

GRN No.

QUERY No. for the year 2026

A.D.S.R., Asansol

DEED OF SALE

DISTRICT : PASCHIM BARDHAMAN

MOUZA ASANSOL, J. L. No. 35

P. S. ASANSOL (SOUTH),

R. S. Plot No. 1016, L. R. Plot No. 1224

PROPERTY SOLD

ONE SELF CONTAINED RESIDENTIAL FLAT No.

ON THE FLOOR

CARPET AREA : SQUARE FEET

ONE FOUR WHEELER PARKING SPACE

Having no.....MEASURING SQUARE FEET

AT & UPON THE (G+3) STORIED BUILDING/APARTMENT

KNOWN AS "IDEAL HOMES"

CONSIDERATION VALUE PAID : Rs. /-

ASSESSED MARKET VALUE : Rs. /-

THIS DEED OF ABSOLUTE SALE is made by :-

(1) MR. GULSHAN CHHABRA (PAN No. ADVPC 7323 G) son of Late Mukund Lal Chhabra, Citizen of India, by faith Sikh, by occupation Business, resident of S. P. Mukherjee Road, Murgasole, Asansol, Post Asansol 713303, Police Station Asansol (South), District Paschim Bardhaman

(2) MRS. DIMPLE CHHABRA (PAN No. ACSPC 9017 H) daughter of Madan Lal Saluja and wife of Sri. Gulshan Chhabra, Citizen of India, by faith Sikh, by occupation Business, resident of S. P. Mukherjee Road, Asansol, Post Asansol 713303, Police Station Asansol (South), District Paschim Bardhaman,

Both hereinafter jointly called and referred to as the VENDORS (which expression unless excluded by or repugnant to the context shall always include their respective heirs, successors, assigns and legal representatives) of the FIRST PART;

The aforesaid VENDOR No. 1 – MR. GULSHAN CHHABRA is represented in this deed by his duly constituted ATTORNEY – MRS. DIMPLE CHHABRA (PAN No. ACSPC 9017 H) daughter of Madan Lal Saluja and wife of Sri. Gulshan Chhabra, Citizen of India, by faith Sikh, by occupation Business, resident of S. P. Mukherjee Road, Asansol, Post Asansol 713303, Police Station Asansol (South), District Paschim Bardhaman, Sole Proprietor of “CHHABRA CONSTRUCTION WORKS”, by virtue of a Deed of General Power of Attorney dated which stands registered as Deed No. for year 2026 of the AD.S.R., Asansol.

AND

“CHHABRA CONSTRUCTION WORKS”, a Proprietorship Firm, having its registered office at S. P. Mukherjee Road, Asansol, Post Asansol 713303, Police Station Asansol (South), District Paschim Bardhaman, represented by its Sole Proprietor - MRS. DIMPLE CHHABRA (PAN No. ACSPC 9017 H) daughter of Madan Lal Saluja and wife of Sri. Gulshan Chhabra, Citizen of India, by faith Sikh, by occupation Business, resident of S. P. Mukherjee Road, Asansol, Post Asansol 713303, Police Station Asansol (South), District Paschim Bardhaman, hereinafter called and referred to as the DEVELOPER (which expression unless excluded by or repugnant to the context shall always include its heirs, successors-in-office, assigns and legal representatives) of the SECEOND PART.

IN FAVOUR OF

_____ (PAN No. _____) son of _____, Citizen of India, by faith Hindu, by occupation _____, resident of _____, hereinafter called and referred to as the PURCHASER (which expression unless excluded by or repugnant to the context shall always include his heirs, successors, assigns and legal representatives) of the THIRD PART;

WHEREAS the lands, measuring an area of 5 (Five) Cottahs, situated upon C. S. Plot No. 354 under C. S. Khatian No. 86 corresponding to R. S. Plot No. 1016 under R. S. Khatian No. 578 within Mouza Asansol, J. L. No. 35, P. S. Asansol, District Burdwan, belonged to one Bageshwar Pandey son of Late Nathni Pandey by virtue of purchased from its lawful owner, namely, Debendranath Chattopadhyay son of Late Sashi Bhusan Chattopadhyay for valuable consideration thereof vide a Deed of Sale which stands registered as Being or Deed No. 518 for the year 1958 of the Sub Registry Office, Asansol.

That above named Bageshwar Pandey thereafter absolutely sold and transferred the aforesaid landed property unto one Smt. Biva Rani Ghosh wife of Late Dhirendranath Ghosh vide a Deed of Sale bearing Deed No. 570 for the year 1958 of the Sub Registry Office, Asansol.

That after her such purchase, aforesaid Smt. Biva Rani Ghosh has constructed and erected a single storied building upon a portion of her aforesaid lands and subsequently to meet her lawful necessities absolutely sold and transferred the same unto one Smt. Mridula Dey wife of Sri. Lakhi Kanta Dey for valuable consideration thereof vide a Deed of Sale bearing Deed No. 5884 for the year 1965 of the Sub Registry Office, Asansol.

That above named Smt. Mridula Dey subsequently died intestate and the aforesaid property and premises absolutely came to be inherited by her two sons, namely, Prasenjit Dey and Indrajit Dey, as her only legal heirs and successors, in accordance to Hindu Succession Act, 1956.

That above named Prasenjit Dey and Indrajit Dey to meet their lawful necessities absolutely sold and transferred the aforesaid property and premises consisting of the lands, measuring an area of 5 (Five) Cottahs situated upon C. S. Plot No. 354 under C. S. Khatian No. 86 corresponding to R. S. Plot No. 1016 under R. S. Khatian No. 578 corresponding to L. R. Plot No. 1224 within Mouza Asansol, J. L. No. 35, P. S. Asansol, District Paschim Bardhaman, together with the single Storied Building standing thereon, measuring a Covered Area of 600 (Six Hundred) square feet jointly unto and in favour of Mr. Gulshan Chhabra (the Vendor No. 1) and Mrs. Dimple Chhabra (Vendor No. 2) for valuable consideration thereof vide a Deed of Sale which stands registered as Being or Deed No. 5753 for the year 2015 of the Additional District Sub Registry Office, Asansol.

That after their such purchase, above named Mr. Gulshan Chhabra (the Vendor No. 1) and Mrs. Dimple Chhabra (the Vendor No. 2) became absolute and equal 50% (Fifty Percent) share of the aforesaid property and thereafter got their respective names mutated and recorded in the present L. R. Record of Rights of the State of West Bengal under L. R. Khatian Nos. 3752 and 3753 of the said mouza and thereafter further converted the said lands into "Commercial Bastu" from "Danga" vide Case Nos. CN/2023/2305/737 & CN/2023/2305/835.

That above named Mr. Gulshan Chhabra (the Vendor No. 1) and Mrs. Dimple Chhabra (Vendor No. 2) have further obtained a (G+3) storied building plan bearing Permit No. SWS-OBPAS/ 1101/2025/1031 dated 16.01.2026 from the Authority of Asansol Municipal Corporation.

That after their such purchase, in the aforesaid manner, above named Mr. Gulshan Chhabra (the Vendor No. 1) and Mrs. Dimple Chhabra (the Vendor No. 2) are absolutely owning and possessing the aforesaid lands, without any interruption or intervention, free from all manners liens, charges, mortgages and any manner of encumbrances.

It be mentioned that the above named VENDORS with the intention to expedite the work of development upon his said property described in schedule "A" below entrusted the work of construction unto the Developer – "CHHABRA CONSTRUCTION WORKS", represented by its Sole Proprietor – Mrs. Dimple Chhabra (the Vendor No. 2) which has undertaken and erected the said Four Storied (G+3) residential Building/Apartment therein, named "Ideal Homes", consisting of various self contained residential flats/ parking space etc., more fully described in schedule 'A' below, in accordance to the afore-mentioned Building Plan, with further intention to sell those residential units and other spaces unto the intending purchaser/s for valuable consideration thereof in order to recover its construction costs so made in the said complex.

That in view of such financial/monetary investment made by the Developer in erecting the said multi-storied building, the developer has derived an interest over the entire constructional part of the said building standing on Scheduled "A" land and in order to avoid all future complication and to perfect the title of the purchaser in regard to the property hereby sold, the Developer joined this deed by executing the same.

That the VENDOR/DEVELOPER now to meet its/their lawful necessities has declared its/their intention to absolutely sale and transfer One Unit of residential Flat, bearing Flat No. measuring a Carpet Area of square feet situated on the Floor, together with One Four Wheeler Parking space having no..... and area measuring..... situated on the Ground Floor of the "A" Scheduled building, more fully mentioned in Schedule "B" below including common right of use over common areas, pathways, erections, installations and other all common facilities and amenities attached and concerning with the said apartment, mentioned in

schedule "C" below, together with proportionate undivided share or interest of the land mentioned in Schedule "A" below unto any intending purchaser/s.

That the PURCHASER has accepted the representations made by the VENDOR/DEVELOPER and has agreed to purchase the said One Self Contained Residential Flat No. measuring a Carpet Area of square feet situated on the Floor, together with One Four Wheeler Parking space having no..... and area measuring..... situated on the Ground Floor of the said apartment/building, more fully mentioned in Schedule "B" below, which is part and parcel of Schedule "A" building/apartment, including common right of use over common areas, pathways, erections, installations and other all common facilities and amenities attached and concerning with the said apartment, mentioned in schedule "C" below, together with proportionate undivided share or interest of the land mentioned in Schedule "A" hereunder written and have offered a sum of Rs./- only as consideration price thereof, free from all manners of encumbrances.

That the aforesaid VENDOR/DEVELOPER in pursuance thereof has agreed to absolutely convey and transfer unto the PURCHASER the said residential Flat and the parking space, more fully mentioned in Schedule "B" below, which is part of the "A" Scheduled building, unto and in favour of the PURCHASER at and for a total sum of Rs./- only as consideration price thereof on the terms appearing hereunder :-

NOW THIS DEED OF SALE WITNESSETH :-

That in pursuance of the said agreement between the VENDOR/DEVELOPER and the and the PURCHASER in consideration of payment of the sum of Rs./- paid as per the Memo of Consideration mentioned below described at the foot of this deed by the PURCHASERS unto the VENDOR/DEVELOPER, (the receipt whereof the VENDOR/ DEVELOPER do hereby admit, accept and acknowledge), as the total price of the said premises mentioned in Schedule 'B' below, the VENDOR/ DEVELOPER do hereby grant, convey, sell and transfer unto and to the use of the said PURCHASER ALL THAT 'B' schedule FLAT, fully described below along with 'C' Schedule common rights and facilities, with all the rights of paths, other liberties, privileges, easement and appurtenances whatsoever attached and concerning the said premises free from all encumbrances;

TO HAVE AND TO HOLD the said property hereby granted, conveyed and transferred unto and to the use of the PURCHASER absolutely and forever, having all sorts of transferable rights therein by way of sale, gift, lease, mortgage, exchange etc. AND THAT the VENDOR/DEVELOPER do hereby declare and covenant with the said PURCHASERS that the VENDOR/DEVELOPER have good title, full power and absolute right to sell and transfer the said property and premises mentioned in schedule "B" below and further declare that the VENDOR/DEVELOPER are absolutely seized and possessed of or otherwise well and sufficiently entitled to the schedule mentioned property and that the VENDOR/DEVELOPER have not in any way encumbered the "B" schedule mentioned property intend to be conveyed by this deed of sale AND THAT the PURCHASER including his legal heirs, successors, executors and assigns shall and may at all times peaceably and quietly hold, possess, use and enjoy the said "B" schedule property hereby sold as lawful and rightful owner thereof, without any interruption and obstructions, claims and/or demands whatsoever from or by the VENDOR/DEVELOPER or any persons or persons lawfully claiming under or in trust for them and that the said VENDOR/DEVELOPER shall and will for all times to come at the cost and request of the said PURCHASER and his heirs, 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 to the said property or part thereof.

That the PURCHASER at his own cost shall maintain his individual flat sold to him by repairing, plastering, white-washing of the walls and colour washing of the doors and windows including renovations replacements etc., without causing any damage or detriment to the adjoining flats belonging to other occupants of said building in "A" schedule land.

That the PURCHASER shall not have any right to undertake any addition or alteration which may cause damage in any way or affect the main structure or constructions of the "A" schedule building.

That the PURCHASER will have to pay proportionate Corporation Tax and rents which may be assessed for the "A" schedule building to the appropriate authorities and will have to bear his share of expenses required for maintenance of the common portions and areas including common passage, stair-case, drains, common water supply system, pump, water tank, etc.,

That the PURCHASER however, shall not claim any rights or title over the vacant areas on the Ground Floor and other places, including the roof top, which shall always remain under the Vendor who shall further be entitled to construct upon the roof top as per requirements and all income generated from such construction shall belong to the VENDOR/DEVELOPER for which the PURCHASER have no objection.

It is further covenanted by and between the parties hereof that the PURCHASER shall always abide by the decision of the committee/flats owners association to be framed amongst the PURCHASER and other owners of the flats and also observe, perform and comply with all rules, regulations, bye-laws and procedure which will be framed by the said Committee regarding maintenance, management and protection like corporation taxes, ceases, rents and other impositions levied or to be levied concerning the building.

That every internal walls separating the flat from an adjoining shall be the common wall and can not be removed or destroyed without the written consent of the said committee or flat owner's Association of the building on "A" schedule land or the owner.

AND THAT it is further declared by the VENDOR/DEVELOPER that the PURCHASER by virtue of this Deed of Sale will be competent ad entitled to get his name mutated in the records of S. D. L. & L. R. O. Extn. Part I (B. L. & L. R. O.), Asansol of the State of West Bengal as also in the records and registers of Asansol Municipal Corporation or any authority and the VENDOR undertake to render all such help and assistance as will be found essential in this regard.

It is hereby declared that we have received the occupancy certificate vide no.... dated..... From Asansol municipal Corporation

It is hereby specifically declared that Upon formation and registration of the Association of the apartment owners/allottees, the Developer/Promoter shall hand over the common areas and facilities, together with all related rights, title, and interest therein, to the said Association, which shall thereafter be responsible for their management, maintenance, and upkeep and the provisions of West Bengal Apartment

ownership Act and the rules framed and/or the bye-laws framed and the West Bengal Apartment (Regulation of Construction & Transfer) Act 1972 and the rules framed there under shall apply to the said flat.

Be it further mentioned here that the PURCHASER prior to purchase has made proper inspection and enquiry of the said flat and being fully satisfied with the constructional work of the said building and have already taken possession of the said flat hereby sold mentioned in schedule "B" below.

SCHEDULE "A"
(above referred to)

In the District of Paschim Bardhaman, Sub Division and Additional District Sub Registration Office Asansol and within MOUZA ASANSOL, J. L. No. 35, Police Station Asansol (South), ALL THAT piece and parcel of vacant lands, measuring an area of 5 (Five) Cottahs, situated upon part of R. S. Plot No. 1016 under R. S. Khatian No. 578 corresponding to L. R. Plot No. 1224 Classified "Bastu" under L. R. Khatian Nos. 3752 and 3753, together with the Four Storied Ground Plus Four (G + 3) Residential Building/ Apartment named and styled as "IDEAL HOMES", consisting of various self contained residential flat and parking space/s and the said building standing at S. P. Mukherjee Road, Asansol within the limits of Old Ward No. and New Ward No. of Asansol Municipal Corporation.

The aforesaid Scheduled "A" property and premises is butted and bounded in the following manner :-

ON THE NORTH: R. S. Plot No. 1014.

ON THE SOUTH : House of Trilok Singh Khunda.

ON THE EAST : 12'-0" wide Road.

ON THE WEST : House of Ratan Lal Laha.

Proportionate rent is payable to the State of West Bengal through the B. L. & L. R. O., Asansol.

SCHEDULE 'B'
(Description of the property hereby sold)

In the DISTRICT, POLICE STATION, MOUZA etc. mentioned and described in Schedule 'A' herein above, ALL THAT One Self Contained Residential Flat/Unit bearing Flat No. measuring a Carpet area of Square feet corresponding to a Covered Area of square feet corresponding to a Super Built Up Area of square feet, fully marbled floor, situated on the _____ FLOOR of the aforesaid Scheduled "A' (G+3) Residential Building named as "IDEAL HOMES", Consisting of Bedrooms, One Dining Cum Drawing, One Kitchen, Two Toilets and a Balcony, including undivided proportionate share or interest of the land in computation of the area of the building, with all easements, rights, liberties subject to provisions made or provide in this deed, along with One Four Wheeler Parking Space having no..... and area measuring square feet situated on the Ground Floor of the building/apartment.

SCHEDULE 'C'
COMMON FACILITY AND PORTIONS

1. Lift and Lift Pit.
2. Staircase and Landing upto the top floor.
3. Common Passages, Pathways, entrance and open space.
4. Water Pump, Water Pipes (G.I. and P.V.C.), Underground Water Reservoir and Overhead Water Tank and other common plumbing works and fittings.
5. Electric sub station, all electrical fittings in common space and areas.
6. Drainage and Rain Water Pipes and fittings, sewers.
7. Septic Tank, Vats.

MEMO OF CONSIDERATION

IN WITNESS WHEREOF the VENDOR/DEVELOPER, herein above named sign and execute this Deed of Sale, on this the day of FEBRUARY 2026 (TWO THOUSAND TWENTY SIX), in presence of the following witnesses.

WITNESSES :-

1.

2.

Signature of Vendor No. 2 - Dimple Chhabra
forself and as the Constituted Attorney of the
Vendor No. 1 – Gulshan Chhabra & as the
proprietor of "Chhabra Construction Works"