

10836/2023

I-41/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 183051

L 183051

S.D > 5000/- VC code No > 1222/2023

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

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

03 JAN 2024

Ref : Query No. 2003102243/2023

GRN: 19-202324-032133876-8

DEED OF SALE of Rs. 9,00,000/-

(Assessed Market Value of Rs. 9,27,270/-)

In the District of Paschim Bardhaman,

P.S. Asansol, J.L. No. 18, Mouza Gobindapur,

R.S. & L.R. Plot No. 940, L.R. Khatian No. 957,

Measuring an area of 05 (Five) decimals of land.

THIS DEED OF SALE made on this the 22nd day of December,
2023, BY and BETWEEN :-

Sri Joydeb Mondal son of Sri Nani Gopal Mondal, by faith Hindu, by occupation Business, Aadhaar No. 523056713098, by citizenship Indian, resident of A-Block, Sen-Raleigh, P.O. Kanyapur, PIN-713341, P.S. Asansol (North), Dist. Paschim Bardhaman, at present residing at Tower No. 4, FL-33F, South City Residency, 375, Prince Anwar Shah Road, Jodhpur Park, Kolkata, P.O. Jadavpur, PIN-700068, P.S. Jadavpur, Dist. South 24 Parganas 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 **RICHMOND ENCLAVE PRIVATE LIMITED**, a Company incorporated under the Companies Act 1956, having its having its office at 3rd Floor, Module-36, Webel IT Park, Shakespeare Sarani, Jyoti Nagar Asansol, P.O. Asansol, PIN-713305, P.S. Asansol (North), Dist. Paschim Bardhaman duly represented by its Director **Md. Kalimuddin** son of late Md. Moinuddin, by faith Muslim, by occupation Business, Aadhaar No. 746225670974, by citizenship Indian, resident of Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Sub-Division and Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman hereinafter called the "PURCHASER" (which expression shall include



its successor-in-office, assigns, legal representatives unless contrary to and repugnant to the context) of the OTHER PART.

WHEREAS one Sri Kartick Kumar Roy alias Astick Kumar Roy son of late Nabanidhar Roy of Palasdiha, P.S. Asansol (North), Dist. Paschim Bardhaman sold and transferred the land measuring 05 (Five) decimals on R.S. & L.R. Plot No. 940 (Nine hundred forty) under L.R. Khatian No. 43 (Forty three) within Mouza Gobindapur, P.S. Asansol, Dist. Paschim Bardhaman to the vendor Sri Joydeb Mondal by a registered deed of sale being no. 020506404 for the year 2016 of Addl. Dist. Sub-Registry office Asansol.

AND WHEREAS by virtue of such purchase the vendor has become absolute owner of the land measuring 05 (Five) decimals in the above noted plot morefully mentioned in the schedule below and since then he has been owning and possessing the same peacefully and uninterruptedly.

AND WHEREAS the vendor's ownership in respect of the said land has been duly recorded in the L.R. Record of Rights in L.R. Khatian No. 957 (Nine hundred fifty seven) of the said Mouza.

AND WHEREAS the vendor to meet his lawful necessity has proposed to sell the land measuring 05 (Five) decimals morefully mentioned in the schedule below on a consideration of Rs. 9,00,000/- (Rupees nine lac) only free from all encumbrances.

AND WHEREAS the purchaser has offered to purchase the same at a consideration of Rs. 9,00,000/- (Rupees nine lac) only and the vendor has accepted the said offer of the purchaser and has agreed to sell the said land mentioned in the schedule below to the purchaser free from all encumbrances.

AND WHEREAS towards the said transaction the purchaser has paid a sum of Rs. 9,00,000/- (Rupees nine lac) only to the vendor as per the memo of consideration below.

AND WHEREAS the vendor have received the said sum of Rs. 9,00,000/- (Rupees nine lac) only from the purchaser as per the memo of consideration below.

NOW THIS INDENTURE WITNESSETH

That in pursuance of the said contract and in consideration of sum of Rs. 9,00,000/- (Rupees nine lac) only to the vendor paid by the purchaser as per the memo of consideration below, in receipt whereof the vendor hereby admit and acknowledge the said sum of Rs. 9,00,000/- (Rupees nine lac) 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, its 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, its 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 its 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, its 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, its heirs, successors and assigns will enjoy the said land from generation to generations with all the rights, title interest of the vendor according to its choice preference and necessity including all sorts of transferring right by way of sale, gift, mortgage, lease etc. and is at liberty to mutate its 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. 18, Mouza Gobindapur, L.R. Khatian No. 957 (Nine hundred fifty seven),

R.S. & L.R. Plot No. 940 (Nine hundred forty), Class Danga, measuring 05 (Five) decimals of vacant land is hereby sold.

Butted & Bounded by :-

On the North : Land on R.S. & L.R. Plot No. 939.

On the South : Land on R.S. Plot No. 519 of Mouza Palasdiha.

On the East : Land on R.S. & L.R. Plot No. 939.

On the West : Land on R.S. & L.R. Plot No. 940 (Part).

Proposed use : Bastu.

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

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

Memo of Consideration :-

1. Cheque No. 546940 dated 10.12.2023 on Axis Bank, Asansol Branch for Rs. 5,00,000/- only.
2. Cheque No. 546941 dated 15.12.2023 on Axis Bank, Asansol Branch for Rs. 4,00,000/- only.

Total Rs. 9,00,000/- (Rupees nine lac) only.

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

WITNESSES

1. *Ayaz Alam*
S/o Sarfaraz Alam
Rail Par, Jahangir Mohalla
P.O. Asansol, P.S. Asansol (N)
Dist. Paschim Bardhaman
Asansol-713302

2. *Touhid Alam*
S/o Md Anwar Hussain
of Siferampur

Touhid Alam
Signature of the Vendors

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.

Touhid Alam



	Thumb	Little finger to fore finger
Left Hand		
	Thumb	Fore finger to little finger
Right Hand		

Finger prints attested by me : M. D. Kalinreddi



	Thumb	Little finger to fore finger
Left Hand		
	Thumb	Fore finger to little finger
Right Hand		

Finger prints attested by me : Togde munda

Photograph

	Thumb	Little finger to fore finger
Left Hand		
	Thumb	Fore finger to little finger
Right Hand		

Finger prints attested by me :



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 23052003102243/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date VCTI
1	Shri Joydeb Mondal A-Block, Sen-Raleigh, City:- Asansol, P.O:- Kanyapur, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713341	Seller			Joydeb Mondal 23/12/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date VCTI
1	Ayaz Alam Son of Mr Sarfaraz Alam Jahangiri Mohalla, Railpar, Asansol, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713302	Shri Joydeb Mondal			Ayaz Alam 23/12/2023

3384

3385

(Manoj Kumar Mandal)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
ASANSOL

Paschim Bardhaman, West
Bengal

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Ayaz Alam
2. FATHER/ HUSBAND NAME : Sarfaraz Alam
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Jahangiri Mohalla, Railpar, Asansol
POST OFFICE (পোস্ট অফিস) Asansol
POLICE STATION (থানা) Asansol (N) PIN 713302
DISTRICT(জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Friend
6. AADHAR NO 7443 4780 0350
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Ayaz Alam as identifier identifying the executants
of the concerned deed (Query No.) 2003102243/2023.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Ayaz Alam

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Mobile No. _____



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



192023240321338768

GRN Details

GRN:	192023240321338768	Payment Mode:	SBI Epay
GRN Date:	20/12/2023 13:33:47	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0707094282429	BRN Date:	20/12/2023 13:37:40
Gateway Ref ID:	0770172569	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	201220232032133875	Payment Init. Date:	20/12/2023 13:33:47
Payment Status:	Successful	Payment Ref. No:	2003102243/1/2023
[Query No./*/Query Year]			

Depositor Details

Depositor's Name:	Mr Majibur Rahaman
Address:	rashdanga, asansol
Mobile:	9474539200
Period From (dd/mm/yyyy):	20/12/2023
Period To (dd/mm/yyyy):	20/12/2023
Payment Ref ID:	2003102243/1/2023
Dept Ref ID/DRN:	2003102243/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003102243/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	32101
2	2003102243/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	9280
Total				41381

IN WORDS: FORTY ONE THOUSAND THREE HUNDRED EIGHTY ONE ONLY.

PAID

Major Information of the Deed

Deed No :	I-2305-00041/2024	Date of Registration	03/01/2024
Query No / Year	2305-2003102243/2023	Office where deed is registered	
Query Date	18/12/2023 12:41:15 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Majibur Rahaman Rashdanga, Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713301, Mobile No. : 7001098090, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 9,00,000/-		Rs. 9,27,270/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 37,101/- (Article:23)		Rs. 9,280/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Unassessed Municipal Road (Gobindapur), Mouza: Gobindapur, JI No: 18, 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-940 (RS :-)	LR-957	Vastu	Danga	5 Dec	9,00,000/-	9,27,270/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
Grand Total :					5Dec	9,00,000 /-	9,27,270 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Joydeb Mondal (Presentant) Son of Shri Nani Gopal Mondal A-Block, Sen-Raleigh, City:- Asansol, P.O:- Kanyapur, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713341 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx8K, Aadhaar No: 52xxxxxxx3098, Status :Individual, Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 23/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 23/12/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RICHMOND ENCLAVE PRIVATE LIMITED 3rd Floor, Module-36, Webel IT Park, Shakespeare Sarani, Jyoti Nagar Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 , PAN No.:: AAxxxxxx5D,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 Idgah Wali Masjid Railpar Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx3F, Aadhaar No: 74xxxxxxxx0974 Status : Representative, Representative of : RICHMOND ENCLAVE PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Ayaz Alam Son of Mr Sarfaraz Alam Jahangiri Mohalla, Railpar, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302			
Identifier Of Shri Joydeb Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Joydeb Mondal	RICHMOND ENCLAVE PRIVATE LIMITED-5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Unassessed Municipal Road (Gobindapur), Mouza: Gobindapur, JI No: 18, Pin Code : 713341

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 940, LR Khatian No:- 957	Owner:জয়দেব মন্ডল, Gurdian:শ্রীমোদাল , Address:নিজ , Classification:ভাঙ্গা, Area:0.07160000 Acre,	Shri Joydeb Mondal

Endorsement For Deed Number : I - 230500041 / 2024

On 20-12-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,27,270/-



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

On 23-12-2023

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

Presented for registration at 14:45 hrs on 23-12-2023, at the Private residence by Shri Joydeb Mondal ,Executant.

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

Execution is admitted on 23/12/2023 by Shri Joydeb Mondal, Son of Shri Nani Gopal Mondal, A-Block, Sen-Raleigh, P.O: Kanyapur, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713341, by caste Hindu, by Profession Business

Indetified by Ayaz Alam, , , Son of Mr Sarfaraz Alam, Jahangiri Mohalla, Railpar, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Muslim, by profession Others



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

On 26-12-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,280.00/- (A(1) = Rs 9,273.00/- ,E = Rs 7.00/-) and Registration Fees paid by by online = Rs 9,280/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/12/2023 1:37PM with Govt. Ref. No: 192023240321338768 on 20-12-2023, Amount Rs: 9,280/-, Bank: SBI EPay (SBIEPay), Ref. No. 0707094282429 on 20-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,101/- and Stamp Duty paid by online = Rs 32,101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2023 1:37PM with Govt. Ref. No: 192023240321338768 on 20-12-2023, Amount Rs: 32,101/-, Bank: SBI EPay (SBlePay), Ref. No. 0707094282429 on 20-12-2023, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

On 03-01-2024

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,101/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 597, Amount: Rs.5,000.00/-, Date of Purchase: 19/12/2023, Vendor name: K DAWN
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2024, Page from 2051 to 2067

being No 230500041 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.01.04 16:37:49 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 04/01/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ASANSOL

West Bengal.