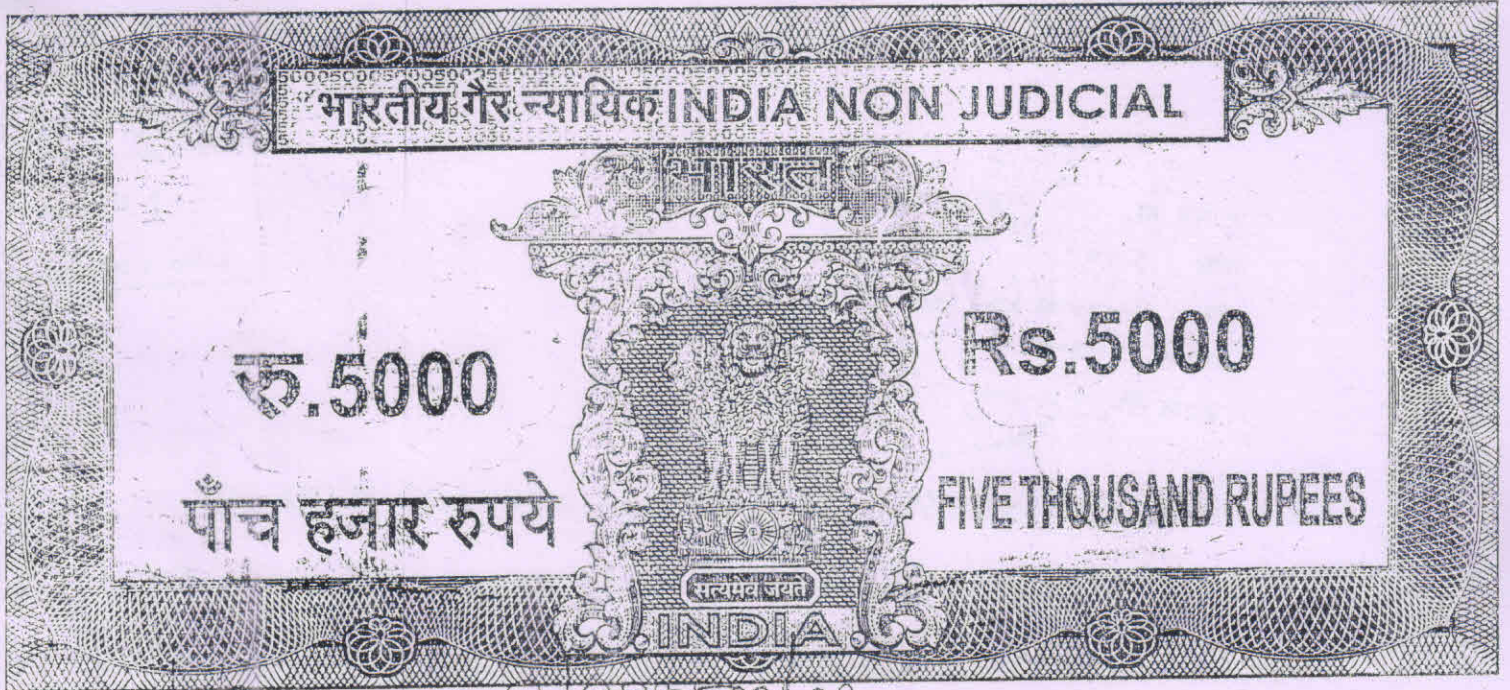


3332/2023

I - 3742/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 715666

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

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

GRN No.19-202324-001530823-2

08 MAY 2023

DEED OF SALE OF Rs. 15,00,000/-

ASSESSSED MARKET VALUE OF Rs.17,22,094/-

QUERY NO.2000883577/ 2023

THIS DEED OF SALE made on this the 21st day of

April..... in the year 2023 by :-

Contd.....P/2.

2515
Date of Purchase
from Asansol Treasury
12 APR 2023
L.No. 1 of 2000-01
Aniruddha Lahiri,
Asansol, Mohishila colony
gamm, etc

সাঁচিগমি, আসানসোল

Anur Chandra Lahiri

Anur Chandra Lahiri
VETDWO-1050
Lahiri



Identified by me

1. Aparna Lahiri,
wife of Mr Anur Chandra Lahiri,
Mechalaya Co-operative H.S.G. Society,
P.O. New Town, P.S. New Town,
Dist. North - 24 - Parganas.
P.M. No. 706156.

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

21 APR 2023

SRI ARUN CHANDRA LAHIRI, PAN No AAUPL7179D Son of Late Naresh Chandra Lahiri, by faith Hindu, citizenship Indian, resident of NEELALAY CO-OPERATIVE HOUSING SOCIETY LTD, PLOT CE/1/C/203, P.O. NEW TOWN District North 24 Parganas, hereinafter called the 'VENDOR' (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

IN FAVOUR OF :-

SRI ANIRUDDHA LAHIRI, PAN No.AASPL9582A, Son of Late Alope Lahiri, by faith Hindu, citizenship Indian, resident of Silicate Factory Road, Chakraborty More, 1 No. Mohishila Colony, Asansol, P.O. Asansol - 713303, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Paschim Bardhaman, hereinafter called the 'PURCHASER' (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

Contd.....P/3.

WHEREAS previously one Smt. Kalyani Lahiri (since deceased), Wife of Late Naresh Chandra Lahiri, was the lawful and rightful owner of the landed property along with other properties situated on R.S. Plot No.1184, R.S.Khatian No.211, of Mouza Asansol, P.S. Asansol (South), District Paschim Bardhaman, which she acquired by way of Patta from Govt. of West Bengal.

AND WHEREAS while owning and possessing the aforesaid landed property Smt. Kalyani Lahiri constructed a residential building in and upon the same.

AND WHEREAS subsequently while was owning and possessing the aforesaid land and building Smt. Kalyani Lahiri gifted and transferred a portion of Schedule mentioned property to one of her Son namely, Sri Arun Chandra Lahiri i.e. the Vendor by virtue of a Regd. Deed of Gift being Deed No.5467 for the year 1985 of A.D.S.R. Office, Asansol.

AND WHEREAS the vendor above named is lawfully owning and possessing or otherwise sufficiently entitled to the property described in the schedule written hereunder which is free from all encumbrances.

AND WHEREAS the vendor in order to meet his lawful necessities announced to sale the properties described in the schedule written hereunder.

AND WHEREAS the purchaser having come to know of such intention of the vendor proposed and offered to purchase the schedule mentioned property at a total consideration of Rs 15,00,000/- (Rupees Fifteen lacs) only.

AND WHEREAS the vendor agreed & accepted, the said offer of the purchaser and agreed to sell, convey and transfer the schedule mentioned property unto and in favour of the purchaser at and for the said total consideration of Rs 15,00,000/- (Rupees Fifteen 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 sum of Rs 15,00,000/- (Rupees Fifteen lacs) only paid by the purchaser to the vendor (the receipt whereof the vendor doth hereby admit and acknowledge) as total price of the said property, the vendor doth hereby grant, convey, sell and transfer unto and to the use of the said purchaser all that property more fully mentioned and described in the schedule 'B' below together with the right of path, passage, lights, liberties, privileges, easements and appurtenances whatsoever attached and concerning to the said property free from any or all encumbrances TO HAVE AND TO HOLD the said property hereby granted, conveyed and transferred unto and

Contd.....P/5.

-:: 5 ::-

to the use of the said purchaser absolutely and forever having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise AND THAT the said vendor for himself, his heirs and successors doth hereby declare and covenant with the said purchaser that the vendor have good title, full power and absolute right to sell and transfer the said property and further declare that he is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and that the vendor have not in any way encumbered the said property intended to be conveyed by this Deed of Sale. AND THAT the said purchaser all his heirs and successors shall and may at all times peacefully/ quietly hold, possess, use and enjoy the said property as lawful and rightful owner thereof without any interruption, obstruction, claim and / or demand whatsoever from or by the Vendor or any person/ persons lawfully / equitably claiming under or in trust for him.

It is further declare by the Vendor that the Purchaser by virtue of this deed of sale will be competent to get his name mutated in the Record of SDL & LRO. Extn. Part 1, Asansol under the state of West Bengal as also in the and register of Asansol Municipal Corporation or any other authority and the Vendor undertakes to render all such help and assistance as well be found essential in this regards.

Contd.....P/6.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

In the District of Paschim Bardhaman, P.S. Asansol (South), Chowki & Sub-Division Asansol, A.D.S.R. Office Asansol, Mouza Asansol, J.L.No.35, comprised in part of C.S. Plot No.318(P), R.S. Plot No.1184, R.S.Khatian No.211, LOP No.374, corresponding to L.R. Plot No.1398, all that piece and parcel of 'Bastu' class of land measuring 2 (Two) Cottahs 1 (One) Chhitak along with a 20 years old, Cement Floor, single storied pucca residential building standing thereon measuring covered area of 350 Sft. being Holding No.25(29) under Ward No.20 (Old), 86 (New), situated at 1 No. Mohishila Colony, within the limits of Asansol Municipal Corporation. Proposed use is Bastu.

The property is butted and bounded as follows :-

On the North : Property of Mr. Agarwal.
On the South : Purnima Apartment.
On the East : Property of Ashok Mukherjee.
On the West : Property of Purchaser.

Contd.....P/7.

-:: 7::-

The proportionate annual rent is payable to the State of West Bengal through
S.D.L. & L.R.O., Extn. Part – I, Asansol.

MEMO OF CONSIDERATION

1. Paid by Demand Draft

No.003789 dt.10.04.2023

of HDFC Bank Ltd.

Total - Rs.15,00,000/-
Rs.15,00,000/-

*Sub
(P/8)*
Rupees Fifteen Lacs only paid by the Purchaser to the Vendor.

Contd.....P/8.

-:: 8 ::-

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

WITNESSES:

1.

Aparna Lohini

Wife of Mr Arun chandra Lohini

Neelalaya Co-operative H.S.G. Society

P.O. New Town P.S. New Town

Dist. North-24-Parganas

Pin No - 700756

2. Ajay Chatterjee

S/O Ajay Chatterjee

will + PO - Mohan

P.S. Bonabani

Pin - 713330

paschim Bardhaman

Arun Chandra Lohini

Signature of the Vendor

Drafted & Prepared by me as per instruction of both the parties and Printed in my office.

Rudrajit Saha

(Rudrajit Saha)

Advocate

Asansol Court.

Enrolment No. WB-216 of 2006.

A sheet containing the self attested photo & fingerprint of both the parties concern is attached with this Deed.

Left Hand

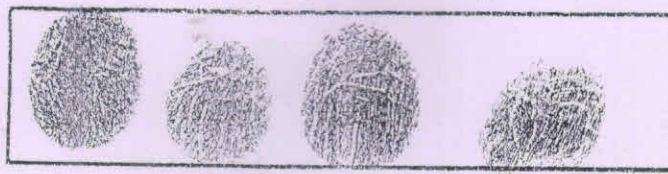


Thumb

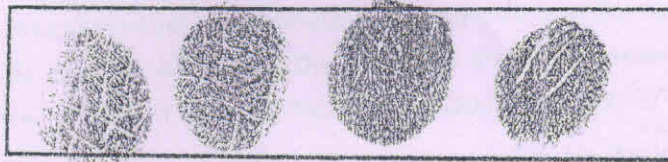
Right Hand



Little finger to fore finger



Fore finger to little finger



Anur Chandra Lahiri

Finger Print attested by me :

Anur Chandra Lahiri

Thumb

Left Hand



Thumb

Right Hand



Little finger to fore finger



Fore finger to little finger



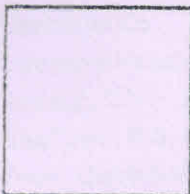
Anurudha Lahiri

Finger Print attested by me :

Anurudha Lahiri

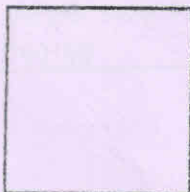
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Left Hand



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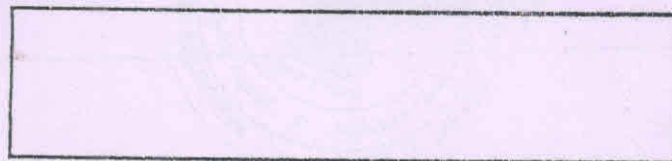
Right Hand



Little finger to fore finger



Fore finger to little finger

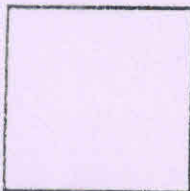


Photo

Finger Print attested by me :

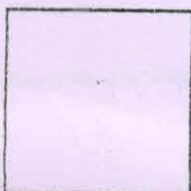
Thumb

Left Hand

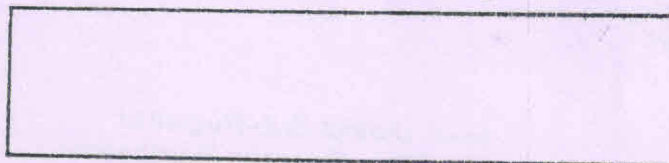


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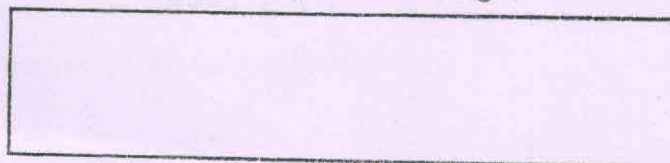
Right Hand



Little finger to fore finger



Fore finger to little finger



Photo

Finger Print attested by me :



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 23052000883577/2023

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	Mr Arun Chandra Lahiri Neelalay Co Operative Housing Society, Plot CE/1/C/203, City:- , P.O:- New Town, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156	Seller			<i>Arun Chandra Lahiri</i> 21/04/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Smt Aparna Lahiri Wife of Mr Arun Chandra Lahiri Neelalaya Co Operative Housing Society,, City:- , P.O:- NewTown, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Mr Arun Chandra Lahiri			<i>Aparna Lahiri</i> 21.04.2023.

(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



192023240015308232

GRN Details

GRN:	192023240015308232	Payment Mode:	Counter Payment
GRN Date:	12/04/2023 15:23:03	Bank/Gateway:	State Bank of India
BRN :	90125131	BRN Date:	12/04/2023 00:00:00
GRIPS Payment ID:	120420232001530822	Payment Init. Date:	12/04/2023 15:23:03
Payment Status:	Successful	Payment Ref. No:	2000883577/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr RUDRAJIT SAHA
Address:	ASANSOL COURT
Mobile:	8617532699
Period From (dd/mm/yyyy):	12/04/2023
Period To (dd/mm/yyyy):	12/04/2023
Payment Ref ID:	2000883577/3/2023
Dept Ref ID/DRN:	2000883577/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000883577/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	63904
2	2000883577/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	17235
Total				81139

IN WORDS: EIGHTY ONE THOUSAND ONE HUNDRED THIRTY NINE ONLY.

Major Information of the Deed

Deed No.	I-2305-03742/2023	Date of Registration	08/05/2023
Query No / Year	2305-2000883577/2023	Office where deed is registered	
Query Date	04/04/2023 11:06:23 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Rudrajit Saha Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8617532699, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 17,22,094/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 68,904/- (Article:23)	Rs. 17,235/- (Article:A(1), E, 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: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , 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	LR-1398 (RS :-)	LR-211	Bastu	Bastu	2 Katha 1 Chatak	13,00,000/-	15,03,563/-	Width of Approach Road: 6 Ft.,
Grand Total :					3.4031Dec	13,00,000 /-	15,03,563 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	350 Sq Ft.	2,00,000/-	2,18,531/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		350 sq ft	2,00,000 /-	2,18,531 /-	

Seller Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Mr Arun Chandra Lahiri (Presentant) Son of Late Naresh Chandra Lahiri Neelalay Co Operative Housing Society, Plot CE/1/C/203, City:- , P.O:- New Town, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AAxxxxxx9D, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/04/2023 , Admitted by: Self, Date of Admission: 21/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/04/2023 , Admitted by: Self, Date of Admission: 21/04/2023 ,Place : Pvt. Residence

Buyer Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	Mr Aniruddha Lahiri Son of Late Aloke Lahiri Silicate Factory Road, Chakraborty More, 1 No Mohisila Colony, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AAxxxxxx2A, Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Aparna Lahiri Wife of Mr Arun Chandra Lahiri Neelalaya Co Operative Housing Society,, City:- , P.O:- NewTown, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156			
Identifier Of Mr Arun Chandra Lahiri			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Arun Chandra Lahiri	Mr Aniruddha Lahiri-3.40313 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Arun Chandra Lahiri	Mr Aniruddha Lahiri-350.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , 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	LR Plot No:- 1398, LR Khatian No:- 211		Seller is not the recorded Owner as per Applicant

On 17-04-2023

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 17,22,094/-



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

On 21-04-2023

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

Presented for registration at 16:40 hrs on 21-04-2023, at the Private residence by Mr Arun Chandra Lahiri, Executant.

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

Execution is admitted on 21/04/2023 by Mr Arun Chandra Lahiri, Son of Late Naresh Chandra Lahiri, Neelalay Co Operative Housing Society, Plot CE/1/C/203, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL India, PIN - 700156, by caste Hindu, by Profession Others

Indetified by Smt Aparna Lahiri, , Mr Arun Chandra Lahiri, Neelalaya Co Operative Housing Society,, P.O: NewTown, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by profession Others



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

On 24-04-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,235.00/- (A(1) = Rs 17,221.00/- , E = Rs 14.00/-) and Registration Fees paid by by online = Rs 17,235/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/04/2023 12:00AM with Govt. Ref. No: 192023240015308232 on 12-04-2023, Amount Rs: 17,235/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90125131 on 12-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 68,904/- and Stamp Duty paid by by online = Rs 63,904/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/04/2023 12:00AM with Govt. Ref. No: 192023240015308232 on 12-04-2023, Amount Rs: 63,904/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90125131 on 12-04-2023, 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

08-05-2023

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. 68,904/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2515, Amount: Rs.5,000.00/-, Date of Purchase: 18/04/2023, Vendor name: P GHANTY
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 73638 to 73654
being No 230503742 for the year 2023.



Digitally signed by MANOJ KUMAR
MANDAL
Date: 2023.05.11 14:14:58 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/05/11 02:14:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)