

2140

T-2177/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 287727

1-10 P.M.
16/4/2023

Q - 2000896290 / 2023

Q.NO 2000896290 / 2023

GRN : 192023240016574078

Certified that the Endorsement
Sheet and Signature Sheet
attached to this document
are part of the Document

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

17 APR 2023

MOUZA:: Raniganj Municipality, P.S. :: Raniganj
J.L. No. 24, Area Sold :: 3 Katha,

DEED OF SALE

THIS DEED OF SALE IS MADE ON THIS THE 16TH DAY OF APRIL 2023
Cont.....P/2

181 DATE 06/04/2023
PURCHASERS NAME Rishi Goenka
ADDRESS Raniganj
STAMP PURCHASED FROM ASANISOL
TREASURY ON DATED 23 MAR 2023
VALUE OF THE STAMP 5000Rs

Asnis Mandel
STAMP VENDOR, SRI ASHIS MONDAL
A. D. S. R. OFFICE, RANIGANJ
I. No. - 2 (2018-19)

Smashu Goenka



567

Smashu Goenka



568

Puri Aggarwal



569

Seja Jena



570

Tyoti Aggarwal



571

Raniganka



572

Seena Aggarwal



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

16 APR 2023



573

Alvin K. Singaria
S/o Lt. Vijay Kumar Singaria
Setha gachar, Fila BSAB, Dokaibatedur Road
P.O. N. Alipore, P.S. Betela, Dist. 24 S Parganas

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:-

INFAVOUR OF

1] **MR. RISHI GOENKA**(having Income Tax PAN::ACZPG6864F) Son of Late Kailash Kumar Goenka, 2] **MRS. VISHAKHA GOENKA**(having Income Tax PAN::BKPPA5020G) Wife of Shri Rishi Goenka, both by faith Hindu, by Profession Business & 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 jointly and severally called the "**PURCHASERS**" (which expression shall include and means all their respective heirs, successors, executors, administrators, legal representative and assigns) of the **OTHER PART**.

WHEREAS the land mentioned in schedule below was owned, and possessed, by **Shankar Lal Goenka (Since deceased)** by virtue of a registered sale deed **being no. 3558 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 of Mouza Raniganj Municipality**.

AND WHEREAS the said Shankar Lal Goenka died leaving behind his wife i.e. the **Vendor No.1** and son i.e. the **Vendor No.5** and four daughters i.e. the **Vendor No. 2, 3, 4, & 6** as his only legal heirs as per the Hindu Succession Act.

Contd....P/4

-:4:-

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 Purchasers 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.33,00,000/- (Rupees thirty-three lakh) only.**

AND WHEREAS the Vendors considering the said price offered by the purchasers to be the best fair ,reasonable and highest in the present market rate have accepted the said offer of the purchasers and have agreed to sell the said lands, properties and here determents with all easement rights attached thereto unto the purchasers 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.33,00,000/- (Rupees thirty-three lakh) only** in the manner as mentioned in this deed as "MEMO OF CONSIDERATION" made by the purchasers to the Vendors 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,

Cont.....P/5

Handwritten signature

-:5:-

grant, transfer unto the purchasers 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 purchasers 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 purchasers their heirs executors, administrators, assigns absolutely and forever together with all easement rights attached thereto free from all encumbrances and the purchasers from this date by virtue of this deed became the absolute owners of the same.

The Vendors do here by covenant with the purchasers 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

Contd...P/6

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

3] That the Vendors do hereby covenants with the Purchasers that the said property described and mentioned in the schedule below that, the Purchasers 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 their 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.

6] That the Vendors do hereby further agree and declare that the Purchasers 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 Purchasers 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 Purchasers 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 Purchasers 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 Purchasers 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 Purchasers 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 Purchasers, to save harmless, indemnify and keep indemnified the Purchasers their heirs executors, assigns and administrator against all encumbrances charges and equities whatsoever.

-::8::-

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

SCHEDULE OF LAND ABOVE REFFERED 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 **L.R. Khatian No.28711** (Twenty-eight thousand seven hundred eleven) bearing **R.S. Plot No.406** (Four hundred six) Corresponding to **L.R. Plot No.163** (One hundred sixty-three), Class of Land "Bastu", measuring an area of **3(Three) Katha or 2160(Two thousand one hundred sixty) Sq.fts.** of residential vacant land hereby sold, as delineated in the plan annexed herewith and shown by red hatches line should be treated as part of this deed.

THE AFORESAID LAND BUTTED AND BOUNDED BY:-

On North :-Land of Bimal Gupta.

On South :-Land of Patesaria brothers.

On East :-Land of Vishakha Goenka W/o Rishi Goenka.

On West :-Land of Rishi Goenka (Purchaser No.1) S/o Late Kailash Kumar Goenka

Cont.... P/9

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The finger prints of ten fingers in both hands of both the Vendors and the Purchasers 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. Shishir Singha
S/o Lt. Vijay Kumar Singha
Sreeta garden Flat No. 28R
Bachchan Road, P.O. N. Alipore
P.S. Belah, Dist. 524 Parganas

1) Smashu Gantenka
2) Bhuti Aggarwal
3) Sipra Jaisan

2. Siddharth Modi
Dalit Kumar Modi
GS/1 G Baghbagan Road
Kol- 700003

4) Tyoti Aggarwal
5) Rani Gantenka
6) Shama Aggarwal

Drafted & Prepared by me
and typed in my office

VENDORS

Bikash Roy Chowdhury
ADVOCATE
E.No. 48/609/1989

-::10::-

MEMO OF CONSIDERATION

<u>Cheque Date</u>	<u>Cheque No.</u>	<u>Bank Name & Branch</u>	<u>Consideration</u>
15.06.2020	000074	Bandhan Bank, Raniganj	Rs.11,25,000/-
16.06.2020	000032	Bandhan Bank, Raniganj	Rs.15,00,000/-
01.11.2020	000036	Bandhan Bank, Raniganj	Rs. 5,00,000/-
22.02.2021	000039	Bandhan Bank, Raniganj	Rs. 1,75,000/-
		TOTAL	Rs.33,00,000/-

IN TOTAL Rs. 33,00,000/-(RUPEES THIRTY-THREE LAKH)ONLY

1) Shashi Goenka

2) Pabi Agarwal.

3) Syc Jha

4) Tyoti Agarwal

5) Rani Goenka

6) Seema Agarwal.

SIGNATURE OF THE VENDORS

PLAN SHOWING IN MOUZA RANIGANJ, J.L NO:-24, R.S PLOT NO:- 406
L.R PLOT NO:-163 HOLDING NO:-31 WARD NO:-88 P.S:-RANIGANJ,
DIST:-PASCHIM BARDHAMAN SCALE :- 1"=16'-0"

LAND MEASURING AREA :-(PURCHASED AREA 2160 SFT)
3 K 0 CH OR 0.05 ACRE WITHIN R.S PLOT NO:- 406 L.R PLOT NO:-163 SHOWN THUS

PURCHASED BY:-

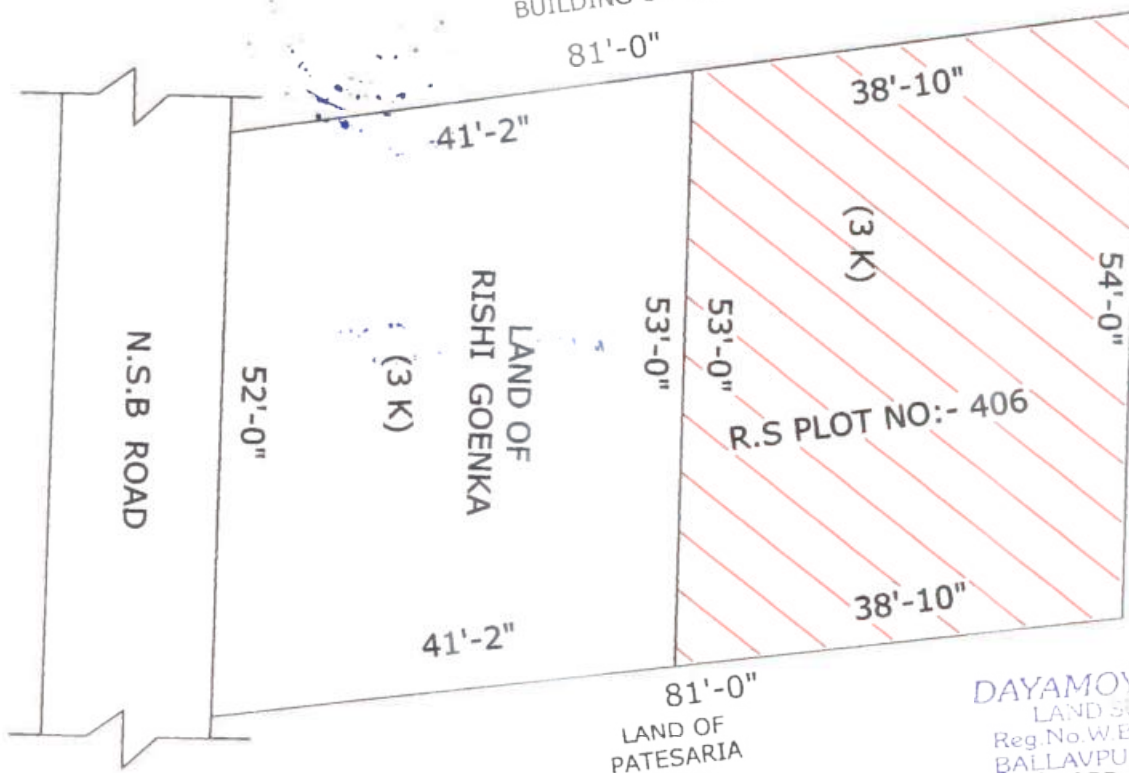
- 1) RISHI GOENKA
S/O LATE KAILASH KUMAR GOENKA
- 2) VISHAKHA GOENKA
W/O RISHI GOENKA



MOUZA MAP

1) Snosmi Goenka
2) Bini Aggarwal
3) Deepa Jena
4) Tyti Aggarwal
5) Ravi Goenka
6) Mona Aggarwal

BUILDING OF BIMAL GUPTA



DAYAMOY MONDAL
LAND SURVEYOR
Reg.No.W.B.N-536/2004
BALLAVPUR, RANIGANJ
A. APR.23 P 10



Government of West Bengal

GRIPS 2.0 Acknowledgement Receipt

Payment Summary



140420232001657406

GRIPS Payment Detail

GRIPS Payment ID:	140420232001657406	Payment Init. Date:	14/04/2023 13:12:27
Total Amount:	161634	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8183018391717	BRN Date:	14/04/2023 13:13:33
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	192023240016574078	Directorate of Registration & Stamp Revenue	161634
Total			161634

IN WORDS: ONE LAKH SIXTY ONE THOUSAND SIX HUNDRED THIRTY FOUR 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



192023240016574078

GRN Details

GRN:	192023240016574078	Payment Mode:	SBI Epay
GRN Date:	14/04/2023 13:12:27	Bank/Gateway:	SBlePay Payment Gateway
BRN :	8183018391717	BRN Date:	14/04/2023 13:13:33
Gateway Ref ID:	231044776317	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	140420232001657406	Payment Init. Date:	14/04/2023 13:12:27
Payment Status:	Successful	Payment Ref. No:	2000896290/9/2023

[Query No./Query Year]

Depositor Details

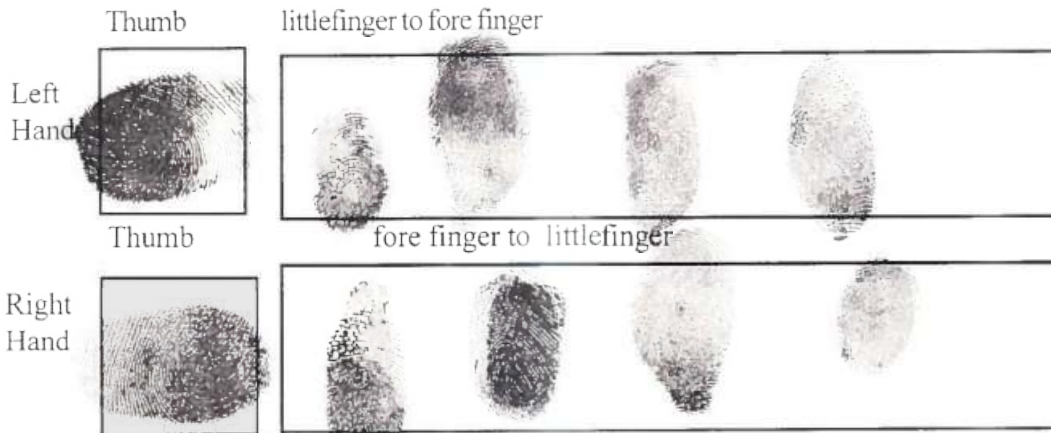
Depositor's Name:	Mr RISHI GOENKA
Address:	NSB Road ,RIDHI SIDDHI APPT Near HDFC Bank RANIGANJ
Mobile:	9333662525
Period From (dd/mm/yyyy):	14/04/2023
Period To (dd/mm/yyyy):	14/04/2023
Payment Ref ID:	2000896290/9/2023
Dept Ref ID/DRN:	2000896290/9/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000896290/9/2023	Property Registration- Stamp duty	0030-02-103-003-02	128304
2	2000896290/9/2023	Property Registration- Registration Fees	0030-03-104-001-16	33330
Total				161634

IN WORDS: ONE LAKH SIXTY ONE THOUSAND SIX HUNDRED THIRTY FOUR ONLY.





Rishi Gaurhe

Finger Print attested by me: Rishi Gaurhe



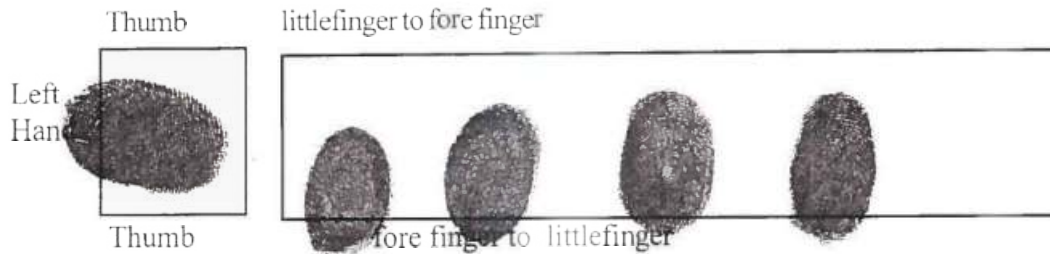
Vishakha Gaurhe

Finger Print attested by me: Vishakha Gaurhe



Sneha Gaurhe

Finger Print attested by me: Sneha Gaurhe



Bani Agrawal.



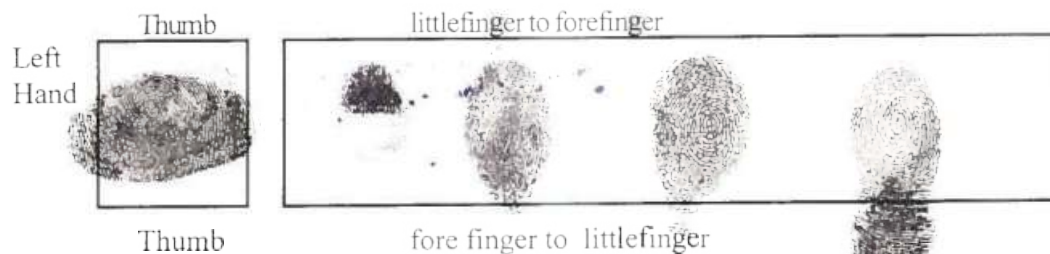
Finger Print attested by me: *Bani Agrawal*



Sapna Jha



Finger Print attested by me: *Sapna Jha*



Tyoti Agrawal



Finger Print attested by me: *Tyoti Agrawal*

	Thumb	littlefinger to fore finger
Left Hand		
	Thumb	fore finger to littlefinger
Right Hand		



Ravi Ganesha


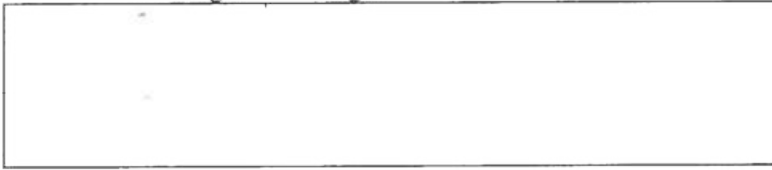

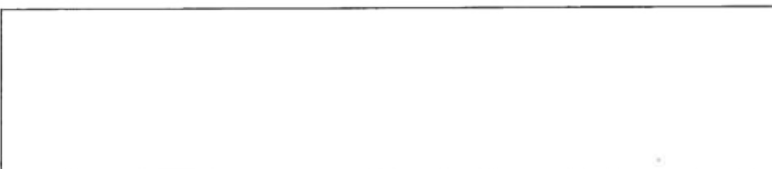
Finger Print attested by me: Ravi Ganesha

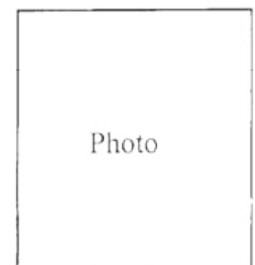
	Thumb	littlefinger to forefinger
Left Hand		
	Thumb	fore finger to littlefinger
Right Hand		



Seema Agarwal

Finger Print attested by me: Seema Agarwal

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



Photo

Finger Print attested by me:



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

Miscellaneous Receipt

Visit Commission Case No / Year	2304000171/2023	Date of Application	13/04/2023
Query No / Year	23042000896290/2023		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr RANJIT MISHRA		
Stampduty Payable	Rs.1,33,304/-		
Registration Fees Payable	Rs.33,330/-		
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 23042000896290/2023

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			<i>Shashi Goenka</i> 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			<i>Priti Agarwal,</i> 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			<i>Dipa Jalan</i> 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

Sl 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 DIPA JALAN, Mrs JYOTI AGRAWAL, Mr RAVI GOENKA			<i>Abhishek Singhania</i> <i>Abhishek</i> 16/04/2023

Sankha Bandyopadhyay
 (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-2304-02177/2023	Date of Registration	17/04/2023
Query No / Year	2304-2000896290/2023	Office where deed is registered	
Query Date	05/04/2023 6:04:56 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. 33,00,000/-		Rs. 33,32,340/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,33,304/- (Article:23)		Rs. 33,330/- (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 -- Tarbanga) , 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-163 (RS :-406)	LR-28711, (RS:- 1431\0)	Bastu	Bastu	3 Katha	33,00,000/-	33,32,340/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					4.95Dec	33,00,000 /-	33,32,340 /-	

Seller Details :

Sl 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.: Alxxxxxx6R, Aadhaar No: 54xxxxxxxxx8896, 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:-North24-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 DIPAL 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:-North24-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	Mr RISHI GOENKA Son of KAILASH KUMAR 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.: ACxxxxxx4F, Aadhaar No: 43xxxxxxxx0884, Status :Individual, Status : Not Executed
2	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 DIPA 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	Mr RISHI GOENKA-0.4125 Dec,Mrs VISHAKHA GOENKA-0.4125 Dec
2	Mrs PRITI AGARWAL	Mr RISHI GOENKA-0.4125 Dec,Mrs VISHAKHA GOENKA-0.4125 Dec
3	Mrs DIPA JALAN	Mr RISHI GOENKA-0.4125 Dec,Mrs VISHAKHA GOENKA-0.4125 Dec
4	Mrs JYOTI AGRAWAL	Mr RISHI GOENKA-0.4125 Dec,Mrs VISHAKHA GOENKA-0.4125 Dec
5	Mr RAVI GOENKA	Mr RISHI GOENKA-0.4125 Dec,Mrs VISHAKHA GOENKA-0.4125 Dec
6	Mrs SEEMA AGARWAL	Mr RISHI GOENKA-0.4125 Dec,Mrs VISHAKHA GOENKA-0.4125 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:- 163, LR Khatian No:- 28711	Owner: শহর লাল গোয়েঙ্কা, Gurdian: রাধেশ্যাম , Address: রানীগঞ্জ , Classification: কানালী, Area: 0.04800000 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 33,32,340/-



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 13:10 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 DIPAL 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 33,330.00/- (A(1) = Rs 33,323.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 33,330/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/04/2023 1:13PM with Govt. Ref. No: 192023240016574078 on 14-04-2023, Amount Rs: 33,330/-, Bank: SBI EPay (SBlePay), Ref. No. 8183018391717 on 14-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,33,304/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1,28,304/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 181, Amount: Rs.5,000.00/-, Date of Purchase: 06/04/2023, 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 14/04/2023 1:13PM with Govt. Ref. No: 192023240016574078 on 14-04-2023, Amount Rs: 1,28,304/-,

Bank: SBI EPay (SBlePay), Ref. No. 8183018391717 on 14-04-2023, 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 37971 to 37997

being No 230402177 for the year 2023.



Digitally signed by Sankha
Bandyopadhyay
Date: 2023.04.18 15:51:33 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2023/04/18 03:51:33 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)