

7360

2-13/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 784139

1.13 Am
26.07.23
A/c @ 1793815/13
mm = 15,000/000

Whereas that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements recorded with this
Document are the Part of this
Instrument

A.D.S.R. Durgapur
Durgapur

31 JUL 2023

DEED OF SALE

This **DEED OF SALE** is made and executed on this 26th day of July,
2023 before Additional District Sub-Registrar Office at Durgapur.

BETWEEN

Page 1 of 8

1.13.
Sanku Sanku

SI No. 2860 Date 26/07/23
Sold to Shyam Developers.
Address Durgapur-6
Value of Stamp 1000
Date of Purchase of the stamp
Paper from Treasury
Name of the Treasury front
Durgapur

Chatterjee
Somanath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-10
License No. 1/2019-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

26 JUL 2023

THIS DEED OF SALE
Sub-Registrar Office



THIS DEED OF SALE is made this the 26th day of July 2023, before Additional District Sub-Registrar Office, Durgapur;

BETWEEN

EXCLUSIVE NIRMAN PRIVATE LIMITED, PAN - AABCE9278L, is a Company registered under Indian Companies Act, 1956, having its principal place of business at Sagarika Enclave, J.P. Avenue, Shasanka Pally, P.O. - Durgapur - 713211, P.S. - Coke-oven, District - Paschim Bardhaman,

Represented by the **Director Mr. Sanjoy Kumar Pandey, PAN - ACHPP8916B**, Aadhaar No. - 7030 4557 2653, Son of Late Saroj Kumar Pandey, Director of Exclusive Nirman Pvt. Ltd. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Residence of Flat No. 10, Janakalyan Cooperative Housing Society Limited, Bidhannagar, P.O. - Durgapur - 713212, P.S. - New Township, District - Paschim Bardhaman, hereinafter called the "**SELLER**" or "**VENDOR**" (which expression shall mean and include their legal heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**

AND

SHYAM DEVELOPERS, having **PAN No. - AFAFS4921H**, having its Registered Office at B/19, Arvil Park, Fuljhore, Holding No. 54/N, P.O. - Durgapur, P.S. - New Township, District - Paschim Bardhaman, PIN Code - 713206, State - West Bengal, India, is a Partnership Firm under the Indian Partnership Act, 1932;

As per resolution of the Board of Partners of "SHYAM DEVELOPERS", it has been resolved and passed unanimously at a meeting of the Board of Partners held on 24th June 2023, that the said Partnership Firm is represented by its following two Partners out of four Partners as an authorized signatory of all documents and deeds.

SHYAM DEVELOPERS is being represented by its Two Partners out of Four Partners namely as follows:

1. **Sri SHYAMAL DUTTA**, having **PAN: ANGPD2521C**, Aadhaar - 6527 8942 2637, son of Late Shanti Ranjan Dutta, aged about 49 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, permanent resident of 11/35, SEPCO Township, B-Zone, Near Kali Mandir, Durgapur, District - Paschim Bardhaman formerly Burdwan, West Bengal, PIN Code - 713205, India, as the First Partner;

AND

2. **Sri SOUGATA ROY**, having **PAN: ANMPR3546D**, Aadhaar - 5612 0193 8521, son of Sri Madhu Sudan Roy, aged about 39 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, permanent resident of 18/2, Chandidas Avenue, B-Zone, Durgapur, District - Paschim Bardhaman formerly Burdwan, West Bengal, PIN Code - 713205, India, as the Second Partner;

hereinafter called the "PURCHASER" or "BUYER" (which expression shall mean and include her legal heirs, successors, executors, legal representatives and assigns) of the **OTHER PART.**

WHEREAS the "PURCHASER" or "BUYER" ("SHYAM DEVELOPERS") is a Partnership Firm under the Indian Partnership Act, 1932; A Deed of Partnership has been made on 22nd day of May 2023 before Smt. Atabi Banerjee, the Ld. Notary, Government of West Bengal, Registered No. - 48/2007, Durgapur - 713216, amongst **Four Partners** namely as follows:-

1. **Sri SHYAMAL DUTTA**, having PAN: **ANGPD2521C**, Aadhaar - **6527 8942 2637**, son of Late Shanti Ranjan Dutta, aged about 49 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, permanent resident of 11/35, SEPCO Township, B-Zone, Near Kali Mandir, Durgapur, District - Paschim Bardhaman formerly Burdwan, West Bengal, PIN Code - 713205, India, as the First Partner;
2. **Sri SOUGATA ROY**, having PAN: **ANMPR3546D**, Aadhaar - **5612 0193 8521**, son of Sri Madhu Sudan Roy, aged about 39 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, permanent resident of 18/2, Chandidas Avenue, B-Zone, Durgapur, District - Paschim Bardhaman formerly Burdwan, West Bengal, PIN Code - 713205, India, as the Second Partner;
3. **Sri SUJIT PANDEY**, having PAN: **AMUPP8781H**, Aadhaar - **3456 6069 6761**, son of Sri Sailendranath Pandey, aged about 60 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, permanent resident of Village & Post - Andal Gram, P.S.- Andal, District - Paschim Bardhaman formerly Burdwan, West Bengal, PIN Code - 713321, India, as the Third Partner; and
4. **Sri GOUTAM MISHRA**, having PAN: **AEAPM2698J**, Aadhaar - **8142 7063 1789**, son of Late Dasarath Mishra, aged about 61 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, resident of Village & Post - Durlabhpur, District - Bankura, West Bengal, PIN Code - 722133, India, as the Fourth Partner.

The Board of Partners of "SHYAM DEVELOPERS" has been passed a resolution at a meeting of the Board of Partners held on 24th June 2023, that the said Partnership Firm is represented by its First & Second Partners out of four Partners as an authorized signatory of all documents and deeds.

WHEREAS the seller is a recorded owner and possessor of the piece and parcel of Land situated at

District	:	Paschim Bardhaman
A.D.S.R. & Sub-Division	:	Durgapur
Police Station	:	Coke-oven
Municipality	:	Durgapur Municipal Corporation
PIN Code:	:	713201
Mouza	:	Birvhanpur
J.L. No.	:	91
R.S. Plot No.	:	1144, 1159 & 1160

Sch No.	Plot Number	Khatian Number	Land Use		Area of Land	Land Owner(s)	Sale Deed Number
			Proposed	ROR			
L1	L.R. - 713 R.S. - 1144	LR - 4835	Bastu	Bastu	0.3 Decimal	Exclusive Nirman Private Limited	I - 4849 / 2011
L2	L.R. - 711 R.S. - 1159	LR - 4835	Bastu	Bastu	8 Decimal	Exclusive Nirman Private Limited	I - 4849 / 2011
L3	L.R. - 710 R.S. - 1159, 1160	LR - 4835	Bastu	Bastu	1 Decimal	Exclusive Nirman Private Limited	I - 4849 / 2011
GRAND TOTAL :					9.3 Decimal or 5.64 Katha		

hereinafter called the "SCHEDULE PROPERTY"

AND WHEREAS the seller has been purchased the "SCHEDULE PROPERTY" from (1) Sri Upen Chandra Barui & (2) Sri Bhupen Chandra Barui, by virtue of a Sale Deed Vide No. - I - 4849 / 2011 for the year 2011 dated 22.06.2011 of Additional District Sub-Registrar Office, Durgapur and it has been observed that the said deed duly recorded in the ROR of B.L. & L.R.O. Faridpur-Durgapur and mutated the Seller name in L.R. R.O.R. and the vendor or seller is/are enjoying the **Sch. L1, L2 & L3** land of the "SCHEDULE PROPERTY" without any disturbance whatsoever.

AND WHEREAS the said (1) Sri Upen Chandra Barui & (2) Sri Bhupen Chandra Barui has been jointly purchased the **Sch. L1** land of the "SCHEDULE PROPERTY" from Aruna Mukherjee of Durgapur - 713202 by virtue of a Sale Deed Vide No. - I - 1947 / 2002 for the year 2002 of Additional District Sub-Registrar Office, Durgapur.

AND WHEREAS the said (1) Sri Upen Chandra Barui & (2) Sri Bhupen Chandra Barui and along with another brother (3) Sri Badal Chandra Barui, has been purchased the **Sch. L2 & L3** land of the "SCHEDULE PROPERTY" from Dolly Majumder of Durgapur - 713201 by virtue of a Sale Deed Vide No. - I - 1090 / 1990 for the year 1990 of Additional District Sub-Registrar Office, Durgapur and later on the said brother (3) Sri Badal Chandra Barui transferred his 1/3 rd share i.e. approx. 3 Decimal of land to his said two brothers (1) Sri Upen Chandra Barui & (2) Sri Bhupen Chandra Barui jointly by virtue of registered Deed of Gift being No. 2753 / 2002 for the year 2002 and by virtue of said Gift Deed (1) Sri Upen Chandra Barui & (2) Sri Bhupen Chandra Barui became the absolute owner of total approx. 9 Decimal land as mention in the **Sch. L2 & L3** land of the "SCHEDULE PROPERTY".

AND WHEREAS the vendors are absolutely seized and possessed of or well and sufficiently entitled to the vacant land classified as Baid more fully described in the Schedule hereunder.

AND WHEREAS by virtue of purchase, present vendor acquired a valid, good, clear and free marketable right, title and interest over the schedule below land and are owning

and possessing the same as absolute owner which give them unfettered power and authority to convey the schedule below property.

AND WHEREAS the SELLER being in need of funds to meet their personal commitments have decided to sell the SCHEDULE PROPERTY and the PURCHASER has agreed to purchase the same.

AND WHEREAS the SELLER agreed to sell, convey and transfer the SCHEDULE PROPERTY to the PURCHASER for a total consideration of **Rs. 65,00,000/- (Rupees Sixty Five Lakh) only** and the PURCHASER herein agreed to purchase the same for the aforesaid consideration and to that effect the parties entered into an agreement.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. **THAT** in pursuance of the aforesaid agreement and in consideration of the payment of a total sum of **Rs. 65,00,000/- (Rupees Sixty Five Lakh) only** received by all the SELLER in cheque / cash which elaborately mentioned below in the Memo Consideration and upon receipt of the said entire consideration of **Rs. 65,00,000/- (Rupees Sixty Five Lakh) only** (the SELLERS doth hereby admit, acknowledge, acquit, release and discharge the PURCHASER) the SELLER doth hereby sells, conveys, transfers, and assigns unto and to the use of the PURCHASER the SCHEDULE PROPERTY together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the SELLER to and upon the SCHEDULE PROPERTY TO HAVE AND TO HOLD the SCHEDULE PROPERTY hereby conveyed unto the PURCHASER absolutely and forever.

2. **THAT** THE SELLER DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That in consideration of **Rs. 65,00,000/- (Rupees Sixty Five Lakh) only** the entire amount has been received by the Seller from the Buyer prior to the execution of this Sale deed, the receipt of which is hereby admitted and acknowledged by the Seller.
2. That the Seller hereby sells, conveys and assign the land absolutely and forever with all rights, title and interest of the same, unto the Buyer who shall hereafter be the absolute owner of the same and enjoy all rights of ownership etc.
3. That the actual physical possession of the said land has been handed over by the Seller to the Buyer who is in possession of the same at the time of registration of this Sale deed.
4. That all taxes, charges, dues, demands, arrears, electricity charges, water charges, outstanding bills, house tax, development charges etc if any, in respect of the said land for the period prior to the date of execution of this Sale deed

shall be paid and borne by the Seller and thereafter the same shall be paid and borne by the Buyer.

5. That the Seller hereby agrees and assures the Buyer to help and assist him in getting the land transferred/mutated in the relevant department and any other concerned department and/or the Buyer shall have full right to get the land transferred/ mutated in his/her own name from the concerned department on the basis of this Sale Deed even in the absence of the Seller.
6. That all right and easements attached with the said property have also been conveyed and transferred with the said land, unto the Buyer.
7. That the Seller has assured and delivered to the Buyer that the said land under Sale is free from all sorts of encumbrances such as Sale, Mortgage, Gift, Transfer, decree, litigation, lease, acquisition/ notification etc. and there is no defect in the title of the Seller and if it is proved otherwise at any time and the Buyer suffers any loss, then the Seller shall be fully liable and responsible for the same and the Buyer shall be entitled to recover all his/her losses from the Seller.
8. That the Buyer shall have full right to apply and get the Water, Electric and Sewerage connection regarding the said land from the concerned authorities and also to get the existing name changed in his/her own name from the department concerned without any written consent of the Seller.
9. That the Seller has delivered the previous title documents relating to the said property.
10. That the Seller hereby declares and assures to the Buyer that the said property has not been acquired by the Govt. and there is no injunction or attachment order of any Court or Department.
11. That the market value of the property is **Rs. 65,00,000/-**
All facts relating to its market value, consideration and chargeability to stamp duty and transfer duty have been fully given in the Sale deed and mentioned Schedule B of this Sale deed.
12. ***That the Schedule mentioned land will use for Residential purpose.***
13. ***That the schedule mentioned land is never been acquired by the Government.***
14. ***That there is no structure over the schedule land and it is vacant till today.***
15. ***That there is 100 feet wide Shyampur More to Amlajora Road via Nadiha Road on the Northern side of the Schedule mentioned land.***

SCHEDULE PROPERTY ABOVE REFERRED TO

LAND

District	:	Paschim Bardhaman
A.D.S.R. & Sub-Division	:	Durgapur
Police Station	:	Coke-oven
Municipality	:	Durgapur Municipal Corporation

PIN Code: : 713201
Mouza : Birvhanpur
J.L. No. : 91
R.S. Plot No. : 1144, 1159 & 1160

Sch No.	Plot Number	Khatian Number	Land Use		Area of Land	Land Owner(s)	Sale Deed Number
			Proposed	ROR			
L1	L.R. - 713 R.S. - 1144	LR - 4835	Bastu	Bastu	0.3 Decimal	Exclusive Nirman Private Limited	I - 4849 / 2011
L2	L.R. - 711 R.S. - 1159	LR - 4835	Bastu	Bastu	8 Decimal	Exclusive Nirman Private Limited	I - 4849 / 2011
L3	L.R. - 710 R.S. - 1159, 1160	LR - 4835	Bastu	Bastu	1 Decimal	Exclusive Nirman Private Limited	I - 4849 / 2011
GRAND TOTAL :					9.3 Decimal or 5.64 Katha		

Structure Details:

Sch. No.	Structure Details	Area of Structure	Other Details
S1	On Land L1, L2 & L3	100 Square feet	Structure Type : Structure
On the Ground Floor, Area of floor : 100 Sq. Ft. for Residential Use, Cements Floor, Age of Structure: 12 Year old, Roof Type: Tin shed, Extent of Completion: Complete			
Total :		100 Square feet	

Entire land is butted & bounded by:

- On the North** : 120 feet wide (Durgapur) Railgate to Bankura Road
On the South : Vacant land of R.S. Plot No. 1157 (P),
On the East : Vacant land of R.S. Plot No. 1144 (P) & land of Durga Sonkar
On the West : Vacant land of R.S. Plot No. 1159 (P) & 1160 (P),

MEMO OF CONSIDERATION

Rs. 65,00,000/- (Rupees Sixty Five Lakh) only paid by the PURCHASER to the OWNER / VENDOR towards full and final consideration for the SAID PROPERTIES in the following manner and the OWNER / VENDOR doth hereby admit and acknowledge the same.

	Mode of Payment	Bank Name	Branch	Date	Amount (Rupees)
1	DEMAND DRAFT NO. - 006265	HDFC BANK LTD.	BENACHITY	25.07.2023	65,00,000/-
TOTAL = Rs. 65,00,000/- (Rupees Sixty Five Lakh) only					65,00,000/-

An additional sheet containing colour passport size photographs, full name(s) and finger prints of each finger of both hands duly attested by the parties concern is annexed hereto

this deed being nos. 1(A) one page & lay out of schedule property being nos. 1(B) one page i.e. in total 2 number of pages and these will be treated as a part of this deed.

IN WITNESS WHERE OF THE SELLERS above named do hereby sign and execute this Deed of Sale in good health and sound mind on this day month and year as mentioned above.

WITNESSES:

1. Mr. NIMAI CHANDRA DAS

Son of Late Tarapada Das
Of Village & P.O:- Gourbazar, P.S:- Faridpur,
District:- Paschim Bardhaman, West Bengal,
India, PIN Code :- 713381.

Tanmoy Mondal

2. Mr. TANMOY MONDAL

Son of Mr BANAMALI MANDAL
Of B-2 = 1/4, V. K. Nagar, P.O:- Durgapur,
P.S:- New Township, District:- Paschim
Bardhaman, West Bengal, India, PIN:- 713210

Drafted & Printed by me at my office to perused all the Records & Documents, which produced by the Seller and I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Jayanta Sarkar
(JAYANTA SARKAR)

Advocate,

District Court of Paschim Bardhaman & Sub-Division Court at Durgapur.

Enrolment No. – WB/65/1992 of West Bengal Bar Council.

For Exclusive Nirman Pvt Ltd
Sanjoy Kumar Pandey
Director
(Mr. SANJOY KUMAR PANDEY)

Represented by the Director
EXCLUSIVE NIRMAN PVT. LTD.
Signature of the Vendor / Seller

For SHYAM DEVELOPERS

Shyamal Dutta
Partner

(Sri SHYAMAL DUTTA)

PARTNER

(SHYAM DEVELOPERS)

For SHYAM DEVELOPERS

Sougata Roy
Partner

(Sri SOUGATA ROY)

PARTNER

(SHYAM DEVELOPERS)

হস্তাসূত্র টিপ ছাপ ও ফটো / Fingers Print & Photo

A

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Signature

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....

হস্তাসূত্র টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Signature

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....

হস্তাসূত্র টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Signature

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....

হস্তাসূত্র টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....

Exclusive Nirman Pvt. Ltd.

Off: Flat No. 10, Janakalyan Housing Co. Opp Society,
Bidhannagar, Durgapur, W.B- 713212
Ph.: 9126514060, Email: exclusive.nirman@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD
OF DIRECTORS OF ENPL IN ITS MEETING HELD AT 17, VIKASH NAGAR,
JAMSHEDPUR ON 14.07.2023 AT 11.00 AM

"RESOLVED THAT consent of the Board be and is hereby accorded for the sale of land bearing R.S. Plot No. 1144, 1159 & 1160, admeasuring about 5.64 Katha or 9.3 Decimal, situated, lying and being at P.O.: Coke Oven, Mouza: Birvhanpur, Pin Code: 713201, District : Paschim Bardhaman, State: West Bengal.

"RESOLVED FURTHER THAT Mr. Sanjay Kumar Pandey be and is hereby authorized to execute Sale Deeds & other Agreements and to sign and present the said Sale Deeds for Registration before A.D.S.R. Durgapur, to sign other related papers, forms, documents, Applications of all sorts, filings, and other required statements and papers, and to do each and everything in connection with the Registration of the above said sale deeds on behalf of the company regarding the Sale of above-referred Land.

"RESOLVED FURTHER THAT the aforesaid power entrusted to Mr. Sanjay Kumar Pandey shall be valid and effective till 31.07.2023.

For Exclusive Nirman Pvt Ltd

For Exclusive Nirman Pvt. Ltd.



Sanjay Kumar Pandey

Director

For Exclusive Nirman Pvt. Ltd.

For Exclusive Nirman Pvt. Ltd.



Sukla Pandey

Director

For Exclusive Nirman Pvt. Ltd.



Ritu Singh

Director

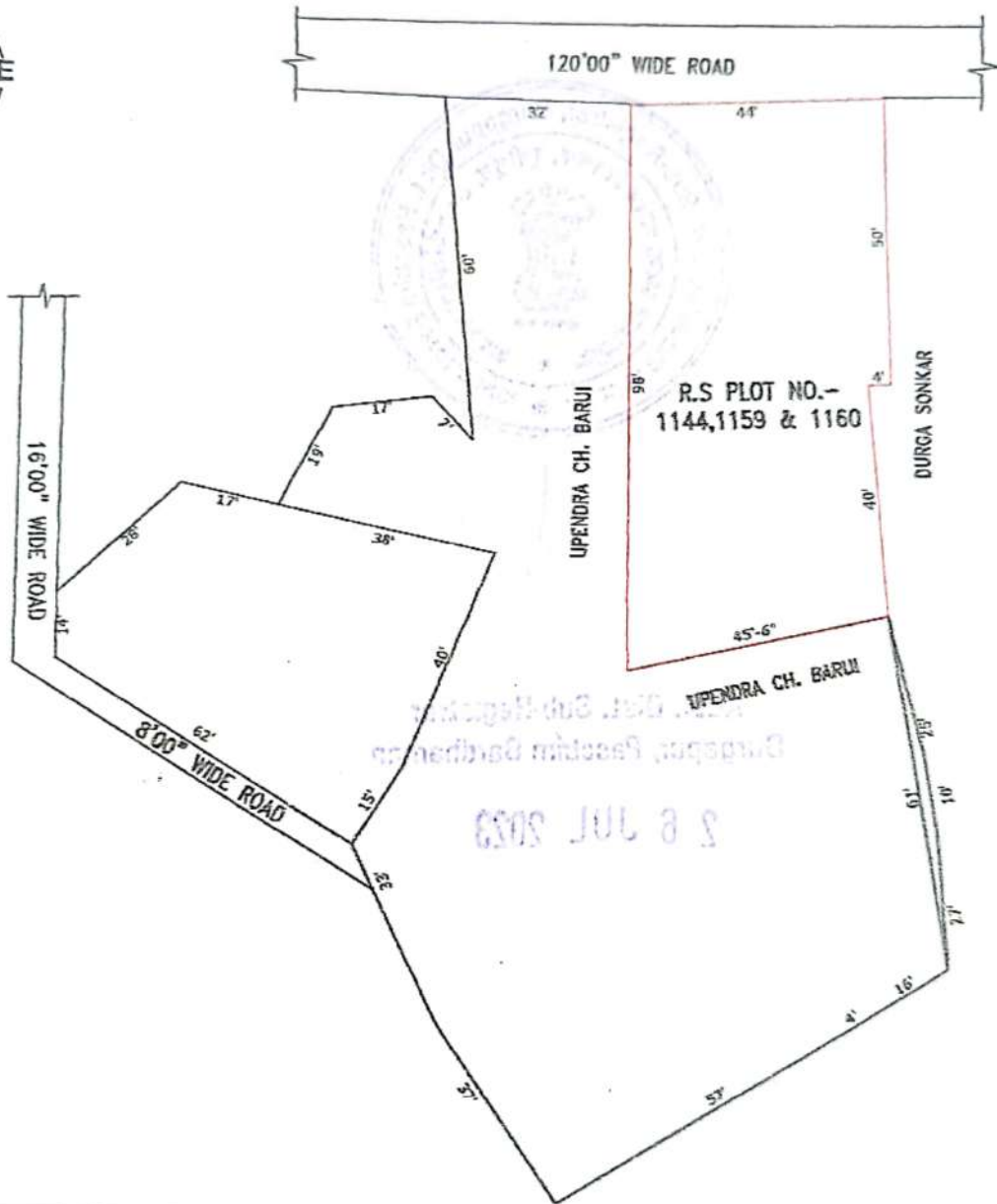
For Exclusive Nirman Pvt. Ltd.

Date: 14/07/2023

Place: Jamshedpur



SKETCH PLAN SHOWING BY RED MARK IN
 S PLOT NO.- 1144,1159 & 1160 L.R PLOT NO.- 710, 711 & 713 OF
 MOUZA-BIRBHANPUR, P.S.-COKE OVEN, J.L. NO.-91,
 DIST.- PASCHIM BARDHAMAN, WEST BENGAL.
 TOTAL AREA-9.3 DEC./ 5.64 KATHA (MORE OR LESS)



BUYER SIGNATURE-

SHYAM DEVELOPERS

For SHYAM DEVELOPERS

Shyam Datta
 Partner

Angana Roy
 Partner

ENG. SIGNATURE-

(AS PER DEED PLAN) NTS

Rakesh Garai

OWNER SIGNATURE-

For Executive Nirman Pvt. Ltd

Sanjay Kumar Pal
 Director

RAKESH GARAI
 CONSULTING CIVIL ENGINEER
 DURGAPUR MUNICIPAL CORPORATION
 BIDHANNAGAR, DURGAPUR-12
 LIC NO.-D.M.C.-BPD-150

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Nimai Chandra Das
2. FATHER/ HUSBAND NAME (পিতা/ স্বামীর নাম) : Late Tarapada Das
3. OCCUPATION (পেশা) : Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Gourbazar
POST OFFICE (পোস্ট অফিস) Gourbazar
POLICE STATION (থানা) Faridpur PIN 713381
DISTRICT (জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Others
6. AADHAR NO 5085 2156 1907
PAN _____
EPIC NO _____

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

I, Nimai Chandra Das as identifier identifying the executants of the concerned deed (Query No.) 2001793815/2023
ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Nimai Chandra Das

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



Major Information of the Deed

Deed No :	I-2306-07393/2023	Date of Registration	31/07/2023
Query No / Year	2306-2001793815/2023	Office where deed is registered	
Query Date	16/07/2023 12:44:07 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	JAYANTA SARKAR Durgapur Court, Durgapur - 16, Thana : New Township, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7501639622, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 65,00,000/-	Rs. 65,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,60,010/- (Article:23)	Rs. 65,007/- (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:- Coke Oven, Municipality: DURGAPUR MC, Road: Railgate to Bankura Road, Mouza: Birvhanpur, JI No: 91, Pin Code : 713201

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-713 (RS :-1144)	LR-4835	Bastu	Bastu	0.3 Dec	2,10,000/-	2,10,000/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -04849-2011
L2	LR-711 (RS :-1160)	LR-4835	Bastu	Bastu	8 Dec	55,00,000/-	55,00,000/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -04849-2011
L3	LR-710 (RS :-1159,1160)	LR-4835	Bastu	Bastu	1 Dec	6,90,000/-	6,90,000/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -04849-2011
		TOTAL :			9.3Dec	64,00,000 /-	64,00,000 /-	
		Grand Total :			9.3Dec	64,00,000 /-	64,00,000 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1,00,000 /-	1,00,000 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EXCLUSIVE NIRMAN PRIVATE LIMITED Sagarika Enclave J.P. Avenue Sasanka Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211 , PAN No.:: AAxxxxxx8L, Aadhaar No: 70xxxxxxxx2653, Status :Organization, Executed by: Representative, Executed by: Representative




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHYAM DEVELOPERS B/19 Arvil Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 , PAN No.:: AFxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJAY KUMAR PANDEY (Presentant) Son of Late Saroj Kumar Pandey Date of Execution - 26/07/2023, , Admitted by: Self, Date of Admission: 26/07/2023, Place of Admission of Execution: Office			
		Jul 26 2023 4:55PM	LTI 26/07/2023	26/07/2023

Flat No. 10 Janakalyan Co Operative Housing Ltd. Bidhannagar, City:- Durgapur, P.O:- Durgapur, P.S:-
 New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste:
 Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxx6b, Aadhaar No: 70xxxxxxxx2653
 Status : Representative, Representative of : EXCLUSIVE NIRMAN PRIVATE LIMITED (as DIRECTOR




2	Name	Photo	Finger Print	Signature
	Mr SHYAMAL DUTTA Son of Late Santi Ranjan Dutta Date of Execution - 26/07/2023, , Admitted by: Self, Date of Admission: 31/07/2023, Place of Admission of Execution: Office	 <small>Jul 31 2023 4:37PM</small>	 <small>LTI 31/07/2023</small>	 <small>31/07/2023</small>

11/35 Sepco Township, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman,
 West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
 PAN No.:: anxxxxx1c, Aadhaar No: 65xxxxxxxx2637 Status : Representative, Representative of :
 SHYAM DEVELOPERS (as PARTNER)

3	Name	Photo	Finger Print	Signature
	Mr SOUGATA ROY Son of Mr MADHU SUDAN ROY Date of Execution - 26/07/2023, , Admitted by: Self, Date of Admission: 26/07/2023, Place of Admission of Execution: Office	 <small>Jul 26 2023 4:56PM</small>	 <small>LTI 26/07/2023</small>	 <small>26/07/2023</small>

18/2 Chandi Das Avenue B Zone, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim
 Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business,
 Citizen of: India, , PAN No.:: ANxxxxx6D, Aadhaar No: 56xxxxxxxx8521 Status : Representative,
 Representative of : SHYAM DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIMAI CHANDRA DAS Son of Late Tarapada Das Village Gourbazar, City:- Not Specified, P.O:- Gourbazar, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713381	 <small>26/07/2023</small>	 <small>26/07/2023</small>	 <small>26/07/2023</small>

Identifier Of Mr SANJAY KUMAR PANDEY , Mr SHYAMAL DUTTA , Mr SOUGATA ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	EXCLUSIVE NIRMAN PRIVATE LIMITED	SHYAM DEVELOPERS-0.3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	EXCLUSIVE NIRMAN PRIVATE LIMITED	SHYAM DEVELOPERS-8 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	EXCLUSIVE NIRMAN PRIVATE LIMITED	SHYAM DEVELOPERS-1 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	EXCLUSIVE NIRMAN PRIVATE LIMITED	SHYAM DEVELOPERS-100.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Railgate to Bankura Road, Mouza: Birvhanpur, JI No: 91, Pin Code : 713201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 713, LR Khatian No:- 4835	Owner:এককুমিভ নির্মান প্রা: লি:, Gurdian:সঞ্জয় পান্ডে, Address:নিজ , Classification:বাস্ত, Area:0.00300000 Acre,	EXCLUSIVE NIRMAN PRIVATE LIMITED
L2	LR Plot No:- 711, LR Khatian No:- 4835	Owner:এককুমিভ নির্মান প্রা: লি:, Gurdian:সঞ্জয় পান্ডে, Address:নিজ , Classification:বাস্ত, Area:0.08000000 Acre,	EXCLUSIVE NIRMAN PRIVATE LIMITED
L3	LR Plot No:- 710, LR Khatian No:- 4835	Owner:এককুমিভ নির্মান প্রা: লি:, Gurdian:সঞ্জয় পান্ডে, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	EXCLUSIVE NIRMAN PRIVATE LIMITED

Endorsement For Deed Number : I - 230607393 / 2023

On 26-07-2023

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

Presented for registration at 13:13 hrs on 26-07-2023, at the Office of the A.D.S.R. DURGAPUR by Mr SANJAY KUMAR PANDEY ,.

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 65,00,000/-

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

Execution is admitted on 26-07-2023 by Mr SANJAY KUMAR PANDEY , DIRECTOR, EXCLUSIVE NIRMAN PRIVATE LIMITED (Private Limited Company), Sagarika Enclave J.P. Avenue Sasanka Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211

Identified by Mr NIMAI CHANDRA DAS , , , Son of Late Tarapada Das , Village Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713381, by caste Hindu, by profession Law Clerk

Execution is admitted on 26-07-2023 by Mr SOUGATA ROY , PARTNER, SHYAM DEVELOPERS (Partnership Firm), B/19 Arvil Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India PIN:- 713206

Identified by Mr NIMAI CHANDRA DAS , , , Son of Late Tarapada Das , Village Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713381, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 65,007.00/- (A(1) = Rs 65,000.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 65,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 10:59AM with Govt. Ref. No: 192023240143096768 on 26-07-2023, Amount Rs: 65,007/-, Bank: SBI EPay (SBlePay), Ref. No. 5241832269325 on 26-07-2023, Head of Account 0030-03-104-001-16

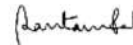
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,60,010/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 2,59,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2860, Amount: Rs.1,000.00/-, Date of Purchase: 26/07/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 10:59AM with Govt. Ref. No: 192023240143096768 on 26-07-2023, Amount Rs: 2,59,010/-, Bank: SBI EPay (SBlePay), Ref. No. 5241832269325 on 26-07-2023, Head of Account 0030-02-103-003-02



Santanu Pal

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

On 31-07-2023

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.

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

Execution is admitted on 31-07-2023 by Mr SHYAMAL DUTTA , PARTNER, SHYAM DEVELOPERS (Partnership Firm), B/19 Arvil Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206



etified by Mr NIMAI CHANDRA DAS , , Son of Late Tarapada Das , Village Gourbazar, P.O: Gourbazar, Thana:
Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713381, by caste Hindu, by profession Law Clerk

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 128104 to 128123

being No 230607393 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.08.09 17:46:38 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/08/09 05:46:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)