only** paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby admit and acknowledge) as total consideration price of the said land, the Vendor doth hereby grant, convey, sell and transfer unto and to the use of the said Purchaser all that land more fully mentioned and described in the schedule below together with right of path, passage, lights, liberties, privileges, easement and appurtenances whatsoever attached and concerning to the said property free from any or all encumbrances **TO HAVE AND TO HOLD** the said property hereby granted, conveyed and transferred unto and to the use of the said Purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise **AND THAT** the said Vendor for themselves, their heirs and successors doth hereby declare and covenant with the Purchaser that the Vendors have good title, full power and absolute right to sell and transfer the Schedule mentioned property and further declare that he is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and that the Vendors have not in any way encumbered the said property intended to be conveyed by this Deed of Sale **AND THAT** the said Purchaser including his legal heirs, successors, legal representatives and assigns shall and may at all times peacefully and quietly hold, possess, use and enjoy the said property as lawful and rightful owner thereof without any interruptions, obstructions claim and / or demand whatsoever from

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(Adv)

or by the Vendor or any person / persons lawfully / equitably claiming under or in trust for him AND THAT the said Vendor shall and will for all times to come at the cost and request of the said purchaser do or execute or cause to be done or executed all such acts, deeds, and/or things for further or more perfectly assuring the title of the Purchaser relating to the said property or part thereof AND THAT the said Vendor doth hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned property hereby sold is not free from all encumbrances and/or the Vendor has no valid, perfect and marketable title to the said property as hereinbefore stated by the Vendor in that event the Vendor including their legal heirs and successors would be bound to payback the entire consideration amount with legal charges to the Purchaser and shall also be liable to make good and indemnify all losses and damages which the Purchaser may suffer due to any defect in title of the Vendors in respect of the said property hereby sold to the Purchaser.

It is further declared by the Vendor that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get his name mutated in the records of S.D.L. & L.R.O. (E.P.-1) Asansol, under the State of West Bengal or of any other Authority and the Vendors undertake to render all such help and assistance as will be found essential in this regard.

A Magistrate Affidavit at Asansol District Court has been executed dated 28.07.2021 solemnly swearing, affirming, declaring & stating thereby that the Sachindra Kumar Debnath @ Sachin Debnath @ Sachindra Debnath @ Sachin Chandra Debnath @

Ammy
(Adw)

Shanchin Chandra Debnath s/o Late Chandra Kumar Debnath is one & same identical person.

::: SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :::

(PROPERTY THAT IS SOLD)

In the District of PASCHIM BARDHAMAN (formerly District - Burdwan), A.D.S.R. Office -Asansol, P.S.- ASANSOL, within **Mouza - MOHISHILA**, J.L. no.- 037, all that piece and parcel of "BASTU" class of land, being **L.O.P. no.- 428** comprised in or upon C.S. Plot no.- 79 (P) corresponding to **R.S. & L.R. Plot no.- 79/3423**, appertaining to L.R. Khatian nos.- 5822, 5820, 5821, 5825, 5826, 5824 & 5823 respectively, total area of land sold measuring an area of **06 (six) kathas**, along with a 35 years old single storied Tile Shed residential building standing thereon and measuring area **300 (three hundred) sq. ft. (approx.)**, with all fittings, fixtures, courtyard along with all hereditaments & easementary rights attached thereto bearing being Holding No.- 100/103, being Assessee no.- 3309302585588, within the ambits of Ward No.- 20 (old) 86 (new) of Asansol Municipal Corporation at 01 number Mohishila Colony, Asansol, are hereby sold by this Deed of Sale.

Proposed land use **BASTU**.

The schedule property which is sold is butted & bounded by :-

NORTH - L.O.P. no.- 420.

SOUTH - Colony Road.

L.O.P. no.- 447

EAST - House of Bijoy Pal.

L.O.P. no.- 429

WEST - House of Sadhan Chatterjee.

L.O.P. no.- 427

(Mmy)
(Adh)

01 (one) number of sheet containing the self attested photo & fingerprint of both the parties concern is attached with this Deed & shall form part of this Deed.

The proportionate annual rent is payable to the State of West Bengal through S.D.L. & L.R.O. (E.P.-1) Asansol.

::: MEMO OF CONSIDERATION :::

SL.No.	Mode of Payment	Date	Bank Name, Branch Name & Cheque No/s.	Amount.(Rs)
1	TRANSFER	05.07.2021	S.B.I.	11,00,000/-
2	TRANSFER	17.06.2021	H.D.F.C., 000883	1,50,000/-
3	TRANSFER	06.10.2020	H.D.F.C.	1,00,000/-
4	TRANSFER	25.01.2021	S.B.I., 896990	2,00,000/-
5	TRANSFER	30.07.2021	H.D.F.C.	3,00,000/-
6	TRANSFER	30.07.2021	H.D.F.C.	3,00,000/-
7	TRANSFER	30.07.2021	H.D.F.C.	3,00,000/-
8	TRANSFER	30.07.2021	H.D.F.C.	3,00,000/-
9	TRANSFER	30.07.2021	H.D.F.C.	8,00,000/-

Thus paid a total amount of **Rs.35,50,000/- (Rupees Thirty Five lakhs Fifty thousand) only** as full consideration monies for the above named schedule mentioned property to the Vendor by the Purchaser.

(Adv)

IN WITNESS WHEREOF the Vendors named above signed and executed this Deed of Sale on the day, month and year first above written.

WITNESSES

1. Ajeet KUMAR Rai
S/o Kailash Rai
Radika Apartment
3/F3 3rd Floor
Simuhala 1 No
Mohisila COLONY
ASANSOL 713303

2. Lakshman Chandra
S/o Upendra Lal Chandra
1st Mohisila Colony
Asansol - 3

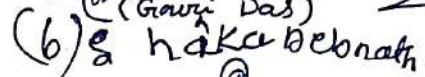
(1) 

(2) Riya Sarkar

(3) Durga Debnath

(4) Mithu Ray

(5) Gouri Debnath

(6)  (Gouri Das)

(7) Subhra Debnath

(Subma Choudhury)

Drafted & Prepared by me as per Aforesaid Gift Deed, D.C., R.O.R, Sketch Map & M.T.R. of A.M.C., as provided by both the parties and explained the contents to both the Parties in Vernacular and Printed in my office.



(UTSAV MUKHERJEE)

Advocate,

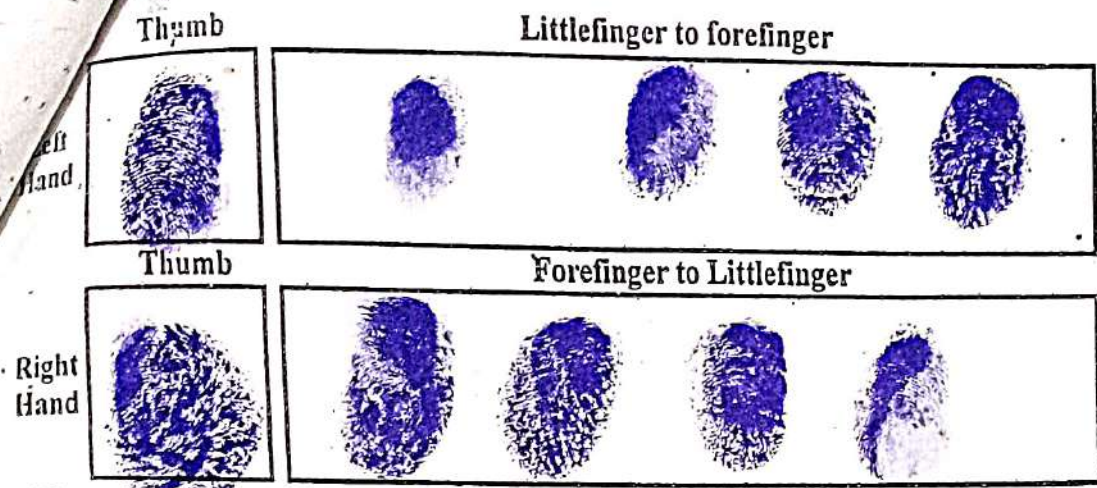
Paschim Bardhaman District Judge's Court at Asansol

Enrolment No.- WB/549/2011.

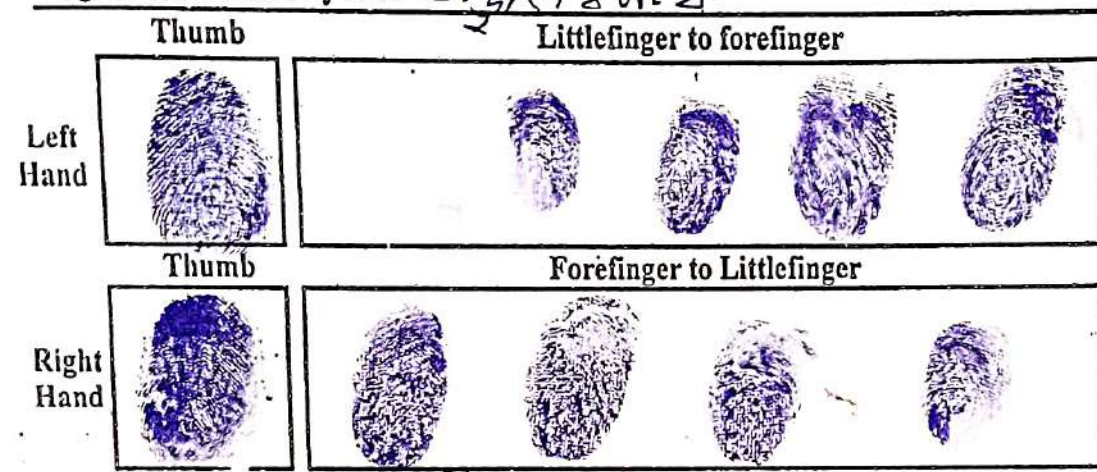
(Signature of Vendors)

SIDDHIVINAYAKA REALTY LLP

Anur Kumar Rai
Partner



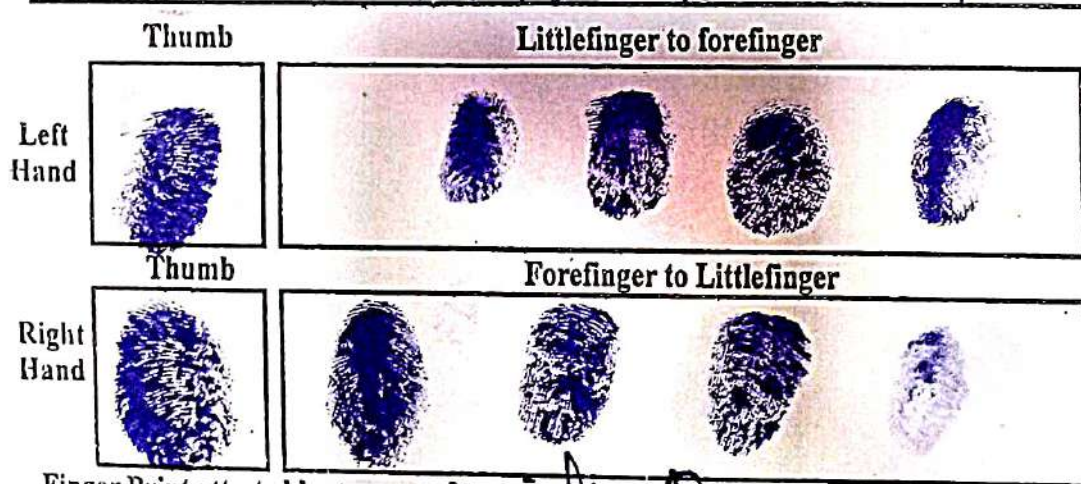
Finger Print attested by me : *அதிமுகம்*



Finger Print attested by me : *Riyasarkar*



Finger Print attested by me : *Durga Debnath*

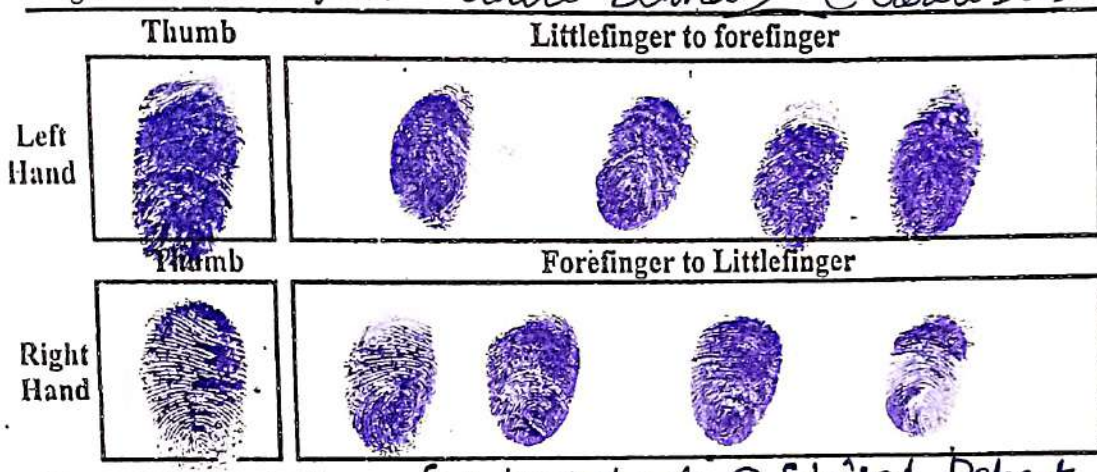


Finger Print attested by me : *mithu Roy*

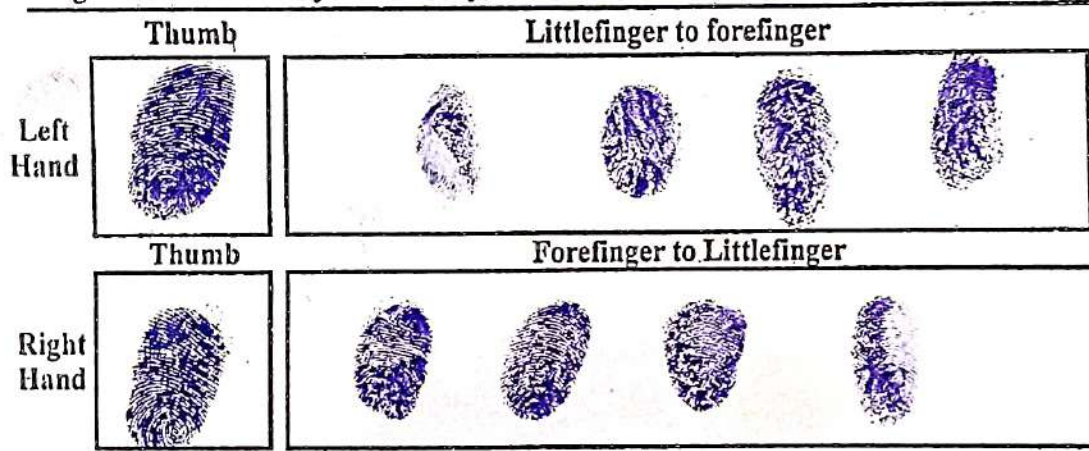




Finger Print attested by me : Gouri Debnath @ Gouri Das.



Finger Print attested by me : Shikha Debnath @ Shikha Debnath Chakraborty



Finger Print attested by me : Subhra Debnath @ Subhra Choudhury



Finger Print attested by me : Anil Kumar





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

GRN Details

GRN:	192021220040591701	Payment Mode:	Online Payment
GRN Date:	30/07/2021 11:39:40	Bank/Gateway:	HDFC Bank
BRN :	1513218936	BRN Date:	30/07/2021 11:07:18
Payment Status:	Successful	Payment Ref. No:	2001278420/2/2021
[Query No./Query Year]			

Depositor Details

Depositor's Name:	SIDDHIVINAYAKA REALTY LLP
Address:	ASANSOL
Mobile:	9732095565
Depositor Status:	Buyer/Claimants
Query No:	2001278420
Applicant's Name:	Mr UTSAV MUKHERJEE
Identification No:	2001278420/2/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001278420/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	205763
2	2001278420/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	51695
Total				257458

IN WORDS: TWO LAKH FIFTY SEVEN THOUSAND FOUR HUNDRED FIFTY EIGHT ONLY.

Riyasatkar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
MNWPS69773

नाम / नाम
NWA BARNATH

पिता का नाम / Father's Name
BARNATH BARNATH

जन्म की तारीख
Date of Birth
11/11/1976

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BARNATH BARNATH

नाम / नाम
BARNATH BARNATH

पिता का नाम / Father's Name
BARNATH BARNATH

जन्म की तारीख
Date of Birth
11/11/1976

हस्ताक्षर / Signature

Sikha Debnath

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BARNATH BARNATH

नाम / नाम
BARNATH BARNATH

पिता का नाम / Father's Name
BARNATH BARNATH

जन्म की तारीख
Date of Birth
11/11/1976

हस्ताक्षर / Signature

Sikha Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GEUPD09944

नाम / नाम
BARNATH BARNATH

पिता का नाम / Father's Name
BARNATH BARNATH

जन्म की तारीख
Date of Birth
11/11/1976

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GEUPD09944

नाम / नाम
BARNATH BARNATH

पिता का नाम / Father's Name
BARNATH BARNATH

जन्म की तारीख
Date of Birth
11/11/1976

हस्ताक्षर / Signature

Geeta Debnath

अक्षय तना

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BARNATH BARNATH

नाम / नाम
BARNATH BARNATH

पिता का नाम / Father's Name
BARNATH BARNATH

जन्म की तारीख
Date of Birth
11/11/1976

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BORNPD1783E



नाम / नाम
SHIKHA DEBNATH

पिता का नाम / Father's Name
BARNATH BARNATH

जन्म की तारीख
Date of Birth
01/01/1976

हस्ताक्षर / Signature

08/01/2020

Sikha Debnath@
Shikha Debnath

Shikha Debnath

Riyasatkar

आयकर विभाग
INCOME TAX DEPARTMENT
SIDDHIVINAYAKA REALTY LLP



भारत सरकार
GOVT. OF INDIA



23/11/2016
Permanent Account Number
ADEFS9105K

SIDDHIVINAYAKA REALTY LLP
Amit Kumar Rai
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMIT KUMAR RAI
KAILASH RAI

05/08/1981
Permanent Account Number
ARUPR1718F

Amit Kumar Rai
Signature



Amit Kumar Rai



Ajeet Kumar Rai
DOB: 11/03/1983
Male / MALE

5167 8850 0735

Ajeet KUMAR Rai

Address:
S/O: Kishan Rai, House No. 2,
Chakrabortykhanda I, Thekama,
Azamgarh,
Uttar Pradesh - 270303

5167 8850 0735

Major Information of the Deed

Deed No :	I-2305-05533/2021	Date of Registration	30/07/2021
Query No / Year	2305-2001278420/2021	Office where deed is registered	
Query Date	27/07/2021 10:06:01 PM	2305-2001278420/2021	
Applicant Name, Address & Other Details	UTSAV MUKHERJEE DISTRICT JUDGES COURT PASCHIM BARDHAMAN AT ASANSOL, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8250942170, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 35,50,000/-		Rs. 51,68,818/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,06,763/- (Article:23)		Rs. 51,695/- (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: Mohisila Colony No 1, Road Zone :
(Road Width (20-30) -- Road Width (20-30)), Mouza: Mohishila, JI No: 37, Pin Code : 713303

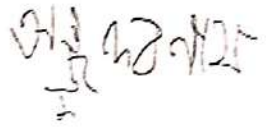
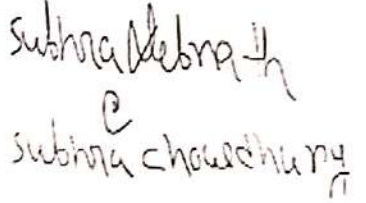
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-79/3423 (RS :-)	LR-5822	Bastu	Bastu	617 Sq Ft	5,07,142/-	7,28,832/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-79/3423 (RS :-)	LR-5820	Bastu	Bastu	617 Sq Ft	5,07,142/-	7,28,832/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-79/3423 (RS :-)	LR-5821	Bastu	Bastu	617 Sq Ft	5,07,142/-	7,28,832/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-79/3423 (RS :-)	LR-5825	Bastu	Bastu	617 Sq Ft	5,07,142/-	7,28,832/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	LR-79/3423 (RS :-)	LR-5826	Bastu	Bastu	617 Sq Ft	4,57,142/-	7,28,832/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L6	LR-79/3423 (RS :-)	LR-5824	Bastu	Bastu	617 Sq Ft	5,07,142/-	7,28,832/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

LR-79/3423 (RS :-)	LR-5823	Bastu	Bastu	618 Sq Ft	5,07,148/-	7,30,013/-	Width of Approach Road: 30 Ft. Adjacent to Metal Road.
TOTAL :				9.9Dec	35,00,000 /-	51,03,005 /-	
Grand Total :				9.9Dec	35,00,000 /-	51,03,005 /-	

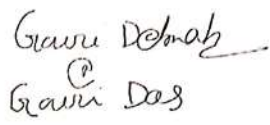
Structure Details :

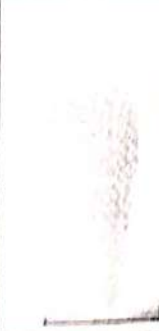
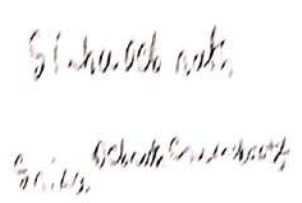
Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7	300 Sq Ft.	50,000/-	65,813/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	50,000 /-	65,813 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs ANJU DEBNATH (Presentant) Wife of Late SACHINDRA KUMAR DEBNATH ALIAS SACHIN DEBNATH Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office	 30/07/2021	 LTI 30/07/2021	 30/07/2021
Purba Para 01 No Mohishila Colony, City:- Asansol, , P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GExxxxxx4N, Aadhaar No: 23xxxxxxxx4564, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs SUBHRA DEBNATH, (Alias: Mrs SUBHRA CHOWDHURY) Daughter of Late SACHIN CHANDRA DEBNATH Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office	 30/07/2021	 LTI 30/07/2021	 30/07/2021

Purba Para 01 No Mohishila Colony, City:- Asansol, , P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx6K, Aadhaar No: 40xxxxxxxx6609, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office

	Name	Photo	Finger Print	Signature
3	Mrs GOURI DEBNATH, (Alias: Mrs GOURI DAS) Daughter of Late SACHINDRA DEBNATH Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office	 30/07/2021	 30/07/2021 LTI	 30/07/2021
Purba Para 01 No Mohishila Colony, City:- Asansol, , P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GExxxxxx9N, Aadhaar No: 29xxxxxxxx2328, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office				
4	Mrs MITHU ROY Daughter of Late SACHIN DEBNATH Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office	 30/07/2021	 30/07/2021 LTI	 30/07/2021
Purba Para 01 No Mohishila Colony, City:- Asansol, , P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EPxxxxxx8N, Aadhaar No: 38xxxxxxxx8938, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office				
5	Mrs DURGA DEBNATH Daughter of Late SACHIN DEBNATH Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office	 30/07/2021	 30/07/2021 LTI	 30/07/2021
Purba Para 01 No Mohishila Colony, City:- Asansol, , P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: GCxxxxxx2K, Aadhaar No: 79xxxxxxxx9915, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs SHIKHA DEBNATH, (Alias: Mrs SHIKHA DEBNATH CHAKRABORTY) Daughter of Late SACHIN DEBNATH Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office	 30/07/2021	 LTI 30/07/2021	 30/07/2021

Purba Para 01 No Mohishila Colony, City:- Asansol, , P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: GDxxxxxx3E, Aadhaar No: 88xxxxxxxx8934, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021
 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs RIYA SARKAR Daughter of Late SACHIN DEBNATH WIFE OF SHRI SANKAR SARKAR Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office	 30/07/2021	 LTI 30/07/2021	 30/07/2021

Purba Para 01 No Mohishila Colony, City:- Asansol, , P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: MWxxxxxx7G, Aadhaar No: 71xxxxxxxx0757, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021
 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SIDDHIVINAYAKA REALTY LLP Ground Floor, Unit No.- 09, Vishnupriya I., Block/Sector: Simultala, 01 No. Mohishila Colony, Asansol, City:- Asansol, , P.O:- ASANSOL, P.S:-Asansol, District: Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.: ADxxxxxx5K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr AMIT RAI Son of Mr KAILASH RAI Date of Execution - 30/07/2021, , Admitted by: Self, Date of Admission: 30/07/2021, Place of Admission of Execution: Office </td> <td>  Jul 30 2021 4:09PM </td> <td>  LTI 30/07/2021 </td> <td>  30/07/2021 </td> </tr> </tbody> </table> 3/F-03, 3rd Floor, Radhika Apartment, Simultala, 01 No. Mohishila Colony, City:- Asansol, , P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx8F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIDDHIVINAYAKA REALTY LLP (as PARTNER)	Name	Photo	Finger Print	Signature	Mr AMIT RAI Son of Mr KAILASH RAI Date of Execution - 30/07/2021, , Admitted by: Self, Date of Admission: 30/07/2021, Place of Admission of Execution: Office	 Jul 30 2021 4:09PM	 LTI 30/07/2021	 30/07/2021
Name	Photo	Finger Print	Signature						
Mr AMIT RAI Son of Mr KAILASH RAI Date of Execution - 30/07/2021, , Admitted by: Self, Date of Admission: 30/07/2021, Place of Admission of Execution: Office	 Jul 30 2021 4:09PM	 LTI 30/07/2021	 30/07/2021						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AJEET KUMAR RAI Son of Mr KAILASH RAI Present Residence 01 NO MOHISHILA COLONY, Block/Sector: SIMULTALA, Flat No: RADHIKA APPT, City:- Asansol, , P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303	 30/07/2021	 30/07/2021	 30/07/2021

Identifier Of Mrs ANJU DEBNATH, Mrs SUBHRA DEBNATH, Mrs GOURI DEBNATH, Mrs MITHU ROY, Mrs DURGA DEBNATH, Mrs SHIKHA DEBNATH, Mrs RIYA SARKAR, Mr AMIT RAI

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs ANJU DEBNATH	SIDDHIVINAYAKA REALTY LLP-617 Sq Ft
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUBHRA DEBNATH	SIDDHIVINAYAKA REALTY LLP-617 Sq Ft
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs GOURI DEBNATH	SIDDHIVINAYAKA REALTY LLP-617 Sq Ft
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs MITHU ROY	SIDDHIVINAYAKA REALTY LLP-617 Sq Ft
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs DURGA DEBNATH	SIDDHIVINAYAKA REALTY LLP-617 Sq Ft
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs SHIKHA DEBNATH	SIDDHIVINAYAKA REALTY LLP-617 Sq Ft
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs RIYA SARKAR	SIDDHIVINAYAKA REALTY LLP-618 Sq Ft
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs ANJU DEBNATH	SIDDHIVINAYAKA REALTY LLP-42.85714300 Sq Ft
2	Mrs SUBHRA DEBNATH	SIDDHIVINAYAKA REALTY LLP-42.85714300 Sq Ft
3	Mrs GOURI DEBNATH	SIDDHIVINAYAKA REALTY LLP-42.85714300 Sq Ft
4	Mrs MITHU ROY	SIDDHIVINAYAKA REALTY LLP-42.85714300 Sq Ft
5	Mrs DURGA DEBNATH	SIDDHIVINAYAKA REALTY LLP-42.85714300 Sq Ft
6	Mrs SHIKHA DEBNATH	SIDDHIVINAYAKA REALTY LLP-42.85714300 Sq Ft
7	Mrs RIYA SARKAR	SIDDHIVINAYAKA REALTY LLP-42.85714300 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) – Road Width (20-30)), Mouza: Mohishila, JI No: 37, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 79/3423, LR Khatian No:- 5822		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 79/3423, LR Khatian No:- 5820	Owner: শ্রী দেবনাথ, Gurdian: দেবনাথ দেবনাথ, Address: নিজ, Classification: বাস, Area: 0.02000000 Acre,	Mrs SUBHRA DEBNATH
L3	LR Plot No:- 79/3423, LR Khatian No:- 5821	Owner: গৌরী দাস, Gurdian: বাপী দাস, Address: নিজ, Classification: বাস, Area: 0.01000000 Acre,	Mrs GOURI DEBNATH

L4	LR Plot No:- 79/3423, LR Khatian No:- 5825	Owner: XXXX , Gurdian: XXXX , Address: XXXX , Classification: XXXX , Area: 0.01000000 Acre,	Mrs MITHU ROY
L5	LR Plot No:- 79/3423, LR Khatian No:- 5826	Owner: XXXX , Gurdian: XXXX , Address: XXXX , Classification: XXXX , Area: 0.02000000 Acre,	Mrs DURGA DEBNATH
L6	LR Plot No:- 79/3423, LR Khatian No:- 5824	Owner: XXXX (100%), Gurdian: XXXX (100%), Address: XXXX , Classification: XXXX , Area: 0.01000000 Acre,	Mrs SHIKHA DEBNATH
L7	LR Plot No:- 79/3423, LR Khatian No:- 5823	Owner: XXXX , Gurdian: XXXX , Address: XXXX , Classification: XXXX , Area: 0.01000000 Acre,	Mrs RIYA BARKAR

30-07-2021

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 15:58 hrs on 30-07-2021, at the Office of the A.D.S.R. ASANSOL by Mrs ANJU DEBNATH, one of the Executants.

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 51,68,818/-

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

Execution is admitted on 30/07/2021 by 1. Mrs ANJU DEBNATH, Wife of Late SACHINDRA KUMAR DEBNATH ALIAS SACHIN DEBNATH, Purba Para 01 No Mohishila Colony, P.O: USHAGRAM, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 2. Mrs SUBHRA DEBNATH, Alias Mrs SUBHRA CHOWDHURY, Daughter of Late SACHIN CHANDRA DEBNATH, Purba Para 01 No Mohishila Colony, P.O: USHAGRAM, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 3. Mrs GOURI DEBNATH, Alias Mrs GOURI DAS, Daughter of Late SACHINDRA DEBNATH, Purba Para 01 No Mohishila Colony, P.O: USHAGRAM, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 4. Mrs MITHU ROY, Daughter of Late SACHIN DEBNATH, Purba Para 01 No Mohishila Colony, P.O: USHAGRAM, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 5. Mrs DURGA DEBNATH, Daughter of Late SACHIN DEBNATH, Purba Para 01 No Mohishila Colony, P.O: ASANSOL, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 6. Mrs SHIKHA DEBNATH, Alias Mrs SHIKHA DEBNATH CHAKRABORTY, Daughter of Late SACHIN DEBNATH, Purba Para 01 No Mohishila Colony, P.O: USHAGRAM, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 7. Mrs RIYA SARKAR, Daughter of Late SACHIN DEBNATH WIFE OF SHRI SANKAR SARKAR, Purba Para 01 No Mohishila Colony, P.O: USHAGRAM, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife

Identified by Mr AJEET KUMAR RAI, Son of Mr KAILASH RAI, Present Residence 01 NO MOHISHILA COLONY, Sector: SIMULTALA, Flat No: RADHIKA APPT, P.O: ASANSOL, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

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

Execution is admitted on 30-07-2021 by Mr AMIT RAI, PARTNER, SIDDHIVINAYAKA REALTY LLP (LLP), Ground Floor, Unit No.- 09, Vishnupriya I., Block/Sector: Simultala, 01 No. Mohishila Colony, Asansol, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Identified by Mr AJEET KUMAR RAI, Son of Mr KAILASH RAI, Present Residence 01 NO MOHISHILA COLONY, Sector: SIMULTALA, Flat No: RADHIKA APPT, P.O: ASANSOL, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 51,695/- (A(1) = Rs 51,688/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 51,695/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/07/2021 11:42AM with Govt. Ref. No: 192021220040591701 on 30-07-2021, Amount Rs: 51,695/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1513218936 on 30-07-2021, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,06,763/- and Stamp Duty paid by Stamp Rs. 1,000/-, by online - Rs 2,06,763/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 6564, Amount Rs.1,000/-, Date of Purchase: 28/07/2021, Tendered by: P. Ghanty

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

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB
Online on 30/07/2021 11:42AM with Govt. Ref. No. 142021220040531764 on 30/07/2021, Amount Rs. 2,15,763/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1513216936 on 30/07/2021, Head of Branch: 02-105/113/12

[Signature]

Himol Ghosh

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 2305-2021, Page from 155022 to 155049
being No 230505533 for the year 2021.



Digitally signed by Tanmoy Sarkar
Date: 2021.08.05 15:20:01 +05:30
Reason: Digital Signing of Deed.

(Tanmoy Sarkar) 2021/08/05 03:20:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)