

4584/2011

I-4712



पश्चिम बंगाल WEST BENGAL

H 273295

16/5/2022
4:30 PM

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

Adcl. District Sub-Registrar
Assensol, Dist - Paschim Bardhaman

23 MAY 2022

QUERY NO. 2001405103/2022

DEED OF SALE

Sale Value :- Rs. 60,00,000/-

Assessed Market Value :- Rs. 60,00,000/-

P.S Asansol (S), Dist. Paschim Bardhaman, Mouza.
Asansol, J.L. No. 35, R.S Plot No. 227, L.R Plot No. 361,
measuring an area 11 (Eleven) Decimals of land under
Asansol Municipal Corporation

R. Shukla
Adl

THIS DEED OF SALE is made on this the 16th day
of May, 2022.

:- BY AND BETWEEN:-

Contd...p/2

427 13/05/22
 90004222
 Shirdani Business Pvt. Ltd
 Asansol
 22/5/22
 AJIT KUMAR MUKHERJEE
 Stamp Vender, Asansol Court
 10/10/11 M 5(67.68)

- Bijoy Kumar Nandi



VCTI-Mo-889



VCTI-Mo-893

- Bijoy Kumar Nandi

- Shri Ram Berman



VCTI-Mo-890



VCTI-Mo-894

- Sajay Kr. Nandi

- Mitari Berman



VCTI-Mo-891

- Chanda Sengupta



VCTI-Mo-892

- LTI of Mira Nandi
By the per of Suroj Kumar Berman,

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

16 MAY 2022

Suroj Kumar Berman,
 S/o Binod Kumar Berman,
 Addl. Sreepally near Hill View
 South paschim bardhaman.

(2)

(1) **SMT. MIRA NANDY** (PAN :- AKXPN7207R) wife of Late Bamapada Nandy, (2) **SRI BIJOY KUMAR NANDI** (PAN :- ABMPN0607M) son of Late Bamapada Nandi, (3) **SRI SANJAY KUMER NANDI** (PAN :- CEOPN9812H) son of Late Bamapada Nandi and (4) **SMT. CHANDA SENGUPTA** (PAN :- BOHPS2717C) Daughter of Late Bamapada Nandi, wife of Bhabani Prasad Sengupta, all by faith Hindu, citizen of India, seller No. 1 and 3 are resident of House No. 199, No. 1 Mohishila Colony, Milan Samity Goli, P.O. Asansol, P.S. Asansol (S), Sub-Division and Addl. Dist. Sub-Registry Asansol, Dist. Paschim Bardhaman (W.B) Pin. 713303, seller no. 2 is resident of Flat No. 3A, Verdant Appartment, 336, N.S.C Bose Road, Naktala, P.O. Naktala, Dist. Kolkata (W.B), Pin. 700047 and seller no. 4 is resident of Bunglow No. 5, Mandla Road Opp. Everest Ice Factory, P.O. Jabalpur, P.S. Jabalpur, Dist. Jabalpur Madhya Pradesh, Pin. 482020 hereinafter called the "**SELLERS**" (which expression shall unless excluded by or repugnant to the context include their heirs, legal representatives, successors, administrators and assigns) of the ONE PART.

IN FAVOUR OF

SHIVDANI BUSINESS PRIVATE LIMITED (PAN :- ABFCS8764C) a company, having its Registered Office at Ground Floor, Shivdani Apartment, 1 No. Mohishila Colony, Murgasole, Asansol, P.O. Asansol, P.S. Asansol (S) Dist. Paschim Bardhaman (W.B), Pin. 713303 represented by its Director namely (1) **SHRI RAM BURMAN** (PAN :- DHWPB4054D & Aadhar No. 560085151250), and (2) **SRI MURARI BURMAN** (PAN :- ASAPB1346A & Aadhaar No. 736382875343) both are sons of Late Shivdani Burman, citizen of India, both by faith Hindu, both by occupation Business, both are resident of J.K Nagar, Munda Para, Bidhan Bag, P.O. Bidhan Bag, P.S. Raniganj, Dist. Paschim Bardhaman (W.B) Pin 713337 hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context include its heirs, legal representatives, successors, administrators and assigns) of the OTHER PART.

Contd...P/3

(3)

WHEREAS the sellers above named are lawfully seized and possessed of or otherwise sufficiently entitled to the property described more fully in the schedule below.

AND WHEREAS the property within Mouza Asansol, J.L. No. 35, LOP No. 199, C.S Plot No. 107 (P)/106 (P), measuring an area 11 (Eleven) Decimal of land was acquired by one Bamapada Nandi S/o- Late Krishna Nath Nandi, by virtue of registered Deed of Gift being **Gift Deed Number Book-I, 93 for the year 1989, Page No. 393 to 396** from the GOVERNOR OF THE STATE OF WEST BENGAL Vide L.O.P. No. 199, measuring an area 6 Kathas 11 chhatak of land or 11 (Eleven) Decimals of land alongwith all rights of easements.

AND WHEREAS after the demise of aforesaid Bamapada Nandi S/o- Late Krishna Nath Nandi, his wife being seller no. 1, two sons being seller no. 2 and 3 and one daughter being seller no. 4 as his only legal heirs and successors by way of law of inheritance and have been in peaceful possession of the schedule mentioned property and enjoying right title and interest free from all encumbrances and they have got their names mutated in the L.R rights of record in S.D.L & L.R.O Asansol, within Seperate Khatian number being **L.R Khatian No. 6452, 6453, 6454 and 6455** wtihin Mouza Asansol, Dist. Paschim Bardhaman (W.B)

AND WHEREAS the sellers abovenamed became the absolute owner and possessor of the property described in the schedule below by virtue of inheritance and the sellers have been owing and possessing the same as its exclusive, lawful owner thereof free from all encumbrances whatsoever and the sellers having Rayati Rights in the schedule property and have absolute right, title and interest, full power and authority to sell the schedule mentioned property free from all encumbrances.

Rishab Singh
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(4)

AND WHEREAS the sellers abovenamed presently in need of some money agreed announced and declared to sell the schedule property at the price of **Rs. 60,00,000/-(Rupees sixty lakh) only** which is just and fair according to present Market value and the purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" abovenamed in search of a residential land agreed to purchase the schedule property at the price offered by the Sellers.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

That in consideration of the payment of the sum of **Rs. 60,00,000/- (Rupees sixty lakh) only** made by the purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" in cheque to the Sellers, the price of the property and the sellers in their personal capacity does hereby convey, grant, transfer and absolutely assign their property to the purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" free from all encumbrances, charges, claims and demands what-so-ever. ALL THAT property more specifically mentioned in Schedule below.

AND ALL the estate, right, title, interest, claim and demand whatsoever together with all liberties, privileges, easements of the Sellers in or to the Property hereby conveyed and every part thereto TO HAVE & HOLD the same unto and to the use of the purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" and its representatives absolutely.

AND the sellers and all persons claiming through or under them does hereby further agree with the purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" at all times, hereafter and upon any reasonable request

R. Sharma
Asst

(5)

and at the costs of the Purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" to does and execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof to the purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" and its representatives and placing its in possession of the same according to the true intent meaning of this Deed.

AND the sellers do hereby also agree to save harmless and keep indemnified the purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" against all losses, damages, costs, and expenses which they may sustain by reason of any claim being made by anybody whom-so-ever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the sellers do hereby further agree with the purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" and declare that they have not done or been party to any act, where by the sellers are prevented from conveying or assigning the said property.

AND the sellers do hereby further agree with the purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" and declare that the purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as an absolute owner as its own chattel in any manner they/their like or find necessary from generation to generation without any disturbance of the sellers or their heirs, executors and legal representatives and have every right to sell, alienate, lease, gift mortgage etc. to any person or authority.

Rashmi
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(6)

AND the Sellers do hereby give their consent and approval for recording of name of the purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" in the Landlord's Sherista and in the Municipal Corporation and shall help the Purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" in such recording of and mutation of its name in such place and the purchaser being "SHIVDANI BUSINESS PRIVATE LIMITED" henceforth shall pay all rents and taxes to the Municipal Corporation and to the Govt. Revenue Department.

SCHEDULE ABOVE REFERRED TO

Within the District of Paschim Bardhaman, P.S. Asansol (S), Addl. Dist. & Sub-Registry office Asansol, **Mouza Asansol**, J.L. No. 35, all that within C.S Plot No. 107 (P)/ 106 (P), **LOP No. 199**,

L.R Khatian No. 6452 (Six thousand Four hundred fifty two), **R.S Plot No. 227** (Two hundred twenty seven) corresponding to **L.R Plot No. 361** (Three hundred sixty one), measuring an area **02 (Two) Decimals of land**,

L.R Khatian No. 6453 (Six thousand Four hundred fifty three), **R.S Plot No. 227** (Two hundred twenty seven) corresponding to **L.R Plot No. 361** (Three hundred sixty one), measuring an area **03 (Three) Decimals of land**,

L.R Khatian No. 6454 (Six thousand Four hundred fifty four), **R.S Plot No. 227** (Two hundred twenty seven) corresponding to **L.R Plot No. 361** (Three hundred sixty one), measuring an area **03 (Three) Decimals of land**,

L.R Khatian No. 6455 (Six thousand Four hundred fifty five), **R.S Plot No. 227** (Two hundred twenty seven) corresponding to **L.R Plot No. 361** (Three hundred sixty one), measuring an area **03 (Three) Decimals of land**,

Total measuring an area 11 (Eleven) Decimals of land situated at Road Mohisila Colony No. 1 with all rights of easement, Classification of land Vastu, Proposed land used for Vastu, under Asansol Municipal Corporation.

Contd...P/7

(7)

Butted and Bounded By :-

On the North	:-	Khan's House
On the South	:-	Shobha Residency
On the East	:-	Nilmani Chakraborty's House
On the West	:-	30'ft wide Milan Samity Goli Road (Jio Mart)

The annual proportionate rent of the same is payable to the Govt. of West Bengal through S.D.L. & L.R.O. Extn. Part-1, Asansol.

MEMO OF CONSIDERATION

Rs. 12,00,000/- (Rupees twelve lakh) only paid vide cheque being cheque No. 000010 of Bank of Baroda, Ashram More Branch, Asansol

Rs. 12,00,000/- (Rupees twelve lakh) only paid vide cheque being cheque No. 000011 of Bank of Baroda, Ashram More Branch, Asansol

Rs. 12,00,000/- (Rupees twelve lakh) only paid vide cheque being cheque No. 000012 of Bank of Baroda, Ashram More Branch, Asansol

Rs. 12,00,000/- (Rupees twelve lakh) only paid vide cheque being cheque No. 000013 of Bank of Baroda, Ashram More Branch, Asansol

Rs. 12,00,000/- (Rupees twelve lakh) only paid vide cheque being cheque No. 000014 of Bank of Baroda, Ashram More Branch, Asansol

Shamug
Ash.

(8)

IN WITNESS WHEREOF the above named Sellers hereto set forth their hand and seal in presence of the following witnesses on the day, month and year as mentioned above.

Witnesses :-

1. Sury Kumar Berman,
S/o Binod Kumar Berman,
Baspally near hill view
South P.O. Asansol,
P.S. Asansol South
Dist: Paschim Bardhaman,
713304

1.  ^{LT1 of Mira Nandi}
by the per of
Sury Kumar Berman,

2. Bijoy Kumar Nandi

3. Satyajit K. Nandi

4. Chanda Sengupta

SIGNATURE OF THE SELLERS

2. Birendra Kumar Berman
S/o Rajendra Prasad Berman
Bastin Bazar (HIGH DRAIN)
Asansol - I

Shivdani Business Pvt. Ltd.
Shri Ram Berman
Director

Shivdani Business Pvt. Ltd.
Murari Berman
Director

SIGNATURE OF THE PURCHASER

Finger prints and photographs of the Sellers and the purchaser are annexed herewith in separate sheet which does forms a part of this Deed.

Drafted and prepared by me as per the instructions of the parties & read over and explained the contents of this deed before the parties in vernacular and printed in my office.

Rajesh Dr. Sharma

Advocate.
(Rajesh Kumar Sharma)
Asansol Court
Enroll. No. WB/357/2012

(8)

IN WITNESS WHEREOF the above named Sellers hereto set forth their hand and seal in presence of the following witnesses on the day, month and year as mentioned above.

Witnesses :-

1. Surya Kumar Berman,
S/o Binod Kumar Berman,
Sreepally near hill view
South P.O. Asansol,
P.S. Asansol South
Dist: Paschim Bardhaman,
713304

1.  LTI of Mira Nandi
by the pen of
Surya Kumar Berman.

2. Bijoy Kumar Nandi

3. Surya K. Nandi

4. Chanda Sengupta

SIGNATURE OF THE SELLERS

2. Rakesh Kumar Berman
S/o Rajendra Prasad Berman
Bastin Bazar (HIGH DRAIN)
Asansol - I

Shivdani Business Pvt. Ltd.

Shri R.A.M. Berman

Director

Shivdani Business Pvt. Ltd.

Murari Berman

Director

SIGNATURE OF THE PURCHASER

Finger prints and photographs of the Sellers and the purchaser are annexed herewith in separate sheet which does forms a part of this Deed.

Drafted and prepared by me as per the instructions of the parties & read over and explained the contents of this deed before the parties in vernacular and printed in my office.

Rajesh Dr. Sharma

Advocate.

(Rajesh Kumar Sharma)

Asansol Court

Enroll. No. WB/357/2012

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



LTI of Mr. Nandi
by the son of Suraj Kumar Begum, by the son of
Suraj Kumar Begum.

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



Bijoy Kumar Nandi

Bijoy Kumar Nandi

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



Suraj Kumar Nandi

Suraj Kumar Nandi

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



Chanda Sengupta

Chanda Sengupta

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

SHAIAM Buzman



SH2

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

Muxari Buzman



Muxari Buzman

	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



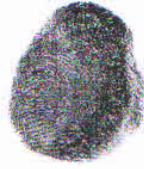
Government of West Bengal

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

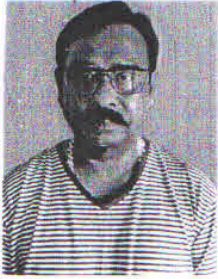
OFFICE OF THE A.D.S.R. ASANSOL, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23052001405103/2022

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 MIRA NANDY HOUSE NO. 199, NO. 1 MOHISHILA COLONY MILAN SAMITY GOLI, City - Not Specified, P.O - Asansol, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India. PIN - 713303	Seller			LTI of mira nandy By the pen of Surey Ranur Burman, 16/05/22
2	SHRI RAM BURMAN J.K Nagar, Munda Para. Bidhan Bag, City:- Not Specified, P.O:- JEMARI, P.S:-Raniganj District:-Paschim Bardhaman, West Bengal, India, PIN:- 713337	Represent ative of Buyer [SHIVDAN I BUSINES S PRIVATE LIMITED]			Shri Ram Burman 16/05/22

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
3	Mr MURARI BURMAN J.K Nagar, Munda Para, Bidhan Bag, City - Not Specified, P.O - JEMARI, P.S.-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN - 713337	Represent ative of Buyer [SHIVDAN I BUSINES S PRIVATE LIMITED]			Murari Burman 16-05-2022
4	Mr BIJOY KUMAR NANDI Flat No. 3 A Verdant Apartment Netaji Subhash Ch Bose Road, City:- Not Specified, P.O:- Naktala, P.S:- NETAJI NAGAR District:-Kolkata, West Bengal, India, PIN:- 700047	Seller			Bijoy Kumar Nandi 16.05.2022
5	Mr SANJAY KUMER NANDI HOUSE NO. 199 NO. 1 MOHISHILA COLONY MILAN SAMITY GOLI, City:- Not Specified, P.O:- ASANSOL, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN - 713303	Seller			Sanjay K. Nandi 16/5/2022

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
6	Mrs CHANDA SENGUPTA Bunlow No. 5 Mandla Road, Opp Everest Ice Factory, City:- Not Specified, P.O:- Jabalpur, P.S:- JABALPUR, District:- Jabalpur, Madhya Pradesh, India, PIN:- 482020	Seller			<i>Chandra Seng Gupta</i> 16.5.2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Suraj Kumar Burman Son of Binod Kumar Burman Sreepolly Near Hillview South, City:- Not Specified, P.O:- ASANSOL, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304	Mrs MIRA NANDY, SHRI RAM BURMAN, Mr MURARI BURMAN, Mr BIJOY KUMAR NANDI, Mr SANJAY KUMAR NANDI, Mrs CHANDA SENGUPTA			<i>Suraj Kumar Burman</i> 16/5/2022

(Manoj Kumar Mandal)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Paschim Bardhaman, West
Bengal

Major Information of the Deed

Deed No :	I-2305-04712/2022	Date of Registration	23/05/2022
Query No / Year	2305-2001405103/2022	Office where deed is registered	
Query Date	12/05/2022 5:22:21 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Rajesh Kumar Sharma Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7908682058, 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. 60,00,000/-	Rs. 60,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,40,010/- (Article:23)	Rs. 60,007/- (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: 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-361 (RS :-)	LR-6452	Vastu	Vastu	2 Dec	11,40,000/-	11,40,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L2	LR-361 (RS :-227)	LR-6453	Vastu	Vastu	3 Dec	16,20,000/-	16,20,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L3	LR-361 (RS :-227)	LR-6454	Vastu	Vastu	3 Dec	16,20,000/-	16,20,000/-	Width of Approach Road: 50 Ft.,
L4	LR-361 (RS :-227)	LR-6455	Vastu	Vastu	3 Dec	16,20,000/-	16,20,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
		TOTAL :			11Dec	60,00,000 /-	60,00,000 /-	
	Grand Total :				11Dec	60,00,000 /-	60,00,000 /-	



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

GRN Details

GRN: 192022230027207971 Payment Mode: Online Payment
GRN Date: 15/05/2022 17:43:49 Bank/Gateway: State Bank of India
BRN: IK0BRKCOX0 BRN Date: 15/05/2022 17:45:28
Payment Status: Successful Payment Ref. No: 2001405103/6/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: SHIVDANI BUSINESS PRIVATE LIMITED
Address: BURNPUR
Mobile: 7908682058
Depositor Status: Buyer/Claimants
Query No: 2001405103
Applicant's Name: Mr Rajesh Kumar Sharma
Address: A.D.S.R. ASANSOL
Office Name: A.D.S.R. ASANSOL
Identification No: 2001405103/6/2022
Remarks: Sale, Sale Document Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001405103/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	235010
2	2001405103/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	60007
3	2001405103/6/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	1650
Total				296667

IN WORDS: TWO LAKH NINETY SIX THOUSAND SIX HUNDRED SIXTY SEVEN ONLY.

Mer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs MIRA NANDY Wife of Late BAMAPADA NANDY House No 199 1 No Mohishila Colony Nilan Samity Goli, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:-713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Akxxxxxx7r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/05/2022 , Admitted by: Self, Date of Admission: 16/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/05/2022 , Admitted by: Self, Date of Admission: 16/05/2022 ,Place : Pvt. Residence
2	Mr BIJOY KUMAR NANDI (Presentant) Son of Late BAMAPADA NANDY Flat No. 3 A Verdant Appartment Netaji Subhash Ch Bose Road, City:- Not Specified, P.O:- Naktala, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:-700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: Abxxxxxx7m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/05/2022 , Admitted by: Self, Date of Admission: 16/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/05/2022 , Admitted by: Self, Date of Admission: 16/05/2022 ,Place : Pvt. Residence
3	Mr SANJAY KUMER NANDI Son of Late BAMAPADA NANDY HOUSE NO. 199, NO. 1 MOHISHILA COLONY MILAN SAMITY GOLI, City:- Not Specified, 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.: Cexxxxxx2h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/05/2022 , Admitted by: Self, Date of Admission: 16/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/05/2022 , Admitted by: Self, Date of Admission: 16/05/2022 ,Place : Pvt. Residence
4	Mrs CHANDA SENGUPTA Daughter of Late BAMAPADA NANDY Bunglow No. 5 Mandla Road, Opp Everest Ice Factory, City:- Not Specified, P.O:- Jabalpur, P.S:-JABALPUR, District:-Jabalpur, Madhya Pradesh, India, PIN:-482020 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Boxxxxxx7c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/05/2022 , Admitted by: Self, Date of Admission: 16/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/05/2022 , Admitted by: Self, Date of Admission: 16/05/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHIVDANI BUSINESS PRIVATE LIMITED Ground Floor, Shivdani Apartment, 1 No. Mohishila Colony, Murgasole, Asansol, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, PAN No.: ABxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHRI RAM BURMAN Son of Late SHIVDANI BURMAN J.K Nagar, Munda Para, Bidhan Bag, City:- Not Specified, P.O:- JEMARI P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713337, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: DHxxxxxx4D, Aadhaar No: 56xxxxxxxx1250 Status : Representative, Representative of : SHIVDANI BUSINESS PRIVATE LIMITED (as DIRECTORS)

Mr MURARI BURMAN

Son of Late SHIVDANI BURMAN J.K Nagar, Munda Para, Bidhan Bag, City:- Not Specified, P.O:- JEMARI P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713337, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ASxxxxxx6A, Aadhaar No: 73xxxxxxxx5343 Status : Representative, Representative of : SHIVDANI BUSINESS PRIVATE LIMITED (as DIRECTORS)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Suraj Kumar Burman Son of Binod Kumar Burman Sreepolly Near Hillview South, City:- Not Specified, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304			

Identifier Of Mrs MIRA NANDY, SHRI RAM BURMAN, Mr MURARI BURMAN, Mr BIJOY KUMAR NANDI, Mr SANJAY KUMER NANDI, Mrs CHANDA SENGUPTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs CHANDA SENGUPTA	SHIVDANI BUSINESS PRIVATE LIMITED-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BIJOY KUMAR NANDI	SHIVDANI BUSINESS PRIVATE LIMITED-3 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY KUMER NANDI	SHIVDANI BUSINESS PRIVATE LIMITED-3 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs MIRA NANDY	SHIVDANI BUSINESS PRIVATE LIMITED-3 Dec

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:- 361, LR Khatian No:- 6452	Owner:ছন্দা সেনগুপ্তা , Gurdian:বামাপদ নন্দী, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Mrs CHANDA SENGUPTA
L2	LR Plot No:- 361, LR Khatian No:- 6453	Owner:বিজয় কুমার নন্দী , Gurdian:বামাপদ নন্দী, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Mr BIJOY KUMAR NANDI

	LR Plot No:- 361, LR Khatian No:- 6454	Owner:সঞ্জয় কুমার নন্দী , Gurdian:বামাপদ নন্দী, Address:নিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Mr SANJAY KUMER NANDI
L4	LR Plot No:- 361, LR Khatian No:- 6455	Owner:মীরা নন্দী , Gurdian:বামাপদ নন্দী, Address:নিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Mrs MIRA NANDY

On 16-05-2022

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

Presented for registration at 16:30 hrs on 16-05-2022, at the Private residence by Mr BIJOY KUMAR NANDI , one of the Executants.

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

Execution is admitted on 16/05/2022 by 1. Mrs MIRA NANDY, Wife of Late BAMAPADA NANDY, House No 199 1 No Mohishila Colony Nilan Samity Goli, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 2. Mr BIJOY KUMAR NANDI, Son of Late BAMAPADA NANDY, Flat No. 3 A Verdant Apartment Netaji Subhash Ch Bose Road, P.O: Naktala, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 3. Mr SANJAY KUMER NANDI, Son of Late BAMAPADA NANDY, HOUSE NO. 199, NO. 1 MOHISHILA COLONY MILAN SAMITY GOLI, P.O: ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 4. Mrs CHANDA SENGUPTA, Daughter of Late BAMAPADA NANDY, Bungalow No. 5 Mandla Road, Opp Everest Ice Factory, P.O: Jabalpur, Thana: JABALPUR, , Jabalpur, MADHYA PRADESH, India, PIN - 482020, by caste Hindu, by Profession House wife

Indetified by Mr Suraj Kumar Burman, , , Son of Binod Kumar Burman, Sreepolly Near Hillview South, P.O: ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 16-05-2022 by SHRI RAM BURMAN, DIRECTORS, SHIVDANI BUSINESS PRIVATE LIMITED (Private Limited Company), Ground Floor, Shivdani Apartment, 1 No. Mohishila Colony, Murgasole, Asansol, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr Suraj Kumar Burman, , , Son of Binod Kumar Burman, Sreepolly Near Hillview South, P.O: ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Execution is admitted on 16-05-2022 by Mr MURARI BURMAN, DIRECTORS, SHIVDANI BUSINESS PRIVATE LIMITED (Private Limited Company), Ground Floor, Shivdani Apartment, 1 No. Mohishila Colony, Murgasole, Asansol, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr Suraj Kumar Burman, , , Son of Binod Kumar Burman, Sreepolly Near Hillview South, P.O: ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, 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 17-05-2022

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 60,00,000/-



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

15-05-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,007/- (A(1) = Rs 60,000/- ,E = Rs 7/-) and Registration Fees paid by online = Rs 60,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2022 5:45PM with Govt. Ref. No: 192022230027207971 on 15-05-2022, Amount Rs: 60,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRKCOX0 on 15-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,40,010/- and Stamp Duty paid by online = Rs 2,35,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2022 5:45PM with Govt. Ref. No: 192022230027207971 on 15-05-2022, Amount Rs: 2,35,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRKCOX0 on 15-05-2022, 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

On 23-05-2022

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. 2,40,010/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 727, Amount: Rs.5,000/-, Date of Purchase: 13/05/2022, Vendor name: A K Mukherjee
2. Stamp: Type: Court Fees, Amount: Rs.10/-



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 2305-2022, Page from 109439 to 109460

being No 230504712 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.05.24 16:25:33 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/05/24 04:25:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)