

2141

I-2176/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 715056


1-20 p.m
16/04/2023

Q-2000558598/2023

Q.No : 2000958598/2023

GRN : 192023240016907208

Certified that the Endorsement
Sheet's and the Signature Sheet
attached to this documents
are part of the Document


Additional District Officer-Registrar
Raniganj, Paschim Bardhaman

17 APR 2023.

MOUZA::Raniganj Municipality, P.S. ::Raniganj

J.L. No. 24, Area Sold::1 Katha

DEED OF SALE

THIS DEED OF SALE IS MADE ON THIS THE 16TH DAY OF APRIL 2023

Cont.....P/2

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310 11/04/2023
 PURCHASERS NAME Vishakha Goenka
 ADDRESS Rangary
 DISTRICT
 STAMP PURCHASED FROM ASANSH
 TREASURY ON DATED 29 MAR 2023
 VALUE OF THE STAMP 5000 Rp

Asis mandal

STAMP VENDOR- SRI ASHIS MONDAL
 A. D. S. R. OFFICE, RANGARY
 L No- 2 (2005-06)

Shasni Gaunka

567

Shasni Gaunka

568

Poti Agrawal

569

aji Jhon

570

Tyoti Agrawal

571

an Goenka

572

ama Agrawal

Alhitek Singhania
 S/o Lt vijay Kumar Singhania
 Sneh garden, Flat B3ab, 28 Rai bodher Road
 P.O. N. Alipora, R.S. Behala, dist. S24 pargana



Additional District Sub-Registrar
 Rangary, Paschim Bardhaman
 16 APR 2023

BY :-

1] **MRS. SHASHI GOENKA** (having Income Tax PAN::AIPPG4456R) Wife of Late Shankar Lal Goenka, Resident of N.S.B. Road, Raniganj, P.O. & P.S. Raniganj, Sub-Division Asansol, District-Paschim Bardhaman, Pin No. 713347, in the State of West Bengal, 2] **MRS. PRITI AGARWAL** (having Income Tax PAN::AFXPA4955L) Wife of Sanjay Agarwal Daughter of Late Shankar Lal Goenka Resident of Salt Lake, P.O. Salt Lake, P.S. Bidhannagar, District-North 24 Parganas, Pin No. 700064, in the State of West Bengal, 3] **MRS. DIPAL JALAN** (having Income Tax PAN::ABCPJ0119J) Wife of Vineet Jalan Daughter of Late Shankar Lal Goenka Resident of 7/33, Tilak Nagar, P.O. Kanpur, P.S. Kanpur, District- Lucknow, Pin No. 808002, in the State of Uttar Pradesh, 4] **MRS. JYOTI AGRAWAL** (having Income Tax PAN::AMTPA2294H) Wife of Sujit Agrawal Daughter of Late Shankar Lal Goenka Resident of Gagandeep Apartment, 493/B/2, G.T. Road, (South), P.O. & P.S. Shivpur, District-Howrah, Pin No. 711102, in the State of West Bengal, 5] **MR. RAVI GOENKA** (having Income Tax PAN::ADFPG3640L) Son of Late Shankar Lal Goenka, Resident of N.S.B. Road, Raniganj, P.O. & P.S. Raniganj, Sub-Division Asansol, District-Paschim Bardhaman, Pin No. 713347, in the State of West Bengal, 6] **MRS. SEEMA AGARWAL** (having Income Tax PAN::AHNPA1366R) Wife of Shri Deepak Agarwal Daughter of Late Shankar Lal Goenka Resident of FD-335, 2nd Floor, Sector-3, IB Market, Salt Lake, P.O. Salt Lake, P.S. Bidhannagar, District-North 24 Parganas, Pin No. 700106, in the State of West Bengal, all by faith Hindu, Nationality-Indian, by Occupation House Wife & Business, here-in-after for the sake of brevity jointly and severally called the "V E N D O R S" (which expression shall include and mean all their respectively legal heirs, successors, executors, administrators, legal representative and assigns) of the **ONE PART.**

-:3:-

IN FAVOUR OF :-

MRS. VISHAKHA GOENKA(having Income Tax PAN::BKPPA5020G) Wife of Shri Rishi Goenka, by faith Hindu, by Profession House-Wife, Nationality- Indian, Resident of N.S.B. Road, Raniganj, P.O. & P.S. Raniganj, Sub-Division Asansol, District Paschim Bardhaman, Pin No. 713347, within the State of West Bengal, here-in-after called the “**PURCHASER**”(which expression shall include and means all her legal heirs, successors, executors, administrators, legal representative and assigns) of the **OTHER PART**.

WHEREAS Radheshyam Goenka (Since deceased) Son of Late Pannalal Goenka was the owner of 4 Kathas of land in R.S. Plot No. 405, L.R. Plot No. 166, of Mouza Raniganj Municipality by virtue of registered sale deed being no. 3559 for the year 1973 of the Sub-Registry Office Raniganj and his name has duly been recorded in the finally published L.R Record of Rights.

AND WHEREAS after the death of the aforesaid Radheshyam Goenka his 2(Two) sons Shankar Lal Goenka (Since deceased) and Kailash Kumar Goenka (Since deceased) and 2(Two) daughters Nila Jhunjhunwala & Kavita Modi acquired the ownership of the aforesaid land to the extent of 1/4th share each.

AND WHEREAS after the death of the aforesaid Shankar Lal Goenka his 1/4th share of the total land i.e. 1(One) Katha of the above land (details of which is mentioned in the schedule below and delineated in the plan annexed herewith) inherit by the Vendors as his only legal heirs as per the Hindu Succession Act.

AND WHEREAS accordingly the said Vendors are lawfully owned, possessed & occupied the landed property with all easement right attached thereto details of which is mentioned in schedule below without any disturbance or hindrance from anybody.

AND WHEREAS the Vendors above named desiring to develop their other property out of the consideration received from the sale as also to meet up other lawful necessity have decided and announced to sell the said property more fully described and mentioned in schedule below .

AND WHEREAS the Purchaser having come to know of such intention of the Vendors have proposed to purchase the said property more clearly mentioned in schedule below and offered a sum of **Rs.11,00,000/- (Rupees eleven lakh) only.**

AND WHEREAS the Vendors considering the said price offered by the purchaser to be the best fair ,reasonable and highest in the present market rate have accepted the said offer of the purchaser and have agreed to sell the said lands, properties and here determents with all easement rights attached thereto unto the purchaser together with all their subsisting right, title interest and possession therein free from all encumbrances.

NOW THIS SALE DEED WITNESSETH that in consideration of the payment of the sum of **Rs.11,00,000/- (Rupees eleven lakh) only** made by the purchaser to the Vendors cash & cheque the whole of the aforesaid consideration money as the sale price of the property (the receipt where-of the said Vendors do here by jointly admit and acknowledge) and the said Vendors doth here by sell, convey, grant, transfer unto the purchaser all those piece and parcels of land more particularly

-:5:-

unto the purchaser all those piece and parcels of land more particularly mentioned in schedule below together with all existing passage, lights, rights liberties privileges, easements benefits advantages and appurtenances whatsoever thereunto belonging or in any way appertaining there to or there with usually held, occupied enjoyed reputed or known as parts and parcels there- of or appurtenant thereto the said property here by conveyed and transferred unto the purchaser AND all estate, right, title interest and possession, claim and demand what-so-ever of the vendors into or upon the same and every part there -of **TO HAVE AND TO HOLD** the same unto and to the use of the purchaser her heirs executors, administrators, assigns absolutely and forever together with all easement rights attached thereto free from all encumbrances and the purchaser from this date by virtue of this deed became the absolute owners of the same.

The Vendors do here by covenant with the purchaser as follows:-

1] That the Vendors have good and perfect title and full power and absolute authority to grant, sell, convey, transfer, assign and assure the said property and every part there-of in the manner aforesaid and that the said property hereby conveyed and sold is free from all encumbrances.

2] That the Vendors do hereby covenant & declare that the Vendors them-selve and any predecessors-in-title of the Vendors had/have never made or done anything or execute any deed or committed or knowingly suffered to the contrary to the absolute title of the Vendors and the Vendors are lawfully and rightfully seized and possessed - of or otherwise well and sufficiently entitled to the said property hereby granted as an absolute and indefeasible estate, equivalent thereto free from all encumbrances and charges what-so-ever and that the Vendors

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have fully power and absolute and indefeasible right & authority to grant, convey settle transfer and assure the said land /property hereby granted unto the Purchaser, in the manner aforesaid and according to the true intent and meaning of this deed.

3] That the Vendors do hereby covenants with the Purchaser that the said property described and mentioned in the schedule below that, the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the property in khas or otherwise in the right, title, interest of the Vendors without any interruption or disturbance claim or demand whatsoever from the Vendors or any person claiming through or under them by **constructing building** there-on and/or transferring the said land to any person or authority.

4] That the said property is not affected by attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax Authority or Estate Duty Authority or other Govt. Authorities under public demand and recovery act and / or any other acts or otherwise what - so - ever and that there is no certificate case or proceedings against the Vendors for realization of arrears of Income Tax or Estate Duty and / or other Taxes and dues or otherwise under the public demand and recovery act and / or any other acts for time being in force and that the said property is not otherwise charged, mortgaged or encumbered.

5] That the said property hereby transferred and conveyed is free and discharged by the Vendors from all rents, ceases and taxes and other impositions whatsoever due up - to - date or sufficiently indemnified against all encumbrances claims and demands what-so-ever created or made by the Vendors.

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6] That the Vendors do hereby further agree and declare that the Purchaser will be entitled from this day to enjoy the property hereby sold as absolute owner by **constructing building** and/or transferring the said land to any person authority, without any disturbance or interruption of the Vendors or their heirs, executors and legal representatives.

7] That the Vendors at the cost of the Purchaser do every act, deed and things and execute such deed or instrument for further or more perfectly assuring the right, title, interest and possession of the Purchaser in the said property as shall be reasonably required in that behalf without claiming any further monetary consideration therefore.

8] That in case of the Purchaser will be deprive of the whole or any part of the property hereby sold by reason of any defect be found in the title of the Vendors or of any Encumbrance or charges on the same to which this sale is not subject be found in future the Vendors will pay to the Purchaser by way of damages the whole of the sale price of such part of it and shall bear the same proportionately to the whole as the case may be and the Vendors shall always indemnify the Purchaser from such wrong or defect or for any charge of the said property and shall make good the defect in title of the property hereby demised at their own cost.

9] That the Vendors their heirs, executors, assigns and administrators further covenants with the Purchaser, to save harmless, indemnify and keep indemnified the Purchaser his heirs executors, assigns and administrator against all encumbrances charges and equities whatsoever.

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-:8:-

10] That the Vendors hereby give their consent and approval for recording of name of the Purchaser in the Land Lords Serista and Asansol Municipal Corporation and will help the Purchaser in such recording of and mutation of his names in such places and the Purchaser henceforth shall pay all rents and taxes to the concerned Govt. Revenue Department.

SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of lands, properties, hereditaments and appurtenances with all easement rights attached thereto situated in the District of Paschim Bardhaman, Additional District Sub-Registry Office -Raniganj, P.S.-Raniganj, Sub-Division-Asansol, **Mouza-Raniganj Municipality, J.L.No.24(Twenty-four)**, appertaining to **R.S. Khatian No.1431**(One thousand four hundred thirty-one) Corresponding to **L.R. Khatian No.28710**(Twenty-eight thousand seven hundred ten) bearing **R.S. Plot No.405(Four hundred five)** Corresponding to **L.R. Plot No.166**(One hundred sixty-six), Class of Land "Bastu", measuring an area of **1(One) Katha or 720(Seven hundred twenty) Sq.fts.** of residential vacant land hereby sold, as delineated in the plan annexed herewith and shown by red hatch line should be treated as part of this deed.

THE AFORESAID LAND BUTTED AND BOUNDED BY:-

On North :- Building of Bimal Gupta.

On South :- Land of Patesaria & Brothers.

On East :- Land of Rishi Goenka

On West :- Land of Purchasers & Rishi Goenka (Plot No. 406).

The finger prints of ten fingers in both hands of both the Vendors and the Purchaser have taken in separate sheet(bond), inclosed herewith and the same will be treated as part of this deed.

The proportionate ground rent is payable to the B.L. & L.R.O. Raniganj.

In Witness here-of the VENDORS put their signature on the day month and year written above first.

WITNESSES:-

1. Alkistek Singaria
S/o Lt. Vijay Kumar Singaria
Sneha garden, Plot B306, 28 Raj Behar Road
P.O. N. Alipore, P.S. Behala, Dist. S. B. Parganas

1. Shashi Goenka

2. Bhikhi Agarwal

3. Deepa Jalan

4. Tyoti Agarwal

2. Siddhath Moha

Lalit Kumar Moha

GS/16 Baghbagan street
Kolkata - 700033

5. Ravi Goenka

6. Umesh Agarwal

Drafted & Prepared by me
and typed in my office

VENDORS

Bhaskar Ray Choudhury
ADVOCATE
E.No. WB/609/1989

-:10:-

MEMO OF CONSIDERATION

| <u>Cheque Date</u> | <u>Cheque No.</u> | <u>Bank Name & Branch</u> | <u>Consideration</u> |
|--------------------|-------------------|-------------------------------|-----------------------|
| 18.11.2020 | 007362 | Union Bank, Raniganj | Rs.5,00,000/- |
| 22.02.2021 | 000039 | Bandhan Bank, Raniganj | Rs.6,00,000/- |
| | | TOTAL | Rs.11,00,000/- |

IN TOTAL Rs. 11,00,000/-(RUPEES ELEVEN LAKH)ONLY

» Smriti Goenka
Bansi Agarwal.

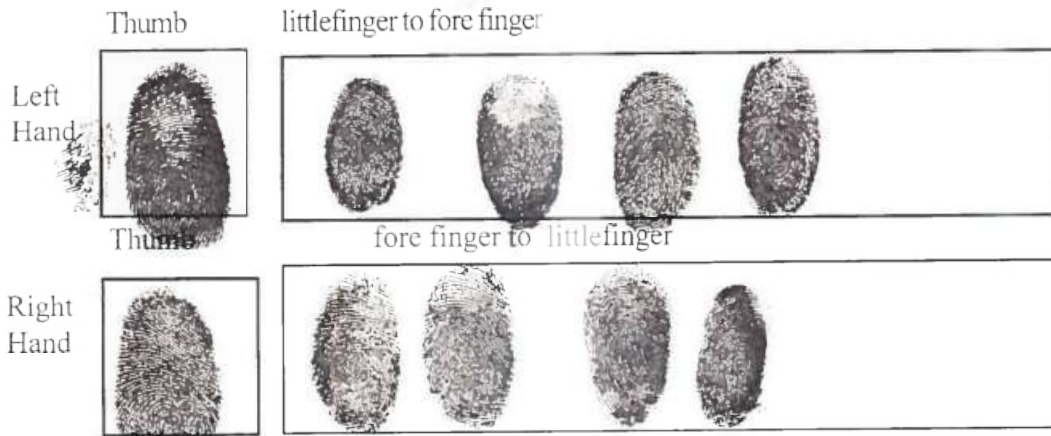
» Dept. Jelani

» Tyoti Agrawal

» Ran' Goenka

» Seema Agarwal.

SIGNATURE OF THE VENDORS



Finger Print attested by me: Vishakha Groenka.



Finger Print attested by me: Shashi Groenka



Finger Print attested by me: Reeti Aggarwal.



Sipi Jelan

Finger Print attested by me: Sipi Jelan








Jyoti Agrawal

Finger Print attested by me: Jyoti Agrawal

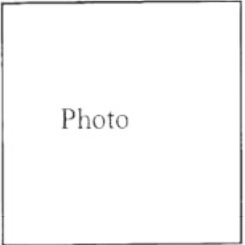

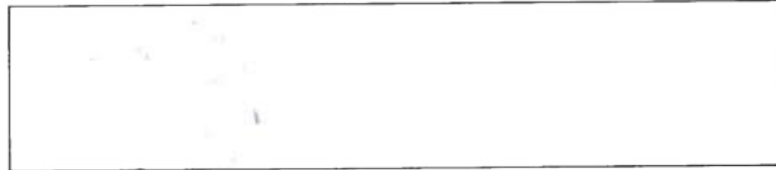
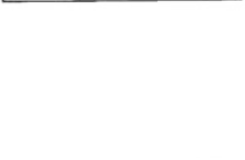
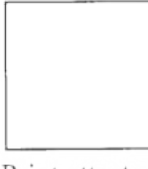



Ravi Gonenka

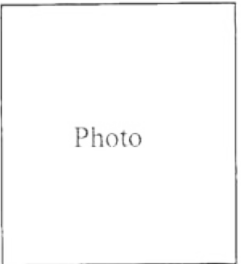





Finger Print attested by me: Ravi Gonenka

| | | | |
|------------|---|--|---|
| | Thumb | littlefinger to fore finger |  |
| Left Hand |  |  | |
| | Thumb | fore finger to littlefinger | <i>Seema Agarwal</i> |
| Right Hand |  |  | |

Finger Print attested by me: *Seema Agarwal*

| | | | |
|------------|---|--|---|
| | Thumb | littlefinger to forefinger |  |
| Left Hand |  |  | |
| | Thumb | fore finger to littlefinger |  |
| Right Hand |  |  | |

Finger Print attested by me:

| | | | |
|------------|---|--|---|
| | Thumb | littlefinger to forefinger |  |
| Left Hand |  |  | |
| | Thumb | fore finger to littlefinger |  |
| Right Hand |  |  | |

Finger Print attested by me:

PLAN SHOWING IN MOUZA RANIGANJ, J.L NO:-24, R.S PLOT
NO:-405 L.R PLOT NO:- 166 HOLDING NO:-32 WARD NO:-88
P.S:-RANIGANJ, DIST:-PASCHIM BARDHAMAN

LAND MEASURING AREA :-(PURCHASED AREA =720 SFT)

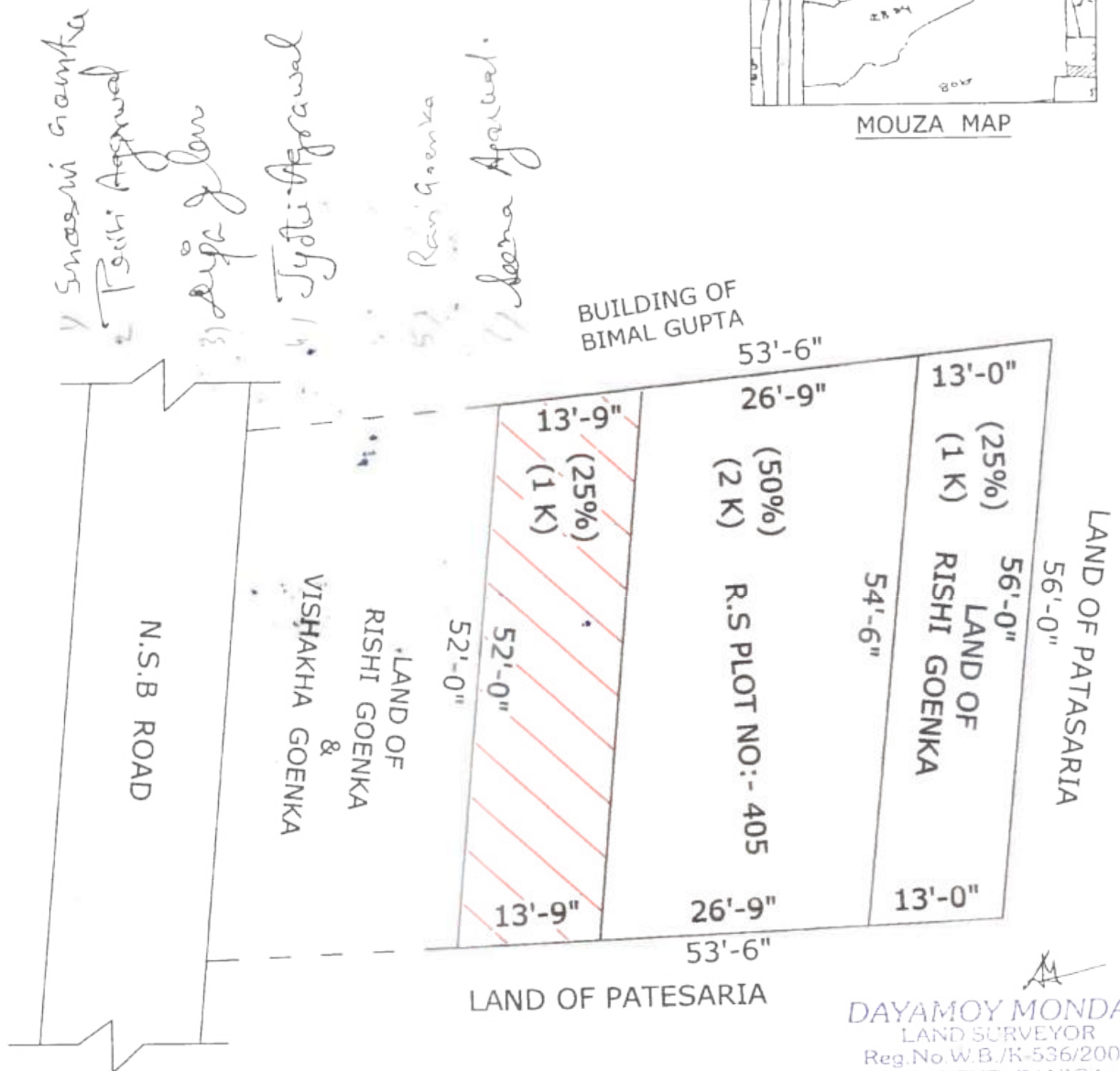
1 K 0 CH OR 0.0165 ACRE WITHIN R.S PLOT NO:- 405 L.R PLOT NO:-166 SHOWN THUS



PURCHASED BY:-
VISHAKHA GOENKA
W/O RISHI GOENKA



MOUZA MAP





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150420232001690719

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 150420232001690719 | Payment Init. Date: | 15/04/2023 12:37:48 |
| Total Amount: | 50556 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 2143552441727 | BRN Date: | 15/04/2023 12:38:32 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

| | |
|-------------------|-----------------|
| Depositor's Name: | Mr RISHI GOENKA |
| Mobile: | 9333662525 |

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---------|--------------------|---|------------|
| 1 | 192023240016907208 | Directorate of Registration & Stamp Revenue | 50556 |
| Total | | | 50556 |

IN WORDS: FIFTY THOUSAND FIVE HUNDRED FIFTY SIX ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240016907208

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192023240016907208 | Payment Mode: | SBI Epay |
| GRN Date: | 15/04/2023 12:37:48 | Bank/Gateway: | SBIEpay Payment Gateway |
| BRN : | 2143552441727 | BRN Date: | 15/04/2023 12:38:32 |
| Gateway Ref ID: | 231055355790 | Method: | HDFC Retail Bank NB |
| GRIPS Payment ID: | 150420232001690719 | Payment Init. Date: | 15/04/2023 12:37:48 |
| Payment Status: | Successful | Payment Ref. No: | 2000958598/9/2023 |

[Query No*/Query Year]

Depositor Details

| | |
|---------------------------|----------------------------------|
| Depositor's Name: | Mr RISHI GOENKA |
| Address: | NSB Road Near HDFC Bank RANIGANJ |
| Mobile: | 9333662525 |
| Period From (dd/mm/yyyy): | 15/04/2023 |
| Period To (dd/mm/yyyy): | 15/04/2023 |
| Payment Ref ID: | 2000958598/9/2023 |
| Dept Ref ID/DRN: | 2000958598/9/2023 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000958598/9/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 39441 |
| 2 | 2000958598/9/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 11115 |
| Total | | | | 50556 |

IN WORDS: FIFTY THOUSAND FIVE HUNDRED FIFTY SIX ONLY.

PAID



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

| | | | |
|--|--|---------------------|------------|
| Visit Commission Case No / Year | 2304000172/2023 | Date of Application | 13/04/2023 |
| Query No / Year | 23042000958598/2023 | | |
| Transaction | [0101] Sale, Sale Document | | |
| Applicant Name of QueryNo | Mr RANJIT MISHRA | | |
| Stampduty Payable | Rs.44,441/- | | |
| Registration Fees Payable | Rs.11,115/- | | |
| Applicant Name of the Visit Commission | Mr Ranjit Mishra | | |
| Applicant Address | Raniganj | | |
| Place of Commission | SALT LAKE, City:- , P.O:- SALT LAKE, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 | | |
| Expected Date and Time of Commission | 16/04/2023 2:30 PM | | |
| Fee Details | J1: 250/-, J2: 2,000/-, PTA-J(2): 0/-, Total Fees Paid: 2,250/- | | |
| Remarks | | | |









Government of West Bengal

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







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



Signature / LTI Sheet of Query No/Year 23042000958598/2023

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 |
|--------|--|----------|---|--|-----------------------------|
| 1 | Mrs SHASHI GOENKA N.S.B. ROAD, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:- Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713347 | Seller |  |  | Shashi Goenka 16-4-2023 |
| 2 | Mrs PRITI AGARWAL SALT LAKE, City:- , P.O:- SALT LAKE, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 | Seller |  |  | Priti Agarwal 16/4/2023. |
| 3 | Mrs DIPA JALAN 7/33, TILAK NAGAR, City:- , P.O:- KANPUR, P.S:- KANPUR, District:- Lucknow, Uttar Pradesh, India, PIN:- 808002 | Seller |  |  | Dipa Jalan 16/4/23 |

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 |
|--------|---|----------|---|--|---------------------------|
| 4 | Mrs JYOTI AGRAWAL GAGANDEEP APARTMENT, 493/B/2, G.T.ROAD, (SOUTH), City:- , P.O:- SHIBPUR, P.S:-Shibpur, District:- Howrah, West Bengal, India, PIN:- 711102 | Seller |  |  | Jyoti Agrawal 16/04/23 |
| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 5 | Mr RAVI GOENKA N.S.B. ROAD, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:- Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713347 | Seller |  |  | Ravi Goenka 16/04/23 |
| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 6 | Mrs SEEMA AGARWAL FD-335, 2ND FLOOR, SECTOR-3, IB MARKET, SALT LAKE, City:- , P.O:- SALT LAKE, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700106 | Seller |  |  | Seema Agarwal 16/04/23 |

| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|--|--|---|---|---|
| 1 | Mr ABHISHEK SINGHANIA Son of Late BIJAY KUMAR SINGHANIA SNEHA GARDEN, FLAT B3 AB 28 RAI BAHADUR ROAD,, City:- , P.O:- NEW ALIPUR, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700053 | Mrs SHASHI GOENKA, Mrs PRITI AGARWAL, Mrs DIPAL JALAN, Mrs JYOTI AGRAWAL, Mr RAVI GOENKA |  |  | <i>Abhishek Singhania</i> <i>Abhishek</i> 16/4/2023 |

16/04/2023
(Sankha Bandyopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
RANIGANJ
Paschim Bardhaman, West
Bengal

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-2304-02176/2023 | Date of Registration | 17/04/2023 |
| Query No / Year | 2304-2000958598/2023 | Office where deed is registered | |
| Query Date | 13/04/2023 3:02:39 PM | A.D.S.R. RANIGANJ, District: Paschim Bardhaman | |
| Applicant Name, Address & Other Details | RANJIT MISHRA BABU PARA SEARSOLE, Thana : Raniganj, District : Paschim Bardhaman, WEST BENGAL, PIN - 713358, Mobile No. : 7586077401, Status : Buyer/Claimant | | |
| Transaction | | Additional Transaction | |
| [0101] Sale, Sale Document | | [4308] Other than Immovable Property, Agreement [No of Agreement : 1] | |
| Set Forth value | | Market Value | |
| Rs. 11,00,000/- | | Rs. 11,10,780/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 44,441/- (Article:23) | | Rs. 11,115/- (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:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. Road from Punjabi More -- Tarbangla) , Mouza: Raniganj Municipality, JI No: 24, Pin Code : 713347

| 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-166 (RS : 405) | LR-28710, (RS - 143110) | Baslu | Baslu | 1 Katha | 11,00,000/- | 11,10,780/- | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 1.65Dec | 11,00,000 /- | 11,10,780 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mrs SHASHI GOENKA (Presentant) Wife of Late SHANKAR LAL GOENKA N.S.B. ROAD, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:- Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. : A1xxxxx6R, Aadhaar No: 54xxxxxxxx8896, Status :Individual, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence |

| | |
|---|--|
| 2 | Mrs PRITI AGARWAL Wife of SANJAY AGARWAL SALT LAKE, City:- , P.O:- SALT LAKE, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx5L, Aadhaar No: 26xxxxxxxx3742, Status :Individual, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence |
| 3 | Mrs DIPA JALAN Wife of VINEET JALAN 7/33, TILAK NAGAR, City:- , P.O:- KANPUR, P.S:-KANPUR, District:-Lucknow, Uttar Pradesh, India, PIN:- 808002 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ABxxxxxx9J, Aadhaar No: 23xxxxxxxx0010, Status :Individual, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence |
| 4 | Mrs JYOTI AGRAWAL Wife of SUJIT AGRAWAL GAGANDEEP APARTMENT,493/B/2, G.T.ROAD, (SOUTH), City:- , P.O:- SHIBPUR, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:-711102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMxxxxxx4H, Aadhaar No: 30xxxxxxxx4055, Status :Individual, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence |
| 5 | Mr RAVI GOENKA Son of Late SHANKAR LAL GOENKA N.S.B. ROAD, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx0L, Aadhaar No: 29xxxxxxxx8257, Status :Individual, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence |
| 6 | Mrs SEEMA AGARWAL Wife of Shri DEEPAK AGARWAL FD-335, 2ND FLOOR, SECTOR-3, IB MARKET, SALT LAKE, City:- , P.O:- SALT LAKE, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx6R, Aadhaar No: 63xxxxxxxx5576, Status :Individual, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mrs VISHAKHA GOENKA Wife of Shri RISHI GOENKA N.S.B. ROAD, RANIGANJ, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BKxxxxxx0G, Aadhaar No: 46xxxxxxxx4025, Status :Individual, Status : Not Executed |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| Mr ABHISHEK SINGHANIA Son of Late BIJAY KUMAR SINGHANIA SNEHA GARDEN, FLAT B3 AB 28 RAI BAHADUR ROAD,, City:- , P.O:- NEW ALIPUR, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700053 | | | |
| Identifier Of Mrs SHASHI GOENKA, Mrs PRITI AGARWAL, Mrs DIPAL JALAN, Mrs JYOTI AGRAWAL, Mr RAVI GOENKA, Mrs SEEMA AGARWAL | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|--|
| 1 | Mrs SHASHI GOENKA | -0.1375 Dec,Mrs VISHAKHA GOENKA-0.1375 Dec |
| 2 | Mrs PRITI AGARWAL | -0.1375 Dec,Mrs VISHAKHA GOENKA-0.1375 Dec |
| 3 | Mrs DIPAL JALAN | -0.1375 Dec,Mrs VISHAKHA GOENKA-0.1375 Dec |
| 4 | Mrs JYOTI AGRAWAL | -0.1375 Dec,Mrs VISHAKHA GOENKA-0.1375 Dec |
| 5 | Mr RAVI GOENKA | -0.1375 Dec,Mrs VISHAKHA GOENKA-0.1375 Dec |
| 6 | Mrs SEEMA AGARWAL | -0.1375 Dec,Mrs VISHAKHA GOENKA-0.1375 Dec |

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. Road from Punjabi More -- Tarbanga) , Mouza: Raniganj Municipality, JI No: 24, Pin Code : 713347

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1 | LR Plot No:- 166, LR Khatian No:- 28710 | Owner: বামেশ্বর গোয়েঙ্কা, Gurdian: পদ্মলাল, Address: রানীগঞ্জ, Classification: বাস্তু, Area: 0.06400000 Acre, | Seller is not the recorded Owner as per Applicant. |

On 13-04-2023

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 11,10,780/-



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

On 16-04-2023

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

Presented for registration at 13:20 hrs on 16-04-2023, at the Private residence by Mrs SHASHI GOENKA , one of the Executants.

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

Execution is admitted on 16/04/2023 by 1. Mrs SHASHI GOENKA, Wife of Late SHANKAR LAL GOENKA, N.S.B. ROAD, RANIGANJ, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 2. Mrs PRITI AGARWAL, Wife of SANJAY AGARWAL, SALT LAKE, P.O: SALT LAKE, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others, 3. Mrs DIPA JALAN, Wife of VINEET JALAN, 7/33, TILAK NAGAR, P.O: KANPUR, Thana: KANPUR, , Lucknow, UTTAR PRADESH, India, PIN - 808002, by caste Hindu, by Profession Others, 4. Mrs JYOTI AGRAWAL, Wife of SUJIT AGRAWAL, GAGANDEEP APARTMENT, 493/B/2, G.T.ROAD, (SOUTH), P.O: SHIBPUR, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Others, 5. Mr RAVI GOENKA, Son of Late SHANKAR LAL GOENKA, N.S.B. ROAD, RANIGANJ, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 6. Mrs SEEMA AGARWAL, Wife of Shri DEEPAK AGARWAL, FD-335, 2ND FLOOR, SECTOR-3, IB MARKET, SALT LAKE, P.O: SALT LAKE, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Others

Indetified by Mr ABHISHEK SINGHANIA, . . Son of Late BIJAY KUMAR SINGHANIA, SNEHA GARDEN, FLAT B3 AB 28 RAI BAHADUR ROAD,, P.O: NEW ALIPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Others



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

On 17-04-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,115.00/- (A(1) = Rs 11,108.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 11,115/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/04/2023 12:38PM with Govt. Ref. No: 192023240016907208 on 15-04-2023, Amount Rs: 11,115/-, Bank: SBI EPay (SBlePay), Ref. No. 2143552441727 on 15-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 44,441/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 39,441/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 310, Amount: Rs.5,000.00/-, Date of Purchase: 11/04/2023, Vendor name: Ashis Mandal

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/04/2023 12:38PM with Govt. Ref. No: 192023240016907208 on 15-04-2023, Amount Rs: 39,441/-, Bank: SBI EPay (SBlePay), Ref. No. 2143552441727 on 15-04-2023, Head of Account 0030-02-103-003-02



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2023, Page from 37944 to 37970
being No 230402176 for the year 2023.



Digitally signed by Sankha
Bandyopadhyay
Date: 2023.04.18 15:48:00 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2023/04/18 03:48:00 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)