

9920/25

2-08743/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z-824325

23/07/25

2/2045255/25



ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Verified that the Document is admitted to
Registration The Signature Sheet and the
endorsement sheet attached to the Document
are the part of this Document

Additional Registrar
of Assurances II, Kolkata

GRN : 192025260172453498

Query No. 2002045255/2025

Market Value Rs. 1,95,00,000/-

23 JUL 2025

DEED OF SALE OF Rs. 1,95,00,000/-

Area of land sold is : 9 Katha 15 chhataks 15 sq. ft.

comprising part of R.S. Plot Nos. 6432 and 8220

corresponding to L.R. Plot No. 327 with structures

situated within Mouza : Bankura, J.L. No. 211,

P.S. Bankura, Dist. Bankura

THIS DEED OF SALE is made on this the 23rd day
of July in the year 2025 by :

F.R.P. &
S. R. A.

(2)

SMT. JHARNA MUKHERJEE alias JHARNA MUKHOPADHYAY (PAN : ARDPM0441R) W/o Late Sudhir Kumar Mukherjee alias Sudhir Kumar Mukhopadhyay, by faith Hindu, citizenship Indian, resident of : Pratap Bagan, P.O., P.S. and Dist. Bankura (West Bengal), presently residing at Flat No. 8D, Tower-C2, One Rajarhat, Premises No. 30-1111, Newtown, Kolkata-700156 hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the context include all her heirs, successors, legal representatives and assigns) of the ONE PART.

IN FAVOUR OF

"ARATI CONSTRUCTION" (PAN : ACKFA4011B) a partnership firm having its office at : Court More, P.O. Asansol-4, P.S. Asansol (S), Dist. Paschim Bardhaman and represented by two of its partners namely (1) Sri Prasanta Banerjee S/o Late Sambhunath Banerjee and (2) Sri Shankar Pradhan S/o Late Harka Bahadur Pradhan, both by faith Hindu, citizenship Indian, residents of : Courtmore, Agrani Lane, Near Agrani Club, Asansol-4, P.S. Hirapur, Pin-713304, Dist. Paschim Bardhaman hereinafter called the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context include all its successors-in-office, legal representatives and assigns) of the OTHER PART;

P.W.P.
D. K. S.

Contd. Page 3

(3)

WHEREAS the Vendor Smt. Jharna Mukherjee @ Mukhopadhyay is the lawful and rightful owner of the land measuring 0.066 acres or 4 katha comprised in C.S. Plot No. 20/6432 corresponding to R.S. Plot No. 6432 of Mouza previously Rampur, presently Mouza Bankura, J.L. No. 211, P.S. Bankura, Dist. Bankura which she purchased by a registered Deed of Sale being Deed No. 11303 for the year 1969 of District Sub Register, Bankura from Anadi Nath Das S/o Late Sarada Prasad Das of Beliatore.

AND WHEREAS the Vendor also the lawful and rightful owner of the land measuring 0.05 acres or 3 katha comprised in C.S. Plot No. 20/6432 and 20/8220 corresponding to R.S. Plot No. 6432 and 8220 of Mouza previously Rampur, presently Mouza Bankura, J.L. No. 211, P.S. Bankura, Dist. Bankura which she acquired by a registered Deed of Gift being Deed No. 7778 for the year 1972 of District Sub Register, Bankura from Hari Mohan Chattopadhyay S/o Late Sharoshi Mohan Chattopadhyay of Chhatna Kamarkuli.

AND WHEREAS the Vendor also purchased the land measuring 0.05 acres or 3 katha comprised in C.S. Plot No. 20/6432 and 20/8220 corresponding to R.S. Plot No. 6432 and 8220 of Mouza previously Rampur, presently Mouza Bankura, J.L. No. 211, P.S. Bankura, Dist. Bankura by a registered Deed of Sale being Deed No. 7777 for the year 1972 of District Sub Register,

Contd. Page 4

P. M. Das
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(4)

Bankura from Adhir Kumar Mukhopadhyay S/o Damodar Mukhopadhyay of Jashpur, Santuri, Purulia.

AND WHEREAS in the above circumstances the Vendor Smt. Jharna Mukherjee @ Mukhopadhyay have become the lawful and rightful owner of the land area 0.16 acres equivalent to more or less 9 katha 15 chhataks 15 sq. feet along with structures comprised in C.S. Plot No. 20/6432 and 20/8220 corresponding to R.S. Plot No. 6432 and 8220 of Mouza Bankura, J.L. No. 211, P.S. Bankura, Dist. Bankura and her ownership duly and correctly in the L.R. Record of Rights under L.R. Khatian No. 148 being L.R. Plot No. 327 of Mouza Bankura, J.L. No. 211, P.S. Bankura, Dist. Bankura.

AND WHEREAS in the circumstances the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the schedule mentioned property which is free from all encumbrances, charges and/or mortgages;

AND WHEREAS the Vendor being in urgent need of money to meet her legal requirements and expenses declared and expressed her intention to sell and transfer the schedule mentioned property to the intending Purchaser.

AND WHEREAS the Purchaser having come to know such intention and declaration of the Vendor proposed and offered to purchase the schedule mentioned property at a total consideration of Rs. 1,95,00,000/- (Rupees one crore ninety five lakh) only;

*P. M. Das
Docket*

(5)

AND WHEREAS the Vendor considering the said price as fair, proper, reasonable and highest according to market value prevailing in the locality accepted the said offer of 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 price of Rs. 1,95,00,000/- (Rupees one crore ninety five lakh) only on the terms mentioned hereinbelow :-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the Vendor and the Purchaser and in consideration of the said sum of Rs. 1,95,00,000/- (Rupees one crore ninety five lakh) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor does hereby admit and acknowledge) as total price of the said property, the Vendor does hereby grant, convey sell and transfer unto and to the use of the said Purchaser all that property more fully mentioned and described in the schedule below together with the right of path, passage,

,, privileges, easement & appurtenance whatsoever attached and
to the said land free from any or all encumbrances TO HAVE AND

(6)

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 herself her heirs and successors does hereby declare and covenant with the said Purchaser that the Vendor has good title, full power and absolute right to sell and transfer the schedule mentioned property and further declare that she is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and that the Vendor has not in any way encumbered the schedule mentioned property intended to be conveyed by this Deed of Sale AND THAT the said Purchaser including all its successors-in-office and legal representatives shall and may at all times peacefully/quietly hold, possess, use and enjoy the said property as lawful and rightful owner thereof with liberty to raise/erect all sorts of constructions upon the said land and/or develop the said lands by erecting multistoried building/project in accordance with law and building plan without any interruptions obstructions, claim and/or demand whatsoever from or by the Vendor or any person/persons lawfully/equitably claiming under or in trust

Contd. Page 7

P. M. D. S.
B. M. S.

(7)

for the Vendor 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 and that the Vendor does hereby further declare and covenant with the said Purchaser that if it transpires that the schedule mentioned land 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 all her legal heirs and successors will be bound to pay back the entire consideration amount with legal interest to the Purchaser and shall also be liable to make good and indemnify all losses and damages with the Purchaser may suffer due to any defect in the title of the Vendor in respect of the said land hereby sold to the Purchaser.

It is further declare by the Vendor that the Purchaser by virtue of this Deed of Sale will be competent and entitled to get its name mutated in the records of B.L. & L.R.O., Bankura under the state of West Bengal and the Vendor undertakes to render all such help and assistance as will be found essential in this regard.

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SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

In the District of Bankura, P.S. Bankura, A.D.S.R. Office Bankura, within Mouza Bankura, J.L. No. 211 all that land area 9 (nine) katha 15 (fifteen) chhataks 15 (fifteen) sq. feet comprised in R.S. Plot Nos. 6432 and 8220 corresponding to L.R. Plot No. 327 (three hundred twenty seven) under L.R. Khatian No. 148 including single storied pucca building (cement floor) measuring covered area 3000 (three thousand) sq. feet. along with all fittings, fixtures etc. along with all easement rights attached thereto bearing Holding No. 256/7, Ward No. 10 of Bankura Municipality.

Butted and bounded by :

On the North : By 18 feet wide Municipal Road (Rocket Lane).

On the South : By the property of others on L.R. Plot Nos. 328 and 329.

On the East : By 14 feet wide road.

On the West : By 14 feet wide road.

The proportionate annual rent is payable to the State of West Bengal through B.L. & L.R.O., Bankura.

(9)

MEMO OF CONSIDERATION

<u>Date</u>	<u>D.D/Cheque</u>	<u>Bank</u>	<u>Amount</u>
16/07/2025	002289	HDFC	7,00,000.00
21/07/2025	002292	HDFC	50,00,000.00
21/07/2025	002293	HDFC	50,00,000.00
21/07/2025	002294	HDFC	36,05,000.00
21/07/2025	002295	HDFC	50,00,000.00
22/07/2025	TDS Challan No. 02521	BRN 1448262489	1,95,000.00

Total Rs. 1,95,00,000/- (Rupees one crore ninety five lakh) only paid by the Purchaser to the Vendor.

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

Witnesses :

1. Satyabrata Dutta
S/o - Late Mihir Kumar Dutta
New Upper Chelibanga
Asansol - 713304
Dist - Paschim Bardhaman

ghana mukherjee
@
ghana mukherjee

Signature of the Vendor

ARATI CONSTRUCTION

Prasanta Bera
Partner

ARATI CONSTRUCTION

Shankar Das
Partner

2. Subrata Mukherjee
S/o - Late Sualbis Kr. Mukherjee
Pratap Bagam, Bankura - 700156
(Near Kalimela School)

Prepared by me as per instruction of the Vendor and read over, explained to the Vendor and printed in my office

Pijush Kanti Das
(Pijush Kanti Das)

Advocate

Enrl. No. WB/828/1973

Asansol Court

Signature of the Purchaser



Harman Mukherjee
Harman Mukherjee
Harman Mukherjee

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



Prasanta Borge

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

Partner



Shankar Bagchi

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

Partner



PHOTO

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



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



192025260172453498

GRN Details

GRN: 192025260172453498 Payment Mode: SBI Epay
GRN Date: 22/07/2025 18:02:51 Bank/Gateway: SBlePay Payment Gateway
BRN : 8278743009419 BRN Date: 22/07/2025 18:03:24
Gateway Ref ID: 2520390364412 Method: HDFC Bank - Retail NB
GRIPS Payment ID: 220720252017245348 Payment Init. Date: 22/07/2025 18:02:51
Payment Status: Successful Payment Ref. No: 2002045255/7/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: ARATI CONSTRUCTION
Address: Asansol
Mobile: 9333980908
Contact No: 8918602077
Depositor Status: Buyer/Claimants
Query No: 2002045255
Applicant's Name: Mr Pijush Kanti Das
Identification No: 2002045255/7/2025
Remarks: Sale, Sale Document Payment No 7
Period From (dd/mm/yyyy): 22/07/2025
Period To (dd/mm/yyyy): 22/07/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002045255/7/2025	Property Registration- Stamp duty	0030-02-103-003-02	1364020
2	2002045255/7/2025	Property Registration- Registration Fees	0030-03-104-001-16	195014
Total				1559034

IN WORDS: FIFTEEN LAKH FIFTY NINE THOUSAND THIRTY FOUR ONLY.



Print of
Mr. deo d

Aggr
Rin dntial

Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2002045255/2025	Office where deed will be registered
Query Date	16/07/2025 11:05:49 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Pijush Kanti Das Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9333980908, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value	Market Value	
Rs. 1,95,00,000/-	Rs. 1,95,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 13,65,020/- (Article:23)	Rs. 1,95,014/- (Article:A(1), E.)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs. 2,460/-		Rs. 1,000/-
Remarks		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Raket Lane, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, JI No: 211, Pin Code : 722101

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-327 (RS :-)	LR-148	Bastu	Bastu	9 Katha 15 Chatak 155	1,50,00,000/-	1,50,00,000/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road,
Grand Total :					16.3969Dec	150,00,000 /-	150,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	45,00,000/-	45,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	45,00,000 /-	45,00,000 /-	

Applicant Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs JHARNA MUKHERJEE, (Alias: Mrs Jharna Mukhopadhyay) Wife of Late Sudhir Kumar Mukherjee Alias Sudhir Kumar Mukhopadhyay 8D, Tower C-2, One Rajarhat, Newtown, City:- , P.O:- Kolkata, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: ARxxxxxx1R, Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ARATI CONSTRUCTION Courtmore, Asansol-4, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Date of Incorporation: XX-XX-2XX5 , PAN No.: ACxxxxxx1B, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr PRASANTA BANERJEE Son of Late Sambhu Natha Banerjee Courtmore, Agrani Lane, Near Agrani Club, City:- , P.O:- Asansol, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX4 , PAN No.: ADxxxxxx1E, Aadhaar No: 92xxxxxxx7745	ARATI CONSTRUCTION (as As Partner)
2	Mr SHANKAR PRADHAN Son of Late Harka Bahadur Pradhan Courtmore, Agrani Lane, Near Agrani Club, City:- , P.O:- Asansol, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX3 , PAN No.: AHxxxxxx0B, Aadhaar No: 98xxxxxxx3961	ARATI CONSTRUCTION (as As Partner)

Identifier Details :

Name & address
Mr SATYABRATA DUTTA Son of Late Mihir Kumar Dutta New Upper Chelidanga, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs JHARNA MUKHERJEE, Mr PRASANTA BANERJEE, Mr SHANKAR PRADHAN

of property for L1

From	To. with area (Name-Area)
Mrs JHARNA MUKHERJEE	ARATI CONSTRUCTION-16.3969 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs JHARNA MUKHERJEE	ARATI CONSTRUCTION-3000.00000000 Sq Ft

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Raket Lane, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, JI No: 211, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 327, LR Khatian No:- 148	Owner: বর্ণা মুখোপাধ্যায়, Gurdian: সুধীর কুমার, Address: নিজ , Classification: বালু, Area: 0.16000000 Acre,	Mrs JHARNA MUKHERJEE

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 15-08-2025) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 15-08-2025)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. BANKURA, A.D.S.R. BANKURA, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

Major Information of the Deed

Deed No :	I-1902-08743/2025	Date of Registration	23/07/2025
Query No / Year	1902-2002045255/2025	Office where deed is registered	A.R.A. - II KOLKATA, District: Kolkata
Query Date	16/07/2025 11:05:49 AM		
Applicant Name, Address & Other Details	Pijush Kanti Das Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9333980908, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 1,95,00,000/-		
Stamp duty Paid(SD)	Rs. 13,65,020/- (Article:23)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Rs. 1,95,098/- (Article:A(1), E,)		

Land Details :

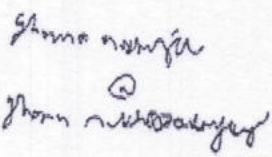
District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Raket Lane, Road Zone : (Ward no 10 – Ward no 10), Mouza: Bankura, JI No: 211, Pin Code : 722101

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-327 (RS :-)	LR-148	Bastu	Bastu	9 Katha 15 Chatak 15 Sq Ft	1,50,00,000/-	1,50,00,000/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road,
Grand Total :					16.4313Dec	150,00,000 /-	150,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	45,00,000/-	45,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	45,00,000 /-	45,00,000 /-	

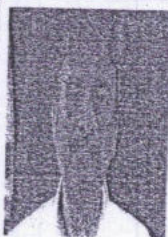
Seller Details :

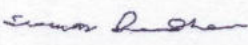
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs JHARNA MUKHERJEE, (Alias: Mrs Jharna Mukhopadhyay) Wife of Late Sudhir Kumar Mukherjee Alias Sudhir Kumar Mukhopadhyay Executed by: Self, Date of Execution: 23/07/2025 , Admitted by: Self, Date of Admission: 23/07/2025 ,Place : Office	Photo  23/07/2025	Finger Print  Captured LTI 23/07/2025	Signature  23/07/2025
8D, Tower C-2, One Rajarhat, Newtown, City:- , P.O:- Kolkata, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: ARxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/07/2025 , Admitted by: Self, Date of Admission: 23/07/2025 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	ARATI CONSTRUCTION Courtmore, Asansol-4, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Date of Incorporation:XX-XX-2XX5 , PAN No.: ACxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PRASANTA BANERJEE (Presentant) Son of Late Sambhu Natha Banerjee Date of Execution - 23/07/2025 , , Admitted by: Self, Date of Admission: 23/07/2025, Place of Admission of Execution: Office	Photo  Jul 23 2025 2:25PM	Finger Print  Captured LTI 23/07/2025	Signature  23/07/2025
Courtmore, Agrani Lane, Near Agrani Club, City:- , P.O:- Asansol, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx1E, Aadhaar No: 92xxxxxxxx7745 Status : Representative, Representative of : ARATI CONSTRUCTION (as As Partner)				

Name	Photo	Finger Print	Signature
Mr SHANKAR PRADHAN Son of Late Harka Bahadur Pradhan Date of Execution - 23/07/2025, , Admitted by: Self, Date of Admission: 23/07/2025, Place of Admission of Execution: Office		 Captured	
Jul 23 2025 2:27PM	LTI 23/07/2025	23/07/2025	
Courtmore, Agrani Lane, Near Agrani Club, City:- , P.O:- Asansol, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AHxxxxxx0B, Aadhaar No: 98xxxxxxxx3961 Status : Representative, Representative of : ARATI CONSTRUCTION (as As Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SATYABRATA DUTTA Son of Late Mihir Kumar Dutta New Upper Chelidanga, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304		 Captured	
23/07/2025	23/07/2025	23/07/2025	
Identifier Of Mrs JHARNA MUKHERJEE, Mr PRASANTA BANERJEE, Mr SHANKAR PRADHAN			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs JHARNA MUKHERJEE	ARATI CONSTRUCTION-16.4312 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs JHARNA MUKHERJEE	ARATI CONSTRUCTION-3000.00000000 Sq Ft

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Raket Lane, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, JI No: 211, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 327, LR Khatian No:- 148	Owner:বর্গা মুখোপাধ্যায়, Gurdian:সুধীর কুমার, Address:লিডা, Classification:বালু, Area:0.16000000 Acre,	Mrs JHARNA MUKHERJEE

Endorsement For Deed Number : I - 190208743 / 2025

On 23-07-2025

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 14:19 hrs on 23-07-2025, at the Office of the A.R.A. - II KOLKATA by Mr PRASANTA BANERJEE ..

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 1,95,00,000/-

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

Execution is admitted on 23/07/2025 by Mrs JHARNA MUKHERJEE, Alias Mrs Jharna Mukhopadhyay, Wife of Late Sudhir Kumar Mukherjee Alias Sudhir Kumar Mukhopadhyay, 8D, Tower C-2, One Rajarhat, Newtown, P.O: Kolkata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Others

Indetified by Mr SATYABRATA DUTTA, , Son of Late Mihir Kumar Dutta, New Upper Chelidanga, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 23-07-2025 by Mr PRASANTA BANERJEE, As Partner, ARATI CONSTRUCTION (Partnership Firm), Courtmore, Asansol-4, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr SATYABRATA DUTTA, , Son of Late Mihir Kumar Dutta, New Upper Chelidanga, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Execution is admitted on 23-07-2025 by Mr SHANKAR PRADHAN, As Partner, ARATI CONSTRUCTION (Partnership Firm), Courtmore, Asansol-4, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr SATYABRATA DUTTA, , Son of Late Mihir Kumar Dutta, New Upper Chelidanga, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,95,098.00/- (A(1) = Rs 1,95,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 84.00/-, by online = Rs 1,95,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/07/2025 6:03PM with Govt. Ref. No: 192025260172453498 on 22-07-2025, Amount Rs: 1,95,014/-, Bank: SBI EPay (SBlePay), Ref. No. 8278743009419 on 22-07-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,65,020/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 13,64,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1110, Amount: Rs.1,000.00/-, Date of Purchase: 22/07/2025, Vendor name: P K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/07/2025 6:03PM with Govt. Ref. No: 192025260172453498 on 22-07-2025, Amount Rs: 13,64,020/-, Bank: SBI EPay (SBlePay), Ref. No. 8278743009419 on 22-07-2025, Head of Account 0030-02-103-003-02

Signature

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

rtificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 414349 to 414368
being No 190208743 for the year 2025.



Digitally signed by SATYAJIT BISWAS
Date: 2025.07.26 10:15:22 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 26/07/2025

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.