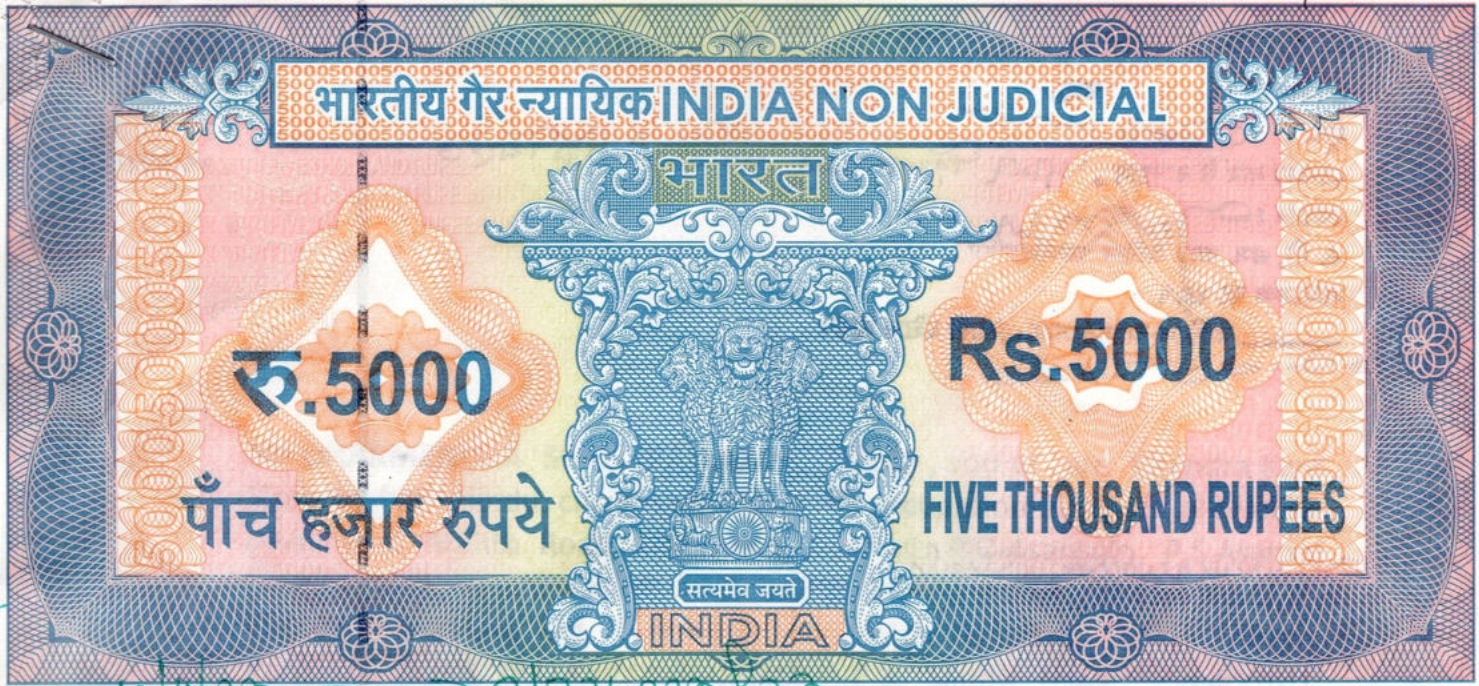


2943/2023

I-3266/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

called H 287563 H 287563

22-50001- v/case no - 363/2023

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

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

19 APR 2023

GRN .19-202324-000930771-8

QUARY No.2000774873/2023

DEED OF SALE VALUED Rs.50,00,000/-

ASSESSED MARKET VALUE Rs.50,00,000/-

THIS DEED OF SALE is made on this the 10<sup>th</sup> day  
Of April 2023 BY :

Contd... P/2

6:10pm  
10/04/2023

1/14

Signature

2229 20.03.2023  
ক্রমিক নং :

তারিখ : 20/03/2023

স্বাক্ষরকারী : [Signature] ১৬/৩০৩ বেনাস কনস্ট্রাকশন লিমিটেড

স্বাক্ষর : [Signature]

ক. ডি. এম. ডাঃ জিয়াউল হক

স্বাক্ষর নং : ২০২৩

২০.০৩.২০২৩  
জারি করে আসানসোল জেলায় হইতে

৩০৩১৭৫৮৬

Dharmendra Shah



NETR200-900

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

Dharmendra Shah



Identified by me  
Asha Shan

W/o Late Chandra Kant Shan  
Flat no. ENIP- 16/303 Venus Chs Ltd  
Evershine Millenium  
P.O. Kandivali East  
P.S. Santa Nagar  
Pin- 400101 MUMBAI

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

10 APR 2023

-:2:-

**SRI DHARMENDRA SHAH (PAN.AZDPS0581Q)** , son of Late Chandra Kant Shah ,by faith-Hindu, citizenship-Indian, by occupation-business, previously residing at Mehta Road, Ushagram, Asansol, P.O.Asansol , P.S.Asansol (South) , Dist. Paschim Bardhaman and presently residing at Flat No.EMP-16/303,Venus CHS Ltd. Evershine Millennium Paradise, Thakur Village, Kandivali (East), P.O.Kandivali (East), P.S. Samta Nagar, Pin.400101, Mumbai, Maharashtra , India hereinafter called the "**VENDOR**"(which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the **ONE PART**;

**IN FAVOUR OF:-**

**ANAND REAL DEV. PVT. LTD, (PAN : AAJCA3955E)** a Company registered under Companies Act, having its registered office at 1075, '**SHANTI NIWAS**' G.T. Road (West), Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman (previously under Dist. Burdwan), and represented by one of its Directors **SRI ANAND AGARWAL**, Son of Sri Hari Narayan Agarwal, by faith Hindu, by occupation Business, Citizenship Indian, resident of Narsinghbandh, Near Rajasthan Club, Burnpur, P.S. Hirapur, P.O.Burnpur, Pin-713325, Dist. Paschim Bardhaman( previously under Dist. Burdwan) hereinafter called the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context include its successors-in-office, legal representatives, administrators, and assigns) of the **OTHER PART**;

**WHEREAS** one Birajananda Dasgupta (since deceased) son of Late S.N. Dasgupta was the lawful owner-in-possession of the land comprised in R.S.PlotNo.2336 (two three three six) of mouza-Asansol, J.L. No.35, P.S.Asansol, Dist. Burdwan (presently under Dist. Paschim Bardhaman) having had /16/annas share therein and accordingly his name stood recorded in the finally published R.S.Record of Rights under R.S.Khatian No.981(nine eight one)and 982(nine eight two)of the said mouza.

Contd... P/3

-:3:-

**AND WHEREAS** after death of aforesaid Birajananda Dasgupta his surviving legal heirs namely Smt. Latika Dasgupta, Sri Asimananda Dasgupta, Sri Shyamalananda Dasgupta, Sri Bibekananda Dasgupta, Sri Ranjan Dasgupta, Smt. Manju Majumdar and Smt. Mina Sengupta jointly sold and transferred the land measuring an area of 06(six)cottahs being part of the aforementioned R.S.Plot No.2336(two three three six)with specific demarcation and boundaries unto and infavour of one Sri Sanjoy Kumar Pandey, son of Sri Deomoni Pandey by executing a registered deed of sale dated 29.06.1989 being Deed No.4282 for the year 1989 of Asansol A.D.S.R.Office for valuable consideration and with the execution of such Sale deed legal heirs of aforesaid Birajananda Dasgupta delivered peaceful khas possession of the said land unto and infavour of aforesaid Sri Sanjoy Pandey.

**AND WHEREAS** aforesaid legal heirs of aforesaid Birajananda Dasgupta jointly further sold and transferred the land measuring an area of 05(five) cottahs 08(eight)chhitaks being part of the aforementioned R.S.Plot No.2336(two three three six) with specific demarcation and boundaries unto and infavour of one Sri Sambhunath Pandey, son of Sri Deomoni Pandey by executing a registered deed of sale dated 29.06.1989 being Deed No.4284 for the year 1989 of Asansol A.D.S.R.Office for valuable consideration and with the execution of such Sale deed aforesaid legal heirs of said Birajananda Dasgupta delivered peaceful khas possession of the said land unto and infavour of aforesaid Sri Sambhunath Pandey.

Contd... P/4

-:4:-

**AND WHEREAS** while owning and possessing their said purchased lands aforesaid Sri Sanjoy Kumar Pandey and Sri Sambhunath Pandey out of their said purchased land jointly sold and transferred the land measuring an area of 03(three) cottahs 08(eight)chhitaks with specific demarcation and boundaries being part of R.S.Plot No.2336(two three three six)under R.S.Khatian No.981 and 982 of the said mouza-Asansol unto and infavour of one Mrs.Paramjeet Kaur Gandhi, wife of Mr.Manjit Singh Gandhi for valuable consideration by executing a registered deed of sale dated 22.01.1992 being Deed No.431 for the year 1992 of Asansol A.D.S.R.Office and with the execution of such Sale deed aforesaid Sri Sanjoy Kumar Pandey and Sri Sambhunath Pandey jointly delivered peaceful khas possession of the said land unto and infavour of aforesaid Mrs.Paramjeet Kaur Gandhi..

**AND WHEREAS** while owning and possessing her said purchased land aforesaid Mrs.Paramjeet Kaur Gandhi sold and transferred the land measuring an area of 03(three) cottahs 08(eight)chhitaks with specific demarcation and boundaries being part of R.S.Plot No.2336(two three three six)under R.S.Khatian No.981 and 982 of the said mouza-Asansol unto and infavour of the Vendor named Sri Dharmendra Shah for valuable consideration by executing a registered deed of sale dated 20.02.1998 being Deed No.0697 for the year 1998 of Asansol A.D.S.R. Office and with the execution of such Sale deed aforesaid Mrs.Paramjeet Kaur Gandhi delivered peaceful khas possession of the said land unto and infavour of the Vendor.

**AND WHEREAS** the said land has been duly and correctly recorded in the name of the vendor in the finally published L.R.Record of Rights under L.R. Khatian No.2611,corresponding to R.S.KhatianNo.981 and 982 being L.R.Plot No.2532(part)corresponding to R.S.Plot No.2336(part) of the said mouza.

Contd... P/5



-:5:-

**AND WHEREAS** since the date of such purchase of the said land the Vendor had been and has been owning and possessing the said land peacefully and uninterruptedly without any disturbance within the notice of all.

**AND WHEREAS** the vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land which is free from all encumbrances, charges, and/or mortgages;

**AND WHEREAS** being in urgent need of money to meet his legal requirement and expenses the vendor declared and expressed his intention to sell the said land measuring an area of 03(three)cottahs 08(eight) chhitaks with specific demarcation and boundaries being part of R.S.Plot No.2336(two three three six)corresponding to L.R.Plot No.2532(two five three two) under R.S.Khatian No.981 and 982 corresponding to L.R. Khatian No.2611 (two six one one)of the said mouza-Asansol which is more fully mentioned in the schedule below and the purchaser having come to know of such intention and declaration of the vendor proposed and offered to purchase the schedule mentioned land at a total consideration of Rs.50,00,000/-(Rupees fifty lacs)only.

**AND WHEREAS** the vendor considering the said price as fair, proper, reasonable and highest according to the market value prevailing in the locality accepted the said offer of the purchaser agreed to sell , convey and transfer the schedule mentioned land unto and in favour of the purchaser at and for the said price of Rs.50,00,000/-(Rupees fifty lacs)only on the terms mentioned herein below;

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-**

That in pursuance of the said agreement between the vendor and the purchaser and in consideration of the said price of Rs.50,00,000/-(Rupees fifty lacs)only paid by the purchaser to the vendor as per memo of consideration written at the foot at this deed (the receipt whereof the vendor doth hereby admit and acknowledge )as total price of the said Land the vendor doth hereby grant, convey sell and transfer all that land more



Contd... P/6

-:6:-

fully mentioned in the schedule below unto and to the uses of the said purchaser together with the right of path, passage, lights, liberties, privileges, easements and appurtenances whatsoever attached and concerning to the said land free from any or all encumbrances **TO HAVE AND TO HOLD** the said land hereby granted, conveyed and transferred unto and to the use of the said purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease mortgage, exchange or otherwise **AND THAT** the said vendor for himself, him heirs and successors doth hereby declare and covenant with the said purchaser that the vendor has good title, full power and absolute right to sell and transfer the said land and further declare that he is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and that the vendor has not in any way encumbrance the said land intended to be conveyed by this deed of sale **AND THAT** the purchaser including all its successors-in-office, legal representative and administrators shall and may at all times peacefully/quietly hold, possess, uses and enjoy the said land as lawful and rightful owners thereof with right to make/raise all sorts of constructions and structure upon the said land in accordance with law without any interruptions, obstructions, claim and/or demand whatsoever from or by the vendor or any person/persons lawfully/equitably claiming under or in trust for him **AND THAT** the vendor shall and will for all times to come at the cost and request of the purchaser do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly assuring the title of the purchaser relating to the said property or part thereof **AND THAT** the vendor doth hereby further declare and covenant with the said purchaser that if it transpires that the Schedule mentioned land is not free from all encumbrances and/or the vendor has no valid perfect and marketable title to the said land as herein before

Contd... P/7

-:7:-

stated by the vendor in that event the vendor including all his legal heirs and successors will be bound to pay back the entire consideration amount with legal interest to the purchaser and shall also be liable to make good and Indemnify all losses and damages which the purchaser may suffer due to any defect in the title of the vendor in respect of the said land hereby sold to the purchaser and by executing this deed of sale peaceful possessions of the schedule mentioned land is hereby delivered to the purchaser.

That the purchaser has examined the title deeds and other documents supplied by the vendor in connection with the schedule mentioned land and the purchase is hereby satisfied regarding ownership of the vendor.

It is hereby declared by the vendor that the purchaser by virtue of this deed of sale will competent and entitled to get its name recorded/ mutated in the records of S.D.L.& L.R.O. Ext. (Part-1),Asansol under the state West Bengal and the vendor undertake to render all such help and assistances will be found essential in this regard.

**SCHEDULE OF THE LAND ABOVE REFERRED TO :-**

In the District of Paschim Bardhaman, P.S. Asansol, Chowki Asansol and A.D.S.R. Office Asansol ,within Mouza-Asansol,J.L.No.-35,under the limits of Asansol Municipal Corporation, Ward No. 40(new) 21(Old) all that 'Danga' class of vacant land measuring an area of 03(three) cottahs 08(eight) chhitaks equivalent to 5.775 (five point seven seven five) satak more or less comprised in and being part of R.S.Plot No.2336(two thousand three hundred thirty six) corresponding to part of L.R.Plot No.2532(two thousand five hundred thirty two)under L.R. khatian No.2611(two thousand six hundred eleven) corresponding to R.S.khatian No.981(nine hundred eighty one)and 982(nine hundred eighty two)with all easement rights hereby sold by the Vendor in favour of the purchaser.The Land situated at Purbasa Colony Road, Asansol.

Contd....P/8




-:8:-

The land hereby sold is butted and bounded by:-

On the North: By the land of Mr.Bhagat.

On the South: By the land of Smt. Asha Shah.

On the East : By the 22'feet wide Purbasa Colony Road..

On the West: By the land of others. 

The land hereby sold is more specifically delineated in a sketch Map hereto annexed and thereon shown in Red border and the said ketch Map shall form part of this deed.

The proportionate annual rent is payable to the state of West Bengal through S.D.L.& L.R.O.Ext. (Part-1), Asansol.

A Sheet containing finger prints of both hands of the parties along with photographs duly attested by them is kept after this deed.

#### MEMO OF CONSIDERATION

1.Rs.2,00,000/-(Rupees two lacs )only paid through N.E.F.T by cheque being

No.447946 dated 06.12.2023 of IDBI Bank, Asansol Branch.

2.Rs.47,50,000/-(Rupees forty seven lacs fifty thousand )only paid by D.D.











being No.014289dated 06.04.2023 of IDBI Bank, Asansol Branch.

3.Rs.50,000/-(Rupees fifty thousand )only for T.D.S. @ 1% on total

consideration amount of Rs.50,00,000/-as per the provisions of Income Tax

Act.1961.

Contd....P/9











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

100-2-117



Dharmendra Shah

Dharmendra Shah

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

Fauad Agamwani

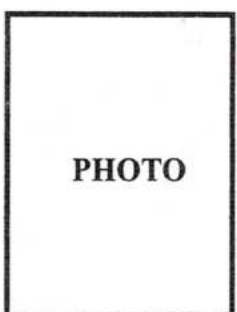


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



PHOTO

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



PHOTO

SKETCH MAP SHOWING THE LAND MEASURING 03 (THREE) COTTHAS 08 (EIGHT) CHITTANKS COMPRISED IN R.S. PLOT NO 2336 CORRESPOSING TO L.R. PLOT NO 2532 UNDER THE L.R. KHATIAN NO 2611 CORRESPONDING TO R.S. KHATIAN NO 981 AND 982 WITHIN THE MOUZA-ASANSOL, P. S. ASANSOL, DIST- PASCHIM BARDHAMAN, WARD NO -40 (NEW) 21(OLD) OF ASANSOL MUNICIPAL CORPORATION SITUATE AT PURBASHA COLONY ROAD,

SELLER: - SRI DHARMENDRA SHAH SON OF LATE CHANDRA KANT SHAH,

PURCHASER: - ANAND REAL DEV. PVT. LTD, A COMPANY REGISTERED UNDER COMPANIES ACT,

NOTE: - SHOWN IN RED COLOUR

AREA CHART: - TOTAL LAND AREA 3 COTTAH 8 CHITTANKS



Dharmendra Shah

(Signature)

SIGNATURE OF VENDOR

J. Mitra  
TUFAN KUMAR MITRA  
PLANNER & ESTIMATOR  
LIC No. 084 of  
Asansol Municipal Corporation

DRAWN BY

-:9:-

IN WITNESS WHERE OF the vendor signed and executed this deed of sale on the day, month and year first above written.

WITNESSES :-

1. Asha Shah

Dharmendra Shah

Signature of the vendor

W/o Late Chandrakant Sham  
Flat no. EMP-16/303 Venus CHS Ltd  
Evershine Millennium  
P.O. Kandivali East  
P.S. Santa Nagar  
Pin - 400101 MUMBAI

2. Jayant Sharma  
S/o Lt. R.S. Sharma  
Narsingh Bandh  
Buzpur, 713328

Drafted and prepared by  
me as per instructions of  
the vendors and read over and  
explained both to the vendors  
and the purchaser and typed  
in my office.



**PALLAB ROYCHOWDHURY**  
Advocate Asansol Court  
E. No. F - 506/99







Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 23052000774873/2023

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	Shri DHARMENDRA SHAH FLAT NO .EMP-16/303, VENUS CHS LTD, EVERSHINE MILLENNIUM PARADISE, THAKUR VILLAGE KANDIVALI EAST MUMBAI, City:- , P.O:- KANDIVALI EAST, P.S:-SHIVAJI NAGAR, District:-Mumbai, Maharashtra, India, PIN:-400101	Seller		 VET 220-900	Dharmendra Shah 10-4-2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mrs ASHA SHAH Wife of Late CHANDRAKANT SHAH FLAT NO EMP 16/303 VENUS CHS LTD EVERSHINE MILLE, City:- , P.O:- KANDIVALI EAST, P.S:-SHIVAJI NAGAR, District:- Mumbai, Maharashtra, India, PIN:- 400101	Shri DHARMENDRA SHAH		 VET 220-901	Asha Shah 10-04-2023

(Manoj Kumar Mandal)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
ASANSOL  
Paschim Bardhaman, West  
Bengal



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



192023240009307718

GRN Details

GRN:	192023240009307718	Payment Mode:	SBI Epay
GRN Date:	07/04/2023 13:48:29	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3446183823412	BRN Date:	07/04/2023 13:51:02
Gateway Ref ID:	743463783	Method:	IDBI Bank-Corporate NB
GRIPS Payment ID:	070420232000930770	Payment Init. Date:	07/04/2023 13:48:29
Payment Status:	Successful	Payment Ref. No:	2000774873/4/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ANAND AGARWAL
Address:	NARSINGHBANDH BURNPUR
Mobile:	9732888800
Period From (dd/mm/yyyy):	07/04/2023
Period To (dd/mm/yyyy):	07/04/2023
Payment Ref ID:	2000774873/4/2023
Dept Ref ID/DRN:	2000774873/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000774873/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	195010
2	2000774873/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	50007

Total 245017

IN WORDS: TWO LAKH FORTY FIVE THOUSAND SEVENTEEN ONLY.

## Major Information of the Deed

Deed No :	I-2305-03266/2023	Date of Registration	19/04/2023
Query No / Year	2305-2000774873/2023	Office where deed is registered	
Query Date	23/03/2023 10:23:38 AM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pallab Roychowdhury Asansol Court,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001048194, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 50,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,00,010/- (Article:23)	Rs. 50,007/- (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:- Asansol, Municipality: ASANSOL MC, Road: Purbasa Colony, Road Zone : (on road -- on road) , Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2336	RS-981	Bastu	Danga	1 Katha 12 Chatak	25,00,000/-	25,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L2	RS-2336	RS-982	Bastu	Danga	1 Katha 12 Chatak	25,00,000/-	25,00,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>5.775Dec</b>	<b>50,00,000 /-</b>	<b>50,00,000 /-</b>	
		<b>Grand Total :</b>			<b>5.775Dec</b>	<b>50,00,000 /-</b>	<b>50,00,000 /-</b>	



**er Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri DHARMENDRA SHAH (Presentant )</b>                      Son of Late CHANDRAKANT SHAH FLAT NO .EMP-16/303,VENUS CHS LTD,EVERSHINE MILLENNIUM PARADISE,THAKUR VILLAGE KANDIVALI EAST MUMBAI, City:- , P.O:- KANDIVALI EAST, P.S:-SHIVAJI NAGAR, District:-Mumbai, Maharashtra, India, PIN:- 400101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: azxxxxx1q, Aadhaar No: 89xxxxxxx0104, Status :Individual, Executed by: Self, Date of Execution: 10/04/2023                      , Admitted by: Self, Date of Admission: 10/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/04/2023                      , Admitted by: Self, Date of Admission: 10/04/2023 ,Place : Pvt. Residence</p>

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>ANAND REAL DEV PVT LTD</b>                      1075 SHANTI NIWAS G T ROAD ROAD WEST ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: AAxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri ANAND AGARWAL</b>                      Son of Shri HARI NARAYAN AGARWAL NARSINGHBANDH NAER RAJASTHAN CLUB BURNPUR, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 61xxxxxxx7149 Status : Representative, Representative of : ANAND REAL DEV PVT LTD</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mrs ASHA SHAH</b>                      Wife of Late CHANDRAKANT SHAH                      FLAT NO EMP 16/303 VENUS CHS LTD                      EVERSHINE MILLE, City:- , P.O:-                      KANDIVALI EAST, P.S:-SHIVAJI NAGAR,                      District:-Mumbai, Maharashtra, India,                      PIN:- 400101</p>			

Identifier Of Shri DHARMENDRA SHAH

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri DHARMENDRA SHAH	ANAND REAL DEV PVT LTD-2.8875 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Shri DHARMENDRA SHAH	ANAND REAL DEV PVT LTD-2.8875 Dec

## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Purbasa Colony, Road Zone : (on road -- on road) , Mouza: Asansol, JI No: 35, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 2336, RS Khatian No:- 981		Shri DHARMENDRA SHAH
L2	RS Plot No:- 2336, RS Khatian No:- 982		



Endorsement For Deed Number : I - 230503266 / 2023

On 10-04-2023

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

Presented for registration at 18:10 hrs on 10-04-2023, at the Private residence by Shri DHARMENDRA SHAH ,Executant.

**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 50,00,000/-

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

Execution is admitted on 10/04/2023 by Shri DHARMENDRA SHAH, Son of Late CHANDRAKANT SHAH, FLAT NO .EMP-16/303,VENUS CHS LTD,EVERSHINE MILLENNIUM PARADISE,THAKUR VILLAGE KANDIVALI EAST MUMBAI, P.O: KANDIVALI EAST, Thana: SHIVAJI NAGAR, , Mumbai, MAHARASHTRA, India, PIN - 400101, by caste Hindu, by Profession Business

Indetified by Mrs ASHA SHAH, , , Wife of Late CHANDRAKANT SHAH, FLAT NO EMP 16/303 VENUS CHS LTD EVERSHINE MILLE, P.O: KANDIVALI EAST, Thana: SHIVAJI NAGAR, , Mumbai, MAHARASHTRA, India, PIN - 400101, by caste Hindu, by profession House wife



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

On 11-04-2023

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 50,007.00/- ( A(1) = Rs 50,000.00/- ,E = Rs 7.00/- ) and Registration Fees paid by by online = Rs 50,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/04/2023 1:51PM with Govt. Ref. No: 192023240009307718 on 07-04-2023, Amount Rs: 50,007/-, Bank: SBI EPay ( SBlePay), Ref. No. 3446183823412 on 07-04-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,00,010/- and Stamp Duty paid by by online = Rs 1,95,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/04/2023 1:51PM with Govt. Ref. No: 192023240009307718 on 07-04-2023, Amount Rs: 1,95,010/-, Bank: SBI EPay ( SBlePay), Ref. No. 3446183823412 on 07-04-2023, Head of Account 0030-02-103-003-02



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

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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,00,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1117, Amount: Rs.5,000.00/-, Date of Purchase: 23/03/2023, Vendor name: P K Das
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2023, Page from 63925 to 63945  
being No 230503266 for the year 2023.



Digitally signed by MANOJ KUMAR  
MANDAL  
Date: 2023.04.20 15:37:18 +05:30  
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/04/20 03:37:18 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)